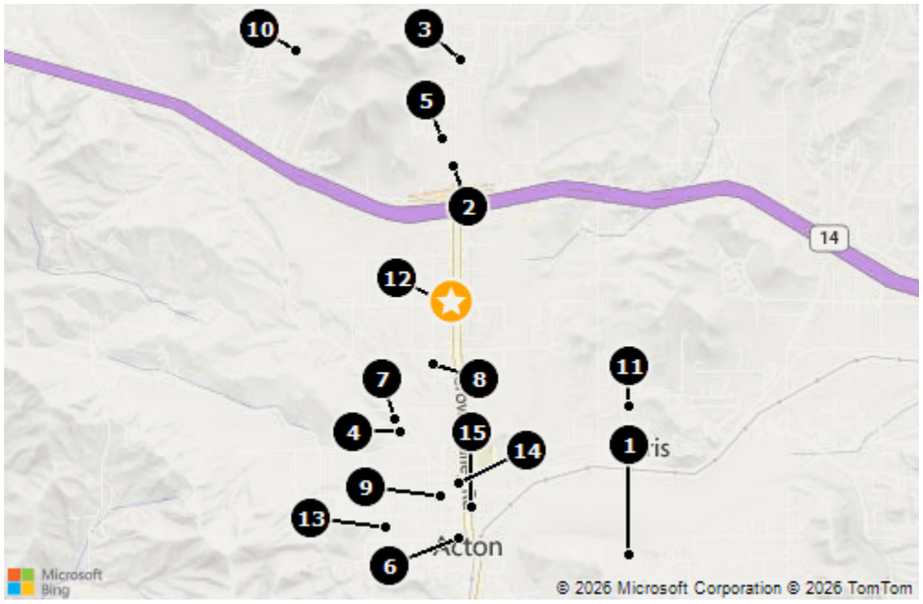
ICE SiteX Report

OrderID: 98671645

SiteX Property Information Report



Subject Property Location

33011 CROWN VALLEY RD, ACTON, CA 93510-1748

County:	**LOS ANGELES CA**	Census Tract:	060379108.151037
Property Use:	Single Family Residential	Zoning:	LCA110000*
Parcel Number:	3208-009-081	Thomas Bros Pg-Grid:	4375-7B

Valuation

Value:	**$583,000**	FSD:	13	Common Confidence Score:	61
Value Range:	$507,210 - $658,790	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	8-922
Assd Land Value:	$101,060	Market Land Value:		Tax Year:	2025
Assd Improvement:	$303,434	Market Improvment Value:		Total Taxable Value:	$6,090
Total Assessed Value:	$404,494	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 16
Abbreviated Description: RECORD OF SURVEY AS PER BK 75 PG 49 OF R S THAT PART (EX OF ST) S OF N 150 FT OF LOT 16

Property Characteristics

Lot Size:	1.157 AC	Bedrooms:	2	Pool:	
Building Area:	1337 SF	Baths:	1	Fireplace:	
Year Built:	1978	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/24/2024	Loan Amount:	N/A
Document #:	24-0651350 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2064	Type Finance:	

Legal Description:
Lot: 16 Subdivision: LICENSED SURVEYORS MAP
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/12/2022	Sales Price:	$328,932
Document #:	22-0404651 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/10/2019	Loan Amount:	N/A
Document #:	19-0666419 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 16

Prior Transfer

Recording Date:	09/10/2018	Sales Price:	$328,932
Document #:	18-0919263 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98671645

Document Type:
Legal Description:

Prior Transfer

Recording Date:	10/30/2015	Sales Price:	$335,003
Document #:	2015-1333890 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16
Abbreviated Description: RECORD OF SURVEY AS PER BK 75 PG 49 OF R S THAT PART (EX OF ST) S OF N 150 FT OF LOT 16

Prior Transfer

Recording Date:	10/30/2015	Sales Price:	$335,000
Document #:	15-1333890 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/20/2015		
Document Type:			

Legal Description:
Lot: 16 Map Ref: RS75 PG49
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	10/30/2015	Sales Price:	N/A
Document #:	15-1333889 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/07/2015		
Document Type:			

Legal Description:
Lot: 16 Map Ref: RS75 PG49
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	01/20/2011	Sales Price:	$192,000
Document #:	11-0106822 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/09/2010		
Document Type:			

Legal Description:
Lot: 16 Map Ref: RS75 PG49

Prior Transfer

Recording Date:	10/27/2010	Sales Price:	$266,438
Document #:	10-1539448 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/25/2010		
Document Type:			

Legal Description:
Lot: 16 Map Ref: RS75 PG49

Prior Transfer

Recording Date:	04/03/2007	Sales Price:	$141,000
Document #:	07-0783486 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/06/2007	Loan Amount:	N/A
Document #:	07-0483165 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	03/01/2037	Type Finance:	

Legal Description:
Lot: 16
Abbreviated Description: EXCEPT THEREFROM N150 FT THEREOF

Prior Transfer

Recording Date:	03/06/2007	Sales Price:	$500,000
Document #:	07-0483163 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	02/09/2007		
Document Type:			

Legal Description:
Lot: 16 Map Ref: RS75 PG49
Abbreviated Description: EXCEPT THEREFROM N150 FT THEREOF
City/Muni/Twp: ACTON

Mortgage Record

Recording Date:	10/04/2004	Loan Amount:	N/A
Document #:	04-2542947 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 16
Abbreviated Description: EXCEPT THEREFROM N150 FT THEREOF

Prior Transfer

Recording Date:	05/01/2003	Sales Price:	$163,500
Document #:	03-1240877 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/08/2003		
Document Type:			

Legal Description:
Lot: 16 Map Ref: RS75 PG49
Abbreviated Description: EXCEPT THEREFROM N150 FT THEREOF
City/Muni/Twp: UNINCORPORATED

ICE SiteX Report

OrderID: 98671645

Prior Transfer

Recording Date:	11/05/1998	Sales Price:	$29,346
Document #:	98-2037163 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/03/1998		
Document Type:			

Legal Description:
Abbreviated Description: RECORD OF SURVEY AS PER BK 75 PG 49 OF R S THAT PART (EX OF ST) S OF N 150 FT OF LOT 16

Prior Transfer

Recording Date:	02/22/1994	Sales Price:	$175,000
Document #:	94-0358410 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/03/1993		
Document Type:			

Legal Description:
Lot: 16 Map Ref: RS75 PG49

Area Sales Analysis

Total Area Sales	$11,606,500	Median # of Bedrooms	3
Median Lot Size	101,277 SF	Median # of Baths	3
Median Living Area	2,216 SF	Median Year Built	1985
Price Range - 2 Yrs	$200,000 to $1,210,000	Age Range	5 years to 104 years
Median Value	$799,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.59Mi.	**31751 LAKE MEADOW RD** **ACTON, CA 93510-2143**	07/14/2026	$800,000	$398	2006	/3/3	1984	252,039 SF	
		APN: 3058-027-013 Document #: 26-0512111 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Tract No: 32027 MapRef: MB 944 PG 28-37 Abbreviated Description: Lot:13 Tract No:32027 Map Ref:MB 944 PG 28-37City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.71Mi.	**33805 CROWN VALLEY RD** **ACTON, CA 93510-1214**	06/26/2026	$850,000	$340	2498	/3/3	1940	32,102 SF	
		APN: 3217-021-010 Document #: 26-0465664 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: C Sec/Twnship/Range: NW4NW4 S25T05NR13W SBM Abbreviated Description: Lot:C Sec/Twnship/Range:NW4NW4 S25T05NR13W SBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	1.3Mi.	**3627 SPANISH BIT DR** **ACTON, CA 93510-1271**	04/24/2026	$1,210,000	$535	2260	/4/3	1988	53,535 SF	
		APN: 3217-030-012 Document #: 26-0291381 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Tract No: 42366 MapRef: MB 1087 PG 50-54 Abbreviated Description: Lot:12 Tract No:42366 Map Ref:MB 1087 PG 50-54City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.73Mi.	**4116 OKI ST** **ACTON, CA 93510-2612**	04/21/2026	$725,000	$606	1195	/2/2	2021	101,277 SF	
		APN: 3208-017-082 Document #: 26-0281212 Document Type: Price Code: R Land Use: Single Family Residential Legal: MapRef: DOC 06-2202335 Sec/Twnship/Range: NE4 S35T05NR13W Abbreviated Description: Map Ref:DOC 06-2202335Sec/Twnship/Range:NE4 S35T05NR13W City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.84Mi.	**3832 SOURDOUGH RD** **ACTON, CA 93510-1225**	04/01/2026	$1,175,000	$447	2628	/3/3	2002	101,408 SF	
		APN: 3217-027-027 Document #: 26-0223243 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: PARCEL MAP NO 19822 MapRef: MB 245 PG 98&99 Abbreviated Description: Lot:4 Subdivision:PARCEL MAP NO 19822 Map Ref:MB 245 PG 98&99City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	1.27Mi.	**31800 3RD ST** **ACTON, CA 93510-1911**	03/11/2026	$825,000	$339	2428	/3/2	1979	14,644 SF	
		APN: 3208-026-047 Document #: 26-0171161 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7&8 Block: 20 MapRef: MB 66 PG 10 Abbreviated Description: Lot:7&8 Block:20 Map Ref:MB 66 PG 10City/Muni/Twp:ACTON City/Muni/Twp: ACTON								
7	.71Mi.	**4086 ESCONDIDO CANYON RD** **ACTON, CA 93510-1935**	01/28/2026	$304,000	$137	2216	/4/3	1976	119,050 SF	Yes
		APN: 3208-017-049 Document #: 26-0064924 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 S35T05NR13W SBBM Abbreviated Description: Sec/Twnship/Range:NE4 S35T05NR13W SBBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
8	.36Mi.	**32755 DORAMA AVE** **ACTON, CA 93510-1726**	01/13/2026	$1,150,000	$414	2776	/4/3	1989	40,478 SF	
		APN: 3208-033-044 Document #: 26-0027772 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Tract No: 35950 MapRef: MB 1102 PG 85-87 Abbreviated Description: Lot:5 Tract No:35950 Map Ref:MB 1102 PG 85-87City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
9	1.04Mi.	**3808 GILLESPIE AVE** **ACTON, CA 93510-1940**	12/24/2025	$710,000	$395	1794	/3/2	1988	9,729 SF	
		APN: 3208-023-044 Document #: 25-0934227 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: A Block: 14 MapRef: MB 52 PG 7 Abbreviated Description: Lot:A Block:14 Map Ref:MB 52 PG 7City/Muni/Twp:ACTON City/Muni/Twp: ACTON								
10	1.54Mi.	**34340 RED ROVER MINE RD** **ACTON, CA 93510-1154**	12/23/2025	$795,000	$280	2832	/4/3	1987	220,502 SF	
		APN: 3217-016-028 Document #: 25-0930794 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98671645

Legal: Sec/Twnship/Range: WHSESENW4 S23T05NR13W Abbreviated Description: Sec/Twnship/Range:WHSESENW4 S23T05NR13W City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	1.13Mi.	**32520 MICHIGAN AVE ACTON, CA 93510-1858**	12/15/2025	$659,500	$318	2069	/4/3	1986	112,908 SF

APN: 3208-032-069 Document #: 25-0908016
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: PARCEL MAP NO 16371 MapRef: MB 184 PG 20-22 Abbreviated Description: Lot:2 Subdivision:PARCEL MAP NO 16371 Map Ref:MB 184 PG 20-22City/Muni/Twp:ACTON City/Muni/Twp: ACTON

12	.06Mi.	**33004 DORAMA AVE ACTON, CA 93510-1722**	11/19/2025	$604,000	$244	2470	/4/2	1985	109,336 SF

APN: 3208-009-080 Document #: 25-0822916
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 MapRef: MB 75 PG 49 Abbreviated Description: Lot:15 Map Ref:MB 75 PG 49City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	1.24Mi.	**31837 41ST ST W ACTON, CA 93510-1909**	11/13/2025	$799,000	$404	1974	/3/2	1979	107,506 SF

APN: 3208-016-066 Document #: 25-0793738
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4SW4SE4SE4 S35T05NR13W SBM Abbreviated Description: Sec/Twnship/Range:NE4SW4SE4SE4 S35T05NR13W SBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

14	.98Mi.	**3722 GURRIER AVE ACTON, CA 93510-1942**	10/31/2025	$800,000	$414	1928	/3/2	1979	24,346 SF

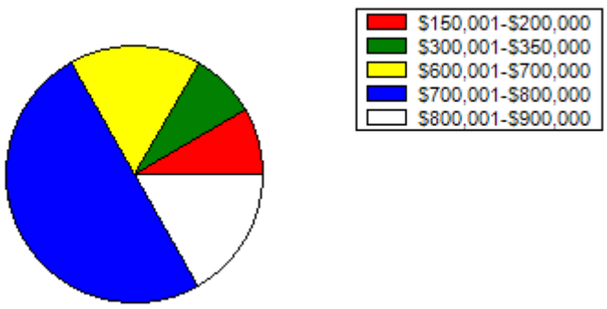
APN: 3208-022-022 Document #: 25-0760111
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10-12 Block: 19 MapRef: MB 52 PG 7 Abbreviated Description: Lot:10-12 Block:19 Map Ref:MB 52 PG 7City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

15	1.11Mi.	**32020 CROWN VALLEY RD ACTON, CA 93510-1906**	10/29/2025	$200,000	$233	858	/3/1	1922	3,768 SF

APN: 3208-024-028 Document #: 25-0751416
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: A Tract No: 4231 MapRef: PG 37 Abbreviated Description: Lot:3 Block:A Tract No:4231 Map Ref:PG 37City/Muni/Twp:ACTON City/Muni/Twp: ACTON

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**33011 CROWN VALLEY RD**	**10/30/2015**		$404,494	1,337	/2/1	1978	1 SF	
.03Mi.	**32953 CROWN VALLEY RD**	**12/20/2006**		$201,925	1,141	/2/1	1964	1 SF	
.06Mi.	**33004 DORAMA AVE**	**11/19/2025**		$878,000	2,470	/4/2	1985	3 SF	
.06Mi.	**32941 CROWN VALLEY RD**	**05/22/2024**		$807,349	1,680	/2/1	1978	43,170 SF	
.08Mi.	**3838 BANSON ST**	**04/13/2022**		$678,256	3,055	/4/3	1992	3 SF	
.08Mi.	**33055 CROWN VALLEY RD**	**08/15/2017**		$786,580	2,214	/2/3	1986	2 SF	
.08Mi.	**3742 BANSON ST**	**11/21/2022**		$519,671	3,018	/4/3	1990	1 SF	
.1Mi.	**33056 DORAMA AVE**	**12/14/2012**		$805,105	2,711	/4/3	1978	3 SF	Yes
.1Mi.	**32940 CROWN VALLEY RD**	**06/24/2016**		$572,829	3,025	/4/3	1990	1 SF	
.11Mi.	**3905 BANSON ST**	**11/25/2020**		$576,158	1,804	/4/2	1978	1 SF	
.11Mi.	**32924 DORAMA AVE**	**04/24/2025**		$760,675	1,804	/4/2	1981	1 SF	
.12Mi.	**32926 CROWN VALLEY RD**	**11/27/2024**		$1,435,301	4,650	/5/5	2004	1 SF	Yes
.13Mi.	**3904 BANSON ST**	**02/01/2022**		$763,111	1,936	/3/2	1978	1 SF	
.13Mi.	**32907 CROWN VALLEY RD**	**11/06/2023**		$690,046	2,332	/4/3	1985	31,129 SF	
.13Mi.	**32945 POPPY LN**	**10/11/2022**		$742,844	3,025	/4/3	1990	1 SF	
.14Mi.	**32941 DORAMA AVE**	**04/17/2017**		$658,214	2,266	/4/2	1978	1 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	84%

ICE SiteX Report

OrderID: 98671645

Demographics & Income

Median Age:	47.2 years old	Households:	2,307
Median Household Income:	$110,779	Households w/Family:	75%
Household Income Per Capita:	$45,756	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Acton-Agua Dulce Unified School District	Students:	1,056
Number of Schools:	3	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.09Mi.	**Vasquez High School** Number of Students: 394 Student-Teacher Ratio: 17.84 Advanced Placement: Yes	C-	Public	9 - 12
0.48Mi.	**High Desert** Number of Students: 307 Student-Teacher Ratio: 21.6	D+	Public	5 - 8
1.05Mi.	**Meadowlark Elementary School** Number of Students: 352 Student-Teacher Ratio: 21.4	C	Public	KG - 4

Flood Report

The Subject Property of **33011 CROWN VALLEY RD, ACTON, CA 93510-1748** 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	17%	SIGNIFICANTLY LOWER
BURGLARY	165%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	11%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	184%	NOTABLY HIGHER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	180%	NOTABLY HIGHER
MURDER	83%	LOWER
OVERALL	104%	SIMILAR

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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