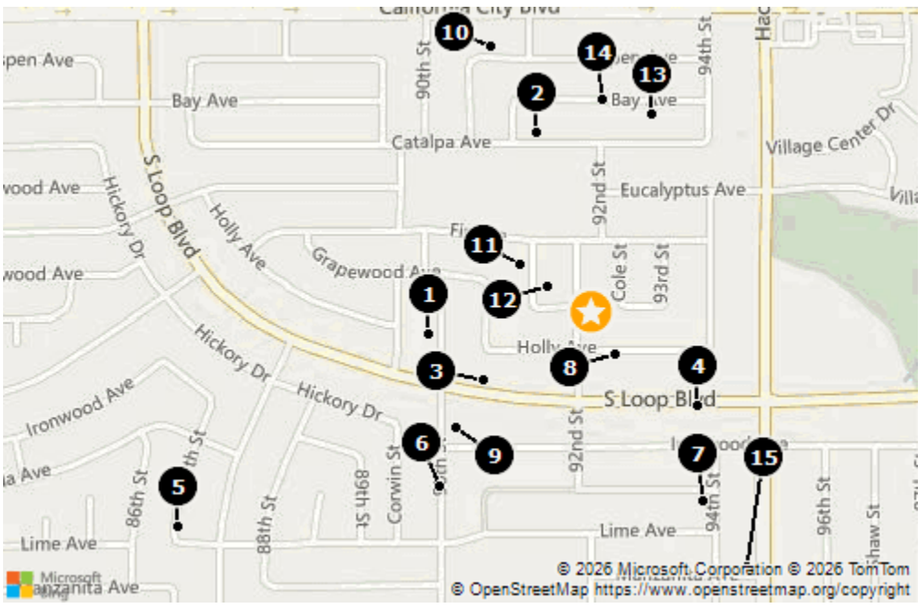
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

20624 92ND ST, CALIFORNIA CITY, CA 93505-2827

County:	**KERN CA**	Census Tract:	060290055.111113
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	205-101-15-00-3	Thomas Bros Pg-Grid:	

Valuation

Value:	**$192,000**	FSD:	37	Common Confidence Score:	18
Value Range:	$120,960 - $263,040	ICE Confidence Score:	63		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	11-019
Assd Land Value:	$41,310	Market Land Value:		Tax Year:	2025
Assd Improvement:	$96,390	Market Improvment Value:		Total Taxable Value:	$1,403
Total Assessed Value:	$137,700	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 280 Tract No: 2069
Abbreviated Description: TRACT 2069, BLOCK, LOT 280

Property Characteristics

Lot Size:	10,018 SF	Bedrooms:	3	Pool:	
Building Area:	1234 SF	Baths:	1	Fireplace:	
Year Built:	1987	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/09/2026	Sales Price:	$132,554
Document #:	226039547 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/24/2025	Loan Amount:	N/A
Document #:	225019966 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	03/01/2035	Type Finance:	

Legal Description:
Lot: 280 Subdivision: TRACT 2069
City/Muni/Twp: CALIFORNIA CITY

Prior Transfer

Recording Date:	02/24/2025	Sales Price:	$135,000
Document #:	225019964 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/28/2025		
Document Type:			

Legal Description:
Lot: 280 Subdivision: TRACT NO 2069 Map Ref: MB 10 PG 88
City/Muni/Twp: CALIFORNIA CITY

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Prior Transfer

Recording Date:	12/05/2014	Sales Price:	$36,250
Document #:	0214150937 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/19/2005	Loan Amount:	N/A
Document #:	0205128613 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	05/01/2020	Type Finance:	

Legal Description:
Lot: 280 Tract No: 2069
City/Muni/Twp: CALIFORNIA CITY

Prior Transfer

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

Legal Description:
Lot: 280 Tract No: 2069
Abbreviated Description: TRACT 2069, BLOCK, LOT 280

Area Sales Analysis

Total Area Sales	$4,271,500	Median # of Bedrooms	3
Median Lot Size	10,018 SF	Median # of Baths	2
Median Living Area	1,610 SF	Median Year Built	1997
Price Range - 2 Yrs	$199,000 to $380,000	Age Range	1 years to 46 years
Median Value	$285,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**20601 90TH ST** **CALIFORNIA CITY, CA 93505-2711**	08/25/2026	$250,000	$187	1336	/3/2	1989	10,890 SF	
		APN: 205-054-05-00-1 Document #: 226099899 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 389 Subdivision: TRACT 2069 MapRef: MB 10 PG 88 Abbreviated Description: Lot:389 Subdivision:TRACT 2069 Map Ref:MB 10 PG 88City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
2	.25Mi.	**9113 CATALPA AVE** **CALIFORNIA CITY, CA 93505-2782**	07/16/2026	$290,000	$180	1610	/4/2	2007	10,018 SF	
		APN: 205-033-13-00-1 Document #: 226081919 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 137 Subdivision: TRACT 2069 MapRef: MB 10 PG 88 Abbreviated Description: Lot:137 Subdivision:TRACT 2069 Map Ref:MB 10 PG 88City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
3	.17Mi.	**9037 S LOOP BLVD** **CALIFORNIA CITY, CA 93505-3503**	07/16/2026	$242,500	$196	1235	/3/2	2004	10,454 SF	
		APN: 205-062-16-00-2 Document #: 226081719 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 374 Subdivision: TRACT NO 2069 MapRef: MB 10 PG 88 Abbreviated Description: Lot:374 Subdivision:TRACT NO 2069 Map Ref:MB 10 PG 88City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
4	.2Mi.	**9348 S LOOP BLVD** **CALIFORNIA CITY, CA 93505-3544**	05/20/2026	$353,000	$204	1730	/4/2	2025	10,018 SF	
		APN: 205-151-10-00-3 Document #: 226057301 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 47 Subdivision: TRACT NO 2159 MapRef: MB F PG 93 Abbreviated Description: Lot:47 Subdivision:TRACT NO 2159 Map Ref:MB F PG 93City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
5	.4Mi.	**20300 89TH ST** **CALIFORNIA CITY, CA 93505-**	04/30/2026	$334,000			//		10,018 SF	
		APN: 203-353-12-00-7 Document #: 226049006 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Subdivision: TRACT 2116 MapRef: MB 10 PG 23 Abbreviated Description: Lot:39 Subdivision:TRACT 2116 Map Ref:MB 10 PG 23City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
6	.31Mi.	**20349 90TH ST** **CALIFORNIA CITY, CA 93505-3453**	04/09/2026	$380,000	$200	1896	/4/3	2025	11,325 SF	
		APN: 205-121-08-00-9 Document #: 226039672 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Subdivision: TRACT 2159 MapRef: MB 10 PG 93-97 Abbreviated Description: Lot:19 Subdivision:TRACT 2159 Map Ref:MB 10 PG 93-97City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
7	.29Mi.	**20325 94TH ST** **CALIFORNIA CITY, CA 93505-3540**	03/23/2026	$285,000	$170	1669	/3/2	2007	9,583 SF	
		APN: 205-161-11-00-9 Document #: 226031258 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 169 Subdivision: TRACT NO 2159 Abbreviated Description: Lot:169 Subdivision:TRACT NO 2159 City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
8	.08Mi.	**9224 HOLLY AVE** **CALIFORNIA CITY, CA 93505-2823**	03/10/2026	$370,000	$195	1896	/4/3	2025	10,890 SF	
		APN: 205-102-24-00-6 Document #: 226025984 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 227 Subdivision: TRACT NO 2069 MapRef: MB 10 PG 88 Abbreviated Description: Lot:227 Subdivision:TRACT NO 2069 Map Ref:MB 10 PG 88City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
9	.24Mi.	**20412 90TH ST** **CALIFORNIA CITY, CA 93505-3412**	03/05/2026	$250,000	$174	1431	/3/2	1990	10,018 SF	
		APN: 205-122-20-00-0 Document #: 226024266 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 77 Subdivision: TRACT NO 2159 MapRef: MB 10 PG 93 Abbreviated Description: Lot:77 Subdivision:TRACT NO 2159 Map Ref:MB 10 PG 93City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY

10	.38Mi.	**9049 ASPEN AVE** **CALIFORNIA CITY, CA 93505-2809**	12/16/2025	$245,000	$134	1828	/3/2	1987	10,018 SF	

APN: 205-021-10-00-5 Document #: 225154593
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: TRACT 2069 MapRef: MB 10 PG 88 Abbreviated Description: Lot:50 Subdivision:TRACT 2069 Map Ref:MB 10 PG 88City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY

11	.11Mi.	**20661 91ST ST** **CALIFORNIA CITY, CA 93505-2723**	12/09/2025	$213,000	$209	1018	/2/1	1985	10,890 SF	

APN: 205-051-09-00-2 Document #: 225150477
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 320 Subdivision: TRACT 2069 MapRef: MB 10 PG 88 Abbreviated Description: Lot:320 Subdivision:TRACT 2069 Map Ref:MB 10 PG 88City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY

12	.07Mi.	**20636 91ST ST** **CALIFORNIA CITY, CA 93505-2724**	12/08/2025	$295,000	$212	1388	/3/2	1988	10,018 SF	Yes

APN: 205-052-07-00-3 Document #: 225150174
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 315 Subdivision: TRACT NO 2069 MapRef: MB 10 PG 88 Abbreviated Description: Lot:315 Subdivision:TRACT NO 2069 Map Ref:MB 10 PG 88City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY

13	.27Mi.	**9236 BAY AVE** **CALIFORNIA CITY, CA 93505-2818**	11/13/2025	$225,000	$184	1222	/4/2	1980	10,018 SF	

APN: 205-081-05-00-9 Document #: 225138530
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 118 Subdivision: TRACT 2069 MapRef: MB 10 PG 88 Abbreviated Description: Lot:118 Subdivision:TRACT 2069 Map Ref:MB 10 PG 88City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY

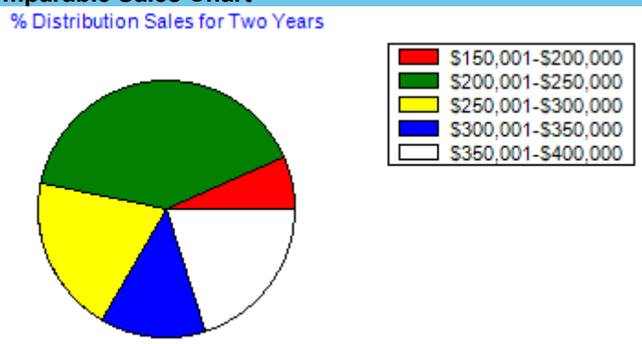
14	.3Mi.	**9225 BAY AVE** **CALIFORNIA CITY, CA 93505-2817**	09/30/2025	$340,000	$189	1791	/4/2	2025	9,582 SF	

APN: 205-073-15-00-9 Document #: 225115508
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 91 Subdivision: TRACT NO 2069 MapRef: MB 10 PG 88 Abbreviated Description: Lot:91 Subdivision:TRACT NO 2069 Map Ref:MB 10 PG 88City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY

15	.4Mi.	**20245 HACIENDA BLVD** **CALIFORNIA CITY, CA 93505-3604**	09/26/2025	$199,000	$115	1727	/3/2	1989	10,018 SF	

APN: 205-162-07-00-5 Document #: 225114144
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 112 Subdivision: TRACT 2159 MapRef: MB 10 PG 93-97 Abbreviated Description: Lot:112 Subdivision:TRACT 2159 Map Ref:MB 10 PG 93-97City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY

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.	**20624 92ND ST**			$137,700	1,234	/3/1	1987	10,018 SF	
.01Mi.	**20636 92ND ST**			$55,151	1,476	/3/2	1990	10,454 SF	
.02Mi.	**20612 92ND ST**			$145,869	1,844	/3/2	1990	11,325 SF	
.03Mi.	**9136 GREENWOOD AVE**			$360,810	1,791	/4/2	2023	9,583 SF	
.04Mi.	**20536 92ND ST**			$259,782	1,406	/3/2	1979	10,018 SF	
.04Mi.	**9213 HOLLY AVE**			$62,792	1,339	/3/2	1979	10,018 SF	
.04Mi.	**20637 92ND ST**			$132,383	1,645	/3/2	2004	9,583 SF	
.04Mi.	**9200 GREENWOOD AVE**			$291,831	1,476	/3/2	1991	13,068 SF	
.06Mi.	**9161 HOLLY AVE**			$69,244	1,445	/3/2	1989	10,018 SF	
.06Mi.	**20661 92ND ST**			$171,530	1,470	/3/2	1992	10,018 SF	
.06Mi.	**9113 GREENWOOD AVE**			$196,927	1,242	/3/2	1980	10,018 SF	
.07Mi.	**20636 91ST ST**			$295,000	1,388	/3/2	1988	10,018 SF	Yes
.07Mi.	**9149 HOLLY AVE**			$213,542	2,014	/3/3	2005	10,018 SF	
.07Mi.	**9200 HOLLY AVE**			$208,900	1,660	/3/2	2008	10,890 SF	
.07Mi.	**20673 92ND ST**			$142,049	1,540	/3/2	2005	10,018 SF	
.08Mi.	**9224 GREENWOOD AVE**			$238,839	1,879	/3/2	1989	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	34.7 years old	Households:	3,811
Median Household Income:	$52,023	Households w/Family:	66%
Household Income Per Capita:	$27,296	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Mojave Unified School District	Students:	2,904
Number of Schools:	6	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.71Mi.	**Hacienda Elementary School** Number of Students: 497 Student-Teacher Ratio: 27.61	C+	Public	3 - 5
1.39Mi.	**California City High School** Number of Students: 604 Student-Teacher Ratio: 22.72 Advanced Placement: Yes	D	Public	9 - 12
0.88Mi.	**California City Middle School** Number of Students: 478 Student-Teacher Ratio: 25.16	F	Public	6 - 8
0.25Mi.	**Robert P. Ulrich Elementary School** Number of Students: 503 Student-Teacher Ratio: 21.87	NA	Public	KG - 2

Flood Report

The Subject Property of **20624 92ND ST, CALIFORNIA CITY, CA 93505-2827** 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	133%	NOTABLY HIGHER
BURGLARY	147%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	147%	NOTABLY HIGHER
FORCIBLE ROBBERY	145%	NOTABLY HIGHER
AGGRAVATED ASSAULT	162%	NOTABLY HIGHER
FORCIBLE RAPE	159%	NOTABLY HIGHER
MURDER	145%	NOTABLY HIGHER
OVERALL	160%	NOTABLY 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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