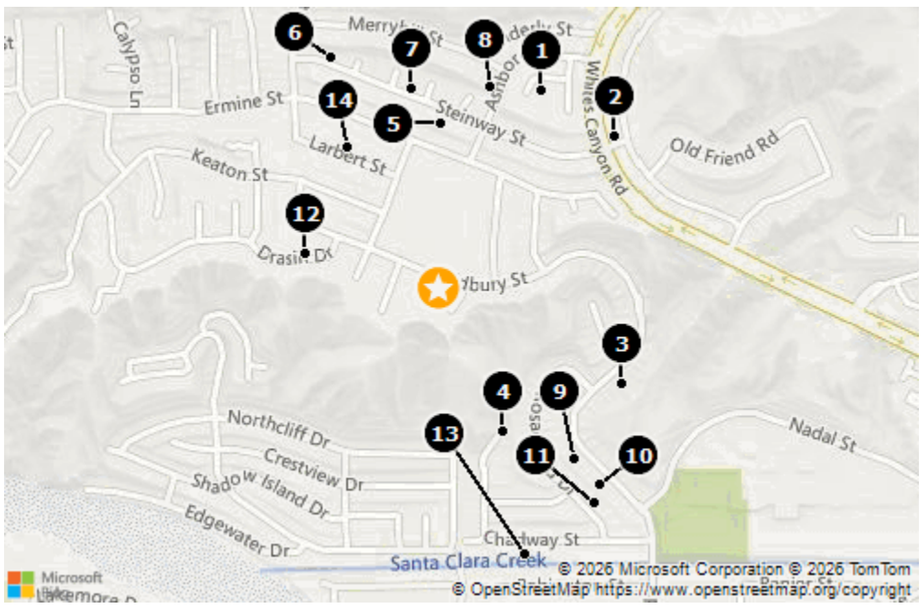
ICE SiteX Report

OrderID: 97523585

SiteX Property Information Report



Subject Property Location

19738 ALDBURY ST, SANTA CLARITA, CA 91351-1163

County:	**LOS ANGELES CA**	Census Tract:	060379200.291001
Property Use:	Single Family Residential	Zoning:	SCUR2
Parcel Number:	2806-001-044	Thomas Bros Pg-Grid:	4551-1E

Valuation

Value:	**$735,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$668,850 - $801,150	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	0-699
Assd Land Value:	$333,872	Market Land Value:		Tax Year:	2025
Assd Improvement:	$207,150	Market Improvment Value:		Total Taxable Value:	$7,602
Total Assessed Value:	$541,022	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 147 Tract No: 28076
Abbreviated Description: TRACT NO 28076 LOT 147

Property Characteristics

Lot Size:	6,050 SF	Bedrooms:	4	Pool:	
Building Area:	1440 SF	Baths:	2	Fireplace:	
Year Built:	1963	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/01/2024	Loan Amount:	N/A
Document #:	24-0515215 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 147 Tract No: 28076
City/Muni/Twp: SANTA CLARITA

Prior Transfer

Recording Date:	05/25/2023	Sales Price:	$476,215
Document #:	23-0343227 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/22/2019	Sales Price:	$485,000
Document #:	19-0470569 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/29/2019		
Document Type:			

Legal Description:
Lot: 147 Tract No: 28076 Map Ref: MB 709 PG 7-10
City/Muni/Twp: SANTA CLARITA

ICE SiteX Report

OrderID: 97523585

Prior Transfer

Recording Date:	05/22/2019	Sales Price:	$485,004
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 147 Tract No: 28076
Abbreviated Description: TRACT NO 28076 LOT 147

Prior Transfer

Recording Date:	08/23/2018	Sales Price:	$150,000
Document #:	18-0853565 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/03/2012	Loan Amount:	N/A
Document #:	12-0003827 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 147 Tract No: 28076
City/Muni/Twp: SANTA CLARITA

Prior Transfer

Recording Date:	08/31/2011	Sales Price:	$212,000
Document #:	11-1175976 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/22/2011		
Document Type:			

Legal Description:
Lot: 147 Tract No: 28076 Map Ref: MB709 PG7-10
City/Muni/Twp: SANTA CLARITA

Prior Transfer

Recording Date:	09/17/2010	Sales Price:	N/A
Document #:	10-1318038 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/01/2010		
Document Type:			

Legal Description:
Lot: 147 Tract No: 28076 Map Ref: MB709 PG7-10
City/Muni/Twp: SANTA CLARITA

Prior Transfer

Recording Date:	05/17/2010	Sales Price:	$298,983
Document #:	10-0667972 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/12/2010		
Document Type:			

Legal Description:
Lot: 147 Tract No: 28076 Map Ref: MB709 PG7-10
City/Muni/Twp: SANTA CLARITA

Prior Transfer

Recording Date:	04/22/2010	Sales Price:	N/A
Document #:	10-0549430 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/22/2010		
Document Type:			

Legal Description:
Lot: 147 Tract No: 28076 Map Ref: MB709 PG7-10
City/Muni/Twp: SANTA CLARITA

Prior Transfer

Recording Date:	01/19/2010	Sales Price:	N/A
Document #:	10-0073533 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/18/2010		
Document Type:			

Legal Description:
Lot: 147 Tract No: 28076 Map Ref: MB709 PG7-10
City/Muni/Twp: SANTA CLARITA

Prior Transfer

Recording Date:	03/31/2005	Sales Price:	$234,500
Document #:	05-0751185 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/17/2005	Loan Amount:	N/A
Document #:	05-0614021 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2035	Type Finance:	

Legal Description:
Lot: 147 Tract No: 28076
City/Muni/Twp: SANTA CLARITA

Prior Transfer

Recording Date:	12/03/2003	Sales Price:	$335,000
Document #:	03-3648483 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/03/2003		
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 147 Tract No: 28076 Map Ref: MB709 PG7-10
City/Muni/Twp: CANYON COUNTRY

Prior Transfer

Recording Date:	01/18/2002	Sales Price:	N/A
Document #:	02-0144337 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/26/2001		
Document Type:			

Legal Description:
Lot: 147 Tract No: 28076 Map Ref: MB709 PG7-10

Prior Transfer

Recording Date:	12/04/2001	Sales Price:	N/A
Document #:	01-2311928 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/19/2001		
Document Type:			

Legal Description:
Lot: 147 Tract No: 28076 Map Ref: MB709 PG7-10

Prior Transfer

Recording Date:	05/24/1995	Sales Price:	N/A
Document #:	95-0829135 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/16/1995		
Document Type:			

Legal Description:
Lot: 147 Tract No: 28076 Map Ref: MB709 PG7-10
City/Muni/Twp: CANYON COUNTRY

Area Sales Analysis

Total Area Sales	$10,310,000	Median # of Bedrooms	3
Median Lot Size	6,548 SF	Median # of Baths	2
Median Living Area	1,464 SF	Median Year Built	1964
Price Range - 2 Yrs	$508,000 to $795,000	Age Range	39 years to 63 years
Median Value	$750,000	Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**19622 SOLDON CT** **SANTA CLARITA, CA 91351-1152**	05/05/2026	$775,000	$524	1478	/3/2	1979	6,244 SF	Yes
		APN: 2801-024-049 Document #: 26-0323901 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Tract No: 33648 MapRef: MB 900 PG 70&71 Abbreviated Description: Lot:16 Tract No:33648 Map Ref:MB 900 PG 70&71City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
2	.31Mi.	**28201 HOT SPRINGS AVE** **SANTA CLARITA, CA 91351-1143**	04/28/2026	$508,000	$350	1450	/4/2	1964	6,683 SF	
		APN: 2801-014-020 Document #: 26-0299740 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Tract No: 26122 MapRef: MB 722 PG 3-8 Abbreviated Description: Lot:20 Tract No:26122 Map Ref:MB 722 PG 3-8City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
3	.28Mi.	**27920 CAMP PLENTY RD** **SANTA CLARITA, CA 91351-2010**	04/24/2026	$750,000	$600	1248	/3/2	1963	8,434 SF	
		APN: 2806-006-020 Document #: 26-0292450 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Tract No: 27335 MapRef: MB 693 PG 19-23 Abbreviated Description: Lot:5 Tract No:27335 Map Ref:MB 693 PG 19-23City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
4	.19Mi.	**27866 GLASSER AVE** **SANTA CLARITA, CA 91351-2045**	04/23/2026	$795,000	$510	1558	/3/3	1987	72,833 SF	
		APN: 2806-004-030 Document #: 26-0288841 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Tract No: 43584 MapRef: MB 1075 PG 50-55 Abbreviated Description: Lot:29 Tract No:43584 Map Ref:MB 1075 PG 50-55City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
5	.22Mi.	**19726 STEINWAY ST** **SANTA CLARITA, CA 91351-1157**	03/05/2026	$725,000	$563	1287	/3/2	1963	5,926 SF	
		APN: 2801-017-001 Document #: 26-0157183 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 66 Tract No: 27336 MapRef: MB 699 PG 85-87 Abbreviated Description: Lot:66 Tract No:27336 Map Ref:MB 699 PG 85-87City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
6	.34Mi.	**19845 STEINWAY ST** **SANTA CLARITA, CA 91351-1160**	02/26/2026	$727,000	$586	1240	/3/2	1964	6,698 SF	
		APN: 2801-016-050 Document #: 26-0136269 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 132 Tract No: 26122 MapRef: MB 722 PG 3-8 Abbreviated Description: Lot:132 Tract No:26122 Map Ref:MB 722 PG 3-8City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
7	.27Mi.	**19755 STEINWAY ST** **SANTA CLARITA, CA 91351-1158**	02/04/2026	$750,000	$604	1240	/3/2	1964	6,174 SF	
		APN: 2801-016-038 Document #: 26-0080862 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 120 Tract No: 26122 MapRef: MB 722 PG 3-8 Abbreviated Description: Lot:120 Tract No:26122 Map Ref:MB 722 PG 3-8City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA								
8	.28Mi.	**28155 ASHBORO DR** **SANTA CLARITA, CA 91351-1126**	12/05/2025	$745,000	$600	1240	/3/2	1964	5,994 SF	
		APN: 2801-016-031 Document #: 25-0880088 Document Type: Price Code: R								

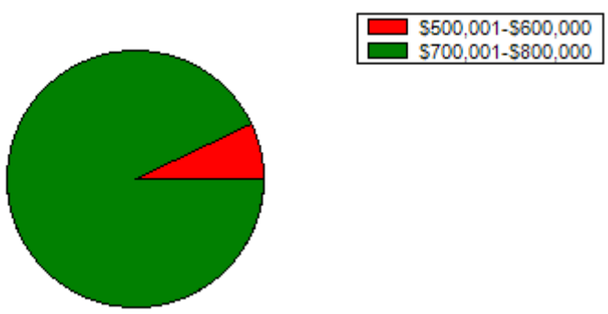
ICE SiteX Report

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	Land Use: Single Family Residential Legal: Lot: 100 Tract No: 26122 MapRef: MB 722 PG 3-8 Abbreviated Description: Lot:100 Tract No:26122 Map Ref:MB 722 PG 3-8City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA									
9	.29Mi.	**27859 CAMP PLENTY RD** **SANTA CLARITA, CA 91351-2009**	11/20/2025	$765,000	$451	1694	/4/2	1965	6,647 SF	Yes
	APN: 2806-005-036 Document #: 25-0828137 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 187 Tract No: 25927 MapRef: MB 731 PG 3-8 Abbreviated Description: Lot:187 Tract No:25927 Map Ref:MB 731 PG 3-8City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA									
10	.34Mi.	**27845 CAMP PLENTY RD** **SANTA CLARITA, CA 91351-2009**	11/12/2025	$710,000	$444	1598	/3/2	1965	6,782 SF	
	APN: 2806-005-032 Document #: 25-0791321 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 183 Tract No: 25927 MapRef: MB 731 PG 3-8 Abbreviated Description: Lot:183 Tract No:25927 Map Ref:MB 731 PG 3-8City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA									
11	.35Mi.	**27812 ROSAMOND DR** **SANTA CLARITA, CA 91351-2024**	10/24/2025	$780,000	$431	1809	/5/2	1965	6,885 SF	
	APN: 2806-005-018 Document #: 25-0737678 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 169 Tract No: 25927 MapRef: MB 731 PG 3-8 Abbreviated Description: Lot:169 Tract No:25927 Map Ref:MB 731 PG 3-8City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA									
12	.18Mi.	**19853 DRASIN DR** **SANTA CLARITA, CA 91351-1002**	10/14/2025	$750,000	$545	1374	/4/2	1963	5,926 SF	
	APN: 2801-021-030 Document #: 25-0707110 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 100 Tract No: 28076 MapRef: MB 709 PG 7-10 Abbreviated Description: Lot:100 Tract No:28076 Map Ref:MB 709 PG 7-10City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA									
13	.37Mi.	**19626 CHADWAY ST** **SANTA CLARITA, CA 91351-2016**	10/01/2025	$745,000	$466	1598	/3/2	1965	6,432 SF	
	APN: 2806-007-031 Document #: 25-0677001 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 122 Tract No: 25927 MapRef: MB 731 PG 3-8 Abbreviated Description: Lot:122 Tract No:25927 Map Ref:MB 731 PG 3-8City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA									
14	.22Mi.	**19837 LARBERT ST** **SANTA CLARITA, CA 91351-1121**	09/03/2025	$785,000	$528	1485	/3/2	1964	6,448 SF	
	APN: 2801-018-020 Document #: 25-0598286 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Tract No: 28076 MapRef: MB 709 PG 7-10 Abbreviated Description: Lot:30 Tract No:28076 Map Ref:MB 709 PG 7-10City/Muni/Twp:SANTA CLARITA City/Muni/Twp: SANTA CLARITA									

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.

ICE SiteX Report

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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.	**19738 ALDBURY ST**	**05/22/2019**		$541,022	1,440	/4/2	1963	6,050 SF	
.01Mi.	**27914 ASHBORO DR**	**04/01/2011**		$352,307	1,287	/3/2	1963	6,237 SF	Yes
.02Mi.	**27919 RIGEL DR**	**11/03/2023**		$739,500	1,440	/4/2	1963	5,790 SF	
.02Mi.	**27913 RIGEL DR**	**03/30/2018**		$557,530	1,440	/4/2	1963	6,163 SF	
.02Mi.	**27908 ASHBORO DR**	**03/03/2011**		$319,002	1,374	/4/2	1963	6,283 SF	
.03Mi.	**19750 ALDBURY ST**	**09/22/1988**		$288,203	1,440	/4/2	1963	5,878 SF	
.03Mi.	**27915 ASHBORO DR**	**10/03/1985**		$212,042	1,374	/4/2	1963	6,074 SF	
.04Mi.	**27911 ASHBORO DR**	**01/30/1991**		$324,625	1,240	/3/2	1963	6,203 SF	Yes
.04Mi.	**27905 RIGEL DR**	**09/14/2017**		$557,529	1,287	/3/2	1963	17,369 SF	
.05Mi.	**27936 TENDA DR**	**03/12/1987**		$226,427	1,440	/4/2	1963	5,942 SF	Spa Only
.05Mi.	**19712 ALDBURY ST**	**02/25/1971**		$61,221	1,380	/4/2	1963	7,199 SF	
.05Mi.	**27930 TENDA DR**	**03/21/2016**		$506,657	1,581	/3/2	1963	6,018 SF	
.05Mi.	**27902 ASHBORO DR**	**06/27/1978**		$246,446	2,020	/4/2	1963	16,810 SF	Yes
.05Mi.	**27924 TENDA DR**	**01/27/2017**		$493,240	1,562	/3/2	1963	6,005 SF	
.05Mi.	**27916 RIGEL DR**	**07/20/2004**		$585,424	1,440	/4/2	1963	10,347 SF	
.05Mi.	**19711 ALDBURY ST**	**03/20/2002**		$295,434	1,287	/3/2	1963	6,619 SF	Spa Only

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	36.7 years old	Households:	10,032
Median Household Income:	$96,922	Households w/Family:	75%
Household Income Per Capita:	$38,142	Households w/Family Married:	54%
Most Common Education Level:	Some College	Households w/Family Children:	34%

School District

School District Zone:	William S. Hart Union High School District (9-12)	Students:	20,493
Number of Schools:	16	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.50Mi.	**Canyon High School** Number of Students: 1,952 Student-Teacher Ratio: 24.4 Advanced Placement: Yes	A+	Public	9 - 12
1.01Mi.	**Sierra Vista Junior High School** Number of Students: 946 Student-Teacher Ratio: 20.44	B-	Public	7 - 8
1.01Mi.	**Sierra Vista Junior High School** Number of Students: 946 Student-Teacher Ratio: 20.44	B-	Public	7 - 8
1.01Mi.	**Sierra Vista Junior High School** Number of Students: 946 Student-Teacher Ratio: 20.44	B-	Public	7 - 8
0.10Mi.	**Skyblue Mesa Elementary School** Number of Students: 569 Student-Teacher Ratio: 23.71	A	Public	KG - 6
0.10Mi.	**Skyblue Mesa Elementary School** Number of Students: 569 Student-Teacher Ratio: 23.71	A	Public	KG - 6
0.10Mi.	**Skyblue Mesa Elementary School** Number of Students: 569 Student-Teacher Ratio: 23.71	A	Public	KG - 6
5.59Mi.	**Academy of the Canyons** Number of Students: 385 Student-Teacher Ratio: 29.32	A+	Public	9 - 12
5.59Mi.	**Academy of the Canyons** Number of Students: 385 Student-Teacher Ratio: 29.32	A+	Public	9 - 12
5.59Mi.	**Academy of the Canyons** Number of Students: 385 Student-Teacher Ratio: 29.32	A+	Public	9 - 12
0.50Mi.	**Canyon High School** Number of Students: 1,952 Student-Teacher Ratio: 24.4 Advanced Placement: Yes	A+	Public	9 - 12
0.50Mi.	**Canyon High School** Number of Students: 1,952	A+	Public	9 - 12

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Student-Teacher Ratio: 24.4
Advanced Placement: Yes

Flood Report

The Subject Property of **19738 ALDBURY ST, SANTA CLARITA, CA 91351-1163** 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.

Landslide Report

The Subject Property of **19738 ALDBURY ST, SANTA CLARITA, CA 91351-1163** is **OUT** of the Landslide Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Liquefaction Report

The Subject Property of **19738 ALDBURY ST, SANTA CLARITA, CA 91351-1163** is **OUT** of the Liquefaction Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	81%	LOWER
BURGLARY	68%	NOTABLY LOWER
MOTOR VEHICLE THEFT	65%	NOTABLY LOWER
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	43%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	94%	SIMILAR
MURDER	58%	NOTABLY LOWER
OVERALL	52%	NOTABLY 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.
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Data deemed reliable, but not guaranteed.
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