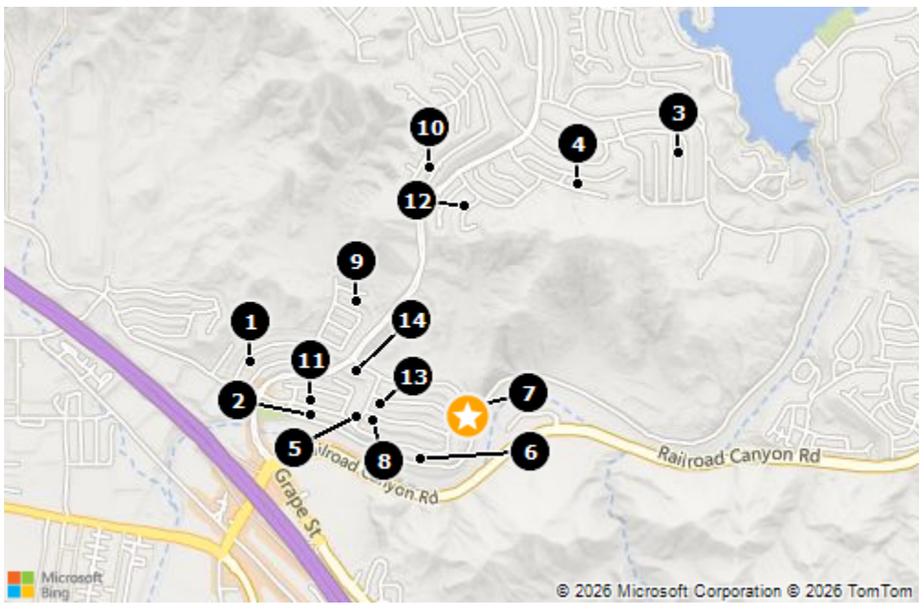
ICE SiteX Report

OrderID: 98012293

SiteX Property Information Report



Subject Property Location

21028 CANYON RIDGE DR, LAKE ELSINORE, CA 92532-0418

County:	**RIVERSIDE CA**	Census Tract:	060650427.481014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	363-281-019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$601,000**	FSD:	10	Common Confidence Score:	59
Value Range:	$540,900 - $661,100	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	5-026
Assd Land Value:	$83,661	Market Land Value:		Tax Year:	2025
Assd Improvement:	$329,075	Market Improvment Value:		Total Taxable Value:	$6,934
Total Assessed Value:	$412,736	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	363281019
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 88 Tract No: 20704
Abbreviated Description: .50 ACRES IN LOT 88 MB 196/005 TR 20704
City/Muni/Twp: LAKE ELSINORE

Property Characteristics

Lot Size:	21,780 SF	Bedrooms:	6	Pool:	
Building Area:	2358 SF	Baths:	2.5	Fireplace:	1
Year Built:	2001	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/26/2026	Sales Price:	$369,250
Document #:	2026-0059664 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/30/2019	Sales Price:	$370,000
Document #:	2019-0339714 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/06/2019	Loan Amount:	N/A
Document #:	2019-0294901 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2049	Type Finance:	
Legal Description:			
Lot: 88 Tract No: 20704			
City/Muni/Twp: LAKE ELSINORE			

Prior Transfer

Recording Date:	09/17/2018	Sales Price:	$167,000
Document #:	2018-0372244 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	08/28/2018	Sales Price:	$370,000
Document #:	2018-0346122 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/27/2018		
Document Type:			

Legal Description:
Lot: 88 Tract No: 20704 Map Ref: MB 196 PG 5-21
City/Muni/Twp: LAKE ELSINORE

Prior Transfer

Recording Date:	02/19/2009	Sales Price:	$167,000
Document #:	2009-0080047 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/16/2003	Loan Amount:	N/A
Document #:	2003-813484 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/01/2023	Type Finance:	

Legal Description:
Lot: 88 Tract No: 20704
City/Muni/Twp: LAKE ELSINORE

Prior Transfer

Recording Date:	05/10/2002	Sales Price:	$232,000
Document #:	2002-249164 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/20/2002		
Document Type:			

Legal Description:
Lot: 88 Tract No: 20704 Map Ref: MB196 PG5-21
City/Muni/Twp: LAKE ELSINORE

Prior Transfer

Recording Date:	07/20/2001	Sales Price:	$200,500
Document #:	2001-337337 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/14/2001		
Document Type:			

Legal Description:
Lot: 88 Tract No: 20704 Map Ref: MB196 PG5-21
City/Muni/Twp: LAKE ELSINORE

Prior Transfer

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

Legal Description:
Lot: 88 Tract No: 20704
Abbreviated Description: .50 ACRES IN LOT 88 MB 196/005 TR 20704
City/Muni/Twp: LAKE ELSINORE

Area Sales Analysis

Total Area Sales	$8,502,000	Median # of Bedrooms	4
Median Lot Size	8,712 SF	Median # of Baths	2.625
Median Living Area	2,289 SF	Median Year Built	2000
Price Range - 2 Yrs	$368,500 to $760,000	Age Range	2 years to 35 years
Median Value	$603,000	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.61Mi.	**31611 SADDLE RIDGE DR** **LAKE ELSINORE, CA 92532-0411**	06/05/2026	$550,000	$265	2068	/3/2	1999	6,534 SF	
		APN: 363-302-004 Document #: 2026-0171769 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 146 MapRef: MB 196 PG 22-42 Abbreviated Description: Lot:146 Map Ref:MB 196 PG 22-42Abbreviated Description:TRA 005-027 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
2	.43Mi.	**31653 CANYON ESTATES DR** **LAKE ELSINORE, CA 92532-0405**	05/21/2026	$620,000	$292	2123	/5/2.5	2000	8,712 SF	
		APN: 363-263-010 Document #: 2026-0155709 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 118 Subdivision: TRACT NO 20704 MapRef: MB 196 PG 5-21 Abbreviated Description: Lot:118 Subdivision:TRACT NO 20704 Map Ref:MB 196 PG 5-21Abbreviated Description:TRA 005-000 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
3	.91Mi.	**23 PLAZA MODENA** **LAKE ELSINORE, CA 92532-0136**	03/26/2026	$694,500	$204	3404	/4/3.5	2006	8,712 SF	
		APN: 363-364-004 Document #: 2026-0091403 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 87 Subdivision: TRACT NO 17413-1 MapRef: MB 207 PG 9-21 Abbreviated Description: Lot:87 Subdivision:TRACT NO 17413-1 Map Ref:MB 207 PG 9-21Abbreviated Description:TRA 005-011 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
4	.7Mi.	**24 BELLA FIRENZE** **LAKE ELSINORE, CA 92532-0117**	01/28/2026	$606,000	$293	2062	/4/2.5	1994	9,147 SF	
		APN: 363-520-034 Document #: 2026-0027289 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 45 Subdivision: TRACT 17413-2 MapRef: MB 236 PG 92-98 Abbreviated Description: Lot:45 Subdivision:TRACT 17413-2 Map Ref:MB 236 PG 92-98Abbreviated Description:TRA 005-011 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

5	.31Mi.	**21001 HIGH CREST DR** **LAKE ELSINORE, CA 92532-0410**	01/23/2026	$590,000	$293	2009	/4/3	1999	9,147 SF	

APN: 363-273-012 Document #: 2026-0022452
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: TRACT NO 20704 MapRef: MB 196 PG 5 Abbreviated Description: Lot:54 Subdivision:TRACT NO 20704 Map Ref:MB 196 PG 5Abbreviated Description:TRA 005-027 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

6	.17Mi.	**31757 CANYON ESTATES DR** **LAKE ELSINORE, CA 92532-0415**	12/30/2025	$580,000	$325	1780	/4/2.5	2000	10,454 SF	

APN: 363-292-012 Document #: 2025-0402482
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 103 Subdivision: TRACT NO 20704 MapRef: MB 196 PG 5 Abbreviated Description: Lot:103 Subdivision:TRACT NO 20704 Map Ref:MB 196 PG 5Abbreviated Description:TRA 005-026 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

7	.04Mi.	**21035 CANYON RIDGE DR** **LAKE ELSINORE, CA 92532-0419**	12/29/2025	$665,000	$267	2486	/4/2.5	2000	19,166 SF	

APN: 363-282-012 Document #: 2025-0400615
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 210 Subdivision: TRACT NO 20704 MapRef: MB 196 PG 5 Abbreviated Description: Lot:210 Subdivision:TRACT NO 20704 Map Ref:MB 196 PG 5Abbreviated Description:TRA 005-026 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

8	.26Mi.	**31707 INDIAN SPRING RD** **LAKE ELSINORE, CA 92532-0409**	12/19/2025	$600,000	$337	1780	/4/2	1999	6,098 SF	

APN: 363-275-015 Document #: 2025-0394934
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 159 Subdivision: TRACT NO 20704 MapRef: MB 196 PG 5-21 Abbreviated Description: Lot:159 Subdivision:TRACT NO 20704 Map Ref:MB 196 PG 5-21Abbreviated Description:TRA 005-027 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

9	.44Mi.	**31668 ROCKRIDGE CIR** **LAKE ELSINORE, CA 92532-0310**	11/25/2025	$555,000	$268	2068	/3/2	2001	7,405 SF	

APN: 363-320-009 Document #: 2025-0369710
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 192 Subdivision: TRACT 20705 MapRef: MB 196 PG 22-42 Abbreviated Description: Lot:192 Subdivision:TRACT 20705 Map Ref:MB 196 PG 22-42Abbreviated Description:TRA 005-027 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

10	.68Mi.	**25 CORTE RIVERA** **LAKE ELSINORE, CA 92532-0205**	11/24/2025	$760,000	$277	2735	/6/3	1997	15,245 SF	Yes

APN: 363-370-030 Document #: 2025-0367807
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: TRACT NO 174133 MapRef: MB 206 PG 54-67 Abbreviated Description: Lot:58 Subdivision:TRACT NO 174133 Map Ref:MB 206 PG 54-67Abbreviated Description:TRA 005-010 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

11	.43Mi.	**31648 CANYON ESTATES DR** **LAKE ELSINORE, CA 92532-0404**	11/13/2025	$572,500	$214	2671	/4/2.75	2000	7,405 SF	

APN: 363-262-012 Document #: 2025-0355137
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: TRACT NO 20704 MapRef: MB 196 PG 5-21 Abbreviated Description: Lot:34 Subdivision:TRACT NO 20704 Map Ref:MB 196 PG 5-21Abbreviated Description:TRA 005-027 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

12	.57Mi.	**7 BELLA MINOZZA** **LAKE ELSINORE, CA 92532-0113**	10/31/2025	$368,500	$150	2454	/5/3	1991	5,662 SF	

APN: 363-450-021 Document #: 2025-0336662
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: TRACT NO 174135 MapRef: MB 212 PG 21 Abbreviated Description: Lot:46 Subdivision:TRACT NO 174135 Map Ref:MB 212 PG 21Abbreviated Description:TRA 005-010 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

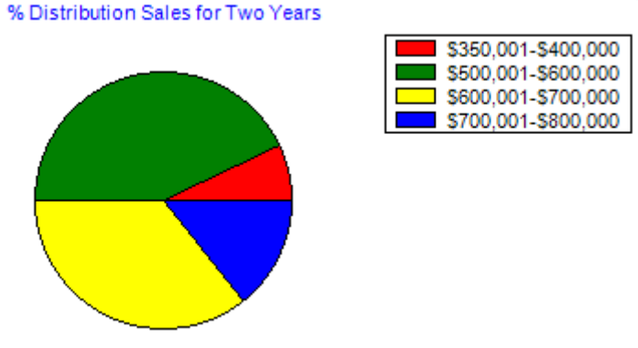
13	.24Mi.	**31707 RIDGEVIEW DR** **LAKE ELSINORE, CA 92532-0417**	10/30/2025	$625,000	$233	2671	/4/2.75	2000	7,405 SF	

APN: 363-274-010 Document #: 2025-0335037
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 193 Subdivision: TRACT NO 20704 MapRef: MB 196 PG 5-21 Abbreviated Description: Lot:193 Subdivision:TRACT NO 20704 Map Ref:MB 196 PG 5-21Abbreviated Description:TRA 005-027 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

14	.33Mi.	**31653 CANYON RIDGE DR** **LAKE ELSINORE, CA 92532-0423**	10/23/2025	$715,500	$222	3211	/3/3	2024	13,939 SF	

APN: 363-273-025 Document #: 2025-0327102
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: PARCEL MAP NO 31967 MapRef: MB 209 PG 71-72 Abbreviated Description: Lot:1 Subdivision:PARCEL MAP NO 31967 Map Ref:MB 209 PG 71-72Abbreviated Description:TRA 005-027 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

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.	**21028 CANYON RIDGE DR**			$412,736	2,358	/6/2.5	2001	21,780 SF	
.02Mi.	**21024 CANYON RIDGE DR**			$395,310	2,123	/5/2.5	2001	15,245 SF	
.02Mi.	**21032 CANYON RIDGE DR**	**09/09/2021**		$396,914	1,760	/4/1.75	2001	20,473 SF	
.03Mi.	**21020 CANYON RIDGE DR**	**07/00/2005**		$484,619	2,671	/4/2.75	2001	19,166 SF	Yes
.04Mi.	**21036 CANYON RIDGE DR**	**07/00/2003**		$442,998	2,486	/4/2.5	2001	24,393 SF	Yes
.04Mi.	**21035 CANYON RIDGE DR**	**07/30/2021**		$409,585	2,486	/4/2.5	2000	19,166 SF	
.05Mi.	**21016 CANYON RIDGE DR**			$585,000	2,486	/4/2.5	2001	14,810 SF	
.06Mi.	**31787 RIDGEVIEW DR**			$396,004	1,780	/4/2.5	2000	8,712 SF	
.06Mi.	**21041 CANYON RIDGE DR**	**11/02/2020**		$469,772	1,977	/5/1.75	2001	13,068 SF	
.06Mi.	**21012 CANYON RIDGE DR**			$232,354	2,015	/3/2.5	2001	16,552 SF	
.06Mi.	**21040 CANYON RIDGE DR**			$346,123	2,358	/6/2.5	2001	36,590 SF	
.06Mi.	**31784 RIDGEVIEW DR**			$276,173	2,358	/6/2.5	2000	12,196 SF	
.07Mi.	**31781 RIDGEVIEW DR**	**02/04/2021**		$486,009	2,015	/3/2.5	2000	7,840 SF	
.07Mi.	**31784 INDIAN SPRING RD**			$401,582	1,780	/4/2.5	2000	10,454 SF	Yes
.07Mi.	**21008 CANYON RIDGE DR**	**04/00/2001**		$279,187	2,015	/3/2.5	2001	14,374 SF	
.07Mi.	**21047 CANYON RIDGE DR**			$330,968	2,123	/5/2.5	2001	10,018 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	34.9 years old	Households:	6,890
Median Household Income:	$102,237	Households w/Family:	82%
Household Income Per Capita:	$40,517	Households w/Family Married:	58%
Most Common Education Level:	Some College	Households w/Family Children:	45%

School District

School District Zone:	Lake Elsinore Unified School District	Students:	20,559
Number of Schools:	25	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.17Mi.	**Railroad Canyon Elementary School** Number of Students: 873 Student-Teacher Ratio: 22.97	D	Public	KG - 5
4.28Mi.	**Temescal Valley High School** Number of Students: 2,373 Student-Teacher Ratio: 25.45 Advanced Placement: Yes	B+	Public	9 - 12
2.07Mi.	**Canyon Lake Middle School** Number of Students: 951 Student-Teacher Ratio: 23.89	C	Public	6 - 8

Flood Report

The Subject Property of **21028 CANYON RIDGE DR, LAKE ELSINORE, CA 92532-0418** 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	100%	SIMILAR
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	30%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	80%	LOWER
MURDER	89%	LOWER
OVERALL	62%	NOTABLY LOWER

Disaster Alerts

9/11/2024 - Airport Fire 5/19/2026 - Bain Fire

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