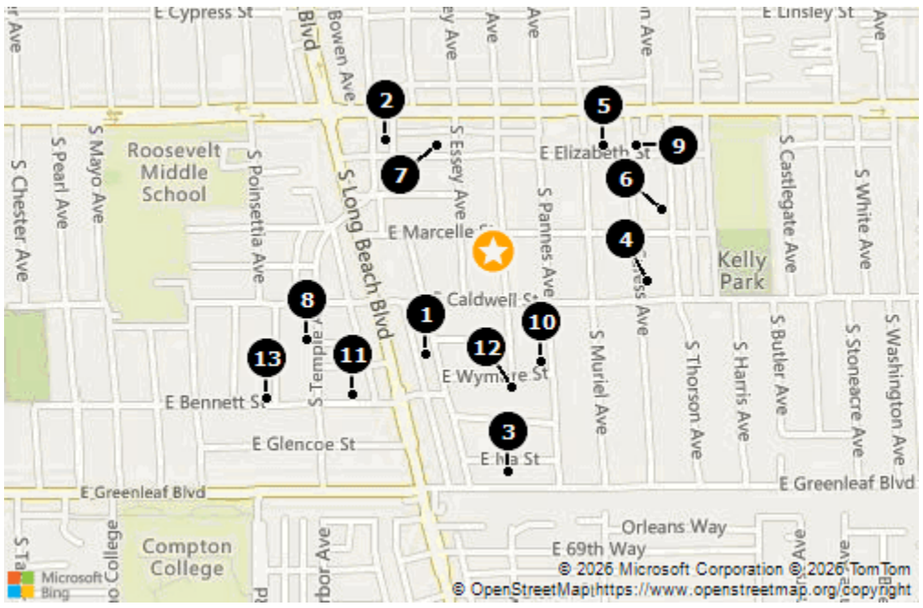
ICE SiteX Report

OrderID: 98175546

SiteX Property Information Report



Subject Property Location

16307 S BRADFIELD AVE, COMPTON, CA 90221-4517

County:	**LOS ANGELES CA**	Census Tract:	060375422.001016
Property Use:	Single Family Residential	Zoning:	LCA1YY
Parcel Number:	7302-014-012	Thomas Bros Pg-Grid:	735-5C

Valuation

Value:	**$575,000**	FSD:	16	Common Confidence Score:	45
Value Range:	$483,000 - $667,000	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	2-957
Assd Land Value:	$327,970	Market Land Value:		Tax Year:	2025
Assd Improvement:	$75,152	Market Improvment Value:		Total Taxable Value:	$5,404
Total Assessed Value:	$403,122	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 36 Tract No: 12050
Abbreviated Description: TRACT # 12050 LOT 36

Property Characteristics

Lot Size:	5,835 SF	Bedrooms:	2	Pool:	
Building Area:	696 SF	Baths:	1	Fireplace:	
Year Built:	1939	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/15/2026	Sales Price:	$460,750
Document #:	26-0267362 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/18/2010	Sales Price:	$460,750
Document #:	10-0838364 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/15/2009	Sales Price:	$460,750
Document #:	09-1068021 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/26/2007	Sales Price:	$61,000
Document #:	07-0695897 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	12/05/2006	Sales Price:	$405,000
Document #:	06-2699591 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/27/2006	Sales Price:	N/A
Document #:	06-2146182 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/14/2006		
Document Type:			

Legal Description:
Lot: 36 Tract No: 12050 Map Ref: MB223 PG27&28
City/Muni/Twp: COMPTON

Prior Transfer

Recording Date:	04/13/2006	Sales Price:	$244,000
Document #:	06-0812641 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/03/2006	Sales Price:	$61,000
Document #:	06-0715859 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/17/2006	Sales Price:	N/A
Document #:	06-0573055 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/06/2006		
Document Type:			

Legal Description:
Lot: 36 Tract No: 12050 Map Ref: MB223 PG27&28
City/Muni/Twp: COMPTON

Mortgage Record

Recording Date:	03/17/2006	Loan Amount:	N/A
Document #:	06-0572987 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	04/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 36 Tract No: 12050

Prior Transfer

Recording Date:	08/29/2005	Sales Price:	N/A
Document #:	05-2074353 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/21/2005		
Document Type:			

Legal Description:
Lot: 36 Tract No: 12050 Map Ref: MB223 PG27&28
City/Muni/Twp: COMPTON

Prior Transfer

Recording Date:	08/29/2005	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 36 Tract No: 12050
Abbreviated Description: TRACT # 12050 LOT 36

Prior Transfer

Recording Date:	03/07/2005	Sales Price:	$120,000
Document #:	05-0515491 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/25/2005	Loan Amount:	N/A
Document #:	05-0172749 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	02/01/2035	Type Finance:	

Legal Description:
Lot: 36 Tract No: 12050

Prior Transfer

Recording Date:	01/25/2005	Sales Price:	$305,000
Document #:	05-0172747 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	11/09/2004		
Document Type:			

Legal Description:
Lot: 36 Tract No: 12050 Map Ref: MB223 PG27&28

Prior Transfer

Recording Date:	01/25/2005	Sales Price:	N/A
Document #:	05-0172746 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/17/2005		
Document Type:			

Legal Description:
Lot: 36 Tract No: 12050 Map Ref: MB223 PG27&28

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OrderID: 98175546

Prior Transfer

Recording Date:	01/25/2005	Sales Price:	N/A
Document #:	05-0172745 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/09/2004		
Document Type:			

Legal Description:
Lot: 36 Tract No: 12050 Map Ref: MB223 PG27&28

Prior Transfer

Recording Date:	01/25/2005	Sales Price:	N/A
Document #:	05-0172744 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/16/2004		
Document Type:			

Legal Description:
Lot: 36 Tract No: 12050 Map Ref: MB223 PG27&28

Prior Transfer

Recording Date:	05/14/2004	Sales Price:	$150,000
Document #:	04-1228168 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/10/2004		
Document Type:			

Legal Description:
Lot: 36 Tract No: 12050 Map Ref: MB223 PG27&28

Prior Transfer

Recording Date:	10/28/2003	Sales Price:	N/A
Document #:	03-3235044 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/27/2003		
Document Type:			

Legal Description:
Lot: 36 Tract No: 12050 Map Ref: MB223 PG27&28
City/Muni/Twp: COMPTON

Prior Transfer

Recording Date:	03/02/2001	Sales Price:	$112,000
Document #:	01-0346717 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/30/2001		
Document Type:			

Legal Description:
Abbreviated Description: TRACT # 12050 LOT 36
City/Muni/Twp: COMPTON

Prior Transfer

Recording Date:	12/12/2000	Sales Price:	$87,125
Document #:	00-1930814 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/08/2000		
Document Type:			

Legal Description:
Abbreviated Description: TRACT # 12050 LOT 36
City/Muni/Twp: COMPTON

Prior Transfer

Recording Date:	10/06/1997	Sales Price:	N/A
Document #:	97-1541101 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/23/1997		
Document Type:			

Legal Description:
Abbreviated Description: TRACT # 12050 LOT 36
City/Muni/Twp: COMPTON

Area Sales Analysis

Total Area Sales	$7,450,089	Median # of Bedrooms	2
Median Lot Size	5,446 SF	Median # of Baths	1
Median Living Area	1,040 SF	Median Year Built	1940
Price Range - 2 Yrs	$290,000 to $760,000	Age Range	72 years to 100 years
Median Value	$555,500	Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**16503 S CUZCO AVE** **COMPTON, CA 90221-5119**	07/10/2026	$555,500	$798	696	/2/1	1940	5,750 SF	
2	.21Mi.	**15914 S BULLIS RD** **COMPTON, CA 90221-4424**	05/22/2026	$290,000	$299	969	/2/1	1954	2,474 SF	
3	.3Mi.	**3726 E IVA ST** **COMPTON, CA 90221-5129**	03/18/2026	$551,000	$378	1454	/3/2	1940	3,499 SF	

APN: 7302-017-005 Document #: 26-0505283
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Tract No: 11090 MapRef: MB 225 PG 5&6 Abbreviated Description: Lot:5 Tract No:11090 Map Ref:MB 225 PG 5&6City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

APN: 7302-003-006 Document #: 26-0377246
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Tract No: 8810 MapRef: MB 115 PG 84&85 Abbreviated Description: Lot:6 Block:2 Tract No:8810 Map Ref:MB 115 PG 84&85City/Muni/Twp:COMPTON City/Muni/Twp: COMPTON

APN: 7302-025-013 Document #: 26-0188786
Document Type: Price Code: R
Land Use: Single Family Residential

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Legal: Lot: 91&92 Tract No: 12068 MapRef: MB 225 PG 40 Abbreviated Description: Lot:91&92 Tract No:12068 Map Ref:MB 225 PG 40City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

4	.21Mi.	**16330 S CARESS AVE** **COMPTON, CA 90221-4616**	03/13/2026	$680,000	$590	1152	/2/1	1931	5,211 SF

APN: 7301-016-007 Document #: 26-0178529
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 11 Tract No: 6742 MapRef: MB 82 PG 75&76 Abbreviated Description: Lot:7 Block:11 Tract No:6742 Map Ref:MB 82 PG 75&76City/Muni/Twp:COMPTON City/Muni/Twp: COMPTON

5	.21Mi.	**2011 E ELIZABETH ST** **COMPTON, CA 90221-4512**	02/24/2026	$550,000	$714	770	/2/1	1940	5,856 SF

APN: 7302-001-018 Document #: 26-0129292
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Tract No: 6742 MapRef: MB 82 PG 75&76 Abbreviated Description: Lot:9 Block:2 Tract No:6742 Map Ref:MB 82 PG 75&76City/Muni/Twp:COMPTON City/Muni/Twp: COMPTON

6	.23Mi.	**16213 S THORSON AVE** **COMPTON, CA 90221-4646**	12/26/2025	$500,000	$361	1385	/2/2	1948	4,999 SF

APN: 7301-015-019 Document #: 25-0937601
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19 Block: 7 Tract No: 6742 MapRef: MB 82 PG 75&76 Abbreviated Description: Lot:19 Block:7 Tract No:6742 Map Ref:MB 82 PG 75&76City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

7	.16Mi.	**3641 E ELIZABETH ST** **COMPTON, CA 90221-4431**	12/24/2025	$760,000	$574	1322	/3/2	1926	5,610 SF

APN: 7302-003-024 Document #: 25-0935841
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Block: 2 Tract No: 8810 MapRef: MB 115 PG 84&85 Abbreviated Description: Lot:28 Block:2 Tract No:8810 Map Ref:MB 115 PG 84&85City/Muni/Twp:COMPTON City/Muni/Twp: COMPTON

8	.28Mi.	**1317 S TEMPLE AVE** **COMPTON, CA 90221-5059**	12/18/2025	$550,000	$528	1040	/2/1	1926	5,446 SF

APN: 6164-012-019 Document #: 25-0920624
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19 Block: 3 Tract No: 7115 MapRef: MB 86 PG 51&52 Abbreviated Description: Lot:19 Block:3 Tract No:7115 Map Ref:MB 86 PG 51&52City/Muni/Twp:COMPTON City/Muni/Twp: COMPTON

9	.24Mi.	**4001 E ELIZABETH ST** **COMPTON, CA 90221-4624**	12/15/2025	$497,589	$538	924	/3/1	1948	5,622 SF

APN: 7301-014-007 Document #: 25-0908474
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Tract No: 6742 MapRef: MB 82 PG 75&76 Abbreviated Description: Lot:6 Block:3 Tract No:6742 Map Ref:MB 82 PG 75&76

10	.16Mi.	**16513 S PANNES AVE** **COMPTON, CA 90221-5142**	12/12/2025	$690,000	$442	1560	/3/3	1940	6,186 SF

APN: 7302-020-006 Document #: 25-0904773
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 40 Tract No: 11090 MapRef: MB 225 PG 5&6 Abbreviated Description: Lot:40 Tract No:11090 Map Ref:MB 225 PG 5&6City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.27Mi.	**1347 E BENNETT ST** **COMPTON, CA 90221-5048**	12/09/2025	$640,000	$701	912	/1/1	1939	4,848 SF

APN: 6164-011-012 Document #: 25-0890648
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 5 Tract No: 7115 MapRef: MB 86 PG 51&52 Abbreviated Description: Lot:12 Block:5 Tract No:7115 Map Ref:MB 86 PG 51&52City/Muni/Twp:COMPTON City/Muni/Twp: COMPTON

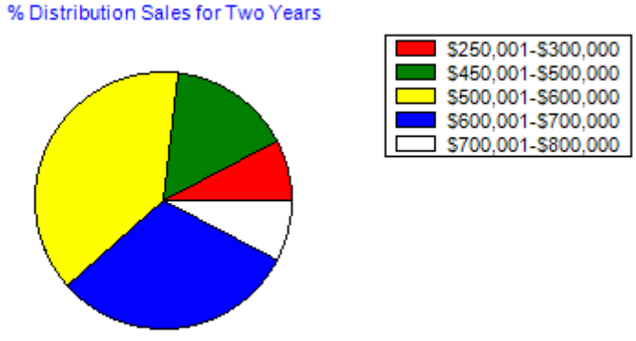
12	.18Mi.	**3744 E WYMORE ST** **COMPTON, CA 90221-5149**	11/26/2025	$585,000	$840	696	/2/1	1940	5,332 SF

APN: 7302-027-009 Document #: 25-0851839
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19 Tract No: 11090 MapRef: MB 225 PG 5&6 Abbreviated Description: Lot:19 Tract No:11090 Map Ref:MB 225 PG 5&6City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	.36Mi.	**1423 S POINSETTIA AVE** **COMPTON, CA 90221-5018**	10/07/2025	$601,000	$410	1465	/2/2	1940	6,001 SF

APN: 6164-013-028 Document #: 25-0690964
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Block: 2 Tract No: 7115 MapRef: MB 86 PG 51&52 Abbreviated Description: Lot:28 Block:2 Tract No:7115 Map Ref:MB 86 PG 51&52City/Muni/Twp:COMPTON City/Muni/Twp: COMPTON

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.

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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.	**16307 S BRADFIELD AVE**	**08/29/2005**		$403,122	696	/2/1	1939	5,835 SF	
.01Mi.	**16313 S BRADFIELD AVE**	**04/26/2001**		$197,421	1,497	/3/2	1939	5,935 SF	
.01Mi.	**16303 S BRADFIELD AVE**			$30,080	696	/2/1	1939	5,473 SF	
.02Mi.	**16319 S BRADFIELD AVE**	**05/02/2012**		$219,797	696	/2/1	1939	6,074 SF	
.02Mi.	**16306 S ESSEY AVE**	**04/29/2002**		$197,253	696	/2/1	1939	5,847 SF	
.02Mi.	**16312 S ESSEY AVE**	**04/04/2017**		$371,382	836	/2/1	1939	6,135 SF	
.03Mi.	**16302 S ESSEY AVE**	**04/11/1989**		$162,233	696	/2/1	1939	5,732 SF	
.03Mi.	**16318 S ESSEY AVE**	**08/01/2005**		$446,856	696	/2/1	1939	6,290 SF	
.03Mi.	**16323 S BRADFIELD AVE**	**03/06/2023**		$520,200	696	/2/1	1939	5,902 SF	
.03Mi.	**16219 S BRADFIELD AVE**	**04/04/1973**		$45,281	1,299	/2/1	1948	5,795 SF	
.03Mi.	**16306 S BRADFIELD AVE**	**09/14/1978**		$74,227	1,071	/2/2	1939	5,966 SF	
.03Mi.	**16302 S BRADFIELD AVE**	**07/21/2011**		$181,990	948	/2/1	1939	6,750 SF	
.04Mi.	**16312 S BRADFIELD AVE**	**12/24/1998**		$485,536	2,753	/6/5	1939	6,143 SF	
.04Mi.	**16322 S ESSEY AVE**	**02/25/2005**		$269,869	696	/2/1	1939	6,227 SF	
.04Mi.	**16329 S BRADFIELD AVE**	**08/08/1980**		$38,374	888	/3/1	1939	5,874 SF	
.04Mi.	**16220 S ESSEY AVE**	**08/30/2022**		$707,472	1,807	/3/1	1947	5,070 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	33.8 years old	Households:	11,886
Median Household Income:	$61,228	Households w/Family:	80%
Household Income Per Capita:	$18,251	Households w/Family Married:	45%
Most Common Education Level:	Some High School	Households w/Family Children:	47%

School District

School District Zone:	Compton Unified School District	Students:	16,436
Number of Schools:	37	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.35Mi.	**Colin P. Kelly Elementary School** Number of Students: 685 Student-Teacher Ratio: 25.89	A-	Public	KG - 8
1.28Mi.	**Dominguez High School** Number of Students: 1,582 Student-Teacher Ratio: 21.95	B	Public	9 - 12
0.40Mi.	**Franklin D. Roosevelt Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8

Flood Report

The Subject Property of **16307 S BRADFIELD AVE, COMPTON, CA 90221-4517** 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 **16307 S BRADFIELD AVE, COMPTON, CA 90221-4517** 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 **16307 S BRADFIELD AVE, COMPTON, CA 90221-4517** is **IN** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	73%	NOTABLY LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	39%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	81%	LOWER
OVERALL	72%	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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