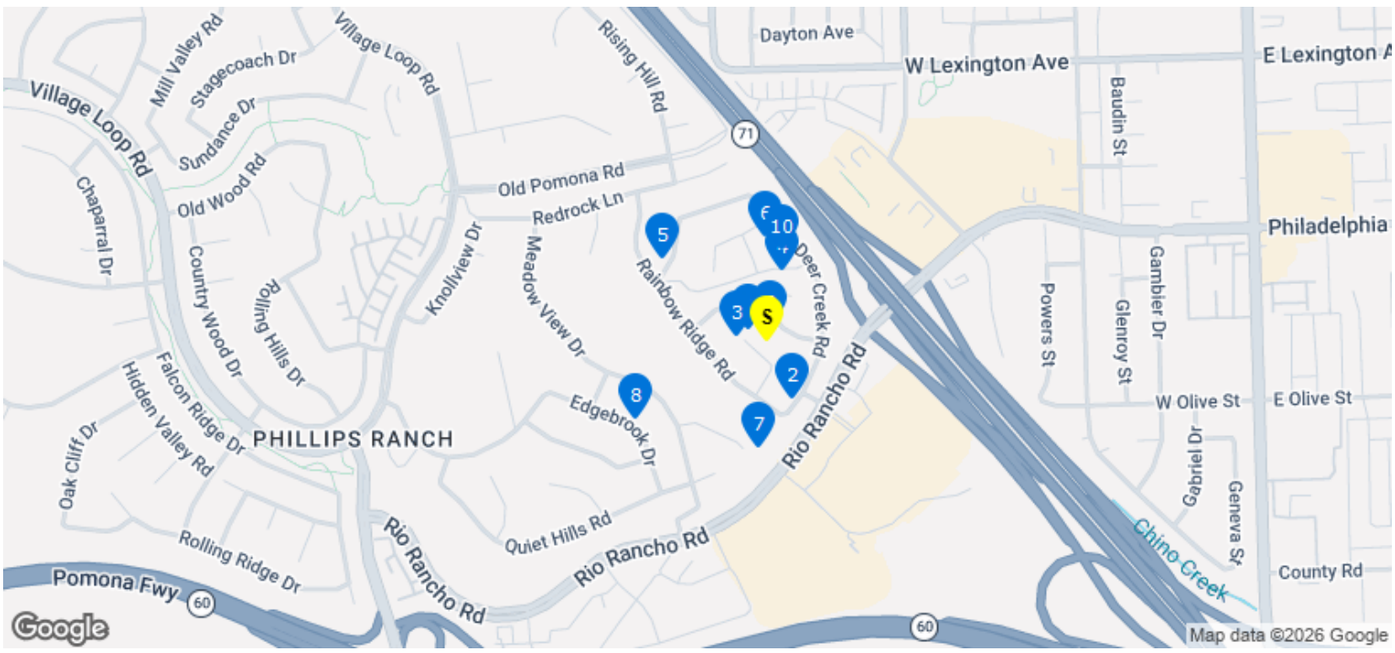
# ICE SiteX Report

**OrderID: 98779438**

## SiteX Property Information Report




## Subject Property Location

### 22 TURN POST LN, POMONA, CA 91766-4746

| | | | |
|---|---|---|---|
| County: | **LOS ANGELES CA** | Census Tract: | 4033.18 |
| Property Use: | Single Family Residential | Zoning: | POPRD* |
| Parcel Number: | 8708-020-026 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$934,000** | FSD: | 13 | Common Confidence Score: | 61 |
| Value Range: | $812,580 - $1,055,420 | ICE Confidence Score: | 87 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | | Tax Rate Code Area: | 7-741 |
| Assd Land Value: | $416,067 | Market Land Value: | | Tax Year: | 2026 |
| Assd Improvement: | $332,504 | Market Improvment Value: | | Total Taxable Value: | $10,373 |
| Total Assessed Value: | $748,571 | Total Assessor Market Value: | | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 26 Tract No: 36879
Abbreviated Description: *TR=36879 LOT 26

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 8,731 SF | Bedrooms: | 3 | Pool: | Pool (yes) |
| Building Area: | 1948 SF | Baths: | 3 | Fireplace: | |
| Year Built: | 1982 | Partial Baths: | | Type Const: | Wood |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | | Heating: | Central |
| Number of Stories: | | Number of Cars: | | A/C: | Yes |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/04/2026 | Sales Price: | N/A |
| Document #: | 26-0665732 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/23/2026 | Sales Price: | N/A |
| Document #: | 26-0126932 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/01/2025 | Sales Price: | N/A |
| Document #: | 25-0283479 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/08/2023 | Sales Price: | N/A |
| Document #: | 23-0766018 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |

# ICE SiteX Report

**OrderID: 98779438**

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/25/2023 | Loan Amount: | N/A |
| Document #: | 23-0727016 BK-PG - | Loan Type: | VA Loan (Veteran's Administration) |
| Contract Date: | 10/18/2023 | | |
| TD Due Date: | 11/01/2053 | Type Finance: | |

**Legal Description:**
Tract No: 36879 Map Ref: 0
City/Muni/Twp: POMONA

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/08/2017 | Loan Amount: | N/A |
| Document #: | 17-1286584 BK-PG - | Loan Type: | VA Loan (Veteran's Administration) |
| Contract Date: | 09/26/2017 | | |
| TD Due Date: | 12/01/2047 | Type Finance: | |

**Legal Description:**
Tract No: 36879 Map Ref: MB995 PG42-44
City/Muni/Twp: POMONA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/08/2017 | Sales Price: | $645,000 |
| Document #: | 17-1286583 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 09/26/2017 | | |
| Document Type: | Deed | | |

**Legal Description:**
Tract No: 36879 Map Ref: MB995 PG42-44
City/Muni/Twp: POMONA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/08/2017 | Sales Price: | N/A |
| Document #: | 17-1286582 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 10/05/2017 | | |
| Document Type: | Deed | | |

**Legal Description:**
Tract No: 36879 Map Ref: MB995 PG42-44
City/Muni/Twp: POMONA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/07/2017 | Sales Price: | N/A |
| Document #: | 17-0387775 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/04/2016 | Sales Price: | N/A |
| Document #: | 16-0129681 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 01/25/2016 | | |
| Document Type: | Deed | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/15/2014 | Sales Price: | $315,000 |
| Document #: | 14-0729650 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/24/2014 | Loan Amount: | N/A |
| Document #: | 14-0653196 BK-PG - | Loan Type: | Conventional |
| Contract Date: | 06/13/2014 | | |
| TD Due Date: | 07/01/2044 | Type Finance: | |

**Legal Description:**
Tract No: 36879 Map Ref: MB995 PG42-44
City/Muni/Twp: POMONA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/24/2014 | Sales Price: | N/A |
| Document #: | 14-0653195 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 06/02/2014 | | |
| Document Type: | Deed | | |

**Legal Description:**
Tract No: 36879 Map Ref: MB995 PG42-44
City/Muni/Twp: POMONA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/24/2014 | Sales Price: | $570,000 |
| Document #: | 14-0653194 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 06/13/2014 | | |
| Document Type: | Deed | | |

**Legal Description:**
Tract No: 36879 Map Ref: MB995 PG42-44
City/Muni/Twp: POMONA

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/26/2011 | Loan Amount: | N/A |
| Document #: | 11-0598778 BK-PG - | Loan Type: | Conventional |
| Contract Date: | 04/19/2011 | | |

# ICE SiteX Report

**OrderID: 98779438**

| | | | |
|---|---|---|---|
| TD Due Date: | 05/01/2041 | Type Finance: | |

**Legal Description:**
Tract No: 36879 Map Ref: MB995 PG42-44
City/Muni/Twp: POMONA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/26/2011 | Sales Price: | $412,000 |
| Document #: | 11-0598777 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 04/19/2011 | | |
| Document Type: | Deed | | |

**Legal Description:**
Tract No: 36879 Map Ref: MB995 PG42-44
City/Muni/Twp: POMONA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/20/2010 | Sales Price: | $333,800 |
| Document #: | 10-1328442 BK-PG - | Type of Sale: | Forced Sale |
| Contract Date: | 09/08/2010 | | |
| Document Type: | Deed | | |

**Legal Description:**
Tract No: 36879 Map Ref: MB995 PG42-44
City/Muni/Twp: POMONA

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/24/2006 | Loan Amount: | N/A |
| Document #: | 06-1137649 BK-PG - | Loan Type: | Credit Line (Revolving) |
| Contract Date: | 04/21/2006 | | |
| TD Due Date: | 05/01/2031 | Type Finance: | VAR |

**Legal Description:**
Tract No: 36879 Map Ref: 0
City/Muni/Twp: POMONA

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/14/2004 | Loan Amount: | N/A |
| Document #: | 04-1790768 BK-PG - | Loan Type: | Unknown Loan Type |
| Contract Date: | 07/01/2004 | | |
| TD Due Date: | 08/01/2034 | Type Finance: | ADJ |

**Legal Description:**
Tract No: 36879 Map Ref: 0
City/Muni/Twp: POMONA

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $8,924,000 | Median # of Bedrooms | 4 |
| Median Lot Size | 6,342 SF | Median # of Baths | 3 |
| Median Living Area | 1,984 SF | Median Year Built | 1981 |
| Price Range - 2 Yrs | $785,000 to $975,000 | Age Range | 43 years to 46 years |
| Median Value | $896,500 | Median Age | 45 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .05Mi. | **6 SKYLINE LN**<br>**POMONA, CA 91766-4944** | 05/04/2026 | $868,000 | $430 | 2020 | /4/3 | 1981 | 6,225 SF | |
| | | APN: 8708-019-022 Document #: 26-0317714<br>Document Type: Grant Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 22 Tract No: 36878 MapRef: MB 985 PG 26-30 Abbreviated Description: Lot:22 Tract No:36878 Map Ref:MB 985 PG 26-30City/Muni/Twp:POMONA City/Muni/Twp: POMONA | | | | | | | | |
| 2 | .11Mi. | **8 QUIET HOLLOW RD**<br>**POMONA, CA 91766-4952** | 06/17/2026 | $878,000 | $451 | 1948 | /3/3 | 1981 | 6,886 SF | |
| | | APN: 8708-013-026 Document #: 26-0443305<br>Document Type: Grant Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 26 Tract No: 36877 MapRef: MB 961 PG 61-66 Abbreviated Description: Lot:26 Tract No:36877 Map Ref:MB 961 PG 61-66City/Muni/Twp:POMONA City/Muni/Twp: POMONA | | | | | | | | |
| 3 | .13Mi. | **35 RAINBOW RIDGE RD**<br>**POMONA, CA 91766-4910** | 08/18/2026 | $960,000 | $475 | 2020 | /4/3 | 1981 | 5,998 SF | |
| | | APN: 8708-020-048 Document #: 26-0615359<br>Document Type: Grant Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 48 Tract No: 36879 MapRef: MB 995 PG 42-44 Abbreviated Description: Lot:48 Tract No:36879 Map Ref:MB 995 PG 42-44City/Muni/Twp:POMONA City/Muni/Twp: POMONA | | | | | | | | |
| 4 | .15Mi. | **5 NAVAJO TRAIL LN**<br>**POMONA, CA 91766-4946** | 05/14/2026 | $915,000 | $453 | 2020 | /4/3 | 1981 | 5,131 SF | |
| | | APN: 8708-013-003 Document #: 26-0353507<br>Document Type: Grant Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 3 Tract No: 36877 MapRef: MB 961 PG 61-66 Abbreviated Description: Lot:3 Tract No:36877 Map Ref:MB 961 PG 61-66City/Muni/Twp:POMONA City/Muni/Twp: POMONA | | | | | | | | |
| 5 | .19Mi. | **14 RAINBOW RIDGE RD**<br>**POMONA, CA 91766-4968** | 08/19/2026 | $930,000 | $460 | 2020 | /4/3 | 1980 | 6,097 SF | |
| | | APN: 8708-011-002 Document #: 26-0617690<br>Document Type: Grant Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 43 Tract No: 36875 MapRef: MB 921 PG 7-11 Abbreviated Description: Lot:43 Tract No:36875 Map Ref:MB 921 PG 7-11City/Muni/Twp:POMONA City/Muni/Twp: POMONA | | | | | | | | |
| 6 | .34Mi. | **981 RODEO RD**<br>**POMONA, CA 91766-5102** | 04/15/2026 | $880,000 | $435 | 2022 | /4/3 | 2021 | 2,302 SF | |
| | | APN: 8344-040-025 Document #: 26-0265930<br>Document Type: Grant Deed Price Code: A<br>Land Use: Planned Unit Development (PUD) (Residential) | | | | | | | | |

# ICE SiteX Report

**OrderID: 98779438**

Legal: Lot: 69 Tract No: 74606 MapRef: MB 1416 PG 82-90 Abbreviated Description: Lot:69 Tract No:74606 Map Ref:MB 1416 PG 82-90City/Muni/Twp:POMONA City/Muni/Twp: POMONA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 7 | .35Mi. | **63 CARRIAGE WAY**<br>**POMONA, CA 91766-6718** | 03/02/2026 | $436,000 | $422 | 1034 | /2/2 | 1987 | 122,186 SF | |

APN: 8708-023-099 Document #: 26-0142886
Document Type: Grant Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Tract No: 42333 Legal Unit: 239 MapRef: MB 1003 PG 37&38 Abbreviated Description: Lot:1 Tract No:42333 Legal Unit:239 Map Ref:MB 1003 PG 37&38City/Muni/Twp:POMONA City/Muni/Twp: POMONA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | .37Mi. | **32 TOWN AND COUNTRY RD**<br>**POMONA, CA 91766-6668** | 09/09/2026 | $395,000 | $507 | 779 | /1/1 | 1983 | 116,262 SF | |

APN: 8708-022-156 Document #: 26-0672221
Document Type: Grant Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Lot: 1&2 Tract No: 42320 Legal Unit: 70 MapRef: MB 1001 PG 69-71 Abbreviated Description: Lot:1&2 Tract No:42320 Legal Unit:70 Map Ref:MB 1001 PG 69-71City/Muni/Twp:POMONA City/Muni/Twp: POMONA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | .37Mi. | **44 CARRIAGE WAY**<br>**POMONA, CA 91766-6713** | 07/17/2026 | $460,000 | $516 | 892 | /2/1 | 1983 | 116,262 SF | |

APN: 8708-022-110 Document #: 26-0525975
Document Type: Grant Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 1&2 Tract No: 42320 Legal Unit: 24 MapRef: MB 1001 PG 69-71 Abbreviated Description: Lot:1&2 Tract No:42320 Legal Unit:24 Map Ref:MB 1001 PG 69-71City/Muni/Twp:POMONA City/Muni/Twp: POMONA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | .37Mi. | **22 COUNTRY MILE RD**<br>**POMONA, CA 91766-6603** | 03/25/2026 | $435,000 | $405 | 1073 | /2/2 | 1983 | 116,262 SF | |

APN: 8708-022-116 Document #: 26-0207190
Document Type: Grant Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 1&2 Tract No: 42320 Legal Unit: 30 MapRef: MB 1001 PG 69-71 Abbreviated Description: Lot:1&2 Tract No:42320 Legal Unit:30 Map Ref:MB 1001 PG 69-71City/Muni/Twp:POMONA City/Muni/Twp: POMONA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 11 | .39Mi. | **67 COUNTRY MILE RD**<br>**POMONA, CA 91766-6627** | 06/11/2026 | $460,000 | $445 | 1034 | /2/2 | 1986 | 102,192 SF | P |

APN: 8708-023-036 Document #: 26-0429669
Document Type: Grant Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Lot: 1&2 Tract No: 42332 Legal Unit: 177 MapRef: MB 1003 PG 35&36 Abbreviated Description: Lot:1&2 Tract No:42332 Legal Unit:177 Map Ref:MB 1003 PG 35&36City/Muni/Twp:POMONA City/Muni/Twp: POMONA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 12 | .39Mi. | **75 COUNTRY MILE RD**<br>**POMONA, CA 91766-6628** | 04/24/2026 | $445,000 | $430 | 1034 | /2/2 | 1986 | 102,192 SF | P |

APN: 8708-023-038 Document #: 26-0292287
Document Type: Grant Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 1&2 Tract No: 42332 Legal Unit: 179 MapRef: MB 1003 PG 35&36 Abbreviated Description: Lot:1&2 Tract No:42332 Legal Unit:179 Map Ref:MB 1003 PG 35&36City/Muni/Twp:POMONA City/Muni/Twp: POMONA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 13 | .4Mi. | **1887 WATERS AVE**<br>**POMONA, CA 91766-5054** | 08/26/2026 | $710,000 | $544 | 1304 | /4/2 | 1956 | 6,623 SF | |

APN: 8344-008-011 Document #: 26-0638921
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Tract No: 18538 MapRef: MB 564 PG 18&19 Abbreviated Description: Lot:2 Tract No:18538 Map Ref:MB 564 PG 18&19City/Muni/Twp:POMONA City/Muni/Twp: POMONA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | .42Mi. | **69 TOWN AND COUNTRY RD**<br>**POMONA, CA 91766-6672** | 08/20/2026 | $465,000 | $450 | 1034 | /2/2 | 1984 | 52,838 SF | |

APN: 8708-022-191 Document #: 26-0622683
Document Type: Grant Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Lot: 3 Tract No: 42331 Legal Unit: 93 MapRef: MB 1003 PG 33&34 Abbreviated Description: Lot:3 Tract No:42331 Legal Unit:93 Map Ref:MB 1003 PG 33&34City/Muni/Twp:POMONA City/Muni/Twp: POMONA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 15 | .42Mi. | **49 TOWN AND COUNTRY RD**<br>**POMONA, CA 91766-6668** | 03/27/2026 | $444,000 | $383 | 1158 | /3/2 | 1984 | 52,838 SF | |

APN: 8708-022-187 Document #: 26-0215250
Document Type: Grant Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 1-3,A&B Tract No: 42331 Legal Unit: 89 MapRef: MB 1003 PG 33&34 Abbreviated Description: Lot:1-3,A&B Tract No:42331 Legal Unit:89 Map Ref:MB 1003 PG 33&34Abbreviated Description:PORTION LOT A City/Muni/Twp:POMONA City/Muni/Twp: POMONA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 16 | .43Mi. | **12 WILLOWCREST LN**<br>**POMONA, CA 91766-6683** | 03/10/2026 | $505,000 | $412 | 1227 | /3/2 | 1982 | 27,942 SF | |

APN: 8708-022-032 Document #: 26-0167535
Document Type: Grant Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 1-4 Tract No: 41098 Legal Unit: 10 MapRef: MB 1002 PG 4-10 Abbreviated Description: Lot:1-4 Tract No:41098 Legal Unit:10 Map Ref:MB 1002 PG 4-10City/Muni/Twp:POMONA City/Muni/Twp: POMONA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 17 | .45Mi. | **15 KNOLLVIEW DR**<br>**POMONA, CA 91766-4928** | 08/17/2026 | $885,000 | $457 | 1938 | /4/3 | 1979 | 4,995 SF | P |

APN: 8708-008-007 Document #: 26-0611971
Document Type: Grant Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Tract No: 34603 MapRef: MB 910 PG 98-100 Abbreviated Description: Lot:7 Tract No:34603 Map Ref:MB 910 PG 98-100City/Muni/Twp:POMONA City/Muni/Twp: POMONA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 18 | .45Mi. | **7 TOWN AND COUNTRY RD**<br>**POMONA, CA 91766-6660** | 07/31/2026 | $432,500 | $412 | 1050 | /2/2 | 1982 | 15,025 SF | |

APN: 8708-022-169 Document #: 26-0567683
Document Type: Grant Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 12 Tract No: 41098 Legal Unit: 219 MapRef: MB 1002 PG 4-10 Abbreviated Description: Lot:12 Tract No:41098 Legal Unit:219 Map Ref:MB 1002 PG 4-10City/Muni/Twp:POMONA City/Muni/Twp: POMONA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 19 | .46Mi. | **1853 GARLAND ST**<br>**POMONA, CA 91766-5108** | 09/22/2026 | $750,000 | $517 | 1452 | /4/2 | 1956 | 6,438 SF | |

APN: 8344-013-008 Document #: 26-0708961
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Tract No: 18538 MapRef: MB 564 PG 18&19 Abbreviated Description: Lot:30 Tract No:18538 Map Ref:MB 564 PG 18&19City/Muni/Twp:POMONA City/Muni/Twp: POMONA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 20 | .47Mi. | **6 BROWNFIELD LN**<br>**POMONA, CA 91766-6611** | 08/11/2026 | $392,000 | $429 | 913 | /1/1 | 1982 | 28,734 SF | |

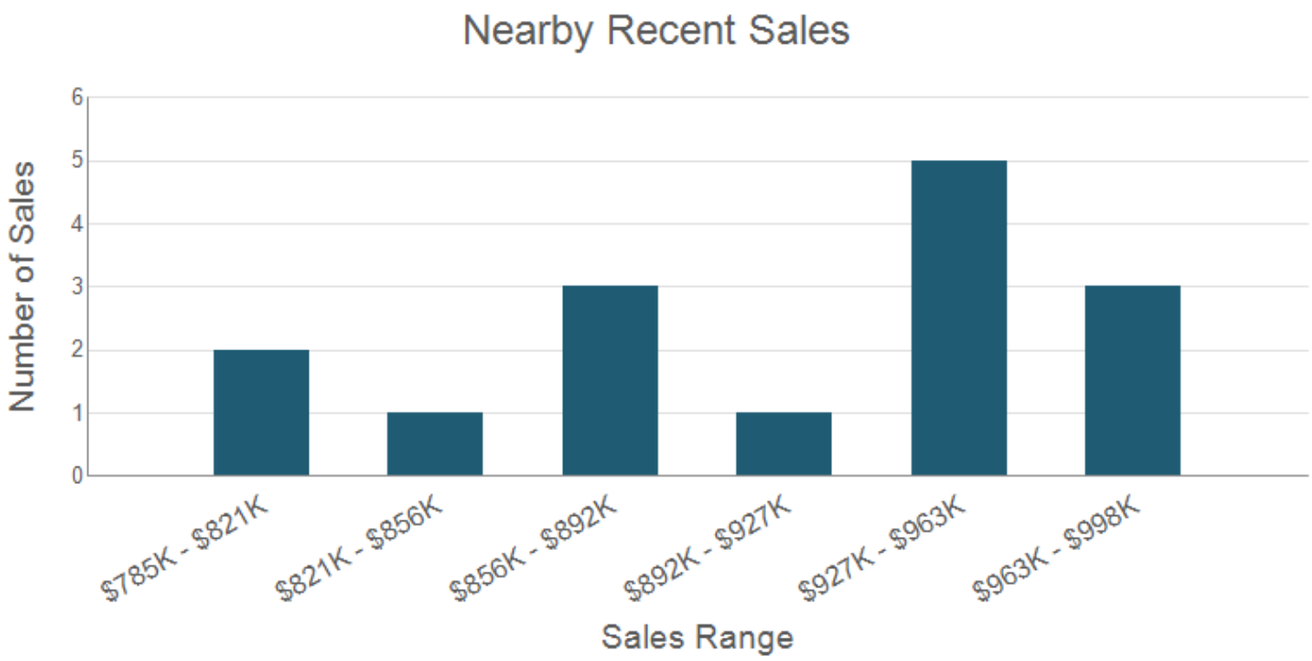
APN: 8708-022-046 Document #: 26-0595285
Document Type: Grant Deed Price Code:

# ICE SiteX Report

**OrderID: 98779438**

Land Use: Condominium Unit (Residential)
Legal: Lot: 1-4 Tract No: 41098 Legal Unit: 24 MapRef: MB 1002 PG 4-10 Abbreviated Description: Lot:1-4 Tract No:41098 Legal Unit:24 Map Ref:MB 1002 PG 4-10City/Muni/Twp:POMONA City/Muni/Twp: POMONA

## 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. | **22 TURN POST LN** | **11/08/2017** | | $748,571 | 1,948 | /3/3 | 1982 | 8,731 SF | P |
| .01Mi. | **20 TURN POST LN** | **12/30/2019** | | $697,192 | 2,000 | /4/3 | 1982 | 5,834 SF | P |
| .01Mi. | **24 TURN POST LN** | **03/29/2001** | | $433,401 | 2,000 | /4/3 | 1982 | 8,038 SF | P |
| .02Mi. | **14 SKYLINE LN** | **06/26/2020** | | $372,087 | 1,948 | /3/3 | 1981 | 5,604 SF | P |
| .02Mi. | **16 SUNNY SLOPE RD** | **03/21/2016** | | $625,181 | 1,984 | /4/3 | 1981 | 7,333 SF | |
| .02Mi. | **16 SKYLINE LN** | **09/30/2025** | | $785,000 | 1,516 | /3/2 | 1981 | 6,458 SF | |
| .02Mi. | **18 TURN POST LN** | **07/19/2016** | | $308,716 | 1,700 | /3/2 | 1982 | 6,609 SF | |
| .02Mi. | **14 SUNNY SLOPE RD** | **06/11/2012** | | $239,864 | 1,516 | /3/2 | 1981 | 6,655 SF | |
| .02Mi. | **12 SKYLINE LN** | **08/26/2021** | | $828,058 | 1,817 | /3/2 | 1981 | 5,978 SF | |
| .03Mi. | **25 TURN POST LN** | **10/31/2014** | | $665,643 | 1,817 | /3/2 | 1982 | 11,497 SF | |
| .03Mi. | **18 SKYLINE LN** | **08/26/2003** | | $446,592 | 1,837 | /3/2 | 1981 | 6,382 SF | S |
| .03Mi. | **10 SKYLINE LN** | **07/14/2025** | | $803,000 | 1,948 | /3/3 | 1981 | 5,900 SF | P |
| .03Mi. | **12 SUNNY SLOPE RD** | **01/09/2008** | | $360,294 | 2,323 | /4/4 | 1981 | 7,010 SF | |
| .03Mi. | **16 TURN POST LN** | **06/22/2018** | | $649,923 | 1,516 | /3/2 | 1982 | 6,842 SF | |
| .04Mi. | **23 TURN POST LN** | **04/04/1984** | | $295,611 | 1,984 | /4/3 | 1982 | 10,751 SF | |
| .04Mi. | **8 SKYLINE LN** | **05/11/2011** | | $446,909 | 1,534 | /3/2 | 1981 | 6,371 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 45% | Households Occupied by Owners: | 52% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 35.4 years old | Households: | 17,304 |
| Median Household Income: | $67,201 | Households w/Family: | 77% |
| Household Income Per Capita: | $24,306 | Households w/Family Married: | 51% |
| Most Common Education Level: | Some High School | Households w/Family Children: | 40% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Pomona Unified School District | Students: | 20,475 |
| Number of Schools: | 37 | Rating: | D+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.60Mi. | **Decker Elementary School** | C | Public | KG - 6 |

Number of Students: 437

# ICE SiteX Report

**OrderID: 98779438**

Student-Teacher Ratio: 19

| | | | | |
|---|---|---|---|---|
| 1.13Mi. **Diamond Ranch High School**<br>Number of Students: 1,542<br>Student-Teacher Ratio: 22.52<br>Advanced Placement: Yes | | B- | Public | 9 - 12 |
| 2.80Mi. **Lorbeer Middle School**<br>Number of Students: 688<br>Student-Teacher Ratio: 24.07 | | B- | Public | 7 - 8 |

## Flood Report

The Subject Property of **22 TURN POST LN, POMONA, CA 91766-4746** 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.

## Liquefaction Report

The Subject Property of **22 TURN POST LN, POMONA, CA 91766-4746** is **OUT** 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** | 90% | LOWER |
| **BURGLARY** | 81% | LOWER |
| **MOTOR VEHICLE THEFT** | 103% | SIMILAR |
| **FORCIBLE ROBBERY** | 129% | HIGHER |
| **AGGRAVATED ASSAULT** | 45% | SIGNIFICANTLY LOWER |
| **FORCIBLE RAPE** | 144% | NOTABLY HIGHER |
| **MURDER** | 80% | LOWER |
| **OVERALL** | 65% | NOTABLY LOWER |

## Disaster Alerts

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

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