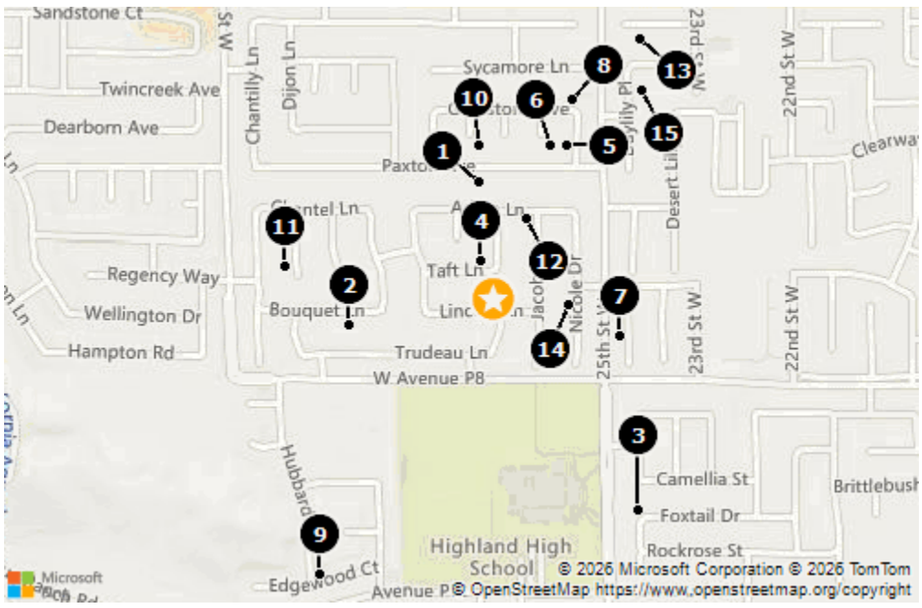
ICE SiteX Report

OrderID: 98677986

SiteX Property Information Report



Subject Property Location

2613 LINCOLN LN, PALMDALE, CA 93551-5813

County:	**LOS ANGELES CA**	Census Tract:	060379102.143011
Property Use:	Single Family Residential	Zoning:	LCA22*
Parcel Number:	3003-088-075	Thomas Bros Pg-Grid:	

Valuation

Value:	**$654,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$595,140 - $712,860	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	13-279
Assd Land Value:	$153,900	Market Land Value:		Tax Year:	2025
Assd Improvement:	$501,100	Market Improvment Value:		Total Taxable Value:	$6,717
Total Assessed Value:	$655,000	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 71 Tract No: 52142-1
Abbreviated Description: TR=52142-1 LOT 71

Property Characteristics

Lot Size:	7,032 SF	Bedrooms:	5	Pool:	
Building Area:	2916 SF	Baths:	3	Fireplace:	
Year Built:	2003	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:	04/23/2026	Sales Price:	N/A
Document #:	26-0286726 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/18/2025	Sales Price:	N/A
Document #:	25-0560692 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/01/2025	Loan Amount:	N/A
Document #:	25-0520755 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2035	Type Finance:	
Legal Description:			
Lot: 71 Tract No: 52142-1			
City/Muni/Twp: PALMDALE			

Prior Transfer

Recording Date:	08/01/2025	Sales Price:	$655,000
Document #:	25-0520753 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/13/2025		

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Document Type:
Legal Description:
Lot: 71 Tract No: 52142-1 Map Ref: MB 1272 PG 94-100
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	08/01/2025	Sales Price:	$655,000
Document #:	2025-0520753 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 71 Tract No: 52142-1
Abbreviated Description: TR=52142-1 LOT 71

Prior Transfer

Recording Date:	01/17/2023	Sales Price:	N/A
Document #:	23-0033409 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/09/2023		

Document Type:
Legal Description:
Lot: 71 Tract No: 52142-1 Map Ref: MB 1272 PG 94-100
City/Muni/Twp: PALMDALE

Mortgage Record

Recording Date:	07/20/2020	Loan Amount:	N/A
Document #:	20-0801226 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2035	Type Finance:	

Legal Description:
Lot: 71 Tract No: 52142-1
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	10/01/2019	Sales Price:	$171,650
Document #:	19-1033723 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	09/23/2019	Sales Price:	$406,000
Document #:	19-0990920 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/13/2019		

Document Type:
Legal Description:
Lot: 71 Tract No: -52142-1 Map Ref: MB 1272 PG 94-100
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	03/06/2017	Sales Price:	N/A
Document #:	17-0258884 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/08/2017		

Document Type:
Legal Description:
Lot: 71 Tract No: 52142-1 Map Ref: MB1272 PG94-100
City/Muni/Twp: PALMDALE

Mortgage Record

Recording Date:	03/25/2016	Loan Amount:	N/A
Document #:	16-0326893 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2031	Type Finance:	

Legal Description:
Lot: 71 Tract No: 52142-1

Prior Transfer

Recording Date:	03/24/2016	Sales Price:	$221,849
Document #:	16-0322181 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	02/24/2015	Sales Price:	$53,000
Document #:	15-0201381 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	08/10/2007	Sales Price:	$25,000
Document #:	07-1885286 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	07/03/2007	Loan Amount:	N/A
Document #:	07-1588782 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2037	Type Finance:	

Legal Description:
Lot: 71 Tract No: 52142-1
City/Muni/Twp: PALMDALE

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Mortgage Record

Recording Date:	12/14/2006	Loan Amount:	N/A
Document #:	06-2789372 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/05/2021	Type Finance:	

Legal Description:
Lot: 21 Tract No: 521424
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	05/05/2003	Sales Price:	$277,500
Document #:	03-1270143 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/10/2003		
Document Type:			

Legal Description:
Lot: 71 Tract No: 52142-1 Map Ref: MB1272 PG94-100
City/Muni/Twp: PALMDALE

Area Sales Analysis

Total Area Sales	$8,393,500	Median # of Bedrooms	4
Median Lot Size	7,426 SF	Median # of Baths	3
Median Living Area	2,368 SF	Median Year Built	1995
Price Range - 2 Yrs	$250,000 to $665,000	Age Range	18 years to 36 years
Median Value	$575,000	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**2618 PAXTON AVE** **PALMDALE, CA 93551-1554**	09/30/2026	$660,000	$278	2368	/4/3	1990	6,994 SF	Yes
		APN: 3003-070-073 Document #: 26-0730651 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 74 Tract No: 45743 MapRef: MB 1140 PG 16-20 Abbreviated Description: Lot:74 Tract No:45743 Map Ref:MB 1140 PG 16-20City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
2	.2Mi.	**2748 BOUQUET LN** **PALMDALE, CA 93551-1592**	09/25/2026	$514,000	$191	2682	/3/3	2002	8,643 SF	
		APN: 3003-087-006 Document #: 26-0721599 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 37 Tract No: 52142-03 MapRef: MB 1268 PG 32-40 Abbreviated Description: Lot:37 Tract No:52142-03 Map Ref:MB 1268 PG 32-40City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
3	.33Mi.	**2415 FOXTAIL DR** **PALMDALE, CA 93551-6025**	09/25/2026	$615,000	$221	2775	/4/3	2008	9,790 SF	
		APN: 3003-099-012 Document #: 26-0719210 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Tract No: 54058-02 MapRef: MB 1302 PG 89-92 Abbreviated Description: Lot:12 Tract No:54058-02 Map Ref:MB 1302 PG 89-92City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
4	.06Mi.	**2623 TAFT LN** **PALMDALE, CA 93551-5815**	09/18/2026	$615,000	$210	2916	/5/3	2003	7,107 SF	
		APN: 3003-089-051 Document #: 26-0700127 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 51 Subdivision: TRACT NO 52142 2 MapRef: MB 1273 PG 1-6 Abbreviated Description: Lot:51 Subdivision:TRACT NO 52142 2 Map Ref:MB 1273 PG 1-6City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
5	.23Mi.	**39431 BLUFFSIDE WAY** **PALMDALE, CA 93551-1564**	07/29/2026	$505,000	$367	1374	/3/2	1993	7,087 SF	
		APN: 3003-070-052 Document #: 26-0557293 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 53 Tract No: 45743 MapRef: MB 1140 PG 16-20 Abbreviated Description: Lot:53 Tract No:45743 Map Ref:MB 1140 PG 16-20City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
6	.22Mi.	**39434 OBSIDIAN CT** **PALMDALE, CA 93551-1580**	07/29/2026	$548,000	$325	1682	/4/2	1994	8,201 SF	
		APN: 3003-070-047 Document #: 26-0557279 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 48 Tract No: 45743 MapRef: MB 1140 PG 16-20 Abbreviated Description: Lot:48 Tract No:45743 Map Ref:MB 1140 PG 16-20City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
7	.17Mi.	**39233 RAPHAEL LN** **PALMDALE, CA 93551-4177**	07/10/2026	$575,000	$232	2478	/5/3	1997	7,426 SF	Yes
		APN: 3003-073-003 Document #: 26-0506435 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Tract No: 45742 MapRef: MB 1155 PG 36-38 Abbreviated Description: Lot:4 Tract No:45742 Map Ref:MB 1155 PG 36-38City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
8	.29Mi.	**2515 GEMSTONE AVE** **PALMDALE, CA 93551-1556**	05/14/2026	$575,000	$302	1900	/4/3	1995	6,923 SF	Yes
		APN: 3003-070-007 Document #: 26-0354965 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Tract No: 45743 MapRef: MB 1140 PG 16-20 Abbreviated Description: Lot:8 Tract No:45743 Map Ref:MB 1140 PG 16-20City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
9	.43Mi.	**2805 EDGEWOOD CT** **PALMDALE, CA 93551-4645**	04/30/2026	$250,000	$167	1494	/3/2	1991	8,915 SF	
		APN: 3003-077-034 Document #: 26-0311111 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 55 Tract No: 48765 MapRef: MB 1164 PG 42-51 Abbreviated Description: Lot:55 Tract No:48765 Map Ref:MB 1164 PG 42-51City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
10	.21Mi.	**39434 BASALT CT** **PALMDALE, CA 93551-1567**	04/29/2026	$618,000	$367	1682	/4/2	1993	8,231 SF	Yes
		APN: 3003-070-035 Document #: 26-0305811								

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36 Tract No: 45743 MapRef: MB 1140 PG 16-20 Abbreviated Description: Lot:36 Tract No:45743 Map Ref:MB 1140 PG 16-20City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

11	.28Mi.	**39315 DIJON LN** **PALMDALE, CA 93551-1595**	04/21/2026	$480,500	$166	2894	/5/4	2003	7,306 SF	Yes

APN: 3003-086-081 Document #: 26-0281127
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 143 Tract No: 52142-03 MapRef: MB 1268 PG 32-40 Abbreviated Description: Lot:143 Tract No:52142-03 Map Ref:MB 1268 PG 32-40City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

12	.12Mi.	**39347 JACOB DR** **PALMDALE, CA 93551-5827**	03/13/2026	$585,000	$271	2158	/4/3	2003	8,492 SF	

APN: 3003-089-094 Document #: 26-0178195
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 83 Tract No: 52142-1 MapRef: MB 1272 PG 94-100 Abbreviated Description: Lot:83 Tract No:52142-1 Map Ref:MB 1272 PG 94-100City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

13	.4Mi.	**2334 SANDSTONE CT** **PALMDALE, CA 93551-4171**	02/26/2026	$550,000	$252	2181	/3/3	1990	7,074 SF	

APN: 3003-072-044 Document #: 26-0137818
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 45 Tract No: 45364 MapRef: MB 1153 PG 18-21 Abbreviated Description: Lot:45 Tract No:45364 Map Ref:MB 1153 PG 18-21City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

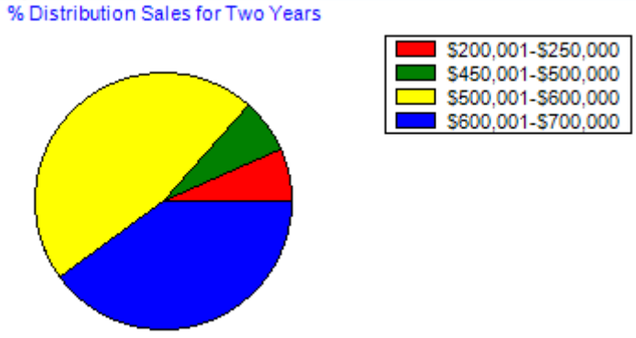
14	.1Mi.	**39243 NICOLE DR** **PALMDALE, CA 93551-5828**	01/06/2026	$665,000	$249	2668	/5/3	2004	7,033 SF	

APN: 3003-088-029 Document #: 26-0009997
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Tract No: 52142-1 MapRef: MB 1272 PG 94-100 Abbreviated Description: Lot:17 Tract No:52142-1 Map Ref:MB 1272 PG 94-100City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

15	.34Mi.	**39470 DAYLILY PL** **PALMDALE, CA 93551-4167**	11/25/2025	$638,000	$240	2655	/5/3	1992	8,645 SF	

APN: 3003-072-018 Document #: 25-0841912
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Tract No: 45364 MapRef: MB 1153 PG 18-21 Abbreviated Description: Lot:18 Tract No:45364 Map Ref:MB 1153 PG 18-21City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

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.	**2613 LINCOLN LN**	**08/01/2025**		$655,000	2,916	/5/3	2003	7,032 SF	
.01Mi.	**2607 LINCOLN LN**	**06/30/2011**		$228,674	1,941	/4/2	2003	7,032 SF	
.01Mi.	**2619 LINCOLN LN**	**09/11/2020**		$563,077	2,668	/5/3	2003	7,033 SF	Yes
.02Mi.	**2610 TAFT LN**	**08/21/2017**		$421,286	2,668	/5/3	2003	9,020 SF	Yes
.02Mi.	**2618 TAFT LN**	**07/10/2018**		$403,667	2,916	/3/3	2003	7,806 SF	
.02Mi.	**2601 LINCOLN LN**	**04/24/2023**		$597,458	2,916	/5/3	2003	7,032 SF	
.02Mi.	**2625 LINCOLN LN**	**05/01/2003**		$336,679	1,941	/4/2	2003	7,028 SF	
.03Mi.	**39300 KENNEDY DR**	**02/28/2025**		$622,200	2,158	/4/3	2003	15,521 SF	
.03Mi.	**2624 TAFT LN**	**11/25/2020**		$507,872	2,158	/4/3	2003	7,668 SF	
.03Mi.	**2610 LINCOLN LN**	**05/25/2018**		$464,226	2,158	/4/3	2003	8,364 SF	
.04Mi.	**2616 LINCOLN LN**	**03/01/2013**		$364,243	2,916	/5/3	2003	8,143 SF	
.04Mi.	**2549 LINCOLN LN**	**06/02/2003**		$439,268	2,668	/5/3	2003	7,032 SF	Yes
.04Mi.	**2631 LINCOLN LN**	**04/04/2025**		$612,000	2,916	/5/3	2003	7,434 SF	
.04Mi.	**39238 SHERRI DR**	**12/19/2024**		$503,869	1,941	/4/2	2003	8,313 SF	
.04Mi.	**2622 LINCOLN LN**	**04/25/2003**		$411,138	2,158	/4/3	2003	8,196 SF	Yes
.04Mi.	**2630 TAFT LN**	**08/20/2019**		$416,566	2,916	/5/3	2003	7,913 SF	

ICE SiteX Report

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Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	38.0 years old	Households:	17,092
Median Household Income:	$103,250	Households w/Family:	81%
Household Income Per Capita:	$39,112	Households w/Family Married:	60%
Most Common Education Level:	Some College	Households w/Family Children:	38%

School District

School District Zone:	Antelope Valley Union Joint High School District	Students:	21,231
Number of Schools:	13	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.27Mi.	**Highland High School** Number of Students: 2,706 Student-Teacher Ratio: 25.23 Advanced Placement: Yes	D+	Public	9 - 12
0.27Mi.	**Highland High School** Number of Students: 2,706 Student-Teacher Ratio: 25.23 Advanced Placement: Yes	D+	Public	9 - 12
0.28Mi.	**Cottonwood Elementary School** Number of Students: 652 Student-Teacher Ratio: 27.17	A-	Public	KG - 6
0.28Mi.	**Cottonwood Elementary School** Number of Students: 652 Student-Teacher Ratio: 27.17	A-	Public	KG - 6
2.52Mi.	**Hillview Middle School** Number of Students: 1,100 Student-Teacher Ratio: 24.64	B	Public	6 - 8
2.52Mi.	**Hillview Middle School** Number of Students: 1,100 Student-Teacher Ratio: 24.64	B	Public	6 - 8
3.33Mi.	**Gregg Anderson Academy** Number of Students: 893 Student-Teacher Ratio: 26.27	A	Public	KG - 6
3.33Mi.	**Gregg Anderson Academy** Number of Students: 893 Student-Teacher Ratio: 26.27	A	Public	KG - 6

Flood Report

The Subject Property of **2613 LINCOLN LN, PALMDALE, CA 93551-5813** 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	62%	NOTABLY LOWER
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	67%	NOTABLY LOWER
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	37%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	129%	HIGHER
MURDER	51%	NOTABLY LOWER
OVERALL	48%	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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