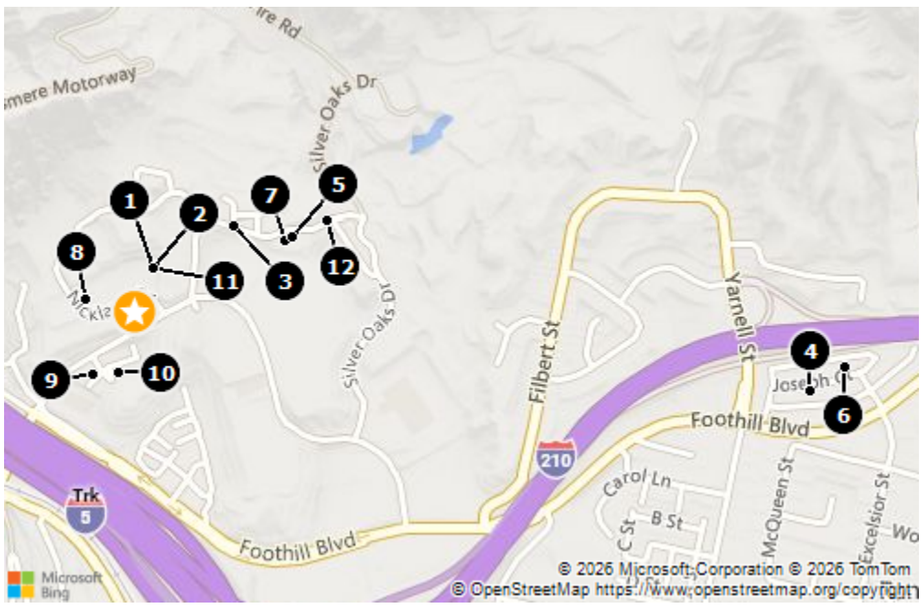
ICE SiteX Report

OrderID: 98729968

SiteX Property Information Report



Subject Property Location

16739 NICKLAUS DR, RANCHO CASCADES, CA 91342-1792

County:	**LOS ANGELES CA**	Census Tract:	060371065.103006
Property Use:	Condominium Unit (Residential)	Zoning:	LARD3
Parcel Number:	2582-040-156	Thomas Bros Pg-Grid:	

Valuation

Value:	**$763,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$694,330 - $831,670	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	0-016
Assd Land Value:	$502,896	Market Land Value:		Tax Year:	2026
Assd Improvement:	$335,985	Market Improvment Value:		Total Taxable Value:	$12,278
Total Assessed Value:	$838,881	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Subdivision: THE LEGENDS AT CASCADES PHASE 11 Tract No: 60913-01
Abbreviated Description: TR=60913-01 LOT 1 PH 11 CONDO UNIT 26 (AIRSPACE AND 1/6 INT IN COMMON AREA)

Property Characteristics

Lot Size:	20,289 SF	Bedrooms:	3	Pool:	
Building Area:	1950 SF	Baths:	3	Fireplace:	
Year Built:	2009	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/28/2026	Sales Price:	$150,800
Document #:	26-0725258 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/19/2024	Loan Amount:	N/A
Document #:	24-0806364 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 1 Subdivision: THE LEGENDS AT CASCADES PHASE II Tract No: 60913-01 Legal Unit: 26
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	03/14/2024	Loan Amount:	N/A
Document #:	24-0169234 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 1 Subdivision: THE LEGENDS AT CASCADES PHASE 11 Tract No: 60913-01 Legal Unit: 26
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	11/02/2023	Sales Price:	N/A

ICE SiteX Report

OrderID: 98729968

Document #:	23-0754111 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/29/2022	Sales Price:	$455,000
Document #:	22-0677308 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/31/2022	Sales Price:	N/A
Document #:	22-0578622 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/17/2022		
Document Type:			

Legal Description:

Lot: 1 Subdivision: THE LEGENDS AT CASCADES PHASE 11 Legal Unit: 26 Map Ref: DOC 20082094748
Abbreviated Description: PORTION PCL1
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	05/31/2022	Sales Price:	$775,000
Document #:	22-0578621 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/13/2022		
Document Type:			

Legal Description:

Subdivision: THE LEGENDS AT CASCADES PHASE 11 Legal Unit: 26 Map Ref: DOC 20082094748
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	05/31/2022	Sales Price:	$775,007
Document #:	2022-0578621 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 1 Subdivision: THE LEGENDS AT CASCADES PHASE 11 Tract No: 60913-01
Abbreviated Description: TR=60913-01 LOT 1 PH 11 CONDO UNIT 26 (AIRSPACE AND 1/6 INT IN COMMON AREA)

Prior Transfer

Recording Date:	08/27/2021	Sales Price:	$253,000
Document #:	21-1320757 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/06/2021	Sales Price:	$650,000
Document #:	21-1212425 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/05/2021		
Document Type:			

Legal Description:

Lot: 1 Subdivision: LEGENDS AT CASCADES PHASE 11 Legal Unit: 26 Map Ref: DOC 2007-2238452
Abbreviated Description: PORTION PCL1
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	10/14/2020	Sales Price:	$280,000
Document #:	20-1275353 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/30/2020	Loan Amount:	N/A
Document #:	20-1202701 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2050	Type Finance:	

Legal Description:

Lot: 2 Phase No: 11 Legal Unit: 26

Prior Transfer

Recording Date:	07/13/2017	Sales Price:	N/A
Document #:	17-0785548 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/28/2017		
Document Type:			

Legal Description:

Lot: 1&2 Subdivision: LEGENGS AT CASCADE Phase No: 11 Legal Unit: 26
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	12/12/2014	Loan Amount:	N/A
Document #:	14-1355075 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2045	Type Finance:	

Legal Description:

Lot: 2 Subdivision: LEGENDS AT CASCADES Phase No: 11 Legal Unit: 26
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	12/12/2014	Sales Price:	$400,000
Document #:	14-1355074 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/04/2014		
Document Type:			

ICE SiteX Report

OrderID: 98729968

Legal Description:
Subdivision: THE LEGENDS AT CASCADES Phase No: 11 Legal Unit: 26 Map Ref: DOC2007-2238452
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	10/02/2013	Sales Price:	N/A
Document #:	13-1423103 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/09/2013		
Document Type:			

Legal Description:
Lot: 2 Subdivision: THE LEGENDS AT CASCADES Phase No: 11 Legal Unit: 26
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	03/23/2009	Loan Amount:	N/A
Document #:	09-0412941 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2039	Type Finance:	

Legal Description:
Lot: 1 Subdivision: CONDOMINIUM PLAN FOR THE LEGENDS CASCADES PHASE II Legal Unit: 22
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	03/23/2009	Sales Price:	$348,500
Document #:	09-0412940 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/17/2009		
Document Type:			

Legal Description:
Lot: 1 Subdivision: THE LEGENDS AT CASCADES PHASE 11 Legal Unit: 26
City/Muni/Twp: LOS ANGELES

Area Sales Analysis

Total Area Sales	$7,665,000	Median # of Bedrooms	3
Median Lot Size	28,978 SF	Median # of Baths	2
Median Living Area	1,602 SF	Median Year Built	2008
Price Range - 2 Yrs	$440,000 to $845,000	Age Range	16 years to 47 years
Median Value	$640,000	Median Age	18 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**16714 NICKLAUS DR** **RANCHO CASCADES, CA 91342-1498**	10/23/2026	$440,000	$414	1061	/3/2	2007	20,896 SF	
		APN: 2582-040-019 Document #: 26-0792617 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: LEGENDS AT CASCADES PHASE 1 Legal Unit: 68 MapRef: DOC 20072238452 Abbreviated Description: Lot:1 Subdivision:LEGENDS AT CASCADES PHASE 1 Legal Unit:68 Map Ref:DOC 20072238452City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
2	.07Mi.	**16710 NICKLAUS DR** **RANCHO CASCADES, CA 91342-1497**	10/07/2026	$470,000	$442	1061	/3/2	2007	20,896 SF	
		APN: 2582-040-025 Document #: 26-0750924 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: THE LEGENDS AT CASCADES PHASE 1 Tract No: 60913-01 Legal Unit: 74 Abbreviated Description: Lot:1 Subdivision:THE LEGENDS AT CASCADES PHASE 1 Tract No:60913-01 Legal Unit:74 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
3	.19Mi.	**16479 W NICKLAUS DR** **RANCHO CASCADES, CA 91342-2359**	08/06/2026	$600,000	$372	1610	/2/2	2010	35,067 SF	
		APN: 2582-040-143 Document #: 26-0583336 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1&2 Subdivision: LEGENDS AT CASCADES PHASE 10 Legal Unit: 124 MapRef: DOC 20072238452 Abbreviated Description: Lot:1&2 Subdivision:LEGENDS AT CASCADES PHASE 10 Legal Unit:124 Map Ref:DOC 20072238452City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
4	.92Mi.	**15922 JOSEPH CT** **RANCHO CASCADES, CA 91342-1123**	04/10/2026	$840,000	$527	1593	/3/2	1979	77,014 SF	
		APN: 2603-011-070 Document #: 26-0253044 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 4 Tract No: 33287 Legal Unit: 4 MapRef: MB 893 PG 44-48 Abbreviated Description: Lot:4 Tract No:33287 Legal Unit:4 Map Ref:MB 893 PG 44-48City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
5	.15Mi.	**16410 W NICKLAUS DR** **RANCHO CASCADES, CA 91342-2354**	03/20/2026	$680,000	$341	1990	/3/3	2009	28,978 SF	
		APN: 2582-040-100 Document #: 26-0196687 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Tract No: 45863-01 Legal Unit: 143 MapRef: MB 1312 PG 90 Abbreviated Description: Lot:1 Tract No:45863-01 Legal Unit:143 Map Ref:MB 1312 PG 90City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
6	.92Mi.	**15919 JOSEPH CT** **RANCHO CASCADES, CA 91342-1124**	03/13/2026	$845,000	$530	1593	/3/2	1979	67,649 SF	Spa Only
		APN: 2603-011-057 Document #: 26-0178069 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 3 Tract No: 33287 Legal Unit: 4 MapRef: MB 893 PG 44-48 Abbreviated Description: Lot:3 Tract No:33287 Legal Unit:4 Map Ref:MB 893 PG 44-48City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
7	.15Mi.	**16414 W NICKLAUS DR** **RANCHO CASCADES, CA 91342-2353**	03/04/2026	$640,000	$320	2000	/3/3	2010	28,978 SF	
		APN: 2582-040-103 Document #: 26-0152648 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: THE LEGENDS AT CASCADES FIRST SUPERSEDING CONDOMIN Tract No: 45863-01 Legal Unit: 146 MapRef: DOC 20072238452 Abbreviated Description: Lot:1 Subdivision:THE LEGENDS AT CASCADES FIRST SUPERSEDING CONDOMIN Tract No:45863-01 Legal Unit:146 Map Ref:DOC 20072238452City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								

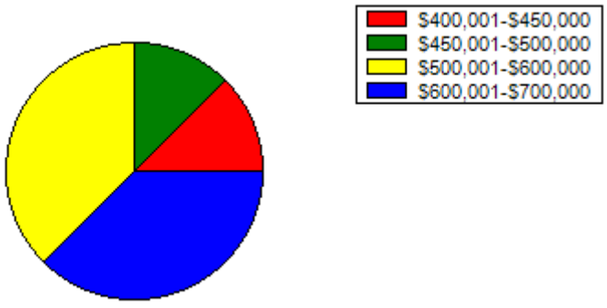
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8	.07Mi.	**16722 NICKLAUS DR** **RANCHO CASCADES, CA 91342-1677**	11/14/2025	$505,000	$475	1061	/2/2	2008	11,721 SF
		APN: 2582-040-090 Document #: 25-0803049 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: THE LEGENDS AT CASCADES PHASE 6 Tract No: 60913-01 Legal Unit: 42 MapRef: DOC 20072238452 Abbreviated Description: Lot:1 Subdivision:THE LEGENDS AT CASCADES PHASE 6 Tract No:60913-01 Legal Unit:42 Map Ref:DOC 20072238452City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES							
9	.11Mi.	**13830 BALBOA BLVD** **RANCHO CASCADES, CA 91342-2847**	10/07/2025	$735,000	$378	1940	/3/3	2009	37,236 SF
		APN: 2603-025-054 Document #: 25-0689196 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 2 Subdivision: THE LEGENDS AT CASCADES PHASE 13 Legal Unit: 170 MapRef: DOC 20072238452 Abbreviated Description: Lot:2 Subdivision:THE LEGENDS AT CASCADES PHASE 13 Legal Unit:170 Map Ref:DOC 20072238452City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES							
10	.08Mi.	**13836 BALBOA BLVD** **RANCHO CASCADES, CA 91342-2849**	09/29/2025	$520,000	$490	1060	/2/2	2009	96,312 SF
		APN: 2603-025-048 Document #: 25-0667312 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: THE LEGENDS AT CASCADES PHASE 15 Legal Unit: 164 MapRef: DOC 20072238452 Abbreviated Description: Lot:1 Subdivision:THE LEGENDS AT CASCADES PHASE 15 Legal Unit:164 Map Ref:DOC 20072238452City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES							
11	.07Mi.	**16710 NICKLAUS DR** **RANCHO CASCADES, CA 91342-1497**	09/03/2025	$640,000	$395	1620	/3/2	2007	20,896 SF
		APN: 2582-040-024 Document #: 25-0598943 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: THE LEGENDS AT CASCADES PHASE 1 Legal Unit: 73 MapRef: DOC 2007-2738390 Abbreviated Description: Lot:1 Subdivision:THE LEGENDS AT CASCADES PHASE 1 Legal Unit:73 Map Ref:DOC 2007-2738390City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES							
12	.21Mi.	**16431 W NICKLAUS DR** **RANCHO CASCADES, CA 91342-2355**	05/14/2025	$750,000	$292	2560	/3/3	2009	12,788 SF
		APN: 2582-040-133 Document #: 25-0318367 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Tract No: 60913-01 Legal Unit: 137 Abbreviated Description: Lot:1 Tract No:60913-01 Legal Unit:137 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES							

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.

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.	**16739 NICKLAUS DR**	**05/31/2022**		$838,881	1,950	/3/3	2009	20,289 SF	
0Mi.	**16735 NICKLAUS DR**	**07/09/2021**		$708,991	1,950	/3/3	2010	20,289 SF	
0Mi.	**16735 NICKLAUS DR**	**04/10/2023**		$705,702	1,950	/3/3	2010	20,289 SF	
0Mi.	**16735 NICKLAUS DR**	**09/25/2020**		$499,040	1,250	/2/2	2010	20,289 SF	
0Mi.	**16739 NICKLAUS DR**	**10/26/2021**		$589,922	1,250	/2/2	2009	20,289 SF	
0Mi.	**16739 NICKLAUS DR**	**04/28/2009**		$445,263	1,950	/3/3	2010	20,289 SF	
.03Mi.	**16730 NICKLAUS DR**	**01/26/2016**		$362,234	1,050	/2/2	2008	13,326 SF	
.03Mi.	**16730 NICKLAUS DR**	**07/10/2018**		$400,117	1,058	/2/2	2008	13,326 SF	
.03Mi.	**16730 NICKLAUS DR**	**02/16/2024**		$645,048	1,228	/2/2	2008	13,326 SF	
.03Mi.	**16730 NICKLAUS DR**	**12/29/2008**		$441,980	1,520	/3/3	2008	13,326 SF	
.03Mi.	**16730 NICKLAUS DR**	**10/09/2024**		$639,258	1,950	/3/3	2008	13,326 SF	
.03Mi.	**16726 NICKLAUS DR**	**09/21/2021**		$489,104	1,250	/2/2	2008	13,326 SF	
.03Mi.	**16726 NICKLAUS DR**	**03/08/2019**		$557,529	1,950	/3/3	2008	13,326 SF	
.03Mi.	**16726 NICKLAUS DR**	**02/14/2014**		$487,635	1,950	/3/3	2008	13,326 SF	
.04Mi.	**16727 NICKLAUS DR**	**04/02/2009**		$449,994	1,950	/3/3	2009	16,859 SF	
.04Mi.	**16727 NICKLAUS DR**	**06/17/2021**		$651,406	1,250	/3/3	2009	16,859 SF	

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Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	37.3 years old	Households:	24,174
Median Household Income:	$78,939	Households w/Family:	81%
Household Income Per Capita:	$28,363	Households w/Family Married:	51%
Most Common Education Level:	Some High School	Households w/Family Children:	38%

School District

School District Zone:	Los Angeles Unified School District	Students:	408,026
Number of Schools:	784	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.57Mi.	**San Fernando High School** Number of Students: 1,608 Student-Teacher Ratio: 18.71 Advanced Placement: Yes	C-	Public	9 - 12
3.15Mi.	**Sylmar Biotech Health Academy** Number of Students: 205 Student-Teacher Ratio: 16.82	B	Public	9 - 12
3.15Mi.	**Sylmar Charter High School** Number of Students: 1,463 Student-Teacher Ratio: 19.1	C	Public	9 - 12
2.57Mi.	**Olive Vista Middle School** Number of Students: 897 Student-Teacher Ratio: 18.28	C	Public	6 - 8
1.73Mi.	**Herrick Avenue Elementary** Number of Students: 379 Student-Teacher Ratio: 18.05	C	Public	KG - 5
4.78Mi.	**Cesar E. Chavez Learning Academies - Social Justice Humanitas** Number of Students: 417 Student-Teacher Ratio: 20.12 Advanced Placement: Yes	C-	Public	9 - 12
4.78Mi.	**Cesar E. Chavez Learning Academies - Technology Preparatory Academy** Number of Students: 321 Student-Teacher Ratio: 14.94	D+	Public	9 - 12
4.78Mi.	**Cesar E. Chavez Learning Academies - Academy of Science Exploration** Number of Students: 420 Student-Teacher Ratio: 20.45 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **16739 NICKLAUS DR, RANCHO CASCADES, CA 91342-1792** 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	83%	LOWER
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	133%	NOTABLY HIGHER
AGGRAVATED ASSAULT	42%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	56%	NOTABLY LOWER
OVERALL	51%	NOTABLY LOWER

Disaster Alerts

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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