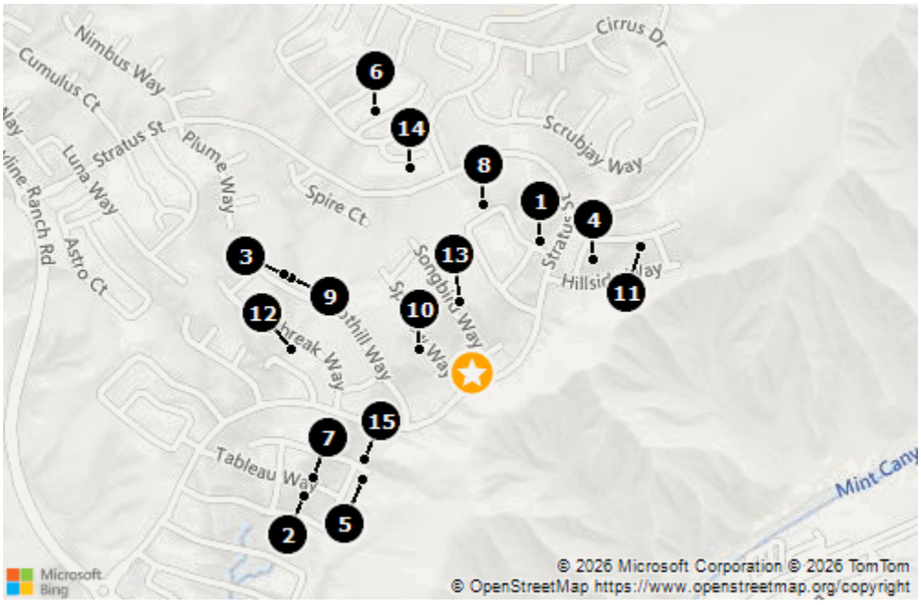
ICE SiteX Report

OrderID: 97922784

SiteX Property Information Report



Subject Property Location

17816 PERCH LN, SANTA CLARITA, CA 91350-3292

County:	**LOS ANGELES CA**	Census Tract:	060379200.341002
Property Use:	Single Family Residential	Zoning:	LCA21*
Parcel Number:	2802-051-046	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,105,000**	FSD:	5	Common Confidence Score:	95
Value Range:	$1,049,750 - $1,160,250	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	17-353
Assd Land Value:	$559,399	Market Land Value:		Tax Year:	2025
Assd Improvement:	$349,408	Market Improvment Value:		Total Taxable Value:	$16,357
Total Assessed Value:	$908,807	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 135 Tract No: 60922-04
Abbreviated Description: TR=60922-04 LOT 135

Property Characteristics

Lot Size:	6,890 SF	Bedrooms:	4	Pool:	
Building Area:	3162 SF	Baths:	4	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Solar
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/31/2023	Sales Price:	$139,277
Document #:	23-0746461 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/18/2023	Sales Price:	$778,998
Document #:	23-0248781 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/19/2023	Sales Price:	N/A
Document #:	23-0037386 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/20/2022	Sales Price:	N/A
Document #:	22-1004566 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 97922784

Mortgage Record

Recording Date:	08/16/2022	Loan Amount:	N/A
Document #:	22-0818987 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 135 Tract No: 60922-04
City/Muni/Twp: SANTA CLARITA

Prior Transfer

Recording Date:	04/14/2021	Sales Price:	$840,000
Document #:	21-0591022 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/30/2021		
Document Type:			

Legal Description:
Lot: 135 Tract No: 60922-04 Map Ref: MB 1421 PG 14-52
City/Muni/Twp: SANTA CLARITA

Prior Transfer

Recording Date:	04/14/2021	Sales Price:	$840,008
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 135 Tract No: 60922-04
Abbreviated Description: TR=60922-04 LOT 135

Prior Transfer

Recording Date:	12/21/2020	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	20-1693390 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/06/2020		
Document Type:			

Legal Description:
Lot: 98-112&121 Tract No: 60922-04 Map Ref: MB 1421 PG 14-52
Abbreviated Description: LOTS122-149&275; POR LOTS98-112&121-149

Area Sales Analysis

Total Area Sales	$26,818,000	Median # of Bedrooms	4
Median Lot Size	6,837 SF	Median # of Baths	3
Median Living Area	3,116 SF	Median Year Built	2022
Price Range - 2 Yrs	$591,000 to $11,300,000	Age Range	2 years to 6 years
Median Value	$1,150,000	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**28695 WINDBREAK TER** **SANTA CLARITA, CA 91350-5893**	06/30/2026	$1,150,000	$315	3643	/4/3	2022	7,128 SF	Yes
		APN: 2802-050-002 Document #: 26-0475603 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 49 Tract No: 60922 04 MapRef: MB 1421 PG 14-52 Abbreviated Description: Lot:49 Tract No:60922 04 Map Ref:MB 1421 PG 14-52City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
2	.28Mi.	**18112 TABLEAU WAY** **SANTA CLARITA, CA 91350-5898**	05/22/2026	$1,150,000	$350	3280	/4/3	2023	5,738 SF	
		APN: 2802-055-091 Document #: 26-0377964 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 91 Tract No: 90922-03 MapRef: MB 1429 PG 20-41 Abbreviated Description: Lot:91 Tract No:90922-03 Map Ref:MB 1429 PG 20-41City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
3	.29Mi.	**28604 FOOTHILL WAY** **SANTA CLARITA, CA 91350-3291**	04/28/2026	$1,080,000	$356	3032	/3/3	2021	6,940 SF	Yes
		APN: 2802-053-064 Document #: 26-0300101 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 225 Tract No: 60922-04 MapRef: MB 1421 PG 14-52 Abbreviated Description: Lot:225 Tract No:60922-04 Map Ref:MB 1421 PG 14-52City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
4	.22Mi.	**28618 BLOOM LN** **SANTA CLARITA, CA 91350-5868**	04/10/2026	$1,650,000	$487	3383	/4/1	2022	11,682 SF	Yes
		APN: 2812-118-059 Document #: 26-0253986 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27&268 Tract No: 60922-04 MapRef: MB 1421 PG 14-52 Abbreviated Description: Tract No:60922-04 Map Ref:MB 1421 PG 14-52Abbreviated Description:PORTION LOTS27&268 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.2Mi.	**28332 CLARION PL** **SANTA CLARITA, CA 91350-5895**	04/03/2026	$1,250,000	$401	3116	/4/3	2024	6,991 SF	
		APN: 2802-055-018 Document #: 26-0231706 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Tract No: 60922-03 MapRef: MB 1429 PG 20-41 Abbreviated Description: Lot:18 Tract No:60922-03 Map Ref:MB 1429 PG 20-41City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
6	.37Mi.	**28813 CHAPPARAL CT** **SANTA CLARITA, CA 91350-5870**	03/19/2026	$715,000	$468	1526	/2/2	2022	5,493 SF	
		APN: 2812-124-024 Document #: 26-0192628 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 143 Tract No: 60922 02 MapRef: MB 1425 PG 1-56 Abbreviated Description: Lot:143 Tract No:60922 02 Map Ref:MB 1425 PG 1-56City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
7	.25Mi.	**18113 TABLEAU WAY** **SANTA CLARITA, CA 91350-5898**	03/11/2026	$1,156,000	$394	2932	/4/3	2023	6,531 SF	
		APN: 2802-055-085 Document #: 26-0171209 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 97922784

Legal: Lot: 85 Tract No: 60922-03 MapRef: MB 1429 PG 20-41 Abbreviated Description: Lot:85 Tract No:60922-03 Map Ref:MB 1429 PG 20-41City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA

8	.22Mi.	**28665 WINDBREAK TER** **SANTA CLARITA, CA 91350-5893**	01/14/2026	$591,000	$154	3836	/5/1	2023	8,066 SF	

APN: 2802-050-010 Document #: 26-0032841
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 57 Tract No: 60922-04 MapRef: MB 1421 PG 14-52 Abbreviated Description: Lot:57 Tract No:60922-04 Map Ref:MB 1421 PG 14-52City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA

9	.28Mi.	**28600 FOOTHILL WAY** **SANTA CLARITA, CA 91350-3291**	12/05/2025	$1,100,000	$406	2709	/3/3	2021	6,837 SF	

APN: 2802-053-065 Document #: 25-0878940
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 226 Tract No: 60922-04 MapRef: MB 1421 PG 14-52 Abbreviated Description: Lot:226 Tract No:60922-04 Map Ref:MB 1421 PG 14-52City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA

10	.08Mi.	**28521 SPARROW WAY** **SANTA CLARITA, CA 91350-3295**	12/02/2025	$1,070,000	$344	3104	/5/3	2020	6,064 SF	

APN: 2802-051-054 Document #: 25-0863049
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 143 Tract No: 60922-04 MapRef: MB 1421 PG 14-62 Abbreviated Description: Lot:143 Tract No:60922-04 Map Ref:MB 1421 PG 14-62City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.28Mi.	**17716 RIDGELINE CT** **SANTA CLARITA, CA 91350-5879**	10/15/2025	$1,082,000	$319	3383	/4/3	2022	7,053 SF	

APN: 2812-118-022 Document #: 25-0709689
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Tract No: 60922-04 MapRef: MB 1421 PG 14-52 Abbreviated Description: Lot:22 Tract No:60922-04 Map Ref:MB 1421 PG 14-52City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA

12	.24Mi.	**28537 DAYBREAK WAY** **SANTA CLARITA, CA 91350-3288**	10/15/2025	$1,125,000	$415	2709	/4/3	2021	5,127 SF	

APN: 2802-053-004 Document #: 25-0710065
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 164 Tract No: 60922-04 MapRef: MB 1421 PG 14-52 Abbreviated Description: Lot:164 Tract No:60922-04 Map Ref:MB 1421 PG 14-52City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA

13	.1Mi.	**28524 SONGBIRD WAY** **SANTA CLARITA, CA 91350-3294**	10/07/2025	$1,200,000	$357	3354	/4/4	2020	6,632 SF	Yes

APN: 2802-051-010 Document #: 25-0690688
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 99 Tract No: 60922-04 MapRef: MB 1421 PG 14-52 Abbreviated Description: Lot:99 Tract No:60922-04 Map Ref:MB 1421 PG 14-52City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA

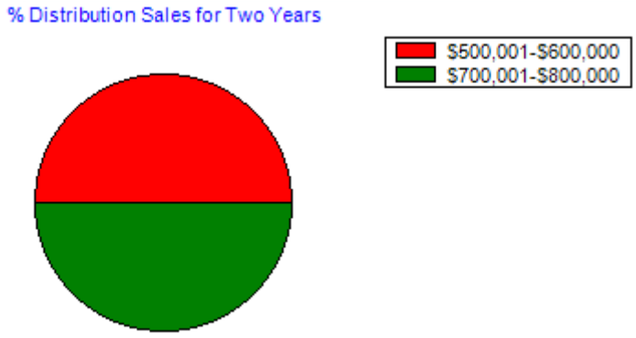
14	.28Mi.	**17908 TREK CT** **SANTA CLARITA, CA 91350-5889**	09/22/2025	$11,300,000	$6,191	1825	/2/2	2022	7,677 SF	

APN: 2812-124-007 Document #: 25-0650173
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Tract No: 60922-02 MapRef: MB 1425 PG 1-56 Abbreviated Description: Lot:7 Tract No:60922-02 Map Ref:MB 1425 PG 1-56City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA

15	.19Mi.	**18107 RADIANCE LN** **SANTA CLARITA, CA 91350-5897**	08/07/2025	$1,199,000	$384	3116	/4/3	2024	5,484 SF	

APN: 2802-055-016 Document #: 25-0534095
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Tract No: 60922-03 MapRef: MB 1429 PG 20-41 Abbreviated Description: Lot:16 Tract No:60922-03 Map Ref:MB 1429 PG 20-41City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA

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.

ICE SiteX Report

OrderID: 97922784

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.	**17816 PERCH LN**	**04/14/2021**		$908,807	3,162	/4/4	2021	6,890 SF	
.01Mi.	**17812 PERCH LN**	**04/13/2021**		$809,873	3,104	/4/3	2021	6,898 SF	
.01Mi.	**17820 PERCH LN**	**04/14/2021**		$911,405	3,104	/4/3	2021	7,769 SF	
.03Mi.	**17808 PERCH LN**	**11/24/2020**		$788,009	2,932	/4/3	2020	7,622 SF	
.03Mi.	**28503 SONGBIRD WAY**	**02/23/2022**		$1,061,206	3,280	/5/3	2020	9,736 SF	
.03Mi.	**28510 SPARROW WAY**	**12/17/2020**		$946,044	3,546	/5/5	2020	10,161 SF	
.04Mi.	**17804 PERCH LN**	**11/20/2020**		$857,825	3,104	/5/3	2020	8,095 SF	
.04Mi.	**28507 SONGBIRD WAY**	**11/24/2020**		$911,534	3,104	/4/3	2020	6,748 SF	Yes
.04Mi.	**28514 SPARROW WAY**	**12/16/2020**		$891,539	3,104	/4/3	2020	7,730 SF	Yes
.05Mi.	**28505 SPARROW WAY**	**04/19/2021**		$1,025,684	3,104	/4/3	2021	7,397 SF	Yes
.05Mi.	**28501 SPARROW WAY**	**04/22/2021**		$1,124,037	3,162	/4/4	2021	8,013 SF	Yes
.05Mi.	**28509 SPARROW WAY**	**04/30/2021**		$971,751	2,932	/4/3	2021	6,501 SF	Yes
.05Mi.	**28500 SONGBIRD WAY**	**11/20/2020**		$918,658	3,546	/5/5	2020	8,754 SF	
.05Mi.	**28511 SONGBIRD WAY**	**02/23/2021**		$1,007,525	3,546	/5/5	2020	6,559 SF	
.05Mi.	**17800 PERCH LN**	**08/01/2022**		$1,300,499	3,546	/5/5	2020	8,875 SF	
.05Mi.	**28511 SPARROW WAY**	**11/24/2020**		$1,091,793	3,546	/5/5	2020	6,412 SF	Yes

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	38.0 years old	Households:	12,934
Median Household Income:	$131,527	Households w/Family:	83%
Household Income Per Capita:	$48,659	Households w/Family Married:	71%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	40%

School District

School District Zone:	Sulphur Springs Union Elementary School District	Students:	5,157
Number of Schools:	10	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.84Mi.	**Mint Canyon Community Elementary School** Number of Students: 472 Student-Teacher Ratio: 23.6	C	Public	KG - 6
7.49Mi.	**Academy of the Canyons** Number of Students: 385 Student-Teacher Ratio: 29.32	A+	Public	9 - 12
7.49Mi.	**Academy of the Canyons** Number of Students: 385 Student-Teacher Ratio: 29.32	A+	Public	9 - 12
1.58Mi.	**Canyon High School** Number of Students: 1,952 Student-Teacher Ratio: 24.4 Advanced Placement: Yes	A+	Public	9 - 12
1.58Mi.	**Canyon High School** Number of Students: 1,952 Student-Teacher Ratio: 24.4 Advanced Placement: Yes	A+	Public	9 - 12
7.49Mi.	**Academy of the Canyons** Number of Students: 385 Student-Teacher Ratio: 29.32	A+	Public	9 - 12
1.98Mi.	**Sierra Vista Junior High School** Number of Students: 946 Student-Teacher Ratio: 20.44	B-	Public	7 - 8
1.58Mi.	**Canyon High School** Number of Students: 1,952 Student-Teacher Ratio: 24.4 Advanced Placement: Yes	A+	Public	9 - 12
1.98Mi.	**Sierra Vista Junior High School** Number of Students: 946 Student-Teacher Ratio: 20.44	B-	Public	7 - 8
1.98Mi.	**Sierra Vista Junior High School** Number of Students: 946 Student-Teacher Ratio: 20.44	B-	Public	7 - 8
1.84Mi.	**Mint Canyon Community Elementary School** Number of Students: 472 Student-Teacher Ratio: 23.6	C	Public	KG - 6
1.84Mi.	**Mint Canyon Community Elementary School** Number of Students: 472 Student-Teacher Ratio: 23.6	C	Public	KG - 6

ICE SiteX Report

OrderID: 97922784

Flood Report

The Subject Property of **17816 PERCH LN, SANTA CLARITA, CA 91350-3292** 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	46%	SIGNIFICANTLY LOWER
BURGLARY	42%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	48%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	18%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	113%	HIGHER
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	32%	SIGNIFICANTLY 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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.