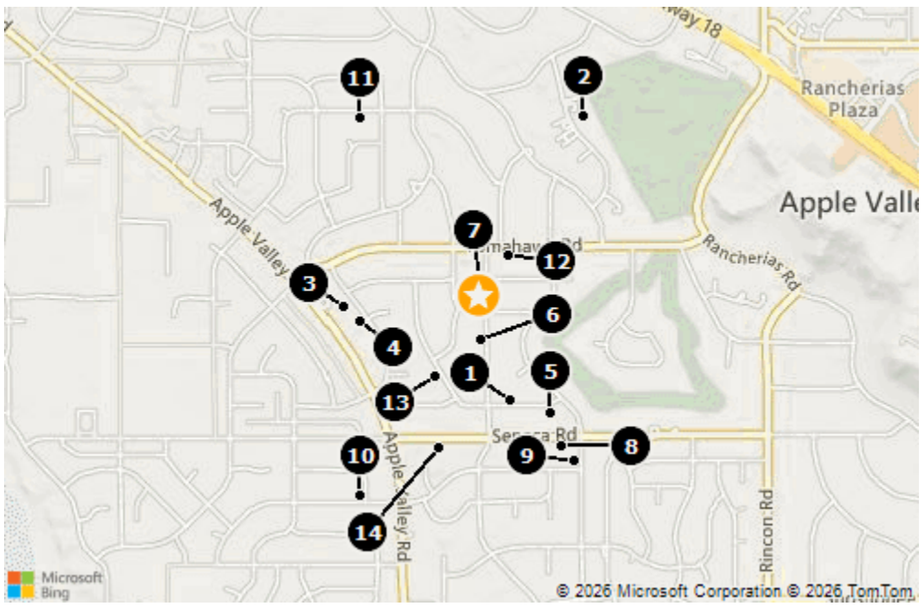
# ICE SiteX Report

**OrderID: 97753088**

## SiteX Property Information Report




## Subject Property Location

### 14800 PAMLICO RD, APPLE VALLEY, CA 92307-5258

| | | | |
|---|---|---|---|
| County: | **SAN BERNARDINO CA** | Census Tract: | 060710097.231001 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 3112-031-26-0000 | Thomas Bros Pg-Grid: | 4297-6C |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$538,000** | FSD: | 20 | Common Confidence Score: | 32 |
| Value Range: | $430,400 - $645,600 | ICE Confidence Score: | 80 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | | Tax Rate Code Area: | 21-007 |
| Assd Land Value: | $42,904 | Market Land Value: | | Tax Year: | 2025 |
| Assd Improvement: | $226,646 | Market Improvment Value: | | Total Taxable Value: | $3,166 |
| Total Assessed Value: | $269,550 | Total Assessor Market Value: | | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 174 District: 13 Subdivision: COUNTRY CLUB KNOLLS #2 Tract No: 6109

| | |
|---|---|
| Abbreviated Description: | TRACT 6109 LOT 174 COUNTRY CLUB KNOLLS NO 2 EX WTR RTS EX 50 PER CENT MNL RTS WOSE |
| City/Muni/Twp: | APPLE VALLEY |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 27,600 SF | Bedrooms: | 4 | Pool: | Yes |
| Building Area: | 2191 SF | Baths: | 2 | Fireplace: | 1 |
| Year Built: | 1981 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 7 | Ext Walls: | |
| Number of Units: | | Garage Type: | Attached | Heating: | Central |
| Number of Stories: | 1 | Number of Cars: | 2 | A/C: | Central |
| Style: | Modern | Basement: | | Roof Cover: | Comp Shingle |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/04/2026 | Sales Price: | $45,000 |
| Document #: | 2026-0026235 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/23/2025 | Sales Price: | N/A |
| Document #: | 2025-0118511 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/16/2023 | Sales Price: | N/A |
| Document #: | 2023-0283193 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/13/2023 | Loan Amount: | N/A |
| Document #: | 2023-0280357 BK-PG - | Loan Type: | VA |
| TD Due Date: | 12/01/2053 | Type Finance: | |

# ICE SiteX Report

**OrderID: 97753088**

**Legal Description:**
Lot: 174 Subdivision: TRACT NO 6109
City/Muni/Twp: APPLE VALLEY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/02/2022 | Sales Price: | N/A |
| Document #: | 2022-0300880 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/22/2022 | Loan Amount: | N/A |
| Document #: | 2022-0287645 BK-PG - | Loan Type: | VA |
| TD Due Date: | 09/01/2052 | Type Finance: | |

**Legal Description:**
Lot: 174 Subdivision: TRACT NO 6109
City/Muni/Twp: APPLE VALLEY

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/23/2019 | Loan Amount: | N/A |
| Document #: | 2019-0340042 BK-PG - | Loan Type: | VA |
| TD Due Date: | 09/01/2049 | Type Finance: | |

**Legal Description:**
Lot: 174 Subdivision: TRACT NO 6109
City/Muni/Twp: APPLE VALLEY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/05/2019 | Sales Price: | $322,296 |
| Document #: | 2019-0316661 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/07/2018 | Sales Price: | $268,580 |
| Document #: | 2018-0405292 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/25/2018 | Loan Amount: | N/A |
| Document #: | 2018-0390480 BK-PG - | Loan Type: | VA |
| TD Due Date: | 11/01/2048 | Type Finance: | |

**Legal Description:**
Lot: 174 Tract No: 6109
Abbreviated Description: COUNTRY CLUB KNOLLS NO 2
City/Muni/Twp: APPLE VALLEY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/15/2015 | Sales Price: | $214,412 |
| Document #: | 2015-0401951 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/25/2015 | Loan Amount: | N/A |
| Document #: | 2015-0363118 BK-PG - | Loan Type: | VA |
| TD Due Date: | 09/01/2045 | Type Finance: | |

**Legal Description:**
Lot: 174 Tract No: 6109
City/Muni/Twp: APPLE VALLEY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/19/2014 | Sales Price: | $210,000 |
| Document #: | 2014-0066809 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 02/04/2014 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 174 Subdivision: COUNTRY CLUB KNOLLS #2 Tract No: 6109 Map Ref: MAP75 PG99&100
City/Muni/Twp: APPLE VALLEY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/04/2013 | Sales Price: | $165,000 |
| Document #: | 2013-0233997 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 05/28/2013 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 174 Subdivision: COUNTRY CLUB KNOLLS #2 Tract No: 6109 Map Ref: MP75 PG99&100
City/Muni/Twp: APPLE VALLEY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/11/2007 | Sales Price: | $206,250 |
| Document #: | 2007-0222479 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/23/2007 | Loan Amount: | N/A |

# ICE SiteX Report

**OrderID: 97753088**

| | | | |
|---|---|---|---|
| Document #: | 2007-0182240 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | 04/01/2037 | Type Finance: | ADJ |

**Legal Description:**
Lot: 174 Subdivision: COUNTRY CLUB KNOLLS #2 Tract No: 6109
City/Muni/Twp: APPLE VALLEY

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/09/2004 | Loan Amount: | N/A |
| Document #: | 2004-0490935 BK-PG - | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | 07/15/2034 | Type Finance: | |

**Legal Description:**
Lot: 174 Tract No: 6109
City/Muni/Twp: APPLE VALLEY

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/09/2004 | Loan Amount: | N/A |
| Document #: | 2004-0490934 BK-PG - | Loan Type: | Stand Alone First |
| TD Due Date: | 08/15/2034 | Type Finance: | ADJ |

**Legal Description:**
Lot: 174 Tract No: 6109
City/Muni/Twp: APPLE VALLEY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/09/2004 | Sales Price: | $275,000 |
| Document #: | 2004-0490933 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 05/25/2004 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 174 Subdivision: COUNTRY CLUB KNOLLS #2 Tract No: 6109 Map Ref: MP75 PG99&100
City/Muni/Twp: APPLE VALLEY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/09/2004 | Sales Price: | N/A |
| Document #: | 2004-0490932 BK-PG - | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 07/06/2004 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 174 Subdivision: COUNTRY CLUB KNOLLS #2 Tract No: 6109 Map Ref: MP75 PG99&100
City/Muni/Twp: APPLE VALLEY

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/07/2004 | Loan Amount: | N/A |
| Document #: | 2004-0240715 BK-PG - | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | 03/17/2044 | Type Finance: | |

**Legal Description:**
Lot: 174 Subdivision: COUNTRY CLUB KNOLLS #2 Tract No: 6109
City/Muni/Twp: APPLE VALLEY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/01/2003 | Sales Price: | N/A |
| Document #: | 2003-0211617 BK-PG - | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 03/04/2003 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 174 Subdivision: COUNTRY CLUB KNOLLS #2 Tract No: 6109 Map Ref: MB75 PG99&100
City/Muni/Twp: APPLE VALLEY

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/25/2002 | Loan Amount: | N/A |
| Document #: | 2002-0326191 BK-PG - | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | 06/15/2032 | Type Finance: | |

**Legal Description:**
Lot: 174 Subdivision: TRACT #6109 COUNTRY CLUB KNOLLS #2

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/07/2001 | Loan Amount: | N/A |
| Document #: | 20010358597 BK-PG - | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | 08/05/2016 | Type Finance: | |

**Legal Description:**
Lot: 174 Subdivision: TRACT #6109 COUNTRY CLUB KNOLLS #2
City/Muni/Twp: APPLE VALLEY

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/19/1999 | Sales Price: | N/A |
| Document #: | 99-434947 BK-PG - | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 10/16/1999 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 174 Subdivision: COUNTRY CLUB KNOLLS #2 Tract No: 6109 Map Ref: MAP75 PG99&100

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/13/1998 | Loan Amount: | N/A |
| Document #: | 98-436519 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | 11/01/2028 | Type Finance: | |

**Legal Description:**
Lot: 174 Subdivision: COUNTRY CLUB KNOLLS #2 Tract No: 6109

# ICE SiteX Report

**OrderID: 97753088**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | | Sales Price: | N/A |
| Document #: | 20140066809 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 174 District: 13 Subdivision: COUNTRY CLUB KNOLLS #2 Tract No: 6109
Abbreviated Description: TRACT 6109 LOT 174 COUNTRY CLUB KNOLLS NO 2 EX WTR RTS EX 50 PER CENT MNL RTS WOSE
City/Muni/Twp: APPLE VALLEY

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $7,388,000 | Median # of Bedrooms | 3 |
| Median Lot Size | 30,869 SF | Median # of Baths | 2 |
| Median Living Area | 2,436 SF | Median Year Built | 1980 |
| Price Range - 2 Yrs | $355,000 to $698,000 | Age Range | 22 years to 68 years |
| Median Value | $525,000 | Median Age | 46 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .28Mi. | **19544 ONEIDA RD**<br>**APPLE VALLEY, CA 92307-5218** | 05/27/2026 | $698,000 | $230 | 3023 | 9/3/3 | 1997 | 27,900 SF | Yes |
| | | APN: 3112-052-20-0000 Document #: 2026-0133088<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 96 Subdivision: TRACT NO 4394 MapRef: MB 54 PG 80-85 Abbreviated Description: Lot:96 Subdivision:TRACT NO 4394 Map Ref:MB 54 PG 80-85City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY | | | | | | | | |
| 2 | .56Mi. | **15181 POCAHANTAS ST**<br>**APPLE VALLEY, CA 92307-4724** | 05/20/2026 | $355,000 | $131 | 2700 | 8/3/3 | 1976 | 47,393 SF | |
| | | APN: 3112-101-02-0000 Document #: 2026-0127810<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 2937 Subdivision: TRACT 3431 MapRef: MB 45 PG 23-26 Abbreviated Description: Lot:2937 Subdivision:TRACT 3431 Map Ref:MB 45 PG 23-26City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY | | | | | | | | |
| 3 | .36Mi. | **14798 KEOTA RD**<br>**APPLE VALLEY, CA 92307-5161** | 05/08/2026 | $400,000 | $194 | 2061 | 7/3/2 | 1958 | 34,773 SF | |
| | | APN: 0479-116-10-0000 Document #: 2026-0118241<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 211 Subdivision: TRACT NO 5323 MapRef: MB 63 PG 46-50 Abbreviated Description: Lot:211 Subdivision:TRACT NO 5323 Map Ref:MB 63 PG 46-50City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY | | | | | | | | |
| 4 | .33Mi. | **14760 KEOTA RD**<br>**APPLE VALLEY, CA 92307-5161** | 05/01/2026 | $630,000 | $249 | 2526 | 10/5/2 | 1986 | 34,830 SF | |
| | | APN: 0479-116-12-0000 Document #: 2026-0111928<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 209 Subdivision: TRACT NO 5323 MapRef: MB 63 PG 46-50 Abbreviated Description: Lot:209 Subdivision:TRACT NO 5323 Map Ref:MB 63 PG 46-50City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY | | | | | | | | |
| 5 | .37Mi. | **19629 ONEIDA RD**<br>**APPLE VALLEY, CA 92307-5251** | 05/01/2026 | $425,000 | $208 | 2042 | 6/3/2 | 1968 | 28,275 SF | |
| | | APN: 3112-052-15-0000 Document #: 2026-0112059<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 91 Subdivision: COUNTRY CLUB ESTATES Tract No: 4394 MapRef: MB 54 PG 80-85 Abbreviated Description: Lot:91 Subdivision:COUNTRY CLUB ESTATES Tract No:4394 Map Ref:MB 54 PG 80-85City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY | | | | | | | | |
| 6 | .12Mi. | **14704 PAMLICO RD**<br>**APPLE VALLEY, CA 92307-5253** | 04/30/2026 | $450,000 | $139 | 3229 | 10/4/3 | 2004 | 26,400 SF | |
| | | APN: 3112-041-25-0000 Document #: 2026-0110085<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 170 Subdivision: TRACT 6109 MapRef: MB 75 PG 99-100 Abbreviated Description: Lot:170 Subdivision:TRACT 6109 Map Ref:MB 75 PG 99-100City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY | | | | | | | | |
| 7 | .05Mi. | **14840 PAMLICO RD**<br>**APPLE VALLEY, CA 92307-5258** | 04/06/2026 | $560,000 | $258 | 2164 | 6/3/2 | 1982 | 33,840 SF | Yes |
| | | APN: 3112-031-28-0000 Document #: 2026-0087926<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 176 Subdivision: TRACT NO 6109 MapRef: MB 75 PG 99&100 Abbreviated Description: Lot:176 Subdivision:TRACT NO 6109 Map Ref:MB 75 PG 99&100City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY | | | | | | | | |
| 8 | .46Mi. | **19655 SENECA RD**<br>**APPLE VALLEY, CA 92307-5469** | 02/26/2026 | $535,000 | $268 | 1992 | 6/4/2 | 1975 | 28,275 SF | Heated |
| | | APN: 3112-064-02-0000 Document #: 2026-0053522<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 2 Subdivision: TRACT NO 5644 MapRef: MB 68 PG 89-91 Abbreviated Description: Lot:2 Subdivision:TRACT NO 5644 Map Ref:MB 68 PG 89-91City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY | | | | | | | | |
| 9 | .51Mi. | **19678 RED FEATHER RD**<br>**APPLE VALLEY, CA 92307-5419** | 02/25/2026 | $625,000 | $214 | 2916 | 9/4/3 | 1980 | 40,000 SF | Yes |
| | | APN: 3112-064-17-0000 Document #: 2026-0051854<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 38 Subdivision: TRACT NO 5644 MapRef: MB 68 PG 89-91 Abbreviated Description: Lot:38 Subdivision:TRACT NO 5644 Map Ref:MB 68 PG 89-91City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY | | | | | | | | |
| 10 | .62Mi. | **19215 HUPA RD**<br>**APPLE VALLEY, CA 92307-5383** | 02/24/2026 | $565,000 | $252 | 2239 | 8/3/2 | 1978 | 35,000 SF | Yes |
| | | APN: 0444-152-01-0000 Document #: 2026-0051109<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 182 Subdivision: TRACT 5324 MapRef: MB 67 PG 33-37 Abbreviated Description: Lot:182 Subdivision:TRACT 5324 Map Ref:MB 67 PG 33-37City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY | | | | | | | | |
| 11 | .56Mi. | **19215 KINAI RD**<br>**APPLE VALLEY, CA 92307-4967** | 01/06/2026 | $445,000 | $268 | 1656 | 8/3/2 | 1979 | 31,000 SF | |
| | | APN: 0479-095-09-0000 Document #: 2026-0004001<br>Document Type: Price Code: R<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 97753088**

Legal: Lot: 64 Tract No: 5216 MapRef: MB 62 PG 28-32 Abbreviated Description: Lot:64 Tract No:5216 Map Ref:MB 62 PG 28-32City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 12 | .13Mi. | **19521 TOMAHAWK RD**<br>**APPLE VALLEY, CA 92307-5014** | 12/02/2025 | $515,000 | $196 | 2616 | 7/3/2 | 1981 | 30,737 SF | |

APN: 3112-032-08-0000 Document #: 2025-0295625
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: TRACT NO 4394 MapRef: MB 54 PG 80-85 Abbreviated Description: Lot:45 Subdivision:TRACT NO 4394 Map Ref:MB 54 PG 80-85City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY

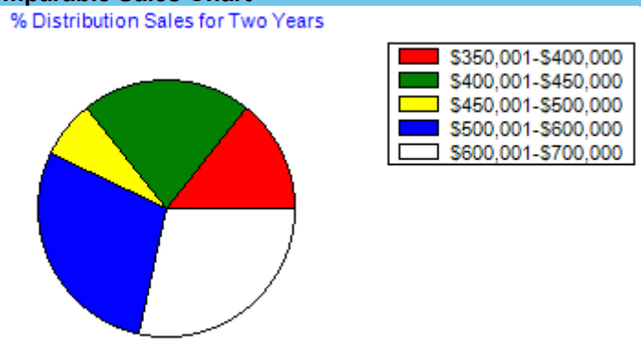
| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 13 | .25Mi. | **19385 ONEIDA RD**<br>**APPLE VALLEY, CA 92307-5153** | 11/26/2025 | $685,000 | $258 | 2648 | 9/3/3 | 1987 | 30,000 SF | Pool/ Spa |

APN: 3112-051-23-0000 Document #: 2025-0292482
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 116 Subdivision: COUNTRY CLUB KNOLLS NO 2 Tract No: 6109 MapRef: MB 75 PG 99&100 Abbreviated Description: Lot:116 Subdivision:COUNTRY CLUB KNOLLS NO 2 Tract No:6109 Map Ref:MB 75 PG 99&100City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | .42Mi. | **19391 SENECA RD**<br>**APPLE VALLEY, CA 92307-5422** | 11/24/2025 | $500,000 | $213 | 2345 | 8/3/2 | 1983 | 28,275 SF | |

APN: 3112-061-05-0000 Document #: 2025-0289403
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: TRACT NO 5644 MapRef: MB 68 PG 89-91 Abbreviated Description: Lot:13 Subdivision:TRACT NO 5644 Map Ref:MB 68 PG 89-91City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE 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. | **14800 PAMLICO RD** | | | $269,550 | 2,191 | 7/4/2 | 1981 | 27,600 SF | Yes |
| .03Mi. | **14820 PAMLICO RD** | | | $211,184 | 2,003 | 8/3/2 | 1987 | 27,600 SF | |
| .03Mi. | **19460 KONA RD** | | | $253,816 | 2,888 | 7/3/2 | 1980 | 30,000 SF | |
| .04Mi. | **14765 GENESEE RD** | | | $361,320 | 2,298 | 7/3/2 | 1987 | 33,000 SF | Yes |
| .04Mi. | **14811 GENESEE RD** | | | $376,954 | 2,706 | 9/4/2 | 1990 | 33,260 SF | |
| .05Mi. | **19515 TONKAWAN RD** | | | $289,627 | 2,400 | 9/3/2 | 1979 | 40,400 SF | Yes |
| .05Mi. | **14840 PAMLICO RD** | | | $390,000 | 2,164 | 6/3/2 | 1982 | 33,840 SF | Yes |
| .05Mi. | **19516 KONA RD** | | | $233,308 | 1,839 | 6/3/2 | 1976 | 36,000 SF | Yes |
| .06Mi. | **14835 GENESEE RD** | | | $324,685 | 1,644 | 6/3/2 | 1982 | 33,280 SF | |
| .07Mi. | **14750 PAMLICO RD** | | | $438,600 | 1,852 | 8/3/3 | 1980 | 30,000 SF | Spa Only |
| .07Mi. | **14745 GENESEE RD** | | | $445,707 | 1,694 | 7/3/2 | 1976 | 31,050 SF | Pool/ Spa |
| .08Mi. | **14860 PAMLICO RD** | | | $564,000 | 2,510 | 7/3/2 | 2003 | 27,600 SF | |
| .08Mi. | **19530 TONKAWAN RD** | | | $258,530 | 2,247 | 8/4/3 | 1966 | 40,000 SF | Yes |
| .08Mi. | **19545 TONKAWAN RD** | | | $320,296 | 3,449 | 10/5/3 | 2004 | 28,500 SF | Pool/ Spa |
| .08Mi. | **14855 GENESEE RD** | | | $700,000 | 3,954 | 9/5/3 | 2004 | 33,296 SF | |
| .08Mi. | **19546 KONA RD** | | | $454,622 | 2,594 | 7/3/3 | 1963 | 28,540 SF | Yes |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 28% | Households Occupied by Owners: | 67% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 36.9 years old | Households: | 13,496 |
| Median Household Income: | $70,370 | Households w/Family: | 74% |
| Household Income Per Capita: | $30,562 | Households w/Family Married: | 58% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 34% |

# ICE SiteX Report

**OrderID: 97753088**

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Apple Valley Unified School District | Students: | 13,639 |
| Number of Schools: | 15 | Rating: | C- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 4.27Mi. | **Granite Hills High School**<br>Number of Students: 1,791<br>Student-Teacher Ratio: 22.31<br>Advanced Placement: Yes | C | Public | 9 - 12 |
| 1.65Mi. | **Rio Vista School of Applied Learning**<br>Number of Students: 927<br>Student-Teacher Ratio: 25.05 | C | Public | KG - 6 |
| 2.46Mi. | **Sitting Bull Academy**<br>Number of Students: 1,695<br>Student-Teacher Ratio: 24.75 | D | Public | KG - 8 |

## Flood Report

The Subject Property of **14800 PAMLICO RD, APPLE VALLEY, CA 92307-5258** 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** | 117% | HIGHER |
| **BURGLARY** | 96% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 110% | HIGHER |
| **FORCIBLE ROBBERY** | 135% | NOTABLY HIGHER |
| **AGGRAVATED ASSAULT** | 99% | SIMILAR |
| **FORCIBLE RAPE** | 88% | LOWER |
| **MURDER** | 112% | HIGHER |
| **OVERALL** | 95% | SIMILAR |

## Disaster Alerts

9/7/2024 - Line Fire 9/10/2024 - Bridge Fire

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