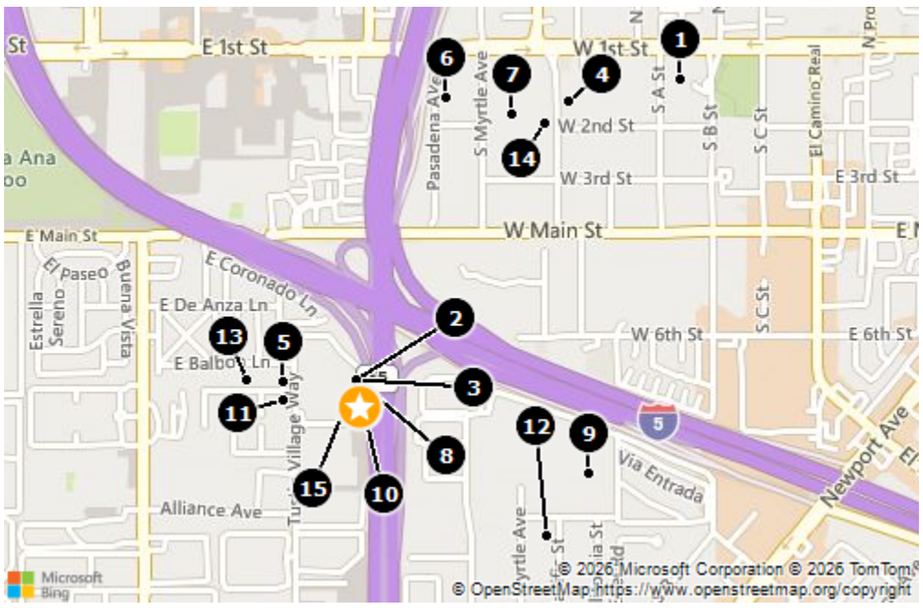
ICE SiteX Report

OrderID: 97581008

SiteX Property Information Report



Subject Property Location

15500 TUSTIN VILLAGE WAY, TUSTIN, CA 92780-4284

County:	**ORANGE CA**	Census Tract:	060590744.081001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	402-262-36	Thomas Bros Pg-Grid:	829-4J

Valuation

Value:	**$539,000**	FSD:	7	Common Confidence Score:	78
Value Range:	$501,270 - $576,730	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	13-000
Assd Land Value:	$239,174	Market Land Value:		Tax Year:	2025
Assd Improvement:	$61,158	Market Improvment Value:		Total Taxable Value:	$3,835
Total Assessed Value:	$300,332	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 36 Subdivision: TUSTIN VILLAGE HOA Tract No: 4854
Abbreviated Description: N TR 4854 BLK LOT 36 TR 4854 LOT 36 UND 1/118 INT IN LOTS 119 & 120

Property Characteristics

Lot Size:	540 SF	Bedrooms:	2	Pool:	
Building Area:	1080 SF	Baths:	1	Fireplace:	
Year Built:	1964	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	04/08/2025	Loan Amount:	N/A
Document #:	2025000104256 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2065	Type Finance:	

Legal Description:
Lot: 36,119&120 Subdivision: TRACT 4854
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	01/03/2023	Sales Price:	N/A
Document #:	2023000000100 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/09/2022	Loan Amount:	N/A
Document #:	2022000359175 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 36,119&120 Subdivision: TRACT 4854
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	09/24/2019	Sales Price:	N/A

ICE SiteX Report

OrderID: 97581008

Document #:	2019000366162 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/18/2019		
Document Type:			

Legal Description:
Lot: 38,119&120 Subdivision: TRACT 4854 Map Ref: MB 174 PG 3&4
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	09/05/2019	Sales Price:	N/A
Document #:	2019000333463 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/23/2014	Sales Price:	$245,000
Document #:	2014000202750 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/11/2014		
Document Type:			

Legal Description:
Lot: 36,119&120 Tract No: 4854 Map Ref: MP174 PG3&4
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	08/12/2009	Sales Price:	$125,000
Document #:	2009000434142 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/31/2009		
Document Type:			

Legal Description:
Lot: 36,119&120 Tract No: 4854 Map Ref: MP174 PG3&4
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	07/30/2009	Sales Price:	$110,000
Document #:	2009000410643 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/28/2009		
Document Type:			

Legal Description:
Lot: 36,119&120 Tract No: 4854 Map Ref: MP174 PG3&4
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	12/17/2008	Sales Price:	$284,000
Document #:	2008000578830 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/14/2005	Sales Price:	$228,000
Document #:	2005000723206 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/01/2005	Loan Amount:	N/A
Document #:	2005000690861 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2020	Type Finance:	FIX

Legal Description:
Lot: 36,119&120 Subdivision: TUSTIN VILLAGE HOA Tract No: 4854
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	09/01/2005	Sales Price:	$350,000
Document #:	2005000690859 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/05/2005		
Document Type:			

Legal Description:
Lot: 36,119&120 Subdivision: TUSTIN VILLAGE HOA Tract No: 4854 Map Ref: MP174 PG3&4
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	08/04/2004	Sales Price:	$285,000
Document #:	2004000703908 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/30/2004		
Document Type:			

Legal Description:
Lot: 36,119&120 Tract No: 4854 Map Ref: MP174 PG3&4
City/Muni/Twp: TUSTIN

Mortgage Record

Recording Date:	08/27/2003	Loan Amount:	N/A
Document #:	2003001039876 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	09/01/2033	Type Finance:	ADJ

Legal Description:
Lot: 36,119&120 Subdivision: TUSTIN VILLAGE Tract No: 4854
City/Muni/Twp: TUSTIN

Mortgage Record

Recording Date:	02/13/2003	Loan Amount:	N/A

ICE SiteX Report

OrderID: 97581008

Document #:	2003000165040 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/13/2018	Type Finance:	

Legal Description:
Lot: 36,119&120 Tract No: 4854
City/Muni/Twp: TUSTIN

Mortgage Record

Recording Date:	08/16/2002	Loan Amount:	N/A
Document #:	20020690149 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 36,119&120 Tract No: 4854
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	02/05/2002	Sales Price:	$151,000
Document #:	20020095889 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/28/2001		
Document Type:			

Legal Description:
Lot: 36,119 Tract No: 4854 Map Ref: MP174 PG3&4
Abbreviated Description: LOT120
City/Muni/Twp: TUSTIN

Mortgage Record

Recording Date:	06/04/2001	Loan Amount:	N/A
Document #:	20010363139 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2031	Type Finance:	

Legal Description:
Lot: 36,119&120 Tract No: 4854

Prior Transfer

Recording Date:	12/30/1997	Sales Price:	N/A
Document #:	19970669915 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/19/1997		
Document Type:			

Legal Description:
Abbreviated Description: TR 4854 LOT 36 UND 1/118 INT IN LOTS 119 & 120
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	12/30/1997	Sales Price:	N/A
Document #:	19970669914 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/19/1997		
Document Type:			

Legal Description:
Abbreviated Description: TR 4854 LOT 36 UND 1/118 INT IN LOTS 119 & 120
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	12/21/1995	Sales Price:	$71,000
Document #:	19950570020 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/13/1995		
Document Type:			

Legal Description:
Lot: 36,119&120 Subdivision: TUSTIN VILLAGE Tract No: 4854 Map Ref: MB174 PG3&4
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	12/21/1995	Sales Price:	N/A
Document #:	19950570019 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/13/1995		
Document Type:			

Legal Description:
Lot: 36,119&120 Tract No: 4854 Map Ref: MB174 PG3&4
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	06/20/1995	Sales Price:	$47,000
Document #:	95-0259979 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/26/1995		
Document Type:			

Legal Description:
Lot: 36,119&120 Subdivision: TUSTIN VILLAGE I Tract No: 4854 Map Ref: MP174 PG3&4
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	06/20/1995	Sales Price:	N/A
Document #:	95-0259978 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/13/1995		
Document Type:			

Legal Description:
Lot: 36,119&120 Tract No: 4854 Map Ref: MP174 PG3&4
City/Muni/Twp: TUSTIN

Prior Transfer

Recording Date:	05/23/1994	Sales Price:	N/A
Document #:	94-0350399 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/19/1994		

ICE SiteX Report

OrderID: 97581008

Document Type:
Legal Description:
Lot: 36,119&120 Tract No: 4854 Map Ref: MR174 PG3&4

Prior Transfer

Recording Date:	01/20/1994	Sales Price:	$102,831
Document #:	94-0044202 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/17/1994		
Document Type:			

Legal Description:
Lot: 36&119&120 Tract No: 4854 Map Ref: MR174 PG3&4

Prior Transfer

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

Legal Description:
Lot: 36 Subdivision: TUSTIN VILLAGE HOA Tract No: 4854
Abbreviated Description: N TR 4854 BLK LOT 36 TR 4854 LOT 36 UND 1/118 INT IN LOTS 119 & 120

Area Sales Analysis

Total Area Sales	$11,838,000	Median # of Bedrooms	3
Median Lot Size	630 SF	Median # of Baths	1
Median Living Area	1,188 SF	Median Year Built	1964
Price Range - 2 Yrs	$535,000 to $1,275,000	Age Range	61 years to 125 years
Median Value	$630,000	Median Age	62 years

Comparable Sales Data

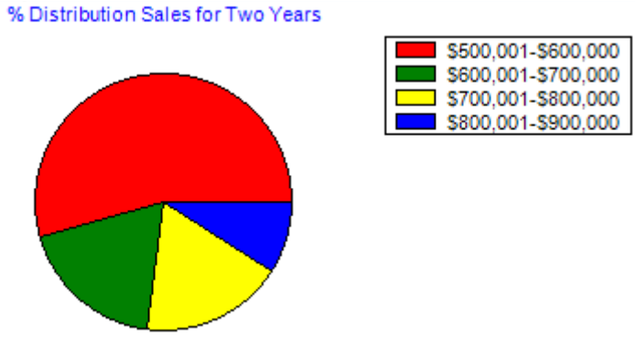
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.62Mi.	**135 S A ST** **TUSTIN, CA 92780-3624**	02/13/2026	$750,000	$663	1130	5/2/1	1901	7,619 SF	
		APN: 401-561-17 Document #: 2026000034533 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: A MapRef: MB 4 PG 218&219 Abbreviated Description: Lot:14 Block:A Map Ref:MB 4 PG 218&219City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN								
2	.04Mi.	**15500 TUSTIN VILLAGE WAY** **TUSTIN, CA 92780-4283**	12/22/2025	$539,000	$499	1080	4/2/1	1964	540 SF	
		APN: 402-262-15 Document #: 2025000353600 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15,119&120 Subdivision: TRACT NO 4854 MapRef: MB 174 PG 3&4 Abbreviated Description: Lot:15,119&120 Subdivision:TRACT NO 4854 Map Ref:MB 174 PG 3&4City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN								
3	.08Mi.	**15500 TUSTIN VILLAGE WAY** **TUSTIN, CA 92780-4283**	11/26/2025	$564,000	$482	1170	5/3/1	1964	630 SF	
		APN: 402-263-22 Document #: 2025000331391 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 100 Subdivision: TRACT NO 4854 MapRef: MB 174 PG 3&4 Abbreviated Description: Lot:100 Subdivision:TRACT NO 4854 Map Ref:MB 174 PG 3&4City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN								
4	.51Mi.	**157 PACIFIC ST** **TUSTIN, CA 92780-3634**	11/05/2025	$1,215,000	$904	1343	6/4/2	1961	9,000 SF	Yes
		APN: 401-361-18 Document #: 2025000304239 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: C MapRef: MB 4 PG 218&219 Abbreviated Description: Map Ref:MB 4 PG 218&219Abbreviated Description:PORTION BLK C City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN								
5	.11Mi.	**16667 MONTEGO WAY** **TUSTIN, CA 92780-4126**	10/29/2025	$630,000	$530	1188	6/3/1	1964	594 SF	
		APN: 402-282-69 Document #: 2025000297502 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 115 Subdivision: TRACT NO 5142 MapRef: MB 193 PG 27-29 Abbreviated Description: Lot:115 Subdivision:TRACT NO 5142 Map Ref:MB 193 PG 27-29City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN								
6	.43Mi.	**155 PASADENA AVE** **TUSTIN, CA 92780-2914**	10/21/2025	$875,000	$712	1228	4/2/1	1948	6,222 SF	Yes
		APN: 401-541-10 Document #: 2025000288987 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: C Subdivision: BUNDYS ADDITION MapRef: MB 1 PG 92 Abbreviated Description: Subdivision:BUNDYS ADDITION Map Ref:MB 1 PG 92Abbreviated Description:PORTION BLK C City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN								
7	.44Mi.	**185 S MYRTLE AVE** **TUSTIN, CA 92780-2909**	10/02/2025	$1,175,000	$1,191	986	5/4/2	1940	11,700 SF	
		APN: 401-551-33 Document #: 2025000270762 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: TUSTIN DALE GARDENS Tract No: 334 MapRef: MB 14 PG 46 Abbreviated Description: Lot:15 Subdivision:TUSTIN DALE GARDENS Tract No:334 Map Ref:MB 14 PG 46City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN								
8	.06Mi.	**15500 TUSTIN VILLAGE WAY** **TUSTIN, CA 92780-4283**	09/30/2025	$535,000	$495	1080	4/2/1	1964	540 SF	
		APN: 402-263-34 Document #: 2025000268650 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 112&119 Subdivision: TRACT NO 4854 MapRef: MB 174 PG 3&4 Abbreviated Description: Lot:112&119 Subdivision:TRACT NO 4854 Map Ref:MB 174 PG 3&4Abbreviated Description:LOT 120 City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN								
9	.32Mi.	**17274 NISSON RD** **TUSTIN, CA 92780-8551**	08/22/2025	$725,000	$605	1197	6/3/1	1965	1,458 SF	
		APN: 402-352-45 Document #: 2025000233788 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 45 Subdivision: TRACT NO 5415 MapRef: MB 210 PG 45-47 Abbreviated Description: Lot:45 Subdivision:TRACT NO 5415 Map Ref:MB 210 PG 45-47City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN								

ICE SiteX Report

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10	.02Mi.	**15500 TUSTIN VILLAGE WAY** **TUSTIN, CA 92780-4284**	08/05/2025	$565,000	$523	1080	4/2/1	1964	540 SF	
	APN: 402-262-28 Document #: 2025000216255 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Subdivision: TRACT NO 4854 MapRef: MB 174 PG 3&4 Abbreviated Description: Lot:28 Subdivision:TRACT NO 4854 Map Ref:MB 174 PG 3&4City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN									
11	.11Mi.	**16664 MONTEGO WAY** **TUSTIN, CA 92780-4100**	07/28/2025	$575,000	$484	1188	6/3/1	1964	594 SF	
	APN: 402-282-03 Document #: 2025000209559 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 49&118 Subdivision: TRACT NO 5142 MapRef: MB 193 PG 27-29 Abbreviated Description: Lot:49&118 Subdivision:TRACT NO 5142 Map Ref:MB 193 PG 27-29City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN									
12	.31Mi.	**15631 PACIFIC ST** **TUSTIN, CA 92780-5021**	05/23/2025	$1,250,000	$704	1775	8/5/2	1962	7,270 SF	Yes
	APN: 402-383-02 Document #: 2025000147948 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 57 Subdivision: TRACT 4250 MapRef: MB 151 PG 15&16 Abbreviated Description: Lot:57 Subdivision:TRACT 4250 Map Ref:MB 151 PG 15&16City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN									
13	.16Mi.	**16609 MONTEGO WAY** **TUSTIN, CA 92780-4126**	04/15/2025	$610,000	$513	1188	6/3/1	1964	594 SF	
	APN: 402-282-58 Document #: 2025000110658 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 104 Subdivision: TRACT NO 5142 MapRef: MB 193 PG 27-29 Abbreviated Description: Lot:104 Subdivision:TRACT NO 5142 Map Ref:MB 193 PG 27-29City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN									
14	.45Mi.	**190 PACIFIC ST** **TUSTIN, CA 92780-3635**	04/10/2025	$1,275,000	$881	1446	4/2/1	1922	12,150 SF	
	APN: 401-551-14 Document #: 2025000106203 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Subdivision: TRACT 334 TUSTIN DALE GARDENS MapRef: MB 14 PG 46 Abbreviated Description: Lot:25 Subdivision:TRACT 334 TUSTIN DALE GARDENS Map Ref:MB 14 PG 46City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN									
15	.04Mi.	**15500 TUSTIN VILLAGE WAY** **TUSTIN, CA 92780-4284**	03/26/2025	$555,000	$513	1080	4/2/1	1964	540 SF	
	APN: 402-262-08 Document #: 2025000091754 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: TRACT 4854 MapRef: MB 174 PG 3&4 Abbreviated Description: Lot:8 Subdivision:TRACT 4854 Map Ref:MB 174 PG 3&4City/Muni/Twp:TUSTIN City/Muni/Twp: TUSTIN									

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.

ICE SiteX Report

OrderID: 97581008

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.	**15500 TUSTIN VILLAGE WAY**			$300,332	1,080	4/2/1	1964	540 SF	
0Mi.	**15500 TUSTIN VILLAGE WAY**			$209,817	1,080	4/2/1	1964	540 SF	
.01Mi.	**15500 TUSTIN VILLAGE WAY**			$188,708	1,080	4/2/1	1964	540 SF	
.01Mi.	**15500 TUSTIN VILLAGE WAY**			$348,173	1,080	4/2/1	1964	540 SF	
.01Mi.	**15500 TUSTIN VILLAGE WAY**	**08/03/2009**		$162,396	1,080	4/2/1	1964	540 SF	
.01Mi.	**15500 TUSTIN VILLAGE WAY**			$336,149	1,080	4/2/1	1964	540 SF	
.01Mi.	**15500 TUSTIN VILLAGE WAY**	**05/20/2010**		$167,797	1,080	4/2/1	1964	540 SF	
.01Mi.	**15500 TUSTIN VILLAGE WAY**	**03/11/2011**		$170,392	1,080	4/2/1	1964	540 SF	
.01Mi.	**15500 TUSTIN VILLAGE WAY**	**08/10/2010**		$166,547	1,080	4/2/1	1964	540 SF	
.01Mi.	**15500 TUSTIN VILLAGE WAY**	**04/15/2009**		$193,155	1,080	4/2/1	1964	540 SF	
.01Mi.	**15500 TUSTIN VILLAGE WAY**			$416,736	1,080	4/2/1	1964	540 SF	
.02Mi.	**15500 TUSTIN VILLAGE WAY**			$180,808	1,080	4/2/1	1964	540 SF	
.02Mi.	**15500 TUSTIN VILLAGE WAY**			$348,113	1,080	4/2/1	1964	540 SF	
.02Mi.	**15500 TUSTIN VILLAGE WAY**			$379,832	1,080	4/2/1	1964	540 SF	
.02Mi.	**15500 TUSTIN VILLAGE WAY**			$267,930	1,080	4/2/1	1964	540 SF	
.02Mi.	**15500 TUSTIN VILLAGE WAY**			$516,630	1,080	4/2/1	1964	540 SF	

Rent vs. Own

Households Occupied by Renters:	55%	Households Occupied by Owners:	41%

Demographics & Income

Median Age:	35.6 years old	Households:	17,672
Median Household Income:	$89,057	Households w/Family:	72%
Household Income Per Capita:	$37,129	Households w/Family Married:	49%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	35%

School District

School District Zone:	Tustin Unified School District	Students:	21,342
Number of Schools:	28	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.86Mi.	**Foothill High School** Number of Students: 2,126 Student-Teacher Ratio: 25.02 Advanced Placement: Yes	A+	Public	9 - 12
1.19Mi.	**Columbus Tustin Middle School** Number of Students: 583 Student-Teacher Ratio: 23.65	B-	Public	6 - 8
0.90Mi.	**Helen Estock Elementary School** Number of Students: 456 Student-Teacher Ratio: 27.62	D	Public	KG - 5

Flood Report

The Subject Property of **15500 TUSTIN VILLAGE WAY, TUSTIN, CA 92780-4284** 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 **15500 TUSTIN VILLAGE WAY, TUSTIN, CA 92780-4284** 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 **15500 TUSTIN VILLAGE WAY, TUSTIN, CA 92780-4284** 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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	114%	HIGHER
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	97%	SIMILAR
OVERALL	86%	LOWER

ICE SiteX Report

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Disaster Alerts

No alerts noted

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