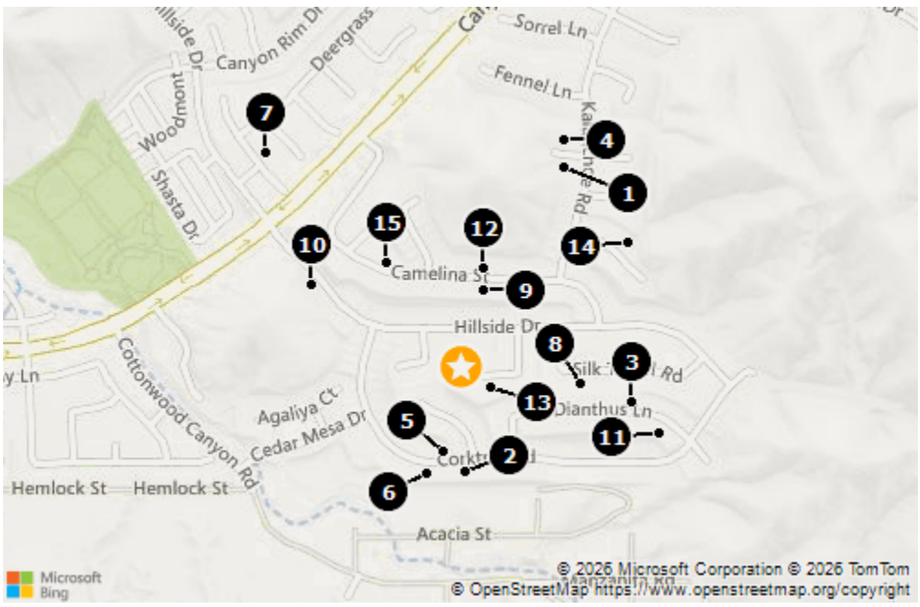
ICE SiteX Report

OrderID: 98472068

SiteX Property Information Report



Subject Property Location

34205 SUNDEW CT, LAKE ELSINORE, CA 92532-2971

County:	**RIVERSIDE CA**	Census Tract:	060650427.333025
Property Use:	Single Family Residential	Zoning:	RR
Parcel Number:	358-380-012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$650,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$591,500 - $708,500	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	5-048
Assd Land Value:	$89,675	Market Land Value:		Tax Year:	2025
Assd Improvement:	$352,568	Market Improvment Value:		Total Taxable Value:	$8,852
Total Assessed Value:	$442,243	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	358380012
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 221 Tract No: 30494-8

Abbreviated Description:	.29 ACRES IN LOT 221 MB 426/006 TR 30494-8
City/Muni/Twp:	LAKE ELSINORE

Property Characteristics

Lot Size:	12,632 SF	Bedrooms:	5	Pool:	
Building Area:	3102 SF	Baths:	3	Fireplace:	
Year Built:	2010	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:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/10/2014	Sales Price:	N/A
Document #:	2014-0388467 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/10/2014		
Document Type:			

Legal Description:
Lot: 221 Tract No: 30494-8 Map Ref: MB426 PG006
City/Muni/Twp: LAKE ELSINORE

Prior Transfer

Recording Date:	01/04/2011	Sales Price:	N/A
Document #:	2011-0002890 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/01/2010	Sales Price:	$335,000
Document #:	2010-0522512 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/07/2010		
Document Type:			

Legal Description:
Lot: 221 Tract No: 30494-8 Map Ref: MB426 PG6-11

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Prior Transfer

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

Legal Description:
Lot: 221 Tract No: 30494-8
Abbreviated Description: .29 ACRES IN LOT 221 MB 426/006 TR 30494-8
City/Muni/Twp: LAKE ELSINORE

Area Sales Analysis

Total Area Sales	$9,141,500	Median # of Bedrooms	4
Median Lot Size	7,405 SF	Median # of Baths	2.5
Median Living Area	2,133 SF	Median Year Built	2010
Price Range - 2 Yrs	$517,000 to $670,000	Age Range	12 years to 19 years
Median Value	$600,000	Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**35113 CARAWAY CT** **LAKE ELSINORE, CA 92532-2643**	08/24/2026	$590,000	$300	1963	/4/3	2014	9,147 SF	
		APN: 358-410-007 Document #: 2026-0266060 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 72 Subdivision: TRACT MAP NO 30495 MapRef: MB 433 PG 1-14 Abbreviated Description: Lot:72 Subdivision:TRACT MAP NO 30495 Map Ref:MB 433 PG 1-14Abbreviated Description:TRA 005-048 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
2	.14Mi.	**34063 CORKTREE RD** **LAKE ELSINORE, CA 92532-2942**	08/13/2026	$600,000	$281	2133	/3/2.5	2009	6,098 SF	
		APN: 358-320-013 Document #: 2026-0255817 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Subdivision: TRACT NO 30494 MapRef: MB 414 PG 26-31 Abbreviated Description: Lot:13 Subdivision:TRACT NO 30494 Map Ref:MB 414 PG 26-31Abbreviated Description:TRA 005048 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
3	.23Mi.	**34126 DIANTHUS LN** **LAKE ELSINORE, CA 92532-2982**	07/24/2026	$517,000	$399	1293	/3/2	2013	6,098 SF	
		APN: 358-340-010 Document #: 2026-0231634 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 70 Subdivision: TRACT NO 30494 MapRef: MB 423 PG 9-14 Abbreviated Description: Lot:70 Subdivision:TRACT NO 30494 Map Ref:MB 423 PG 9-14Abbreviated Description:TRA 005-048 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
4	.34Mi.	**35114 CARAWAY CT** **LAKE ELSINORE, CA 92532-2642**	06/26/2026	$590,000	$335	1760	/4/2	2014	5,662 SF	
		APN: 358-410-010 Document #: 2026-0199178 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 75 Subdivision: TRACT 30495 MapRef: MB 433 PG 1-14 Abbreviated Description: Lot:75 Subdivision:TRACT 30495 Map Ref:MB 433 PG 1-14Abbreviated Description:TRA 005-048 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
5	.11Mi.	**34072 CORKTREE RD** **LAKE ELSINORE, CA 92532-2942**	05/18/2026	$650,000	$255	2543	/5/3	2009	9,583 SF	
		APN: 358-321-027 Document #: 2026-0151095 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 151 Subdivision: TRACT NO 30494 MapRef: MB 414 PG 26-31 Abbreviated Description: Lot:151 Subdivision:TRACT NO 30494 Map Ref:MB 414 PG 26-31Abbreviated Description:TRA 005-041 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
6	.15Mi.	**34073 CORKTREE RD** **LAKE ELSINORE, CA 92532-2942**	05/18/2026	$651,000	$245	2650	/5/3.5	2009	6,534 SF	
		APN: 358-320-008 Document #: 2026-0151391 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: TRACT NO 30494 MapRef: MB 414 PG 26-31 Abbreviated Description: Subdivision:TRACT NO 30494 Map Ref:MB 414 PG 26-31Abbreviated Description:TRA 005-048 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
7	.39Mi.	**34232 SWEET ACACIA CT** **LAKE ELSINORE, CA 92532-2582**	04/27/2026	$645,000	$338	1907	/3/2	2009	6,098 SF	
		APN: 363-790-009 Document #: 2026-0126100 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Subdivision: TRACT NO 30493 MapRef: MB 370 PG 62-72 Abbreviated Description: Lot:9 Subdivision:TRACT NO 30493 Map Ref:MB 370 PG 62-72Abbreviated Description:TRA 005-051 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
8	.16Mi.	**34127 SILK TASSEL RD** **LAKE ELSINORE, CA 92532-2980**	04/21/2026	$575,000	$356	1612	/4/2	2011	8,276 SF	
		APN: 358-380-033 Document #: 2026-0119413 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 242 Subdivision: TRACT NO 30494 MapRef: MB 426 PG 6-11 Abbreviated Description: Lot:242 Subdivision:TRACT NO 30494 Map Ref:MB 426 PG 6-11Abbreviated Description:TRA 005-048 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
9	.11Mi.	**34137 CAMELINA ST** **LAKE ELSINORE, CA 92532-2956**	04/20/2026	$638,000	$299	2133	/3/2.5	2010	6,969 SF	
		APN: 358-370-002 Document #: 2026-0117764 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 354 Subdivision: TRACT 30494 MapRef: MB 426 PG 1-5 Abbreviated Description: Lot:354 Subdivision:TRACT 30494 Map Ref:MB 426 PG 1-5Abbreviated Description:TRA 005-048 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
10	.23Mi.	**34189 HILLSIDE DR** **LAKE ELSINORE, CA 92532-2939**	03/12/2026	$590,000	$353	1667	/3/2	2007	7,405 SF	
		APN: 358-310-020 Document #: 2026-0075409 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 189 Subdivision: TRACT NO 30494-1 MapRef: MB 414 PG 11-25 Abbreviated Description: Lot:189 Subdivision:TRACT NO 30494-1 Map Ref:MB 414 PG 11-25Abbreviated Description:TRA 005-486 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
11	.28Mi.	**34133 DIANTHUS LN** **LAKE ELSINORE, CA 92532-2981**	02/27/2026	$565,000	$287	1963	/4/3	2013	5,662 SF	
		APN: 358-341-018 Document #: 2026-0061345 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 108 Subdivision: TRACT NO 30494-4 MapRef: MB 423 PG 9-14 Abbreviated Description: Lot:108 Subdivision:TRACT NO 30494-4 Map Ref:MB 423 PG 9-14Abbreviated Description:TRA 005-048 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

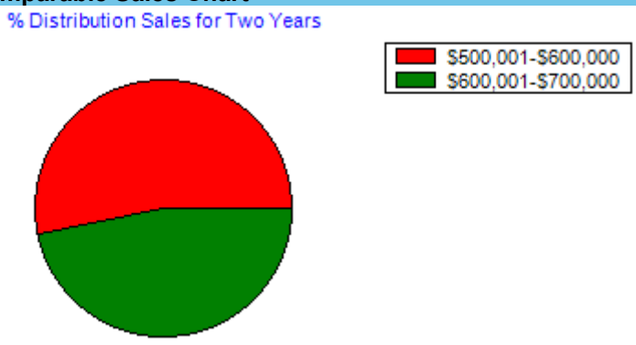
12 .14Mi. **34136 CAMELINA ST** 01/30/2026 $670,000 $283 2363 /4/2.5 2010 7,405 SF
LAKE ELSINORE, CA 92532-2955
APN: 358-372-014 Document #: 2026-0031285
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 403 Subdivision: TRACT NO 304947 MapRef: MB 426 PG 1 Abbreviated Description: Lot:403 Subdivision:TRACT NO 304947 Map Ref:MB 426 PG 1Abbreviated Description:TRA 005-048 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

13 .05Mi. **34212 SUNDEW CT** 12/29/2025 $574,500 $246 2326 /4/3 2010 9,147 SF
LAKE ELSINORE, CA 92532-2970
APN: 358-380-016 Document #: 2025-0401180
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 225 Subdivision: TRACT NO 30494-8 MapRef: MB 426 PG 6-11 Abbreviated Description: Lot:225 Subdivision:TRACT NO 30494-8 Map Ref:MB 426 PG 6-11Abbreviated Description:TRA 005-048 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

14 .28Mi. **34140 AMBROSIA CT** 11/26/2025 $630,000 $203 3102 /5/3 2012 10,454 SF
LAKE ELSINORE, CA 92532-2994
APN: 358-371-027 Document #: 2025-0371339
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 133 Subdivision: TRACT NO 30495 MapRef: MB 433 PG 1 Abbreviated Description: Lot:133 Subdivision:TRACT NO 30495 Map Ref:MB 433 PG 1Abbreviated Description:TRA 005-048 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

15 .18Mi. **34162 CAMELINA ST** 10/24/2025 $656,000 $286 2293 /4/2.5 2008 9,583 SF
LAKE ELSINORE, CA 92532-2946
APN: 358-351-022 Document #: 2025-0327898
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 426 Subdivision: TRACT NO 304945 MapRef: MB 423 PG 15 Abbreviated Description: Lot:426 Subdivision:TRACT NO 304945 Map Ref:MB 423 PG 15Abbreviated Description:TRA 005-048 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

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.	**34205 SUNDEW CT**			$442,243	3,102	/5/3	2010	12,632 SF	
.02Mi.	**34207 SUNDEW CT**			$560,999	2,025	/4/3	2010	8,712 SF	
.02Mi.	**34206 SUNDEW CT**			$477,367	2,326	/4/3	2010	13,503 SF	Yes
.03Mi.	**34122 ZINNIA CT**	**04/05/2022**		$395,531	3,102	/5/3	2010	10,018 SF	
.03Mi.	**34209 SUNDEW CT**	**10/00/2010**		$315,192	1,906	/4/2	2010	7,405 SF	
.03Mi.	**34157 HILLSIDE DR**	**06/00/2010**		$373,709	3,102	/5/3	2010	7,405 SF	
.03Mi.	**34124 ZINNIA CT**			$410,114	2,025	/4/3	2010	7,840 SF	
.04Mi.	**34155 HILLSIDE DR**	**06/00/2010**		$266,197	1,294	/3/2	2010	7,840 SF	
.04Mi.	**34208 SUNDEW CT**	**07/14/2020**		$340,920	1,906	/4/2	2010	10,454 SF	
.04Mi.	**34159 HILLSIDE DR**	**09/22/2020**		$508,631	2,326	/4/3	2010	8,712 SF	
.04Mi.	**34120 ZINNIA CT**			$372,564	2,326	/4/3	2010	10,890 SF	
.04Mi.	**34211 SUNDEW CT**			$384,848	1,612	/4/2	2010	7,405 SF	
.04Mi.	**34153 HILLSIDE DR**			$406,197	1,906	/4/2	2010	7,840 SF	
.04Mi.	**34126 ZINNIA CT**	**09/07/2021**		$421,050	1,667	/3/2	2007	7,840 SF	
.04Mi.	**34210 SUNDEW CT**	**09/25/2020**		$371,288	3,102	/5/3	2010	9,583 SF	
.05Mi.	**34098 LADY FERN CT**	**12/00/2009**		$345,619	2,363	/4/2.5	2009	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	34.9 years old	Households:	6,890
Median Household Income:	$102,237	Households w/Family:	82%
Household Income Per Capita:	$40,517	Households w/Family Married:	58%
Most Common Education Level:	Some College	Households w/Family Children:	45%

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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
2.77Mi.	**Paloma Valley High School** Number of Students: 2,487 Student-Teacher Ratio: 22.86 Advanced Placement: Yes	B-	Public	9 - 12
2.77Mi.	**Paloma Valley High School** Number of Students: 2,487 Student-Teacher Ratio: 22.86 Advanced Placement: Yes	B-	Public	9 - 12
2.02Mi.	**Menifee Valley Middle School** Number of Students: 941 Student-Teacher Ratio: 23.74	B-	Public	6 - 8
2.02Mi.	**Menifee Valley Middle School** Number of Students: 941 Student-Teacher Ratio: 23.74	B-	Public	6 - 8
0.64Mi.	**Herk Bouris Elementary School** Number of Students: 734 Student-Teacher Ratio: 23.3	B+	Public	KG - 5
0.64Mi.	**Herk Bouris Elementary School** Number of Students: 734 Student-Teacher Ratio: 23.3	B+	Public	KG - 5

Flood Report

The Subject Property of **34205 SUNDEW CT, LAKE ELSINORE, CA 92532-2971** 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	100%	SIMILAR
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	30%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	80%	LOWER
MURDER	89%	LOWER
OVERALL	62%	NOTABLY 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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Data deemed reliable, but not guaranteed.
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