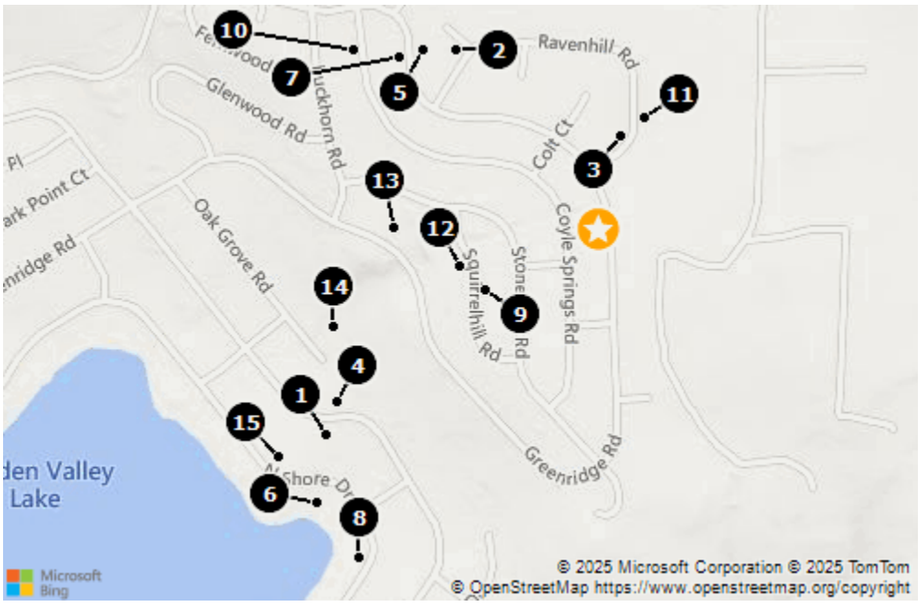
ICE SiteX Report

OrderID: 96071434

SiteX Property Information Report



Subject Property Location

16909 GREENRIDGE RD, HIDDEN VALLEY LAKE, CA 95467-8259

County:	**LAKE CA**	Census Tract:	060330013.011008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	142-194-190-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$401,000**	FSD:	13
Value Range:	$348,870 - $453,130	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	62-024
Assd Land Value:	$54,121	Market Land Value:		Tax Year:	2025
Assd Improvement:	$324,729	Market Improvment Value:		Total Taxable Value:	$4,482
Total Assessed Value:	$378,850	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description
Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	3	Pool:	
Building Area:	1768 SF	Baths:	2	Fireplace:	
Year Built:	1989	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	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:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	02/06/2025	Sales Price:	$343,660
Document #:	2025001077 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/18/2021	Sales Price:	N/A
Document #:	2021008660 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/10/2021	Sales Price:	$350,000
Document #:	2021008112 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/04/2021		
Document Type:	Grant Deed		

Legal Description:
Lot: 24 Block: 7 Subdivision: HIDDEN VALLEY LAKE UNIT NO 7 Map Ref: MB 10 PG 88-95
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	12/11/2014	Sales Price:	$170,000
Document #:	2014015109 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/13/2014		
Document Type:	Grant Deed		

ICE SiteX Report

OrderID: 96071434

Legal Description:
Lot: 24 Block: 7 Subdivision: HIDDEN VALLEY LAKE UNIT #7 Map Ref: MAP10 PG88-95
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	11/20/2014	Sales Price:	N/A
Document #:	2014014066 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/24/2014	Sales Price:	N/A
Document #:	2014003436 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/13/2014		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 24 Block: 7 Subdivision: HIDDEN VALLEY LAKE Legal Unit: 7 Map Ref: MAP10 PG88-95

Prior Transfer

Recording Date:	01/22/2014	Sales Price:	$132,495
Document #:	2014000837 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/14/2014		
Document Type:	Trustee's Deed (Certificate of Title)		

Legal Description:
Lot: 24 Block: 7 Subdivision: HIDDEN VALLEY Legal Unit: 7 Map Ref: MAP10 PG88-95

Mortgage Record

Recording Date:	11/03/2005	Loan Amount:	N/A
Document #:	2005032868 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/02/2015	Type Finance:	

Legal Description:
Lot: 24 Block: 7 Subdivision: HIDDEN VALLEY LAKE UNIT #7

Mortgage Record

Recording Date:	07/18/2003	Loan Amount:	N/A
Document #:	2003020434 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2033	Type Finance:	

Legal Description:
Lot: 24 Block: 7 Subdivision: HIDDEN VALLEY LAKE Legal Unit: 7
City/Muni/Twp: UNINCORPORATED

Prior Transfer

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

Legal Description:

Area Sales Analysis

Total Area Sales	$6,255,500	Median # of Bedrooms	3
Median Lot Size	10,890 SF	Median # of Baths	2
Median Living Area	1,784 SF	Median Year Built	1992
Price Range - 2 Yrs	$205,000 to $940,000	Age Range	21 years to 49 years
Median Value	$365,000	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**18839 DEER HILL RD** **HIDDEN VALLEY LAKE, CA 95467-8147**	10/22/2025	$519,000	$215	2405	7/3/2	2002	13,939 SF	
		APN: 141-141-050-000 Document #: 2025010990 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Block: 8 Subdivision: HIDDEN VALLEY LAKE MapRef: MB 10 PG 40 Abbreviated Description: Lot:24 Block:8 Subdivision:HIDDEN VALLEY LAKE Map Ref:MB 10 PG 40City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.29Mi.	**16605 PINECREST CT** **HIDDEN VALLEY LAKE, CA 95467-8293**	10/01/2025	$345,000	$216	1591	/3/2	2004	11,325 SF	
		APN: 142-231-100-000 Document #: 2025010185 Document Type: Grant Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 33 Block: 1 Subdivision: HIDDEN VALLEY LAKE MapRef: MB 11 PG 1&2 Abbreviated Description: Lot:33 Block:1 Subdivision:HIDDEN VALLEY LAKE Map Ref:MB 11 PG 1&2City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.12Mi.	**19333 RAVENHILL RD** **HIDDEN VALLEY LAKE, CA 95467-8806**	08/21/2025	$266,500	$231	1152	4/2/2	1984	9,583 SF	
		APN: 142-251-220-000 Document #: 2025008576 Document Type: Grant Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Subdivision: HIDDEN VALLEY LAKE UNIT NO 8 MapRef: MB 11 PG 1&2 Abbreviated Description: Lot:4 Block:2 Subdivision:HIDDEN VALLEY LAKE UNIT NO 8 Map Ref:MB 11 PG 1&2City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.39Mi.	**18834 DEER HILL RD** **HIDDEN VALLEY LAKE, CA 95467-8146**	07/25/2025	$369,000	$105	3504	/4/3	1992	11,325 SF	
		APN: 141-131-040-000 Document #: 2025007203 Document Type: Grant Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Block: 11 Subdivision: HIDDEN VALLEY LAKE Abbreviated Description: Lot:4 Block:11 Subdivision:HIDDEN VALLEY LAKE								
5	.32Mi.	**16624 GREENRIDGE RD** **HIDDEN VALLEY LAKE, CA 95467-8251**	07/24/2025	$315,000	$243	1296	5/3/2	1993	9,147 SF	
		APN: 142-231-030-000 Document #: 2025007106 Document Type: Grant Deed Price Code: V Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 96071434

Legal: Lot: 40 Block: 1 Subdivision: HIDDEN VALLEY LAKE UNIT NO 8 Abbreviated Description: Lot:40 Block:1 Subdivision:HIDDEN VALLEY LAKE UNIT NO 8

6	.5Mi.	**18903 N SHORE DR** **HIDDEN VALLEY LAKE, CA 95467-8643**	07/18/2025	$940,000	$239	3929	9/5/3	1981	26,571 SF

APN: 141-142-140-000 Document #: 2025006907
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 62&63 Block: 7 Subdivision: HIDDEN VALLEY LAKE UNIT NO 1 MapRef: MB 10 PG 40-46 Abbreviated Description: Lot:62&63 Block:7 Subdivision:HIDDEN VALLEY LAKE UNIT NO 1 Map Ref:MB 10 PG 40-46City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

7	.34Mi.	**16609 GREENRIDGE RD** **HIDDEN VALLEY LAKE, CA 95467-8253**	07/12/2025	$205,000	$219	936	4/2/1	1979	7,840 SF

APN: 142-143-100-000 Document #: 2025006709
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 44 Block: 9 Subdivision: HIDDEN VALLEY LAKE UNIT NO 7 MapRef: MB 10 PG 88-95 Abbreviated Description: Lot:44 Block:9 Subdivision:HIDDEN VALLEY LAKE UNIT NO 7 Map Ref:MB 10 PG 88-95City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

8	.52Mi.	**18999 N SHORE DR** **HIDDEN VALLEY LAKE, CA 95467-8643**	07/08/2025	$680,000	$341	1992	/3/2	1991	13,068 SF

APN: 141-111-050-000 Document #: 2025006546
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 54 Block: 7 Subdivision: HIDDEN VALLEY LAKE UNIT NO 1 Abbreviated Description: Lot:54 Block:7 Subdivision:HIDDEN VALLEY LAKE UNIT NO 1 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

9	.16Mi.	**17126 SQUIRRELHILL RD** **HIDDEN VALLEY LAKE, CA 95467-8812**	06/25/2025	$359,000	$225	1590	5/2/2	2004	7,840 SF

APN: 142-191-070-000 Document #: 2025006119
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 3 Subdivision: HIDDEN VALLEY LAKE Abbreviated Description: Lot:7 Block:3 Subdivision:HIDDEN VALLEY LAKE City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

10	.39Mi.	**18831 COYLE SPRINGS RD** **HIDDEN VALLEY LAKE, CA 95467-8220**	04/07/2025	$345,000	$186	1849	5/2/2	2003	8,712 SF

APN: 142-142-100-000 Document #: 2025003133
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 67 Block: 8 Subdivision: HIDDEN VALLEY LAKE UNIT NO 7 Abbreviated Description: Lot:67 Block:8 Subdivision:HIDDEN VALLEY LAKE UNIT NO 7 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.15Mi.	**19310 RAVENHILL RD** **HIDDEN VALLEY LAKE, CA 95467-8806**	03/07/2025	$399,000	$323	1232	3/3/2	2003	9,147 SF

APN: 142-252-030-000 Document #: 2025002045
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: HIDDEN VALLEY LAKE Abbreviated Description: Lot:2 Block:1 Subdivision:HIDDEN VALLEY LAKE City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

12	.18Mi.	**17171 SQUIRRELHILL RD** **HIDDEN VALLEY LAKE, CA 95467-8812**	02/26/2025	$423,000	$237	1784	7/3/2	1994	10,890 SF

APN: 142-201-030-000 Document #: 2025001726
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Block: 2 Subdivision: HIDDEN VALLEY LAKE Abbreviated Description: Lot:21 Block:2 Subdivision:HIDDEN VALLEY LAKE City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	.26Mi.	**17365 GREENRIDGE RD** **HIDDEN VALLEY LAKE, CA 95467-8267**	02/21/2025	$365,000	$169	2157	6/3/2	1991	11,761 SF

APN: 142-182-150-000 Document #: 2025001567
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 40 Block: 2 Subdivision: HIDDEN VALLEY LAKE UNIT NO 7 MapRef: MB 10 PG 55-95 Abbreviated Description: Lot:40 Block:2 Subdivision:HIDDEN VALLEY LAKE UNIT NO 7 Map Ref:MB 10 PG 55-95City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

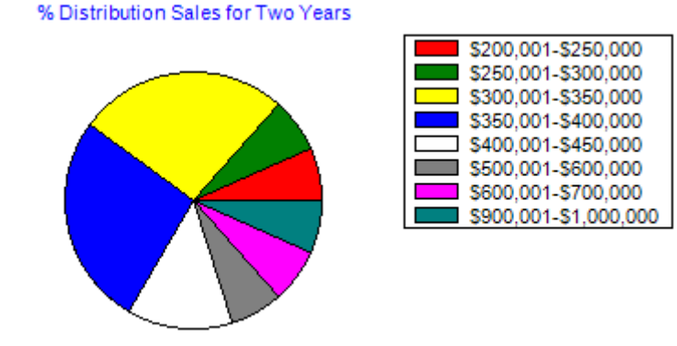
14	.36Mi.	**18770 OAK GROVE RD** **HIDDEN VALLEY LAKE, CA 95467-8282**	02/12/2025	$320,000	$232	1378	6/3/2	1989	28,314 SF

APN: 142-124-150-000 Document #: 2025001256
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: 1 Subdivision: HIDDEN VALLEY LAKE UNIT NO 6 MapRef: MB 10 PG 81-87 Abbreviated Description: Lot:18 Block:1 Subdivision:HIDDEN VALLEY LAKE UNIT NO 6 Map Ref:MB 10 PG 81-87City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

15	.49Mi.	**18836 N SHORE DR** **HIDDEN VALLEY LAKE, CA 95467-8630**	01/17/2025	$405,000	$180	2243	/3/2	1976	10,454 SF

APN: 141-141-180-000 Document #: 2025000514
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 8 Subdivision: HIDDEN VALLEY LAKE UNIT NO 1 MapRef: MB 10 PG 40-46 Abbreviated Description: Lot:4 Block:8 Subdivision:HIDDEN VALLEY LAKE UNIT NO 1 Map Ref:MB 10 PG 40-46City/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.

ICE SiteX Report

OrderID: 96071434

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.	**16909 GREENRIDGE RD**			$378,850	1,768	5/3/2	1989	8,712 SF	
.01Mi.	**16915 GREENRIDGE RD**			$296,076	1,293	4/2/2	1989	7,405 SF	
.01Mi.	**16903 GREENRIDGE RD**			$160,765	1,736	/3/2	2003	8,276 SF	
.02Mi.	**16921 GREENRIDGE RD**			$203,174	1,713	/2/2	2004	8,276 SF	
.03Mi.	**19184 COYLE SPRINGS RD**			$173,266	1,545	/3/2	1990	9,147 SF	
.03Mi.	**19196 COYLE SPRINGS RD**			$77,238	1,008	/3/2	1993	8,276 SF	
.04Mi.	**16927 GREENRIDGE RD**			$119,188	1,426	/3/2	1984	8,276 SF	
.04Mi.	**19208 COYLE SPRINGS RD**			$420,312	1,815	/2/2	2003	8,276 SF	
.05Mi.	**16891 GREENRIDGE RD**			$229,137	1,786	/3/2	1990	16,117 SF	
.05Mi.	**19148 COYLE SPRINGS RD**			$182,117	1,666	/2/2	2005	13,939 SF	
.05Mi.	**16933 GREENRIDGE RD**			$260,000	920	/2/1	1973	7,840 SF	
.05Mi.	**16912 GREENRIDGE RD**			$216,338	2,155	/3/2	1991	20,473 SF	
.05Mi.	**16906 GREENRIDGE RD**			$397,800	1,891	9/4/2	1999	18,730 SF	
.05Mi.	**16918 GREENRIDGE RD**			$398,235	2,243	/3/2	2001	17,424 SF	
.05Mi.	**19220 COYLE SPRINGS RD**			$308,491	1,442	6/3/2	1986	7,840 SF	
.05Mi.	**16900 GREENRIDGE RD**			$353,289	2,480	/3/2	1990	20,908 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	42.2 years old	Households:	1,873
Median Household Income:	$80,286	Households w/Family:	73%
Household Income Per Capita:	$40,430	Households w/Family Married:	66%
Most Common Education Level:	Some College	Households w/Family Children:	31%

School District

School District Zone:	Middletown Unified School District	Students:	1,391
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.51Mi.	**Coyote Valley Elementary School** Number of Students: 417 Student-Teacher Ratio: 23.17	C	Public	KG - 6
5.33Mi.	**Middletown Middle School** Number of Students: 209 Student-Teacher Ratio: 17.06	C+	Public	7 - 8
5.37Mi.	**Middletown High School** Number of Students: 457 Student-Teacher Ratio: 19.57 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **16909 GREENRIDGE RD, HIDDEN VALLEY LAKE, CA 95467-8259** is in **Zone D** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
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	104%	SIMILAR
BURGLARY	44%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	37%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	63%	NOTABLY LOWER
MURDER	81%	LOWER
OVERALL	34%	SIGNIFICANTLY LOWER

Disaster Alerts

9/8/2024 - Boyles Fire

ICE SiteX Report

OrderID: 96071434

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