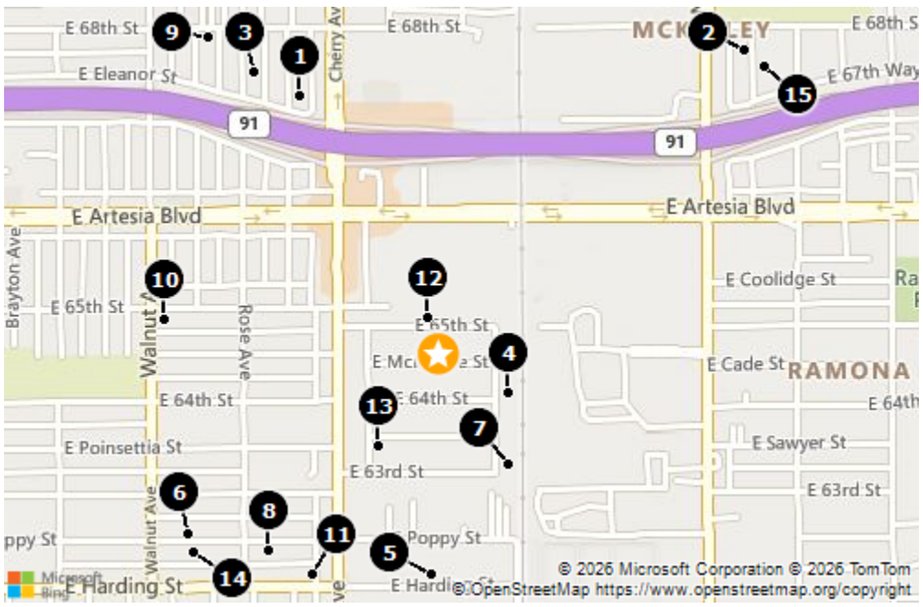
ICE SiteX Report

OrderID: 98224511

SiteX Property Information Report



Subject Property Location

2211 E MCKENZIE ST, LONG BEACH, CA 90805-2625

County:	**LOS ANGELES CA**	Census Tract:	060375705.022002
Property Use:	Single Family Residential	Zoning:	LBR1N
Parcel Number:	7119-006-027	Thomas Bros Pg-Grid:	

Valuation

Value:	**$707,000**	FSD:	14	Common Confidence Score:	46
Value Range:	$608,020 - $805,980	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	4-992
Assd Land Value:	$460,878	Market Land Value:		Tax Year:	2025
Assd Improvement:	$115,211	Market Improvment Value:		Total Taxable Value:	$7,610
Total Assessed Value:	$576,089	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 68 Tract No: 12273
Abbreviated Description: TRACT # 12273 LOT 68

Property Characteristics

Lot Size:	5,200 SF	Bedrooms:	2	Pool:	
Building Area:	1038 SF	Baths:	1	Fireplace:	
Year Built:	1942	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/17/2022	Sales Price:	$86,000
Document #:	22-0196530 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/06/2011	Sales Price:	$344,000
Document #:	11-0909820 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/30/2011	Sales Price:	$344,000
Document #:	11-0890221 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/16/2006	Sales Price:	$60,000
Document #:	06-2545294 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	09/25/2006	Loan Amount:	N/A
Document #:	06-2123788 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2021	Type Finance:	

Legal Description:
Lot: 68 Tract No: 12273
City/Muni/Twp: LONG BEACH

Prior Transfer

Recording Date:	09/25/2006	Sales Price:	$430,000
Document #:	06-2123786 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/05/2006		
Document Type:			

Legal Description:
Lot: 68 Tract No: 12273 Map Ref: MB248 PG37&38
City/Muni/Twp: LONG BEACH

Prior Transfer

Recording Date:	09/25/2006	Sales Price:	N/A
Document #:	06-2123785 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/15/2006		
Document Type:			

Legal Description:
Lot: 68 Tract No: 12273 Map Ref: MB248 PG37&38
City/Muni/Twp: LONG BEACH

Prior Transfer

Recording Date:	09/25/2006	Sales Price:	$430,004
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 68 Tract No: 12273
Abbreviated Description: TRACT # 12273 LOT 68

Prior Transfer

Recording Date:	05/13/2004	Sales Price:	N/A
Document #:	04-1215157 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/06/2004		
Document Type:			

Legal Description:
Lot: 68 Tract No: 12273 Map Ref: MB248 PG37&38

Mortgage Record

Recording Date:	01/09/2003	Loan Amount:	N/A
Document #:	03-0070029 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2033	Type Finance:	

Legal Description:
Lot: 68 Tract No: 12273
City/Muni/Twp: LONG BEACH

Prior Transfer

Recording Date:	08/02/2000	Sales Price:	N/A
Document #:	00-1208339 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/02/2000		
Document Type:			

Legal Description:
Abbreviated Description: TRACT # 12273 LOT 68
City/Muni/Twp: LONG BEACH

Area Sales Analysis

Total Area Sales	$10,720,500	Median # of Bedrooms	3
Median Lot Size	5,284 SF	Median # of Baths	2
Median Living Area	1,100 SF	Median Year Built	1942
Price Range - 2 Yrs	$550,000 to $870,000	Age Range	11 years to 98 years
Median Value	$725,000	Median Age	84 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**6724 GARDENIA AVE** **LONG BEACH, CA 90805-1657**	07/02/2026	$732,000	$557	1312	/3/1	1931	5,345 SF	
2	.57Mi.	**6773 CURTIS AVE** **LONG BEACH, CA 90805-1916**	06/25/2026	$675,000	$613	1100	/2/2	1950	5,285 SF	
3	.45Mi.	**6754 ROSE AVE** **LONG BEACH, CA 90805-1661**	06/23/2026	$725,000	$510	1421	/3/2	1947	5,550 SF	

1 .39Mi. **6724 GARDENIA AVE** **LONG BEACH, CA 90805-1657** 07/02/2026 $732,000 $557 1312 /3/1 1931 5,345 SF
APN: 7116-007-043 Document #: 26-0482644
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Tract No: 6607 MapRef: MB 172 PG 43&44 Abbreviated Description: Lot:18 Tract No:6607 Map Ref:MB 172 PG 43&44City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

2 .57Mi. **6773 CURTIS AVE** **LONG BEACH, CA 90805-1916** 06/25/2026 $675,000 $613 1100 /2/2 1950 5,285 SF
APN: 7113-005-054 Document #: 26-0463391
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 74 Tract No: 7420 MapRef: MB 78 PG 47&48 Abbreviated Description: Lot:74 Tract No:7420 Map Ref:MB 78 PG 47&48City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

3 .45Mi. **6754 ROSE AVE** **LONG BEACH, CA 90805-1661** 06/23/2026 $725,000 $510 1421 /3/2 1947 5,550 SF
APN: 7116-008-042 Document #: 26-0455015
Document Type: Price Code: R
Land Use: Single Family Residential

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Legal: Lot: 50 Tract No: 6607 MapRef: MB 172 PG 43&44 Abbreviated Description: Lot:50 Tract No:6607 Map Ref:MB 172 PG 43&44City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

4	.11Mi.	**6402 RAYMOND AVE** **LONG BEACH, CA 90805-2634**	06/22/2026	$870,000	$425	2044	/3/2	1942	6,262 SF

APN: 7119-004-012 Document #: 26-0450161
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 188 Tract No: 12273 MapRef: MB 248 PG 37&38 Abbreviated Description: Lot:188 Tract No:12273 Map Ref:MB 248 PG 37&38City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

5	.3Mi.	**2203 E HARDING ST** **LONG BEACH, CA 90805-3216**	05/28/2026	$700,000	$497	1408	/3/2	2015	3,416 SF

APN: 7119-013-034 Document #: 26-0389845
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 78 Tract No: 6083 MapRef: MB 77 PG 34 Abbreviated Description: Lot:78 Tract No:6083 Map Ref:MB 77 PG 34City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

6	.41Mi.	**1637 E POPPY ST** **LONG BEACH, CA 90805-3101**	05/19/2026	$675,000	$669	1008	/3/2	1944	5,284 SF

APN: 7118-006-025 Document #: 26-0367571
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 56 Tract No: 7785 MapRef: MB 90 PG 86&87 Abbreviated Description: Lot:56 Tract No:7785 Map Ref:MB 90 PG 86&87City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

7	.18Mi.	**6308 RAYMOND AVE** **LONG BEACH, CA 90805-2633**	04/14/2026	$550,000	$318	1726	/4/2	1942	6,258 SF

APN: 7119-004-022 Document #: 26-0261142
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 198 Tract No: 12273 MapRef: MB 248 PG 37&38 Abbreviated Description: Lot:198 Tract No:12273 Map Ref:MB 248 PG 37&38City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

8	.36Mi.	**1822 E POPPY ST** **LONG BEACH, CA 90805-3106**	04/03/2026	$650,000	$772	841	/2/1	1941	5,135 SF

APN: 7118-012-004 Document #: 26-0231857
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 80 Tract No: 7785 MapRef: MB 90 PG 86&87 Abbreviated Description: Lot:80 Tract No:7785 Map Ref:MB 90 PG 86&87City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

9	.53Mi.	**6792 GAVIOTA AVE** **LONG BEACH, CA 90805-1634**	04/01/2026	$760,000	$714	1064	/3/2	1940	5,101 SF

APN: 7116-008-061 Document #: 26-0222656
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 84 Tract No: 6607 MapRef: MB 172 PG 43&44 Abbreviated Description: Lot:84 Tract No:6607 Map Ref:MB 172 PG 43&44City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

10	.37Mi.	**1612 E 65TH ST** **LONG BEACH, CA 90805-2502**	03/23/2026	$771,500	$825	935	/2/1	1928	5,095 SF

APN: 7114-017-042 Document #: 26-0199209
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 58 Tract No: 9103 MapRef: MB 149 PG 83&84 Abbreviated Description: Lot:58 Tract No:9103 Map Ref:MB 149 PG 83&84City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

11	.34Mi.	**1917 E HARDING ST** **LONG BEACH, CA 90805-3629**	03/20/2026	$775,000	$535	1446	/2/2	1942	4,591 SF

APN: 7118-012-017 Document #: 26-0195800
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 96 Tract No: 7785 MapRef: MB 90 PG 86&87 Abbreviated Description: Lot:96 Tract No:7785 Map Ref:MB 90 PG 86&87City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

12	.05Mi.	**2161 E 65TH ST** **LONG BEACH, CA 90805-2615**	03/04/2026	$670,000	$817	820	/2/1	1942	5,454 SF

APN: 7119-005-012 Document #: 26-0152115
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Tract No: 12273 MapRef: MB 248 PG 37&38 Abbreviated Description: Lot:12 Tract No:12273 Map Ref:MB 248 PG 37&38City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

13	.15Mi.	**2100 E POINSETTIA ST** **LONG BEACH, CA 90805-2628**	12/31/2025	$670,000	$733	913	/2/1	1942	5,150 SF

APN: 7119-009-001 Document #: 25-0949190
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 144 Tract No: 12273 MapRef: MB 248 PG 37&38 Abbreviated Description: Lot:144 Tract No:12273 Map Ref:MB 248 PG 37&38City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

14	.43Mi.	**1644 E POPPY ST** **LONG BEACH, CA 90805-3102**	12/30/2025	$755,000	$698	1081	/3/1	1949	5,078 SF

APN: 7118-011-007 Document #: 25-0945180
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 68 Tract No: 7785 MapRef: MB 90 PG 86&87 Abbreviated Description: Lot:68 Tract No:7785 Map Ref:MB 90 PG 86&87City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

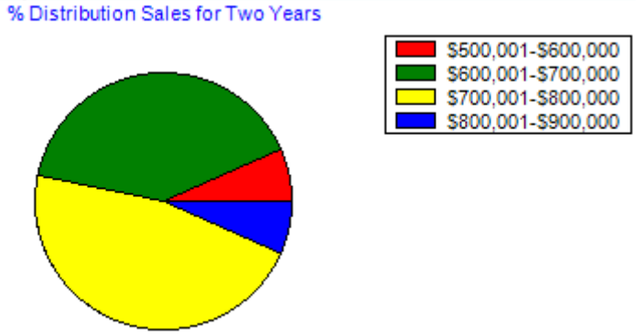
15	.58Mi.	**6752 CURTIS AVE** **LONG BEACH, CA 90805-1917**	12/24/2025	$742,000	$608	1219	/3/2	1938	5,392 SF

APN: 7113-005-065 Document #: 25-0934225
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 84 Tract No: 7420 MapRef: MB 78 PG 47&48 Abbreviated Description: Lot:84 Tract No:7420 Map Ref:MB 78 PG 47&48City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

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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.	**2211 E MCKENZIE ST**	**09/25/2006**		$576,089	1,038	/2/1	1942	5,200 SF	
.01Mi.	**2203 E MCKENZIE ST**	**12/21/2016**		$481,638	857	/2/1	1942	5,200 SF	
.01Mi.	**2219 E MCKENZIE ST**	**12/20/2002**		$311,370	1,256	/5/1	1942	5,200 SF	
.02Mi.	**2157 E MCKENZIE ST**	**09/12/2013**		$419,234	1,228	/2/1	1942	5,200 SF	
.02Mi.	**2227 E MCKENZIE ST**	**04/19/1974**		$102,895	1,535	/2/1	1942	5,200 SF	
.02Mi.	**2210 E 65TH ST**	**01/05/1995**		$213,289	827	/2/1	1942	5,200 SF	
.02Mi.	**2218 E 65TH ST**	**12/21/2021**		$742,844	1,213	/3/2	1942	5,200 SF	
.02Mi.	**2202 E 65TH ST**	**03/29/2011**		$354,873	1,385	/3/2	1942	5,200 SF	
.03Mi.	**2226 E 65TH ST**	**06/25/2003**		$384,597	1,991	/4/2	1942	5,200 SF	
.03Mi.	**2160 E 65TH ST**	**01/08/2001**		$211,688	864	/2/1	1942	5,200 SF	
.03Mi.	**2149 E MCKENZIE ST**	**01/31/2017**		$486,278	1,287	/2/1	1942	5,200 SF	
.03Mi.	**2235 E MCKENZIE ST**	**01/26/2011**		$301,062	820	/2/1	1942	5,200 SF	
.03Mi.	**2212 E MCKENZIE ST**	**01/14/2021**		$649,456	1,474	/2/1	1942	5,200 SF	Yes
.03Mi.	**2204 E MCKENZIE ST**	**08/03/1978**		$141,371	1,256	/2/1	1942	5,200 SF	
.03Mi.	**2220 E MCKENZIE ST**	**04/09/1992**		$261,681	820	/2/1	1942	5,200 SF	
.03Mi.	**2234 E 65TH ST**	**08/17/2016**		$480,476	1,492	/3/1	1942	5,200 SF	

Rent vs. Own

Households Occupied by Renters:	55%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	33.2 years old	Households:	25,850
Median Household Income:	$63,003	Households w/Family:	72%
Household Income Per Capita:	$23,300	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Long Beach Unified School District	Students:	62,644
Number of Schools:	82	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.98Mi.	**Hamilton Middle School** Number of Students: 748 Student-Teacher Ratio: 21.46	C	Public	6 - 8
1.05Mi.	**Jordan High School** Number of Students: 2,272 Student-Teacher Ratio: 21.79	D	Public	9 - 12
0.63Mi.	**McKinley Elementary School** Number of Students: 475 Student-Teacher Ratio: 22.09	B-	Public	KG - 5

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Flood Report

The Subject Property of **2211 E MCKENZIE ST, LONG BEACH, CA 90805-2625** 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 **2211 E MCKENZIE ST, LONG BEACH, CA 90805-2625** 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 **2211 E MCKENZIE ST, LONG BEACH, CA 90805-2625** is **IN** 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	108%	SIMILAR
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	56%	NOTABLY LOWER
FORCIBLE RAPE	122%	HIGHER
MURDER	99%	SIMILAR
OVERALL	86%	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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