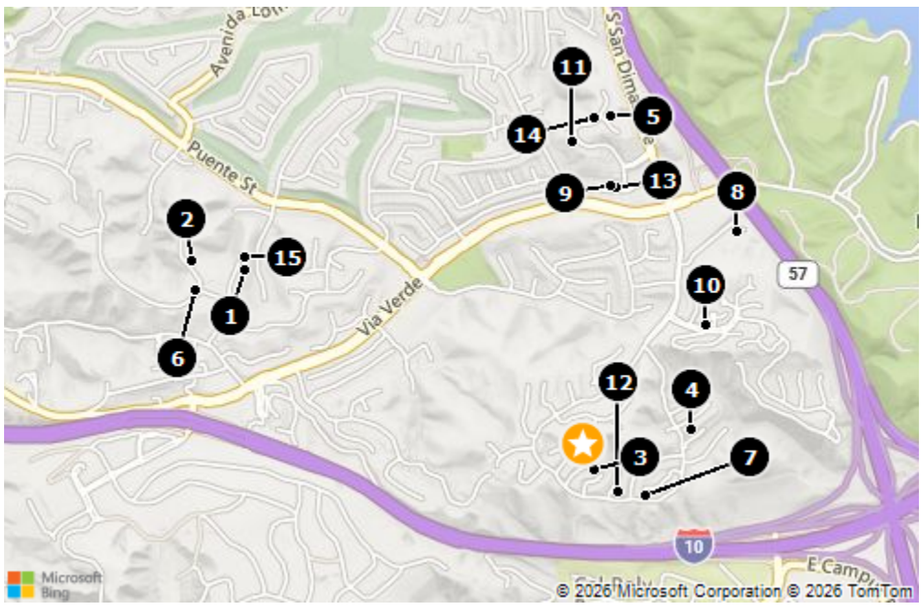
ICE SiteX Report

OrderID: 98612395

SiteX Property Information Report



Subject Property Location

2301 VIA CAMILLE, SAN DIMAS, CA 91773-3979

County:	**LOS ANGELES CA**	Census Tract:	060374013.031012
Property Use:	Planned Unit Development (PUD) (Residential)	Zoning:	SDSFH*
Parcel Number:	8448-050-002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$721,000**	FSD:	23	Common Confidence Score:	31
Value Range:	$555,170 - $886,830	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	6-292
Assd Land Value:	$109,078	Market Land Value:		Tax Year:	2025
Assd Improvement:	$203,811	Market Improvment Value:		Total Taxable Value:	$4,380
Total Assessed Value:	$312,889	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Tract No: 37003A
Abbreviated Description: TR=37003A LOT 2

Property Characteristics

Lot Size:	11,414 SF	Bedrooms:	2	Pool:	Yes
Building Area:	1376 SF	Baths:	2	Fireplace:	
Year Built:	1988	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
Mortgage Record

Recording Date:	08/25/2026	Loan Amount:	N/A
Document #:	26-0634161 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2 Tract No: 37003A
City/Muni/Twp: SAN DIMAS

Prior Transfer

Recording Date:	05/11/2026	Sales Price:	N/A
Document #:	26-0342306 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/21/2020	Sales Price:	$15,503
Document #:	20-1312899 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/16/2020	Sales Price:	$15,503
Document #:	20-1286791 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 98612395

Legal Description:

Prior Transfer

Recording Date:	10/11/2016	Sales Price:	$28,467
Document #:	16-1239128 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/16/2015	Loan Amount:	N/A
Document #:	15-1275176 BK-PG -	Loan Type:	Negative Amortization
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Mortgage Record

Recording Date:	10/23/2013	Loan Amount:	N/A
Document #:	13-1518340 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1&2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Prior Transfer

Recording Date:	04/25/2012	Sales Price:	$470,000
Document #:	12-0611692 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/19/2008	Sales Price:	N/A
Document #:	2008-2227176 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Tract No: 37003A
Abbreviated Description: TR=37003A LOT 2

Prior Transfer

Recording Date:	12/19/2008	Sales Price:	N/A
Document #:	08-2227176 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/12/2008		
Document Type:			

Legal Description:
Lot: 2 Tract No: 37003 Map Ref: MB1087 PG80-90
City/Muni/Twp: SAN DIMAS

Prior Transfer

Recording Date:	11/20/2008	Sales Price:	$5,000
Document #:	08-2051348 BK-PG -	Type of Sale:	Partial Sale Amount
Contract Date:	11/19/2008		
Document Type:			

Legal Description:
Lot: 3 Tract No: 37003 Map Ref: MB1087 PG80-90
City/Muni/Twp: SAN DIMAS

Prior Transfer

Recording Date:	06/26/2007	Sales Price:	$359,650
Document #:	07-1532453 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/22/2007	Sales Price:	$80,000
Document #:	07-1511130 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/20/2007	Loan Amount:	N/A
Document #:	07-1481038 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2037	Type Finance:	

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Prior Transfer

Recording Date:	08/21/2006	Sales Price:	$80,000
Document #:	06-1860081 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/16/2006	Loan Amount:	N/A
Document #:	06-1818518 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2031	Type Finance:	

ICE SiteX Report

OrderID: 98612395

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Mortgage Record

Recording Date:	05/19/2006	Loan Amount:	N/A
Document #:	06-1103787 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Prior Transfer

Recording Date:	08/17/2005	Sales Price:	$317,422
Document #:	05-1979431 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/14/2005	Loan Amount:	N/A
Document #:	05-1656854 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	08/01/2035	Type Finance:	

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Mortgage Record

Recording Date:	11/16/2004	Loan Amount:	N/A
Document #:	04-2962908 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Mortgage Record

Recording Date:	07/19/2004	Loan Amount:	N/A
Document #:	04-1832954 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Mortgage Record

Recording Date:	04/19/2004	Loan Amount:	N/A
Document #:	04-0939277 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Mortgage Record

Recording Date:	10/08/2003	Loan Amount:	N/A
Document #:	03-2994842 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	ADJ

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Mortgage Record

Recording Date:	04/22/2003	Loan Amount:	N/A
Document #:	03-1126876 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	ADJ

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Mortgage Record

Recording Date:	09/19/2002	Loan Amount:	N/A
Document #:	02-2201930 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	ADJ

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Mortgage Record

Recording Date:	03/21/2002	Loan Amount:	N/A
Document #:	02-0679081 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Mortgage Record

Recording Date:	12/21/2001	Loan Amount:	N/A
Document #:	01-2455132 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

ICE SiteX Report

OrderID: 98612395

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Mortgage Record

Recording Date:	07/09/2001	Loan Amount:	N/A
Document #:	01-1184355 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Mortgage Record

Recording Date:	10/23/2000	Loan Amount:	N/A
Document #:	00-1654176 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Prior Transfer

Recording Date:	11/02/1999	Sales Price:	N/A
Document #:	99-2050042 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/27/1999		
Document Type:			

Legal Description:
Abbreviated Description: TR=37003A LOT 2
City/Muni/Twp: SAN DIMAS

Mortgage Record

Recording Date:	03/20/1998	Loan Amount:	N/A
Document #:	98-0459626 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Mortgage Record

Recording Date:	12/16/1997	Loan Amount:	N/A
Document #:	97-1974877 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2 Tract No: 37003
City/Muni/Twp: SAN DIMAS

Prior Transfer

Recording Date:	10/08/1996	Sales Price:	N/A
Document #:	96-1642739 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/03/1996		
Document Type:			

Legal Description:
Lot: 2 Tract No: 37003 Map Ref: MB1087 PG80-90
City/Muni/Twp: SAN DIMAS

Prior Transfer

Recording Date:	10/08/1996	Sales Price:	N/A
Document #:	96-1642736 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/30/1996		
Document Type:			

Legal Description:
Lot: 2 Tract No: 37003 Map Ref: MB1087 PG80-90
City/Muni/Twp: SAN DIMAS

Prior Transfer

Recording Date:	06/08/1995	Sales Price:	N/A
Document #:	95-0919625 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/06/1994		
Document Type:			

Legal Description:
Lot: 2 Tract No: 37003 Map Ref: MB1087 PG80-90
City/Muni/Twp: SAN DIMAS

Prior Transfer

Recording Date:	12/08/1994	Sales Price:	N/A
Document #:	94-2179784 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/06/1994		
Document Type:			

Legal Description:
Lot: 2 Tract No: 37003 Map Ref: MB1087 PG80-90
City/Muni/Twp: SAN DIMAS

Area Sales Analysis

Total Area Sales	$18,522,000	Median # of Bedrooms	4
Median Lot Size	10,181 SF	Median # of Baths	3
Median Living Area	2,490 SF	Median Year Built	1987
Price Range - 2 Yrs	$790,000 to $1,815,000	Age Range	32 years to 40 years
Median Value	$1,280,000	Median Age	39 years

ICE SiteX Report

OrderID: 98612395

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.02Mi.	**2014 CALLE FRANCESCA** **SAN DIMAS, CA 91773-4456**	10/01/2026	$1,150,000	$461	2490	/4/3	1986	12,080 SF	
		APN: 8448-052-024 Document #: 26-0733471 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 60 Tract No: 23828 MapRef: MB 1071 PG 63-72 Abbreviated Description: Lot:60 Tract No:23828 Map Ref:MB 1071 PG 63-72City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS								
2	1.16Mi.	**2026 PASEO SUSANA** **SAN DIMAS, CA 91773-4452**	10/01/2026	$1,815,000	$583	3111	/4/3	1986	10,181 SF	Yes
		APN: 8448-052-010 Document #: 26-0734388 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 46 Tract No: 23828 MapRef: MB 1071 PG 63-72 Abbreviated Description: Lot:46 Tract No:23828 Map Ref:MB 1071 PG 63-72City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS								
3	.08Mi.	**2304 CALLE TRELLA** **SAN DIMAS, CA 91773-3980**	09/16/2026	$949,000	$557	1703	/4/3	1988	9,599 SF	Yes
		APN: 8448-050-024 Document #: 26-0690015 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 24 Tract No: 37003 MapRef: MB 1087 PG 80-90 Abbreviated Description: Lot:24 Tract No:37003 Map Ref:MB 1087 PG 80-90City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS								
4	.29Mi.	**214 VIA CATARINA** **SAN DIMAS, CA 91773-3959**	08/17/2026	$830,000	$469	1767	/3/3	1988	8,914 SF	
		APN: 8448-048-038 Document #: 26-0611467 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 97 Tract No: 37003 MapRef: MB 1087 PG 80-90 Abbreviated Description: Lot:97 Tract No:37003 Map Ref:MB 1087 PG 80-90City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS								
5	.89Mi.	**552 CALLE MONTEREY** **SAN DIMAS, CA 91773-3943**	07/17/2026	$1,375,000	$534	2572	/4/3	1987	13,441 SF	
		APN: 8396-018-003 Document #: 26-0525700 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 41 Tract No: 42984 MapRef: MB 1064 PG 13-17 Abbreviated Description: Lot:41 Tract No:42984 Map Ref:MB 1064 PG 13-17City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS								
6	1.12Mi.	**2055 PASEO SUSANA** **SAN DIMAS, CA 91773-4453**	06/30/2026	$1,280,000	$584	2190	/4/2	1986	11,113 SF	
		APN: 8448-052-001 Document #: 26-0477114 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 37 Tract No: 23828 MapRef: MB 1071 PG 63-72 Abbreviated Description: Lot:37 Tract No:23828 Map Ref:MB 1071 PG 63-72City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS								
7	.21Mi.	**104 CALLE RENATA** **SAN DIMAS, CA 91773-3956**	05/19/2026	$790,000	$527	1499	/3/3	1988	9,634 SF	
		APN: 8448-049-034 Document #: 26-0366032 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 68 Tract No: 37003 MapRef: MB 1087 PG 80-90 Abbreviated Description: Lot:68 Tract No:37003 Map Ref:MB 1087 PG 80-90City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS								
8	.71Mi.	**236 CALLE ROSA** **SAN DIMAS, CA 91773-3967**	05/01/2026	$940,000	$415	2262	/4/3	1994	6,597 SF	
		APN: 8448-030-062 Document #: 26-0316037 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 14 Tract No: 39492 MapRef: MB 998 PG 34-40 Abbreviated Description: Lot:14 Tract No:39492 Map Ref:MB 998 PG 34-40City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS								
9	.7Mi.	**617 CALLE SANTA BARBARA** **SAN DIMAS, CA 91773-3949**	04/03/2026	$1,479,000	$449	3287	/4/3	1987	12,670 SF	
		APN: 8396-019-007 Document #: 26-0231682 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 7 Tract No: 42984 MapRef: MB 1064 PG 13-17 Abbreviated Description: Lot:7 Tract No:42984 Map Ref:MB 1064 PG 13-17City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS								
10	.46Mi.	**2089 PASEO AZUL** **SAN DIMAS, CA 91773-3990**	12/19/2025	$900,000	$484	1856	/3/3	1991	3,741 SF	
		APN: 8448-057-020 Document #: 25-0924709 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 20 Tract No: 49179 MapRef: MB 1173 PG 5-11 Abbreviated Description: Lot:20 Tract No:49179 Map Ref:MB 1173 PG 5-11City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS								
11	.81Mi.	**1701 CALLE CATALINA** **SAN DIMAS, CA 91773-3950**	12/15/2025	$1,380,000	$528	2613	/4/4	1986	12,092 SF	Spa Only
		APN: 8396-019-031 Document #: 25-0908467 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 19 Tract No: 42984 MapRef: MB 1064 PG 13-17 Abbreviated Description: Lot:19 Tract No:42984 Map Ref:MB 1064 PG 13-17City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS								
12	.17Mi.	**2352 CALLE ADRIANA** **SAN DIMAS, CA 91773-3982**	11/04/2025	$800,000	$569	1404	/2/2	1988	9,727 SF	
		APN: 8448-049-057 Document #: 25-0766751 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 36 Tract No: 37003 MapRef: MB 1087 PG 80-90 Abbreviated Description: Lot:36 Tract No:37003 Map Ref:MB 1087 PG 80-90City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS								
13	.7Mi.	**609 CALLE SANTA BARBARA** **SAN DIMAS, CA 91773-3949**	10/28/2025	$1,398,000	$492	2836	/4/3	1987	11,954 SF	
		APN: 8396-019-008 Document #: 25-0748155 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 8 Tract No: 42984 MapRef: MB 1064 PG 13-17 Abbreviated Description: Lot:8 Tract No:42984 Map Ref:MB 1064 PG 13-17City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS								
14	.88Mi.	**601 CALLE MONTEREY**	09/26/2025	$1,725,000	$670	2572	/4/3	1986	10,085 SF	Yes

ICE SiteX Report

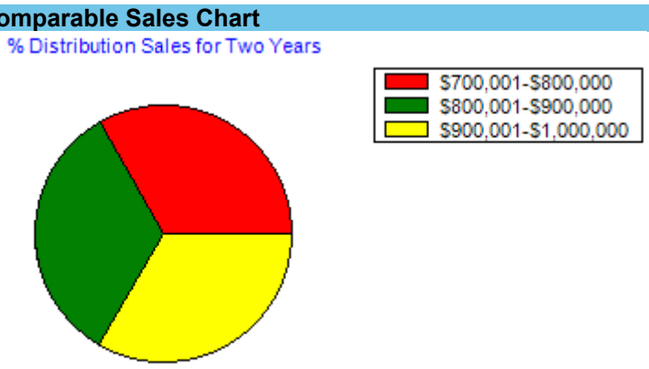
OrderID: 98612395

SAN DIMAS, CA 91773-3945
APN: 8396-020-007 Document #: 25-0664782
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 28 Tract No: 42984 MapRef: MB 1064 PG 13-17 Abbreviated Description: Lot:28 Tract No:42984 Map Ref:MB 1064 PG 13-17City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS

15	1.04Mi.	**2002 CALLE FRANCESCA**	08/29/2025	$1,711,000	$549	3111	/4/3	1986	11,047 SF	Yes

SAN DIMAS, CA 91773-4456
APN: 8448-052-022 Document #: 25-0588484
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 58 Tract No: 23828 MapRef: MB 1071 PG 63-72 Abbreviated Description: Lot:58 Tract No:23828 Map Ref:MB 1071 PG 63-72City/Muni/Twp:SAN DIMAS City/Muni/Twp: SAN DIMAS

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.	**2301 VIA CAMILLE**	**12/19/2008**		$312,889	1,376	/2/2	1988	11,414 SF	Yes
.01Mi.	**2307 VIA CAMILLE**	**09/09/1997**		$346,169	1,376	/2/2	1988	10,372 SF	
.04Mi.	**2302 VIA CAMILLE**	**05/08/2018**		$720,136	1,649	/3/3	1988	9,570 SF	
.04Mi.	**2314 VIA CAMILLE**	**04/06/2021**		$839,098	1,703	/4/3	1987	6,494 SF	
.04Mi.	**2308 VIA CAMILLE**	**05/15/2012**		$773,603	1,649	/3/3	1988	6,707 SF	
.05Mi.	**2320 VIA CAMILLE**	**03/13/2025**		$372,557	1,649	/3/3	1987	6,253 SF	
.05Mi.	**2326 VIA CAMILLE**	**04/19/2002**		$324,889	1,548	/3/3	1987	6,426 SF	
.06Mi.	**2332 VIA CAMILLE**	**09/30/2020**		$656,924	1,376	/2/2	1987	6,437 SF	
.06Mi.	**2338 VIA CAMILLE**	**09/29/2020**		$36,179	1,703	/3/3	1988	6,280 SF	Spa Only
.07Mi.	**2344 VIA CAMILLE**	**01/07/2015**		$319,193	1,649	/3/3	1988	5,914 SF	
.07Mi.	**102 CALLE LORENA**	**06/15/2023**		$439,258	2,646	/4/3	1987	14,643 SF	
.08Mi.	**2350 VIA CAMILLE**	**06/18/2014**		$369,276	1,875	/4/3	1988	6,248 SF	
.08Mi.	**2304 CALLE TRELLA**	**11/10/2010**		$677,078	1,703	/4/3	1988	9,599 SF	Yes
.08Mi.	**101 CALLE LORENA**	**01/23/2003**		$551,116	2,918	/4/3	1987	22,204 SF	
.08Mi.	**2356 VIA CAMILLE**	**07/14/2021**		$784,111	1,703	/4/3	1988	6,442 SF	
.09Mi.	**2310 CALLE TRELLA**	**03/05/2010**		$416,706	1,649	/3/3	1988	9,942 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	42.4 years old	Households:	11,415
Median Household Income:	$100,978	Households w/Family:	74%
Household Income Per Capita:	$44,020	Households w/Family Married:	53%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

School District

School District Zone:	Bonita Unified School District	Students:	9,944
Number of Schools:	15	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.23Mi.	**Gladstone Elementary School**	A	Public	KG - 5
Number of Students: 518				
Student-Teacher Ratio: 22.19				
2.12Mi.	**Lone Hill Middle School**	A-	Public	6 - 8
Number of Students: 870				

ICE SiteX Report

OrderID: 98612395

Student-Teacher Ratio: 23.36

2.11Mi. **San Dimas High School** A- Public 9 - 12
Number of Students: 1,235
Student-Teacher Ratio: 21.46
Advanced Placement: Yes

Flood Report

The Subject Property of **2301 VIA CAMILLE, SAN DIMAS, CA 91773-3979** 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 **2301 VIA CAMILLE, SAN DIMAS, CA 91773-3979** 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 **2301 VIA CAMILLE, SAN DIMAS, CA 91773-3979** 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	86%	LOWER
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	118%	HIGHER
MURDER	66%	NOTABLY LOWER
OVERALL	69%	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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