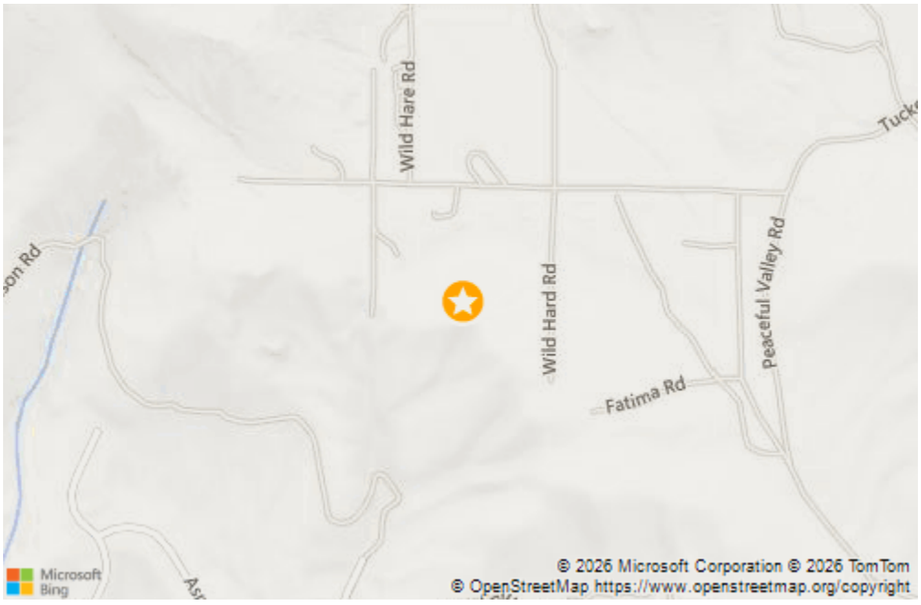
# ICE SiteX Report

**OrderID: 98328685**

## SiteX Property Information Report




## Subject Property Location

### 34848 WILD HARE RD, PALMDALE, CA 93551-8038

| | | | |
|---|---|---|---|
| County: | **LOS ANGELES CA** | Census Tract: | 060379108.041007 |
| Property Use: | Mobile/Manufactured Home (regardless of Land ownership) | Zoning: | LCA21* |
| Parcel Number: | 3057-004-034 | Thomas Bros Pg-Grid: | 4375-3G |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$905,000** | FSD: | 41 | Common Confidence Score: | 16 |
| Value Range: | $533,950 - $1,276,050 | ICE Confidence Score: | 59 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | | Tax Rate Code Area: | 8-925 |
| Assd Land Value: | $235,000 | Market Land Value: | | Tax Year: | 2025 |
| Assd Improvement: | $560,000 | Market Improvment Value: | | Total Taxable Value: | $9,876 |
| Total Assessed Value: | $795,000 | Total Assessor Market Value: | | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Sec/Twnship/Range: SEC 17 TWN 05N RNG 12W
Abbreviated Description: N 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4 OF SEC 17 T5N R12W

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 9.581 AC | Bedrooms: | 4 | Pool: | |
| Building Area: | 2784 SF | Baths: | 3 | Fireplace: | |
| Year Built: | 1990 | Partial Baths: | | Type Const: | Wood |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | | Heating: | |
| Number of Stories: | | Number of Cars: | | A/C: | |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/28/2025 | Sales Price: | N/A |
| Document #: | 25-0748936 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/06/2024 | Sales Price: | N/A |
| Document #: | 24-0765782 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/23/2024 | Sales Price: | $1,100,000 |
| Document #: | 24-0724803 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 10/19/2024 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 3 Subdivision: GRANT OF WAIVER Map Ref: DOC 89 208552 Sec/Twnship/Range: NE4SE4 S17T05NR12W SBBM
City/Muni/Twp: PALMDALE

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/23/2024 | Sales Price: | $1,100,000 |

# ICE SiteX Report

**OrderID: 98328685**

| | | | |
|---|---|---|---|
| Document #: | BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Sec/Twnship/Range: SEC 17 TWN 05N RNG 12W
Abbreviated Description: N 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4 OF SEC 17 T5N R12W

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/08/2021 | Sales Price: | $492,500 |
| Document #: | 21-0554251 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 02/05/2021 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 3 Sec/Twnship/Range: N2S2NE4SE4 S17T05NR12W SBBM
City/Muni/Twp: UNINCORPORATED

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/08/2021 | Sales Price: | N/A |
| Document #: | 21-0554250 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 04/01/2021 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 3 Sec/Twnship/Range: N2S2NE4SE4 S17T05NR12W SBBM
City/Muni/Twp: UNINCORPORATED

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/08/2021 | Sales Price: | N/A |
| Document #: | 21-0554249 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 02/16/2021 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 3 Sec/Twnship/Range: N2S2NE4SE4 S17T05NR12W SBBM
City/Muni/Twp: UNINCORPORATED

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/02/2020 | Sales Price: | N/A |
| Document #: | 20-0375709 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Document Type: | | | |

**Legal Description:**
Lot: 3

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/30/2004 | Sales Price: | $445,000 |
| Document #: | 04-3085748 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 09/20/2004 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 3 Sec/Twnship/Range: N2S2NE4SE4 S17T05NR12W SBM
City/Muni/Twp: UNINCORPORATED

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 02/26/2004 | Loan Amount: | N/A |
| Document #: | 04-0442068 BK-PG - | Loan Type: | Stand Alone Second |
| TD Due Date: | 02/01/2029 | Type Finance: | |

**Legal Description:**
Sec/Twnship/Range: N2S2NE4SE4 S17T05NR12W SBM

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 02/02/2004 | Loan Amount: | N/A |
| Document #: | 04-0225406 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | 02/01/2034 | Type Finance: | |

**Legal Description:**
Sec/Twnship/Range: N2S2NE4SE4 S17T05NR12W SBM
City/Muni/Twp: UNINCORPORATED

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/12/2001 | Loan Amount: | N/A |
| Document #: | 01-1716353 BK-PG - | Loan Type: | Stand Alone Second |
| TD Due Date: | 09/01/2026 | Type Finance: | |

**Legal Description:**
Sec/Twnship/Range: N2S2NE4SE4 S17T05NR12W SBM

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/28/2001 | Loan Amount: | N/A |
| Document #: | 01-1604515 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | 09/01/2031 | Type Finance: | |

**Legal Description:**
Abbreviated Description: NORTHERLY2 S2 NE4 SE4 SEC17 TWP05N RNG12W SBM

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/01/1999 | Loan Amount: | N/A |
| Document #: | 99-2040558 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | 11/01/2029 | Type Finance: | ADJ |

**Legal Description:**
Abbreviated Description: NORTHERLY2 S2 NE4 SE4 SEC17 TWP05N RNG12W SBM

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/30/1996 | Sales Price: | $150,000 |
| Document #: | 96-1440933 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |

# ICE SiteX Report

**OrderID: 98328685**

Contract Date: 08/05/1996
Document Type:
**Legal Description:**
Sec/Twnship/Range: N2S2NE4SE4 S17T05NR12W SBM

## Prior Transfer

Recording Date: 08/30/1996
Document #: 96-1440932 BK-PG -
Contract Date: 08/05/1996
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
**Legal Description:**
Sec/Twnship/Range: N2S2NE4SE4 S17T05NR12W SBM

## Prior Transfer

Recording Date: 04/25/1996
Document #: 96-0647481 BK-PG -
Contract Date: 04/23/1996
Document Type:
Sales Price: $136,710
Type of Sale: Full Amount on Deed
**Legal Description:**
Sec/Twnship/Range: N2S2NE4SE4 S17T05NR12W SBM
City/Muni/Twp: UNINCORPORATED

## No Comparable Sales Found

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. | **34848 WILD HARE RD** | **10/23/2024** | | $795,000 | 2,784 | /4/3 | 1990 | 10 SF | |
| .19Mi. | **1720 EAGLE BUTTE RD** | **03/09/2018** | | $420,991 | 2,108 | /4/3 | 1988 | 5 SF | |
| .22Mi. | **1730 EAGLE BUTTE RD** | **06/09/2015** | | $313,670 | 1,680 | /3/2 | 1988 | 5 SF | |
| .24Mi. | **34853 WILD HARE RD** | **04/25/1991** | | $387,761 | 2,152 | /4/2 | 1992 | 10 SF | |
| .26Mi. | **1429 EAGLE BUTTE RD** | **07/12/2024** | | $673,000 | 1,836 | /3/2 | 2004 | 5 SF | |
| .28Mi. | **34761 TUCKERWAY RANCH RD** | **08/22/2018** | | $457,357 | 1,536 | /3/2 | 2001 | 10 SF | |
| .32Mi. | **34990 PEACEFUL VALLEY RD** | **07/15/1987** | | $314,607 | 2,424 | /3/2 | 1989 | 10 SF | |
| .44Mi. | **1511 MOUNTAIN SPRINGS RD** | **04/09/2010** | | $225,877 | 1,625 | /3/2 | 1990 | 9 SF | |
| .48Mi. | **35221 PEACEFUL VALLEY RD** | **03/29/2024** | | $453,900 | 1,584 | /4/2 | 1987 | 5 SF | |
| .52Mi. | **1401 MOUNTAIN SPRINGS RD** | **01/15/1988** | | $201,687 | 1,056 | /2/2 | 1992 | 10 SF | |
| .6Mi. | **1450 MOUNTAIN SPRINGS RD** | **05/23/2018** | | $489,262 | 2,108 | /4/2 | 1989 | 5 SF | |
| .68Mi. | **34575 PEACEFUL VALLEY RD** | **07/27/1998** | | $188,098 | 2,262 | /4/2 | 1983 | 5 SF | |
| .68Mi. | **2303 HAWK FREE CT** | **12/20/2019** | | $436,360 | 2,109 | /3/2 | 1991 | 9 SF | |
| .73Mi. | **34740 JILL LN** | **11/30/1992** | | $215,795 | 1,776 | /3/2 | 1989 | 5 SF | |
| .74Mi. | **34710 JILL LN** | **06/08/2012** | | $163,275 | 2,100 | /3/2 | 1990 | 10 SF | |
| .77Mi. | **34501 PEACEFUL VALLEY RD** | **05/11/2001** | | $357,190 | 1,440 | /2/2 | 1988 | 5 SF | |

## Rent vs. Own

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

## Demographics & Income

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

## School District

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

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 3.83Mi. | **Vasquez High School** | C | Public | 9 - 12 |
| Number of Students: 394<br>Student-Teacher Ratio: 17.84<br>Advanced Placement: Yes | | | | |
| 2.84Mi. | **High Desert** | C- | Public | 5 - 8 |
| Number of Students: 307 | | | | |

# ICE SiteX Report

**OrderID: 98328685**

Student-Teacher Ratio: 21.6

3.31Mi. **Meadowlark Elementary School** B+ Public KG - 4
Number of Students: 352
Student-Teacher Ratio: 21.4

## Flood Report

The Subject Property of **34848 WILD HARE RD, PALMDALE, CA 93551-8038** 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

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