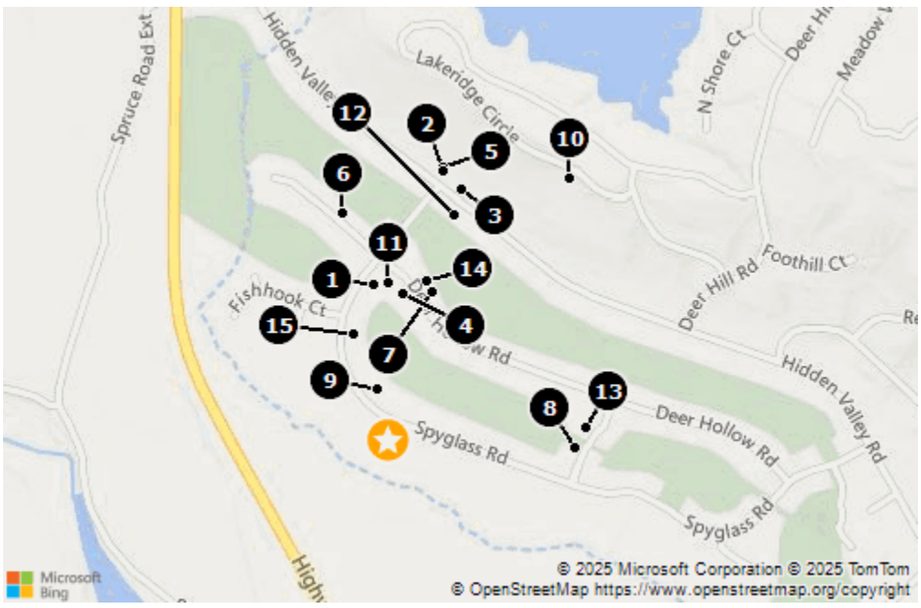
ICE SiteX Report

OrderID: 95918442

SiteX Property Information Report



Subject Property Location

18345 SPYGLASS RD, HIDDEN VALLEY LAKE, CA 95467-8656

County:	**LAKE CA**	Census Tract:	060330013.012014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	141-252-070-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$262,000**	FSD:	28
Value Range:	$188,640 - $335,360	Confidence Score:	72

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	62-024
Assd Land Value:	$32,184	Market Land Value:		Tax Year:	2025
Assd Improvement:	$173,840	Market Improvment Value:		Total Taxable Value:	$2,660
Total Assessed Value:	$206,024	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description
Property Characteristics

Lot Size:	12,632 SF	Bedrooms:	2	Pool:	
Building Area:	966 SF	Baths:	1	Fireplace:	1
Year Built:	1979	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	10/14/2025	Sales Price:	$157,916
Document #:	2025010584 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/02/2015	Sales Price:	$157,916
Document #:	2015006847 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/10/2008	Sales Price:	$160,000
Document #:	2008021049 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/02/2008		
Document Type:	Grant Deed		
Legal Description:			

Lot: 42 Block: 2 Subdivision: HIDDEN VALLEY LAKE UNIT #3 Map Ref: MB10 PG53-61
City/Muni/Twp: HIDDEN VALLEY LAKE

Prior Transfer

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

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Area Sales Analysis

Total Area Sales	$5,720,500	Median # of Bedrooms	3
Median Lot Size	8,276 SF	Median # of Baths	2
Median Living Area	1,573 SF	Median Year Built	2000
Price Range - 2 Yrs	$218,500 to $520,000	Age Range	4 years to 45 years
Median Value	$380,000	Median Age	25 years

Comparable Sales Data

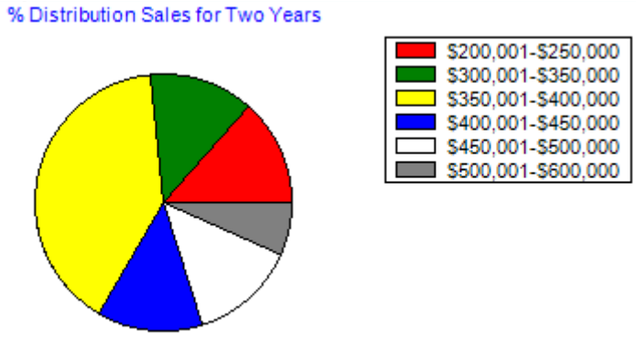
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**18078 SPYGLASS RD** **HIDDEN VALLEY LAKE, CA 95467-8636**	10/17/2025	$222,500	$210	1056	5/3/2	1986	7,840 SF	
		APN: 141-242-010-000 Document #: 2025010805 Document Type: Grant Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 30 Block: 3 Subdivision: HIDDEN VALLEY LAKE MapRef: MB 10 PG 53-61 Abbreviated Description: Lot:30 Block:3 Subdivision:HIDDEN VALLEY LAKE Map Ref:MB 10 PG 53-61City/Muni/Twp:HIDDEN VALLEY LAKE City/Muni/Twp: HIDDEN VALLEY LAKE								
2	.36Mi.	**18374 HIDDEN VALLEY RD** **HIDDEN VALLEY LAKE, CA 95467-8040**	07/17/2025	$500,000	$307	1627	6/3/2	2007	16,988 SF	Yes
		APN: 141-041-150-000 Document #: 2025006894 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 5 Subdivision: HIDDEN VALLEY LAKE UNIT NO 1 Abbreviated Description: Lot:15 Block:5 Subdivision:HIDDEN VALLEY LAKE UNIT NO 1 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.34Mi.	**18402 HIDDEN VALLEY RD** **HIDDEN VALLEY LAKE, CA 95467-8041**	05/27/2025	$464,000	$297	1558	7/3/2	2001	15,245 SF	
		APN: 141-041-170-000 Document #: 2025004910 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 5 Subdivision: HIDDEN VALLEY LAKE MapRef: MB 10 PG 40-46 Abbreviated Description: Lot:17 Block:5 Subdivision:HIDDEN VALLEY LAKE Map Ref:MB 10 PG 40-46City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.18Mi.	**18343 DEER HOLLOW RD** **HIDDEN VALLEY LAKE, CA 95467-8006**	05/15/2025	$369,000	$274	1346	5/3/2	1980	7,840 SF	
		APN: 141-242-050-000 Document #: 2025004592 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Block: 3 Subdivision: HIDDEN VALLEY LAKE UNIT NO 3 MapRef: MB 10 PG 53-61 Abbreviated Description: Lot:26 Block:3 Subdivision:HIDDEN VALLEY LAKE UNIT NO 3 Map Ref:MB 10 PG 53-61								
5	.36Mi.	**18360 HIDDEN VALLEY RD** **HIDDEN VALLEY LAKE, CA 95467-8040**	05/05/2025	$376,500	$254	1478	5/3/2	2000	18,295 SF	
		APN: 141-041-140-000 Document #: 2025004184 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 5 Subdivision: HIDDEN VALLEY LAKE UNIT NO 1 MapRef: MB 10 PG 40-46 Abbreviated Description: Lot:14 Block:5 Subdivision:HIDDEN VALLEY LAKE UNIT NO 1 Map Ref:MB 10 PG 40-46City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.3Mi.	**18238 DEER HOLLOW RD** **HIDDEN VALLEY LAKE, CA 95467-8004**	04/15/2025	$218,500	$165	1320	/3/2	1980	8,276 SF	
		APN: 141-201-070-000 Document #: 2025003476 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: HIDDEN VALLEY LAKE UNIT NO 3 Abbreviated Description: Lot:7 Block:1 Subdivision:HIDDEN VALLEY LAKE UNIT NO 3 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
7	.19Mi.	**18378 DEER HOLLOW RD** **HIDDEN VALLEY LAKE, CA 95467-8006**	03/24/2025	$390,000	$227	1715	/3/2	2000	8,712 SF	
		APN: 141-241-070-000 Document #: 2025002619 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 14 Subdivision: HIDDEN VALLEY LAKE MapRef: MB 10 PG 53-61 Abbreviated Description: Lot:7 Block:14 Subdivision:HIDDEN VALLEY LAKE Map Ref:MB 10 PG 53-61City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA								
8	.23Mi.	**17965 BUNKER RD** **HIDDEN VALLEY LAKE, CA 95467-8265**	03/17/2025	$330,000	$194	1700	/3/2	2001	7,405 SF	
		APN: 141-263-170-000 Document #: 2025002386 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 34 Block: 4 Subdivision: HIDDEN VALLEY LAKE MapRef: MB 10 PG 53-61 Abbreviated Description: Lot:34 Block:4 Subdivision:HIDDEN VALLEY LAKE Map Ref:MB 10 PG 53-61City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
9	.07Mi.	**18254 SPYGLASS RD** **HIDDEN VALLEY LAKE, CA 95467-8655**	02/28/2025	$520,000	$333	1560	7/3/2	2021	7,405 SF	
		APN: 141-251-110-000 Document #: 2025001840 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 4 Subdivision: HIDDEN VALLEY LAKE MapRef: MB 10 PG 53-61 Abbreviated Description: Lot:11 Block:4 Subdivision:HIDDEN VALLEY LAKE Map Ref:MB 10 PG 53-61City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
10	.37Mi.	**18699 LAKERIDGE CIR** **HIDDEN VALLEY LAKE, CA 95467-8013**	11/27/2024	$420,000	$139	3012	/4/3	2007	22,215 SF	
		APN: 141-181-120-000 Document #: 2024012938 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 38 Subdivision: HIDDEN VALLEY LAKE UNIT NO 2 MapRef: MB 10 PG 50-52 Abbreviated Description: Lot:38 Subdivision:HIDDEN VALLEY LAKE UNIT NO 2 Map Ref:MB 10 PG 50-52City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
11	.2Mi.	**18315 DEER HOLLOW RD** **HIDDEN VALLEY LAKE, CA 95467-8006**	10/17/2024	$390,000	$223	1747	/3/2	2002	7,405 SF	
		APN: 141-242-030-000 Document #: 2024010931 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Block: 3 Subdivision: HIDDEN VALLEY LAKE UNIT NO 3 MapRef: MB 10 PG 53-61 Abbreviated Description: Lot:28 Block:3 Subdivision:HIDDEN VALLEY LAKE UNIT NO 3 Map Ref:MB 10 PG 53-61City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
12	.3Mi.	**18425 HIDDEN VALLEY RD** **HIDDEN VALLEY LAKE, CA 95467-8041**	10/16/2024	$330,000	$209	1573	7/3/2	2000	8,276 SF	
		APN: 141-043-030-000 Document #: 2024010820 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: HIDDEN VALLEY LAKE UNIT NO 1 MapRef: MB 10 PG 40-46 Abbreviated Description: Lot:3 Block:4 Subdivision:HIDDEN VALLEY LAKE UNIT NO 1 Map Ref:MB 10 PG 40-46City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
13	.25Mi.	**17925 BUNKER RD**	08/26/2024	$370,000	$230	1604	/3/2	2002	7,840 SF	

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		HIDDEN VALLEY LAKE, CA 95467-8265								
		APN: 141-262-060-000 Document #: 2024008785								
		Document Type: Grant Deed Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 2 Block: 3 Subdivision: HIDDEN VALLEY LAKE UNIT NO 3 MapRef: MB 10 PG 53-61 Abbreviated Description: Lot:2 Block:3								
		Subdivision:HIDDEN VALLEY LAKE UNIT NO 3 Map Ref:MB 10 PG 53-61City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
14	.2Mi.	**18350 DEER HOLLOW RD**	07/31/2024	$440,000	$216	2034	7/4/2	1999	9,583 SF	Yes
		HIDDEN VALLEY LAKE, CA 95467-8006								
		APN: 141-241-060-000 Document #: 2024007834								
		Document Type: Grant Deed Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 6 Block: 14 Subdivision: HIDDEN VALLEY LAKE UNIT NO 3 MapRef: MB 10 PG 53-61 Abbreviated Description: Lot:6 Block:14								
		Subdivision:HIDDEN VALLEY LAKE UNIT NO 3 Map Ref:MB 10 PG 53-61City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
15	.14Mi.	**18158 SPYGLASS RD**	07/10/2024	$380,000	$258	1470	5/3/2	1996	8,712 SF	
		HIDDEN VALLEY LAKE, CA 95467-8654								
		APN: 141-251-050-000 Document #: 2024006914								
		Document Type: Grant Deed Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 5 Block: 4 Subdivision: HIDDEN VALLEY LAKE UNIT NO 3 MapRef: MB 10 PG 53-61 Abbreviated Description: Lot:5 Block:4								
		Subdivision:HIDDEN VALLEY LAKE UNIT NO 3 Map Ref:MB 10 PG 53-61City/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.

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.	**18345 SPYGLASS RD**			$206,024	966	/2/1	1979	12,632 SF	
.01Mi.	**18361 SPYGLASS RD**			$281,430	1,597	6/3/2	1994	11,325 SF	
.01Mi.	**18329 SPYGLASS RD**			$96,796	1,110	/3/1	1978	13,503 SF	
.02Mi.	**18377 SPYGLASS RD**			$286,842	1,300	7/3/2	1990	11,325 SF	
.03Mi.	**18313 SPYGLASS RD**			$245,161	1,727	/3/2	2002	14,810 SF	
.04Mi.	**18393 SPYGLASS RD**			$438,765	1,592	7/3/2	1992	11,761 SF	
.04Mi.	**18297 SPYGLASS RD**			$351,579	1,866	5/3/2	1993	14,374 SF	
.04Mi.	**18342 SPYGLASS RD**			$313,904	1,628	5/3/2	2002	7,840 SF	
.04Mi.	**18368 SPYGLASS RD**			$388,295	1,482	6/3/2	1990	8,276 SF	
.05Mi.	**18409 SPYGLASS RD**			$387,340	1,544	5/3/2	2000	11,761 SF	
.05Mi.	**18281 SPYGLASS RD**			$224,736	1,594	/3/2	1999	13,939 SF	
.05Mi.	**18296 SPYGLASS RD**			$304,980	1,378	5/3/2	1990	8,712 SF	
.06Mi.	**18418 SPYGLASS RD**			$453,537	1,690	6/3/2	1992	8,276 SF	
.06Mi.	**18425 SPYGLASS RD**			$583,440	2,548	8/3/2	2001	11,325 SF	
.06Mi.	**18270 SPYGLASS RD**			$302,452	1,310	6/3/2	1993	8,712 SF	
.06Mi.	**18265 SPYGLASS RD**			$162,367	1,471	/3/2	1993	13,503 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

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0.62Mi. **Coyote Valley Elementary School** Number of Students: 417 Student-Teacher Ratio: 23.17	C	Public	KG - 6
4.00Mi. **Middletown Middle School** Number of Students: 209 Student-Teacher Ratio: 17.06	C+	Public	7 - 8
4.04Mi. **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 **18345 SPYGLASS RD, HIDDEN VALLEY LAKE, CA 95467-8656** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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