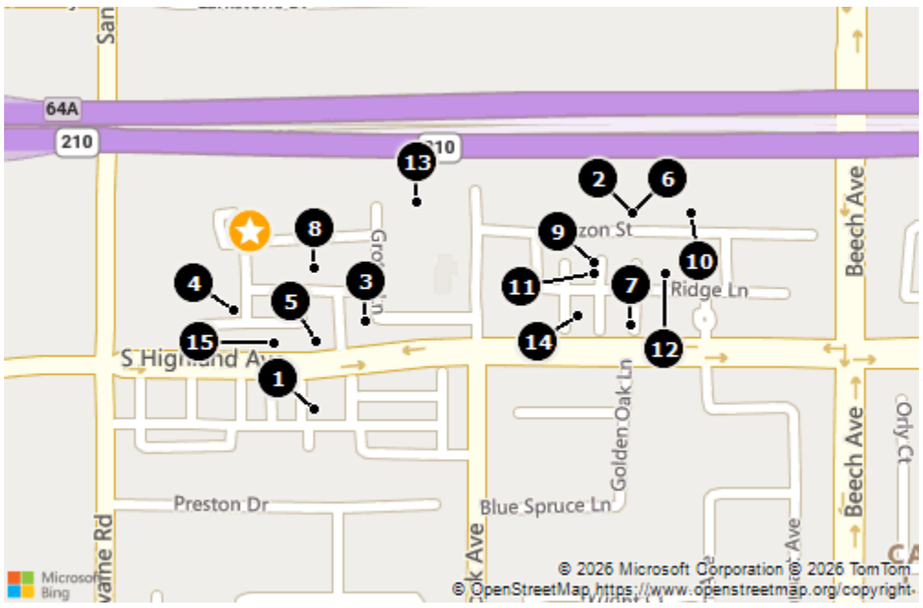
# ICE SiteX Report

**OrderID: 97784748**

## SiteX Property Information Report




## Subject Property Location

### 14986 GALLERY WAY, FONTANA, CA 92336-5563

| | | | |
|---|---|---|---|
| County: | **SAN BERNARDINO CA** | Census Tract: | 060710023.142026 |
| Property Use: | Condominium Unit (Residential) | Zoning: | |
| Parcel Number: | 0228-263-48-0000 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$593,000** | FSD: | 13 | Common Confidence Score: | 55 |
| Value Range: | $515,910 - $670,090 | ICE Confidence Score: | 87 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | | Tax Rate Code Area: | 10-020 |
| Assd Land Value: | $142,800 | Market Land Value: | | Tax Year: | 2025 |
| Assd Improvement: | $489,932 | Market Improvment Value: | | Total Taxable Value: | $12,387 |
| Total Assessed Value: | $632,732 | Total Assessor Market Value: | | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 1 Tract No: 20349
Abbreviated Description: TRACT 20349 LOT 1 UNIT 99 BOOK 363 PAGE 91 AND INTEREST IN COMMON AREA AS DESCRIBED IN CONDO PLAN 2024-0046626 HIGHLAND PARK

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 2,175 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1654 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 2024 | Partial Baths: | 1 | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 5 | Ext Walls: | |
| Number of Units: | | Garage Type: | Attached | Heating: | Central |
| Number of Stories: | 2 | Number of Cars: | 2 | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | Tile |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/06/2026 | Sales Price: | N/A |
| Document #: | 2026-0060164 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/11/2025 | Loan Amount: | N/A |
| Document #: | 2025-0050896 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 07/01/2054 | Type Finance: | |

**Legal Description:**
Lot: 1 Subdivision: HIGHLAND PARK Tract No: 20297 Phase No: 7 Legal Unit: 99
City/Muni/Twp: FONTANA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/03/2025 | Sales Price: | N/A |
| Document #: | 2025-0045654 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/25/2024 | Loan Amount: | N/A |
| Document #: | 2024-0145341 BK-PG - | Loan Type: | Stand Alone Second |

# ICE SiteX Report

**OrderID: 97784748**

| | | | |
|---|---|---|---|
| TD Due Date: | 07/01/2034 | Type Finance: | |

**Legal Description:**
Lot: 1 Subdivision: TRACT NO 20297 Phase No: 7 Legal Unit: 99
Abbreviated Description: PORTION LOT1
City/Muni/Twp: FONTANA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/25/2024 | Sales Price: | $620,500 |
| Document #: | 2024-0145339 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 06/07/2024 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 1 Subdivision: HIGHLAND PARK Tract No: 20297 Phase No: 7 Legal Unit: 99 Map Ref: MB 363 PG 91-93
Abbreviated Description: PORTION LOT1
City/Muni/Twp: FONTANA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | | Sales Price: | N/A |
| Document #: | 20240145339 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 1 Tract No: 20349
Abbreviated Description: TRACT 20349 LOT 1 UNIT 99 BOOK 363 PAGE 91 AND INTEREST IN COMMON AREA AS DESCRIBED IN CONDO PLAN 2024-0046626 HIGHLAND PARK

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $9,096,000 | Median # of Bedrooms | 3 |
| Median Lot Size | 1,450 SF | Median # of Baths | 2 |
| Median Living Area | 1,933 SF | Median Year Built | 2022 |
| Price Range - 2 Yrs | $410,000 to $705,000 | Age Range | 2 years to 17 years |
| Median Value | $620,000 | Median Age | 4 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .12Mi. | **14975 S HIGHLAND AVE**<br>**FONTANA, CA 92336-5550** | 06/01/2026 | $410,000 | $238 | 1716 | 5/3/2 | 2009 | 1,716 SF | |
| | | APN: 0228-992-14-0000 Document #: 2026-0137472<br>Document Type: Price Code: R<br>Land Use: Condominium Unit (Residential)<br>Legal: Lot: 1 Subdivision: TRACT NO 17824 Legal Unit: 13 MapRef: MB 329 PG 60-63 Abbreviated Description: Lot:1 Subdivision:TRACT NO 17824 Legal Unit:13 Map Ref:MB 329 PG 60-63City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA | | | | | | | | |
| 2 | .27Mi. | **15188 HORIZON ST**<br>**FONTANA, CA 92336-5281** | 04/29/2026 | $568,000 | $307 | 1847 | 7/4/3 | 2022 | 1,477 SF | |
| | | APN: 0228-255-08-0000 Document #: 2026-0109164<br>Document Type: Price Code: R<br>Land Use: Condominium Unit (Residential)<br>Legal: Lot: 1 Subdivision: TRACT NO 20228 Legal Unit: 802 MapRef: MB 359 PG 20-23 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20228 Legal Unit:802 Map Ref:MB 359 PG 20-23City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA | | | | | | | | |
| 3 | .12Mi. | **6589 GROTTO LN**<br>**FONTANA, CA 92336-5575** | 04/27/2026 | $700,000 | $357 | 1957 | 8/4/3 | 2024 | 2,175 SF | |
| | | APN: 0228-263-54-0000 Document #: 2026-0106087<br>Document Type: Price Code: R<br>Land Use: Condominium Unit (Residential)<br>Legal: Lot: 1 Subdivision: HIGHLAND PARK Tract No: 20297 Legal Unit: 51 MapRef: MB 363 PG 88-90 Abbreviated Description: Subdivision:HIGHLAND PARK Tract No:20297 Legal Unit:51 Map Ref:MB 363 PG 88-90Abbreviated Description:PORTION LOT1 City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA | | | | | | | | |
| 4 | .06Mi. | **14964 CAVETTO LN**<br>**FONTANA, CA 92336-5297** | 04/27/2026 | $680,000 | $351 | 1933 | 6/3/2 | 2023 | 2,175 SF | |
| | | APN: 0228-262-29-0000 Document #: 2026-0106076<br>Document Type: Price Code: R<br>Land Use: Condominium Unit (Residential)<br>Legal: Lot: 1 Subdivision: HIGHLAND PARK Tract No: 20297 Phase No: 4 Legal Unit: 12 MapRef: MB 363 PG 88-90 Abbreviated Description: Subdivision:HIGHLAND PARK Tract No:20297 Phase No:4 Legal Unit:12 Map Ref:MB 363 PG 88-90Abbreviated Description:PORTION LOT1 City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA | | | | | | | | |
| 5 | .08Mi. | **6619 CANOPY LN**<br>**FONTANA, CA 92336-5296** | 04/15/2026 | $705,000 | $341 | 2065 | 8/4/3 | 2023 | 2,175 SF | |
| | | APN: 0228-262-15-0000 Document #: 2026-0096706<br>Document Type: Price Code: R<br>Land Use: Condominium Unit (Residential)<br>Legal: Lot: 1 Subdivision: TRACT NO 20297 Phase No: 2 Legal Unit: 38 MapRef: MB 363 PG 91-93 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20297 Phase No:2 Legal Unit:38 Map Ref:MB 363 PG 91-93City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA | | | | | | | | |
| 6 | .27Mi. | **15188 HORIZON ST**<br>**FONTANA, CA 92336-5281** | 03/05/2026 | $550,000 | $271 | 2025 | 7/4/3 | 2022 | 1,450 SF | |
| | | APN: 0228-255-09-0000 Document #: 2026-0060009<br>Document Type: Price Code: R<br>Land Use: Condominium Unit (Residential)<br>Legal: Lot: 1 Subdivision: TRACT NO 20228 Legal Unit: 803 MapRef: MB 359 PG 20-23 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20228 Legal Unit:803 Map Ref:MB 359 PG 20-23City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA | | | | | | | | |
| 7 | .27Mi. | **15185 RIDGE LN**<br>**FONTANA, CA 92336-5256** | 03/05/2026 | $620,000 | $315 | 1963 | 7/3/2 | 2022 | 1,330 SF | |
| | | APN: 0228-254-12-0000 Document #: 2026-0059884<br>Document Type: Price Code: R<br>Land Use: Condominium Unit (Residential)<br>Legal: Lot: 1 Subdivision: TRACT NO 20228 Legal Unit: 90 MapRef: MB 359 PG 20-23 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20228 Legal Unit:90 Map Ref:MB 359 PG 20-23City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA | | | | | | | | |
| 8 | .05Mi. | **6577 CANOPY LN**<br>**FONTANA, CA 92336-5295** | 02/24/2026 | $665,000 | $344 | 1933 | 6/3/2 | 2024 | 2,175 SF | |
| | | APN: 0228-262-53-0000 Document #: 2026-0051286<br>Document Type: Price Code: R<br>Land Use: Condominium Unit (Residential) | | | | | | | | |

# ICE SiteX Report

**OrderID: 97784748**

Legal: Lot: 1 Subdivision: TRACT 20297 Legal Unit: 33 MapRef: MB 363 PG 88-90 Abbreviated Description: Subdivision:TRACT 20297 Legal Unit:33 Map Ref:MB 363 PG 88-90Abbreviated Description:PORTION LOT1; CONDO NAME: PHASE 6 OF HIGHLAND PARK City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | .23Mi. | **15167 HORIZON ST**<br>**FONTANA, CA 92336-5235** | 02/11/2026 | $600,000 | $302 | 1986 | 7/4/3 | 2022 | 1,298 SF |

APN: 0228-253-43-0000 Document #: 2026-0041053
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: CHATEAU AT THE RETREAT Tract No: 20228 Legal Unit: 27 MapRef: MB 359 PG 20-23 Abbreviated Description: Lot:1 Subdivision:CHATEAU AT THE RETREAT Tract No:20228 Legal Unit:27 Map Ref:MB 359 PG 20-23City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .3Mi. | **15210 HORIZON ST**<br>**FONTANA, CA 92336-5283** | 12/19/2025 | $488,000 | $390 | 1250 | 5/2/2 | 2022 | 1,337 SF |

APN: 0228-256-30-0000 Document #: 2025-0310813
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TRACT NO 20228 Legal Unit: 1005 MapRef: MB 359 PG 20-23 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20228 Legal Unit:1005 Map Ref:MB 359 PG 20-23City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .24Mi. | **15168 RIDGE LN**<br>**FONTANA, CA 92336-5252** | 10/17/2025 | $650,000 | $317 | 2046 | 7/3/2 | 2022 | 1,334 SF |

APN: 0228-253-48-0000 Document #: 2025-0252057
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TRACT NO 20228 Legal Unit: 32 MapRef: MB 359 PG 20-23 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20228 Legal Unit:32 Map Ref:MB 359 PG 20-23City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .28Mi. | **15204 RIDGE LN**<br>**FONTANA, CA 92336-5259** | 09/11/2025 | $620,000 | $315 | 1963 | 7/3/2 | 2022 | 1,330 SF |

APN: 0228-253-31-0000 Document #: 2025-0220033
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: CHATEAU AT THE RETREAT Tract No: 20228 Legal Unit: 46 MapRef: MB 359 PG 20-23 Abbreviated Description: Lot:1 Subdivision:CHATEAU AT THE RETREAT Tract No:20228 Legal Unit:46 Map Ref:MB 359 PG 20-23City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .07Mi. | **15032 GALLERY WAY**<br>**FONTANA, CA 92336-5565** | 09/08/2025 | $607,000 | $366 | 1654 | 5/3/2 | 2023 | SF |

APN: 0228-263-22-0000 Document #: 2025-0216271
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: HIGHLAND PARK Tract No: 20297 Phase No: 4 Legal Unit: 76 MapRef: MB 363 PG 88-90 Abbreviated Description: Subdivision:HIGHLAND PARK Tract No:20297 Phase No:4 Legal Unit:76 Map Ref:MB 363 PG 88-90Abbreviated Description:PORTION LOT1 City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .23Mi. | **15147 RIDGE LN**<br>**FONTANA, CA 92336-5248** | 08/28/2025 | $605,000 | $351 | 1723 | 6/3/3 | 2022 | 1,265 SF |

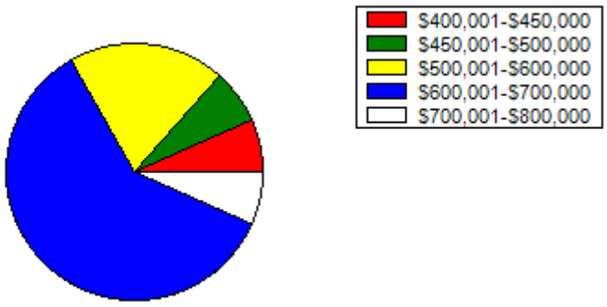
APN: 0228-254-20-0000 Document #: 2025-0208749
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: CHATEAU AT THE RETREAT Tract No: 20228 Legal Unit: 101 MapRef: MB 359 PG 20-23 Abbreviated Description: Lot:1 Subdivision:CHATEAU AT THE RETREAT Tract No:20228 Legal Unit:101 Map Ref:MB 359 PG 20-23City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .08Mi. | **14991 CAVETTO LN**<br>**FONTANA, CA 92336-5297** | 06/26/2025 | $628,000 | $324 | 1933 | 6/3/2 | 2023 | 2,175 SF |

APN: 0228-262-19-0000 Document #: 2025-0145875
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: HIGHLAND PARK Tract No: 20349 Phase No: 3 Legal Unit: 20 MapRef: MB 363 PG 91-93 Abbreviated Description: Subdivision:HIGHLAND PARK Tract No:20349 Phase No:3 Legal Unit:20 Map Ref:MB 363 PG 91-93Abbreviated Description:PORTION LOT1 City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA

## 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.

# ICE SiteX Report

**OrderID: 97784748**

## 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. | **14986 GALLERY WAY** | | | $632,732 | 1,654 | 5/3/2 | 2024 | 2,175 SF | |
| 0Mi. | **14986 GALLERY WAY** | | | $578,296 | 1,419 | 5/3/2 | 2024 | 2,175 SF | |
| .01Mi. | **14986 GALLERY WAY** | | | $657,484 | 1,957 | 8/4/3 | 2024 | 2,175 SF | |
| .01Mi. | **14964 GALLERY WAY** | | | $621,881 | 1,654 | 5/3/2 | 2024 | 2,175 SF | |
| .01Mi. | **14964 GALLERY WAY** | | | $584,584 | 1,419 | 5/3/2 | 2024 | 2,175 SF | |
| .01Mi. | **14964 GALLERY WAY** | | | $667,547 | 1,957 | 8/4/3 | 2024 | 2,175 SF | |
| .02Mi. | **14986 GALLERY WAY** | | | $614,995 | 1,654 | 5/3/2 | 2024 | 2,175 SF | |
| .02Mi. | **14986 GALLERY WAY** | | | $578,283 | 1,419 | 5/3/2 | 2024 | 2,175 SF | |
| .02Mi. | **14986 GALLERY WAY** | | | $602,359 | 1,713 | 5/3/2 | 2024 | 2,175 SF | |
| .02Mi. | **6571 FACADE WAY** | | | $651,661 | 1,861 | 6/3/2 | 2024 | 2,175 SF | |
| .02Mi. | **14964 GALLERY WAY** | | | $597,377 | 1,713 | 5/3/2 | 2024 | 2,175 SF | |
| .02Mi. | **14986 GALLERY WAY** | | | $655,161 | 1,957 | 8/4/3 | 2024 | 2,175 SF | |
| .02Mi. | **14986 GALLERY WAY** | | | $602,266 | 1,713 | 5/3/2 | 2024 | 2,175 SF | |
| .02Mi. | **6577 FACADE WAY** | | | $690,017 | 1,933 | 6/3/2 | 2024 | 2,175 SF | |
| .03Mi. | **15008 GALLERY WAY** | | | $598,181 | 1,654 | 5/3/2 | 2024 | 2,175 SF | |
| .03Mi. | **15008 GALLERY WAY** | | | $569,652 | 1,419 | 5/3/2 | 2024 | 2,175 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | NA | Households Occupied by Owners: | NA |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | NA years old | Households: | NA |
| Median Household Income: | NA | Households w/Family: | NA |
| Household Income Per Capita: | NA | Households w/Family Married: | NA |
| Most Common Education Level: | NA | Households w/Family Children: | NA |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | NA | Students: | NA |
| Number of Schools: | NA | Rating: | NA |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|

No School Information Available For This Property

## Flood Report

The Subject Property of **14986 GALLERY WAY, FONTANA, CA 92336-5563** 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** | NA | NA |
| **BURGLARY** | NA | NA |
| **MOTOR VEHICLE THEFT** | NA | NA |
| **FORCIBLE ROBBERY** | NA | NA |
| **AGGRAVATED ASSAULT** | NA | NA |
| **FORCIBLE RAPE** | NA | NA |
| **MURDER** | NA | NA |
| **OVERALL** | NA | NA |

## Disaster Alerts

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

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

**OrderID: 97784748**

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