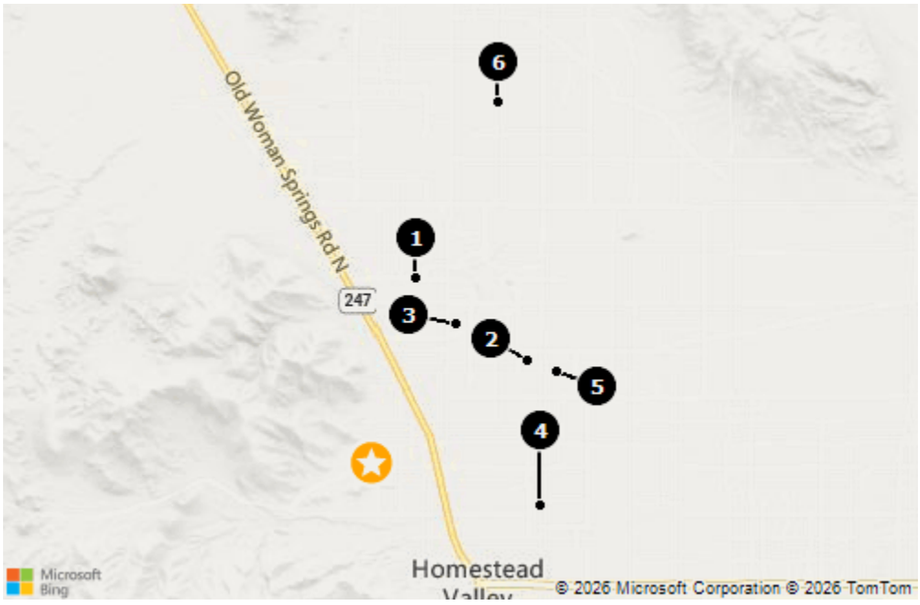
ICE SiteX Report

OrderID: 98388036

SiteX Property Information Report



Subject Property Location

1440 N JEMEZ TRL, LANDERS, CA 92285-2528

County:	**SAN BERNARDINO CA**	Census Tract:	060710104.352041
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0629-281-43-0000	Thomas Bros Pg-Grid:	4817-2D

Valuation

Value:	**$303,000**	FSD:	16	Common Confidence Score:	52
Value Range:	$254,520 - $351,480	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	94-063
Assd Land Value:	$43,800	Market Land Value:		Tax Year:	2025
Assd Improvement:	$185,100	Market Improvment Value:		Total Taxable Value:	$2,864
Total Assessed Value:	$228,900	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 45 District: 16 Sec/Twnship/Range: SEC 10 TWP 2N RNG 5E
Abbreviated Description: S 1/2 GOV LOT 45 SEC 10 TP 2N R 5E EX MNL RTS AS RESERVED BY USA 2.5 AC
City/Muni/Twp: LANDERS

Property Characteristics

Lot Size:	2.500 AC	Bedrooms:	1	Pool:	
Building Area:	1056 SF	Baths:	1	Fireplace:	1
Year Built:	1961	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:	2	A/C:	Evap Cooler
Style:	Convention	Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/28/2025	Sales Price:	$142,805
Document #:	2025-0095086 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/20/2017	Sales Price:	N/A
Document #:	2017-0252771 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/31/2017	Sales Price:	$140,000
Document #:	2017-0222303 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/25/2017		
Document Type:			
Legal Description:			

Lot: 45 Sec/Twnship/Range: S10T02NR05E SBB&M
City/Muni/Twp: LANDERS

Prior Transfer

Recording Date:	10/19/2015	Sales Price:	$89,500

ICE SiteX Report

OrderID: 98388036

Document #:	2015-0452972 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/02/2015		
Document Type:			

Legal Description:
Lot: 45 Sec/Twnship/Range: S10T02NR05E SBB&M
City/Muni/Twp: LANDERS

Prior Transfer

Recording Date:	10/19/2015	Sales Price:	N/A
Document #:	2015-0452971 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/02/2015		
Document Type:			

Legal Description:
Lot: 45 Sec/Twnship/Range: S10T02NR05E SBB&M
City/Muni/Twp: LANDERS

Prior Transfer

Recording Date:	07/29/2014	Sales Price:	$62,900
Document #:	2014-0272274 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/02/2014	Sales Price:	$73,000
Document #:	2014-0197809 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/08/2014		
Document Type:			

Legal Description:
Lot: 45 Sec/Twnship/Range: S10T02NR05E SBB&M
City/Muni/Twp: LANDERS

Prior Transfer

Recording Date:	06/02/2014	Sales Price:	N/A
Document #:	2014-0197808 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/08/2014		
Document Type:			

Legal Description:
Lot: 45 Sec/Twnship/Range: S10T02NR05E SBB&M
City/Muni/Twp: LANDERS

Prior Transfer

Recording Date:	04/04/2014	Sales Price:	N/A
Document #:	2014-0120497 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/03/2014		
Document Type:			

Legal Description:
Lot: 45 Sec/Twnship/Range: S10T02NR05E SBBM
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	08/28/1995	Sales Price:	N/A
Document #:	95-296440 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/10/1995		
Document Type:			

Legal Description:
Lot: 45 Sec/Twnship/Range: S10T02NR05E SBB&M
Abbreviated Description: SOUTH2 GOVERNMENT LOT45
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	2023082600012 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 45 District: 16 Sec/Twnship/Range: SEC 10 TWP 2N RNG 5E
Abbreviated Description: S 1/2 GOV LOT 45 SEC 10 TP 2N R 5E EX MNL RTS AS RESERVED BY USA 2.5 AC
City/Muni/Twp: LANDERS

Area Sales Analysis

Total Area Sales	$1,629,000	Median # of Bedrooms	2.5
Median Lot Size	217,801 SF	Median # of Baths	1
Median Living Area	948 SF	Median Year Built	1957
Price Range - 2 Yrs	$40,000 to $600,000	Age Range	18 years to 69 years
Median Value	$245,500	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.03Mi.	**55560 LUM LN** **LANDERS, CA 92285-2558**	07/06/2026	$205,000	$230	888	3/1/1	1957	217,801 SF	

APN: 0629-301-18-0000 Document #: 2026-0170956
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S2NW4SE4NW4 S03T02NR05E SBM Abbreviated Description: Sec/Twnship/Range:S2NW4SE4NW4 S03T02NR05E SBM City/Muni/Twp:LANDERS City/Muni/Twp: LANDERS

2	.99Mi.	**1863 CYPRESS LN** **LANDERS, CA 92285-1878**	05/14/2026	$268,000	$265	1008	5/3/1	2008	90,170 SF	

APN: 0629-292-43-0000 Document #: 2026-0123136
Document Type: Price Code: R

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Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4NE4SE4SE4 S03T02NR05E SBM Abbreviated Description: Sec/Twnship/Range:NW4NE4SE4SE4 S03T02NR05E SBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

3	.89Mi.	**2029 WAMEGO TRL** **LANDERS, CA 92285-**	04/08/2026	$223,000	$262	850	1/1/1	1957	217,801 SF	

APN: 0629-292-08-0000 Document #: 2026-0090858
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S2NW4NW4SE4 S03T02NR05E SBBM Abbreviated Description: Sec/Twnship/Range:S2NW4NW4SE4 S03T02NR05E SBBM City/Muni/Twp:YUCCA VALLEY City/Muni/Twp: YUCCA VALLEY

4	.9Mi.	**1212 ACOMA TRL** **LANDERS, CA 92285-1928**	12/23/2025	$600,000	$305	1964	5/3/1	1974	217,801 SF	Heated

APN: 0629-271-52-0000 Document #: 2025-0312933
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 63 Sec/Twnship/Range: S10T02NR05E Abbreviated Description: Lot:63 Sec/Twnship/Range:S10T02NR05E City/Muni/Twp:LANDERS City/Muni/Twp: LANDERS

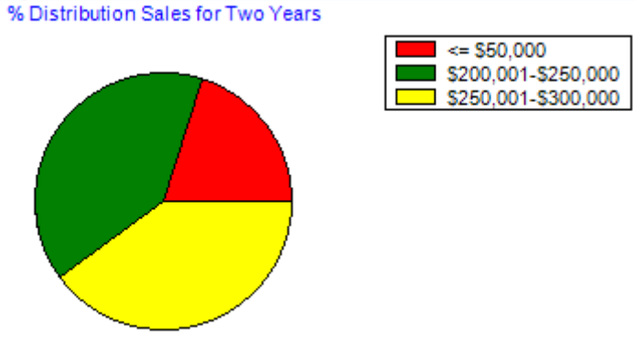
5	1.13Mi.	**56192 JESSE RD** **LANDERS, CA 92285-1980**	09/29/2025	$40,000	$52	760	4/2/1	1957	217,801 SF	

APN: 0629-321-19-0000 Document #: 2025-0233243
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: E2NW4SW4SW4 S02T02NR05E SBBM Abbreviated Description: Sec/Twnship/Range:E2NW4SW4SW4 S02T02NR05E SBBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

6	.68Mi.	**1729 N DEER TRL** **LANDERS, CA 92285-2513**	09/03/2025	$293,000	$165	1772	5/3/2	1957	87,120 SF	

APN: 0629-292-45-0000 Document #: 2025-0212869
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: PARCEL MAP NO 5316 MapRef: MB 49 PG 88 Abbreviated Description: Lot:2 Subdivision:PARCEL MAP NO 5316 Map Ref:MB 49 PG 88City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

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.	**1440 N JEMEZ TRL**			$228,900	1,056	4/1/1	1961	3 SF	
.06Mi.	**1462 N JEMEZ TRL**			$145,607	850	5/1/1	1972	3 SF	
.09Mi.	**1388 JEMEZ TRL**			$265,643	2,520	6/2/2	1992	5 SF	
.11Mi.	**55333 NEW DIXIE MINE RD**			$151,154	1,260	4/2/2	1957	3 SF	
.11Mi.	**55420 ALLEN DR**			$338,566	2,825	7/2/2	1981	5 SF	Yes
.12Mi.	**55459 NEW DIXIE MINE RD**			$125,042	544	1//1	1956	2 SF	
.12Mi.	**55331 NEW DIXIE MINE RD**			$164,501	1,019	4/2/1	1960	3 SF	
.14Mi.	**1490 INCA TRL**			$46,918	445		1957	3 SF	
.18Mi.	**55353 SUNNYSLOPE DR**			$102,699	1,512	5/2/1	1955	2 SF	
.19Mi.	**55474 DESIDERIA DR**			$29,466	1,208	4/2/1	1958	4 SF	
.2Mi.	**55525 DESIDERIA DR**			$96,717	970	4/1/1	1958	2 SF	
.2Mi.	**1425 INCA TRL**			$257,901	1,152	4/2/2	2006	3 SF	
.21Mi.	**55381 ALLEN DR**			$405,151	2,144	5/2/2	2021	3 SF	
.23Mi.	**55524 DESIDERIA DR**			$100,219	980	3/2/2	1962	3 SF	
.23Mi.	**55526 MONTARA RD**			$65,831	880	4/2/1	1958	3 SF	
.23Mi.	**55425 ALLEN DR**			$143,480	1,137	3/1/1	1957	5 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	43.9 years old	Households:	1,068
Median Household Income:	$39,812	Households w/Family:	51%
Household Income Per Capita:	$27,639	Households w/Family Married:	35%
Most Common Education Level:	Some College	Households w/Family Children:	18%

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School District

School District Zone:	Morongo Unified School District	Students:	7,225
Number of Schools:	17	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
25.47Mi.	**Preschool** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	-
11.58Mi.	**La Contenta Middle School** Number of Students: 647 Student-Teacher Ratio: 19.56	D+	Public	7 - 8
1.50Mi.	**Landers Elementary School** Number of Students: 139 Student-Teacher Ratio: 20.23	C-	Public	KG - 6
11.39Mi.	**Yucca Valley High School** Number of Students: 1,168 Student-Teacher Ratio: 20.53 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **1440 N JEMEZ TRL, LANDERS, CA 92285-2528** is in **Zone D** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
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	121%	HIGHER
BURGLARY	177%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	46%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	154%	NOTABLY HIGHER
FORCIBLE RAPE	101%	SIMILAR
MURDER	156%	NOTABLY HIGHER
OVERALL	156%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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