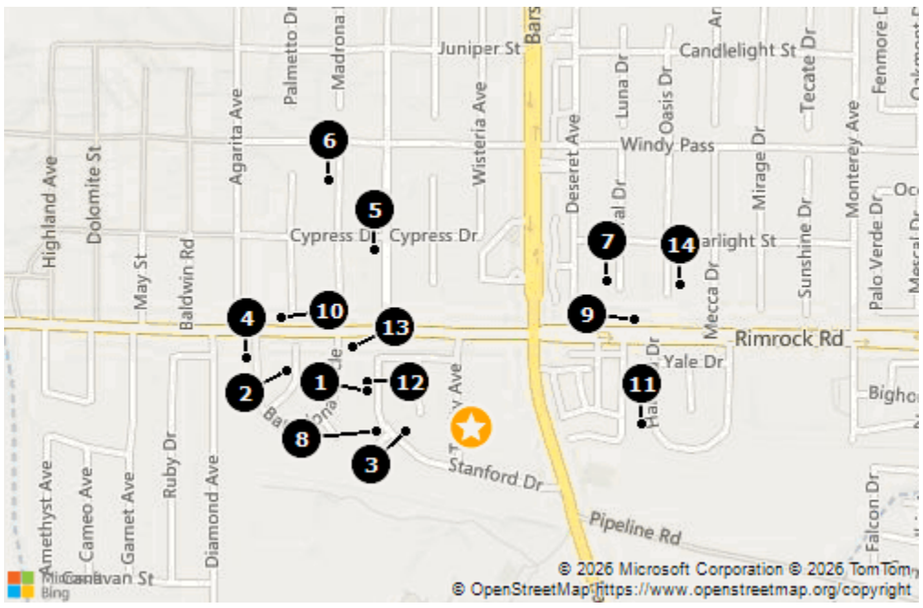
ICE SiteX Report

OrderID: 98134491

SiteX Property Information Report



Subject Property Location

2029 TRINITY AVE, BARSTOW, CA 92311-6605

County:	**SAN BERNARDINO CA**	Census Tract:	060710120.011022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0181-931-20-0000	Thomas Bros Pg-Grid:	4562-1E

Valuation

Value:	**$394,000**	FSD:	13	Common Confidence Score:	53
Value Range:	$342,780 - $445,220	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	9-009
Assd Land Value:	$68,979	Market Land Value:		Tax Year:	2025
Assd Improvement:	$275,914	Market Improvment Value:		Total Taxable Value:	$5,214
Total Assessed Value:	$344,893	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 District: 14 Tract No: 10871
Abbreviated Description: TRACT 10871 LOT 8
City/Muni/Twp: BARSTOW

Property Characteristics

Lot Size:	7,600 SF	Bedrooms:	3	Pool:	
Building Area:	1849 SF	Baths:	2	Fireplace:	1
Year Built:	1989	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	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:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/25/2024	Loan Amount:	N/A
Document #:	2024-0144504 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 8 Tract No: 10871
City/Muni/Twp: BARSTOW

Mortgage Record

Recording Date:	01/03/2024	Loan Amount:	N/A
Document #:	2024-0001095 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 8 Subdivision: TRACT 10871
City/Muni/Twp: BARSTOW

Prior Transfer

Recording Date:	11/07/2023	Sales Price:	N/A
Document #:	2023-0276036 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	03/28/2022	Sales Price:	$325,000
Document #:	2022-0116149 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/10/2022		
Document Type:			

Legal Description:
Lot: 8 Subdivision: TRACT 10871 Map Ref: MB 164 PG 46&47
City/Muni/Twp: BARSTOW

Prior Transfer

Recording Date:	11/26/2014	Sales Price:	$10,000
Document #:	2014-0454361 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/23/2011	Sales Price:	$50,508
Document #:	2011-0355249 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/03/2005	Loan Amount:	N/A
Document #:	2005-0310255 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 8 Tract No: 10871
City/Muni/Twp: BARSTOW

Mortgage Record

Recording Date:	05/02/2001	Loan Amount:	N/A
Document #:	20010167523 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 8 Tract No: 10871
City/Muni/Twp: BARSTOW

Mortgage Record

Recording Date:	09/22/1999	Loan Amount:	N/A
Document #:	99-399459 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 8 Tract No: 10871
City/Muni/Twp: BARSTOW

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20220116149 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 District: 14 Tract No: 10871
Abbreviated Description: TRACT 10871 LOT 8
City/Muni/Twp: BARSTOW

Area Sales Analysis

Total Area Sales	$4,797,000	Median # of Bedrooms	3
Median Lot Size	9,585 SF	Median # of Baths	2
Median Living Area	1,821 SF	Median Year Built	1991
Price Range - 2 Yrs	$55,000 to $475,000	Age Range	18 years to 63 years
Median Value	$365,000	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**446 STANFORD DR** **BARSTOW, CA 92311-6618**	07/27/2026	$365,000	$244	1495	7/3/2	1991	8,625 SF	
		APN: 0181-971-51-0000 Document #: 2026-0192362 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Tract No: 10840 MapRef: MB 235 PG 41&42 Abbreviated Description: Lot:22 Tract No:10840 Map Ref:MB 235 PG 41&42City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
2	.26Mi.	**28 BARCELONA CT** **BARSTOW, CA 92311-6629**	07/21/2026	$360,000	$204	1758	8/4/2	1977	10,948 SF	Spa Only
		APN: 0181-791-19-0000 Document #: 2026-0188141 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Tract No: 7793 MapRef: MB 130 PG 20&21 Abbreviated Description: Lot:3 Tract No:7793 Map Ref:MB 130 PG 20&21City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
3	.09Mi.	**463 STANFORD DR** **BARSTOW, CA 92311-6630**	07/17/2026	$290,000	$156	1849	6/3/2	1991	7,000 SF	
		APN: 0181-971-36-0000 Document #: 2026-0184340 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: TRACT 10840 MapRef: MB 235 PG 41&42 Abbreviated Description: Lot:7 Subdivision:TRACT 10840 Map Ref:MB 235 PG 41&42City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
4	.31Mi.	**2065 BARCELONA CIR** **BARSTOW, CA 92311-6607**	07/15/2026	$290,000	$178	1623	7/4/2	1977	9,540 SF	
		APN: 0181-793-02-0000 Document #: 2026-0181568								

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: TRACT NO 7792 MapRef: MB 130 PG 18&19 Abbreviated Description: Lot:2 Subdivision:TRACT NO 7792 Map Ref:MB 130 PG 18&19City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

5	.27Mi.	**1300 PINE AVE** **BARSTOW, CA 92311-4985**	06/22/2026	$415,000	$205	2017	8/4/2	2008	9,855 SF	

APN: 0183-121-47-0000 Document #: 2026-0158508
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 MapRef: MB 231 PG 54&55 Abbreviated Description: Map Ref:MB 231 PG 54&55Abbreviated Description:MAP 18534 City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

6	.37Mi.	**1230 PRAIRIE DR** **BARSTOW, CA 92311-4802**	04/28/2026	$230,000	$130	1758	7/3/2	1963	17,325 SF	

APN: 0183-111-21-0000 Document #: 2026-0107656
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 88 Land Lot: 88 Sec/Twnship/Range: S07T09NR01W SBBM Abbreviated Description: Lot:88 Land Lot:88 Sec/Twnship/Range:S07T09NR01W SBBM City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

7	.26Mi.	**1330 ASTRAL DR** **BARSTOW, CA 92311-5247**	04/13/2026	$475,000	$218	2178	10/4/2	2005	12,314 SF	Yes

APN: 0183-201-29-0000 Document #: 2026-0094460
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: PARCEL MAP 8102 MapRef: MB 93 PG 43&44 Abbreviated Description: Lot:1 Subdivision:PARCEL MAP 8102 Map Ref:MB 93 PG 43&44City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

8	.13Mi.	**2050 DARTMOUTH CT** **BARSTOW, CA 92311-6615**	04/03/2026	$365,000	$244	1495	7/3/2	1991	8,250 SF	

APN: 0181-971-47-0000 Document #: 2026-0087501
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Tract No: 10840 MapRef: MB 235 PG 41&42 Abbreviated Description: Lot:18 Tract No:10840 Map Ref:MB 235 PG 41&42City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

9	.26Mi.	**621 RIMROCK RD** **BARSTOW, CA 92311-6638**	01/06/2026	$370,000	$165	2240	10/4/2	2006	7,560 SF	

APN: 0183-201-33-0000 Document #: 2026-0003981
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Tract No: 14437 MapRef: MB 256 PG 16&17 Abbreviated Description: Lot:2 Tract No:14437 Map Ref:MB 256 PG 16&17City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

10	.29Mi.	**1380 SAVANNA DR** **BARSTOW, CA 92311-4827**	11/05/2025	$475,000	$257	1847	9/3/2	2005	14,896 SF	

APN: 0183-041-36-0000 Document #: 2025-0270755
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: TRACT NO 15945 MapRef: MB 276 PG 54&55 Abbreviated Description: Lot:8 Subdivision:TRACT NO 15945 Map Ref:MB 276 PG 54&55City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

11	.23Mi.	**2036 HARVARD DR** **BARSTOW, CA 92311-6636**	11/05/2025	$55,000	$43	1258	7/4/2	1974	6,732 SF	

APN: 0181-871-10-0000 Document #: 2025-0270866
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Tract No: 7952 MapRef: MB 115 PG 78-80 Abbreviated Description: Lot:10 Tract No:7952 Map Ref:MB 115 PG 78-80City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

12	.15Mi.	**442 STANFORD DR** **BARSTOW, CA 92311-6618**	09/19/2025	$377,000	$203	1849	6/3/2	1991	8,625 SF	

APN: 0181-971-52-0000 Document #: 2025-0225997
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: TRACT NO 10840 MapRef: MB 235 PG 41&42 Abbreviated Description: Lot:23 Subdivision:TRACT NO 10840 Map Ref:MB 235 PG 41&42City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

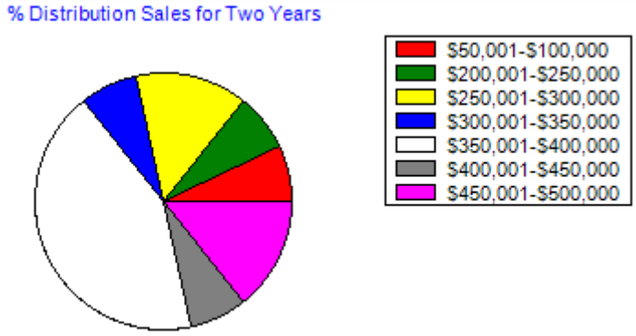
13	.19Mi.	**2001 BARCELONA CIR** **BARSTOW, CA 92311-6627**	09/05/2025	$340,000	$169	2005	7/3/2	1969	9,630 SF	Yes

APN: 0181-792-07-0000 Document #: 2025-0215053
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: TRACT NO 7788 MapRef: MB 100 PG 89&90 Abbreviated Description: Lot:19 Subdivision:TRACT NO 7788 Map Ref:MB 100 PG 89&90City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

14	.34Mi.	**1331 OASIS DR** **BARSTOW, CA 92311-5237**	08/28/2025	$390,000	$217	1794	7/3/2	2004	11,050 SF	

APN: 0183-281-78-0000 Document #: 2025-0208632
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: PARCEL MAP 14715 MapRef: MB 176 PG 95&96 Abbreviated Description: Lot:3 Subdivision:PARCEL MAP 14715 Map Ref:MB 176 PG 95&96City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

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.

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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.	**2029 TRINITY AVE**			$344,893	1,849	6/3/2	1989	7,600 SF	
.01Mi.	**2033 TRINITY AVE**			$205,960	2,027	8/4/2	1989	7,600 SF	
.01Mi.	**2025 TRINITY AVE**			$203,672	1,608	6/3/2	1989	7,600 SF	
.03Mi.	**2037 TRINITY AVE**			$198,319	1,849	6/3/2	1988	7,600 SF	
.03Mi.	**2021 TRINITY AVE**			$339,587	2,027	8/4/2	1989	7,600 SF	
.03Mi.	**2026 TRINITY AVE**			$227,567	1,849	6/3/2	1990	9,600 SF	
.04Mi.	**2020 TRINITY AVE**			$148,119	1,495	7/3/2	1990	9,200 SF	
.04Mi.	**2030 TRINITY AVE**			$197,221	1,849	6/3/2	1990	15,030 SF	
.04Mi.	**2017 TRINITY AVE**			$212,455	1,849	6/3/2	1989	7,600 SF	
.04Mi.	**2018 TRINITY AVE**			$263,263	1,849	6/3/2	1990	8,250 SF	
.04Mi.	**2041 TRINITY AVE**			$225,892	2,027	8/4/2	1989	7,600 SF	
.05Mi.	**487 STANFORD DR**			$371,423	1,716	7/3/2	1990	7,200 SF	Yes
.05Mi.	**511 STANFORD DR**			$134,398	1,674	6/3/2	1984	8,585 SF	
.05Mi.	**2025 CAMERON CT**			$215,148	1,849	6/3/2	1990	10,137 SF	Yes
.05Mi.	**483 STANFORD DR**			$199,633	1,849	6/3/2	1990	7,455 SF	
.06Mi.	**2014 TRINITY AVE**			$177,750	1,716	7/3/2	1990	9,000 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	34.5 years old	Households:	11,707
Median Household Income:	$50,460	Households w/Family:	67%
Household Income Per Capita:	$24,103	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Barstow Unified School District	Students:	6,128
Number of Schools:	14	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.40Mi.	**Henderson Elementary School** Number of Students: 398 Student-Teacher Ratio: 23.65	F	Public	KG - 5
1.30Mi.	**Barstow High School** Number of Students: 1,558 Student-Teacher Ratio: 23.83 Advanced Placement: Yes	C+	Public	9 - 12
0.99Mi.	**Barstow Junior High School** Number of Students: 646 Student-Teacher Ratio: 20.76	F	Public	7 - 8

Flood Report

The Subject Property of **2029 TRINITY AVE, BARSTOW, CA 92311-6605** 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	134%	NOTABLY HIGHER
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	137%	NOTABLY HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	130%	NOTABLY HIGHER
FORCIBLE RAPE	95%	SIMILAR
MURDER	134%	NOTABLY HIGHER
OVERALL	135%	NOTABLY HIGHER

Disaster Alerts

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

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