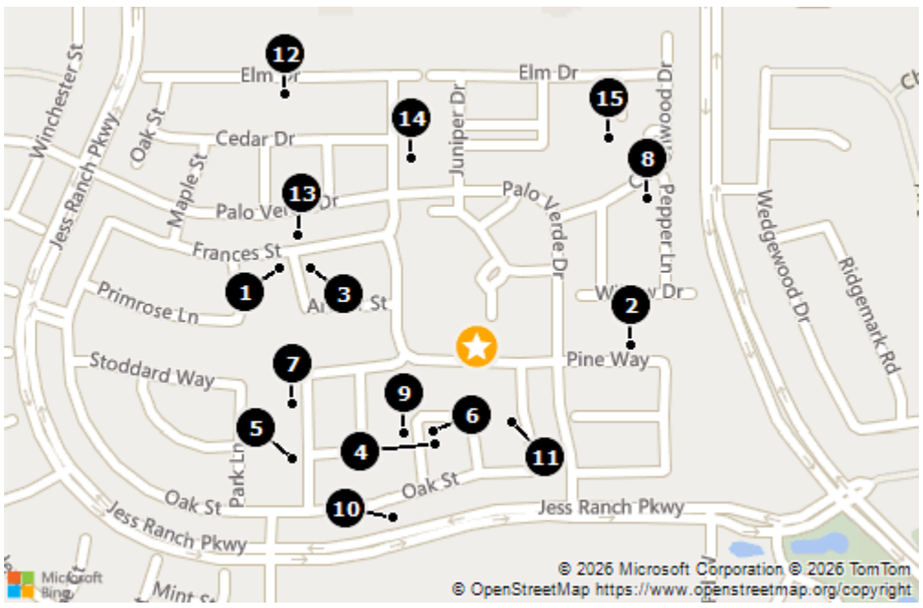
ICE SiteX Report

OrderID: 98382358

SiteX Property Information Report



Subject Property Location

19196 PINE WAY, APPLE VALLEY, CA 92308-4914

County:	**SAN BERNARDINO CA**	Census Tract:	060710097.181010
Property Use:	Planned Unit Development (PUD) (Residential)	Zoning:	
Parcel Number:	0399-302-28-0000	Thomas Bros Pg-Grid:	4738-7D

Valuation

Value:	**$428,000**	FSD:	10	Common Confidence Score:	70
Value Range:	$385,200 - $470,800	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	21-019
Assd Land Value:	$74,285	Market Land Value:		Tax Year:	2025
Assd Improvement:	$297,138	Market Improvment Value:		Total Taxable Value:	$4,241
Total Assessed Value:	$371,423	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 98 District: 13 Tract No: 14309
Abbreviated Description: TRACT 14309 LOT 98 AND INT IN COMMON AREA
City/Muni/Twp: APPLE VALLEY

Property Characteristics

Lot Size:	3,200 SF	Bedrooms:	2	Pool:	
Building Area:	2446 SF	Baths:	3	Fireplace:	1
Year Built:	1991	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:	2	Number of Cars:	2	A/C:	Central
Style:	Modern	Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/07/2025	Loan Amount:	N/A
Document #:	2025-0187898 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	

Legal Description:
Lot: 98 Subdivision: TRACT NO 14309
City/Muni/Twp: APPLE VALLEY

Mortgage Record

Recording Date:	01/31/2025	Loan Amount:	N/A
Document #:	2025-0021105 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	

Legal Description:
Lot: 98 Subdivision: TRACT NO 14309
City/Muni/Twp: APPLE VALLEY

Mortgage Record

Recording Date:	05/16/2024	Loan Amount:	N/A
Document #:	2024-0113920 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	

Legal Description:
Lot: 98 Subdivision: TRACT NO 14309
City/Muni/Twp: APPLE VALLEY

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Mortgage Record

Recording Date:	11/06/2023	Loan Amount:	N/A
Document #:	2023-0275470 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	

Legal Description:
Lot: 98 Subdivision: TRACT NO 14309
City/Muni/Twp: APPLE VALLEY

Prior Transfer

Recording Date:	08/02/2023	Sales Price:	N/A
Document #:	2023-0189130 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/03/2022	Sales Price:	$350,000
Document #:	2022-0266646 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/12/2022		
Document Type:			

Legal Description:
Lot: 98 Subdivision: TRACT NO 14309 Map Ref: MB 234 PG 59-66
City/Muni/Twp: APPLE VALLEY

Prior Transfer

Recording Date:	08/03/2022	Sales Price:	N/A
Document #:	2022-0266645 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/11/2022		
Document Type:			

Legal Description:
Lot: 98 Subdivision: TRACT NO 14309 Map Ref: MB 234 PG 59-66
City/Muni/Twp: APPLE VALLEY

Prior Transfer

Recording Date:	08/26/2021	Sales Price:	$163,970
Document #:	2021-0386134 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/23/2021	Loan Amount:	N/A
Document #:	2021-0377459 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2051	Type Finance:	

Legal Description:
Lot: 98 Subdivision: TRACT NO 14309
City/Muni/Twp: APPLE VALLEY

Prior Transfer

Recording Date:	02/28/2020	Sales Price:	$154,370
Document #:	2020-0071512 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/12/2020	Loan Amount:	N/A
Document #:	2020-0051377 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Lot: 98 Subdivision: TRACT NO 14309
City/Muni/Twp: APPLE VALLEY

Prior Transfer

Recording Date:	07/16/2018	Sales Price:	N/A
Document #:	2018-0256850 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/16/2018		
Document Type:			

Legal Description:
Lot: 98 Tract No: 14309 Map Ref: MB 234 PG 59-66
City/Muni/Twp: APPLE VALLEY

Prior Transfer

Recording Date:	01/29/2018	Sales Price:	$151,794
Document #:	2018-0031917 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/24/2018	Loan Amount:	N/A
Document #:	2018-0026413 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2048	Type Finance:	

Legal Description:
Lot: 98 Tract No: 14309
City/Muni/Twp: APPLE VALLEY

Prior Transfer

Recording Date:	03/07/2017	Sales Price:	N/A
Document #:	2017-0098175 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	02/23/2017	Loan Amount:	N/A
Document #:	2017-0082388 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	03/01/2047	Type Finance:	ADJ

Legal Description:
Lot: 98 Tract No: 14309
City/Muni/Twp: APPLE VALLEY

Prior Transfer

Recording Date:	02/26/2016	Sales Price:	$184,500
Document #:	2016-0074921 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/16/2016		
Document Type:			

Legal Description:
Lot: 98 Tract No: 14309 Map Ref: MB234 PG59-66
City/Muni/Twp: APPLE VALLEY

Prior Transfer

Recording Date:	06/22/2001	Sales Price:	N/A
Document #:	20010245092 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/27/2001		
Document Type:			

Legal Description:
Lot: 98 Tract No: 14309 Map Ref: MB234 PG59-66
City/Muni/Twp: APPLE VALLEY

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20220266646 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 98 District: 13 Tract No: 14309
Abbreviated Description: TRACT 14309 LOT 98 AND INT IN COMMON AREA
City/Muni/Twp: APPLE VALLEY

Area Sales Analysis

Total Area Sales	$4,179,500	Median # of Bedrooms	2
Median Lot Size	3,200 SF	Median # of Baths	2
Median Living Area	1,267 SF	Median Year Built	1991
Price Range - 2 Yrs	$172,000 to $330,000	Age Range	32 years to 40 years
Median Value	$289,000	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**11644 KERRIE WAY** **APPLE VALLEY, CA 92308-4947**	08/27/2026	$289,000	$220	1309	4/2/2	1991	3,827 SF	
		APN: 0399-325-14-0000 Document #: 2026-0226379 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 145 Subdivision: TRACT NO 14309 MapRef: MB 234 PG 59-66 Abbreviated Description: Lot:145 Subdivision:TRACT NO 14309 Map Ref:MB 234 PG 59-66City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY								
2	.1Mi.	**19258 PINE WAY** **APPLE VALLEY, CA 92308-8967**	08/27/2026	$330,000	$183	1797	6/2/3	1988	3,120 SF	
		APN: 0399-301-06-0000 Document #: 2026-0225879 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 6 Subdivision: TRACT NO 13200 MapRef: MB 198 PG 23&24 Abbreviated Description: Lot:6 Subdivision:TRACT NO 13200 Map Ref:MB 198 PG 23&24City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY								
3	.12Mi.	**19099 FRANCES ST** **APPLE VALLEY, CA 92308-4953**	08/26/2026	$279,000	$233	1195	4/2/2	1991	3,596 SF	
		APN: 0399-324-08-0000 Document #: 2026-0224547 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 123 Subdivision: TRACT NO 14309 MapRef: MB 234 PG 59-66 Abbreviated Description: Lot:123 Subdivision:TRACT NO 14309 Map Ref:MB 234 PG 59-66City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY								
4	.07Mi.	**11545 FRANCISCO PL** **APPLE VALLEY, CA 92308-4921**	08/21/2026	$300,000	$225	1332	4/2/2	1992	4,028 SF	
		APN: 0399-302-56-0000 Document #: 2026-0220923 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 345 Subdivision: TRACT NO 14309 MapRef: MB 234 PG 59-66 Abbreviated Description: Lot:345 Subdivision:TRACT NO 14309 Map Ref:MB 234 PG 59-66City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY								
5	.14Mi.	**11544 MOUNTAIN MEADOW DR** **APPLE VALLEY, CA 92308-4929**	08/17/2026	$300,000	$225	1332	4/2/2	1994	3,201 SF	
		APN: 0399-333-34-0000 Document #: 2026-0216242 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 535 Subdivision: TRACT NO 15376 1 MapRef: MB 234 PG 59-66 Abbreviated Description: Lot:535 Subdivision:TRACT NO 15376 1 Map Ref:MB 234 PG 59-66City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY								
6	.06Mi.	**11553 FRANCISCO PL** **APPLE VALLEY, CA 92308-4921**	07/23/2026	$298,000	$206	1442	5/2/2	1992	4,420 SF	
		APN: 0399-302-55-0000 Document #: 2026-0190150 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 344 Subdivision: TRACT NO 14309 MapRef: MB 234 PG 59-66 Abbreviated Description: Lot:344 Subdivision:TRACT NO 14309 Map Ref:MB 234 PG 59-66City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY								
7	.13Mi.	**11574 MOUNTAIN MEADOW DR** **APPLE VALLEY, CA 92308-4929**	07/17/2026	$321,000	$222	1442	5/2/2	1994	3,200 SF	
		APN: 0399-333-38-0000 Document #: 2026-0184738 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential)								

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Legal: Lot: 279 Subdivision: TRACT NO 14309 MapRef: MB 234 PG 59-66 Abbreviated Description: Lot:279 Subdivision:TRACT NO 14309 Map Ref:MB 234 PG 59-66City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY

8	.15Mi.	**11640 PEPPER LN** **APPLE VALLEY, CA 92308-8914**	07/13/2026	$240,000	$240	996	4/2/1	1986	2,800 SF

APN: 0399-291-16-0000 Document #: 2026-0178648
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 16 Subdivision: PARCEL MAP NO 9661 MapRef: MB 104 PG 40&41 Abbreviated Description: Lot:16 Subdivision:PARCEL MAP NO 9661 Map Ref:MB 104 PG 40&41City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY

9	.08Mi.	**11554 FRANCISCO PL** **APPLE VALLEY, CA 92308-4922**	07/01/2026	$315,500	$218	1442	5/2/2	1992	3,680 SF

APN: 0399-302-37-0000 Document #: 2026-0169091
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 326 Subdivision: TRACT NO 14309 MapRef: MB 234 PG 59-66 Abbreviated Description: Lot:326 Subdivision:TRACT NO 14309 Map Ref:MB 234 PG 59-66City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY

10	.13Mi.	**19145 OAK ST** **APPLE VALLEY, CA 92308-4903**	06/12/2026	$255,000	$213	1197	6/2/2	1994	3,200 SF

APN: 0399-331-10-0000 Document #: 2026-0152197
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 70 Subdivision: TRACT NO 14309 MapRef: MB 234 PG 59-66 Abbreviated Description: Lot:70 Subdivision:TRACT NO 14309 Map Ref:MB 234 PG 59-66City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY

11	.05Mi.	**11556 WINIFRED DR** **APPLE VALLEY, CA 92308-4905**	06/09/2026	$280,000	$232	1202	5/2/2	1990	2,668 SF

APN: 0399-302-62-0000 Document #: 2026-0145387
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 351 Subdivision: TRACT NO 14309 MapRef: MB 234 PG 59-66 Abbreviated Description: Lot:351 Subdivision:TRACT NO 14309 Map Ref:MB 234 PG 59-66City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY

12	.21Mi.	**19065 ELM DR** **APPLE VALLEY, CA 92308-8955**	05/26/2026	$261,000	$205	1267	4/2/2	1989	2,695 SF

APN: 0399-312-12-0000 Document #: 2026-0131682
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 49 Subdivision: TRACT NO 13201 MapRef: MB 198 PG 25-28 Abbreviated Description: Lot:49 Subdivision:TRACT NO 13201 Map Ref:MB 198 PG 25-28City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY

13	.14Mi.	**19090 FRANCES ST** **APPLE VALLEY, CA 92308-4934**	05/26/2026	$290,000	$228	1267	4/2/2	1991	2,799 SF

APN: 0399-321-10-0000 Document #: 2026-0132072
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 10 Subdivision: TRACT NO 14309 MapRef: MB 234 PG 59-66 Abbreviated Description: Lot:10 Subdivision:TRACT NO 14309 Map Ref:MB 234 PG 59-66City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY

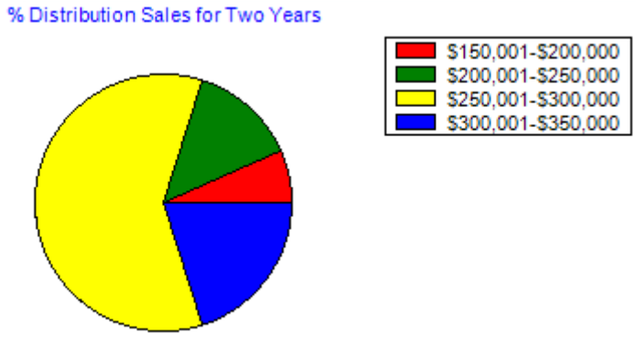
14	.13Mi.	**11689 ASH ST** **APPLE VALLEY, CA 92308-8937**	05/19/2026	$249,000	$251	990	5/2/2	1988	2,310 SF

APN: 0399-311-03-0000 Document #: 2026-0127140
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 3 Subdivision: TRACT NO 13201 MapRef: MB 198 PG 25-28 Abbreviated Description: Lot:3 Subdivision:TRACT NO 13201 Map Ref:MB 198 PG 25-28City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY

15	.17Mi.	**19256 COTTONWOOD DR** **APPLE VALLEY, CA 92308-8905**	04/21/2026	$172,000	$187	919	4/1/1	1986	1,020 SF

APN: 0399-281-49-0000 Document #: 2026-0102043
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 52 Subdivision: TRACT NO 12796 2 MapRef: MB 181 PG 96-100 Abbreviated Description: Lot:52 Subdivision:TRACT NO 12796 2 Map Ref:MB 181 PG 96-100City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY

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.

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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.	**19196 PINE WAY**			$371,423	2,446	7/2/3	1991	3,200 SF	
.01Mi.	**19192 PINE WAY**			$155,891	1,202	5/2/2	1991	3,200 SF	
.01Mi.	**19200 PINE WAY**			$154,350	1,100	5/2/2	1991	3,200 SF	
.02Mi.	**19188 PINE WAY**			$199,933	1,965	6/2/3	1991	3,200 SF	
.02Mi.	**19204 PINE WAY**			$270,804	1,965	6/2/3	1990	3,200 SF	
.02Mi.	**19197 PINE WAY**			$177,568	1,202	5/2/2	1991	3,200 SF	
.02Mi.	**19184 PINE WAY**			$302,241	1,100	5/2/2	1991	3,200 SF	
.02Mi.	**19208 PINE WAY**			$300,900	1,100	5/2/2	1990	3,200 SF	
.02Mi.	**19201 PINE WAY**			$245,306	1,965	6/2/3	1991	3,200 SF	
.02Mi.	**19193 PINE WAY**			$280,500	1,100	5/2/2	1991	3,200 SF	
.03Mi.	**19205 PINE WAY**			$226,335	1,100	5/2/2	1990	3,200 SF	
.03Mi.	**19189 PINE WAY**			$271,486	1,965	6/2/3	1991	3,200 SF	
.03Mi.	**19212 PINE WAY**			$171,625	1,202	5/2/2	1990	3,200 SF	
.03Mi.	**19180 PINE WAY**			$265,914	2,446	7/2/3	1991	3,405 SF	
.03Mi.	**19185 PINE WAY**			$295,341	1,442	5/2/2	1992	3,200 SF	
.03Mi.	**19209 PINE WAY**			$351,791	2,446	7/2/3	1990	3,909 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	38.2 years old	Households:	15,298
Median Household Income:	$67,348	Households w/Family:	71%
Household Income Per Capita:	$30,212	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Apple Valley Unified School District	Students:	13,639
Number of Schools:	15	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.21Mi.	**Apple Valley High School** Number of Students: 2,211 Student-Teacher Ratio: 23.87 Advanced Placement: Yes	C	Public	9 - 12
2.55Mi.	**Rio Vista School of Applied Learning** Number of Students: 927 Student-Teacher Ratio: 25.05	C	Public	KG - 6
1.62Mi.	**Sitting Bull Academy** Number of Students: 1,695 Student-Teacher Ratio: 24.75	C	Public	KG - 8

Flood Report

The Subject Property of **19196 PINE WAY, APPLE VALLEY, CA 92308-4914** 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	109%	SIMILAR
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	115%	HIGHER
OVERALL	117%	HIGHER

Disaster Alerts

No alerts noted

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

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