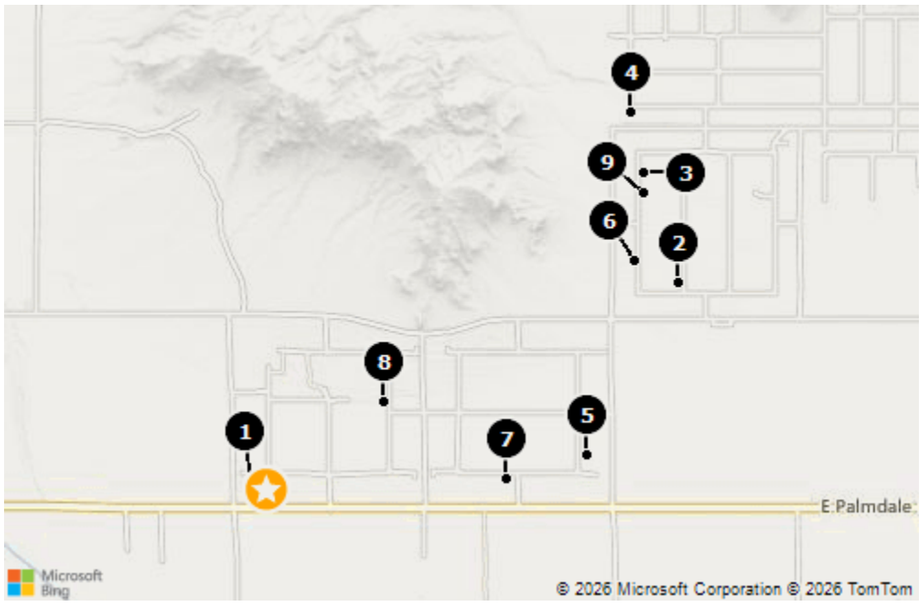
ICE SiteX Report

OrderID: 97523880

SiteX Property Information Report



Subject Property Location

15040 E AVENUE Q7, LAKE LOS ANGELES, CA 93591-2930

County:	**LOS ANGELES CA**	Census Tract:	060379001.042028
Property Use:	Single Family Residential	Zoning:	LCRA40000*
Parcel Number:	3029-002-026	Thomas Bros Pg-Grid:	

Valuation

Value:	**$407,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$350,020 - $463,980	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	4-704
Assd Land Value:	$60,475	Market Land Value:		Tax Year:	2025
Assd Improvement:	$194,010	Market Improvment Value:		Total Taxable Value:	$3,288
Total Assessed Value:	$254,485	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 206 Tract No: 29071
Abbreviated Description: TRACT NO 29071 LOT 206

Property Characteristics

Lot Size:	1.250 AC	Bedrooms:	3	Pool:	
Building Area:	1402 SF	Baths:	2	Fireplace:	
Year Built:	1985	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:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/13/2024	Loan Amount:	N/A
Document #:	24-0313123 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2049	Type Finance:	

Legal Description:
Lot: 206 Tract No: 29071

Prior Transfer

Recording Date:	10/04/2023	Sales Price:	$33,498
Document #:	20230674990 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/09/2023	Loan Amount:	N/A
Document #:	23-0151746 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2049	Type Finance:	

Legal Description:
Lot: 206 Tract No: 29071

Prior Transfer

Recording Date:	12/19/2022	Sales Price:	N/A
Document #:	22-1183441 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	01/06/2021	Loan Amount:	N/A
Document #:	21-0017514 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2049	Type Finance:	

Legal Description:
Lot: 206 Tract No: 29071

Prior Transfer

Recording Date:	09/04/2019	Sales Price:	$186,868
Document #:	19-0897468 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/13/2019	Sales Price:	$233,000
Document #:	19-0808446 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/24/2019		
Document Type:			

Legal Description:
Lot: 206 Tract No: 29071 Map Ref: MB 772 PG 61-74
City/Muni/Twp: BUYERS

Prior Transfer

Recording Date:	08/13/2019	Sales Price:	N/A
Document #:	19-0808445 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/07/2019		
Document Type:			

Legal Description:
Lot: 206 Tract No: 29071 Map Ref: MB 772 PG 61-74
City/Muni/Twp: BUYERS

Prior Transfer

Recording Date:	08/13/2019	Sales Price:	$233,002
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 206 Tract No: 29071
Abbreviated Description: TRACT NO 29071 LOT 206

Prior Transfer

Recording Date:	07/28/2017	Sales Price:	$185,000
Document #:	17-0853023 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/26/2017		
Document Type:			

Legal Description:
Lot: 206 Tract No: 29071 Map Ref: MB772 PG61-74
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	11/21/2012	Sales Price:	$150,000
Document #:	12-1776544 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/30/2012	Sales Price:	N/A
Document #:	12-1123118 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/20/2012		
Document Type:			

Legal Description:
Lot: 206 Tract No: 29071 Map Ref: MB772 PG61-74
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	02/01/2011	Sales Price:	$89,635
Document #:	11-0174757 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/27/2011		
Document Type:			

Legal Description:
Lot: 206 Tract No: 29071 Map Ref: MB772 PG61-74

Prior Transfer

Recording Date:	09/08/2010	Sales Price:	$81,000
Document #:	10-1258582 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/12/2005	Loan Amount:	N/A
Document #:	05-3049561 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 206 Tract No: 29071

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Mortgage Record

Recording Date:	04/26/2002	Loan Amount:	N/A
Document #:	02-0968537 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2032	Type Finance:	

Legal Description:
Lot: 206 Tract No: 29071

Prior Transfer

Recording Date:	07/06/1999	Sales Price:	$50,500
Document #:	99-1226809 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/14/1999		
Document Type:			

Legal Description:
Abbreviated Description: TRACT NO 29071 LOT 206

Prior Transfer

Recording Date:	08/17/1998	Sales Price:	N/A
Document #:	98-1444615 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/12/1998		
Document Type:			

Legal Description:
Abbreviated Description: TRACT NO 29071 LOT 206

Prior Transfer

Recording Date:	08/17/1998	Sales Price:	$87,909
Document #:	98-1444614 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/13/1998		
Document Type:			

Legal Description:
Abbreviated Description: TRACT NO 29071 LOT 206

Prior Transfer

Recording Date:	06/23/1994	Sales Price:	$81,500
Document #:	94-1201505 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/14/1994		
Document Type:			

Legal Description:
Lot: 206 Tract No: 29071 Map Ref: MAP772 PG61-74

Prior Transfer

Recording Date:	12/16/1993	Sales Price:	N/A
Document #:	93-2455027 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/23/1993		
Document Type:			

Legal Description:
Lot: 206 Tract No: 29071 Map Ref: MAP772 PG61-74

Prior Transfer

Recording Date:	11/10/1993	Sales Price:	$90,643
Document #:	93-2206263 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/01/1993		
Document Type:			

Legal Description:
Lot: 206 Tract No: 29071 Map Ref: MAP772 PG61-74

Area Sales Analysis

Total Area Sales	$3,064,000	Median # of Bedrooms	3
Median Lot Size	31,345 SF	Median # of Baths	2
Median Living Area	1,466 SF	Median Year Built	1985
Price Range - 2 Yrs	$25,000 to $458,000	Age Range	36 years to 42 years
Median Value	$404,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**15018 E AVENUE Q7** **LAKE LOS ANGELES, CA 93591-2930**	05/12/2026	$425,000	$374	1134	/3/2	1984	44,649 SF	
		APN: 3029-002-024 Document #: 26-0346695 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 204 Tract No: 29071 MapRef: MB 772 PG 61-74 Abbreviated Description: Lot:204 Tract No:29071 Map Ref:MB 772 PG 61-74City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	1.22Mi.	**38915 162ND ST E** **LAKE LOS ANGELES, CA 93591-3407**	12/26/2025	$25,000	$12	1929	/4/2	1990	29,406 SF	
		APN: 3074-008-018 Document #: 25-0937775 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 174 Tract No: 28491 MapRef: MB 766 PG 24-30 Abbreviated Description: Lot:174 Tract No:28491 Map Ref:MB 766 PG 24-30City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	1.33Mi.	**39114 161ST ST E** **LAKE LOS ANGELES, CA 93591-3404**	07/31/2025	$400,000	$307	1300	/4/2	1985	29,399 SF	
		APN: 3074-008-036 Document #: 25-0516821 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 192 Tract No: 28491 MapRef: MB 766 PG 24-30 Abbreviated Description: Lot:192 Tract No:28491 Map Ref:MB 766 PG 24-30City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	1.39Mi.	**16104 STAGECOACH AVE** **LAKE LOS ANGELES, CA 93591-3208**	06/25/2025	$404,000	$356	1134	/3/2	1986	31,345 SF	
		APN: 3074-011-010 Document #: 25-0423393								

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 120 Tract No: 28492 MapRef: MB 766 PG 31-43 Abbreviated Description: Lot:120 Tract No:28492 Map Ref:MB 766 PG 31-43City/Muni/ Twp:PALMDALE City/Muni/Twp: PALMDALE

5	.88Mi.	**38530 159TH ST E** **LAKE LOS ANGELES, CA 93591-2906**	06/12/2025	$300,500	$168	1784	/3/2	1984	41,863 SF

APN: 3029-025-015 Document #: 25-0395503
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Tract No: 29071 MapRef: MB 772 PG 61-74 Abbreviated Description: Lot:15 Tract No:29071 Map Ref:MB 772 PG 61-74City/Muni/ Twp:PALMDALE City/Muni/Twp: PALMDALE

6	1.14Mi.	**38953 161ST ST E** **LAKE LOS ANGELES, CA 93591-3406**	06/06/2025	$458,000	$312	1466	/3/2	1984	30,268 SF

APN: 3074-009-005 Document #: 25-0382323
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 Tract No: 28491 MapRef: MB 766 PG 24-30 Abbreviated Description: Lot:25 Tract No:28491 Map Ref:MB 766 PG 24-30City/Muni/ Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

7	.64Mi.	**15722 E AVENUE Q7** **LAKE LOS ANGELES, CA 93591-2917**	05/27/2025	$425,000	$216	1960	/5/3	1984	40,972 SF

APN: 3029-024-019 Document #: 25-0347975
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 77 Tract No: 29071 MapRef: MB 772 PG 61-74 Abbreviated Description: Lot:77 Tract No:29071 Map Ref:MB 772 PG 61-74City/Muni/ Twp:PALMDALE City/Muni/Twp: PALMDALE

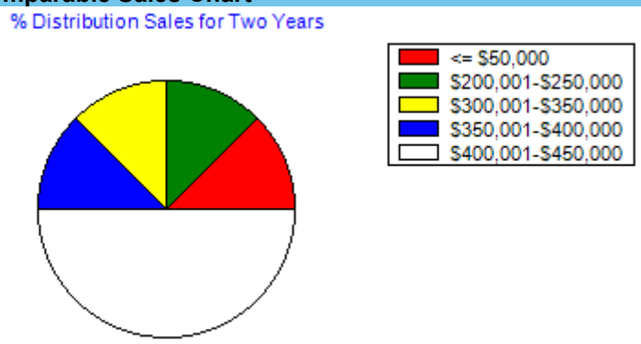
8	.37Mi.	**38615 154TH ST E** **LAKE LOS ANGELES, CA 93591-2921**	03/14/2025	$415,000	$296	1398	/3/2	1987	39,390 SF

APN: 3029-022-019 Document #: 25-0165621
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

9	1.3Mi.	**39038 161ST ST E** **LAKE LOS ANGELES, CA 93591-3405**	03/10/2025	$211,500	$117	1800	/3/2	1988	29,352 SF

APN: 3074-008-033 Document #: 25-0152351
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 189 Tract No: 18491 MapRef: MB 766 PG 24-30 Abbreviated Description: Lot:189 Tract No:18491 Map Ref:MB 766 PG 24-30City/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.	**15040 E AVENUE Q7**	**08/13/2019**		$254,485	1,402	/3/2	1985	1 SF	
.02Mi.	**15028 E AVENUE Q7**	**01/20/2009**		$64,241	1,134	/3/2	1986	42,714 SF	
.02Mi.	**15104 E AVENUE Q7**	**12/07/2021**		$408,563	1,322	/3/2	1986	1 SF	
.04Mi.	**15018 E AVENUE Q7**	**08/12/2011**		$60,276	1,134	/3/2	1984	1 SF	
.04Mi.	**15112 E AVENUE Q7**	**06/21/2016**		$153,768	1,134	/3/2	1984	39,792 SF	
.06Mi.	**15006 E AVENUE Q7**	**06/19/2003**		$166,535	1,025	/3/2	1984	1 SF	
.06Mi.	**15122 E AVENUE Q7**	**10/20/2022**		$390,149	1,595	/4/2	2005	39,800 SF	
.07Mi.	**38505 151ST ST E**	**10/19/2009**		$54,843	1,143	/3/2	1977	1 SF	
.08Mi.	**15132 E AVENUE Q7**	**09/09/1987**		$141,976	1,134	/3/2	1984	39,857 SF	
.08Mi.	**38521 151ST ST E**	**04/16/2010**		$59,362	1,025	/3/2	1983	43,185 SF	
.09Mi.	**15105 E AVENUE Q7**	**04/28/2000**		$116,784	1,134	/3/2	1984	37,045 SF	
.1Mi.	**15115 E AVENUE Q7**	**02/06/2012**		$82,888	1,134	/3/2	1988	39,406 SF	
.1Mi.	**15142 E AVENUE Q7**	**05/06/2020**		$294,186	1,813	/3/2	1988	39,837 SF	
.1Mi.	**38529 151ST ST E**	**07/08/2009**		$68,311	1,200	/4/2	1988	43,491 SF	
.11Mi.	**15131 E AVENUE Q7**	**10/14/2009**		$96,795	1,300	/3/2	1981	39,401 SF	
.12Mi.	**38533 151ST ST E**	**08/15/2000**		$138,012	1,741	/4/2	1984	1 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	63%

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Demographics & Income

Median Age:	35.9 years old	Households:	2,161
Median Household Income:	$57,486	Households w/Family:	78%
Household Income Per Capita:	$19,944	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	46%

School District

School District Zone:	Keppel Union Elementary School District	Students:	2,559
Number of Schools:	6	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.33Mi.	**Lake Los Angeles Elementary School** Number of Students: 533 Student-Teacher Ratio: 23.17	D-	Public	PK - 8
1.33Mi.	**Lake Los Angeles Elementary School** Number of Students: 533 Student-Teacher Ratio: 23.17	D-	Public	PK - 8
4.37Mi.	**Littlerock High School** Number of Students: 1,507 Student-Teacher Ratio: 22.24 Advanced Placement: Yes	D	Public	9 - 12
4.37Mi.	**Littlerock High School** Number of Students: 1,507 Student-Teacher Ratio: 22.24 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **15040 E AVENUE Q7, LAKE LOS ANGELES, CA 93591-2930** 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	89%	LOWER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	34%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	101%	SIMILAR
MURDER	56%	NOTABLY LOWER
OVERALL	66%	NOTABLY LOWER

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

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