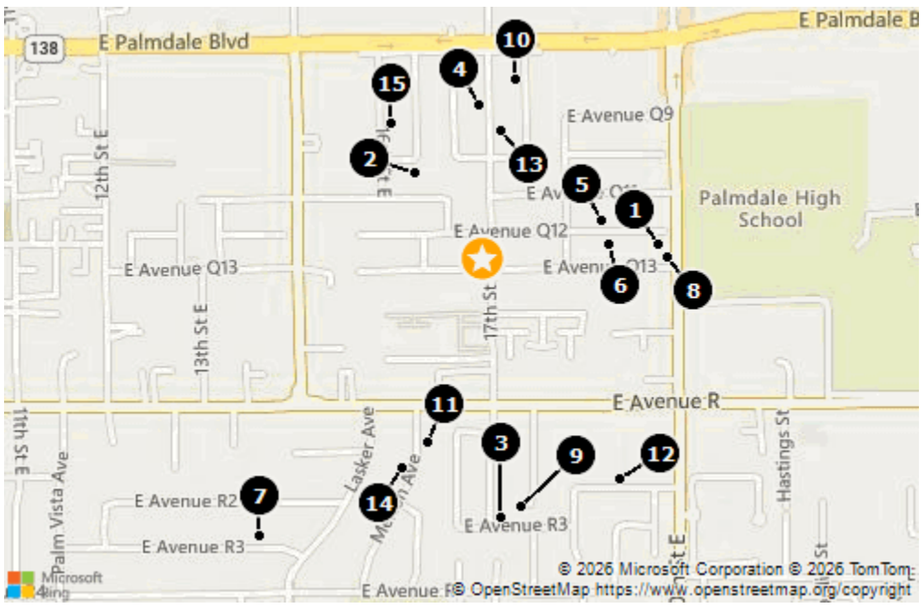
ICE SiteX Report

OrderID: 98162071

SiteX Property Information Report



Subject Property Location

38141 17TH ST E, PALMDALE, CA 93550-5173

County:	**LOS ANGELES CA**	Census Tract:	060379105.022007
Property Use:	Single Family Residential	Zoning:	PDR1*
Parcel Number:	3014-018-002	Thomas Bros Pg-Grid:	4286-1D

Valuation

Value:	**$411,000**	FSD:	17	Common Confidence Score:	41
Value Range:	$341,130 - $480,870	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	15-574
Assd Land Value:	$100,281	Market Land Value:		Tax Year:	2025
Assd Improvement:	$150,592	Market Improvment Value:		Total Taxable Value:	$4,311
Total Assessed Value:	$250,873	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Tract No: 17628
Abbreviated Description: TRACT NO 17628 LOT 2

Property Characteristics

Lot Size:	6,685 SF	Bedrooms:	3	Pool:	
Building Area:	983 SF	Baths:	1	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/14/2025	Sales Price:	N/A
Document #:	25-0470698 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/06/2023	Loan Amount:	N/A
Document #:	23-0680878 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2053	Type Finance:	

Legal Description:
Lot: 2 Tract No: 17628
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	01/31/2019	Sales Price:	N/A
Document #:	19-0095138 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/07/2018		
Document Type:			

Legal Description:
Lot: 2 Tract No: 17628 Map Ref: MB 463 PG 21-23
City/Muni/Twp: PALMDALE

ICE SiteX Report

OrderID: 98162071

Prior Transfer

Recording Date:	10/11/2018	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	18-1036974 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/10/2018		
Document Type:			

Legal Description:
Lot: 2,17,22 Block: 15 Tract No: 17976 Map Ref: MB 463 PG 21-23
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	07/13/2018	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Tract No: 17628
Abbreviated Description: TRACT NO 17628 LOT 2

Prior Transfer

Recording Date:	12/08/2000	Sales Price:	N/A
Document #:	00-1916604 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/03/1998		
Document Type:			

Legal Description:
Abbreviated Description: TRACT NO 17628 LOT 2
City/Muni/Twp: PALMDALE

Area Sales Analysis

Total Area Sales	$6,129,000	Median # of Bedrooms	3
Median Lot Size	6,269 SF	Median # of Baths	1
Median Living Area	1,125 SF	Median Year Built	1954
Price Range - 2 Yrs	$218,000 to $585,000	Age Range	37 years to 74 years
Median Value	$429,000	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**1860 E AVENUE Q12** **PALMDALE, CA 93550-5131**	07/31/2026	$218,000	$221	983	/3/1	1954	6,098 SF	
		APN: 3014-025-002 Document #: 26-0564299 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 129 Tract No: 17628 MapRef: MB 463 PG 21-23 Abbreviated Description: Lot:129 Tract No:17628 Map Ref:MB 463 PG 21-23City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
2	.15Mi.	**1620 E AVENUE Q10** **PALMDALE, CA 93550-4814**	06/12/2026	$355,000	$315	1125	/3/1	1952	6,928 SF	
		APN: 3014-017-022 Document #: 26-0434113 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 41 Tract No: 15487 MapRef: MB 411 PG 10-12 Abbreviated Description: Lot:41 Tract No:15487 Map Ref:MB 411 PG 10-12City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
3	.34Mi.	**1703 E AVENUE R3** **PALMDALE, CA 93550-5473**	06/10/2026	$445,000	$342	1299	/3/2	1982	7,098 SF	
		APN: 3012-028-020 Document #: 26-0426491 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 58 Tract No: 39381 MapRef: MB 987 PG 92-96 Abbreviated Description: Lot:58 Tract No:39381 Map Ref:MB 987 PG 92-96City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
4	.21Mi.	**38337 17TH ST E** **PALMDALE, CA 93550-4805**	06/05/2026	$365,000	$405	900	/2/1	1952	6,075 SF	
		APN: 3014-016-019 Document #: 26-0413411 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 90 Tract No: 15487 MapRef: MB 411 PG 10-12 Abbreviated Description: Lot:90 Tract No:15487 Map Ref:MB 411 PG 10-12City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
5	.16Mi.	**1821 E AVENUE Q12** **PALMDALE, CA 93550-5130**	05/19/2026	$455,000	$462	983	/3/1	1954	6,089 SF	
		APN: 3014-024-016 Document #: 26-0368238 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 119 Tract No: 17628 MapRef: MB 463 PG 21-23 Abbreviated Description: Lot:119 Tract No:17628 Map Ref:MB 463 PG 21-23City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
6	.17Mi.	**1826 E AVENUE Q12** **PALMDALE, CA 93550-5131**	05/01/2026	$585,000	$328	1780	/4/2	1954	6,090 SF	Yes
		APN: 3014-025-008 Document #: 26-0316595 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 135 Tract No: 17628 MapRef: MB 463 PG 21-23 Abbreviated Description: Lot:135 Tract No:17628 Map Ref:MB 463 PG 21-23City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
7	.47Mi.	**1347 E AVENUE R3** **PALMDALE, CA 93550-6109**	04/27/2026	$419,000	$386	1083	/3/1	1954	7,845 SF	
		APN: 3012-016-022 Document #: 26-0294841 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 185 Tract No: 17369 MapRef: MB 437 PG -11 Abbreviated Description: Lot:185 Tract No:17369 Map Ref:MB 437 PG -11City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
8	.25Mi.	**1867 E AVENUE Q13** **PALMDALE, CA 93550-5138**	04/16/2026	$450,000	$259	1731	/4/2	1954	6,269 SF	
		APN: 3014-025-024 Document #: 26-0269713 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 167 Tract No: 17628 MapRef: MB 463 PG 21-23 Abbreviated Description: Lot:167 Tract No:17628 Map Ref:MB 463 PG 21-23City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								

ICE SiteX Report

OrderID: 98162071

9	.33Mi.	**37901 ROSEMARIE ST** **PALMDALE, CA 93550-7053**	04/10/2026	$500,000	$309	1616	/4/2	1989	8,051 SF

APN: 3012-028-047 Document #: 26-0252335
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Tract No: 45246 MapRef: MB 1113 PG 44&45 Abbreviated Description: Lot:11 Tract No:45246 Map Ref:MB 1113 PG 44&45City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

10	.24Mi.	**38363 ROSEMARIE ST** **PALMDALE, CA 93550-4817**	04/09/2026	$338,000	$320	1053	/3/1	1952	6,068 SF

APN: 3014-020-013 Document #: 26-0248558
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 107 Tract No: 15487 MapRef: MB 411 PG 10-12 Abbreviated Description: Lot:107 Tract No:15487 Map Ref:MB 411 PG 10-12City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

11	.25Mi.	**37944 MELTON AVE** **PALMDALE, CA 93550-5429**	04/03/2026	$452,000	$393	1150	/4/2	1954	8,098 SF

APN: 3012-019-004 Document #: 26-0231421
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Tract No: 17369 MapRef: MB 437 PG 8-11 Abbreviated Description: Lot:4 Tract No:17369 Map Ref:MB 437 PG 8-11City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

12	.34Mi.	**1833 E AVENUE R2** **PALMDALE, CA 93550-5451**	03/27/2026	$256,000	$225	1134	/3/2	1983	6,630 SF

APN: 3012-030-029 Document #: 26-0215404
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Tract No: 33574 MapRef: MB 1016 PG 3-6 Abbreviated Description: Lot:29 Tract No:33574 Map Ref:MB 1016 PG 3-6City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

13	.17Mi.	**38318 17TH ST E** **PALMDALE, CA 93550-4806**	03/24/2026	$412,000	$391	1053	/3/1	1952	6,060 SF

APN: 3014-020-002 Document #: 26-0203688
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 96 Tract No: 15487 MapRef: MB 411 PG 10-12 Abbreviated Description: Lot:96 Tract No:15487 Map Ref:MB 411 PG 10-12City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

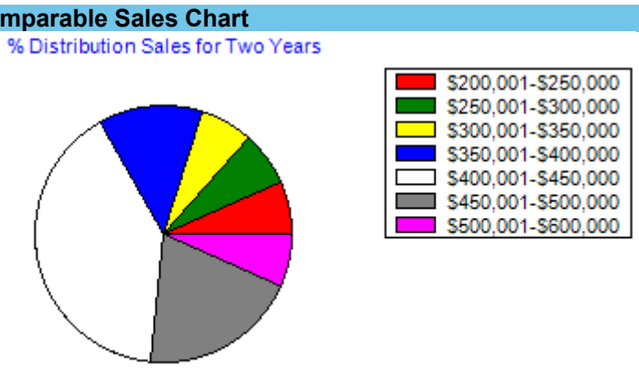
14	.3Mi.	**37923 MELTON AVE** **PALMDALE, CA 93550-5428**	03/23/2026	$450,000	$450	1000	/3/1	1954	7,641 SF

APN: 3012-018-007 Document #: 26-0198848
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 44 Tract No: 17369 MapRef: MB 437 PG 8-11 Abbreviated Description: Lot:44 Tract No:17369 Map Ref:MB 437 PG 8-11City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

15	.22Mi.	**38326 16TH ST E** **PALMDALE, CA 93550-4804**	03/19/2026	$429,000	$263	1627	/3/2	1952	6,057 SF

APN: 3014-014-003 Document #: 26-0192578
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: TRACT NO 15487 MapRef: MB 411 PG 10-12 Abbreviated Description: Lot:17 Subdivision:TRACT NO 15487 Map Ref:MB 411 PG 10-12City/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.

ICE SiteX Report

OrderID: 98162071

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.	**38141 17TH ST E**	**07/13/2018**		$250,873	983	/3/1	1954	6,685 SF	
.01Mi.	**1639 E AVENUE Q13**	**02/08/1996**		$117,917	1,255	/3/1	1954	6,086 SF	
.02Mi.	**38147 17TH ST E**	**05/01/2012**		$94,818	1,741	/3/2	1954	6,684 SF	
.02Mi.	**1638 E AVENUE Q12**	**10/27/2020**		$338,798	1,405	/3/2	1954	6,090 SF	
.02Mi.	**1703 E AVENUE Q13**	**11/01/1977**		$77,367	1,047	/3/1	1954	6,165 SF	
.02Mi.	**1633 E AVENUE Q13**	**05/28/2009**		$78,537	1,316	/3/2	1956	7,084 SF	Yes
.03Mi.	**38121 17TH ST E**	**03/25/2009**		$43,122	904	/2/1	1955	9,422 SF	
.03Mi.	**38146 17TH ST E**	**04/19/2019**		$284,452	1,600	/3/2	1954	6,168 SF	
.03Mi.	**1630 E AVENUE Q12**	**09/30/2014**		$195,405	1,666	/4/2	1956	7,236 SF	
.03Mi.	**1709 E AVENUE Q13**	**03/21/2013**		$123,131	1,343	/3/1	1954	5,989 SF	
.04Mi.	**1625 E AVENUE Q13**	**05/23/1994**		$123,196	1,216	/3/2	1956	6,997 SF	
.04Mi.	**1632 E AVENUE Q13**	**05/12/2011**		$118,754	1,154	/3/2	1963	7,884 SF	Yes
.04Mi.	**1706 E AVENUE Q13**	**07/05/2002**		$183,915	1,265	/3/2	1979	12,361 SF	
.04Mi.	**1710 E AVENUE Q12**	**03/25/2015**		$180,269	1,302	/3/2	1954	7,205 SF	
.04Mi.	**1624 E AVENUE Q12**	**07/25/2024**		$404,000	1,308	/4/2	1956	7,031 SF	
.05Mi.	**38203 17TH ST E**	**10/25/2023**		$480,930	1,308	/3/2	1953	8,094 SF	Yes

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:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.31Mi.	**David G. Millen Magnet Academy** Number of Students: 952 Student-Teacher Ratio: 22.75	D-	Public	6 - 8
1.82Mi.	**Palmdale Learning Plaza** Number of Students: 800 Student-Teacher Ratio: 22.28	A-	Public	KG - 8
1.82Mi.	**Palmdale Learning Plaza** Number of Students: 800 Student-Teacher Ratio: 22.28	A-	Public	KG - 8
0.56Mi.	**Palmdale High School** Number of Students: 2,208 Student-Teacher Ratio: 21.83 Advanced Placement: Yes	D+	Public	9 - 12
0.56Mi.	**Palmdale High School** Number of Students: 2,208 Student-Teacher Ratio: 21.83 Advanced Placement: Yes	D+	Public	9 - 12
1.72Mi.	**Cactus Magnet Academy** Number of Students: 822 Student-Teacher Ratio: 20.73	D+	Public	6 - 8
1.72Mi.	**Cactus Magnet Academy** Number of Students: 822 Student-Teacher Ratio: 20.73	D+	Public	6 - 8
0.77Mi.	**Tumbleweed Elementary School** Number of Students: 502 Student-Teacher Ratio: 24.32	C	Public	KG - 5
0.77Mi.	**Tumbleweed Elementary School** Number of Students: 502 Student-Teacher Ratio: 24.32	C	Public	KG - 5
4.31Mi.	**David G. Millen Magnet Academy** Number of Students: 952 Student-Teacher Ratio: 22.75	D-	Public	6 - 8

ICE SiteX Report

OrderID: 98162071

Flood Report

The Subject Property of **38141 17TH ST E, PALMDALE, CA 93550-5173** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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

9/10/2024 - Bridge Fire 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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.