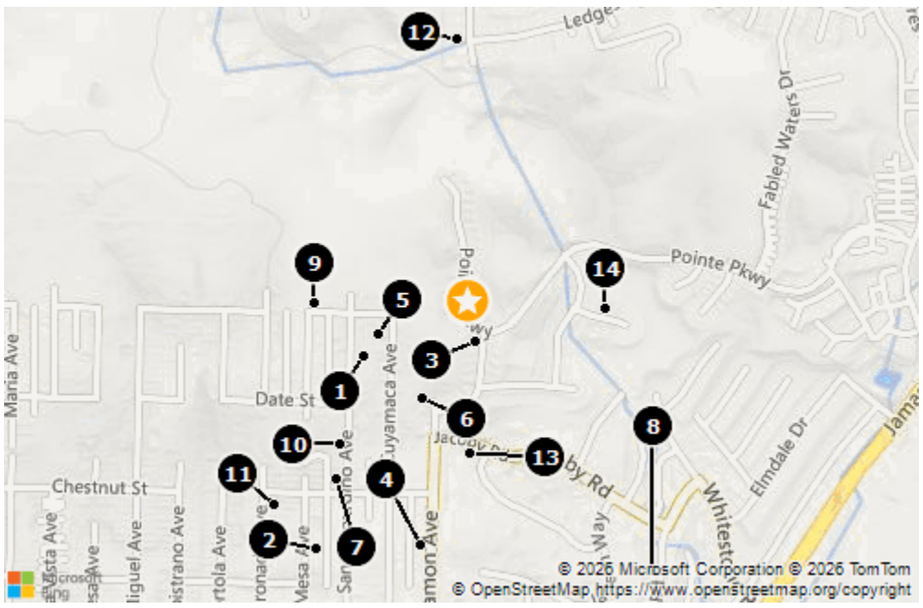
ICE SiteX Report

OrderID: 97841596

SiteX Property Information Report



Subject Property Location

3021 POINTE PKWY, SPRING VALLEY, CA 91977-3477

County:	**SAN DIEGO CA**	Census Tract:	060730139.051000
Property Use:	Single Family Residential	Zoning:	R-1:SINGLE FAM-RES
Parcel Number:	505-731-05-00	Thomas Bros Pg-Grid:	1291-1E

Valuation

Value:	**$1,163,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$1,046,700 - $1,279,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	83-213
Assd Land Value:	$272,734	Market Land Value:		Tax Year:	2025
Assd Improvement:	$406,201	Market Improvment Value:		Total Taxable Value:	$8,764
Total Assessed Value:	$678,935	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Tract No: 14998 Map Ref: 014998
Abbreviated Description: TR 14998 LOT 15

Property Characteristics

Lot Size:	6,645 SF	Bedrooms:	4	Pool:	
Building Area:	3170 SF	Baths:	3	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/11/2025	Loan Amount:	N/A
Document #:	2025-0350382 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 15 Subdivision: TRACK NO 4828-8
City/Muni/Twp: SAN DIEGO

Prior Transfer

Recording Date:	03/29/2024	Sales Price:	N/A
Document #:	2024-0079547 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/29/2024		
Document Type:			

Legal Description:
Lot: 15 Subdivision: TRUCK NO 4828 8 Map Ref: MAP 14998
City/Muni/Twp: SPRING VALLEY

Prior Transfer

Recording Date:	12/04/2023	Sales Price:	N/A
Document #:	2023-0333836 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/27/2023		
Document Type:			

Legal Description:
Lot: 15 Subdivision: TRACT NO 4828 8 Map Ref: MAP 14998
City/Muni/Twp: SPRING VALLEY

ICE SiteX Report

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Prior Transfer

Recording Date:	09/13/2022	Sales Price:	N/A
Document #:	2022-0362379 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/16/2022	Loan Amount:	N/A
Document #:	2022-0071343 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 15 Subdivision: COUNTY OF SAN DIEGO TRACT NO 4828 8
City/Muni/Twp: SPRING VALLEY

Prior Transfer

Recording Date:	03/15/2017	Sales Price:	N/A
Document #:	2017-0120031 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/11/2017		
Document Type:			

Legal Description:
Lot: 15 Tract No: 4828-8 Map Ref: MAP14998
City/Muni/Twp: VALLEY

Mortgage Record

Recording Date:	09/18/2014	Loan Amount:	N/A
Document #:	2014-0403676 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/01/2034	Type Finance:	FIX

Legal Description:
Lot: 15 Tract No: 4828-8
City/Muni/Twp: SPRING VALLEY

Prior Transfer

Recording Date:	10/09/2012	Sales Price:	$550,400
Document #:	2012-0618485 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/07/2012	Sales Price:	$400,000
Document #:	2012-0541170 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/18/2012		
Document Type:			

Legal Description:
Lot: 15 Tract No: 4828-8 Map Ref: MAP14998
City/Muni/Twp: SPRING VALLEY

Prior Transfer

Recording Date:	05/02/2011	Sales Price:	$550,400
Document #:	2011-0226282 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/21/2007	Sales Price:	N/A
Document #:	2007-0618212 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/12/2007		
Document Type:			

Legal Description:
Lot: 15 Tract No: 4828-8 Map Ref: MAP14998

Prior Transfer

Recording Date:	10/20/2006	Sales Price:	N/A
Document #:	2006-0747734 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/06/2006		
Document Type:			

Legal Description:
Lot: 15 Tract No: 4828-8 Map Ref: MAP14998
City/Muni/Twp: SPRING VALLEY

Mortgage Record

Recording Date:	10/12/2006	Loan Amount:	N/A
Document #:	2006-0727989 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2036	Type Finance:	

Legal Description:
Lot: 24 Tract No: 4828-10

Prior Transfer

Recording Date:	10/12/2006	Sales Price:	$688,000 Multiple Parcels Involved in this transaction
Document #:	2006-0727988 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/06/2006		
Document Type:			

Legal Description:
Lot: 15 Tract No: 4828-8 Map Ref: MAP14998

Prior Transfer

Recording Date:	10/12/2006	Sales Price:	N/A
Document #:	2006-0727987 BK-PG -	Type of Sale:	Non-Arms Length Transfer

ICE SiteX Report

OrderID: 97841596

Contract Date: 10/06/2006
Document Type:
Legal Description:
Lot: 15 Tract No: 4828-8 Map Ref: MAP14998
City/Muni/Twp: SPRING VALLEY

Prior Transfer

Recording Date:
Document #: BK-PG -
Document Type:
Legal Description:
Lot: 15 Tract No: 14998 Map Ref: 014998
Abbreviated Description: TR 14998 LOT 15

Sales Price: N/A
Type of Sale: Per Assessor Transaction History

Area Sales Analysis

Total Area Sales	$11,843,000	Median # of Bedrooms	4
Median Lot Size	6,234 SF	Median # of Baths	2
Median Living Area	2,128 SF	Median Year Built	1988
Price Range - 2 Yrs	$250,000 to $1,365,000	Age Range	20 years to 50 years
Median Value	$840,000	Median Age	38 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**1635 SAN BERNARDINO AVE** **SPRING VALLEY, CA 91977-4637**	06/03/2026	$250,000	$106	2356	/4/3	1981	5,915 SF	
		APN: 579-394-07-00 Document #: 2026-0159296 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 41 Subdivision: EAST SAN DIEGO VILLA HEIGHTS MapRef: MAP 1317 Abbreviated Description: Lot:7 Block:41 Subdivision:EAST SAN DIEGO VILLA HEIGHTS Map Ref:MAP 1317City/Muni/Twp:SPRING VALLEY City/Muni/Twp: SPRING VALLEY								
2	.4Mi.	**1227 LA MESA AVE** **SPRING VALLEY, CA 91977-4621**	05/28/2026	$815,000	$445	1828	/4/2	1994	6,059 SF	
		APN: 579-402-22-00 Document #: 2026-0152963 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 16 Subdivision: EAST SAN DIEGO VILLA HEIGHTS MapRef: MAP 1317 Abbreviated Description: Lot:5 Block:16 Subdivision:EAST SAN DIEGO VILLA HEIGHTS Map Ref:MAP 1317City/Muni/Twp:SPRING VALLEY City/Muni/Twp: SPRING VALLEY								
3	.06Mi.	**10496 CELESTIAL WATERS DR** **SPRING VALLEY, CA 91977-3475**	05/08/2026	$1,080,000	$395	2733	/3/2	2006	5,754 SF	
		APN: 505-750-10-00 Document #: 2026-0133116 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: TRACT NO 4828-10 MapRef: MAP 15000 Abbreviated Description: Lot:10 Subdivision:TRACT NO 4828-10 Map Ref:MAP 15000City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.34Mi.	**1234 SANGAMON AVE** **SPRING VALLEY, CA 91977-4642**	04/20/2026	$790,000	$639	1236	/3/2	1978	6,230 SF	
		APN: 579-404-15-00 Document #: 2026-0108547 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 14 Subdivision: EAST SAN DIEGO VILLA HEIGHTS MapRef: MAP 1317 Abbreviated Description: Lot:19 Block:14 Subdivision:EAST SAN DIEGO VILLA HEIGHTS Map Ref:MAP 1317City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
5	.13Mi.	**1650 CUYAMACA AVE** **SPRING VALLEY, CA 91977-4646**	03/23/2026	$900,000	$529	1699	/2/3	2004	5,984 SF	
		APN: 579-394-23-00 Document #: 2026-0079275 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 41 Subdivision: EAST SAN DIEGO VILLA HEIGHTS MapRef: MAP 1317 Abbreviated Description: Lot:15 Block:41 Subdivision:EAST SAN DIEGO VILLA HEIGHTS Map Ref:MAP 1317City/Muni/Twp:SPRING VALLEY City/Muni/Twp: SPRING VALLEY								
6	.15Mi.	**1606 SANGAMON AVE** **SPRING VALLEY, CA 91977-**	03/16/2026	$480,000	$148	3223	/7/4		10,166 SF	
		APN: 579-395-23-00 Document #: 2026-0071717 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Block: 40 Subdivision: EAST SAN DIEGO VILLA HEIGHTS MapRef: MAP 1317 Abbreviated Description: Lot:24 Block:40 Subdivision:EAST SAN DIEGO VILLA HEIGHTS Map Ref:MAP 1317City/Muni/Twp:SPRING VALLEY City/Muni/Twp: SPRING VALLEY								
7	.3Mi.	**1410 SAN BERNARDINO AVE** **SPRING VALLEY, CA 91977-4634**	03/12/2026	$818,000	$605	1352	/4/2	1979	6,346 SF	
		APN: 579-397-14-00 Document #: 2026-0068672 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 23 Block: 37 Subdivision: EAST SAN DIEGO VILLA HEIGHTS MapRef: MAP 1317 Abbreviated Description: Lot:23 Block:37 Subdivision:EAST SAN DIEGO VILLA HEIGHTS Map Ref:MAP 1317City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
8	.45Mi.	**10250 GREENLEAF RD** **SPRING VALLEY, CA 91977-6548**	02/27/2026	$830,000	$436	1900	/3/2	1990	4,828 SF	
		APN: 580-200-63-00 Document #: 2026-0055589 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 183 Subdivision: TRACT NO 4074-4 MapRef: MAP 11945 Abbreviated Description: Lot:183 Subdivision:TRACT NO 4074-4 Map Ref:MAP 11945City/Muni/Twp:SPRING VALLEY City/Muni/Twp: SPRING VALLEY								
9	.21Mi.	**9802 EUCALYPTUS ST** **SPRING VALLEY, CA 91977-4605**	02/13/2026	$795,000	$252	3154	/3/2	1988	7,626 SF	
		APN: 579-044-10-00 Document #: 2026-0041474 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1&2 Block: 63 Subdivision: EAST SAN DIEGO VILLA HEIGHTS MapRef: MAP 1317 Abbreviated Description: Block:63 Subdivision:EAST SAN DIEGO VILLA HEIGHTS Map Ref:MAP 1317Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
10	.26Mi.	**1504 SAN BERNARDINO AVE** **SPRING VALLEY, CA 91977-4636**	02/11/2026	$915,000	$349	2620	/4/3	2005	6,100 SF	
		APN: 579-397-10-00 Document #: 2026-0037956 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 97841596

Legal: Lot: 18 Block: 37 Subdivision: EAST SAN DIEGO VILLA HEIGHTS MapRef: MAP 1317 Abbreviated Description: Lot:18 Block:37 Subdivision:EAST SAN DIEGO VILLA HEIGHTS Map Ref:MAP 1317City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.38Mi.	**1321 CORONADO AVE** **SPRING VALLEY, CA 91977-4516**	01/08/2026	$920,000	$633	1452	/3/2	1979	6,756 SF	Yes

APN: 579-401-02-00 Document #: 2026-0005699
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 17 Subdivision: EAST SAN DIEGO VILLA HEIGHTS MapRef: MAP 1317 Abbreviated Description: Lot:11 Block:17 Subdivision:EAST SAN DIEGO VILLA HEIGHTS Map Ref:MAP 1317City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

12	.36Mi.	**2106 S BARCELONA ST** **SPRING VALLEY, CA 91977-7003**	11/12/2025	$850,000	$494	1720	/4/2	1976	11,849 SF	

APN: 505-540-11-00 Document #: 2025-0319040
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 872 Subdivision: SWEETWATER VILLAGE UNIT NO 3 MapRef: MAP 7126 Abbreviated Description: Lot:872 Subdivision:SWEETWATER VILLAGE UNIT NO 3 Map Ref:MAP 7126City/Muni/Twp:SPRING VALLEY City/Muni/Twp: SPRING VALLEY

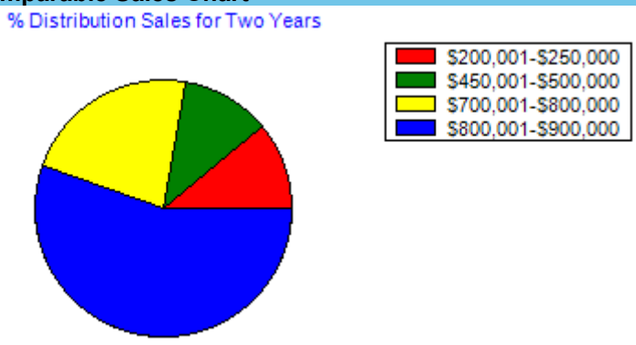
13	.21Mi.	**9915 JACOBY RD** **SPRING VALLEY, CA 91977-6508**	10/17/2025	$1,365,000	$392	3481	/6/4	1982	26,571 SF	Yes

APN: 580-171-13-00 Document #: 2025-0291937
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: EASTVIEW ESTATES UNIT NO 1 MapRef: MAP 8794 Abbreviated Description: Lot:23 Subdivision:EASTVIEW ESTATES UNIT NO 1 Map Ref:MAP 8794City/Muni/Twp:SPRING VALLEY City/Muni/Twp: SPRING VALLEY

14	.19Mi.	**2843 HIDDEN VALLEY CT** **SPRING VALLEY, CA 91977-3473**	09/04/2025	$1,035,000	$354	2920	/4/4	2006	6,237 SF	

APN: 505-740-08-00 Document #: 2025-0245614
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: TRACT NO 4828 9 MapRef: MAP 14999 Abbreviated Description: Lot:8 Subdivision:TRACT NO 4828 9 Map Ref:MAP 14999City/Muni/Twp:SPRING VALLEY City/Muni/Twp: SPRING VALLEY

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.	**3021 POINTE PKWY**			$678,935	3,170	/4/3	2006	6,645 SF	
.01Mi.	**3029 POINTE PKWY**	**11/01/2006**		$952,304	2,841	/4/3	2006	6,171 SF	
.01Mi.	**3013 POINTE PKWY**			$709,083	2,920	/5/4	2006	6,560 SF	
.02Mi.	**3030 POINTE PKWY**	**05/03/2010**		$924,902	2,920	/4/4	2006	6,934 SF	
.03Mi.	**3037 POINTE PKWY**	**09/21/2006**		$1,002,933	3,170	/4/3	2006	6,704 SF	
.03Mi.	**3005 POINTE PKWY**			$652,762	2,920	/4/4	2006	9,909 SF	
.03Mi.	**3022 POINTE PKWY**	**09/27/2006**		$915,287	2,733	/3/2	2006	7,030 SF	
.03Mi.	**3038 POINTE PKWY**			$612,934	2,733	/3/2	2006	7,108 SF	
.04Mi.	**3014 POINTE PKWY**			$1,028,307	2,920	/4/4	2006	7,312 SF	
.04Mi.	**3045 POINTE PKWY**			$702,149	2,841	/4/3	2006	5,989 SF	
.04Mi.	**3006 POINTE PKWY**	**03/17/2006**		$1,005,659	2,733	/3/2	2006	6,341 SF	
.04Mi.	**3046 POINTE PKWY**	**02/25/2011**		$1,038,323	2,920	/4/4	2006	5,732 SF	
.05Mi.	**2981 POINTE PKWY**	**03/24/2006**		$897,778	2,892	/5/2	2006	11,886 SF	
.05Mi.	**3053 POINTE PKWY**	**01/26/2007**		$895,720	3,170	/4/3	2006	6,675 SF	
.06Mi.	**10496 CELESTIAL WATERS DR**			$631,305	2,733	/3/2	2006	5,754 SF	
.06Mi.	**2973 POINTE PKWY**			$683,579	2,733	/3/2	2006	7,740 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	34.6 years old	Households:	19,027
Median Household Income:	$86,090	Households w/Family:	75%
Household Income Per Capita:	$37,904	Households w/Family Married:	52%
Most Common Education Level:	Some College	Households w/Family Children:	36%

ICE SiteX Report

OrderID: 97841596

School District

School District Zone:	La Mesa-Spring Valley School District	Students:	10,460
Number of Schools:	21	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.95Mi.	**Spring Valley Academy** Number of Students: 597 Student-Teacher Ratio: 16.87	D+	Public	6 - 8
1.95Mi.	**Spring Valley Academy** Number of Students: 597 Student-Teacher Ratio: 16.87	D+	Public	6 - 8
0.79Mi.	**Sweetwater Springs Elementary School** Number of Students: 378 Student-Teacher Ratio: 22.24	B+	Public	KG - 5
0.79Mi.	**Sweetwater Springs Elementary School** Number of Students: 378 Student-Teacher Ratio: 22.24	B+	Public	KG - 5
1.21Mi.	**Monte Vista High School** Number of Students: 1,543 Student-Teacher Ratio: 20.07 Advanced Placement: Yes	B-	Public	9 - 12
1.21Mi.	**Monte Vista High School** Number of Students: 1,543 Student-Teacher Ratio: 20.07 Advanced Placement: Yes	B-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	95%	SIMILAR
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	57%	NOTABLY LOWER
FORCIBLE RAPE	120%	HIGHER
MURDER	78%	LOWER
OVERALL	66%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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