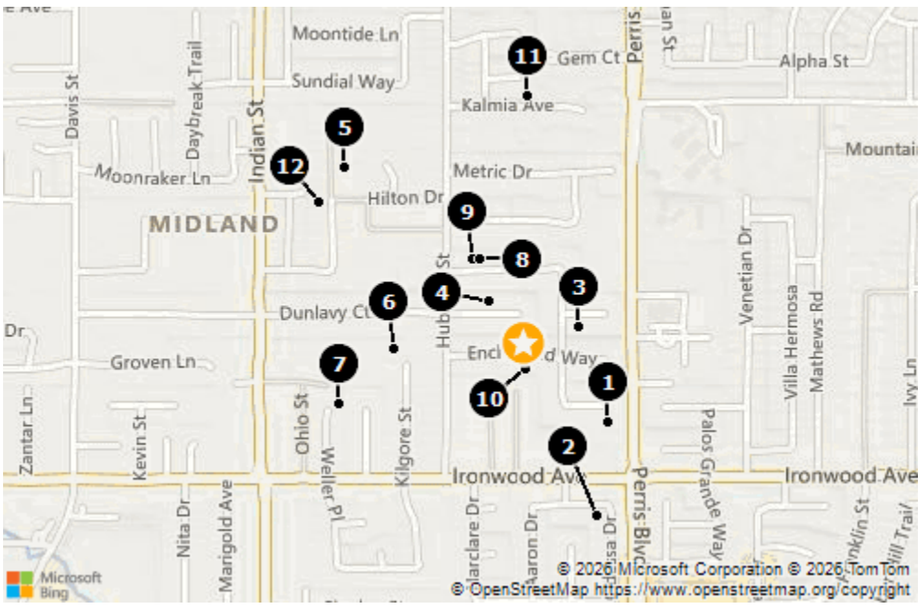
ICE SiteX Report

OrderID: 98388245

SiteX Property Information Report



Subject Property Location

24842 ENCHANTED WAY, MORENO VALLEY, CA 92557-6408

County:	**RIVERSIDE CA**	Census Tract:	060650424.082001
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	475-231-029	Thomas Bros Pg-Grid:	717-1F

Valuation

Value:	**$529,000**	FSD:	6	Common Confidence Score:	83
Value Range:	$497,260 - $560,740	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	21-183
Assd Land Value:	$62,424	Market Land Value:		Tax Year:	2025
Assd Improvement:	$457,776	Market Improvment Value:		Total Taxable Value:	$6,741
Total Assessed Value:	$520,200	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	475231029
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 29 Tract No: 4281

Abbreviated Description:	LOT 29 MB 070/072 TR 4281
City/Muni/Twp:	MORENO VALLEY

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	4	Pool:	
Building Area:	1392 SF	Baths:	2	Fireplace:	
Year Built:	1971	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/28/2022	Loan Amount:	N/A
Document #:	2022-0410379 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	

Legal Description:
Lot: 29 Subdivision: TRACT NO 4281
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	08/23/2022	Sales Price:	$274,928
Document #:	2022-0368637 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/09/2022	Sales Price:	$500,000
Document #:	2022-0351440 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/08/2022		
Document Type:			

Legal Description:
Lot: 29 Subdivision: TRACT NO 4281 Map Ref: MB 70 PG 72&73
City/Muni/Twp: MORENO VALLEY

ICE SiteX Report

OrderID: 98388245

Prior Transfer

Recording Date:	04/12/2022	Sales Price:	$274,928
Document #:	2022-0173605 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/10/2016	Sales Price:	$220,000
Document #:	2016-0504602 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/25/2016	Sales Price:	$280,000
Document #:	2016-0469805 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/29/2016		
Document Type:			

Legal Description:
Lot: 29 Tract No: 4281 Map Ref: MAP70 PG72&73
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	07/23/2012	Sales Price:	N/A
Document #:	2012-0344110 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/21/2012		
Document Type:			

Legal Description:
Lot: 29 Tract No: 4281 Map Ref: MB070 PG072
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	01/25/2012	Sales Price:	$220,000
Document #:	2012-0036118 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/27/2007	Sales Price:	$220,000
Document #:	2007-0714075 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/05/2007		
Document Type:			

Legal Description:
Lot: 29 Tract No: 4281 Map Ref: MB70 PG72&73
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	05/16/2007	Sales Price:	$266,670
Document #:	2007-0325546 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/01/2007		
Document Type:			

Legal Description:
Lot: 29 Tract No: 4281 Map Ref: MB70 PG72&73

Prior Transfer

Recording Date:	02/16/2007	Sales Price:	N/A
Document #:	2007-0113257 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/05/2006	Sales Price:	$63,000
Document #:	2006-0654941 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/28/2006	Loan Amount:	N/A
Document #:	2006-0555187 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/26/2036	Type Finance:	

Legal Description:
Lot: 29 Tract No: 4281

Mortgage Record

Recording Date:	06/16/2005	Loan Amount:	N/A
Document #:	2005-0478615 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2035	Type Finance:	

Legal Description:
Lot: 29 Tract No: 4281
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	06/16/2005	Sales Price:	$315,000
Document #:	2005-0478613 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/25/2005		
Document Type:			

Legal Description:
Lot: 29 Tract No: 4281 Map Ref: MB70 PG72&73

ICE SiteX Report

OrderID: 98388245

Prior Transfer

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

Legal Description:
Lot: 29 Tract No: 4281
Abbreviated Description: LOT 29 MB 070/072 TR 4281
City/Muni/Twp: MORENO VALLEY

Area Sales Analysis

Total Area Sales	$5,919,000	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	2
Median Living Area	1,394 SF	Median Year Built	1978
Price Range - 2 Yrs	$148,500 to $725,000	Age Range	42 years to 55 years
Median Value	$512,500	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**24971 ESCONDIDO CT** **MORENO VALLEY, CA 92557-6413**	09/01/2026	$565,000	$300	1878	/4/1.75	1984	10,454 SF	
		APN: 475-300-047 Document #: 2026-0276104 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: TRACT NO 14307 MapRef: MB 128 PG 24&25 Abbreviated Description: Lot:10 Subdivision:TRACT NO 14307 Map Ref:MB 128 PG 24&25Abbreviated Description:TRA 021-183 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
2	.25Mi.	**12089 ODESSA DR** **MORENO VALLEY, CA 92557-7839**	08/28/2026	$410,000	$293	1396	/3/2	1983	7,405 SF	
		APN: 481-301-023 Document #: 2026-0271836 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 113 Subdivision: TRACT 9978 MapRef: MB 101 PG 35-40 Abbreviated Description: Lot:113 Subdivision:TRACT 9978 Map Ref:MB 101 PG 35-40Abbreviated Description:TRA 021-183 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
3	.08Mi.	**24927 CAMINO DE ORO WAY** **MORENO VALLEY, CA 92557-6407**	07/28/2026	$505,000	$446	1132	/3/2	1979	7,405 SF	
		APN: 475-233-015 Document #: 2026-0234955 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Subdivision: TRACT 8817 MapRef: MB 101 PG 54-55 Abbreviated Description: Lot:17 Subdivision:TRACT 8817 Map Ref:MB 101 PG 54-55Abbreviated Description:TRA 021-183 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
4	.07Mi.	**24800 REDCLIFF CT** **MORENO VALLEY, CA 92557-6405**	07/24/2026	$520,000	$373	1392	/4/2	1971	7,405 SF	
		APN: 475-231-005 Document #: 2026-0232209 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: TRACT NO 4281 MapRef: MB 70 PG 72-73 Abbreviated Description: Lot:5 Subdivision:TRACT NO 4281 Map Ref:MB 70 PG 72-73Abbreviated Description:TRA 021-183 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
5	.34Mi.	**11576 PROSPERITY LN** **MORENO VALLEY, CA 92557-5639**	07/13/2026	$525,500	$376	1397	/3/1.75	1984	7,405 SF	
		APN: 475-160-037 Document #: 2026-0215758 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: TRACT NO 17481 MapRef: MB 137 PG 65&66 Abbreviated Description: Lot:4 Subdivision:TRACT NO 17481 Map Ref:MB 137 PG 65&66Abbreviated Description:TRA 021-171 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
6	.2Mi.	**11841 KILGORE ST** **MORENO VALLEY, CA 92557-6446**	07/06/2026	$725,000	$399	1817	/3/2.25	1978	62,291 SF	
		APN: 475-240-032 Document #: 2026-0209063 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: D Subdivision: PARCEL MAP 10308 MapRef: MB 46 PG 84 Abbreviated Description: Lot:D Subdivision:PARCEL MAP 10308 Map Ref:MB 46 PG 84Abbreviated Description:TRA 021-023 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
7	.26Mi.	**11898 WELLER PL** **MORENO VALLEY, CA 92557-6433**	06/25/2026	$515,000	$412	1248	/3/2	1972	8,712 SF	
		APN: 475-293-030 Document #: 2026-0195792 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: TRACT NO 4507 MapRef: MB 73 PG 15 Abbreviated Description: Lot:11 Subdivision:TRACT NO 4507 Map Ref:MB 73 PG 15Abbreviated Description:TRA 021-183 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
8	.13Mi.	**24798 VALECREST DR** **MORENO VALLEY, CA 92557-6418**	05/29/2026	$505,000	$404	1248	/3/1.75	1971	7,405 SF	
		APN: 475-220-006 Document #: 2026-0164993 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: TRACT NO 4166 MapRef: MB 67 PG 55-57 Abbreviated Description: Lot:4 Subdivision:TRACT NO 4166 Map Ref:MB 67 PG 55-57Abbreviated Description:TRA 021-183 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
9	.13Mi.	**24786 VALECREST DR** **MORENO VALLEY, CA 92557-6418**	05/13/2026	$510,000	$408	1248	/3/1.75	1971	7,405 SF	
		APN: 475-220-005 Document #: 2026-0146579 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: TRACT 4166 MapRef: MB 67 PG 55-57 Abbreviated Description: Subdivision:TRACT 4166 Map Ref:MB 67 PG 55-57Abbreviated Description:TRA 021-183 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
10	.03Mi.	**24843 ENCHANTED WAY** **MORENO VALLEY, CA 92557-6409**	04/16/2026	$148,500	$106	1392	/4/2	1971	6,969 SF	Yes
		APN: 475-232-002 Document #: 2026-0114593 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Subdivision: TRACT 4281 MapRef: MB 70 PG 72&73 Abbreviated Description: Lot:32 Subdivision:TRACT 4281 Map Ref:MB 70 PG 72&73Abbreviated Description:TRA 021-013 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
11	.33Mi.	**24859 ROCK SPRINGS TRL** **MORENO VALLEY, CA 92557-5623**	04/09/2026	$445,000	$286	1552	/4/2	1981	13,068 SF	Yes
		APN: 475-141-023 Document #: 2026-0107533 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98388245

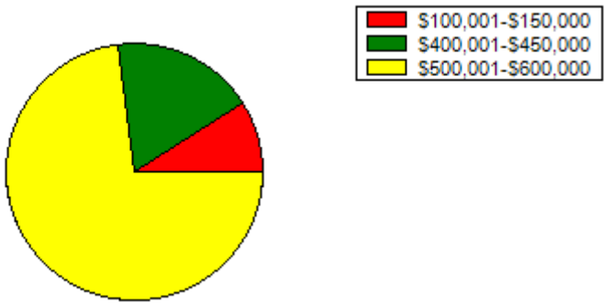
Legal: Lot: 23 Subdivision: TRACT NO 16953 MapRef: MB 117 PG 2122 Abbreviated Description: Lot:23 Subdivision:TRACT NO 16953 Map Ref:MB 117 PG 2122Abbreviated Description:TRA 021-183 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

12	.33Mi.	**11633 PROSPERITY LN MORENO VALLEY, CA 92557-5622**	04/09/2026	$545,000	$342	1592	/4/1.75	1979	7,405 SF

APN: 475-212-001 Document #: 2026-0107495
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: TRACT NO 10101 MapRef: MB 104 PG 59-61 Abbreviated Description: Subdivision:TRACT NO 10101 Map Ref:MB 104 PG 59-61Abbreviated Description:TRA 021-183 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**24842 ENCHANTED WAY**			$520,200	1,392	/4/2	1971	7,405 SF	
.01Mi.	**24832 ENCHANTED WAY**	**02/00/2011**		$172,942	1,040	/3/1.75	1971	7,405 SF	
.01Mi.	**24862 ENCHANTED WAY**	**01/00/1992**		$143,194	1,040	/3/1.75	1971	8,712 SF	
.02Mi.	**24841 REDCLIFF CT**			$163,271	1,311	/3/2	1971	9,583 SF	Yes
.02Mi.	**24831 REDCLIFF CT**			$324,958	1,710	/3/2.5	1971	7,840 SF	Yes
.02Mi.	**24822 ENCHANTED WAY**	**06/24/2021**		$62,289	1,248	/3/2	1971	7,405 SF	
.03Mi.	**24880 ENCHANTED WAY**			$505,000	1,132	/3/2	1979	7,405 SF	
.03Mi.	**24821 REDCLIFF CT**	**04/26/2021**		$438,383	1,392	/4/2	1971	7,405 SF	
.03Mi.	**24843 ENCHANTED WAY**			$289,915	1,392	/4/2	1971	6,969 SF	Yes
.03Mi.	**24851 REDCLIFF CT**			$295,941	1,392	/4/2	1971	7,840 SF	
.04Mi.	**24812 ENCHANTED WAY**	**07/00/2006**		$145,982	1,392	/4/2	1971	6,969 SF	Yes
.04Mi.	**24833 ENCHANTED WAY**			$453,900	1,040	/3/1.75	1971	7,405 SF	
.04Mi.	**11803 CAMINO DE LA VISTA DR**	**12/15/2020**		$295,720	1,226	/3/2	1979	7,840 SF	
.04Mi.	**24863 ENCHANTED WAY**			$312,341	1,040	/3/1.75	1971	8,276 SF	
.04Mi.	**24894 ENCHANTED WAY**	**06/00/1998**		$130,153	1,492	/3/2	1979	7,840 SF	
.04Mi.	**24823 ENCHANTED WAY**	**07/00/1997**		$223,829	2,461	/5/3	1971	6,969 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	32.6 years old	Households:	14,996
Median Household Income:	$84,792	Households w/Family:	83%
Household Income Per Capita:	$28,883	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	Moreno Valley Unified School District	Students:	30,926
Number of Schools:	38	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.69Mi.	**Midland Elementary School**	D	Public	KG - 5
Number of Students: 553				
Student-Teacher Ratio: 24.04				
0.96Mi.	**Palm Middle School**	C	Public	6 - 8
Number of Students: 999				
Student-Teacher Ratio: 19.96				
1.93Mi.	**Canyon Springs High School**	C	Public	9 - 12
Number of Students: 2,251				

ICE SiteX Report

OrderID: 98388245

Student-Teacher Ratio: 21.9
Advanced Placement: Yes

Flood Report

The Subject Property of **24842 ENCHANTED WAY, MORENO VALLEY, CA 92557-6408** 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	90%	LOWER
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	37%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	91%	LOWER
OVERALL	67%	NOTABLY LOWER

Disaster Alerts

5/19/2026 - Bain Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.