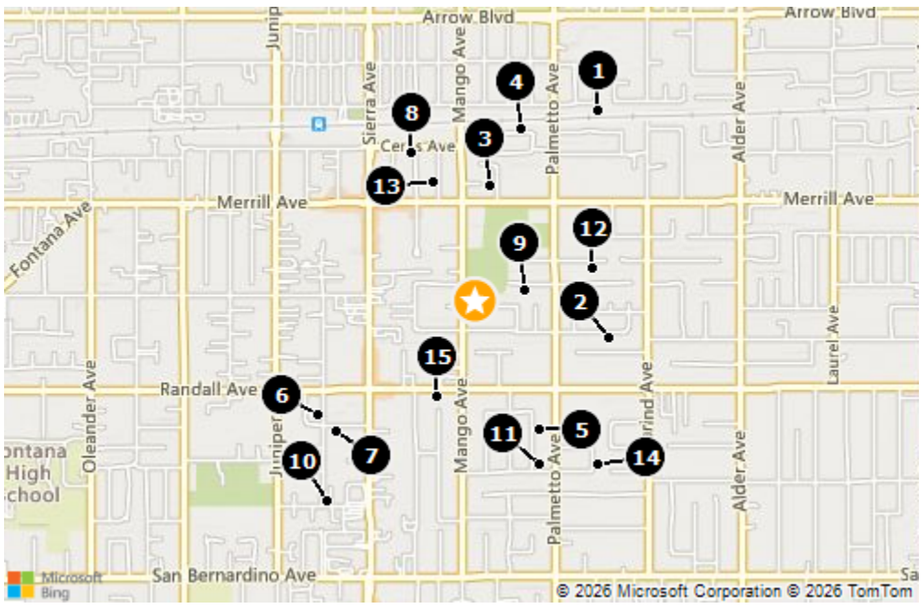
ICE SiteX Report

OrderID: 97525041

SiteX Property Information Report



Subject Property Location

17126 ATHOL ST, FONTANA, CA 92335-4802

County:	**SAN BERNARDINO CA**	Census Tract:	060710032.022003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0194-231-64-0000	Thomas Bros Pg-Grid:	605-4A

Valuation

Value:	**$646,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$574,940 - $717,060	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	10-000
Assd Land Value:	$224,400	Market Land Value:		Tax Year:	2025
Assd Improvement:	$423,300	Market Improvment Value:		Total Taxable Value:	$8,255
Total Assessed Value:	$647,700	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 District: 08 Tract No: 6714
Abbreviated Description: TRACT 6714 LOT 3
City/Muni/Twp: FONTANA

Property Characteristics

Lot Size:	9,108 SF	Bedrooms:	4	Pool:	Yes
Building Area:	1702 SF	Baths:	2	Fireplace:	1
Year Built:	1963	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Modern	Basement:		Roof Cover:	Wood Shake
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/01/2025	Sales Price:	N/A
Document #:	2025-0293165 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/31/2024	Sales Price:	$544,185
Document #:	2024-0125283 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/13/2024	Sales Price:	$635,000
Document #:	2024-0110666 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/01/2024		
Document Type:			
Legal Description:			

Lot: 3 Subdivision: TRACT NO 6714 Map Ref: MB 85 PG 42&43
City/Muni/Twp: FONTANA

Prior Transfer

Recording Date:	11/02/2020	Sales Price:	$544,185

ICE SiteX Report

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Document #:	2020-0430859 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/27/2019	Sales Price:	$544,185
Document #:	2019-0212469 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/13/2012	Sales Price:	$544,185
Document #:	2012-0483281 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/04/2007	Sales Price:	N/A
Document #:	2007-0679046 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/28/2007		
Document Type:			
Legal Description:			

Lot: 3 Tract No: 6714 Map Ref: MB85 PG42&43
City/Muni/Twp: FONTANA

Prior Transfer

Recording Date:	08/29/2007	Sales Price:	$67,000
Document #:	2007-0502673 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/08/2007	Loan Amount:	N/A
Document #:	2007-0461053 BK-PG -	Loan Type:	Reverse Mortgage
TD Due Date:	06/09/2078	Type Finance:	ADJ
Legal Description:			

Lot: 8 Tract No: 6714

Mortgage Record

Recording Date:	06/07/2005	Loan Amount:	N/A
Document #:	2005-0405356 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			

Lot: 8 Tract No: 6714

Prior Transfer

Recording Date:	05/17/2005	Sales Price:	$52,000
Document #:	2005-0350634 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/30/2004	Loan Amount:	N/A
Document #:	2004-0466275 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			

Lot: 3 Tract No: 6714

Mortgage Record

Recording Date:	02/19/2004	Loan Amount:	N/A
Document #:	2004-0118559 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2019	Type Finance:	
Legal Description:			

Lot: 3 Tract No: 6714

Mortgage Record

Recording Date:	09/02/1999	Loan Amount:	N/A
Document #:	99-373955 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	
Legal Description:			

Lot: 3 Tract No: 6714

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20240110666 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 3 District: 08 Tract No: 6714
Abbreviated Description: TRACT 6714 LOT 3
City/Muni/Twp: FONTANA

Area Sales Analysis

Total Area Sales	$8,147,000	Median # of Bedrooms	3
Median Lot Size	7,920 SF	Median # of Baths	1
Median Living Area	1,056 SF	Median Year Built	1953
Price Range - 2 Yrs	$270,000 to $703,000	Age Range	42 years to 83 years
Median Value	$550,000	Median Age	73 years

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.61Mi.	**17391 ORANGE WAY** **FONTANA, CA 92335-3932**	05/04/2026	$570,000	$390	1460	7/4/2	1972	10,000 SF	
		APN: 0192-233-09-0000 Document #: 2026-0112962 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Tract No: 8309 MapRef: MB 111 PG 55&56 Abbreviated Description: Lot:9 Tract No:8309 Map Ref:MB 111 PG 55&56City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA								
2	.37Mi.	**17411 PINE AVE** **FONTANA, CA 92335-4922**	04/22/2026	$580,000	$409	1417	6/3/2	1958	7,150 SF	Yes
		APN: 0194-215-11-0000 Document #: 2026-0103199 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 62 Subdivision: TRACT NO 4832 MapRef: MB 62 PG 37 Abbreviated Description: Lot:62 Subdivision:TRACT NO 4832 Map Ref:MB 62 PG 37City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA								
3	.31Mi.	**8870 BLANCHARD AVE** **FONTANA, CA 92335-4844**	04/01/2026	$703,000	$198	3534	8/4/3	1984	8,100 SF	Pool/ Spa
		APN: 0192-211-80-0000 Document #: 2026-0084542 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: TRACT 10378 MapRef: MB 148 PG 36&37 Abbreviated Description: Lot:3 Subdivision:TRACT 10378 Map Ref:MB 148 PG 36&37City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA								
4	.48Mi.	**17232 CERES AVE** **FONTANA, CA 92335-4808**	03/25/2026	$559,000	$529	1056	5/3/1	1954	7,670 SF	Pool/ Spa
		APN: 0192-201-32-0000 Document #: 2026-0077639 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: TRACT 3694 MapRef: MB 50 PG 24&25 Abbreviated Description: Lot:12 Subdivision:TRACT 3694 Map Ref:MB 50 PG 24&25City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA								
5	.39Mi.	**9387 KAISER AVE** **FONTANA, CA 92335-5875**	03/23/2026	$500,000	$495	1009	5/3/1	1952	7,920 SF	
		APN: 0194-132-19-0000 Document #: 2026-0074703 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 37 Tract No: 3858 MapRef: MB 49 PG 94&95 Abbreviated Description: Lot:37 Tract No:3858 Map Ref:MB 49 PG 94&95City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA								
6	.52Mi.	**9352 OLIVE ST** **FONTANA, CA 92335-5729**	02/26/2026	$540,000	$573	942	5/2/1	1951	5,700 SF	
		APN: 0193-222-12-0000 Document #: 2026-0053257 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Tract No: 3038 MapRef: MB 43 PG 45 Abbreviated Description: Tract No:3038 Map Ref:MB 43 PG 45Abbreviated Description:PORTION LOT6 City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA								
7	.51Mi.	**16823 FONTLEE LN** **FONTANA, CA 92335-5725**	02/24/2026	$465,000	$550	844	4/2/1	1948	7,670 SF	
		APN: 0193-224-03-0000 Document #: 2026-0051271 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: TRACT NO 3040 MapRef: MB 41 PG 96 Abbreviated Description: Lot:11 Subdivision:TRACT NO 3040 Map Ref:MB 41 PG 96City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA								
8	.43Mi.	**8806 NEWPORT AVE** **FONTANA, CA 92335-8653**	02/04/2026	$270,000	$345	782	4/2/1	1943	6,700 SF	
		APN: 0192-172-15-0000 Document #: 2026-0026784 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 57 Subdivision: TRACT NO 2266 MapRef: MB 32 PG 43-53 Abbreviated Description: Lot:15 Block:57 Subdivision:TRACT NO 2266 Map Ref:MB 32 PG 43-53City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA								
9	.14Mi.	**17229 HIBISCUS ST** **FONTANA, CA 92335-4809**	01/06/2026	$550,000	$458	1200	6/3/1	1954	8,505 SF	
		APN: 0194-223-16-0000 Document #: 2026-0003927 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Tract No: 3983 MapRef: MB 51 PG 8 Abbreviated Description: Lot:14 Tract No:3983 Map Ref:MB 51 PG 8City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA								
10	.65Mi.	**16806 HOLLY DR** **FONTANA, CA 92335-5739**	12/08/2025	$560,000	$610	917	6/2/1	1948	21,000 SF	
		APN: 0193-243-10-0000 Document #: 2025-0299201 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 705 Subdivision: THE SEMI TROPIC LAND AND WATER COMPANY MapRef: MB 11 PG 12 Abbreviated Description: Subdivision:THE SEMI TROPIC LAND AND WATER COMPANY Map Ref:MB 11 PG 12Abbreviated Description:PORTION LOT705 City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA								
11	.47Mi.	**9459 KAISER AVE** **FONTANA, CA 92335-5832**	12/04/2025	$520,000	$515	1009	5/3/1	1953	7,920 SF	
		APN: 0194-193-10-0000 Document #: 2025-0298102 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 45 Subdivision: TRACT NO 3858 MapRef: MB 49 PG 94&95 Abbreviated Description: Lot:45 Subdivision:TRACT NO 3858 Map Ref:MB 49 PG 94&95City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA								
12	.33Mi.	**17379 ORCHID DR** **FONTANA, CA 92335-4924**	11/25/2025	$630,000	$443	1419	6/3/2	1963	8,370 SF	
		APN: 0194-202-08-0000 Document #: 2025-0290455 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Tract No: 7011 MapRef: MB 88 PG 69 Abbreviated Description: Lot:30 Tract No:7011 Map Ref:MB 88 PG 69City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA								
13	.34Mi.	**8866 EMERALD AVE** **FONTANA, CA 92335-8655**	11/19/2025	$505,000	$652	774	4/2/1	1943	6,700 SF	
		APN: 0192-173-23-0000 Document #: 2025-0285589 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 23 Block: 56 Subdivision: FONTANA TOWNSITE Tract No: 2266 MapRef: MB 32 PG 42-53 Abbreviated Description: Lot:23 Block:56 Subdivision:FONTANA TOWNSITE Tract No:2266 Map Ref:MB 32 PG 42-53City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA

14	.55Mi.	**9465 PALO VERDE AVE FONTANA, CA 92335-5912**	11/07/2025	$650,000	$300	2162	8/4/2	1961	7,840 SF

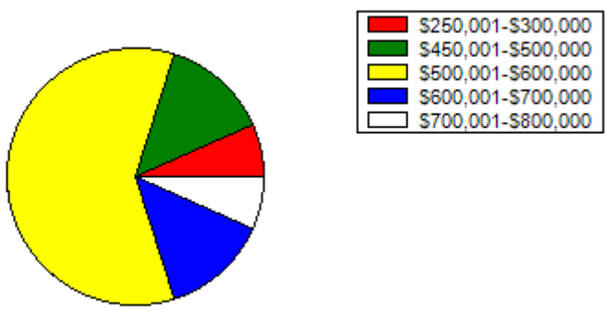
APN: 0194-282-11-0000 Document #: 2025-0275196
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Tract No: 6029 MapRef: MB 75 PG 6 Abbreviated Description: Lot:12 Tract No:6029 Map Ref:MB 75 PG 6City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA

15	.28Mi.	**17043 RANDALL AVE FONTANA, CA 92335-5862**	11/06/2025	$545,000	$334	1628	6/3/2	1948	9,100 SF

APN: 0194-092-38-0000 Document #: 2025-0274125
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 574 Subdivision: SEMI TROPIC LAND AND WATER COMPANY MapRef: MB 11 PG 12 Abbreviated Description: Subdivision:SEMI TROPIC LAND AND WATER COMPANY Map Ref:MB 11 PG 12Abbreviated Description:PORTION LOT574 City/Muni/Twp:FONTANA City/Muni/Twp: FONTANA

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.	**17126 ATHOL ST**			$647,700	1,702	7/4/2	1963	9,108 SF	Yes
.01Mi.	**17136 ATHOL ST**			$199,773	1,706	7/3/2	1963	9,108 SF	Yes
.02Mi.	**17116 ATHOL ST**			$340,125	1,825	8/4/2	1970	7,420 SF	Yes
.02Mi.	**9105 MANGO AVE**			$231,940	1,735	7/3/2	1965	7,208 SF	
.02Mi.	**17146 ATHOL ST**			$462,614	1,702	7/4/2	1963	9,108 SF	
.04Mi.	**17156 ATHOL ST**			$450,305	1,913	7/3/2	1964	9,108 SF	Yes
.04Mi.	**17133 ATHOL ST**			$246,813	1,563	6/3/1	1963	7,920 SF	
.04Mi.	**9135 MANGO AVE**			$407,185	832	4/2/1	1928	19,800 SF	
.04Mi.	**17143 ATHOL ST**			$580,481	1,706	7/3/2	1963	7,920 SF	Yes
.05Mi.	**17151 ATHOL ST**			$212,481	1,563	6/3/1	1963	7,920 SF	
.05Mi.	**17166 ATHOL ST**			$485,250	2,237	5/3/2	1964	9,108 SF	Heated
.05Mi.	**9094 MANGO AVE**			$85,065	816	4/2/1	1927	9,360 SF	
.06Mi.	**17161 ATHOL ST**			$271,555	1,873	7/3/2	1964	7,920 SF	
.06Mi.	**9084 MANGO AVE**			$406,205	1,382	5/3/2	1959	5,500 SF	Yes
.06Mi.	**17176 ATHOL ST**			$320,108	2,496	7/3/2	1965	8,976 SF	Yes
.06Mi.	**17130 PINE AVE**			$279,787	1,353	5/3/1	1954	8,680 SF	

Rent vs. Own

Households Occupied by Renters:	51%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	31.4 years old	Households:	24,583
Median Household Income:	$62,702	Households w/Family:	82%
Household Income Per Capita:	$19,988	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	51%

School District

School District Zone:	Fontana Unified School District	Students:	32,794
Number of Schools:	44	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.40Mi.	**Palmetto Elementary School**	D	Public	KG - 5

Number of Students: 577
Student-Teacher Ratio: 21.71

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2.28Mi. **Jurupa Hills High School** Number of Students: 1,739 Student-Teacher Ratio: 20.9		C	Public	9 - 12
1.46Mi. **Harry S. Truman Middle School** Number of Students: 883 Student-Teacher Ratio: 23.85		C-	Public	6 - 8

Flood Report

The Subject Property of **17126 ATHOL ST, FONTANA, CA 92335-4802** 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	86%	LOWER
BURGLARY	60%	NOTABLY LOWER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	117%	HIGHER
MURDER	80%	LOWER
OVERALL	60%	NOTABLY LOWER

Disaster Alerts

9/7/2024 - Line Fire 9/10/2024 - Bridge Fire

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