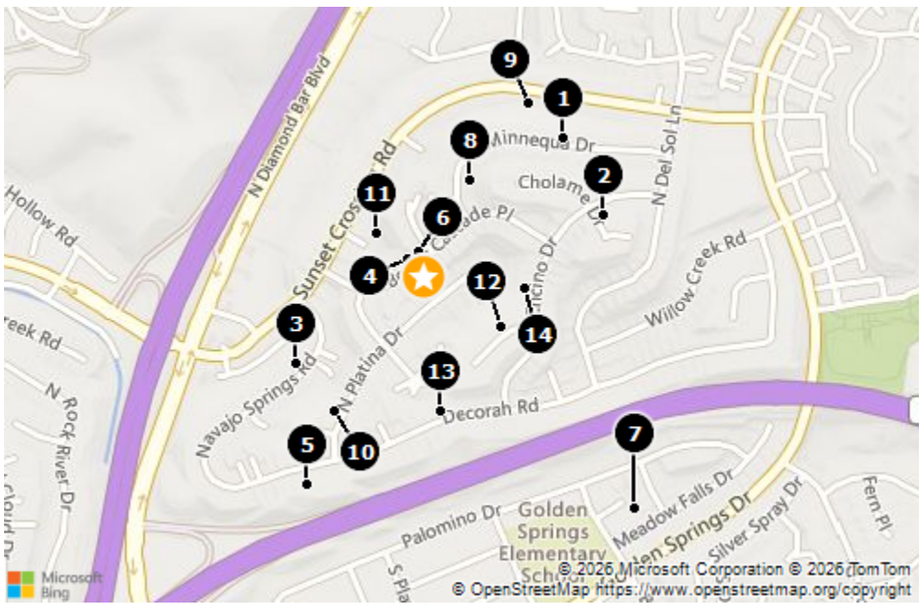
ICE SiteX Report

OrderID: 98359257

SiteX Property Information Report



Subject Property Location

23674 BOWER CASCADE PL, DIAMOND BAR, CA 91765-1306

County:	**LOS ANGELES CA**	Census Tract:	060374033.163003
Property Use:	Single Family Residential	Zoning:	LCR108
Parcel Number:	8703-013-030	Thomas Bros Pg-Grid:	640-6C

Valuation

Value:	**$1,007,000**	FSD:	7	Common Confidence Score:	87
Value Range:	$936,510 - $1,077,490	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	10-010
Assd Land Value:	$939,216	Market Land Value:		Tax Year:	2025
Assd Improvement:	$269,484	Market Improvment Value:		Total Taxable Value:	$16,020
Total Assessed Value:	$1,208,700	Total Assessor Market Value:		Delinquent Year:	2025
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 54 Tract No: 27531
Abbreviated Description: TRACT NO 27531 LOT 54

Property Characteristics

Lot Size:	7,678 SF	Bedrooms:	5	Pool:	
Building Area:	2401 SF	Baths:	3	Fireplace:	
Year Built:	1965	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:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/09/2026	Sales Price:	N/A
Document #:	26-0164140 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/11/2025	Sales Price:	N/A
Document #:	25-0088122 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/29/2025	Loan Amount:	N/A
Document #:	25-0057224 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2055	Type Finance:	

Legal Description:
Lot: 54 Tract No: 27531
City/Muni/Twp: DIAMOND BAR

Mortgage Record

Recording Date:	05/24/2024	Loan Amount:	N/A
Document #:	24-0340810 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2054	Type Finance:	

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Legal Description:
Lot: 54 Tract No: 27531
City/Muni/Twp: DIAMOND BAR

Prior Transfer

Recording Date:	05/24/2024	Sales Price:	$1,185,000
Document #:	24-0340809 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/21/2024		
Document Type:			

Legal Description:
Lot: 54 Tract No: 27531 Map Ref: MB 728 PG 32-34
City/Muni/Twp: DIAMOND BAR

Prior Transfer

Recording Date:	05/24/2024	Sales Price:	$1,185,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 54 Tract No: 27531
Abbreviated Description: TRACT NO 27531 LOT 54

Prior Transfer

Recording Date:	04/01/2024	Sales Price:	$1,087,500
Document #:	24-0206801 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/28/2023	Sales Price:	N/A
Document #:	23-0820109 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/15/2023		
Document Type:			

Legal Description:
Lot: 54 Tract No: 27531 Map Ref: MB 728 PG 32-34
City/Muni/Twp: DIAMOND BAR

Prior Transfer

Recording Date:	11/09/2023	Sales Price:	$1,087,500
Document #:	23-0770141 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/22/2021	Sales Price:	$50,000
Document #:	21-0120866 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/06/2020	Loan Amount:	N/A
Document #:	20-1231698 BK-PG -	Loan Type:	Reverse Mortgage
TD Due Date:	11/02/2088	Type Finance:	ADJ

Legal Description:
Lot: 54 Tract No: 27531
City/Muni/Twp: DIAMOND BAR

Prior Transfer

Recording Date:	10/06/2020	Sales Price:	N/A
Document #:	20-1231697 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/29/2020		
Document Type:			

Legal Description:
Lot: 54 Tract No: 27531 Map Ref: MB 728 PG 32-34
City/Muni/Twp: DIAMOND BAR

Mortgage Record

Recording Date:	07/11/2013	Loan Amount:	N/A
Document #:	13-1022100 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/15/2048	Type Finance:	VAR

Legal Description:
Lot: 54 Tract No: 27531

Prior Transfer

Recording Date:	05/06/2013	Sales Price:	$25,000
Document #:	13-0680462 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/21/2004	Loan Amount:	N/A
Document #:	04-0966749 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	OTH

Legal Description:
Lot: 54 Tract No: 27531

Prior Transfer

Recording Date:	09/27/2001	Sales Price:	N/A

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Document #:	01-1840056 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/24/2001		
Document Type:			

Legal Description:
Lot: 54 Tract No: 27531 Map Ref: MB728 PG32-34

Prior Transfer

Recording Date:	07/12/2000	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	00-1066914 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/10/2000		
Document Type:			

Legal Description:
Lot: 56 Tract No: 27531 Map Ref: MB728 PG32-34

Area Sales Analysis

Total Area Sales	$13,584,000	Median # of Bedrooms	4
Median Lot Size	10,415 SF	Median # of Baths	2
Median Living Area	1,796 SF	Median Year Built	1964
Price Range - 2 Yrs	$800,000 to $1,233,000	Age Range	59 years to 64 years
Median Value	$917,500	Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**23923 MINNEQUA DR** **DIAMOND BAR, CA 91765-1445**	07/24/2026	$1,233,000	$594	2075	/4/2	1966	10,534 SF	
		APN: 8703-020-013 Document #: 26-0546509 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 57 Tract No: 27539 MapRef: MB 747 PG 75-77 Abbreviated Description: Lot:57 Tract No:27539 Map Ref:MB 747 PG 75-77City/Muni/Twp:DIAMOND BAR City/Muni/Twp: DIAMOND BAR								
2	.25Mi.	**23905 CHOLAME DR** **DIAMOND BAR, CA 91765-1439**	07/24/2026	$945,000	$628	1503	/4/2	1965	8,200 SF	
		APN: 8703-011-017 Document #: 26-0547134 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Tract No: 27532 MapRef: MB 734 PG 51-53 Abbreviated Description: Lot:30 Tract No:27532 Map Ref:MB 734 PG 51-53City/Muni/Twp:DIAMOND BAR City/Muni/Twp: DIAMOND BAR								
3	.21Mi.	**435 NAVAJO SPRINGS RD** **DIAMOND BAR, CA 91765-1320**	07/17/2026	$920,000	$723	1272	/3/2	1964	7,679 SF	
		APN: 8703-001-015 Document #: 26-0524554 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 184 Tract No: 27530 MapRef: MB 714 PG 76-80 Abbreviated Description: Lot:184 Tract No:27530 Map Ref:MB 714 PG 76-80City/Muni/Twp:DIAMOND BAR City/Muni/Twp: DIAMOND BAR								
4	.03Mi.	**23675 BOWER CASCADE PL** **DIAMOND BAR, CA 91765-1300**	05/18/2026	$1,220,000	$400	3044	/3/2	1965	11,476 SF	
		APN: 8703-018-029 Document #: 26-0362045 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 83 Tract No: 27531 MapRef: MB 728 PG 32-34 Abbreviated Description: Lot:83 Tract No:27531 Map Ref:MB 728 PG 32-34City/Muni/Twp:DIAMOND BAR City/Muni/Twp: DIAMOND BAR								
5	.32Mi.	**23628 DECORAH RD** **DIAMOND BAR, CA 91765-1311**	05/05/2026	$910,000	$676	1346	/3/2	1964	8,715 SF	Yes
		APN: 8703-002-033 Document #: 26-0324440 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 154 Tract No: 27530 MapRef: MB 714 PG 76-80 Abbreviated Description: Lot:154 Tract No:27530 Map Ref:MB 714 PG 76-80City/Muni/Twp:DIAMOND BAR City/Muni/Twp: DIAMOND BAR								
6	.03Mi.	**605 ACOLITO PL** **DIAMOND BAR, CA 91765-1303**	04/30/2026	$980,000	$421	2324	/5/4	1965	8,659 SF	
		APN: 8703-018-028 Document #: 26-0310408 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 82 Tract No: 27531 MapRef: MB 728 PG 32-34 Abbreviated Description: Lot:82 Tract No:27531 Map Ref:MB 728 PG 32-34City/Muni/Twp:DIAMOND BAR City/Muni/Twp: DIAMOND BAR								
7	.42Mi.	**24020 PROSPECT VALLEY DR** **DIAMOND BAR, CA 91765-1725**	04/30/2026	$875,000	$533	1640	/4/2	1962	9,830 SF	
		APN: 8281-027-006 Document #: 26-0310866 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 59 Tract No: 24731 MapRef: MB 678 PG 93-95 Abbreviated Description: Lot:59 Tract No:24731 Map Ref:MB 678 PG 93-95City/Muni/Twp:DIAMOND BAR City/Muni/Twp: DIAMOND BAR								
8	.15Mi.	**23836 MINNEQUA DR** **DIAMOND BAR, CA 91765-1313**	04/27/2026	$995,000	$364	2732	/5/3	1966	10,295 SF	
		APN: 8703-010-027 Document #: 26-0294920 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Tract No: 27539 MapRef: MB 747 PG 75-77 Abbreviated Description: Lot:33 Tract No:27539 Map Ref:MB 747 PG 75-77City/Muni/Twp:DIAMOND BAR City/Muni/Twp: DIAMOND BAR								
9	.27Mi.	**23848 SUNSET CROSSING RD** **DIAMOND BAR, CA 91765-1448**	04/22/2026	$848,000	$600	1412	/3/2	1967	11,941 SF	
		APN: 8703-019-011 Document #: 26-0284276 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 76 Tract No: 27539 MapRef: MB 747 PG 75-77 Abbreviated Description: Lot:76 Tract No:27539 Map Ref:MB 747 PG 75-77City/Muni/Twp:DIAMOND BAR City/Muni/Twp: DIAMOND BAR								
10	.22Mi.	**233 N PLATINA DR** **DIAMOND BAR, CA 91765-1324**	03/26/2026	$888,000	$396	2240	/5/3	1964	16,738 SF	
		APN: 8703-016-037 Document #: 26-0210489 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 76 Tract No: 27530 MapRef: MB 714 PG 76-80 Abbreviated Description: Lot:76 Tract No:27530 Map Ref:MB 714 PG 76-80City/Muni/ Twp:DIAMOND BAR City/Muni/Twp: DIAMOND BAR

11	.09Mi.	**23615 TELLGATE DR** **DIAMOND BAR, CA 91765-1353**	02/17/2026	$1,150,000	$765	1503	/4/2	1964	13,224 SF	Yes

APN: 8703-018-003 Document #: 26-0111312
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Tract No: 27530 MapRef: MB 714 PG 76-80 Abbreviated Description: Lot:9 Tract No:27530 Map Ref:MB 714 PG 76-80City/Muni/ Twp:DIAMOND BAR City/Muni/Twp: DIAMOND BAR

12	.11Mi.	**23837 TWIN PINES LN** **DIAMOND BAR, CA 91765-1429**	02/17/2026	$915,000	$719	1272	/3/2	1964	15,481 SF	

APN: 8703-014-024 Document #: 26-0110088
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 117 Tract No: 27530 MapRef: MB 714 PG 76-80 Abbreviated Description: Lot:117 Tract No:27530 Map Ref:MB 714 PG 76-80City/Muni/ Twp:DIAMOND BAR City/Muni/Twp: DIAMOND BAR

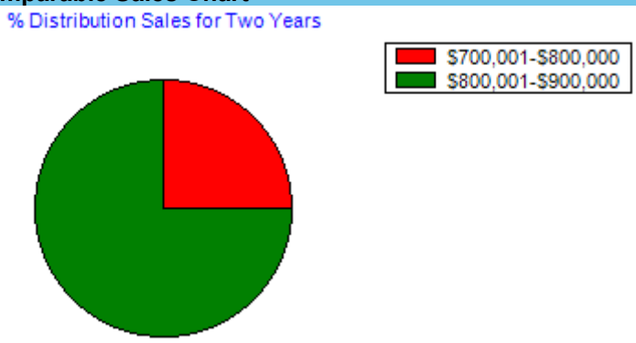
13	.18Mi.	**23817 DECORAH RD** **DIAMOND BAR, CA 91765-1406**	01/23/2026	$800,000	$357	2240	/5/3	1964	8,198 SF	Yes

APN: 8703-014-001 Document #: 26-0056109
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 94 Tract No: 27530 MapRef: MB 714 PG 76-80 Abbreviated Description: Lot:94 Tract No:27530 Map Ref:MB 714 PG 76-80City/Muni/ Twp:DIAMOND BAR City/Muni/Twp: DIAMOND BAR

14	.13Mi.	**325 EL ENCINO DR** **DIAMOND BAR, CA 91765-1426**	12/22/2025	$905,000	$463	1951	/4/2	1965	11,566 SF	

APN: 8703-013-047 Document #: 25-0927304
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Tract No: 27532 MapRef: MB 734 PG 51-53 Abbreviated Description: Lot:9 Tract No:27532 Map Ref:MB 734 PG 51-53City/Muni/ Twp:DIAMOND BAR City/Muni/Twp: DIAMOND BAR

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.	**23674 BOWER CASCADE PL**	**05/24/2024**		$1,208,700	2,401	/5/3	1965	7,678 SF	
.01Mi.	**23668 BOWER CASCADE PL**	**12/28/1993**		$304,207	1,412	/3/2	1965	8,007 SF	
.01Mi.	**23684 BOWER CASCADE PL**	**07/22/2009**		$477,587	1,412	/3/2	1965	7,672 SF	
.02Mi.	**511 N PLATINA DR**	**06/02/1998**		$263,434	1,346	/3/2	1965	8,804 SF	
.02Mi.	**503 N PLATINA DR**	**06/20/2011**		$425,209	1,272	/3/2	1965	8,409 SF	
.03Mi.	**517 N PLATINA DR**	**11/06/2020**		$828,057	2,204	/5/3	1965	9,236 SF	
.03Mi.	**23660 BOWER CASCADE PL**	**06/15/1999**		$329,193	1,839	/4/2	1965	7,931 SF	
.03Mi.	**23690 BOWER CASCADE PL**	**06/04/2021**		$811,822	1,815	/4/2	1965	7,268 SF	
.03Mi.	**439 N PLATINA DR**	**05/04/1998**		$352,858	2,204	/5/3	1965	8,381 SF	
.03Mi.	**23675 BOWER CASCADE PL**	**05/25/1999**		$476,560	3,044	/3/2	1965	11,476 SF	
.03Mi.	**605 ACOLITO PL**	**08/05/1965**		$127,319	2,324	/5/4	1965	8,659 SF	
.04Mi.	**523 N PLATINA DR**	**03/19/1985**		$316,540	2,280	/4/3	1965	10,179 SF	Yes
.04Mi.	**23667 BOWER CASCADE PL**	**07/30/2020**		$1,025,062	3,124	/7/5	1965	8,724 SF	Yes
.04Mi.	**435 N PLATINA DR**	**06/24/1977**		$138,551	2,170	/4/2	1965	8,362 SF	
.04Mi.	**23702 BOWER CASCADE PL**	**08/12/1988**		$303,968	1,412	/3/2	1965	7,476 SF	
.04Mi.	**23652 BOWER CASCADE PL**	**11/05/1979**		$189,577	1,503	/4/2	1965	8,728 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	44.5 years old	Households:	13,884
Median Household Income:	$99,917	Households w/Family:	79%
Household Income Per Capita:	$40,930	Households w/Family Married:	61%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

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School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.63Mi.	**Diamond Ranch High School** Number of Students: 1,542 Student-Teacher Ratio: 22.52 Advanced Placement: Yes	A-	Public	9 - 12
0.92Mi.	**Lorbeer Middle School** Number of Students: 688 Student-Teacher Ratio: 24.07	C+	Public	7 - 8

Flood Report

The Subject Property of **23674 BOWER CASCADE PL, DIAMOND BAR, CA 91765-1306** 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 **23674 BOWER CASCADE PL, DIAMOND BAR, CA 91765-1306** 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 **23674 BOWER CASCADE PL, DIAMOND BAR, CA 91765-1306** 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	43%	SIGNIFICANTLY LOWER
BURGLARY	55%	NOTABLY LOWER
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	50%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	115%	HIGHER
MURDER	44%	SIGNIFICANTLY LOWER
OVERALL	44%	SIGNIFICANTLY 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

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