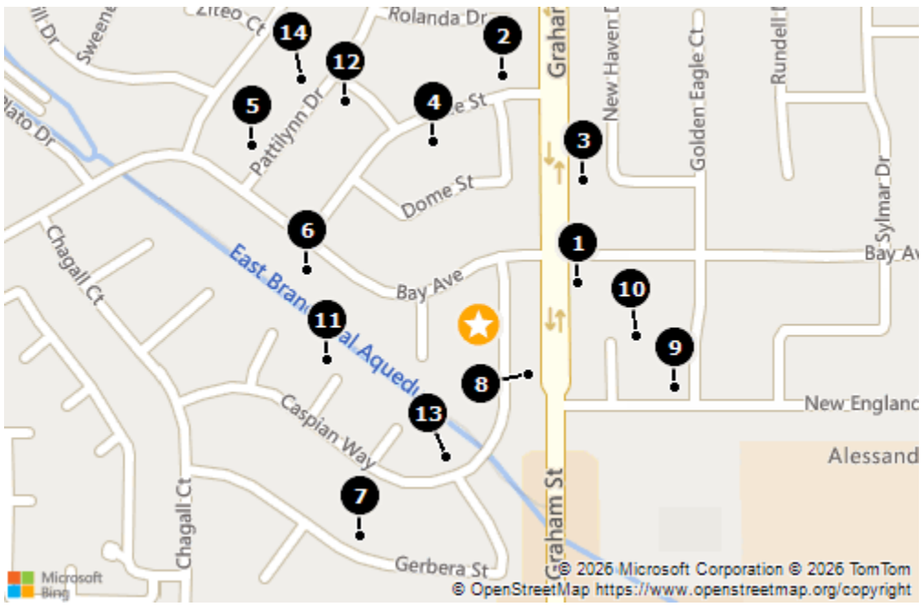
ICE SiteX Report

OrderID: 98394715

SiteX Property Information Report



Subject Property Location

13799 CASPIAN WAY, MORENO VALLEY, CA 92553-3462

County:	**RIVERSIDE CA**	Census Tract:	060650425.122001
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	296-212-023	Thomas Bros Pg-Grid:	717-5D

Valuation

Value:	**$453,000**	FSD:	11	Common Confidence Score:	55
Value Range:	$403,170 - $502,830	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	21-236
Assd Land Value:	$64,945	Market Land Value:		Tax Year:	2025
Assd Improvement:	$294,419	Market Improvment Value:		Total Taxable Value:	$4,232
Total Assessed Value:	$359,364	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	296212023
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 27 Tract No: 18353-1
Abbreviated Description: .09 ACRES NET IN LOT 27 MB 126/022 TR 18353-1
City/Muni/Twp: MORENO VALLEY

Property Characteristics

Lot Size:	3,920 SF	Bedrooms:	2	Pool:	
Building Area:	1021 SF	Baths:	1.75	Fireplace:	
Year Built:	1982	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/18/2025	Loan Amount:	N/A
Document #:	2025-0183984 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 27 Subdivision: TRACT NO 18353 1
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	09/24/2024	Sales Price:	$64,863
Document #:	2024-0288008 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/13/2023	Sales Price:	$324,022
Document #:	2023-0010344 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/01/2021	Sales Price:	$270,019
Document #:	2021-0331956 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	05/14/2021	Sales Price:	$332,000
Document #:	2021-0301901 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 27 Tract No: 18353-1
Abbreviated Description: .09 ACRES NET IN LOT 27 MB 126/022 TR 18353-1
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	05/14/2021	Sales Price:	$332,000
Document #:	2021-0301901 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/29/2021		

Document Type:
Legal Description:
Lot: 27 Subdivision: TRACT NO 18353 1 Map Ref: MB 126 PG 22-26
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	05/10/2019	Sales Price:	$206,196
Document #:	2019-0163124 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	04/29/2019	Sales Price:	$275,000
Document #:	2019-0146769 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/12/2019		

Document Type:
Legal Description:
Lot: 27 Tract No: 18353-1 Map Ref: MB 126 PG 22-26
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	01/20/2017	Sales Price:	N/A
Document #:	2017-0025766 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	12/30/2016	Sales Price:	$210,000
Document #:	2016-0585632 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/21/2016		

Document Type:
Legal Description:
Lot: 27 Tract No: 18353-1 Map Ref: MB126 PG22-26
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	12/30/2016	Sales Price:	N/A
Document #:	2016-0585631 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/21/2016		

Document Type:
Legal Description:
Lot: 27 Tract No: 18353-1 Map Ref: MB126 PG22-26
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	11/19/2013	Sales Price:	$218,400
Document #:	2013-0546268 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	10/11/2013	Loan Amount:	N/A
Document #:	2013-0489643 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2023	Type Finance:	

Legal Description:
Lot: 27 Tract No: 18353-1
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	08/08/2005	Sales Price:	$26,000
Document #:	2005-0638639 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	07/11/2005	Sales Price:	$106,000
Document #:	2005-0552927 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

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Mortgage Record

Recording Date:	06/28/2005	Loan Amount:	N/A
Document #:	2005-0509845 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	07/01/2020	Type Finance:	

Legal Description:
Lot: 27 Tract No: 18353-1
City/Muni/Twp: MORENO VALLEY

Mortgage Record

Recording Date:	08/11/2004	Loan Amount:	N/A
Document #:	2004-0630362 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2010	Type Finance:	

Legal Description:
Lot: 27 Tract No: 18353-1

Mortgage Record

Recording Date:	01/15/2004	Loan Amount:	N/A
Document #:	2004-0029968 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2019	Type Finance:	

Legal Description:
Lot: 27 Tract No: 18353-1
City/Muni/Twp: MORENO VALLEY

Mortgage Record

Recording Date:	10/02/2001	Loan Amount:	N/A
Document #:	2001-478747 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/01/2031	Type Finance:	

Legal Description:
Lot: 27 Tract No: 18353-1

Prior Transfer

Recording Date:	12/12/2000	Sales Price:	$92,500
Document #:	2000-493985 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/11/2000		
Document Type:			

Legal Description:
Lot: 27 Tract No: 18353-1 Map Ref: MB126 PG22-26
City/Muni/Twp: MORENO VALLEY

Mortgage Record

Recording Date:	07/31/1998	Loan Amount:	N/A
Document #:	319381 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2026	Type Finance:	

Legal Description:
Lot: 27 Tract No: 18353-1

Mortgage Record

Recording Date:	07/31/1998	Loan Amount:	N/A
Document #:	1998-0319381 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2026	Type Finance:	

Legal Description:
Lot: 27 Tract No: 18353-1

Prior Transfer

Recording Date:	10/31/1994	Sales Price:	$67,000
Document #:	416884 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/21/1994		
Document Type:			

Legal Description:
Lot: 27 Tract No: 18353-1 Map Ref: MB126 PG22-26
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	06/06/1994	Sales Price:	N/A
Document #:	227356 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/20/1994		
Document Type:			

Legal Description:
Lot: 27 Tract No: 18353-1 Map Ref: MAP126 PG22-26

Prior Transfer

Recording Date:	05/25/1994	Sales Price:	$81,812
Document #:	214405 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/20/1994		
Document Type:			

Legal Description:
Lot: 27 Tract No: 18353-1 Map Ref: MAP126 PG22-26
City/Muni/Twp: MORENO VALLEY

Area Sales Analysis

Total Area Sales	$7,175,500	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	1.75
Median Living Area	1,272 SF	Median Year Built	1982
Price Range - 2 Yrs	$460,000 to $607,000	Age Range	40 years to 47 years
Median Value	$501,250	Median Age	44 years

ICE SiteX Report

OrderID: 98394715

Comparable Sales Data

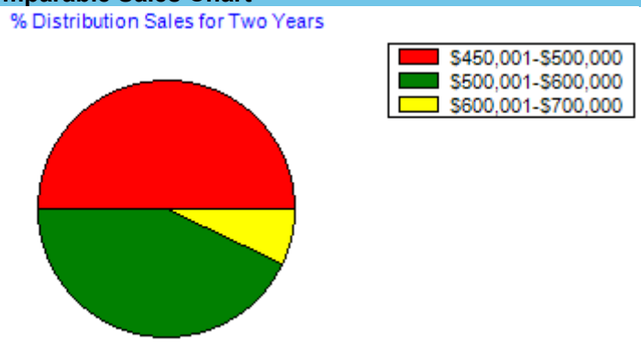
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**23511 BAY AVE** **MORENO VALLEY, CA 92553-3401**	08/28/2026	$607,000	$334	1817	/4/4	1984	7,840 SF	Yes
		APN: 296-271-001 Document #: 2026-0272811 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: TRACT NO 12039-1 MapRef: MB 137 PG 9-11 Abbreviated Description: Subdivision:TRACT NO 12039-1 Map Ref:MB 137 PG 9-11Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
2	.17Mi.	**23466 YEE ST** **MORENO VALLEY, CA 92553-3490**	08/13/2026	$505,000	$413	1220	/3/1.75	1982	3,920 SF	
		APN: 296-175-080 Document #: 2026-0255956 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 55 Subdivision: TRACT NO 18353 MapRef: MB 126 PG 27-38 Abbreviated Description: Lot:55 Subdivision:TRACT NO 18353 Map Ref:MB 126 PG 27-38Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
3	.12Mi.	**13693 NEW HAVEN DR** **MORENO VALLEY, CA 92553-3410**	08/12/2026	$551,000	$321	1716	/4/2.5	1979	9,147 SF	
		APN: 296-241-012 Document #: 2026-0254789 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: TRACT 10452 MapRef: MB 100 PG 38-40 Abbreviated Description: Lot:12 Subdivision:TRACT 10452 Map Ref:MB 100 PG 38-40Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
4	.13Mi.	**23389 YEE ST** **MORENO VALLEY, CA 92553-3491**	07/17/2026	$502,500	$411	1220	/3/1.75	1982	3,484 SF	
		APN: 296-183-007 Document #: 2026-0224989 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 45 Subdivision: TRACT NO 18353-2 MapRef: MB 126 PG 27-30 Abbreviated Description: Lot:45 Subdivision:TRACT NO 18353-2 Map Ref:MB 126 PG 27-30Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
5	.2Mi.	**13737 PATTILYNN DR** **MORENO VALLEY, CA 92553-3472**	07/10/2026	$490,000	$332	1474	/3/2.25	1982	3,920 SF	
		APN: 296-181-007 Document #: 2026-0215560 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 38 Subdivision: TRACT 18353-3 MapRef: MB 126 PG 31-34 Abbreviated Description: Lot:38 Subdivision:TRACT 18353-3 Map Ref:MB 126 PG 31-34Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
6	.12Mi.	**23293 BAY AVE** **MORENO VALLEY, CA 92553-3477**	06/26/2026	$475,000	$579	820	/2/1	1982	5,662 SF	
		APN: 296-184-011 Document #: 2026-0199189 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: TRACT NO18353 MapRef: MB 126 PG 22-26 Abbreviated Description: Lot:4 Subdivision:TRACT NO18353 Map Ref:MB 126 PG 22-26Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
7	.16Mi.	**23334 GERBERA ST** **MORENO VALLEY, CA 92553-9600**	06/25/2026	$535,000	$328	1630	/3/2.5	1986	7,405 SF	
		APN: 296-222-019 Document #: 2026-0194391 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Subdivision: TRACT NO 15387-5 MapRef: MB 136 PG 80-84 Abbreviated Description: Lot:17 Subdivision:TRACT NO 15387-5 Map Ref:MB 136 PG 80-84Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
8	.05Mi.	**13842 CASPIAN WAY** **MORENO VALLEY, CA 92553-3459**	05/11/2026	$460,000	$450	1021	/2/1.75	1982	3,484 SF	
		APN: 296-213-012 Document #: 2026-0143175 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 44 Subdivision: TRACT NO 18353 MapRef: MB 126 PG 22-26 Abbreviated Description: Lot:44 Subdivision:TRACT NO 18353 Map Ref:MB 126 PG 22-26Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
9	.13Mi.	**13847 GOLDEN EAGLE CT** **MORENO VALLEY, CA 92553-6001**	03/25/2026	$495,000	$503	984	/2/1	1984	8,712 SF	Yes
		APN: 296-271-012 Document #: 2026-0089982 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: TRACT NO 12039-1 MapRef: MB 137 PG 9-11 Abbreviated Description: Lot:12 Subdivision:TRACT NO 12039-1 Map Ref:MB 137 PG 9-11Abbreviated Description:TRA 021-000 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
10	0Mi.	**13804 BELLCREST CT** **MORENO VALLEY, CA 92553-6021**	12/23/2025	$575,000	$312	1838	/4/3	1984	12,196 SF	Yes
		APN: 296-271-016 Document #: 2025-0397249 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Subdivision: TRACT 12039-1 MapRef: MB 137 PG 9&11 Abbreviated Description: Lot:16 Subdivision:TRACT 12039-1 Map Ref:MB 137 PG 9&11Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
11	.11Mi.	**23356 PROTEA CT** **MORENO VALLEY, CA 92553-3438**	12/19/2025	$515,000	$389	1323	/4/1.75	1984	7,840 SF	
		APN: 296-212-052 Document #: 2025-0394735 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Tract No: 15387-6 MapRef: MB 136 PG 75 Abbreviated Description: Lot:29 Tract No:15387-6 Map Ref:MB 136 PG 75Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
12	.18Mi.	**13658 PATTILYNN DR** **MORENO VALLEY, CA 92553-3441**	12/10/2025	$475,000	$465	1021	/3/1.75	1982	5,227 SF	
		APN: 296-182-001 Document #: 2025-0383388 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Subdivision: TRACT NO 18353 3 MapRef: MB 126 PG 31-34 Abbreviated Description: Lot:18 Subdivision:TRACT NO 18353 3 Map Ref:MB 126 PG 31-34Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
13	.09Mi.	**13905 CASPIAN WAY** **MORENO VALLEY, CA 92553-3428**	10/01/2025	$500,000	$306	1630	/3/2.5	1986	8,712 SF	
		APN: 296-212-063 Document #: 2025-0301144 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Subdivision: TRACT NO 153875 MapRef: MB 136 PG 80 Abbreviated Description: Lot:27 Subdivision:TRACT NO 153875 Map Ref:MB 136 PG 80Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
14	.2Mi.	**13665 PATTILYNN DR** **MORENO VALLEY, CA 92553-3471**	07/07/2025	$490,000	$401	1220	/3/1.75	1982	3,920 SF	

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APN: 296-174-033 Document #: 2025-0206643
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: TRACT NO 183533 MapRef: MB 126 PG 31 Abbreviated Description: Lot:29 Subdivision:TRACT NO 183533 Map Ref:MB 126 PG 31Abbreviated Description:TRA 001-0136 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**13799 CASPIAN WAY**	**05/14/2021**		$359,364	1,021	/2/1.75	1982	3,920 SF	
.01Mi.	**13807 CASPIAN WAY**			$318,588	1,474	/3/2.25	1982	3,920 SF	
.01Mi.	**13789 CASPIAN WAY**			$92,919	820	/2/1	1982	3,920 SF	
.01Mi.	**13815 CASPIAN WAY**	**06/00/2009**		$369,357	1,220	/3/1.75	1982	3,920 SF	
.01Mi.	**13781 CASPIAN WAY**			$269,661	1,021	/2/1.75	1982	3,920 SF	
.02Mi.	**13823 CASPIAN WAY**			$93,721	820	/2/1	1982	3,920 SF	
.02Mi.	**13771 CASPIAN WAY**	**01/22/2021**		$392,920	1,220	/3/1.75	1982	4,791 SF	
.02Mi.	**13794 KARENLYNN DR**			$305,648	1,474	/3/2.25	1982	3,920 SF	
.02Mi.	**13784 KARENLYNN DR**	**11/00/1999**		$180,014	1,021	/2/1.75	1982	4,356 SF	
.02Mi.	**13804 KARENLYNN DR**	**10/00/2003**		$136,754	1,220	/3/1.75	1982	3,920 SF	
.02Mi.	**13831 CASPIAN WAY**			$295,279	1,021	/2/1.75	1982	3,920 SF	Yes
.02Mi.	**13814 KARENLYNN DR**			$285,436	820	/2/1	1982	3,484 SF	
.03Mi.	**13774 KARENLYNN DR**			$131,747	820	/2/1	1982	6,534 SF	
.03Mi.	**13824 KARENLYNN DR**	**03/23/2021**		$148,069	1,340	/3/1.75	1982	3,484 SF	
.03Mi.	**13753 CASPIAN WAY**			$304,029	1,021	/2/1.75	1982	6,098 SF	
.03Mi.	**13837 CASPIAN WAY**			$267,386	820	/2/1	1982	3,920 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	31.2 years old	Households:	20,733
Median Household Income:	$60,659	Households w/Family:	85%
Household Income Per Capita:	$20,190	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	52%

School District

School District Zone:	Moreno Valley Unified School District	Students:	30,926
Number of Schools:	38	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.50Mi.	**Badger Springs Middle School** Number of Students: 1,058 Student-Teacher Ratio: 22.44	D-	Public	6 - 8
0.86Mi.	**Sunnymeadows Elementary School** Number of Students: 583 Student-Teacher Ratio: 25.35	D	Public	KG - 5
0.41Mi.	**Moreno Valley High School** Number of Students: 2,103 Student-Teacher Ratio: 19.99 Advanced Placement: Yes	C	Public	9 - 12

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Flood Report

The Subject Property of **13799 CASPIAN WAY, MORENO VALLEY, CA 92553-3462** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	91%	LOWER
BURGLARY	54%	NOTABLY LOWER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	44%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	125%	HIGHER
MURDER	83%	LOWER
OVERALL	74%	NOTABLY LOWER

Disaster Alerts

5/19/2026 - Bain Fire

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