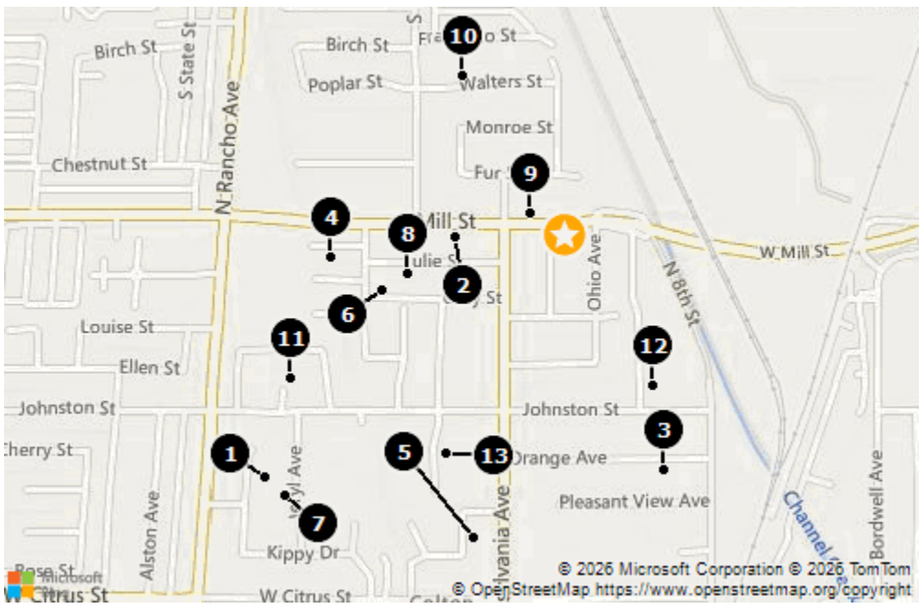
ICE SiteX Report

OrderID: 97747063

SiteX Property Information Report



Subject Property Location

2098 MARYLAND AVE, COLTON, CA 92324-1342

County:	**SAN BERNARDINO CA**	Census Tract:	060710067.002002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0160-062-11-0000	Thomas Bros Pg-Grid:	606-3D

Valuation

Value:	**$563,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$484,180 - $641,820	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	2-000
Assd Land Value:	$9,556	Market Land Value:		Tax Year:	2025
Assd Improvement:	$185,676	Market Improvment Value:		Total Taxable Value:	$2,451
Total Assessed Value:	$195,232	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23 District: 12 Subdivision: WILHELM Tract No: 2917
Abbreviated Description: TRACT 2917 LOT 23 WILHELM SUBDIVISION
City/Muni/Twp: COLTON

Property Characteristics

Lot Size:	9,230 SF	Bedrooms:	3	Pool:	
Building Area:	1611 SF	Baths:	3	Fireplace:	1
Year Built:	1992	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

Prior Transfer

Recording Date:	10/27/2025	Sales Price:	N/A
Document #:	2025-0260106 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/27/2025		
Document Type:			

Legal Description:
Lot: 23 Subdivision: WILHELM SUBDIVISION Tract No: 2917 Map Ref: MB 40 PG 3
City/Muni/Twp: RIALTO

Prior Transfer

Recording Date:	12/21/2023	Sales Price:	$239,112
Document #:	2023-0316430 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/17/2020	Sales Price:	N/A
Document #:	2020-0288766 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/06/2020		
Document Type:			

Legal Description:
Lot: 23 Subdivision: WILHELM SUBDIVISION Tract No: 2917 Map Ref: MB 40 PG 3
City/Muni/Twp: COLTON

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Mortgage Record

Recording Date:	03/27/2020	Loan Amount:	N/A
Document #:	2020-0109087 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2050	Type Finance:	

Legal Description:
Lot: 23 Subdivision: WILHELM SUBDIVISION Tract No: 2917 W

Prior Transfer

Recording Date:	01/09/2017	Sales Price:	N/A
Document #:	2017-0010926 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/09/2017		
Document Type:			

Legal Description:
Lot: 23 Subdivision: WILHELM SUBDIVISION Tract No: 2917 Map Ref: MAP40 PG3

Prior Transfer

Recording Date:	01/04/2017	Sales Price:	N/A
Document #:	2017-0005322 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/04/2017		
Document Type:			

Legal Description:
Lot: 23 Subdivision: WILHELM SUBDIVISION Tract No: 2917 Map Ref: MAP40 PG3

Mortgage Record

Recording Date:	11/01/2012	Loan Amount:	N/A
Document #:	2012-0454889 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2042	Type Finance:	

Legal Description:
Lot: 23 Subdivision: WILHELM SUBDIVISION Tract No: 2917
City/Muni/Twp: COLTON

Prior Transfer

Recording Date:	09/27/2010	Sales Price:	$10,000
Document #:	2010-0399495 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/26/2007	Loan Amount:	N/A
Document #:	2007-0120729 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/26/2012	Type Finance:	FIX

Legal Description:
Lot: 23 Subdivision: WILHELM SUBDIVISION Tract No: 2917
City/Muni/Twp: COLTON

Prior Transfer

Recording Date:	12/08/2005	Sales Price:	$215,000
Document #:	2005-0934117 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/30/2005	Loan Amount:	N/A
Document #:	2005-0894246 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	12/01/2035	Type Finance:	

Legal Description:
Lot: 23 Subdivision: WILHELM SUBDIVISION Tract No: 2917
City/Muni/Twp: COLTON

Mortgage Record

Recording Date:	09/10/2004	Loan Amount:	N/A
Document #:	2004-0657757 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/01/2034	Type Finance:	

Legal Description:
Lot: 23 Subdivision: WILHELM SUBDIVISION Tract No: 2917
City/Muni/Twp: COLTON

Mortgage Record

Recording Date:	03/03/2003	Loan Amount:	N/A
Document #:	2003-0137395 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2033	Type Finance:	

Legal Description:
Lot: 23 Subdivision: WILHELM SUBDIVISION Tract No: 2917

Mortgage Record

Recording Date:	11/27/2001	Loan Amount:	N/A
Document #:	20010534339 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/21/2021	Type Finance:	

Legal Description:
Lot: 23 Subdivision: WILHELM SUBDIVISION Tract No: 2917
City/Muni/Twp: COLTON

Mortgage Record

Recording Date:	11/04/1999	Loan Amount:	N/A
Document #:	99-459700 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2014	Type Finance:	

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Legal Description:
Lot: 23 Subdivision: WILHELM SUBDIVISION Tract No: 2917
City/Muni/Twp: COLTON

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20170010926 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 23 District: 12 Subdivision: WILHELM Tract No: 2917
Abbreviated Description: TRACT 2917 LOT 23 WILHELM SUBDIVISION
City/Muni/Twp: COLTON

Area Sales Analysis

Total Area Sales	$6,257,500	Median # of Bedrooms	3
Median Lot Size	7,200 SF	Median # of Baths	1
Median Living Area	1,276 SF	Median Year Built	1953
Price Range - 2 Yrs	$320,000 to $580,000	Age Range	19 years to 80 years
Median Value	$485,000	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.52Mi.	**1734 KIPPY DR** **COLTON, CA 92324-1433**	03/05/2026	$460,000	$486	945	4/2/1	1953	8,340 SF	
		APN: 0160-101-65-0000 Document #: 2026-0059964 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Subdivision: TRACT NO 4045 MapRef: MB 51 PG 88&89 Abbreviated Description: Lot:32 Subdivision:TRACT NO 4045 Map Ref:MB 51 PG 88&89City/Muni/Twp:COLTON City/Muni/Twp: COLTON								
2	.15Mi.	**472 MILL ST** **COLTON, CA 92324-1009**	03/02/2026	$470,000	$479	980	5/3/1	1946	5,974 SF	
		APN: 0160-042-11-0000 Document #: 2026-0055868 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Tract No: 2922 MapRef: MB 39 PG 72&73 Abbreviated Description: Lot:11 Tract No:2922 Map Ref:MB 39 PG 72&73City/Muni/Twp:COLTON City/Muni/Twp: COLTON								
3	.35Mi.	**146 ORANGE AVE** **COLTON, CA 92324-1438**	12/22/2025	$350,000	$437	800	5/2/1	1949	6,350 SF	
		APN: 0160-132-18-0000 Document #: 2025-0311879 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: 7 Subdivision: COLTON LAND AND WATER COMPANY ADDITION MapRef: MB 1 PG 40 Abbreviated Description: Subdivision:COLTON LAND AND WATER COMPANY ADDITION Map Ref:MB 1 PG 40Abbreviated Description:PORTION BLK7 City/Muni/Twp:COLTON City/Muni/Twp: COLTON								
4	.31Mi.	**660 AVENIDA CAPISTRANO** **COLTON, CA 92324-1366**	12/12/2025	$545,000	$364	1496	7/4/2	1999	4,512 SF	
		APN: 0160-041-09-0000 Document #: 2025-0304866 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Tract No: 15897 MapRef: MB 269 PG 90-92 Abbreviated Description: Lot:14 Tract No:15897 Map Ref:MB 269 PG 90-92City/Muni/Twp:COLTON City/Muni/Twp: COLTON								
5	.42Mi.	**1666 BRYN MAWR CT** **COLTON, CA 92324-1409**	11/19/2025	$550,000	$402	1366	6/3/1	1953	7,200 SF	
		APN: 0160-124-09-0000 Document #: 2025-0285049 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 94 Subdivision: TRACT NO 4045 MapRef: MB 51 PG 88&89 Abbreviated Description: Lot:94 Subdivision:TRACT NO 4045 Map Ref:MB 51 PG 88&89City/Muni/Twp:COLTON City/Muni/Twp: COLTON								
6	.25Mi.	**583 GRAY ST** **COLTON, CA 92324-1336**	10/30/2025	$450,000	$459	980	5/3/1	1946	5,974 SF	
		APN: 0160-043-31-0000 Document #: 2025-0265660 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 63 Subdivision: TRACT NO 2922 MapRef: MB 29 PG 72&73 Abbreviated Description: Lot:63 Subdivision:TRACT NO 2922 Map Ref:MB 29 PG 72&73City/Muni/Twp:COLTON City/Muni/Twp: COLTON								
7	.52Mi.	**1705 JERYL AVE** **COLTON, CA 92324-1425**	10/30/2025	$560,000	$465	1203	5/2/1	1953	8,640 SF	
		APN: 0160-101-48-0000 Document #: 2025-0264706 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: TRACT NO 4045 MapRef: MB 51 PG 88&89 Abbreviated Description: Lot:15 Subdivision:TRACT NO 4045 Map Ref:MB 51 PG 88&89City/Muni/Twp:COLTON City/Muni/Twp: COLTON								
8	.22Mi.	**548 JULIE ST** **COLTON, CA 92324-1340**	10/28/2025	$485,000	$311	1556	4/2/1	1946	5,974 SF	
		APN: 0160-043-05-0000 Document #: 2025-0262520 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 37 Subdivision: TRACT 2922 MapRef: MB 39 PG 72-73 Abbreviated Description: Lot:37 Subdivision:TRACT 2922 Map Ref:MB 39 PG 72-73City/Muni/Twp:COLTON City/Muni/Twp: COLTON								
9	.06Mi.	**371 MILL ST** **COLTON, CA 92324-1007**	10/24/2025	$430,000	$431	996	5/3/1	1952	8,700 SF	
		APN: 0160-022-06-0000 Document #: 2025-0258930 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Subdivision: MORNINGVIEW PARK Tract No: 3218 MapRef: MB 43 PG 29 Abbreviated Description: Lot:27 Subdivision:MORNINGVIEW PARK Tract No:3218 Map Ref:MB 43 PG 29City/Muni/Twp:COLTON City/Muni/Twp: COLTON								
10	.26Mi.	**451 WALTERS ST** **COLTON, CA 92324-1046**	10/07/2025	$320,000	$223	1432	5/3/1	1955	8,880 SF	
		APN: 0160-292-11-0000 Document #: 2025-0242872 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: TRACT 4223 MapRef: MB 57 PG 18 Abbreviated Description: Lot:3 Subdivision:TRACT 4223 Map Ref:MB 57 PG 18City/Muni/Twp:COLTON City/Muni/Twp: COLTON								

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11	.41Mi.	**743 ROBERTA CT** **COLTON, CA 92324-1328**	09/23/2025	$547,500	$401	1363	7/4/2	1959	10,000 SF

APN: 0160-031-12-0000 Document #: 2025-0229008
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: TRACT NO 5998 MapRef: MB 75 PG 8-9 Abbreviated Description: Lot:5 Subdivision:TRACT NO 5998 Map Ref:MB 75 PG 8-9City/Muni/Twp:COLTON City/Muni/Twp: COLTON

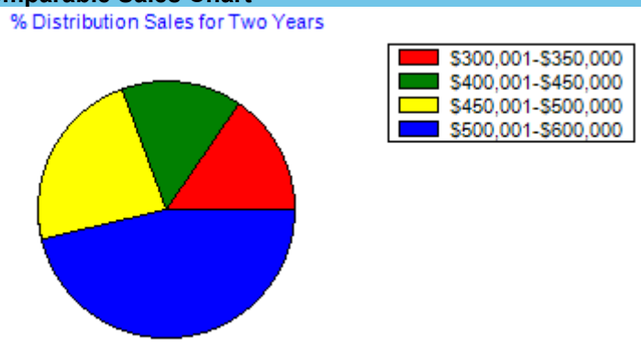
12	.24Mi.	**1924 HUNTER RD** **COLTON, CA 92324-1312**	09/19/2025	$510,000	$399	1276	6/3/2	1964	8,220 SF

APN: 0160-071-51-0000 Document #: 2025-0226449
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: COLTON LAND WATER COMPANY SUBDIVISION MapRef: MB 1 PG 40 Abbreviated Description: Subdivision:COLTON LAND WATER COMPANY SUBDIVISION Map Ref:MB 1 PG 40Abbreviated Description:PORTION LOT2 City/Muni/Twp:COLTON City/Muni/Twp: COLTON

13	.33Mi.	**1760 TERRACE AVE** **COLTON, CA 92324-1300**	09/08/2025	$580,000	$308	1878	6/3/2	2007	7,199 SF

APN: 0160-111-40-0000 Document #: 2025-0216355
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: TRACT NO 17187 MapRef: MB 329 PG 57-59 Abbreviated Description: Lot:18 Subdivision:TRACT NO 17187 Map Ref:MB 329 PG 57-59City/Muni/Twp:COLTON City/Muni/Twp: COLTON

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.	**2098 MARYLAND AVE**			$195,232	1,611	6/3/3	1992	9,230 SF	
.01Mi.	**2090 MARYLAND AVE**			$299,483	757	4/2/1	1947	6,760 SF	
.02Mi.	**2080 MARYLAND AVE**			$305,652	757	4/2/1	1947	6,760 SF	
.02Mi.	**2097 OHIO AVE**			$43,837	757	4/2/1	1947	9,230 SF	
.03Mi.	**2089 OHIO AVE**			$422,000	1,135	4/2/1	1947	6,760 SF	Yes
.03Mi.	**2070 MARYLAND AVE**			$192,658	757	4/2/1	1947	6,760 SF	
.03Mi.	**2079 OHIO AVE**			$278,880	757	4/2/1	1947	6,760 SF	
.04Mi.	**325 MILL ST**			$150,176	1,233	6/3/1	1953	8,700 SF	Yes
.04Mi.	**2097 MARYLAND AVE**			$204,375	784	4/2/1	1947	9,230 SF	
.04Mi.	**337 MILL ST**			$467,462	996	5/3/1	1952	8,700 SF	
.04Mi.	**2089 MARYLAND AVE**			$195,381	1,408	6/4/2	1947	6,760 SF	
.04Mi.	**313 MILL ST**			$292,422	1,008	5/3/1	1953	11,020 SF	
.04Mi.	**2069 OHIO AVE**			$284,456	1,250	6/3/2	1947	6,760 SF	
.04Mi.	**2062 MARYLAND AVE**			$46,028	1,303	6/4/2	1947	6,760 SF	
.04Mi.	**2079 MARYLAND AVE**			$50,725	1,124	6/3/1	1947	6,760 SF	
.04Mi.	**349 MILL ST**			$223,106	1,008	5/3/1	1953	8,700 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	34.4 years old	Households:	17,572
Median Household Income:	$64,079	Households w/Family:	77%
Household Income Per Capita:	$24,378	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Colton Joint Unified School District	Students:	18,414
Number of Schools:	28	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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0.91Mi. **Colton Middle School** Number of Students: 870 Student-Teacher Ratio: 21.95		D	Public	7 - 8
0.42Mi. **William McKinley Elementary School** Number of Students: 495 Student-Teacher Ratio: 22.33		C-	Public	KG - 6
1.59Mi. **Colton High School** Number of Students: 1,729 Student-Teacher Ratio: 19.36 Advanced Placement: Yes		C	Public	9 - 12

Flood Report

The Subject Property of **2098 MARYLAND AVE, COLTON, CA 92324-1342** is in **Zone D** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
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	103%	SIMILAR
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	84%	LOWER
MURDER	90%	LOWER
OVERALL	79%	LOWER

Disaster Alerts

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

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