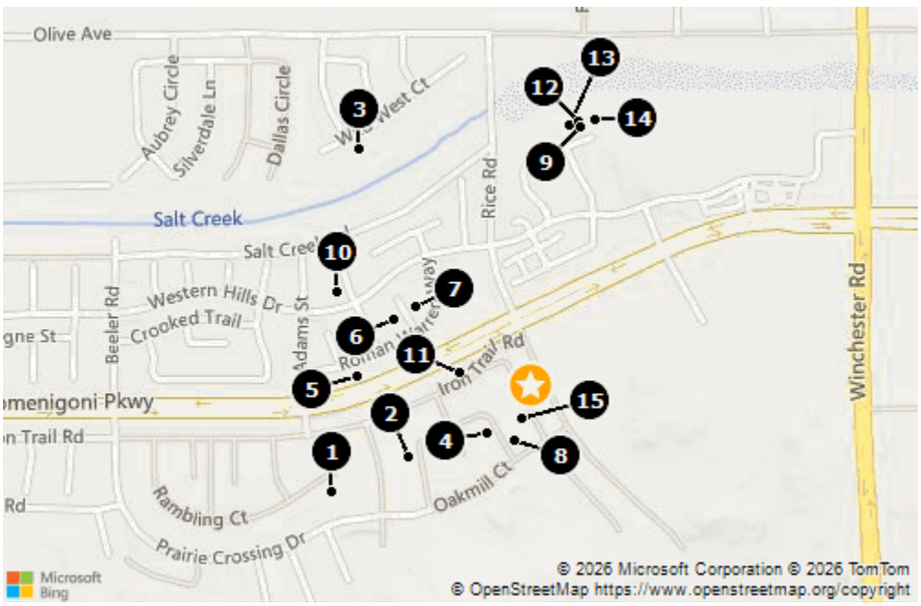
ICE SiteX Report

OrderID: 97994247

SiteX Property Information Report



Subject Property Location

29550 WOODCREEK TRL, WINCHESTER, CA 92596-7670

County:	**RIVERSIDE CA**	Census Tract:	060650427.371027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	461-350-012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$685,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$637,050 - $732,950	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	71-322
Assd Land Value:	$78,030	Market Land Value:		Tax Year:	2025
Assd Improvement:	$603,085	Market Improvment Value:		Total Taxable Value:	$10,644
Total Assessed Value:	$681,115	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	461350012
				Homeowner's Exemption:	
				Tax Exemptions:	BV

Assessment Legal Description

Lot: 12 Tract No: 31633
Abbreviated Description: .15 ACRES M/L IN LOT 12 MB 459/060 TR 31633

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	4	Pool:	Yes
Building Area:	2722 SF	Baths:	2.75	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/19/2025	Sales Price:	$600,255
Document #:	2025-0394384 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/11/2023	Sales Price:	$600,500
Document #:	2023-0134794 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/20/2023		
Document Type:			

Legal Description:
Lot: 12 Subdivision: TRACT NO 31633 Map Ref: MB 459 PG 60-67
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	08/18/2021	Sales Price:	$5,600,000
Document #:	2021-0493235 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12 Tract No: 31633
Abbreviated Description: .15 ACRES M/L IN LOT 12 MB 459/060 TR 31633

ICE SiteX Report

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Prior Transfer

Recording Date:	08/18/2021	Sales Price:	$5,600,000
			Multiple Parcels Involved in this transaction
Document #:	2021-0493235 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/18/2021		
Document Type:			

Legal Description:
Lot: 1-136 Subdivision: TRACT NO 31633 Map Ref: MB 459 PG 60-67
City/Muni/Twp: RIVERSIDE

Area Sales Analysis

Total Area Sales	$9,066,000	Median # of Bedrooms	4
Median Lot Size	6,098 SF	Median # of Baths	2.5
Median Living Area	2,368 SF	Median Year Built	2022
Price Range - 2 Yrs	$505,000 to $715,000	Age Range	2 years to 8 years
Median Value	$600,000	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**32259 RAMBLING CT** **WINCHESTER, CA 92596-7646**	06/12/2026	$675,000	$305	2207	/4/2.5	2022	8,276 SF	
		APN: 461-391-014 Document #: 2026-0180745 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Subdivision: TRACT NO 31141 MapRef: MB 459 PG 68-72 Abbreviated Description: Lot:19 Subdivision:TRACT NO 31141 Map Ref:MB 459 PG 68-72Abbreviated Description:TRA 071-322 City/Muni/Twp:WINCHESTER City/Muni/Twp: WINCHESTER								
2	.19Mi.	**29567 CHEROKEE TRL** **WINCHESTER, CA 92596-7681**	05/21/2026	$640,000	$251	2540	/5/2.75	2023	6,098 SF	
		APN: 461-381-007 Document #: 2026-0156104 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 63 Subdivision: TRACT NO 31633 MapRef: MB 459 PG 60-67 Abbreviated Description: Lot:63 Subdivision:TRACT NO 31633 Map Ref:MB 459 PG 60-67Abbreviated Description:TRA 071-332 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.39Mi.	**32297 WILD WEST CT** **WINCHESTER, CA 92596-7667**	05/01/2026	$580,000	$285	2033	/4/1.75	2022	6,098 SF	
		APN: 461-520-015 Document #: 2026-0133772 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: TRACT NO 31632 MapRef: MB 469 PG 43-46 Abbreviated Description: Lot:15 Subdivision:TRACT NO 31632 Map Ref:MB 469 PG 43-46Abbreviated Description:TRA 071-322 City/Muni/Twp:WINCHESTER City/Muni/Twp: WINCHESTER								
4	.09Mi.	**29569 SADDLE DR** **WINCHESTER, CA 92596-7677**	04/27/2026	$715,000	$237	3015	/5/2.75	2023	6,534 SF	
		APN: 461-383-025 Document #: 2026-0126437 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 105 Subdivision: TRACT NO 31633 MapRef: MB 459 PG 60-67 Abbreviated Description: Lot:105 Subdivision:TRACT NO 31633 Map Ref:MB 459 PG 60-67Abbreviated Description:TRA 071-000 City/Muni/Twp:WINCHESTER City/Muni/Twp: WINCHESTER								
5	.23Mi.	**32323 ROMAN WARREN WAY** **WINCHESTER, CA 92596-7606**	04/16/2026	$545,000	$279	1950	/3/1.75	2018	6,534 SF	
		APN: 461-320-011 Document #: 2026-0115072 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: TRACT NO 31632 MapRef: MB 452 PG 24-31 Abbreviated Description: Lot:11 Subdivision:TRACT NO 31632 Map Ref:MB 452 PG 24-31Abbreviated Description:TRA 071-345 City/Muni/Twp:WINCHESTER City/Muni/Twp: WINCHESTER								
6	.21Mi.	**29437 BIG COUNTRY CT** **WINCHESTER, CA 92596-7604**	03/04/2026	$550,000	$282	1950	/3/1.75	2018	6,969 SF	
		APN: 461-321-008 Document #: 2026-0065361 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 38 Subdivision: TRACT NO 31632 MapRef: MB 452 PG 24-31 Abbreviated Description: Lot:38 Subdivision:TRACT NO 31632 Map Ref:MB 452 PG 24-31Abbreviated Description:TRA 071-345 City/Muni/Twp:WINCHESTER City/Muni/Twp: WINCHESTER								
7	.19Mi.	**29430 BIG COUNTRY CT** **WINCHESTER, CA 92596-7604**	01/30/2026	$540,000	$335	1609	/3/2.25	2018	6,098 SF	
		APN: 461-321-014 Document #: 2026-0031055 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 44 Subdivision: TRACT NO 31632 MapRef: MB 452 PG 24-31 Abbreviated Description: Lot:44 Subdivision:TRACT NO 31632 Map Ref:MB 452 PG 24-31Abbreviated Description:TRA 071-345 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
8	.08Mi.	**29602 SADDLE DR** **WINCHESTER, CA 92596-7678**	11/04/2025	$700,000	$238	2929	/5/3.5	2023	8,276 SF	
		APN: 461-382-004 Document #: 2025-0341844 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 79 Subdivision: TRACT NO 31633 MapRef: MB 459 PG 60-67 Abbreviated Description: Lot:79 Subdivision:TRACT NO 31633 Map Ref:MB 459 PG 60-67Abbreviated Description:TRA 071-322								
9	.35Mi.	**32744 CRYSTAL COVE CT** **WINCHESTER, CA 92596-7553**	09/17/2025	$505,000	$234	2150	/4/2.25	2024	2,813 SF	
		APN: 461-880-037 Document #: 2025-0285584 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 37 Subdivision: TRACT NO 38035 MapRef: MB 493 PG 18-28 Abbreviated Description: Lot:37 Subdivision:TRACT NO 38035 Map Ref:MB 493 PG 18-28Abbreviated Description:TRA 071-322 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
10	.29Mi.	**29377 WYATT EARP WAY** **WINCHESTER, CA 92596-7609**	08/22/2025	$634,000	$244	2590	/4/2.5	2018	7,840 SF	
		APN: 461-330-012 Document #: 2025-0259970 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 63 Subdivision: TRACT NO 31632 MapRef: MB 452 PG 24 Abbreviated Description: Lot:63 Subdivision:TRACT NO 31632 Map Ref:MB 452 PG 24Abbreviated Description:TRA 071-345 City/Muni/Twp:WINCHESTER City/Muni/Twp: WINCHESTER								
11	.1Mi.	**32482 IRON TRAIL RD** **WINCHESTER, CA 92596-7668**	08/19/2025	$600,000	$236	2540	/5/2.75	2022	6,534 SF	
		APN: 461-350-001 Document #: 2025-0255771 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: TRACT NO 31633 MapRef: MB 459 PG 60-67 Abbreviated Description: Subdivision:TRACT NO 31633 Map Ref:MB 459 PG 60-67Abbreviated Description:TRA 071-322 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

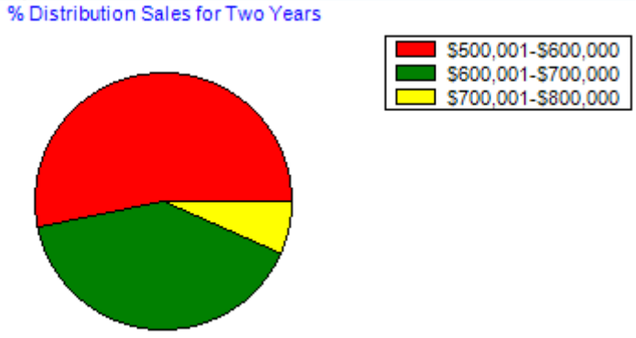
12 .36Mi. **32732 CRYSTAL COVE CT** 07/31/2025 $609,000 $257 2368 /4/2.5 2024 3,497 SF
WINCHESTER, CA 92596-7553
APN: 461-880-036 Document #: 2025-0234952
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36 Tract No: 38035 MapRef: MB 493 PG 18-28 Abbreviated Description: Lot:36 Tract No:38035 Map Ref:MB 493 PG 18-28Abbreviated Description:TRA 071-322

13 .36Mi. **32678 CRYSTAL COVE CT** 07/29/2025 $590,000 $249 2368 /4/2.5 2024 3,310 SF
WINCHESTER, CA 92596-7552
APN: 461-880-043 Document #: 2025-0231122
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: TRACT NO 38035 MapRef: MB 493 PG 18-28 Abbreviated Description: Lot:43 Subdivision:TRACT NO 38035 Map Ref:MB 493 PG 18-28Abbreviated Description:TRA 071-322 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

14 .37Mi. **32786 CRYSTAL COVE CT** 07/22/2025 $543,000 // 2,731 SF
WINCHESTER, CA 92596-7553
APN: 461-880-034 Document #: 2025-0223048
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: TRACT NO 38035 MapRef: MB 493 PG 18-28 Abbreviated Description: Lot:34 Subdivision:TRACT NO 38035 Map Ref:MB 493 PG 18-28Abbreviated Description:TRA 071-322 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

15 .05Mi. **29589 WOODCREEK TRL** 07/08/2025 $640,000 $251 2540 /5/2.75 2024 6,098 SF
WINCHESTER, CA 92596-7670
APN: 461-382-009 Document #: 2025-0207707
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 111 Subdivision: TRACT NO 31633 MapRef: MB 459 PG 60-67 Abbreviated Description: Lot:111 Subdivision:TRACT NO 31633 Map Ref:MB 459 PG 60-67Abbreviated Description:TRA 071-322 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

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.	**29550 WOODCREEK TRL**	**08/18/2021**		$681,115	2,722	/4/2.75	2022	6,534 SF	Yes
.01Mi.	**29562 WOODCREEK TRL**	**08/18/2021**		$643,120	2,540	/5/2.75	2024	6,534 SF	
.01Mi.	**29538 WOODCREEK TRL**	**08/18/2021**		$587,294	2,314	/4/2.75	2022	6,534 SF	
.02Mi.	**29574 WOODCREEK TRL**	**08/18/2021**		$709,990	2,929	/5/3.5	2024	6,534 SF	
.02Mi.	**29526 WOODCREEK TRL**	**08/18/2021**		$658,754	2,929	/5/3.5	2022	6,534 SF	
.03Mi.	**29553 WOODCREEK TRL**	**08/18/2021**		$667,244	2,929	/5/3.5	2022	6,098 SF	
.03Mi.	**29586 WOODCREEK TRL**	**08/18/2021**		$276,321	2,314	/4/2.75	2022	6,098 SF	
.03Mi.	**29514 WOODCREEK TRL**	**08/18/2021**		$608,102	2,540	/5/2.75	2022	6,534 SF	
.03Mi.	**29565 WOODCREEK TRL**	**08/18/2021**		$636,490	2,314	/4/2.75	2024	6,098 SF	
.03Mi.	**29541 WOODCREEK TRL**	**08/18/2021**		$675,083	3,015	/5/2.75	2022	6,534 SF	
.04Mi.	**29577 WOODCREEK TRL**	**08/18/2021**		$636,000	2,722	/4/2.75	2024	6,098 SF	
.04Mi.	**32535 IRON TRAIL RD**	**08/18/2021**		$618,595	2,540	/5/2.75	2022	6,534 SF	
.04Mi.	**29598 WOODCREEK TRL**	**08/18/2021**		$721,990	2,722	/4/2.75	2022	6,534 SF	
.05Mi.	**29502 WOODCREEK TRL**	**08/18/2021**		$682,631	3,015	/5/2.75	2022	9,583 SF	
.05Mi.	**29589 WOODCREEK TRL**	**08/18/2021**		$616,066	2,540	/5/2.75	2024	6,098 SF	
.05Mi.	**32521 IRON TRAIL RD**	**08/18/2021**		$651,107	2,722	/4/2.75	2022	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	34.3 years old	Households:	10,325
Median Household Income:	$112,058	Households w/Family:	87%
Household Income Per Capita:	$39,715	Households w/Family Married:	67%
Most Common Education Level:	Some College	Households w/Family Children:	48%

ICE SiteX Report

OrderID: 97994247

School District

School District Zone:	Hemet Unified School District	Students:	22,891
Number of Schools:	27	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.58Mi.	**Rancho Viejo Middle School** Number of Students: 1,040 Student-Teacher Ratio: 21.37	D+	Public	6 - 8
6.73Mi.	**Tahquitz High School** Number of Students: 1,761 Student-Teacher Ratio: 21.32 Advanced Placement: Yes	C+	Public	9 - 12
0.80Mi.	**Winchester Elementary School** Number of Students: 692 Student-Teacher Ratio: 23.38	B-	Public	KG - 5

Flood Report

The Subject Property of **29550 WOODCREEK TRL, WINCHESTER, CA 92596-7670** 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	42%	SIGNIFICANTLY LOWER
BURGLARY	44%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	49%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	17%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	64%	NOTABLY LOWER
MURDER	70%	NOTABLY LOWER
OVERALL	56%	NOTABLY LOWER

Disaster Alerts

9/11/2024 - Airport Fire 5/19/2026 - Bain Fire

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