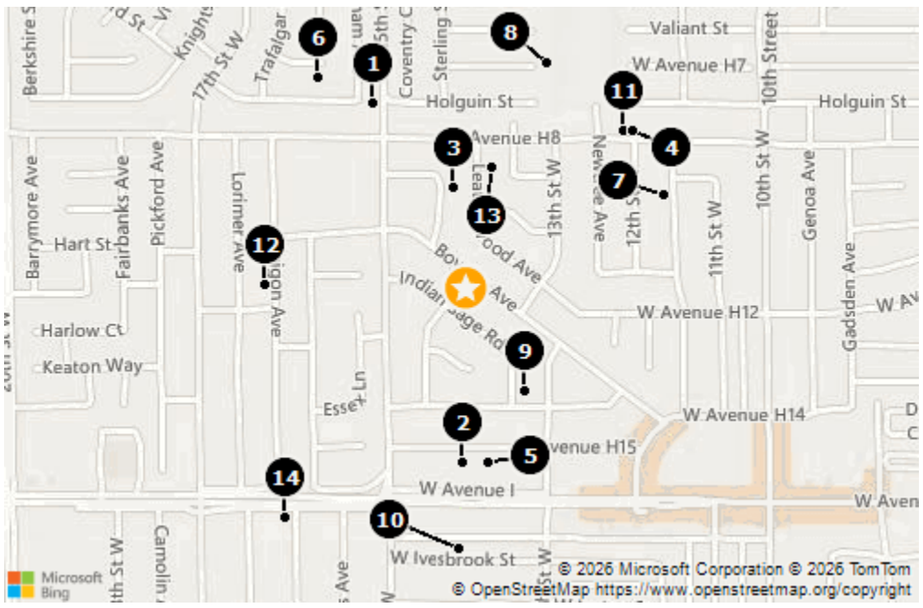
ICE SiteX Report

OrderID: 97524409

SiteX Property Information Report



Subject Property Location

1408 BOYDEN AVE, LANCASTER, CA 93534-1742

County:	**LOS ANGELES CA**	Census Tract:	060379008.081014
Property Use:	Single Family Residential	Zoning:	LRR16000*
Parcel Number:	3120-033-039	Thomas Bros Pg-Grid:	4015-4F

Valuation

Value:	**$367,000**	FSD:	7	Common Confidence Score:	79
Value Range:	$341,310 - $392,690	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	5-438
Assd Land Value:	$175,542	Market Land Value:		Tax Year:	2025
Assd Improvement:	$206,958	Market Improvment Value:		Total Taxable Value:	$2,905
Total Assessed Value:	$382,500	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Tract No: 17512
Abbreviated Description: TR=17512 LOT 10

Property Characteristics

Lot Size:	6,002 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1180 SF	Baths:	2	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/17/2025	Sales Price:	N/A
Document #:	25-0642009 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/24/2023	Sales Price:	N/A
Document #:	23-0564888 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/09/2023	Sales Price:	$187,500
Document #:	23-0526385 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/01/2023	Sales Price:	$375,000
Document #:	23-0505089 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/07/2023		
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MB 550 PG 17-20
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	08/01/2023	Sales Price:	$375,003
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Tract No: 17512
Abbreviated Description: TR=17512 LOT 10

Mortgage Record

Recording Date:	02/10/2022	Loan Amount:	N/A
Document #:	22-0164299 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/19/2052	Type Finance:	VAR

Legal Description:
Lot: 10 Tract No: 17512
City/Muni/Twp: LANCASTER

Mortgage Record

Recording Date:	04/03/2020	Loan Amount:	N/A
Document #:	20-0382186 BK-PG -	Loan Type:	Balloon
TD Due Date:	04/01/2035	Type Finance:	

Legal Description:
Lot: 10 Subdivision: TRACT 17512 Tract No: 17512

Prior Transfer

Recording Date:	04/03/2020	Sales Price:	$250,000
Document #:	20-0382185 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/11/2020		
Document Type:			

Legal Description:
Lot: 10 Subdivision: TRACT 17512 Tract No: 17512 Map Ref: MB 550 PG 17-20

Prior Transfer

Recording Date:	09/02/2016	Sales Price:	$118,750
Document #:	16-1060806 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/11/2016	Sales Price:	N/A
Document #:	16-0954292 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/04/2016		
Document Type:			

Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MB550 PG17-20
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	08/11/2016	Sales Price:	$173,000
Document #:	16-0954291 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/26/2016		
Document Type:			

Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MB550 PG17-20
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	12/23/2013	Sales Price:	$100,644
Document #:	13-1798767 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/06/2013	Sales Price:	$125,000
Document #:	13-1729968 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/21/2013		
Document Type:			

Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MB550 PG17-20
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	12/06/2013	Sales Price:	N/A
Document #:	13-1729967 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/18/2013		
Document Type:			

Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MB550 PG17-20
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	09/03/2010	Sales Price:	$102,000
Document #:	10-1245842 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/05/2010		
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MB550 PG17-20
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	09/03/2010	Sales Price:	N/A
Document #:	10-1245841 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/27/2010		
Document Type:			

Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MB550 PG17-20
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	07/29/2008	Sales Price:	$90,000
Document #:	08-1351180 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/27/2008		
Document Type:			

Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MB550 PG17-20
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	11/08/2007	Sales Price:	$171,900
Document #:	07-2511612 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/01/2007		
Document Type:			

Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MB550 PG17-20
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	09/07/2006	Sales Price:	$204,000
Document #:	06-1999141 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/23/2006	Sales Price:	N/A
Document #:	06-1880194 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/10/2006		
Document Type:			

Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MB650 PG17-20

Prior Transfer

Recording Date:	08/21/2006	Sales Price:	N/A
Document #:	06-1850861 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/10/2006		
Document Type:			

Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MB650 PG17-20

Prior Transfer

Recording Date:	07/18/2005	Sales Price:	$169,600
Document #:	05-1692784 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/27/2005	Sales Price:	N/A
Document #:	05-1243736 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/19/2005		
Document Type:			

Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MB550 PG17-20
City/Muni/Twp: LANCASTER

Mortgage Record

Recording Date:	10/14/2004	Loan Amount:	N/A
Document #:	04-2635259 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2034	Type Finance:	ADJ

Legal Description:
Lot: 10 Tract No: 17512
City/Muni/Twp: LANCASTER

Mortgage Record

Recording Date:	03/16/2004	Loan Amount:	N/A
Document #:	04-0623001 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2034	Type Finance:	ADJ

Legal Description:
Lot: 10 Tract No: 17512
City/Muni/Twp: LANCASTER

Mortgage Record

Recording Date:	11/29/2001	Loan Amount:	N/A
Document #:	01-2269961 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	11/01/2016	Type Finance:	

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Legal Description:
Lot: 10 Tract No: 17512
City/Muni/Twp: LANCASTER

Mortgage Record

Recording Date:	12/26/2000	Loan Amount:	N/A
Document #:	00-2003302 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 10 Tract No: 17512

Mortgage Record

Recording Date:	12/02/1998	Loan Amount:	N/A
Document #:	98-2192476 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2028	Type Finance:	

Legal Description:
Lot: 10 Tract No: 17512
City/Muni/Twp: LANCASTER

Mortgage Record

Recording Date:	09/26/1997	Loan Amount:	N/A
Document #:	97-1493562 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2027	Type Finance:	

Legal Description:
Lot: 10 Tract No: 17512
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	12/09/1994	Sales Price:	$70,000
Document #:	94-2195895 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/19/1994		
Document Type:			

Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MB550 PG17-20
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	04/14/1994	Sales Price:	N/A
Document #:	94-0724277 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/23/1994		
Document Type:			

Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MAP550 PG17-20

Prior Transfer

Recording Date:	04/14/1994	Sales Price:	N/A
Document #:	94-0724277 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/23/1994		
Document Type:			

Legal Description:
Lot: 10 Tract No: 17512 Map Ref: MAP550 PG17-20

Area Sales Analysis

Total Area Sales	$5,771,000	Median # of Bedrooms	3.5
Median Lot Size	6,616 SF	Median # of Baths	2
Median Living Area	1,305 SF	Median Year Built	1955
Price Range - 2 Yrs	$287,500 to $550,000	Age Range	24 years to 74 years
Median Value	$412,500	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**45614 BARHAM AVE** **LANCASTER, CA 93534-5460**	05/15/2026	$480,000	$216	2220	/3/3	2002	6,562 SF	
		APN: 3119-002-043 Document #: 26-0357635 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Tract No: 45317 MapRef: MB 1127 PG 22-25 Abbreviated Description: Lot:24 Tract No:45317 Map Ref:MB 1127 PG 22-25City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
2	.23Mi.	**1408 W AVENUE H15** **LANCASTER, CA 93534-1755**	05/15/2026	$410,000	$283	1444	/4/2	1953	7,358 SF	
		APN: 3120-037-010 Document #: 26-0357497 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Tract No: 15489 MapRef: MB 463 PG 28-33 Abbreviated Description: Lot:27 Tract No:15489 Map Ref:MB 463 PG 28-33City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
3	.13Mi.	**45540 LOSTWOOD AVE** **LANCASTER, CA 93534-1732**	05/11/2026	$450,000	$283	1588	/4/2	1955	7,898 SF	
		APN: 3120-022-017 Document #: 26-0341132 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 41 Tract No: 17512 MapRef: MB 550 PG 17-20 Abbreviated Description: Lot:41 Tract No:17512 Map Ref:MB 550 PG 17-20City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
4	.3Mi.	**1203 W AVENUE H8** **LANCASTER, CA 93534-1439**	05/07/2026	$415,000	$313	1323	/4/2	1955	6,067 SF	
		APN: 3120-009-010 Document #: 26-0333734 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Tract No: 21426 MapRef: MB 564 PG 31-33 Abbreviated Description: Lot:15 Tract No:21426 Map Ref:MB 564 PG 31-33City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								

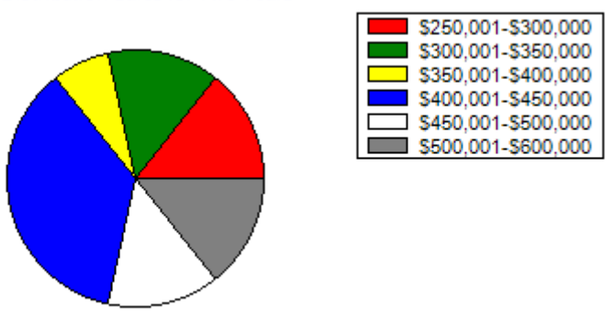
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5	.23Mi.	**1342 W AVENUE H15** **LANCASTER, CA 93534-1753**	04/29/2026	$339,000	$324	1045	/3/1	1953	7,344 SF	
		APN: 3120-037-007 Document #: 26-0305552 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Tract No: 15489 MapRef: MB 463 PG 28-33 Abbreviated Description: Lot:24 Tract No:15489 Map Ref:MB 463 PG 28-33City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
6	.34Mi.	**1542 TORBAY CT** **LANCASTER, CA 93534-5425**	04/23/2026	$515,000	$231	2220	/3/3	2001	5,965 SF	
		APN: 3119-002-077 Document #: 26-0287056 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 58 Tract No: 45317 MapRef: MB 1127 PG 22-25 Abbreviated Description: Lot:58 Tract No:45317 Map Ref:MB 1127 PG 22-25City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
7	.29Mi.	**45517 KINGTREE AVE** **LANCASTER, CA 93534-1447**	04/09/2026	$477,000	$370	1287	/4/2	1955	6,669 SF	
		APN: 3120-014-026 Document #: 26-0248800 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 58 Tract No: 21426 MapRef: MB 564 PG 31-33 Abbreviated Description: Lot:58 Tract No:21426 Map Ref:MB 564 PG 31-33City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
8	.32Mi.	**1217 W AVENUE H7** **LANCASTER, CA 93534-5452**	03/19/2026	$550,000	$196	2792	/5/3	2001	7,627 SF	
		APN: 3119-027-164 Document #: 26-0191656 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 103 Tract No: 48796 MapRef: MB 1221 PG 31-36 Abbreviated Description: Lot:103 Tract No:48796 Map Ref:MB 1221 PG 31-36City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
9	.16Mi.	**1329 INDIAN SAGE RD** **LANCASTER, CA 93534-1756**	03/05/2026	$380,000	$311	1220	/3/2	1955	6,011 SF	
		APN: 3120-032-006 Document #: 26-0156390 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 23 Tract No: 20123 MapRef: MB 526 PG 30-33 Abbreviated Description: Lot:23 Tract No:20123 Map Ref:MB 526 PG 30-33City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
10	.35Mi.	**1411 W IVESBROOK ST** **LANCASTER, CA 93534-2110**	02/25/2026	$287,500	$298	964	/3/1	1952	6,889 SF	
		APN: 3121-021-011 Document #: 26-0132668 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Tract No: 17344 MapRef: MB 426 PG 40&41 Abbreviated Description: Lot:11 Tract No:17344 Map Ref:MB 426 PG 40&41City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
11	.3Mi.	**1209 W AVENUE H8** **LANCASTER, CA 93534-1439**	02/24/2026	$405,000	$314	1287	/4/2	1955	6,065 SF	Yes
		APN: 3120-009-011 Document #: 26-0130939 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Tract No: 21426 MapRef: MB 564 PG 31-33 Abbreviated Description: Lot:16 Tract No:21426 Map Ref:MB 564 PG 31-33City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
12	.27Mi.	**45443 SAIGON AVE** **LANCASTER, CA 93534-1334**	02/05/2026	$340,000	$326	1040	/3/2	1957	6,035 SF	
		APN: 3119-005-011 Document #: 26-0085600 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 137 Tract No: 20845 MapRef: MB 610 PG 81-86 Abbreviated Description: Lot:137 Tract No:20845 Map Ref:MB 610 PG 81-86City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
13	.16Mi.	**45526 LEATHERWOOD AVE** **LANCASTER, CA 93534-1730**	01/21/2026	$297,500	$238	1245	/3/2	1957	5,995 SF	
		APN: 3120-019-002 Document #: 26-0049260 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Tract No: 21213 MapRef: MB 611 PG 51-54 Abbreviated Description: Lot:26 Tract No:21213 Map Ref:MB 611 PG 51-54City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
14	.39Mi.	**45157 16TH ST W** **LANCASTER, CA 93534-2138**	01/16/2026	$425,000	$284	1492	/4/2	1955	9,416 SF	
		APN: 3121-026-001 Document #: 26-0041171 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Tract No: 18553 MapRef: MB 554 PG 3 Abbreviated Description: Lot:1 Tract No:18553 Map Ref:MB 554 PG 3City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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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.	**1408 BOYDEN AVE**	**08/01/2023**		$382,500	1,180	/3/2	1955	6,002 SF	Yes
.01Mi.	**1414 BOYDEN AVE**	**09/13/2018**		$247,640	1,194	/3/2	1955	6,007 SF	
.01Mi.	**1402 BOYDEN AVE**	**01/15/2004**		$223,201	1,194	/3/2	1955	6,012 SF	
.02Mi.	**1421 INDIAN SAGE RD**	**02/27/2018**		$232,112	1,220	/3/2	1955	5,994 SF	
.02Mi.	**1427 INDIAN SAGE RD**	**03/14/2019**		$228,676	1,181	/3/2	1955	5,991 SF	
.02Mi.	**1362 BOYDEN AVE**	**10/06/1999**		$79,896	1,180	/3/2	1955	5,993 SF	
.02Mi.	**1420 BOYDEN AVE**	**03/21/2023**		$426,563	1,180	/3/2	1955	6,014 SF	
.02Mi.	**1415 INDIAN SAGE RD**	**07/22/2004**		$214,638	1,181	/3/2	1955	6,031 SF	
.03Mi.	**1433 INDIAN SAGE RD**	**08/19/2013**		$140,962	1,220	/3/2	1955	6,003 SF	
.03Mi.	**1409 BOYDEN AVE**	**10/08/2021**		$350,196	1,194	/3/2	1955	6,016 SF	
.03Mi.	**1415 BOYDEN AVE**	**03/26/2009**		$77,250	1,420	/3/2	1955	6,036 SF	
.03Mi.	**1409 INDIAN SAGE RD**	**06/06/2011**		$97,997	1,220	/3/2	1955	6,007 SF	
.03Mi.	**1403 BOYDEN AVE**	**07/19/2017**		$257,141	1,631	/3/2	1955	6,023 SF	
.03Mi.	**1356 BOYDEN AVE**	**02/14/2020**		$262,470	1,242	/3/2	1955	6,003 SF	
.03Mi.	**1426 BOYDEN AVE**	**09/20/2018**		$265,490	1,194	/3/2	1955	5,994 SF	
.04Mi.	**1439 INDIAN SAGE RD**	**10/08/1999**		$104,485	1,181	/3/2	1954	6,018 SF	

Rent vs. Own

Households Occupied by Renters:	61%	Households Occupied by Owners:	34%

Demographics & Income

Median Age:	35.8 years old	Households:	14,980
Median Household Income:	$55,065	Households w/Family:	60%
Household Income Per Capita:	$25,290	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Lancaster Elementary School District	Students:	13,769
Number of Schools:	24	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.84Mi.	**Piute Middle School** Number of Students: 729 Student-Teacher Ratio: 17.48	D-	Public	6 - 8
0.26Mi.	**Desert View Elementary School** Number of Students: 688 Student-Teacher Ratio: 22.93	D-	Public	KG - 6
0.26Mi.	**Desert View Elementary School** Number of Students: 688 Student-Teacher Ratio: 22.93	D-	Public	KG - 6
1.59Mi.	**Antelope Valley High School** Number of Students: 1,498 Student-Teacher Ratio: 21.57 Advanced Placement: Yes	D+	Public	9 - 12
1.59Mi.	**Antelope Valley High School** Number of Students: 1,498 Student-Teacher Ratio: 21.57 Advanced Placement: Yes	D+	Public	9 - 12
1.84Mi.	**Piute Middle School** Number of Students: 729 Student-Teacher Ratio: 17.48	D-	Public	6 - 8

Flood Report

The Subject Property of **1408 BOYDEN AVE, LANCASTER, CA 93534-1742** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	125%	HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	88%	LOWER
MURDER	109%	SIMILAR
OVERALL	122%	HIGHER

Disaster Alerts

9/10/2024 - Bridge Fire 12/10/2024 - Franklin Fire 1/7/2025 - Eaton Fire 1/7/2025 - Fire 1/7/2025 - Hurst Fire 1/7/2025 - Palisades Fire 8/7/2025 - Canyon Fire

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