ICE SiteX Report

OrderID: 98351495

SiteX Property Information Report



Subject Property Location

14230 LA FORGE ST, WHITTIER, CA 90605-2356

County:	**LOS ANGELES CA**	Census Tract:	060375019.002007
Property Use:	Single Family Residential	Zoning:	WHR1YY
Parcel Number:	8160-014-006	Thomas Bros Pg-Grid:	707-3E

Valuation

Value:	**$803,000**	FSD:	10	Common Confidence Score:	63
Value Range:	$722,700 - $883,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	3-507
Assd Land Value:	$287,457	Market Land Value:		Tax Year:	2025
Assd Improvement:	$170,767	Market Improvment Value:		Total Taxable Value:	$6,121
Total Assessed Value:	$458,224	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 37 Tract No: 16587
Abbreviated Description: TRACT # 16587 LOT 37

Property Characteristics

Lot Size:	6,697 SF	Bedrooms:	3	Pool:	
Building Area:	1228 SF	Baths:	1	Fireplace:	
Year Built:	1951	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/15/2024	Loan Amount:	N/A
Document #:	24-0319961 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 37 Tract No: 16587
City/Muni/Twp: WHITTIER

Mortgage Record

Recording Date:	01/28/2022	Loan Amount:	N/A
Document #:	22-0115637 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 37 Tract No: 16587
City/Muni/Twp: WHITTIER

Mortgage Record

Recording Date:	11/12/2019	Loan Amount:	N/A
Document #:	19-1219118 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2047	Type Finance:	

Legal Description:
Lot: 37 Tract No: 16587
City/Muni/Twp: WHITTIER

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Mortgage Record

Recording Date:	02/04/2016	Loan Amount:	N/A
Document #:	16-0128844 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2045	Type Finance:	

Legal Description:
Lot: 37 Tract No: 16587
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	05/22/2012	Sales Price:	$342,575
Document #:	12-0761714 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/05/2010	Sales Price:	$269,000
Document #:	10-0457254 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/22/2010	Sales Price:	$355,000
Document #:	10-0386665 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/16/2010		
Document Type:			

Legal Description:
Lot: 37 Tract No: 16587 Map Ref: MAP395 PG43-45
City/Muni/Twp: WHITTIER

Prior Transfer

Recording Date:	03/22/2010	Sales Price:	N/A
Document #:	10-0386664 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/16/2010		
Document Type:			

Legal Description:
Lot: 37 Tract No: 16587 Map Ref: MAP395 PG43-45
City/Muni/Twp: WHITTIER

Prior Transfer

Recording Date:	03/22/2010	Sales Price:	$355,003
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 37 Tract No: 16587
Abbreviated Description: TRACT # 16587 LOT 37

Mortgage Record

Recording Date:	01/14/2010	Loan Amount:	N/A
Document #:	10-0056440 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 37 Tract No: 16587

Prior Transfer

Recording Date:	11/17/2009	Sales Price:	$269,000
Document #:	09-1729227 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/02/2009		
Document Type:			

Legal Description:
Lot: 37 Tract No: 16587 Map Ref: MAP395 PG43-45

Prior Transfer

Recording Date:	11/16/2009	Sales Price:	$412,000
Document #:	09-1725462 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/15/2007	Loan Amount:	N/A
Document #:	07-0577350 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2022	Type Finance:	

Legal Description:
Lot: 37 Tract No: 16587
City/Muni/Twp: WHITTIER

Prior Transfer

Recording Date:	03/15/2007	Sales Price:	$515,000
Document #:	07-0577348 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/06/2007		
Document Type:			

Legal Description:
Lot: 37 Tract No: 16587 Map Ref: MB395 PG43-45
City/Muni/Twp: WHITTIER

Prior Transfer

Recording Date:	03/15/2007	Sales Price:	N/A
Document #:	07-0577347 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/06/2007		

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Document Type:
Legal Description:
Lot: 37 Tract No: 16587 Map Ref: MB395 PG43-45
City/Muni/Twp: WHITTIER

Prior Transfer

Recording Date:	03/15/2007	Sales Price:	N/A
Document #:	07-0577346 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/09/2005		
Document Type:			

Legal Description:
Lot: 37 Tract No: 16587 Map Ref: MB395 PG43-45
City/Muni/Twp: WHITTIER

Prior Transfer

Recording Date:	02/13/1995	Sales Price:	N/A
Document #:	95-0242120 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/07/1995		
Document Type:			

Legal Description:
Lot: 37 Tract No: 16587 Map Ref: MB395 PG43-45
City/Muni/Twp: WHITTIER

Area Sales Analysis

Total Area Sales	$11,912,000	Median # of Bedrooms	3
Median Lot Size	6,160 SF	Median # of Baths	1
Median Living Area	1,094 SF	Median Year Built	1950
Price Range - 2 Yrs	$610,000 to $1,095,000	Age Range	75 years to 77 years
Median Value	$770,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**14242 DITTMAR DR** **WHITTIER, CA 90605-2448**	06/16/2026	$610,000	$517	1178	/4/2	1951	6,212 SF	
		APN: 8162-026-008 Document #: 26-0438769 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 77 Tract No: 16587 MapRef: MB 395 PG 43-45 Abbreviated Description: Lot:77 Tract No:16587 Map Ref:MB 395 PG 43-45City/Muni/Twp:WHITTIER City/Muni/Twp: WHITTIER								
2	.24Mi.	**14408 CARNELL ST** **WHITTIER, CA 90603-1819**	06/10/2026	$1,095,000	$646	1694	/5/3	1950	6,160 SF	
		APN: 8160-021-012 Document #: 26-0425997 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 95 Tract No: 14375 MapRef: MB 385 PG 22&23 Abbreviated Description: Lot:95 Tract No:14375 Map Ref:MB 385 PG 22&23City/Muni/Twp:WHITTIER City/Muni/Twp: WHITTIER								
3	.44Mi.	**13921 CARNELL ST** **WHITTIER, CA 90605-2318**	05/22/2026	$777,500	$899	864	/2/1	1950	6,691 SF	
		APN: 8161-007-017 Document #: 26-0376883 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 51 Tract No: 14820 MapRef: MB 368 PG 40-43 Abbreviated Description: Lot:51 Tract No:14820 Map Ref:MB 368 PG 40-43City/Muni/Twp:WHITTIER City/Muni/Twp: WHITTIER								
4	.22Mi.	**14069 CARNELL ST** **WHITTIER, CA 90605-2321**	05/05/2026	$800,000	$796	1004	/2/1	1950	5,954 SF	
		APN: 8161-031-019 Document #: 26-0324405 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 186 Tract No: 14822 MapRef: MB 379 PG 24-28 Abbreviated Description: Lot:186 Tract No:14822 Map Ref:MB 379 PG 24-28City/Muni/Twp:WHITTIER City/Muni/Twp: WHITTIER								
5	.16Mi.	**14134 PUTNAM ST** **WHITTIER, CA 90605-2364**	04/22/2026	$975,000	$508	1918	/4/3	1950	6,213 SF	Yes
		APN: 8161-031-010 Document #: 26-0284269 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 173 Tract No: 14822 MapRef: MB 379 PG 24-28 Abbreviated Description: Lot:173 Tract No:14822 Map Ref:MB 379 PG 24-28City/Muni/Twp:WHITTIER City/Muni/Twp: WHITTIER								
6	.24Mi.	**14058 CARNELL ST** **WHITTIER, CA 90605-2322**	04/21/2026	$797,500	$728	1094	/3/1	1950	5,932 SF	
		APN: 8161-030-003 Document #: 26-0281280 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 192 Tract No: 14822 MapRef: MB 379 PG 24-28 Abbreviated Description: Lot:192 Tract No:14822 Map Ref:MB 379 PG 24-28City/Muni/Twp:WHITTIER City/Muni/Twp: WHITTIER								
7	.18Mi.	**14102 LA FORGE ST** **WHITTIER, CA 90605-2354**	04/15/2026	$800,000	$731	1094	/3/1	1950	5,887 SF	
		APN: 8161-027-009 Document #: 26-0265754 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 225&226 Tract No: 14822 MapRef: MB 379 PG 24-28 Abbreviated Description: Lot:225&226 Tract No:14822 Map Ref:MB 379 PG 24-28City/Muni/Twp:WHITTIER City/Muni/Twp: WHITTIER								
8	.31Mi.	**8847 OCEAN VIEW AVE** **WHITTIER, CA 90605-1573**	04/08/2026	$835,000	$671	1244	/3/2	1950	5,531 SF	
		APN: 8161-024-006 Document #: 26-0245922 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 89 Tract No: 14822 MapRef: MB 379 PG 24-28 Abbreviated Description: Lot:89 Tract No:14822 Map Ref:MB 379 PG 24-28City/Muni/Twp:WHITTIER City/Muni/Twp: WHITTIER								
9	.04Mi.	**14215 LA FORGE ST** **WHITTIER, CA 90605-2366**	04/08/2026	$757,000	$681	1111	/3/1	1951	6,479 SF	
		APN: 8160-013-018 Document #: 26-0246389 Document Type: Price Code: R								

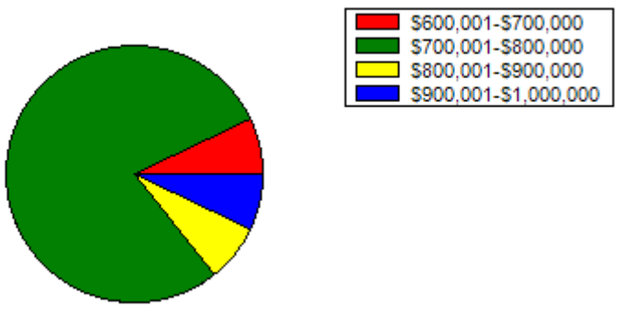
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	Land Use: Single Family Residential Legal: Lot: 30 Tract No: 16587 MapRef: MB 395 PG 43-45 Abbreviated Description: Lot:30 Tract No:16587 Map Ref:MB 395 PG 43-45City/Muni/ Twp:WHITTIER City/Muni/Twp: WHITTIER								
10	.25Mi.	**8901 OCEAN VIEW AVE** **WHITTIER, CA 90605-2121**	04/02/2026	$755,000	$542	1391	/3/2	1950	5,961 SF
	APN: 8161-025-008 Document #: 26-0229003 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 82 Tract No: 14822 MapRef: MB 379 PG 24-28 Abbreviated Description: Lot:82 Tract No:14822 Map Ref:MB 379 PG 24-28City/Muni/ Twp:WHITTIER City/Muni/Twp: WHITTIER								
11	.37Mi.	**8901 WATSON AVE** **WHITTIER, CA 90605-2035**	01/12/2026	$720,000	$692	1040	/2/1	1949	5,968 SF
	APN: 8161-017-016 Document #: 26-0025515 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 168 Tract No: 16029 MapRef: MB 351 PG 20-22 Abbreviated Description: Lot:168 Tract No:16029 Map Ref:MB 351 PG 20-22City/Muni/ Twp:WHITTIER City/Muni/Twp: WHITTIER								
12	.3Mi.	**9543 AHMANN AVE** **WHITTIER, CA 90604-1002**	12/16/2025	$770,000	$736	1045	/3/1	1951	7,073 SF
	APN: 8159-007-004 Document #: 25-0913491 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 95 Tract No: 16661 MapRef: MB 407 PG 30-33 Abbreviated Description: Lot:95 Tract No:16661 Map Ref:MB 407 PG 30-33City/Muni/ Twp:WHITTIER City/Muni/Twp: WHITTIER								
13	.29Mi.	**14011 DITTMAR DR** **WHITTIER, CA 90605-2445**	12/09/2025	$725,000	$829	874	/2/1	1951	6,191 SF
	APN: 8161-028-009 Document #: 25-0890078 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 37 Tract No: 16278 MapRef: MB 385 PG 32&33 Abbreviated Description: Lot:37 Tract No:16278 Map Ref:MB 385 PG 32&33City/Muni/ Twp:WHITTIER City/Muni/Twp: WHITTIER								
14	.16Mi.	**14357 FLOMAR DR** **WHITTIER, CA 90603-1840**	12/05/2025	$730,000	$638	1144	/3/2	1950	6,333 SF
	APN: 8160-018-005 Document #: 25-0879479 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Tract No: 14375 MapRef: MB 385 PG 22&23 Abbreviated Description: Lot:24 Tract No:14375 Map Ref:MB 385 PG 22&23City/Muni/ Twp:WHITTIER City/Muni/Twp: WHITTIER								
15	.29Mi.	**14239 CULLEN ST** **WHITTIER, CA 90605-2109**	10/28/2025	$765,000	$699	1094	/3/1	1950	5,829 SF
	APN: 8160-003-014 Document #: 25-0746623 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Tract No: 14822 MapRef: MB 379 PG 24-28 Abbreviated Description: Lot:14 Tract No:14822 Map Ref:MB 379 PG 24-28City/Muni/ Twp:WHITTIER City/Muni/Twp: WHITTIER								

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.

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.

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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.	**14230 LA FORGE ST**	**03/22/2010**		$458,224	1,228	/3/1	1951	6,697 SF	
.01Mi.	**14224 LA FORGE ST**	**01/07/1977**		$96,555	1,045	/3/1	1951	6,334 SF	
.01Mi.	**14236 LA FORGE ST**	**02/17/2010**		$425,957	1,045	/3/1	1951	6,761 SF	
.02Mi.	**14245 FLOMAR DR**	**12/23/1976**		$109,478	1,327	/3/2	1951	6,789 SF	
.02Mi.	**14218 LA FORGE ST**	**02/25/1963**		$98,108	1,276	/3/1	1951	7,027 SF	Yes
.02Mi.	**14249 FLOMAR DR**	**10/24/2022**		$931,158	1,504	/3/1	1953	6,631 SF	
.02Mi.	**14244 LA FORGE ST**	**07/14/2020**		$690,048	1,438	/3/2	1951	6,434 SF	
.02Mi.	**14239 FLOMAR DR**	**10/01/2002**		$430,852	1,453	/4/2	1951	6,763 SF	Yes
.03Mi.	**14233 LA FORGE ST**	**03/29/2002**		$361,913	1,511	/4/2	1951	6,813 SF	
.03Mi.	**14227 LA FORGE ST**	**04/07/1983**		$191,108	1,605	/4/2	1951	6,792 SF	
.03Mi.	**14233 FLOMAR DR**	**11/29/2012**		$444,533	1,530	/2/2	1951	7,227 SF	
.03Mi.	**14212 LA FORGE ST**	**04/18/2012**		$489,850	1,600	/3/2	1951	6,977 SF	
.03Mi.	**9245 GUNN AVE**	**06/26/1998**		$273,818	1,504	/3/4	1930	8,647 SF	
.04Mi.	**14239 LA FORGE ST**	**03/24/2021**		$719,814	1,034	/3/1	1951	6,882 SF	Yes
.04Mi.	**14221 LA FORGE ST**	**03/28/2024**		$708,900	1,045	/3/1	1951	6,765 SF	
.04Mi.	**9239 GUNN AVE**	**10/21/1971**		$77,912	1,394	/4/2	1951	5,850 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	36.6 years old	Households:	10,075
Median Household Income:	$88,536	Households w/Family:	80%
Household Income Per Capita:	$32,410	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	East Whittier City Elementary School District	Students:	7,524
Number of Schools:	13	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.53Mi.	**Mulberry Elementary** Number of Students: 447 Student-Teacher Ratio: 25.57	B	Public	KG - 5
0.53Mi.	**Mulberry Elementary** Number of Students: 447 Student-Teacher Ratio: 25.57	B	Public	KG - 5
0.47Mi.	**East Whittier Middle School** Number of Students: 985 Student-Teacher Ratio: 22.3	B+	Public	6 - 8
0.47Mi.	**East Whittier Middle School** Number of Students: 985 Student-Teacher Ratio: 22.3	B+	Public	6 - 8
0.50Mi.	**California High School** Number of Students: 2,261 Student-Teacher Ratio: 22.07 Advanced Placement: Yes	B+	Public	9 - 12
0.50Mi.	**California High School** Number of Students: 2,261 Student-Teacher Ratio: 22.07 Advanced Placement: Yes	B+	Public	9 - 12

Flood Report

The Subject Property of **14230 LA FORGE ST, WHITTIER, CA 90605-2356** 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.

Landslide Report

The Subject Property of **14230 LA FORGE ST, WHITTIER, CA 90605-2356** is **OUT** of the Landslide Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Liquefaction Report

The Subject Property of **14230 LA FORGE ST, WHITTIER, CA 90605-2356** is **OUT** of the Liquefaction Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	67%	NOTABLY LOWER
BURGLARY	45%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	134%	NOTABLY HIGHER
AGGRAVATED ASSAULT	49%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	148%	NOTABLY HIGHER
MURDER	58%	NOTABLY LOWER
OVERALL	46%	SIGNIFICANTLY LOWER

Disaster Alerts

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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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