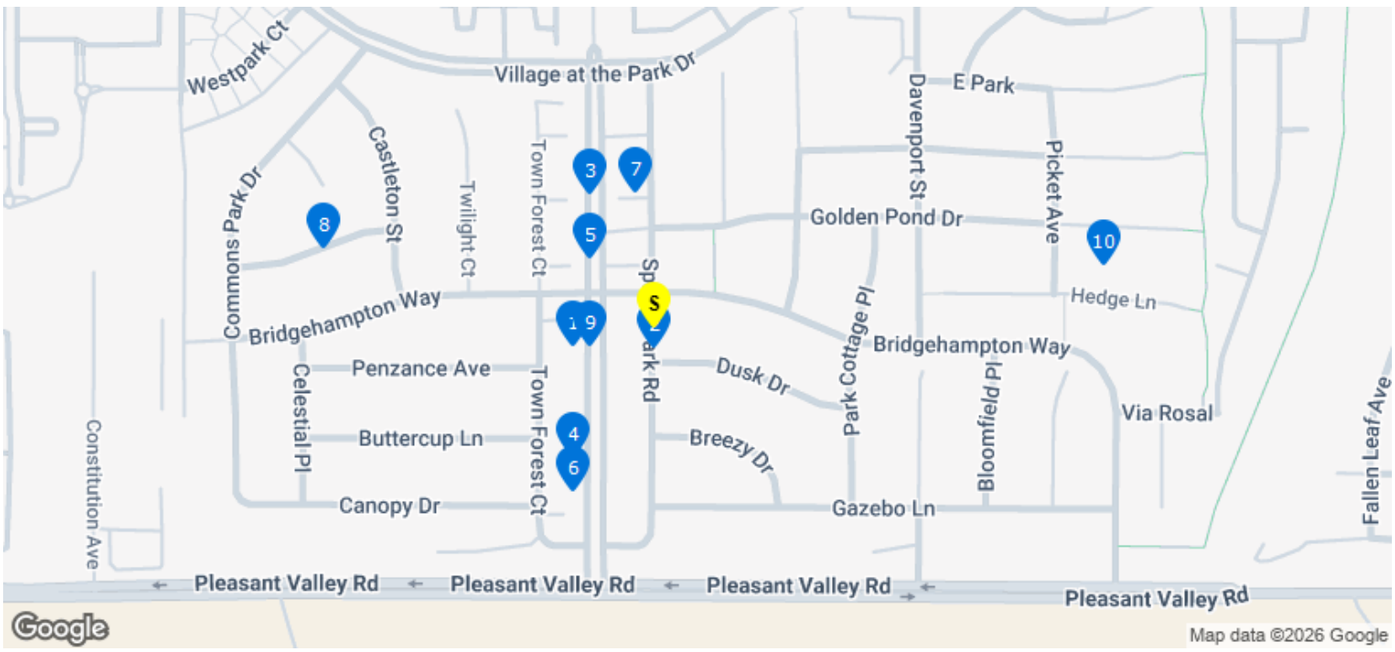
ICE SiteX Report

OrderID: 98775407

SiteX Property Information Report



Subject Property Location

401 SPRING PARK RD, CAMARILLO, CA 93012-7767

County:	**VENTURA CA**	Census Tract:	0056.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	229-0-270-255	Thomas Bros Pg-Grid:	

Valuation

Value:	**$932,000**	FSD:	7	Common Confidence Score:	77
Value Range:	$866,760 - $997,240	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	7-352
Assd Land Value:	$473,519	Market Land Value:		Tax Year:	2026
Assd Improvement:	$254,512	Market Improvment Value:		Total Taxable Value:	$7,988
Total Assessed Value:	$728,031	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 District: 07 Tract No: 547702 Map Ref: MAP 156MR 7

Abbreviated Description:	TRACT: 547702 LOT: 25 MAPNR: 156MR 7
City/Muni/Twp:	CAMARILLO

Property Characteristics

Lot Size:	3,486 SF	Bedrooms:	3	Pool:	
Building Area:	1814 SF	Baths:	2	Fireplace:	1
Year Built:	2006	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/26/2025	Loan Amount:	N/A
Document #:	2025000019660 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/07/2025		
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Subdivision: TRACT NO 5477 2 Map Ref: 0
City/Muni/Twp: CAMARILLO

Prior Transfer

Recording Date:	04/11/2023	Sales Price:	$603,860
Document #:	2023000025898 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	11/28/2022	Loan Amount:	N/A
Document #:	2022000111892 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/31/2022		
TD Due Date:	08/01/2046	Type Finance:	

ICE SiteX Report

OrderID: 98775407

Legal Description:
Subdivision: TRACT NO 5477 2 Map Ref: 0
City/Muni/Twp: CAMARILLO

Prior Transfer

Recording Date:	12/05/2019	Sales Price:	$603,860
Document #:	20191205-00151315 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	08/19/2016	Sales Price:	N/A
Document #:	20160819-00118489 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/15/2016	Loan Amount:	N/A
Document #:	20160715-00099593 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/10/2016		
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Tract No: 5477-2 Map Ref: MR156 PG7&8
City/Muni/Twp: CAMARILLO

Prior Transfer

Recording Date:	07/15/2016	Sales Price:	N/A
Document #:	20160715-00099592 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/15/2016		
Document Type:	Deed		

Legal Description:
Tract No: 5477-2 Map Ref: MR156 PG7&8
City/Muni/Twp: CAMARILLO

Prior Transfer

Recording Date:	07/15/2016	Sales Price:	$615,000
Document #:	20160715-00099591 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/10/2016		
Document Type:	Deed		

Legal Description:
Tract No: 5477-2 Map Ref: MR156 PG7&8
City/Muni/Twp: CAMARILLO

Prior Transfer

Recording Date:	08/13/2015	Sales Price:	$451,668
Document #:	20150813-00122574 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/21/2015	Loan Amount:	N/A
Document #:	20150721-00110556 BK-PG -	Loan Type:	Conventional
Contract Date:	07/14/2015		
TD Due Date:	08/01/2045	Type Finance:	

Legal Description:
Tract No: 5477-2 Map Ref: 0

Mortgage Record

Recording Date:	07/18/2012	Loan Amount:	N/A
Document #:	20120718-00125258 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/08/2012		
TD Due Date:	08/01/2042	Type Finance:	

Legal Description:
Tract No: 5477-2 Map Ref: MR156 PG7&8

Prior Transfer

Recording Date:	07/18/2012	Sales Price:	$460,000
Document #:	20120718-00125257 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	06/08/2012		
Document Type:	Deed		

Legal Description:
Tract No: 5477-2 Map Ref: MR156 PG7&8

Prior Transfer

Recording Date:	05/01/2012	Sales Price:	$363,045
Document #:	20120501-00079320 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	04/27/2012		
Document Type:	Deed		

Legal Description:
Tract No: 5477-2 Map Ref: MB156 PG7&8
City/Muni/Twp: CAMARILLO

Prior Transfer

Recording Date:	03/08/2011	Sales Price:	$500,364
Document #:	20110308-00039457 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

ICE SiteX Report

OrderID: 98775407

Mortgage Record

Recording Date:	09/29/2006	Loan Amount:	N/A
Document #:	20060929-00206837 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	09/16/2006		
TD Due Date:	10/01/2021	Type Finance:	

Legal Description:
Tract No: 5477-2 Map Ref: 0
City/Muni/Twp: CAMARILLO

Mortgage Record

Recording Date:	09/29/2006	Loan Amount:	N/A
Document #:	20060929-00206836 BK-PG -	Loan Type:	Conventional
Contract Date:	09/01/2006		
TD Due Date:	10/01/2036	Type Finance:	ADJ

Legal Description:
Tract No: 5477-2 Map Ref: MR156 PG7&8
City/Muni/Twp: CAMARILLO

Prior Transfer

Recording Date:	09/29/2006	Sales Price:	$625,500
Document #:	20060929-00206835 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/01/2006		
Document Type:	Deed		

Legal Description:
Tract No: 5477-2 Map Ref: MR156 PG7&8
City/Muni/Twp: CAMARILLO

Area Sales Analysis

Total Area Sales	$10,069,000	Median # of Bedrooms	4
Median Lot Size	4,227 SF	Median # of Baths	2
Median Living Area	2,022 SF	Median Year Built	2005
Price Range - 2 Yrs	$916,000 to $1,210,000	Age Range	20 years to 21 years
Median Value	$968,500	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**409 SPRING PARK RD** **CAMARILLO, CA 93012-7767**	04/06/2026	$945,000	$467	2022	7/4/2	2006	3,063 SF	
		APN: 229-0-270-265 Document #: 2026000024936 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 27 Tract No: 5477-2 MapRef: MB 156 PG 7&8 Abbreviated Description: Lot:27 Tract No:5477-2 Map Ref:MB 156 PG 7&8City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO								
2	.06Mi.	**406 TOWN FOREST CT** **CAMARILLO, CA 93012-7716**	04/13/2026	$916,000	$505	1814	6/3/2	2005	3,116 SF	
		APN: 229-0-230-505 Document #: 2026000026734 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 27 Subdivision: TRACT NO 5412 1 MapRef: MB 152 PG 53-55 Abbreviated Description: Lot:27 Subdivision:TRACT NO 5412 1 Map Ref:MB 152 PG 53-55City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO								
3	.13Mi.	**3615 DUSK DR** **CAMARILLO, CA 93012-7847**	04/08/2026	$1,450,000	$411	3529	9/5/4	2015	6,927 SF	
		APN: 229-0-361-095 Document #: 2026000025670 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 120 Subdivision: TRACT NO 5368 4 MapRef: MB 161 PG 39-41 Abbreviated Description: Lot:120 Subdivision:TRACT NO 5368 4 Map Ref:MB 161 PG 39-41City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO								
4	.15Mi.	**3239 BUTTERCUP LN** **CAMARILLO, CA 93012-7787**	07/27/2026	$1,460,000	$357	4094	10/5/5	2008	7,595 SF	
		APN: 229-0-262-165 Document #: 2026000058085 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 162 Subdivision: TRACT NO 5369 4 MapRef: MB 155 PG 33-35 Abbreviated Description: Lot:162 Subdivision:TRACT NO 5369 4 Map Ref:MB 155 PG 33-35City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO								
5	.17Mi.	**3273 CANOPY DR** **CAMARILLO, CA 93012-7764**	10/09/2026	$1,560,000	$381	4094	10/5/5	2007	7,000 SF	
		APN: 229-0-263-155 Document #: 2026000077202 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 180 Subdivision: TRACT NO 5369 4 MapRef: MB 155 PG 33-35 Abbreviated Description: Lot:180 Subdivision:TRACT NO 5369 4 Map Ref:MB 155 PG 33-35City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO								
6	.17Mi.	**311 SYCAMORE COTTAGE CT** **CAMARILLO, CA 93012-7733**	08/14/2026	$1,168,000	$368	3175	10/4/3	2005	8,143 SF	
		APN: 229-0-201-015 Document #: 2026000063409 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 84 Subdivision: TRACT NO 5368 3 MapRef: MB 151 PG 60-65 Abbreviated Description: Lot:84 Subdivision:TRACT NO 5368 3 Map Ref:MB 151 PG 60-65City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO								
7	.2Mi.	**267 VILLAGE COMMONS BLVD** **CAMARILLO, CA 93012-7821**	10/09/2026	$650,000	$394	1650	5/2/2	2008	SF	
		APN: 229-0-330-265 Document #: 2026000077196 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 2 Subdivision: TRACT NO 5572 Legal Unit: 267-29 MapRef: MB 155 PG 38-40 Abbreviated Description: Lot:2 Subdivision:TRACT NO 5572 Legal Unit:267-29 Map Ref:MB 155 PG 38-40City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO								
8	.21Mi.	**489 ARBOR ST** **CAMARILLO, CA 93012-7842**	05/01/2026	$506,000	$163	3098	8/4/3	2015	6,500 SF	
		APN: 229-0-365-135 Document #: 2026000032437 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 106 Subdivision: TRACT NO 5368 4 MapRef: MB 161 PG 39-41 Abbreviated Description: Lot:106 Subdivision:TRACT NO 5368 4 Map Ref:MB 161 PG 39-41City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO								

ICE SiteX Report

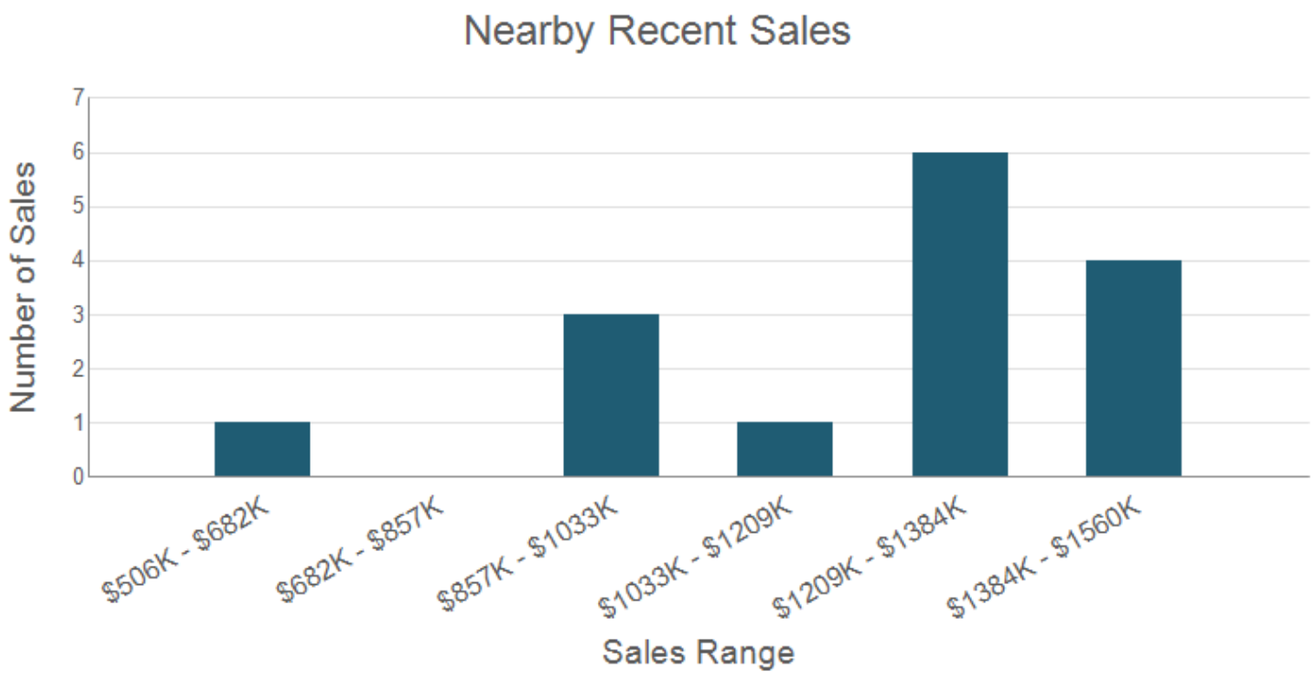
OrderID: 98775407

9	.23Mi.	**291 RIVERDALE CT** **CAMARILLO, CA 93012-7773**	04/22/2026	$455,000	$589	772	3/1/1	2006	SF
		APN: 229-0-280-145 Document #: 2026000029420 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: BROOKSHIRE PHASE 1 Tract No: 5572 Legal Unit: 106 MapRef: MB 155 PG 38-40 Abbreviated Description: Lot:1 Subdivision:BROOKSHIRE PHASE 1 Tract No:5572 Legal Unit:106 Map Ref:MB 155 PG 38-40City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO							
10	.25Mi.	**3041 WHITE ROCK RD** **CAMARILLO, CA 93012-7722**	06/17/2026	$1,210,000	$604	2004	7/3/2	2005	5,735 SF
		APN: 229-0-222-265 Document #: 2026000044633 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 92 Subdivision: TRACT NO 5369 2 MapRef: MB 151 PG 50-53 Abbreviated Description: Lot:92 Subdivision:TRACT NO 5369 2 Map Ref:MB 151 PG 50-53City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO							
11	.26Mi.	**259 RIVERDALE CT** **CAMARILLO, CA 93012-7779**	06/18/2026	$575,000	$507	1135	4/2/2	2006	SF
		APN: 229-0-290-235 Document #: 2026000045167 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: BROOKSHIRE PHASE 1 Tract No: 5572 Legal Unit: 257 MapRef: MB 155 PG 38-40 Abbreviated Description: Lot:1 Subdivision:BROOKSHIRE PHASE 1 Tract No:5572 Legal Unit:257 Map Ref:MB 155 PG 38-40City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO							
12	.26Mi.	**259 RIVERDALE CT** **CAMARILLO, CA 93012-7775**	05/29/2026	$557,500	$491	1135	4/2/2	2006	SF
		APN: 229-0-280-095 Document #: 2026000039381 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: BROOKSHIRE PHASE 1 Tract No: 5572 Phase No: 1 Legal Unit: 235 MapRef: MB 155 PG 38-40 Abbreviated Description: Lot:1 Subdivision:BROOKSHIRE PHASE 1 Tract No:5572 Phase No:1 Legal Unit:235 Map Ref:MB 155 PG 38-40City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO							
13	.27Mi.	**3756 GOLDEN POND DR** **CAMARILLO, CA 93012-7748**	06/15/2026	$1,325,000	$417	3180	9/3/3	2005	5,673 SF
		APN: 229-0-184-055 Document #: 2026000044110 Document Type: Grant Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 154 Tract No: 5367-3 MapRef: MB 151 PG 101-107 Abbreviated Description: Lot:154 Tract No:5367-3 Map Ref:MB 151 PG 101-107City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO							
14	.27Mi.	**551 BLOOMFIELD PL** **CAMARILLO, CA 93012-7861**	03/25/2026	$1,370,000	$448	3055	8/4/3	2016	5,500 SF
		APN: 229-0-351-125 Document #: 2026000021800 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 206 Subdivision: TRACT NO 5367 4 MapRef: MB 161 PG 33-35 Abbreviated Description: Lot:206 Subdivision:TRACT NO 5367 4 Map Ref:MB 161 PG 33-35City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO							
15	.29Mi.	**259 RIVERDALE CT** **CAMARILLO, CA 93012-7780**	06/11/2026	$580,000	$500	1161	4/2/2	2006	SF
		APN: 229-0-290-095 Document #: 2026000043239 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: BROOKSHIRE PHASE 2 Tract No: 5572 Phase No: 2 Legal Unit: 263 MapRef: MB 155 PG 38-40 Abbreviated Description: Lot:1 Subdivision:BROOKSHIRE PHASE 2 Tract No:5572 Phase No:2 Legal Unit:263 Map Ref:MB 155 PG 38-40City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO							
16	.29Mi.	**259 RIVERDALE CT** **CAMARILLO, CA 93012-7775**	04/13/2026	$582,500	$502	1161	4/2/2	2006	SF
		APN: 229-0-280-035 Document #: 2026000026854 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: BROOKSHIRE PHASE 1 Tract No: 5572 Legal Unit: 241 MapRef: MB 155 PG 38-40 Abbreviated Description: Lot:1 Subdivision:BROOKSHIRE PHASE 1 Tract No:5572 Legal Unit:241 Map Ref:MB 155 PG 38-40City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO							
17	.3Mi.	**3748 GAZEBO LN** **CAMARILLO, CA 93012-7854**	06/10/2026	$1,430,000	$442	3234	8/4/3	2016	5,500 SF
		APN: 229-0-353-045 Document #: 2026000042765 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 247 Subdivision: TRACT NO 5367 4 MapRef: MB 161 PG 33-35 Abbreviated Description: Lot:247 Subdivision:TRACT NO 5367 4 Map Ref:MB 161 PG 33-35City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO							
18	.31Mi.	**3766 EAST PARK** **CAMARILLO, CA 93012-7729**	07/02/2026	$1,247,000	$421	2963	9/5/4	2005	5,659 SF
		APN: 229-0-173-065 Document #: 2026000052265 Document Type: Grant Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 85 Subdivision: TRACT NO 5367 2 MapRef: MB 151 PG 96-100 Abbreviated Description: Lot:85 Subdivision:TRACT NO 5367 2 Map Ref:MB 151 PG 96-100City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO							
19	.32Mi.	**243 RIVERDALE CT** **CAMARILLO, CA 93012-7790**	08/07/2026	$550,000	$485	1135	4/2/2	2006	SF
		APN: 229-0-310-495 Document #: 2026000061504 Document Type: Grant Deed Price Code: F Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: BROOKSHIRE PHASE 2 Tract No: 5572 Legal Unit: 413 MapRef: MB 155 PG 38-40 Abbreviated Description: Lot:1 Subdivision:BROOKSHIRE PHASE 2 Tract No:5572 Legal Unit:413 Map Ref:MB 155 PG 38-40City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO							
20	.32Mi.	**308 WESTPARK CT** **CAMARILLO, CA 93012-7805**	07/08/2026	$6,500,000	$180	36088	//	2008	81,370 SF
		APN: 229-0-320-045 Document #: 2026000053427 Document Type: Grant Deed Price Code: Land Use: Apartment house (5+ units) Legal: Lot: 21 Subdivision: TRACT NO 5350 MapRef: MB 150 PG 36-49 Abbreviated Description: Lot:21 Subdivision:TRACT NO 5350 Map Ref:MB 150 PG 36-49City/Muni/Twp:CAMARILLO City/Muni/Twp: CAMARILLO							

ICE SiteX Report

OrderID: 98775407

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.	**401 SPRING PARK RD**			$728,031	1,814	6/3/2	2006	3,486 SF	
.01Mi.	**402 VILLAGE COMMONS BLVD**	**10/18/2006**		$921,555	2,023	7/3/3	2006	4,612 SF	
.01Mi.	**409 SPRING PARK RD**			$897,616	2,022	7/4/2	2006	3,063 SF	
.02Mi.	**408 VILLAGE COMMONS BLVD**	**09/22/2006**		$309,490	2,181	7/4/2	2006	4,163 SF	
.02Mi.	**3312 BRIDGEHAMPTON WAY**			$1,032,502	2,655	8/4/3	2005	6,619 SF	
.02Mi.	**411 SPRING PARK RD**	**05/18/2011**		$529,239	1,654	5/3/3	2006	3,334 SF	
.02Mi.	**387 SPRING PARK RD**			$711,699	2,022	7/4/2	2005	3,478 SF	
.03Mi.	**412 VILLAGE COMMONS BLVD**			$718,438	1,814	6/3/2	2006	3,834 SF	
.03Mi.	**388 VILLAGE COMMONS BLVD**			$725,084	1,814	6/3/2	2005	4,016 SF	
.03Mi.	**3311 DUSK DR**			$952,494	3,008	8/4/3	2015	7,095 SF	
.03Mi.	**3328 BRIDGEHAMPTON WAY**			$1,057,806	3,129	10/5/4	2005	6,031 SF	
.04Mi.	**417 SPRING PARK RD**			$675,193	1,814	6/3/2	2006	3,343 SF	
.04Mi.	**381 SPRING PARK RD**			$823,134	1,654	5/3/3	2005	3,347 SF	
.04Mi.	**418 VILLAGE COMMONS BLVD**	**11/11/2009**		$658,298	2,023	7/4/3	2006	3,810 SF	
.04Mi.	**382 VILLAGE COMMONS BLVD**	**09/22/2005**		$908,936	2,181	8/4/2	2005	3,877 SF	
.04Mi.	**3329 DUSK DR**			$962,746	3,098	8/4/3	2015	6,698 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	43.7 years old	Households:	14,322
Median Household Income:	$122,928	Households w/Family:	68%
Household Income Per Capita:	$54,774	Households w/Family Married:	55%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

School District

School District Zone:	Pleasant Valley Elementary School District	Students:	5,835
Number of Schools:	12	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

OrderID: 98775407

2.08Mi. **Monte Vista Middle School** Number of Students: 576 Student-Teacher Ratio: 21.41	B-	Public	6 - 8
2.08Mi. **Monte Vista Middle School** Number of Students: 576 Student-Teacher Ratio: 21.41	B-	Public	6 - 8
0.34Mi. **Rancho Rosal Elementary School** Number of Students: 588 Student-Teacher Ratio: 21.78	B	Public	KG - 5
0.34Mi. **Rancho Rosal Elementary School** Number of Students: 588 Student-Teacher Ratio: 21.78	B	Public	KG - 5
1.13Mi. **Adolfo Camarillo High School** Number of Students: 1,969 Student-Teacher Ratio: 25.15 Advanced Placement: Yes	B	Public	9 - 12
1.13Mi. **Adolfo Camarillo High School** Number of Students: 1,969 Student-Teacher Ratio: 25.15 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **401 SPRING PARK RD, CAMARILLO, CA 93012-7767** 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	93%	SIMILAR
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	106%	SIMILAR
OVERALL	94%	SIMILAR

Disaster Alerts

8/7/2025 - Canyon Fire 5/18/2026 - Sandy Fire

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