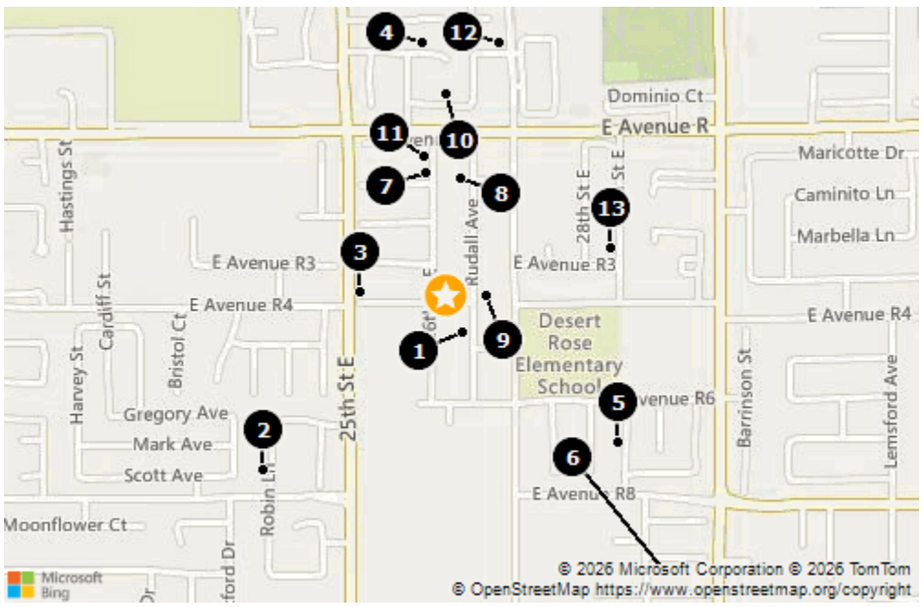
ICE SiteX Report

OrderID: 98655538

SiteX Property Information Report



Subject Property Location

37800 26TH ST E, PALMDALE, CA 93550-5510

County:	**LOS ANGELES CA**	Census Tract:	060379106.081004
Property Use:	Single Family Residential	Zoning:	PDR17500*
Parcel Number:	3019-018-025	Thomas Bros Pg-Grid:	4286-3F

Valuation

Value:	**$475,000**	FSD:	13	Common Confidence Score:	50
Value Range:	$413,250 - $536,750	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	6-996
Assd Land Value:	$29,459	Market Land Value:		Tax Year:	2025
Assd Improvement:	$117,863	Market Improvment Value:		Total Taxable Value:	$2,977
Total Assessed Value:	$147,322	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 Tract No: 25930
Abbreviated Description: TRACT NO 25930 LOT 25

Property Characteristics

Lot Size:	7,000 SF	Bedrooms:	4	Pool:	
Building Area:	1489 SF	Baths:	2	Fireplace:	
Year Built:	1969	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/17/2025	Sales Price:	N/A
Document #:	25-0919105 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/27/2011	Sales Price:	$115,001
Document #:	2011-1756490 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 25 Tract No: 25930
Abbreviated Description: TRACT NO 25930 LOT 25

Prior Transfer

Recording Date:	12/27/2011	Sales Price:	$115,000
Document #:	11-1756490 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/21/2011		
Document Type:			
Legal Description:			

Lot: 25 Tract No: 25930 Map Ref: MB784 PG63&64
City/Muni/Twp: PALMDALE

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Prior Transfer

Recording Date:	12/27/2011	Sales Price:	N/A
Document #:	11-1756489 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/15/2011		
Document Type:			

Legal Description:
Lot: 25 Tract No: 25930 Map Ref: MB784 PG63&64
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	02/04/2011	Sales Price:	$326,994
Document #:	11-0198427 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/01/2011		
Document Type:			

Legal Description:
Lot: 25 Tract No: 25930 Map Ref: MB784 PG63&64
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	11/20/2006	Sales Price:	$260,000
Document #:	06-2576797 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/02/2006	Loan Amount:	N/A
Document #:	06-2187113 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/15/2056	Type Finance:	

Legal Description:
Lot: 25 Tract No: 25930
City/Muni/Twp: PALMDALE

Mortgage Record

Recording Date:	10/02/2006	Loan Amount:	N/A
Document #:	06-2187112 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/01/2036	Type Finance:	FIX

Legal Description:
Lot: 25 Tract No: 25930
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	04/14/2006	Sales Price:	$260,000
Document #:	06-0822432 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/23/2006	Sales Price:	$138,500
Document #:	06-0630131 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/13/2006	Loan Amount:	N/A
Document #:	06-0527605 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	04/01/2036	Type Finance:	FIX

Legal Description:
Lot: 25 Tract No: 25930
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	09/14/2004	Sales Price:	N/A
Document #:	04-2353504 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/26/2004		
Document Type:			

Legal Description:
Lot: 25 Tract No: 25930 Map Ref: MB784 PG63&64
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	03/07/2001	Sales Price:	$86,500
Document #:	01-0369923 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	01/29/2001		
Document Type:			

Legal Description:
Abbreviated Description: TRACT NO 25930 LOT 25
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	08/30/2000	Sales Price:	N/A
Document #:	00-1364540 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/28/2000		
Document Type:			

Legal Description:
Abbreviated Description: TRACT NO 25930 LOT 25
City/Muni/Twp: PALMDALE

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Prior Transfer

Recording Date:	08/30/2000	Sales Price:	$97,965
Document #:	00-1364539 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/03/2000		
Document Type:			

Legal Description:
Abbreviated Description: TRACT NO 25930 LOT 25
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	08/02/1996	Sales Price:	$87,000
Document #:	96-1250647 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/19/1996		
Document Type:			

Legal Description:
Lot: 25 Tract No: 25930 Map Ref: MB784 PG63&64
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	06/17/1996	Sales Price:	$60,500
Document #:	96-0952714 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 25 Tract No: 25930 Map Ref: MB784 PG63&64
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	02/22/1995	Sales Price:	N/A
Document #:	95-0286280 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/06/1995		
Document Type:			

Legal Description:
Lot: 25 Tract No: 25930 Map Ref: MB784 PG63&64
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	12/23/1994	Sales Price:	$125,362
Document #:	94-2264916 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/15/1994		
Document Type:			

Legal Description:
Lot: 25 Tract No: 25930 Map Ref: MB784 PG63&64
City/Muni/Twp: PALMDALE

Area Sales Analysis

Total Area Sales	$5,970,000	Median # of Bedrooms	3
Median Lot Size	7,063 SF	Median # of Baths	2
Median Living Area	1,560 SF	Median Year Built	1970
Price Range - 2 Yrs	$345,000 to $535,000	Age Range	37 years to 61 years
Median Value	$463,000	Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**37747 RUDALL AVE** **PALMDALE, CA 93550-5553**	08/27/2026	$385,000	$215	1788	/4/2	1970	7,006 SF	
		APN: 3019-026-028 Document #: 26-0642587 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Tract No: 30773 MapRef: MB 793 PG 62&63 Abbreviated Description: Lot:28 Tract No:30773 Map Ref:MB 793 PG 62&63City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
2	.34Mi.	**37623 ROBIN LN** **PALMDALE, CA 93550-7000**	08/10/2026	$515,000	$385	1336	/3/2	1987	8,589 SF	
		APN: 3019-049-014 Document #: 26-0590647 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Tract No: 44045 MapRef: MB 1069 PG 67-69 Abbreviated Description: Lot:15 Tract No:44045 Map Ref:MB 1069 PG 67-69City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
3	.11Mi.	**2501 E AVENUE R4** **PALMDALE, CA 93550-5543**	07/31/2026	$530,000	$385	1374	/3/2	1969	7,619 SF	Yes
		APN: 3019-020-025 Document #: 26-0565795 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Tract No: 25930 MapRef: MB 784 PG 63&64 Abbreviated Description: Lot:17 Tract No:25930 Map Ref:MB 784 PG 63&64City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
4	.34Mi.	**2611 E AVENUE Q14** **PALMDALE, CA 93550-4988**	07/30/2026	$415,000	$207	2000	/4/3	1989	7,004 SF	
		APN: 3018-030-007 Document #: 26-0561875 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Tract No: 45263 MapRef: MB 1108 PG 12-16 Abbreviated Description: Lot:7 Tract No:45263 Map Ref:MB 1108 PG 12-16City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
5	.3Mi.	**37633 29TH ST E** **PALMDALE, CA 93550-6303**	07/28/2026	$472,000	$415	1136	/3/2	1973	3,882 SF	
		APN: 3019-029-006 Document #: 26-0552939 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
6	.47Mi.	**2906 CASAMIA AVE** **PALMDALE, CA 93550-6328**	06/02/2026	$430,000	$341	1260	/3/2	1978	6,206 SF	
		APN: 3019-009-037 Document #: 26-0402359								

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26 Tract No: 30898 MapRef: MB 882 PG 84&85 Abbreviated Description: Lot:26 Tract No:30898 Map Ref:MB 882 PG 84&85City/Muni/ Twp:PALMDALE City/Muni/Twp: PALMDALE

7	.17Mi.	**37935 26TH ST E** **PALMDALE, CA 93550-5564**	06/02/2026	$463,000	$302	1530	/4/2	1966	8,133 SF	

APN: 3019-019-016 Document #: 26-0402370
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 64 Tract No: 23939 MapRef: MB 733 PG 44&45 Abbreviated Description: Lot:64 Tract No:23939 Map Ref:MB 733 PG 44&45City/Muni/ Twp:PALMDALE City/Muni/Twp: PALMDALE

8	.16Mi.	**37929 RUDALL AVE** **PALMDALE, CA 93550-5557**	05/29/2026	$420,000	$269	1560	/3/2	1965	7,063 SF	

APN: 3019-018-004 Document #: 26-0394008
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Tract No: 23939 MapRef: MB 733 PG 44&45 Abbreviated Description: Lot:28 Tract No:23939 Map Ref:MB 733 PG 44&45City/Muni/ Twp:PALMDALE City/Muni/Twp: PALMDALE

9	.05Mi.	**37800 RUDALL AVE** **PALMDALE, CA 93550-5556**	05/26/2026	$500,000	$310	1608	/3/2	1969	6,999 SF	Yes

APN: 3019-017-025 Document #: 26-0380659
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Tract No: 25930 MapRef: MB 784 PG 63&64 Abbreviated Description: Lot:35 Tract No:25930 Map Ref:MB 784 PG 63&64City/Muni/ Twp:PALMDALE City/Muni/Twp: PALMDALE

10	.27Mi.	**2627 E AVENUE Q15** **PALMDALE, CA 93550-4993**	05/13/2026	$460,000	$273	1680	/3/2	1989	7,472 SF	

APN: 3018-030-025 Document #: 26-0351221
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Tract No: 45263 MapRef: MB 1108 PG 12-16 Abbreviated Description: Lot:20 Tract No:45263 Map Ref:MB 1108 PG 12-16City/Muni/ Twp:PALMDALE City/Muni/Twp: PALMDALE

11	.19Mi.	**37945 26TH ST E** **PALMDALE, CA 93550-5564**	05/11/2026	$535,000	$298	1794	/4/2	1966	8,200 SF	

APN: 3019-019-001 Document #: 26-0341435
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 49 Tract No: 23939 MapRef: MB 733 PG 44&45 Abbreviated Description: Lot:49 Tract No:23939 Map Ref:MB 733 PG 44&45City/Muni/ Twp:PALMDALE City/Muni/Twp: PALMDALE

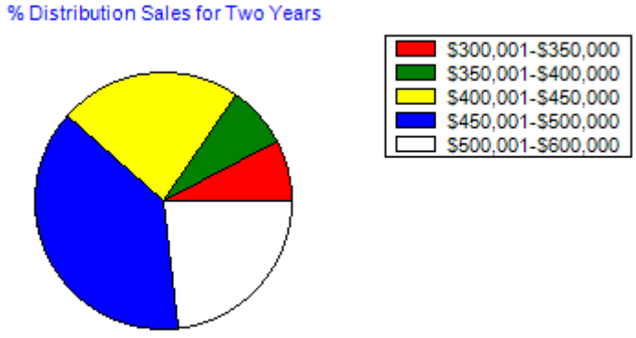
12	.34Mi.	**2665 E AVENUE Q14** **PALMDALE, CA 93550-4996**	04/29/2026	$345,000	$205	1680	/3/2	1989	7,114 SF	

APN: 3018-030-036 Document #: 26-0306508
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 30 Tract No: 45263 MapRef: MB 1108 PG 12-16 Abbreviated Description: Lot:30 Tract No:45263 Map Ref:MB 1108 PG 12-16City/Muni/ Twp:PALMDALE City/Muni/Twp: PALMDALE

13	.23Mi.	**37837 29TH ST E** **PALMDALE, CA 93550-5523**	02/27/2026	$500,000	$403	1239	/3/2	1969	6,997 SF	

APN: 3019-022-013 Document #: 26-0140782
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Tract No: 26549 MapRef: MB 791 PG 66&67 Abbreviated Description: Lot:14 Tract No:26549 Map Ref:MB 791 PG 66&67City/Muni/ Twp:PALMDALE City/Muni/Twp: PALMDALE

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.	**37800 26TH ST E**	**12/27/2011**		$147,322	1,489	/4/2	1969	7,000 SF	
.01Mi.	**37808 26TH ST E**	**11/02/2022**		$206,303	1,692	/4/2	1969	7,043 SF	
.02Mi.	**37801 RUDALL AVE**	**01/04/2019**		$358,408	1,697	/4/2	1969	6,998 SF	
.02Mi.	**37816 26TH ST E**	**06/30/2010**		$131,650	1,374	/3/2	1969	6,990 SF	
.02Mi.	**37760 26TH ST E**	**04/02/2018**		$252,176	1,871	/4/2	1970	7,841 SF	
.02Mi.	**37809 RUDALL AVE**	**03/20/2020**		$340,227	1,836	/4/2	1969	7,053 SF	Yes
.03Mi.	**2549 E AVENUE R4**	**06/07/2024**		$478,583	1,692	/4/2	1969	7,357 SF	
.03Mi.	**37817 RUDALL AVE**	**04/18/2024**		$514,997	1,489	/4/2	1969	6,999 SF	
.03Mi.	**37761 RUDALL AVE**	**08/17/2009**		$121,114	1,593	/3/2	1970	7,847 SF	Yes
.04Mi.	**37822 26TH ST E**	**02/03/2004**		$204,438	1,374	/3/2	1969	6,990 SF	
.04Mi.	**37754 26TH ST E**	**08/12/2024**		$423,300	1,359	/3/2	1970	6,996 SF	
.04Mi.	**2548 E AVENUE R3**	**01/30/2007**		$117,918	1,608	/3/2	1969	7,101 SF	
.04Mi.	**37761 26TH ST E**	**05/01/2023**		$419,175	1,148	/3/2	1969	7,234 SF	
.04Mi.	**2543 E AVENUE R4**	**07/18/2022**		$525,296	2,323	/4/2	1969	7,281 SF	Yes
.04Mi.	**37823 RUDALL AVE**	**02/08/1989**		$156,790	1,692	/4/2	1969	6,997 SF	
.04Mi.	**37753 RUDALL AVE**	**03/27/2012**		$131,302	1,495	/4/2	1970	6,998 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	31.8 years old	Households:	21,712
Median Household Income:	$58,098	Households w/Family:	77%
Household Income Per Capita:	$20,555	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	Palmdale Elementary School District	Students:	17,941
Number of Schools:	29	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.74Mi.	**Palmdale Learning Plaza** Number of Students: 800 Student-Teacher Ratio: 22.28	B-	Public	KG - 8
2.74Mi.	**Palmdale Learning Plaza** Number of Students: 800 Student-Teacher Ratio: 22.28	B-	Public	KG - 8
0.48Mi.	**Palmdale High School** Number of Students: 2,208 Student-Teacher Ratio: 21.83 Advanced Placement: Yes	D	Public	9 - 12
0.48Mi.	**Palmdale High School** Number of Students: 2,208 Student-Teacher Ratio: 21.83 Advanced Placement: Yes	D	Public	9 - 12
0.72Mi.	**Cactus Magnet Academy** Number of Students: 822 Student-Teacher Ratio: 20.73	D-	Public	6 - 8
0.72Mi.	**Cactus Magnet Academy** Number of Students: 822 Student-Teacher Ratio: 20.73	D-	Public	6 - 8
0.17Mi.	**Desert Rose Elementary School** Number of Students: 614 Student-Teacher Ratio: 25.49	D	Public	KG - 5
0.17Mi.	**Desert Rose Elementary School** Number of Students: 614 Student-Teacher Ratio: 25.49	D	Public	KG - 5
5.30Mi.	**David G. Millen Magnet Academy** Number of Students: 952 Student-Teacher Ratio: 22.75	D-	Public	6 - 8
5.30Mi.	**David G. Millen Magnet Academy** Number of Students: 952 Student-Teacher Ratio: 22.75	D-	Public	6 - 8

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Flood Report

The Subject Property of **37800 26TH ST E, PALMDALE, CA 93550-5510** 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	102%	SIMILAR
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	86%	LOWER
OVERALL	80%	LOWER

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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