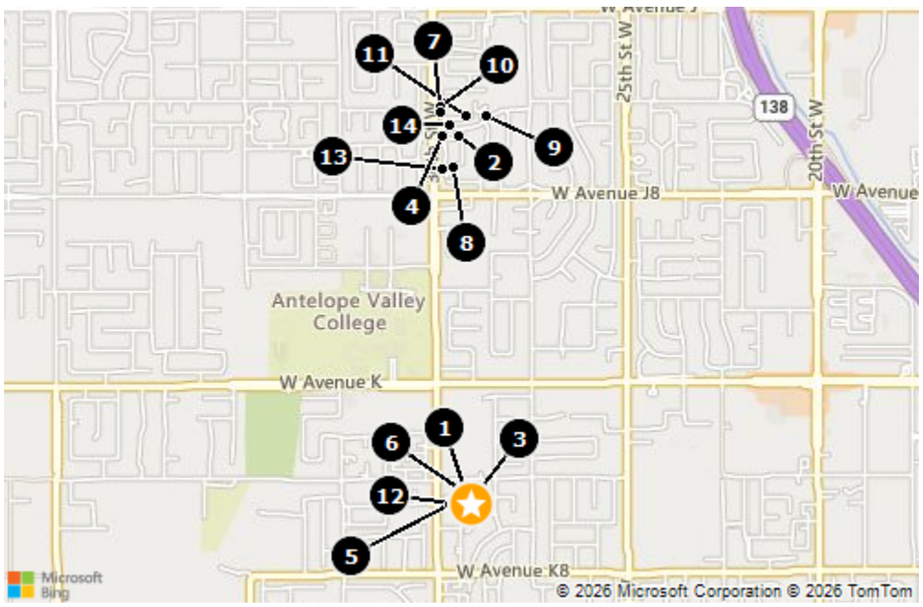
ICE SiteX Report

OrderID: 97775239

SiteX Property Information Report



Subject Property Location

2832 DARTMOUTH DR, LANCASTER, CA 93536-5347

County:	**LOS ANGELES CA**	Census Tract:	060379010.112011
Property Use:	Planned Unit Development (PUD) (Residential)	Zoning:	LRRPD10000
Parcel Number:	3112-039-077	Thomas Bros Pg-Grid:	4105-2C

Valuation

Value:	**$396,000**	FSD:	5	Common Confidence Score:	94
Value Range:	$376,200 - $415,800	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	5-372
Assd Land Value:	$97,920	Market Land Value:		Tax Year:	2025
Assd Improvement:	$294,780	Market Improvment Value:		Total Taxable Value:	$5,727
Total Assessed Value:	$392,700	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 28 Tract No: 43244
Abbreviated Description: TR=43244 LOT 28

Property Characteristics

Lot Size:	2,158 SF	Bedrooms:	3	Pool:	
Building Area:	1452 SF	Baths:	3	Fireplace:	
Year Built:	1984	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:	03/02/2026	Sales Price:	N/A
Document #:	26-0144353 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/08/2025	Sales Price:	N/A
Document #:	25-0227434 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/26/2025	Loan Amount:	N/A
Document #:	25-0192467 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2055	Type Finance:	

Legal Description:
Lot: 28 Tract No: 43244
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	08/08/2024	Sales Price:	N/A
Document #:	24-0533376 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	07/18/2024	Loan Amount:	N/A
Document #:	24-0472313 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2054	Type Finance:	

Legal Description:
Lot: 28 Tract No: 43244
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	11/01/2023	Sales Price:	$385,000
Document #:	23-0747927 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/20/2023		
Document Type:			

Legal Description:
Lot: 28 Tract No: 43244 Map Ref: DOC 84-624163
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	11/01/2023	Sales Price:	$385,003
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 28 Tract No: 43244
Abbreviated Description: TR=43244 LOT 28

Prior Transfer

Recording Date:	01/19/2023	Sales Price:	N/A
Document #:	23-0039493 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/08/2022		
Document Type:			

Legal Description:
Lot: 28 Tract No: 43244 Map Ref: MB 1034 PG 38-40
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	01/19/2023	Sales Price:	N/A
Document #:	23-0039492 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/08/2022		
Document Type:			

Legal Description:
Lot: 28 Tract No: 43244 Map Ref: MB 1034 PG 38-40
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	12/28/2011	Sales Price:	N/A
Document #:	11-1766878 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/29/2011		
Document Type:			

Legal Description:
Lot: 28 Tract No: 43244 Map Ref: MB1034 PG38-40
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	11/12/2002	Sales Price:	N/A
Document #:	02-2699020 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/20/2002		
Document Type:			

Legal Description:
Lot: 28 Tract No: 43244 Map Ref: MB1034 PG38-40
City/Muni/Twp: LANCASTER

Area Sales Analysis

Total Area Sales	$4,854,000	Median # of Bedrooms	2.5
Median Lot Size	2,233 SF	Median # of Baths	2
Median Living Area	1,314 SF	Median Year Built	1974
Price Range - 2 Yrs	$200,000 to $423,000	Age Range	41 years to 52 years
Median Value	$350,000	Median Age	52 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**2839 DARTMOUTH DR LANCASTER, CA 93536-5350**	06/08/2026	$379,000	$288	1314	/2/2	1984	2,306 SF	
		APN: 3112-039-062 Document #: 26-0417414 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 13 Tract No: 43244 MapRef: MB 1034 PG 38-40 Abbreviated Description: Lot:13 Tract No:43244 Map Ref:MB 1034 PG 38-40City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
2	.98Mi.	**2904 W AVENUE J4 LANCASTER, CA 93536-6014**	05/12/2026	$369,000	$204	1802	/3/2	1974	2,631 SF	
		APN: 3124-003-025 Document #: 26-0346911 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 25,29&30 Tract No: 31353 MapRef: MB 832 PG 53-55 Abbreviated Description: Lot:25,29&30 Tract No:31353 Map Ref:MB 832 PG 53-55City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
3	.03Mi.	**2825 DARTMOUTH DR LANCASTER, CA 93536-5348**	04/01/2026	$300,000	$300	997	/2/2	1984	2,091 SF	

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APN: 3112-039-092 Document #: 26-0223479
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 43 Tract No: 43244 MapRef: DOC 84-624163 Abbreviated Description: Lot:43 Tract No:43244 Map Ref:DOC 84-624163City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

4	.98Mi.	**44114 30TH ST W** **LANCASTER, CA 93536-6030**	03/03/2026	$385,000	$211	1821	/3/2	1974	2,944 SF

APN: 3124-003-001 Document #: 26-0147788
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 1 Tract No: 31353 MapRef: MB 832 PG 53-55 Abbreviated Description: Lot:1 Tract No:31353 Map Ref:MB 832 PG 53-55City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

5	.06Mi.	**2860 DARTMOUTH DR** **LANCASTER, CA 93536-5347**	03/02/2026	$350,000	$266	1314	/2/2	1984	2,300 SF

APN: 3112-039-070 Document #: 26-0143354
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 21 Tract No: 43244 MapRef: MB 1034 PG 38-40 Abbreviated Description: Lot:21 Tract No:43244 Map Ref:MB 1034 PG 38-40City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

6	.03Mi.	**2816 DARTMOUTH DR** **LANCASTER, CA 93536-5391**	12/08/2025	$400,000	$275	1452	/3/3	1985	2,166 SF

APN: 3112-039-081 Document #: 25-0884087
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 32 Tract No: 43244 MapRef: MB 1034 PG 38-40 Abbreviated Description: Lot:32 Tract No:43244 Map Ref:MB 1034 PG 38-40City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

7	1.05Mi.	**44150 30TH ST W** **LANCASTER, CA 93536-6042**	10/22/2025	$325,000	$291	1114	/3/2	1974	1,816 SF

APN: 3124-002-006 Document #: 25-0732448
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 8 Subdivision: PARCEL MAP NO 4890 Tract No: 31352 MapRef: MB 832 PG 49-52 Abbreviated Description: Lot:8 Subdivision:PARCEL MAP NO 4890 Tract No:31352 Map Ref:MB 832 PG 49-52City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

8	.9Mi.	**44125 PLANET CIR** **LANCASTER, CA 93536-6043**	10/03/2025	$355,000	$262	1353	/2/2	1974	2,350 SF

APN: 3124-003-014 Document #: 25-0682084
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 14,29&30 Tract No: 31353 MapRef: MB 832 PG 53-55 Abbreviated Description: Lot:14,29&30 Tract No:31353 Map Ref:MB 832 PG 53-55City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

9	1.04Mi.	**2823 W AVENUE J4** **LANCASTER, CA 93536-6016**	08/20/2025	$339,000	$252	1344	/3/2	1974	1,391 SF

APN: 3124-002-031 Document #: 25-0565912
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 38 Tract No: 31352 MapRef: MB 832 PG 49-52 Abbreviated Description: Lot:38 Tract No:31352 Map Ref:MB 832 PG 49-52City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

10	1.06Mi.	**44156 30TH ST W** **LANCASTER, CA 93536-6042**	08/13/2025	$339,000	$339	1000	/2/2	1974	1,211 SF

APN: 3124-002-008 Document #: 25-0549198
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 11 Tract No: 31352 MapRef: MB 832 PG 49-52 Abbreviated Description: Lot:11 Tract No:31352 Map Ref:MB 832 PG 49-52City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

11	1.03Mi.	**2865 W AVENUE J4** **LANCASTER, CA 93536-6019**	07/15/2025	$340,000	$322	1053	/2/2	1974	1,753 SF

APN: 3124-002-043 Document #: 25-0471664
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 52 Tract No: 31352 MapRef: MB 832 PG 49-52 Abbreviated Description: Lot:52 Tract No:31352 Map Ref:MB 832 PG 49-52City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

12	.02Mi.	**2840 DARTMOUTH DR** **LANCASTER, CA 93536-5347**	06/23/2025	$350,000	$351	997	/2/2	1984	2,524 SF

APN: 3112-039-075 Document #: 25-0413734
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 26 Tract No: 43244 Abbreviated Description: Lot:26 Tract No:43244 City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

13	.9Mi.	**44032 30TH ST W** **LANCASTER, CA 93536-6030**	03/25/2025	$423,000	$232	1821	/3/2	1974	2,884 SF

APN: 3124-003-010 Document #: 25-0188923
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 10 Tract No: 31353 MapRef: MB 832 PG 53-55 Abbreviated Description: Lot:10 Tract No:31353 Map Ref:MB 832 PG 53-55City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

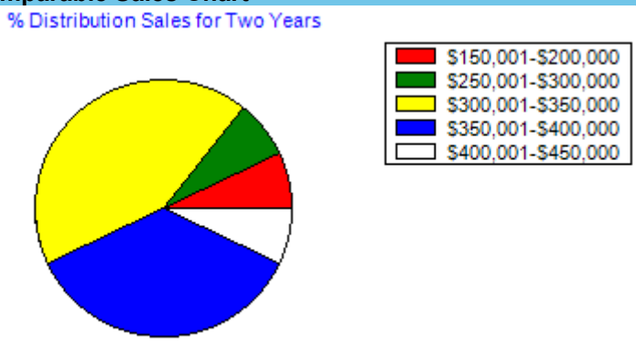
14	1.01Mi.	**2923 W AVENUE J4** **LANCASTER, CA 93536-6017**	03/24/2025	$200,000	$159	1252	/3/2	1974	1,922 SF

APN: 3124-002-016 Document #: 25-0184883
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 21 Tract No: 31352 MapRef: MB 832 PG 49-52 Abbreviated Description: Lot:21 Tract No:31352 Map Ref:MB 832 PG 49-52City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

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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.	**2832 DARTMOUTH DR**	**11/01/2023**		$392,700	1,452	/3/3	1984	2,158 SF	
.01Mi.	**2828 DARTMOUTH DR**	**07/31/2006**		$188,932	1,314	/2/2	1984	2,310 SF	
.01Mi.	**2836 DARTMOUTH DR**	**05/26/2006**		$375,000	1,452	/3/3	1984	2,155 SF	
.01Mi.	**2824 DARTMOUTH DR**			$218,934	1,314	/2/2	1984	2,304 SF	
.02Mi.	**2840 DARTMOUTH DR**	**10/02/2020**		$283,595	997	/2/2	1984	2,524 SF	
.02Mi.	**2820 DARTMOUTH DR**	**04/16/2020**		$287,077	1,452	/3/3	1984	2,155 SF	
.03Mi.	**2844 DARTMOUTH DR**	**12/16/2022**		$374,544	997	/2/2	1984	2,543 SF	
.03Mi.	**2816 DARTMOUTH DR**	**08/24/2021**		$360,810	1,452	/3/3	1985	2,166 SF	
.03Mi.	**2835 DARTMOUTH DR**	**07/18/2017**		$247,471	1,314	/2/2	1984	1,965 SF	
.03Mi.	**2839 DARTMOUTH DR**	**01/21/2022**		$387,339	1,314	/2/2	1984	2,306 SF	
.03Mi.	**2848 DARTMOUTH DR**	**03/29/2019**		$262,143	1,452	/3/3	1984	2,168 SF	
.03Mi.	**2825 DARTMOUTH DR**	**07/12/2024**		$350,000	997	/2/2	1984	2,091 SF	
.04Mi.	**2843 DARTMOUTH DR**	**01/13/2023**		$379,641	1,452	/3/3	1984	2,163 SF	
.04Mi.	**2812 DARTMOUTH DR**	**01/27/2023**		$363,099	1,584	/3/3	1985	2,355 SF	
.04Mi.	**2821 DARTMOUTH DR**	**01/30/1986**		$188,939	1,584	/3/3	1984	2,262 SF	
.04Mi.	**2847 DARTMOUTH DR**	**11/01/1999**		$158,279	1,452	/3/3	1984	2,157 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	37.8 years old	Households:	21,920
Median Household Income:	$93,716	Households w/Family:	71%
Household Income Per Capita:	$37,697	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.71Mi.	**Lancaster High School** Number of Students: 2,688 Student-Teacher Ratio: 25.11 Advanced Placement: Yes	C-	Public	9 - 12
1.71Mi.	**Lancaster High School** Number of Students: 2,688 Student-Teacher Ratio: 25.11 Advanced Placement: Yes	C-	Public	9 - 12
0.73Mi.	**John and Jacquelyn Miller Elementary School** Number of Students: 697 Student-Teacher Ratio: 25.81	C+	Public	KG - 6
0.73Mi.	**John and Jacquelyn Miller Elementary School** Number of Students: 697 Student-Teacher Ratio: 25.81	C+	Public	KG - 6
1.26Mi.	**Amargosa Creek Middle School** Number of Students: 859 Student-Teacher Ratio: 18.46	D	Public	6 - 8

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1.26Mi.	**Amargosa Creek Middle School**	D	Public	6 - 8

Number of Students: 859
Student-Teacher Ratio: 18.46

Flood Report

The Subject Property of **2832 DARTMOUTH DR, LANCASTER, CA 93536-5347** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	87%	LOWER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	77%	NOTABLY LOWER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	63%	NOTABLY LOWER
FORCIBLE RAPE	124%	HIGHER
MURDER	77%	NOTABLY LOWER
OVERALL	80%	LOWER

Disaster Alerts

9/10/2024 - Bridge Fire 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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