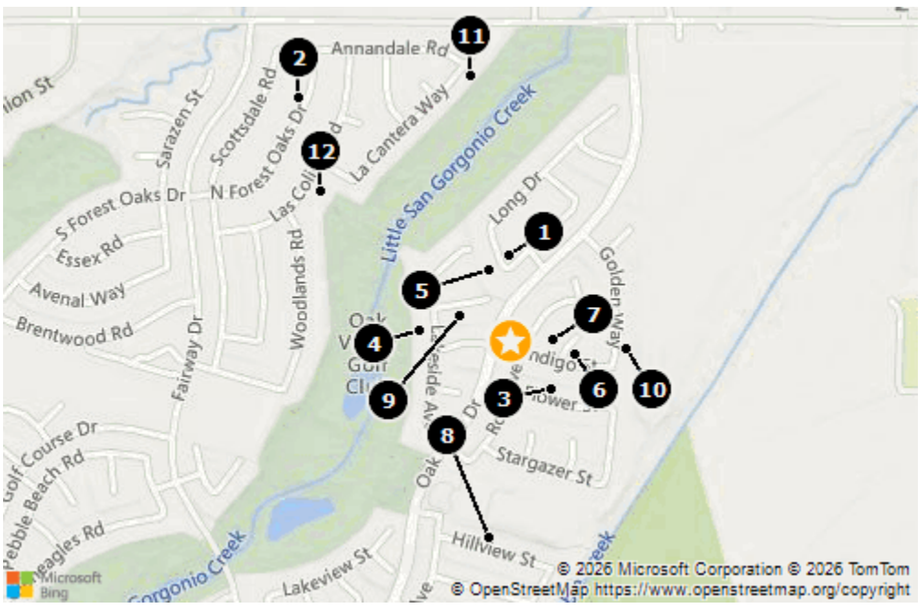
ICE SiteX Report

OrderID: 98697772

SiteX Property Information Report



Subject Property Location

1663 ROSE AVE, BEAUMONT, CA 92223-7176

County:	**RIVERSIDE CA**	Census Tract:	060650438.103011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	400-463-005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$608,000**	FSD:	6	Common Confidence Score:	83
Value Range:	$571,520 - $644,480	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	2-051
Assd Land Value:	$50,196	Market Land Value:		Tax Year:	2026
Assd Improvement:	$401,584	Market Improvment Value:		Total Taxable Value:	$7,849
Total Assessed Value:	$451,780	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	400463005
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 71 Tract No: 29181
Abbreviated Description: .19 ACRES M/L IN LOT 71 MB 327/001 TR 29181
City/Muni/Twp: BEAUMONT

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	5	Pool:	Yes
Building Area:	2625 SF	Baths:	3	Fireplace:	1
Year Built:	2004	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/23/2025	Sales Price:	N/A
Document #:	2025-0120728 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/19/2021	Sales Price:	$414,315
Document #:	2021-0176216 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/10/2021	Loan Amount:	N/A
Document #:	2021-0154917 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2051	Type Finance:	
Legal Description:			

Lot: 71 Subdivision: TRACT NO 29181
City/Muni/Twp: BEAUMONT

Prior Transfer

Recording Date:	04/28/2020	Sales Price:	$85,000
Document #:	2020-0183592 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	03/31/2020	Loan Amount:	N/A
Document #:	2020-0147592 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2050	Type Finance:	

Legal Description:
Lot: 71 Subdivision: TRACT 29181 Tract No: 29181

Prior Transfer

Recording Date:	03/31/2020	Sales Price:	$405,000
Document #:	2020-0147591 BK-PG -	Type of Sale:	Sales Price Rounded from Tax

Document Type:
Legal Description:
Lot: 71 Subdivision: TRACT 29181 Tract No: 29181 Map Ref: MB 327 PG 1-5

Prior Transfer

Recording Date:	06/18/2015	Sales Price:	$75,000
Document #:	2015-0259429 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	05/22/2015	Loan Amount:	N/A
Document #:	2015-0214256 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2045	Type Finance:	

Legal Description:
Lot: 71 Tract No: 29181

Mortgage Record

Recording Date:	07/21/2011	Loan Amount:	N/A
Document #:	2011-0319093 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/22/2021	Type Finance:	VAR

Legal Description:
Lot: 71 Tract No: 29181

Prior Transfer

Recording Date:	06/14/2011	Sales Price:	$50,000
Document #:	2011-0262943 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	02/19/2004	Sales Price:	$329,500
Document #:	2004-0114108 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/02/2004		

Document Type:
Legal Description:
Lot: 71 Tract No: 29181 Map Ref: MB327 PG1-5
City/Muni/Twp: BEAUMONT

Prior Transfer

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

Document Type:
Legal Description:
Lot: 71 Tract No: 29181
Abbreviated Description: .19 ACRES M/L IN LOT 71 MB 327/001 TR 29181
City/Muni/Twp: BEAUMONT

Area Sales Analysis

Total Area Sales	$6,645,000	Median # of Bedrooms	4
Median Lot Size	7,841 SF	Median # of Baths	2.25
Median Living Area	2,269 SF	Median Year Built	2003
Price Range - 2 Yrs	$435,000 to $621,000	Age Range	20 years to 24 years
Median Value	$571,000	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**1709 DOUBLE EAGLE AVE BEAUMONT, CA 92223-7136**	09/01/2026	$530,000	$359	1476	/3/2	2002	10,454 SF	
		APN: 400-431-017 Document #: 2026-0275299 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 42 Subdivision: TRACT NO 29185 MapRef: MB 312 PG 72-76 Abbreviated Description: Lot:42 Subdivision:TRACT NO 29185 Map Ref:MB 312 PG 72-76Abbreviated Description:TRA 002-051 City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
2	.43Mi.	**1771 N FOREST OAKS DR BEAUMONT, CA 92223-8563**	08/04/2026	$435,000	$257	1687	/2/2	2005	5,662 SF	
		APN: 400-270-068 Document #: 2026-0243690 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 80 Subdivision: TRACT 29195 MapRef: MB 367 PG 57-60 Abbreviated Description: Lot:80 Subdivision:TRACT 29195 Map Ref:MB 367 PG 57-60Abbreviated Description:TRA 002-051 City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT								
3	.08Mi.	**738 FLOWER ST BEAUMONT, CA 92223-7170**	07/31/2026	$560,000	$197	2838	/5/3	2003	6,534 SF	
		APN: 400-482-033 Document #: 2026-0239583								

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 80 Subdivision: TRACT NO 29180 MapRef: MB 326 PG 99-113 Abbreviated Description: Lot:80 Subdivision:TRACT NO 29180 Map Ref:MB 326 PG 99-113Abbreviated Description:TRA 002-051 City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

4	.12Mi.	**1685 LAKESIDE AVE** **BEAUMONT, CA 92223-7161**	07/16/2026	$621,000	$199	3111	/4/2.75	2003	11,761 SF

APN: 400-450-013 Document #: 2026-0223528
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: TRACT NO 29184 MapRef: MB 326 PG 48-52 Abbreviated Description: Lot:13 Subdivision:TRACT NO 29184 Map Ref:MB 326 PG 48-52Abbreviated Description:TRA 002-051 City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

5	.1Mi.	**1707 TEE TIME AVE** **BEAUMONT, CA 92223-7139**	07/08/2026	$590,000	$282	2086	/4/2.75	2002	8,712 SF

APN: 400-430-013 Document #: 2026-0212930
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: BEAUMONT MapRef: MB 312 PG 72-76 Abbreviated Description: Lot:45 Subdivision:BEAUMONT Map Ref:MB 312 PG 72-76Abbreviated Description:TRA 002-051 City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

6	.08Mi.	**728 INDIGO ST** **BEAUMONT, CA 92223-7185**	06/12/2026	$585,000	$242	2410	/4/2	2003	9,147 SF

APN: 400-461-016 Document #: 2026-0180661
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: B Subdivision: TRACT NO 29181 MapRef: MB 327 PG 1-5 Abbreviated Description: Lot:B Subdivision:TRACT NO 29181 Map Ref:MB 327 PG 1-5Abbreviated Description:TRA 002-051 City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

7	.06Mi.	**744 COPPER CIR** **BEAUMONT, CA 92223-7187**	05/18/2026	$575,000	$238	2410	/4/2	2003	7,405 SF

APN: 400-461-021 Document #: 2026-0150976
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: TRACT 29181 MapRef: MB 327 PG 1-5 Abbreviated Description: Lot:23 Subdivision:TRACT 29181 Map Ref:MB 327 PG 1-5Abbreviated Description:TRA 002-051 City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

8	.27Mi.	**758 HILLVIEW ST** **BEAUMONT, CA 92223-7125**	05/18/2026	$567,000	$284	1994	/5/1.75	2002	6,534 SF

APN: 400-541-029 Document #: 2026-0151032
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: TRACT 29179 MapRef: MB 311 PG 1-5 Abbreviated Description: Lot:59 Subdivision:TRACT 29179 Map Ref:MB 311 PG 1-5Abbreviated Description:TRA 002-051 City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

9	.08Mi.	**785 PINE RIDGE CIR** **BEAUMONT, CA 92223-7153**	05/11/2026	$615,000	$231	2657	/4/2.75	2003	8,276 SF

APN: 400-450-021 Document #: 2026-0143487
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: TRACT NO 29184 MapRef: MB 326 PG 48-52 Abbreviated Description: Lot:46 Subdivision:TRACT NO 29184 Map Ref:MB 326 PG 48-52Abbreviated Description:TRA 002-051 City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

10	.15Mi.	**1672 GOLDEN WAY** **BEAUMONT, CA 92223-7183**	03/19/2026	$615,000	$216	2838	/5/3	2003	6,969 SF

APN: 400-462-014 Document #: 2026-0083930
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: TRACT NO 29181 MapRef: MB 327 PG 1-5 Abbreviated Description: Lot:38 Subdivision:TRACT NO 29181 Map Ref:MB 327 PG 1-5Abbreviated Description:TRA 002-051 City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

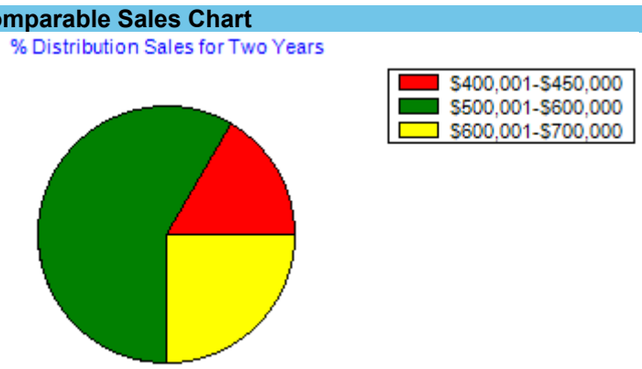
11	.36Mi.	**1786 LA CANTERA WAY** **BEAUMONT, CA 92223-8564**	02/26/2026	$437,000	$259	1687	/2/2	2006	5,662 SF

APN: 400-280-024 Document #: 2026-0058509
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: TRACT NO 29194 MapRef: MB 373 PG 67-71 Abbreviated Description: Lot:24 Subdivision:TRACT NO 29194 Map Ref:MB 373 PG 67-71Abbreviated Description:TRA 002-051 City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

12	.32Mi.	**1740 LAS COLINAS RD** **BEAUMONT, CA 92223-8566**	08/22/2025	$515,000	$242	2127	/2/2.5	2004	8,712 SF

APN: 400-320-029 Document #: 2025-0259979
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: TRACT 29193 MapRef: MB 359 PG 89-94 Abbreviated Description: Lot:66 Subdivision:TRACT 29193 Map Ref:MB 359 PG 89-94Abbreviated Description:TRA 002-051 City/Muni/Twp:BEAUMONT City/Muni/Twp: BEAUMONT

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.

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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.	**1663 ROSE AVE**			$451,780	2,625	/5/3	2004	8,276 SF	Yes
.01Mi.	**1665 ROSE AVE**			$440,951	2,625	/5/3	2004	7,840 SF	
.03Mi.	**1669 ROSE AVE**			$390,645	2,430	/4/2	2004	7,840 SF	
.03Mi.	**1657 ROSE AVE**			$624,000	2,625	/5/3	2003	7,405 SF	
.03Mi.	**1660 ROSE AVE**			$550,765	2,625	/5/3	2004	8,712 SF	
.04Mi.	**1668 ROSE AVE**			$463,314	2,838	/4/4	2004	7,405 SF	
.04Mi.	**770 PINNACLE ST**			$460,408	1,762	/4/1.75	2003	10,018 SF	Yes
.04Mi.	**755 INDIGO ST**			$427,436	2,625	/5/3	2003	8,276 SF	Yes
.04Mi.	**1671 ROSE AVE**	**10/07/2020**		$249,814	2,410	/4/2	2004	7,840 SF	
.04Mi.	**1651 ROSE AVE**	**01/14/2022**		$593,171	2,838	/5/3	2003	7,405 SF	
.05Mi.	**769 PINE RIDGE CIR**			$310,918	1,762	/4/1.75	2003	11,325 SF	
.05Mi.	**1670 ROSE AVE**			$434,645	2,625	/5/3	2004	7,405 SF	
.05Mi.	**753 INDIGO ST**			$447,623	2,625	/5/3	2003	7,840 SF	Yes
.05Mi.	**748 COPPER CIR**			$448,813	2,625	/5/3	2003	8,276 SF	
.05Mi.	**771 PINNACLE ST**			$328,402	1,979	/5/1.75	2003	10,890 SF	
.05Mi.	**774 PINNACLE ST**			$394,593	1,979	/5/1.75	2003	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	39.4 years old	Households:	19,496
Median Household Income:	$95,107	Households w/Family:	78%
Household Income Per Capita:	$38,507	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Beaumont Unified School District	Students:	12,448
Number of Schools:	15	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.92Mi.	**Beaumont High School** Number of Students: 3,460 Student-Teacher Ratio: 24.8	B	Public	9 - 12
0.55Mi.	**Mountain View Middle School** Number of Students: 978 Student-Teacher Ratio: 19.55	C	Public	6 - 8
0.46Mi.	**Brookside Elementary School** Number of Students: 691 Student-Teacher Ratio: 23.42	B+	Public	KG - 5

Flood Report

The Subject Property of **1663 ROSE AVE, BEAUMONT, CA 92223-7176** 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	82%	LOWER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	122%	HIGHER
OVERALL	114%	HIGHER

Disaster Alerts

5/19/2026 - Bain 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: 98697772

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