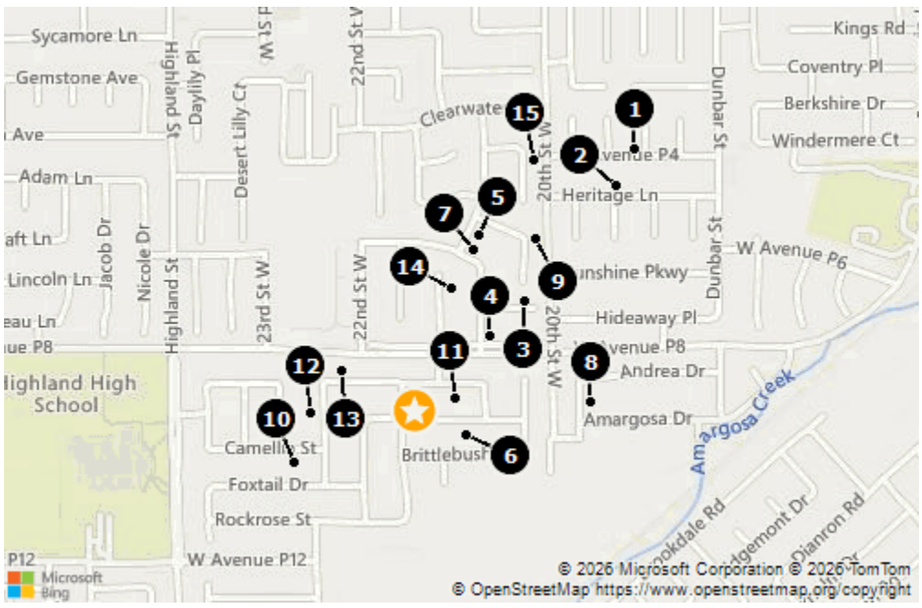
ICE SiteX Report

OrderID: 97899354

SiteX Property Information Report



Subject Property Location

39120 MONDELL PINE AVE, PALMDALE, CA 93551-6043

County:	**LOS ANGELES CA**	Census Tract:	060379102.141000
Property Use:	Single Family Residential	Zoning:	PDR1-7000
Parcel Number:	3003-101-026	Thomas Bros Pg-Grid:	

Valuation

Value:	**$845,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$768,950 - $921,050	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	14-694
Assd Land Value:	$179,343	Market Land Value:		Tax Year:	2025
Assd Improvement:	$538,563	Market Improvment Value:		Total Taxable Value:	$12,779
Total Assessed Value:	$717,906	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 65 Tract No: 54058-4
Abbreviated Description: TR=54058-4 LOT 65

Property Characteristics

Lot Size:	7,179 SF	Bedrooms:	5	Pool:	
Building Area:	4286 SF	Baths:	4	Fireplace:	
Year Built:	2021	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:	07/22/2024	Sales Price:	N/A
Document #:	24-0483981 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/16/2024		
Document Type:			

Legal Description:
Lot: 65 Tract No: 54058-4 Map Ref: MB 1412 PG 39-43
City/Muni/Twp: PALMDALE

Prior Transfer

Recording Date:	10/23/2023	Sales Price:	$676,450
Document #:	23-0722544 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/07/2021	Sales Price:	N/A
Document #:	21-1522383 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/19/2021		
Document Type:			

Legal Description:
Lot: 65 Tract No: 54058-4 Map Ref: MB 1412 PG 39-43
City/Muni/Twp: PALMDALE

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Prior Transfer

Recording Date:	10/07/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 65 Tract No: 54058-4
Abbreviated Description: TR=54058-4 LOT 65

Area Sales Analysis

Total Area Sales	$8,893,000	Median # of Bedrooms	4
Median Lot Size	7,226 SF	Median # of Baths	3
Median Living Area	2,278 SF	Median Year Built	1992
Price Range - 2 Yrs	$475,000 to $810,000	Age Range	5 years to 37 years
Median Value	$540,000	Median Age	34 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.46Mi.	**39405 COLCHESTER CT** **PALMDALE, CA 93551-4920**	06/16/2026	$650,000	$241	2693	/5/3	2003	7,116 SF	Yes
		APN: 3003-071-027 Document #: 26-0440366 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Tract No: 45573 MapRef: MB 1146 PG 42-46 Abbreviated Description: Lot:27 Tract No:45573 Map Ref:MB 1146 PG 42-46City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
2	.4Mi.	**1847 HERITAGE LN** **PALMDALE, CA 93551-4092**	05/13/2026	$485,000	$323	1501	/3/2	1992	7,148 SF	
		APN: 3003-069-028 Document #: 26-0350514 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Tract No: 46430 MapRef: MB 1139 PG 81-84 Abbreviated Description: Lot:28 Tract No:46430 Map Ref:MB 1139 PG 81-84City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
3	.21Mi.	**2009 COMSTOCK CT** **PALMDALE, CA 93551-4154**	05/12/2026	$550,000	$238	2302	/4/3	1990	6,663 SF	
		APN: 3003-044-167 Document #: 26-0346044 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Tract No: 45560 MapRef: MB 1104 PG 74-76 Abbreviated Description: Lot:36 Tract No:45560 Map Ref:MB 1104 PG 74-76City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
4	.14Mi.	**2037 W AVENUE P8** **PALMDALE, CA 93551-4153**	05/07/2026	$499,000	$299	1666	/4/2	1989	7,337 SF	
		APN: 3003-044-175 Document #: 26-0333461 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 44 Tract No: 45560 MapRef: MB 1104 PG 74-76 Abbreviated Description: Lot:44 Tract No:45560 Map Ref:MB 1104 PG 74-76City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
5	.25Mi.	**2038 FALCON AVE** **PALMDALE, CA 93551-4133**	04/30/2026	$475,000	$326	1455	/3/2	1989	6,383 SF	
		APN: 3003-044-194 Document #: 26-0311028 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Tract No: 45558 MapRef: MB 1104 PG 67-70 Abbreviated Description: Lot:6 Tract No:45558 Map Ref:MB 1104 PG 67-70City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
6	.08Mi.	**2050 HELCONIA CT** **PALMDALE, CA 93551-6040**	03/27/2026	$795,000	$185	4286	/5/4	2021	7,070 SF	
		APN: 3003-100-058 Document #: 26-0213626 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 85 Tract No: 54058-4 MapRef: MB 1412 PG 39-43 Abbreviated Description: Lot:85 Tract No:54058-4 Map Ref:MB 1412 PG 39-43City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
7	.23Mi.	**2049 MILLCREEK WAY** **PALMDALE, CA 93551-4141**	03/24/2026	$495,000	$386	1280	/4/2	1990	6,250 SF	
		APN: 3003-044-157 Document #: 26-0203448 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Tract No: 45560 MapRef: MB 1104 PG 74-76 Abbreviated Description: Lot:26 Tract No:45560 Map Ref:MB 1104 PG 74-76City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
8	.24Mi.	**39120 CALMVIEW CIR** **PALMDALE, CA 93551-4921**	03/23/2026	$524,000	$230	2278	/3/2	2004	8,739 SF	Yes
		APN: 3003-090-052 Document #: 26-0198785 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 52 Tract No: 51505 MapRef: MB 1276 PG 94-97 Abbreviated Description: Lot:52 Tract No:51505 Map Ref:MB 1276 PG 94-97City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
9	.28Mi.	**39272 ARROWHEAD CT** **PALMDALE, CA 93551-4135**	03/12/2026	$505,000	$254	1983	/4/3	1989	8,726 SF	
		APN: 3003-044-198 Document #: 26-0173984 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Tract No: 45558 MapRef: MB 1104 PG 67-70 Abbreviated Description: Lot:20 Tract No:45558 Map Ref:MB 1104 PG 67-70City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
10	.17Mi.	**2300 CAMELLIA ST** **PALMDALE, CA 93551-4199**	03/10/2026	$625,000	$133	4693	/4/3	2005	7,193 SF	Yes
		APN: 3003-097-022 Document #: 26-0168243 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 67 Tract No: 54058-1 MapRef: MB 1302 PG 84 Abbreviated Description: Lot:67 Tract No:54058-1 Map Ref:MB 1302 PG 84City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE								
11	.06Mi.	**2108 CORK OAK ST** **PALMDALE, CA 93551-6037**	03/09/2026	$725,000	$264	2740	/3/3	2021	7,700 SF	
		APN: 3003-101-021 Document #: 26-0164460 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 60 Tract No: 54058-4 MapRef: MB 1412 PG 39-43 Abbreviated Description: Lot:60 Tract No:54058-4 Map Ref:MB 1412 PG 39-43City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

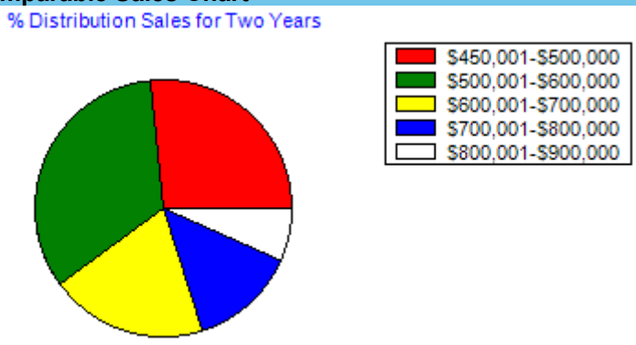
12 .14Mi. **39119 GIANT SEQUOIA ST** 03/06/2026 $810,000 $198 4088 /5/3 2006 8,230 SF Yes
PALMDALE, CA 93551-6005
APN: 3003-098-004 Document #: 26-0160272
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Tract No: 54058-1 MapRef: MB 1302 PG 84-88 Abbreviated Description: Lot:23 Tract No:54058-1 Map Ref:MB 1302 PG 84-88City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

13 .11Mi. **2215 CORK OAK ST** 01/29/2026 $695,000 $170 4088 /5/3 2006 8,648 SF
PALMDALE, CA 93551-6007
APN: 3003-098-010 Document #: 26-0067345
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Tract No: 54058-1 MapRef: MB 1302 PG 84-88 Abbreviated Description: Lot:29 Tract No:54058-1 Map Ref:MB 1302 PG 84-88City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

14 .17Mi. **39240 GUNSMOKE CT** 01/21/2026 $520,000 $262 1983 /4/3 1990 7,226 SF
PALMDALE, CA 93551-4152
APN: 3003-044-142 Document #: 26-0047482
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Tract No: 45560 MapRef: MB 1104 PG 74-76 Abbreviated Description: Lot:11 Tract No:45560 Map Ref:MB 1104 PG 74-76City/Muni/Twp:PALMDALE City/Muni/Twp: PALMDALE

15 .37Mi. **39360 LONGHORN CT** 01/15/2026 $540,000 $259 2081 /4/3 1989 7,737 SF
PALMDALE, CA 93551-4139
APN: 3003-043-125 Document #: 26-0036117
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 44 Tract No: 45558 MapRef: MB 1104 PG 67-70 Abbreviated Description: Lot:44 Tract No:45558 Map Ref:MB 1104 PG 67-70City/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.

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.	**39120 MONDELL PINE AVE**	**10/07/2021**		$717,906	4,286	/5/4	2021	7,179 SF	
.01Mi.	**39114 MONDELL PINE AVE**	**09/28/2021**		$594,063	2,218	/3/2	2021	7,179 SF	
.02Mi.	**2142 CORK OAK ST**	**09/17/2021**		$669,090	3,001	/3/3	2021	8,325 SF	
.02Mi.	**2136 CORK OAK ST**	**05/23/2022**		$917,943	4,286	/5/4	2021	7,927 SF	
.02Mi.	**2123 HELCONIA CT**	**05/25/2022**		$726,396	3,001	/3/3	2021	12,586 SF	
.03Mi.	**39108 MONDELL PINE AVE**	**01/20/2022**		$801,210	4,286	/5/4	2021	7,179 SF	
.03Mi.	**2126 HELCONIA CT**	**12/02/2022**		$750,024	3,001	/3/3	2021	7,680 SF	
.03Mi.	**2153 BROMELAID LN**	**05/19/2022**		$635,608	4,088	/5/3	2006	7,016 SF	
.03Mi.	**2128 CORK OAK ST**	**09/28/2021**		$692,118	3,299	/4/3	2021	7,701 SF	
.03Mi.	**2154 CORK OAK ST**	**08/24/2016**		$301,747	2,377	/4/3	2006	7,352 SF	
.04Mi.	**39102 MONDELL PINE AVE**	**12/24/2024**		$775,000	3,299	/4/3	2021	7,179 SF	
.04Mi.	**2159 BROMELAID LN**	**06/04/2009**		$334,802	3,211	/4/3	2006	7,104 SF	
.04Mi.	**39107 MONDELL PINE AVE**	**08/27/2021**		$589,181	2,740	/3/3	2021	7,475 SF	
.04Mi.	**2120 HELCONIA CT**	**06/10/2022**		$818,721	4,286	/5/4	2021	15,671 SF	
.04Mi.	**2115 HELCONIA CT**	**06/22/2022**		$727,457	3,299	/4/3	2021	8,788 SF	
.04Mi.	**2120 CORK OAK ST**	**07/18/2022**		$828,678	4,286	/5/4	2021	7,700 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	38.0 years old	Households:	17,092
Median Household Income:	$103,250	Households w/Family:	81%
Household Income Per Capita:	$39,112	Households w/Family Married:	60%
Most Common Education Level:	Some College	Households w/Family Children:	38%

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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
0.17Mi.	**David G. Millen Magnet Academy** Number of Students: 952 Student-Teacher Ratio: 22.75	D-	Public	6 - 8
0.17Mi.	**David G. Millen Magnet Academy** Number of Students: 952 Student-Teacher Ratio: 22.75	D-	Public	6 - 8
2.55Mi.	**Palmdale Learning Plaza** Number of Students: 800 Student-Teacher Ratio: 22.28	A-	Public	KG - 8
2.55Mi.	**Palmdale Learning Plaza** Number of Students: 800 Student-Teacher Ratio: 22.28	A-	Public	KG - 8
0.43Mi.	**Highland High School** Number of Students: 2,706 Student-Teacher Ratio: 25.23 Advanced Placement: Yes	C-	Public	9 - 12
0.43Mi.	**Highland High School** Number of Students: 2,706 Student-Teacher Ratio: 25.23 Advanced Placement: Yes	C-	Public	9 - 12
0.69Mi.	**Summerwind Elementary School** Number of Students: 569 Student-Teacher Ratio: 26.45	C	Public	KG - 5
0.69Mi.	**Summerwind Elementary School** Number of Students: 569 Student-Teacher Ratio: 26.45	C	Public	KG - 5

Flood Report

The Subject Property of **39120 MONDELL PINE AVE, PALMDALE, CA 93551-6043** 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	62%	NOTABLY LOWER
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	67%	NOTABLY LOWER
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	37%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	129%	HIGHER
MURDER	51%	NOTABLY LOWER
OVERALL	48%	SIGNIFICANTLY 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.
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