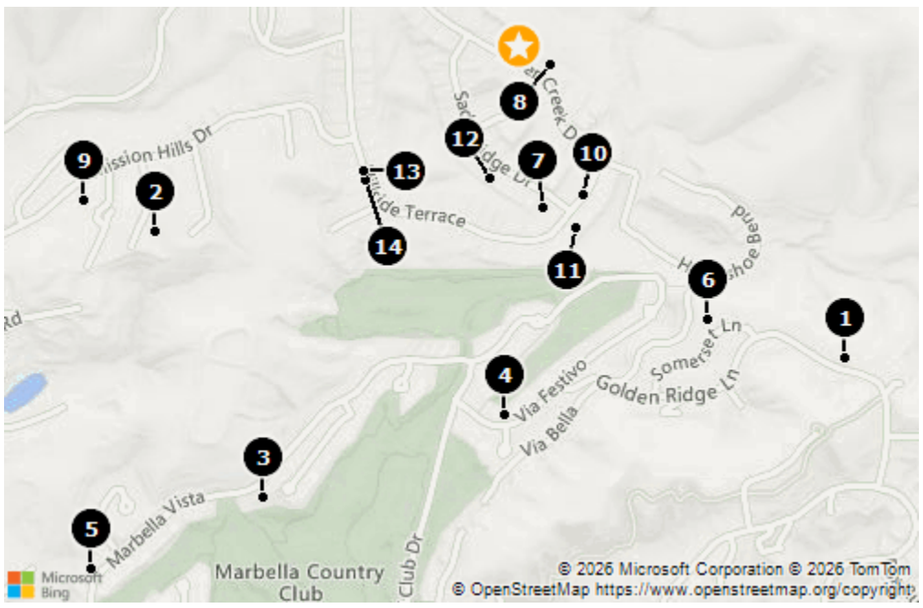
ICE SiteX Report

OrderID: 98190733

SiteX Property Information Report



Subject Property Location

27521 SILVER CREEK DR, SAN JUAN CAPISTRANO, CA 92675-1530

County:	**ORANGE CA**	Census Tract:	060590320.611006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	650-241-07	Thomas Bros Pg-Grid:	952-5E

Valuation

Value:	**$3,409,000**	FSD:	20	Common Confidence Score:	41
Value Range:	$2,727,200 - $4,090,800	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	23-065
Assd Land Value:	$911,209	Market Land Value:		Tax Year:	2025
Assd Improvement:	$1,647,257	Market Improvment Value:		Total Taxable Value:	$26,478
Total Assessed Value:	$2,558,466	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 61 Tract No: 6381
Abbreviated Description: N TR 6381 BLK LOT 61

Property Characteristics

Lot Size:	20,012 SF	Bedrooms:	4	Pool:	Pool/Spa
Building Area:	5776 SF	Baths:	5	Fireplace:	
Year Built:	1990	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	3	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/25/2025	Sales Price:	N/A
Document #:	2025000264086 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/29/2022	Loan Amount:	N/A
Document #:	2022000164124 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			
Lot: 61 Tract No: 6381			
City/Muni/Twp: SAN JUAN CAPISTRANO			

Prior Transfer

Recording Date:	04/25/2022	Sales Price:	$1,508,543
Document #:	2022000155273 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/14/2022	Sales Price:	$500,000
Document #:	2022000143040 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

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Legal Description:

Prior Transfer

Recording Date:	04/12/2022	Sales Price:	$2,120,000
Document #:	2022000138813 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/07/2022	Loan Amount:	N/A
Document #:	2022000133724 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2052	Type Finance:	ADJ

Legal Description:
Lot: 61 Tract No: 6381
City/Muni/Twp: SAN JUAN CAPISTRANO

Mortgage Record

Recording Date:	03/31/2022	Loan Amount:	N/A
Document #:	2022000124399 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2052	Type Finance:	ADJ

Legal Description:
Lot: 61 Tract No: 6381
City/Muni/Twp: SAN JUAN CAPISTRANO

Mortgage Record

Recording Date:	12/21/2021	Loan Amount:	N/A
Document #:	2021000761092 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/05/2051	Type Finance:	VAR

Legal Description:
Lot: 61 Tract No: 6381
City/Muni/Twp: SAN JUAN CAPISTRANO

Prior Transfer

Recording Date:	08/17/2021	Sales Price:	$1,500,000
Document #:	2021000517546 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/02/2021	Loan Amount:	N/A
Document #:	2021000485878 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 61 Tract No: 6381
City/Muni/Twp: SAN JUAN CAPISTRANO

Prior Transfer

Recording Date:	05/13/2021	Sales Price:	$1,211,000
Document #:	2021000317539 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/07/2021	Loan Amount:	N/A
Document #:	2021000305752 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: 61 Subdivision: TRACT 6381
City/Muni/Twp: SAN JUAN CAPISTRANO

Prior Transfer

Recording Date:	07/07/2020	Sales Price:	$800,000
Document #:	2020000318965 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/16/2020	Sales Price:	$1,730,000
Document #:	2020000275707 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/02/2020		
Document Type:			

Legal Description:
Lot: 61 Tract No: 6381 Map Ref: MB 433 PG 5-15
City/Muni/Twp: SAN JUAN CAPISTRANO

Prior Transfer

Recording Date:	04/16/2019	Sales Price:	N/A
Document #:	2019000121144 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/04/2019		
Document Type:			

Legal Description:
Lot: 61 Tract No: 6381 Map Ref: MB 433 PG 5-15
City/Muni/Twp: SAN JUAN CAPISTRANO

Prior Transfer

Recording Date:	03/14/2017	Sales Price:	N/A
Document #:	2017000102335 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	02/24/2017	Loan Amount:	N/A
Document #:	2017000080237 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2032	Type Finance:	

Legal Description:
Lot: 61 Tract No: 6381
City/Muni/Twp: SAN JUAN CAPISTRANO

Prior Transfer

Recording Date:	11/28/2012	Sales Price:	$1,252,500
Document #:	2012000732032 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	06/25/2012	Sales Price:	$414,000
Document #:	2012000358082 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	06/15/2012	Sales Price:	$1,670,000
Document #:	2012000340066 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/19/2012		

Document Type:
Legal Description:
Lot: 61 Tract No: 6381 Map Ref: MP433 PG5-15
City/Muni/Twp: SAN JUAN CAPISTRANO

Mortgage Record

Recording Date:	07/29/2008	Loan Amount:	N/A
Document #:	2008000360828 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 61 Tract No: 6381
City/Muni/Twp: SAN JUAN CAPISTRANO

Prior Transfer

Recording Date:	10/01/2007	Sales Price:	$250,000
Document #:	2007000590679 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	06/29/2006	Sales Price:	N/A
Document #:	2006000437226 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/31/2006		

Document Type:
Legal Description:
Lot: 61 Tract No: 6381 Map Ref: MP433 PG5-15
City/Muni/Twp: SAN JUAN CAPISTRANO

Mortgage Record

Recording Date:	07/20/2004	Loan Amount:	N/A
Document #:	2004000655096 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 61 Tract No: 6381
City/Muni/Twp: SAN JUAN CAPISTRANO

Mortgage Record

Recording Date:	05/27/2003	Loan Amount:	N/A
Document #:	2003000609497 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 61 Tract No: 6381
City/Muni/Twp: SAN JUAN CAPISTRANO

Mortgage Record

Recording Date:	05/27/2003	Loan Amount:	N/A
Document #:	2003000609496 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2033	Type Finance:	FIX

Legal Description:
Lot: 61 Tract No: 6381
City/Muni/Twp: SAN JUAN CAPISTRANO

Prior Transfer

Recording Date:	07/31/1998	Sales Price:	$1,140,000
Document #:	19980496500 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/12/1998		

Document Type:
Legal Description:
Abbreviated Description: N TR 6381 LOT 61
City/Muni/Twp: SAN JUAN CAPISTRANO

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Mortgage Record

Recording Date:	01/15/1998	Loan Amount:	N/A
Document #:	19980023710 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2028	Type Finance:	ADJ

Legal Description:
Lot: 61 Tract No: 6381
City/Muni/Twp: SAN JUAN CAPISTRANO

Prior Transfer

Recording Date:	04/11/1996	Sales Price:	N/A
Document #:	19960180297 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/26/1996		
Document Type:			

Legal Description:
Lot: 61 Tract No: 6381 Map Ref: MP433 PG5-15
City/Muni/Twp: SAN JUAN CAPISTRANO

Prior Transfer

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

Legal Description:
Lot: 61 Tract No: 6381
Abbreviated Description: N TR 6381 BLK LOT 61

Area Sales Analysis

Total Area Sales	$44,789,000	Median # of Bedrooms	4
Median Lot Size	15,319 SF	Median # of Baths	3
Median Living Area	4,291 SF	Median Year Built	1986
Price Range - 2 Yrs	$2,255,000 to $5,000,000	Age Range	32 years to 59 years
Median Value	$3,187,500	Median Age	40 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.6Mi.	**27972 GOLDEN RIDGE LN** **SAN JUAN CAPISTRANO, CA 92675-5422**	06/10/2026	$5,000,000	$852	5865	/6/6	1994	52,272 SF	Pool/ Spa
		APN: 650-581-06 Document #: 2026000168902 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: TRACT NO 11753 MapRef: MB 582 PG 3-8 Abbreviated Description: Lot:4 Subdivision:TRACT NO 11753 Map Ref:MB 582 PG 3-8City/Muni/Twp:SAN JUAN CAPISTRANO City/Muni/Twp: SAN JUAN CAPISTRANO								
2	.55Mi.	**30182 SILVER SPUR RD** **SAN JUAN CAPISTRANO, CA 92675-1566**	04/21/2026	$3,475,000	$1,229	2826	7/4/3	1967	20,230 SF	Pool/ Spa
		APN: 650-061-09 Document #: 2026000113711 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Subdivision: TRACT NO 6427 MapRef: MB 237 PG 1-6 Abbreviated Description: Lot:29 Subdivision:TRACT NO 6427 Map Ref:MB 237 PG 1-6City/Muni/Twp:SAN JUAN CAPISTRANO City/Muni/Twp: SAN JUAN CAPISTRANO								
3	.7Mi.	**30532 MARBELLA VIS** **SAN JUAN CAPISTRANO, CA 92675-1719**	04/10/2026	$2,255,000	$457	4929	/4/5	1990	10,500 SF	
		APN: 650-603-17 Document #: 2026000104060 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 155 Subdivision: TRACT MAP NO 12954 MapRef: MB 597 PG 1-34 Abbreviated Description: Lot:155 Subdivision:TRACT MAP NO 12954 Map Ref:MB 597 PG 1-34City/Muni/Twp:SAN JUAN CAPISTRANO City/Muni/Twp: SAN JUAN CAPISTRANO								
4	.5Mi.	**30431 VIA FESTIVO** **SAN JUAN CAPISTRANO, CA 92675-5412**	10/29/2025	$2,630,000	$816	3222	/3/2	1989	10,500 SF	
		APN: 650-612-23 Document #: 2025000297509 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 179 Subdivision: TRACT NO 12954 MapRef: MB 597 PG 1-34 Abbreviated Description: Lot:179 Subdivision:TRACT NO 12954 Map Ref:MB 597 PG 1-34City/Muni/Twp:SAN JUAN CAPISTRANO City/Muni/Twp: SAN JUAN CAPISTRANO								
5	.91Mi.	**30671 MARBELLA VIS** **SAN JUAN CAPISTRANO, CA 92675-1726**	10/09/2025	$3,300,000	$743	4440	/4/3	1990	10,500 SF	Pool/ Spa
		APN: 650-602-21 Document #: 2025000278124 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 68 Subdivision: TRACT NO 12954 MapRef: MB 597 PG 1-34 Abbreviated Description: Lot:68 Subdivision:TRACT NO 12954 Map Ref:MB 597 PG 1-34City/Muni/Twp:SAN JUAN CAPISTRANO City/Muni/Twp: SAN JUAN CAPISTRANO								
6	.43Mi.	**27796 SOMERSET LN** **SAN JUAN CAPISTRANO, CA 92675-5402**	10/06/2025	$4,200,000	$691	6074	/5/4	1989	32,200 SF	Pool/ Spa
		APN: 650-571-05 Document #: 2025000273641 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Subdivision: TRACT NO 11753 MapRef: MB 582 PG 3-8 Abbreviated Description: Lot:14 Subdivision:TRACT NO 11753 Map Ref:MB 582 PG 3-8City/Muni/Twp:SAN JUAN CAPISTRANO City/Muni/Twp: SAN JUAN CAPISTRANO								
7	.22Mi.	**30161 SADDLERIDGE DR** **SAN JUAN CAPISTRANO, CA 92675-1550**	09/30/2025	$2,499,000	$679	3680	7/4/3	1986	13,320 SF	Yes
		APN: 650-231-03 Document #: 2025000267100 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 115 Subdivision: TRACT NO 6381 MapRef: MB 433 PG 5-15 Abbreviated Description: Lot:115 Subdivision:TRACT NO 6381 Map Ref:MB 433 PG 5-15City/Muni/Twp:SAN JUAN CAPISTRANO City/Muni/Twp: SAN JUAN CAPISTRANO								
8	.05Mi.	**27561 SILVER CREEK DR** **SAN JUAN CAPISTRANO, CA 92675-1530**	07/08/2025	$3,850,000	$877	4386	11/4/3	1985	18,850 SF	Spa Only
		APN: 650-241-09 Document #: 2025000191900 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: TRACT NO 6381 MapRef: MB 433 PG 5-15 Abbreviated Description: Lot:63 Subdivision:TRACT NO 6381 Map Ref:MB 433 PG 5-15City/Muni/Twp:SAN JUAN CAPISTRANO City/Muni/Twp: SAN JUAN CAPISTRANO

9	.62Mi.	**30161 OUTPOST RD** **SAN JUAN CAPISTRANO, CA 92675-1507**	06/17/2025	$2,330,000	$751	3100	9/5/2	1969	16,798 SF	

APN: 650-043-05 Document #: 2025000173032
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 51C MapRef: MB 14 PG 41 Abbreviated Description: Lot:51C Map Ref:MB 14 PG 41City/Muni/Twp:SAN JUAN CAPISTRANO City/Muni/Twp: SAN JUAN CAPISTRANO

10	.2Mi.	**30196 HILLSIDE TER** **SAN JUAN CAPISTRANO, CA 92675-1541**	06/11/2025	$2,425,000	$849	2856	/3/2	1986	13,840 SF	Yes

APN: 650-232-02 Document #: 2025000166766
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 149 Subdivision: TRACT NO 6381 MapRef: MB 433 PG 5-15 Abbreviated Description: Lot:149 Subdivision:TRACT NO 6381 Map Ref:MB 433 PG 5-15City/Muni/Twp:SAN JUAN CAPISTRANO City/Muni/Twp: SAN JUAN CAPISTRANO

11	.25Mi.	**30185 HILLSIDE TER** **SAN JUAN CAPISTRANO, CA 92675-1539**	06/05/2025	$3,100,000	$1,011	3065	/4/3	1987	11,264 SF	Yes

APN: 650-233-05 Document #: 2025000162568
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: TRACT NO 6381 MapRef: MB 433 PG 5-15 Abbreviated Description: Lot:6 Subdivision:TRACT NO 6381 Map Ref:MB 433 PG 5-15City/Muni/Twp:SAN JUAN CAPISTRANO City/Muni/Twp: SAN JUAN CAPISTRANO

12	.18Mi.	**30111 SADDLERIDGE DR** **SAN JUAN CAPISTRANO, CA 92675-1550**	05/28/2025	$3,400,000	$603	5636	11/5/4	1984	12,838 SF	Yes

APN: 650-253-18 Document #: 2025000151092
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 120 Subdivision: TRACT NO 6381 MapRef: MB 433 PG 5-15 Abbreviated Description: Lot:120 Subdivision:TRACT NO 6381 Map Ref:MB 433 PG 5-15City/Muni/Twp:SAN JUAN CAPISTRANO City/Muni/Twp: SAN JUAN CAPISTRANO

13	.34Mi.	**30105 HILLSIDE TER** **SAN JUAN CAPISTRANO, CA 92675-1538**	05/23/2025	$3,050,000	$632	4823	10/4/3	1982	74,052 SF	Spa Only

APN: 650-282-03 Document #: 2025000147845
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: TRACT NO 6381 MapRef: MB 433 PG 5-15 Abbreviated Description: Lot:29 Subdivision:TRACT NO 6381 Map Ref:MB 433 PG 5-15City/Muni/Twp:SAN JUAN CAPISTRANO City/Muni/Twp: SAN JUAN CAPISTRANO

14	.3Mi.	**30111 HILLSIDE TER** **SAN JUAN CAPISTRANO, CA 92675-1538**	05/15/2025	$3,275,000	$780	4195	9/4/5	1981	22,080 SF	Pool/ Spa

APN: 650-282-04 Document #: 2025000139817
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: TRACT NO 6381 MapRef: MB 433 PG 5-15 Abbreviated Description: Lot:28 Subdivision:TRACT NO 6381 Map Ref:MB 433 PG 5-15City/Muni/Twp:SAN JUAN CAPISTRANO City/Muni/Twp: SAN JUAN CAPISTRANO

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.	**27521 SILVER CREEK DR**			$2,558,466	5,776	/4/5	1990	20,012 SF	Pool/ Spa
.02Mi.	**27501 SILVER CREEK DR**			$1,610,027	3,382	9/4/3	1985	20,160 SF	Yes
.02Mi.	**27541 SILVER CREEK DR**			$2,016,876	4,411	/5/4	1989	17,415 SF	Pool/ Spa
.04Mi.	**27522 SILVER CREEK DR**			$977,301	5,273	/5/4	1989	13,034 SF	Pool/ Spa
.04Mi.	**27512 SILVER CREEK DR**			$1,786,012	4,069	/5/3	1989	12,707 SF	Pool/ Spa
.04Mi.	**27481 SILVER CREEK DR**			$2,861,100	4,375	/4/3	1990	19,950 SF	Yes
.04Mi.	**27542 SILVER CREEK DR**			$1,360,227	3,751	/3/3	1987	12,960 SF	Yes
.05Mi.	**27561 SILVER CREEK DR**			$1,024,176	4,386	11/4/3	1985	18,850 SF	Spa Only
.05Mi.	**27492 SILVER CREEK DR**			$1,281,174	4,472	/4/3	1990	12,870 SF	Pool/ Spa
.06Mi.	**27562 SILVER CREEK DR**			$1,632,336	3,468	9/4/3	1985	15,000 SF	Yes
.06Mi.	**27471 SILVER CREEK DR**			$1,661,780	4,728	/4/4	1989	20,000 SF	Yes
.06Mi.	**27472 SILVER CREEK DR**			$864,573	2,625	7/3/3	1983	12,350 SF	
.07Mi.	**27511 VANTAGE CIR**			$895,779	3,637	/4/3	1986	15,480 SF	Yes
.07Mi.	**27501 VANTAGE CIR**	**01/24/2011**		$1,247,137	3,541	/4/3	1989	22,621 SF	
.07Mi.	**27571 SILVER CREEK DR**			$1,719,121	3,743	/3/4	1986	19,040 SF	Pool/ Spa
.07Mi.	**27572 SILVER CREEK DR**			$1,658,496	4,335	10/4/4	1989	17,000 SF	Yes

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	72%

ICE SiteX Report

OrderID: 98190733

Demographics & Income

Median Age:	42.1 years old	Households:	11,830
Median Household Income:	$126,166	Households w/Family:	73%
Household Income Per Capita:	$54,201	Households w/Family Married:	60%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	31%

School District

School District Zone:	Capistrano Unified School District	Students:	40,358
Number of Schools:	59	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.32Mi.	**San Juan Hills High School** Number of Students: 2,641 Student-Teacher Ratio: 23.24 Advanced Placement: Yes	A	Public	9 - 12
1.70Mi.	**Harold J. Ambuehl Elementary School** Number of Students: 324 Student-Teacher Ratio: 23.16	B+	Public	KG - 5
3.23Mi.	**Marco Forster Middle School** Number of Students: 930 Student-Teacher Ratio: 20.42	A-	Public	6 - 8

Flood Report

The Subject Property of **27521 SILVER CREEK DR, SAN JUAN CAPISTRANO, CA 92675-1530** 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	68%	NOTABLY LOWER
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	60%	NOTABLY LOWER
FORCIBLE ROBBERY	72%	NOTABLY LOWER
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	86%	LOWER
OVERALL	93%	SIMILAR

Disaster Alerts

5/21/2026 - Chemical Release

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