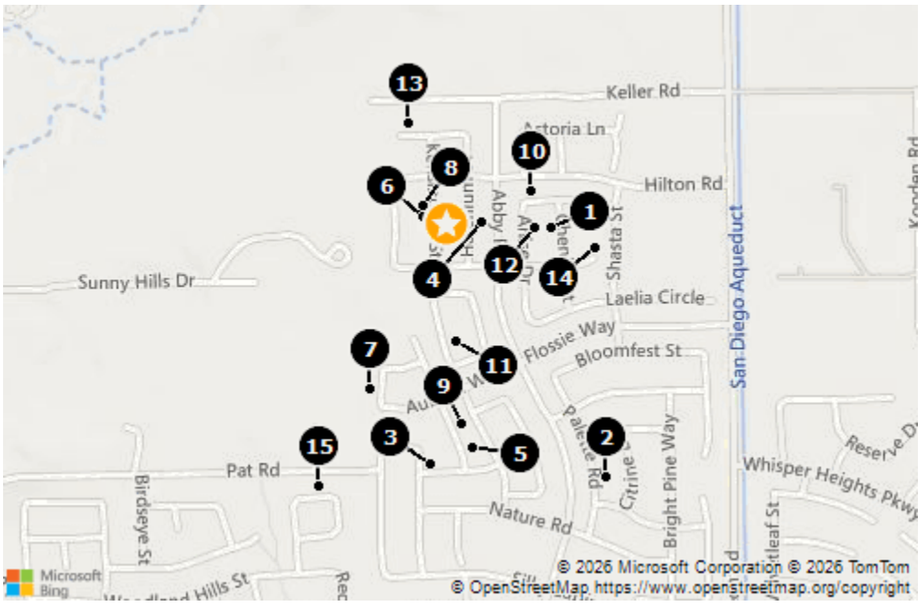
ICE SiteX Report

OrderID: 98689045

SiteX Property Information Report



Subject Property Location

34138 KENSINGTON ST, MURRIETA, CA 92563-0518

County:	**RIVERSIDE CA**	Census Tract:	060650432.351017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	472-263-005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$866,000**	FSD:	9	Common Confidence Score:	66
Value Range:	$788,060 - $943,940	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	54-233
Assd Land Value:	$224,401	Market Land Value:		Tax Year:	2026
Assd Improvement:	$673,198	Market Improvment Value:		Total Taxable Value:	$15,099
Total Assessed Value:	$897,599	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	472263005
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 134 Tract No: 37053
Abbreviated Description: ACRES 0.15000000 ACREAGEQUALCODE ML LOT 134 LOTTYPE L MAPPLATB 469 MAPPLATP 047 SUBDIVISIONNAME TR 37053

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	4	Pool:	Yes
Building Area:	3520 SF	Baths:	3.5	Fireplace:	
Year Built:	2021	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:	11/05/2025	Sales Price:	$880,000
Document #:	2025-0344856 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/27/2024	Sales Price:	$554,922
Document #:	2024-0392823 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/13/2024	Sales Price:	$880,000
Document #:	2024-0380919 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/11/2024		
Document Type:			
Legal Description:			

Lot: 134 Subdivision: TRACT NO 37053 Map Ref: MB 469 PG 47-61
Abbreviated Description: TRA 054-233
City/Muni/Twp: UNINCORPORATED

ICE SiteX Report

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Prior Transfer

Recording Date:	06/30/2021	Sales Price:	$617,000
Document #:	2021-0393987 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 134 Tract No: 37053
Abbreviated Description: ACRES 0.15000000 ACREAGEQUALCODE ML LOT 134 LOTTYPE L MAPPLATB 469 MAPPLATP 047 SUBDIVISIONNAME TR 37053

Prior Transfer

Recording Date:	06/30/2021	Sales Price:	$617,000
Document #:	2021-0393987 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/03/2021		
Document Type:			

Legal Description:
Lot: 134 Subdivision: TRACT NO 37053 Map Ref: MB 469 PG 47-61
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$11,401,000	Median # of Bedrooms	4
Median Lot Size	6,534 SF	Median # of Baths	2.5
Median Living Area	3,046 SF	Median Year Built	2020
Price Range - 2 Yrs	$685,000 to $853,500	Age Range	5 years to 9 years
Median Value	$770,000	Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**34185 CHENILLE ST** **MURRIETA, CA 92563-0509**	10/02/2026	$700,000	$261	2681	/3/2.5	2020	5,501 SF	
		APN: 480-974-003 Document #: 2026-0309222 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 247 Subdivision: TRACT NO 37053-2 MapRef: MB 464 PG 92-109 Abbreviated Description: Lot:247 Subdivision:TRACT NO 37053-2 Map Ref:MB 464 PG 92-109Abbreviated Description:TRA 054-239 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.41Mi.	**34524 TURQUOISE LN** **MURRIETA, CA 92563-1173**	10/02/2026	$812,500	$288	2818	/4/2.5	2019	7,021 SF	Yes
		APN: 480-951-007 Document #: 2026-0309232 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Subdivision: TRACT NO 37053 MapRef: MB 464 PG 92-109 Abbreviated Description: Lot:20 Subdivision:TRACT NO 37053 Map Ref:MB 464 PG 92-109Abbreviated Description:TRA 054-233 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
3	.32Mi.	**30598 CRICKET RD** **MURRIETA, CA 92563-1130**	10/01/2026	$789,000	$231	3410	/4/2.5	2019	6,534 SF	
		APN: 480-902-006 Document #: 2026-0305745 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 168 Subdivision: TRACT NO 37053 MapRef: MB 458 PG 37-56 Abbreviated Description: Lot:168 Subdivision:TRACT NO 37053 Map Ref:MB 458 PG 37-56Abbreviated Description:TRA 054-209 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE								
4	.05Mi.	**34156 HELENIUM ST** **MURRIETA, CA 92563-0515**	09/30/2026	$806,000	$228	3520	/4/3.5	2021	6,534 SF	
		APN: 472-262-005 Document #: 2026-0304976 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 76 Subdivision: TRACT NO 37053 MapRef: MB 469 PG 47-61 Abbreviated Description: Lot:76 Subdivision:TRACT NO 37053 Map Ref:MB 469 PG 47-61Abbreviated Description:TRA 054-000 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.3Mi.	**34490 BLOOMBERRY RD** **MURRIETA, CA 92563-0534**	09/01/2026	$800,000	$285	2800	/3/2.5	2021	8,537 SF	
		APN: 480-981-006 Document #: 2026-0276305 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 265 Subdivision: TRACT NO 37053-2 MapRef: MB 464 PG 92-109 Abbreviated Description: Lot:265 Subdivision:TRACT NO 37053-2 Map Ref:MB 464 PG 92-109Abbreviated Description:TRA 054-233 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.03Mi.	**34121 KENSINGTON ST** **MURRIETA, CA 92563-0518**	08/28/2026	$800,000	$227	3520	/4/3.5	2021	6,098 SF	
		APN: 472-251-012 Document #: 2026-0272851 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 124 Subdivision: TRACT NO 37053 MapRef: MB 469 PG 47-61 Abbreviated Description: Lot:124 Subdivision:TRACT NO 37053 Map Ref:MB 469 PG 47-61Abbreviated Description:TRA 054-233 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
7	.24Mi.	**34389 BLAIRWOOD ST** **MURRIETA, CA 92563-0529**	08/27/2026	$715,000	$232	3070	/3/2.5	2020	8,006 SF	
		APN: 480-980-022 Document #: 2026-0270651 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 279 Subdivision: TRACT NO 37053-2 MapRef: MB 464 PG 92-109 Abbreviated Description: Lot:279 Subdivision:TRACT NO 37053-2 Map Ref:MB 464 PG 92-109Abbreviated Description:TRA 054-233 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
8	.04Mi.	**34109 KENSINGTON ST** **MURRIETA, CA 92563-0518**	08/07/2026	$725,000	$236	3070	/3/2.5	2021	6,098 SF	
		APN: 472-251-011 Document #: 2026-0249159 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 123 Subdivision: TRACT NO 37053 MapRef: MB 469 PG 47-61 Abbreviated Description: Lot:123 Subdivision:TRACT NO 37053 Map Ref:MB 469 PG 47-61Abbreviated Description:TRA 054-233 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
9	.27Mi.	**34454 BLOOMBERRY RD** **MURRIETA, CA 92563-0534**	07/21/2026	$853,500	$304	2800	/3/2.5	2020	7,723 SF	
		APN: 480-981-003 Document #: 2026-0228012 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 262 Subdivision: TRACT NO 37053-2 MapRef: MB 464 PG 92-109 Abbreviated Description: Lot:262 Subdivision:TRACT NO 37053-2 Map Ref:MB 464 PG 92-109Abbreviated Description:TRA 054-237 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
10	.12Mi.	**30714 GAZING STAR LN** **MURRIETA, CA 92563-0505**	07/13/2026	$685,000	$328	2087	/3/2	2020	6,534 SF	

ICE SiteX Report

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APN: 472-261-002 Document #: 2026-0216956
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: TRACT NO 37053 MapRef: MB 469 PG 47-61 Abbreviated Description: Lot:62 Subdivision:TRACT NO 37053 Map Ref:MB 469 PG 47-61Abbreviated Description:TRA 054-233 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.16Mi.	**34306 KENSINGTON ST MURRIETA, CA 92563-0528**	06/30/2026	$700,000	$212	3301	/4/2.5	2020	5,662 SF	

APN: 472-241-010 Document #: 2026-0203783
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: TRACT NO 37053 MapRef: MB 469 PG 47-61 Abbreviated Description: Lot:29 Subdivision:TRACT NO 37053 Map Ref:MB 469 PG 47-61Abbreviated Description:TRA 054-233 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

12	.12Mi.	**34164 ANISE DR MURRIETA, CA 92563-0500**	06/26/2026	$715,000	$234	3046	/4/2.5	2021	6,098 SF	

APN: 472-260-005 Document #: 2026-0198410
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: TRACT NO 37053 MapRef: MB 469 PG 47-61 Abbreviated Description: Lot:56 Subdivision:TRACT NO 37053 Map Ref:MB 469 PG 47-61Abbreviated Description:TRA 054-233 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	.15Mi.	**30560 OLIVE BERRY PL MURRIETA, CA 92563-0519**	05/21/2026	$770,000	$227	3381	/5/3	2021	8,712 SF	

APN: 472-270-012 Document #: 2026-0156055
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 92 Subdivision: TRACT NO 37053 MapRef: MB 469 PG 47-61 Abbreviated Description: Lot:92 Subdivision:TRACT NO 37053 Map Ref:MB 469 PG 47-61Abbreviated Description:TRA 054-233 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

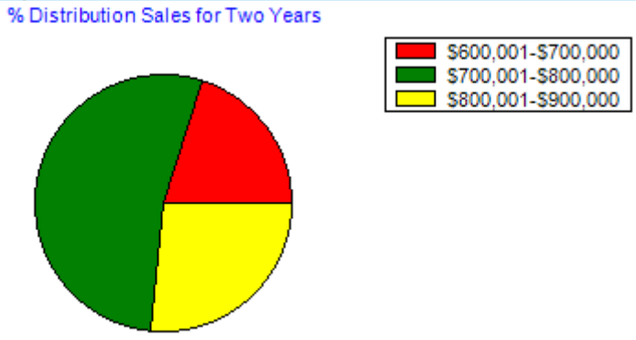
14	.2Mi.	**30812 MOSSY BEND LN MURRIETA, CA 92563-0504**	05/15/2026	$715,000	$266	2681	/3/2.5	2020	10,097 SF	

APN: 480-971-008 Document #: 2026-0149801
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 207 Subdivision: SPENCERS CROSSING MapRef: MB 464 PG 92-109 Abbreviated Description: Lot:207 Subdivision:SPENCERS CROSSING Map Ref:MB 464 PG 92-109Abbreviated Description:TRA 054-239 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

15	.39Mi.	**30410 ARROWHEAD ST MURRIETA, CA 92563-3554**	05/13/2026	$815,000	$281	2894	/4/3	2017	7,840 SF	Yes

APN: 480-670-017 Document #: 2026-0145833
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: TRACT NO 30433 MapRef: MB 438 PG 23-60 Abbreviated Description: Lot:57 Subdivision:TRACT NO 30433 Map Ref:MB 438 PG 23-60Abbreviated Description:TRA 054-233 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.	**34138 KENSINGTON ST**	**06/30/2021**		$897,599	3,520	/4/3.5	2021	6,534 SF	Yes
.01Mi.	**34126 KENSINGTON ST**	**06/23/2021**		$637,332	3,070	/3/2.5	2021	6,534 SF	
.01Mi.	**34150 KENSINGTON ST**	**05/25/2021**		$603,303	3,070	/3/2.5	2021	6,969 SF	
.02Mi.	**34149 HELENIUM ST**	**03/03/2021**		$650,331	3,070	/3/2.5	2021	6,534 SF	
.02Mi.	**34137 HELENIUM ST**	**08/05/2021**		$602,440	3,520	/4/3.5	2021	6,534 SF	
.02Mi.	**34161 HELENIUM ST**	**08/09/2021**		$637,692	3,520	/4/3.5	2020	6,534 SF	
.02Mi.	**34114 KENSINGTON ST**	**07/01/2021**		$763,023	3,520	/4/3.5	2021	6,098 SF	Yes
.02Mi.	**34162 KENSINGTON ST**	**05/26/2021**		$729,937	3,520	/4/3.5	2021	6,969 SF	
.03Mi.	**34133 KENSINGTON ST**	**06/22/2021**		$781,039	3,070	/3/2.5	2021	6,534 SF	Yes
.03Mi.	**34125 HELENIUM ST**	**03/31/2021**		$731,346	3,070	/3/2.5	2021	6,534 SF	Yes
.03Mi.	**34173 HELENIUM ST**	**02/10/2021**		$596,882	3,070	/3/2.5	2020	6,534 SF	
.03Mi.	**34121 KENSINGTON ST**	**07/02/2021**		$727,463	3,520	/4/3.5	2021	6,098 SF	
.03Mi.	**34145 KENSINGTON ST**	**05/24/2021**		$855,230	3,520	/4/3.5	2020	6,534 SF	Yes
.04Mi.	**34102 KENSINGTON ST**	**07/02/2021**		$635,373	3,070	/3/2.5	2021	6,098 SF	
.04Mi.	**34174 KENSINGTON ST**	**05/03/2021**		$753,261	3,070	/3/2.5	2021	6,534 SF	Yes
.04Mi.	**34109 KENSINGTON ST**	**06/30/2021**		$624,767	3,070	/3/2.5	2021	6,098 SF	

ICE SiteX Report

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Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	35.4 years old	Households:	21,737
Median Household Income:	$105,389	Households w/Family:	83%
Household Income Per Capita:	$38,296	Households w/Family Married:	69%
Most Common Education Level:	Some College	Households w/Family Children:	46%

School District

School District Zone:	Perris Union High School District	Students:	11,832
Number of Schools:	9	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.63Mi.	**Paloma Valley High School** Number of Students: 2,487 Student-Teacher Ratio: 22.86 Advanced Placement: Yes	B-	Public	9 - 12
4.63Mi.	**Paloma Valley High School** Number of Students: 2,487 Student-Teacher Ratio: 22.86 Advanced Placement: Yes	B-	Public	9 - 12
1.06Mi.	**Harvest Hill STEAM Academy** Number of Students: 1,196 Student-Teacher Ratio: 23.9	B+	Public	KG - 8
1.06Mi.	**Harvest Hill STEAM Academy** Number of Students: 1,196 Student-Teacher Ratio: 23.9	B+	Public	KG - 8

Flood Report

The Subject Property of **34138 KENSINGTON ST, MURRIETA, CA 92563-0518** is in **Zone D** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
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	41%	SIGNIFICANTLY LOWER
BURGLARY	37%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	45%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	74%	NOTABLY LOWER
AGGRAVATED ASSAULT	30%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	82%	LOWER
MURDER	37%	SIGNIFICANTLY LOWER
OVERALL	29%	SIGNIFICANTLY LOWER

Disaster Alerts

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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