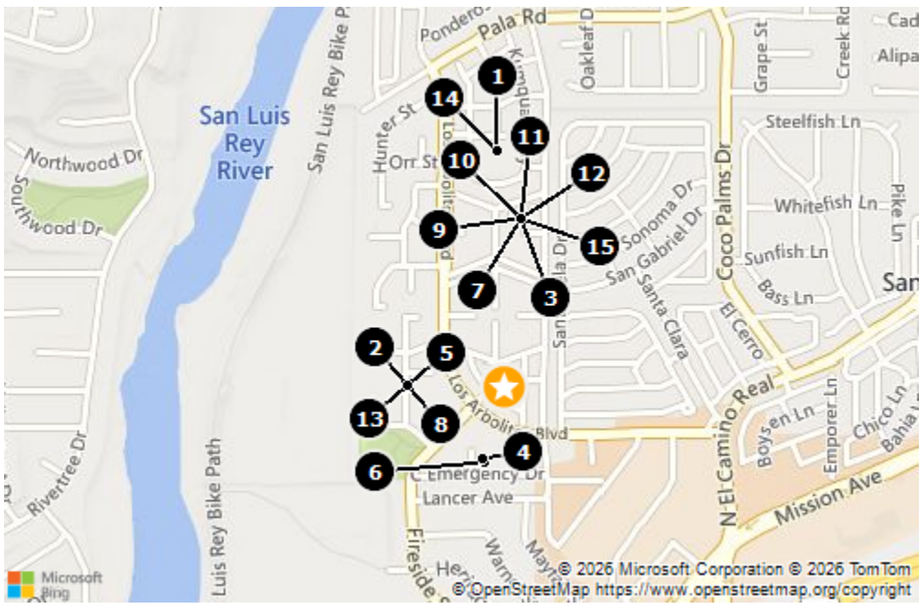
ICE SiteX Report

OrderID: 97974323

SiteX Property Information Report



Subject Property Location

332 WOODPARK WAY, OCEANSIDE, CA 92058-1502

County:	**SAN DIEGO CA**	Census Tract:	060730186.221003
Property Use:	Condominium Unit (Residential)	Zoning:	R-1:SINGLE FAM-RES
Parcel Number:	158-190-20-64	Thomas Bros Pg-Grid:	1086-3F

Valuation

Value:	**$516,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$469,560 - $562,440	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	7-004
Assd Land Value:	$50,665	Market Land Value:		Tax Year:	2025
Assd Improvement:	$522,382	Market Improvment Value:		Total Taxable Value:	$6,449
Total Assessed Value:	$573,047	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10,11 District: 0684 Subdivision: LOS ARBOLITOS UNIT #1 Tract No: 7529 Map Ref: 007529
Abbreviated Description: TR 7529 LOT 11*US 64PER DOC79-524701&UND INT IN LOT 10&IN
City/Muni/Twp: OCEANSIDE

Property Characteristics

Lot Size:	5.355 AC	Bedrooms:	2	Pool:	
Building Area:	1032 SF	Baths:	2	Fireplace:	
Year Built:	1980	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/25/2025	Sales Price:	N/A
Document #:	2025-0233297 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/07/2022	Sales Price:	$540,000
Document #:	2022-0239509 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/27/2022		
Document Type:			
Legal Description:			

Lot: 10&11 Subdivision: THE PEPPERWOOD VILLAS Legal Unit: 64 Map Ref: DOC 79-524701
City/Muni/Twp: OCEANSIDE

Prior Transfer

Recording Date:	12/04/2020	Sales Price:	$90,000
Document #:	2020-0776902 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/06/2012	Sales Price:	N/A

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Document #:	2012-0392746 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/20/2012		
Document Type:			

Legal Description:
Lot: 10&11 Subdivision: THE PEPPERWOOD VILLAS Legal Unit: 64
City/Muni/Twp: OCEANSIDE

Mortgage Record

Recording Date:	11/27/2002	Loan Amount:	N/A
Document #:	2002-1075557 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2032	Type Finance:	

Legal Description:
Lot: 10&11 Subdivision: LOS ARBOLITOS UNIT #1 Legal Unit: 64
Abbreviated Description: PORTION LOTS10&11 PEPPERWOOD VILLAS FILE #79-524702
City/Muni/Twp: OCEANSIDE

Prior Transfer

Recording Date:	09/16/2002	Sales Price:	$90,909
Document #:	2002-0791006 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	05/21/2002		
Document Type:			

Legal Description:
Lot: 10&11 Subdivision: LOS ARBOLITOS UNIT #1 Legal Unit: 64 Map Ref: MAP7529
Abbreviated Description: PEPPERWOOD VILLAS FILE #79-524702
City/Muni/Twp: OCEANSIDE

Prior Transfer

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

Legal Description:
Lot: 10,11 District: 0684 Subdivision: LOS ARBOLITOS UNIT #1 Tract No: 7529 Map Ref: 007529
Abbreviated Description: TR 7529 LOT 11*US 64PER DOC79-524701&UND INT IN LOT 10&IN
City/Muni/Twp: OCEANSIDE

Area Sales Analysis

Total Area Sales	$7,115,000	Median # of Bedrooms	2
Median Lot Size	292,550 SF	Median # of Baths	2
Median Living Area	1,017 SF	Median Year Built	1978
Price Range - 2 Yrs	$360,000 to $654,000	Age Range	42 years to 52 years
Median Value	$460,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**3569 GUAVA WAY** **OCEANSIDE, CA 92058-1675**	07/10/2026	$535,000	$526	1017	/2/2	1983	366,297 SF	
		APN: 158-190-31-68 Document #: 2026-0198516 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: LOS ARBOLITOS UNIT NO 8 Legal Unit: 68 MapRef: MF 9790 Abbreviated Description: Lot:1 Subdivision:LOS ARBOLITOS UNIT NO 8 Legal Unit:68 Map Ref:MF 9790City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE								
2	.13Mi.	**455 LOS ARBOLITOS BLVD** **OCEANSIDE, CA 92058-1529**	06/26/2026	$515,000	$506	1017	/2/1	1974	348,873 SF	
		APN: 158-190-04-47 Document #: 2026-0183975 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 3&5 Subdivision: LOS ARBOLITOS UNIT NO 1 MapRef: MAP 7529 Abbreviated Description: Subdivision:LOS ARBOLITOS UNIT NO 1 Map Ref:MAP 7529Abbreviated Description:PORTION LOTS3&5 City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE								
3	.23Mi.	**615 FREDRICKS AVE** **OCEANSIDE, CA 92058-1618**	06/08/2026	$410,000	$415	987	/2/2	1978	68,912 SF	
		APN: 158-190-53-17 Document #: 2026-0163488 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: FOREST GLEN CONDOMINIUMS Legal Unit: U-113 MapRef: MAP 10222 Abbreviated Description: Subdivision:FOREST GLEN CONDOMINIUMS Legal Unit:U-113 Map Ref:MAP 10222City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE								
4	.1Mi.	**335 FIRESIDE ST** **OCEANSIDE, CA 92058-1421**	05/21/2026	$480,000	$471	1017	/2/1	1974	292,550 SF	
		APN: 158-190-03-37 Document #: 2026-0146591 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 3&5 Subdivision: LOS ARBOLITOS UNIT NO 1 MapRef: MAP 7529 Abbreviated Description: Lot:3&5 Subdivision:LOS ARBOLITOS UNIT NO 1 Map Ref:MAP 7529Abbreviated Description:PORTION LOT3 City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE								
5	.13Mi.	**471 LOS ARBOLITOS BLVD** **OCEANSIDE, CA 92058-1529**	05/11/2026	$508,000	$499	1017	/2/1	1974	348,873 SF	
		APN: 158-190-04-52 Document #: 2026-0134361 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 106 Subdivision: LOS ARBOLITOS Legal Unit: 1 MapRef: MAP 7529 Abbreviated Description: Lot:106 Subdivision:LOS ARBOLITOS Legal Unit:1 Map Ref:MAP 7529City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE								
6	.1Mi.	**359 LOS ARBOLITOS BLVD** **OCEANSIDE, CA 92058-1526**	04/22/2026	$440,000	$432	1017	/2/1	1974	292,550 SF	
		APN: 158-190-03-25 Document #: 2026-0112865 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 3&5 Subdivision: LOS ARBOLITOS UNIT NO 1 MapRef: MAP 7529 Abbreviated Description: Subdivision:LOS ARBOLITOS UNIT NO 1 Map Ref:MAP 7529Abbreviated Description:PORTION LOTS3&5 City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE								
7	.18Mi.	**615 FREDRICKS AVE** **OCEANSIDE, CA 92058-1620**	01/09/2026	$456,000	$462	987	/2/2	1978	74,096 SF	
		APN: 158-190-59-18 Document #: 2026-0007114 Document Type: Price Code: R Land Use: Condominium Unit (Residential)								

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Legal: Lot: 4 Subdivision: MEADOWBROOK CONDOMINIUMS Legal Unit: 134 Abbreviated Description: Lot:4 Subdivision:MEADOWBROOK CONDOMINIUMS Legal Unit:134 City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE

8	.13Mi.	**465 LOS ARBOLITOS BLVD** **OCEANSIDE, CA 92058-1529**	12/29/2025	$504,000	$495	1017	/2/1	1974	348,873 SF

APN: 158-190-04-20 Document #: 2025-0365887
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 3&5 Subdivision: LOS ARBOLITOS UNIT NO 1 Legal Unit: 74 MapRef: MAP 7529 Abbreviated Description: Subdivision:LOS ARBOLITOS UNIT NO 1 Legal Unit:74 Map Ref:MAP 7529Abbreviated Description:PORITON LOTS3&5 City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE

9	.18Mi.	**615 FREDRICKS AVE** **OCEANSIDE, CA 92058-1621**	12/09/2025	$446,500	$452	987	/2/2	1978	74,096 SF

APN: 158-190-59-29 Document #: 2025-0347466
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: MEADOWBROOK CONDOMINIUMS Legal Unit: U-145 MapRef: DOC 2006-550643 Abbreviated Description: Subdivision:MEADOWBROOK CONDOMINIUMS Legal Unit:U-145 Map Ref:DOC 2006-550643City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE

10	.18Mi.	**615 FREDRICKS AVE** **OCEANSIDE, CA 92058-1692**	11/24/2025	$443,000	$448	987	/2/2	1978	74,096 SF

APN: 158-190-59-33 Document #: 2025-0333293
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 5&6 Subdivision: MEADOWBROOK CONDOMINIUMS Legal Unit: U-149 MapRef: MAP 10222 Abbreviated Description: Lot:5&6 Subdivision:MEADOWBROOK CONDOMINIUMS Legal Unit:U-149 Map Ref:MAP 10222City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE

11	.18Mi.	**615 FREDRICKS AVE** **OCEANSIDE, CA 92058-1622**	10/23/2025	$438,500	$444	987	/2/2	1978	74,096 SF

APN: 158-190-59-37 Document #: 2025-0297703
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 5&6 Subdivision: MEADOWBROOK CONDOMINIUMS Legal Unit: 153 MapRef: MAP 10222 Abbreviated Description: Lot:5&6 Subdivision:MEADOWBROOK CONDOMINIUMS Legal Unit:153 Map Ref:MAP 10222City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE

12	.18Mi.	**615 FREDRICKS AVE** **OCEANSIDE, CA 92058-1622**	09/22/2025	$460,000	$466	987	/2/2	1978	74,096 SF

APN: 158-190-59-41 Document #: 2025-0263128
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 4 Subdivision: MEADOWBROOK CONDOMINIUMS Legal Unit: U-157 MapRef: DOC 20060550643 Abbreviated Description: Lot:4 Subdivision:MEADOWBROOK CONDOMINIUMS Legal Unit:U-157 Map Ref:DOC 20060550643City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE

13	.13Mi.	**340 FIRESIDE ST** **OCEANSIDE, CA 92058-1422**	09/11/2025	$465,000	$457	1017	/2/1	1974	348,873 SF

APN: 158-190-04-08 Document #: 2025-0252441
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 3&5 Subdivision: LOS ARBOUTOS UNIT NO 1 MapRef: MAP 7529 Abbreviated Description: Lot:3&5 Subdivision:LOS ARBOUTOS UNIT NO 1 Map Ref:MAP 7529City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE

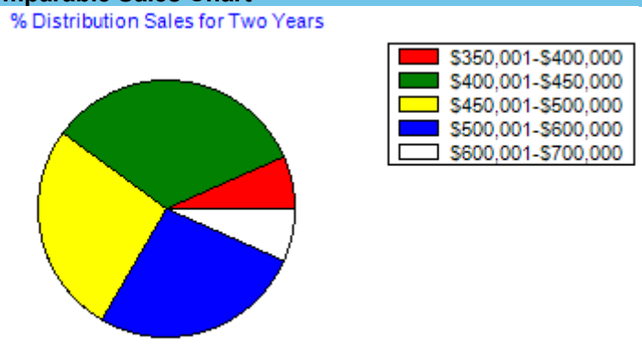
14	.31Mi.	**3581 COCONUT WAY** **OCEANSIDE, CA 92058-1673**	09/08/2025	$654,000	$451	1448	/4/2	1984	366,297 SF

APN: 158-190-31-20 Document #: 2025-0248138
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: LOS ARBOLITOS UNIT NO 8 Legal Unit: 20 Abbreviated Description: Subdivision:LOS ARBOLITOS UNIT NO 8 Legal Unit:20 City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE

15	.23Mi.	**615 FREDRICKS AVE** **OCEANSIDE, CA 92058-1617**	08/15/2025	$360,000	$505	712	/1/1	1978	68,912 SF

APN: 158-190-53-07 Document #: 2025-0226255
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 4 Subdivision: MEADOWBROOK CONDOMINIUMS Legal Unit: 103 Abbreviated Description: Lot:4 Subdivision:MEADOWBROOK CONDOMINIUMS Legal Unit:103 City/Muni/Twp:OCEANSIDE City/Muni/Twp: OCEANSIDE

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.

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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.	**332 WOODPARK WAY**			$573,047	1,032	/2/2	1980	5 SF	
0Mi.	**259 FREDRICKS AVE**			$368,351	1,056	/3/2	1980	5 SF	
0Mi.	**257 FREDRICKS AVE**			$407,158	1,342	/3/2	1980	5 SF	
0Mi.	**255 FREDRICKS AVE**	**03/10/2008**		$292,763	1,342	/3/2	1980	5 SF	
0Mi.	**253 FREDRICKS AVE**	**09/29/1998**		$130,093	1,432	/3/3	1980	5 SF	
0Mi.	**251 FREDRICKS AVE**			$410,838	1,432	/3/3	1980	5 SF	
0Mi.	**249 FREDRICKS AVE**			$530,601	1,032	/2/2	1980	5 SF	
0Mi.	**223 FREDRICKS AVE**			$358,410	1,056	/3/2	1980	5 SF	
0Mi.	**221 FREDRICKS AVE**			$442,608	1,432	/3/3	1980	5 SF	
0Mi.	**219 FREDRICKS AVE**	**07/20/2000**		$226,012	1,432	/3/3	1980	5 SF	
0Mi.	**217 FREDRICKS AVE**	**07/31/2009**		$160,692	1,342	/3/2	1980	5 SF	
0Mi.	**215 FREDRICKS AVE**			$398,233	1,342	/3/2	1980	5 SF	
0Mi.	**213 FREDRICKS AVE**			$167,788	1,032	/2/2	1980	5 SF	
0Mi.	**211 FREDRICKS AVE**			$600,000	1,056	/3/2	1980	5 SF	
0Mi.	**209 FREDRICKS AVE**	**05/20/2010**		$207,935	1,342	/3/2	1980	5 SF	
0Mi.	**207 FREDRICKS AVE**	**05/19/2011**		$170,386	1,342	/2/2	1980	5 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	34.4 years old	Households:	9,906
Median Household Income:	$79,360	Households w/Family:	73%
Household Income Per Capita:	$36,791	Households w/Family Married:	54%
Most Common Education Level:	Some College	Households w/Family Children:	32%

School District

School District Zone:	Oceanside Unified School District	Students:	14,890
Number of Schools:	23	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.02Mi.	**Jefferson Middle School** Number of Students: 441 Student-Teacher Ratio: 18.6	D-	Public	6 - 8
0.80Mi.	**Foussat Language Academy** Number of Students: 755 Student-Teacher Ratio: 24.35	C-	Public	KG - 5
2.60Mi.	**North Terrace School** Number of Students: 771 Student-Teacher Ratio: 24.36	A-	Public	KG - 8
3.02Mi.	**Del Rio STEM Academy** Number of Students: 353 Student-Teacher Ratio: 23.53	B	Public	KG - 5
3.02Mi.	**Oceanside High School** Number of Students: 1,948 Student-Teacher Ratio: 21.65 Advanced Placement: Yes	C	Public	9 - 12
2.43Mi.	**Santa Margarita School** Number of Students: 544 Student-Teacher Ratio: 22.05	B-	Public	KG - 8
2.14Mi.	**Mission Elementary School** Number of Students: 419 Student-Teacher Ratio: 24.65	B+	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	122%	HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	126%	HIGHER
MURDER	108%	SIMILAR
OVERALL	85%	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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ICE SiteX Report

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