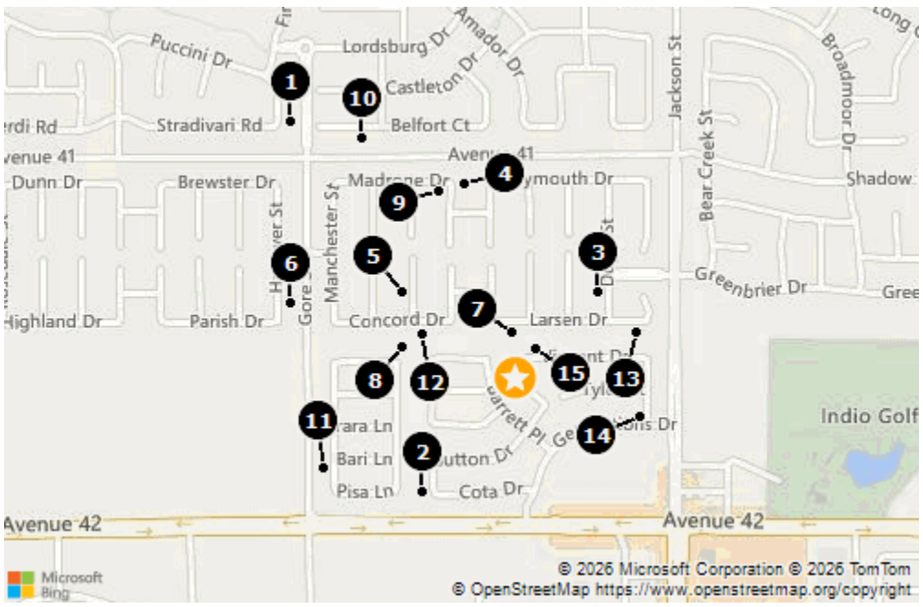
ICE SiteX Report

OrderID: 97524173

SiteX Property Information Report



Subject Property Location

41599 ANTUN PL, INDIO, CA 92203-3147

County:	**RIVERSIDE CA**	Census Tract:	060650453.052001
Property Use:	Single Family Residential	Zoning:	RA
Parcel Number:	692-190-021	Thomas Bros Pg-Grid:	

Valuation

Value:	**$631,000**	FSD:	12	Common Confidence Score:	59
Value Range:	$555,280 - $706,720	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	7-095
Assd Land Value:	$168,045	Market Land Value:		Tax Year:	2025
Assd Improvement:	$504,135	Market Improvment Value:		Total Taxable Value:	$9,425
Total Assessed Value:	$672,180	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	692190021
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 21 Tract No: 30796-1
Abbreviated Description: .20 ACRES M/L IN LOT 21 MB 333/074 TR 30796-1
City/Muni/Twp: INDIO

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	4	Pool:	Yes
Building Area:	2439 SF	Baths:	3	Fireplace:	1
Year Built:	2004	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/04/2025	Loan Amount:	N/A
Document #:	2025-0034038 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2065	Type Finance:	

Legal Description:
Lot: 21 Subdivision: TRACT NO 30796 1
City/Muni/Twp: INDIO

Prior Transfer

Recording Date:	08/23/2024	Sales Price:	N/A
Document #:	2024-0253807 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/20/2023	Sales Price:	$659,000
Document #:	2023-0377052 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/15/2023		
Document Type:			

Legal Description:
Lot: 21 Subdivision: TRACT NO 30796 1 Map Ref: MB 333 PG 74-79
Abbreviated Description: TRA 007-095
City/Muni/Twp: INDIO

ICE SiteX Report

OrderID: 97524173

Prior Transfer

Recording Date:	09/18/2018	Sales Price:	N/A
Document #:	2018-0373211 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/18/2018		
Document Type:			

Legal Description:
Lot: 21 Tract No: 30796-1 Map Ref: MB 333 PG 74-79
City/Muni/Twp: INDIO

Prior Transfer

Recording Date:	01/03/2017	Sales Price:	$374,500
Document #:	2017-0000190 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/06/2016		
Document Type:			

Legal Description:
Lot: 21 Tract No: 30796-1 Map Ref: MB333 PG74-79

Mortgage Record

Recording Date:	04/14/2016	Loan Amount:	N/A
Document #:	2016-0147195 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2031	Type Finance:	

Legal Description:
Lot: 21 Tract No: 30796-1
City/Muni/Twp: INDIO

Prior Transfer

Recording Date:	04/13/2016	Sales Price:	$31,300
Document #:	2016-0144938 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/12/2016	Sales Price:	$247,200
Document #:	2016-0142948 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/10/2004	Loan Amount:	N/A
Document #:	2004-0721527 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 21 Tract No: 30796-1
City/Muni/Twp: INDIO

Prior Transfer

Recording Date:	05/27/2004	Sales Price:	$270,000
Document #:	2004-0400119 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/03/2004		
Document Type:			

Legal Description:
Lot: 21 Tract No: 30796-1 Map Ref: MB333 PG74-79
City/Muni/Twp: INDIO

Prior Transfer

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

Legal Description:
Lot: 21 Tract No: 30796-1
Abbreviated Description: .20 ACRES M/L IN LOT 21 MB 333/074 TR 30796-1
City/Muni/Twp: INDIO

Area Sales Analysis

Total Area Sales	$8,956,500	Median # of Bedrooms	4
Median Lot Size	8,712 SF	Median # of Baths	2.5
Median Living Area	2,451 SF	Median Year Built	2006
Price Range - 2 Yrs	$520,000 to $735,000	Age Range	10 years to 22 years
Median Value	$590,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.46Mi.	**40904 PAGANINI DR INDIO, CA 92203-3827**	05/18/2026	$735,000	$238	3085	/4/3.25	2006	8,276 SF	Yes
		APN: 692-600-006 Document #: 2026-0151534 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: TRACT NO 31815-2 MapRef: MB 403 PG 30-35 Abbreviated Description: Lot:6 Subdivision:TRACT NO 31815-2 Map Ref:MB 403 PG 30-35Abbreviated Description:TRA 007-104 City/Muni/Twp:INDIO City/Muni/Twp: INDIO								
2	.2Mi.	**41905 TRENT PL INDIO, CA 92203-3170**	05/12/2026	$690,000	$250	2751	/4/3	2004	9,583 SF	Yes
		APN: 692-210-011 Document #: 2026-0144534 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: TRACT NO 30796 MapRef: MB 338 PG 4-7 Abbreviated Description: Lot:10 Subdivision:TRACT NO 30796 Map Ref:MB 338 PG 4-7Abbreviated Description:TRA 007-095 City/Muni/Twp:INDIO City/Muni/Twp: INDIO								
3	.16Mi.	**41371 DOYLE ST**	05/04/2026	$610,000	$244	2491	/4/2	2014	8,712 SF	

ICE SiteX Report

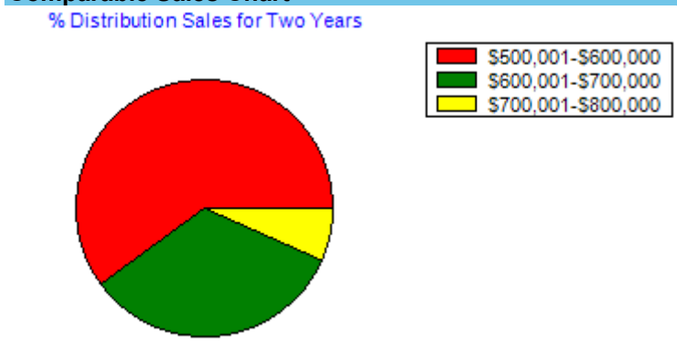
OrderID: 97524173

		INDIO, CA 92203-4040								
	APN: 692-180-057 Document #: 2026-0135695 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 111 Subdivision: TRACT NO 30643-1 MapRef: MB 376 PG 85-94 Abbreviated Description: Lot:111 Subdivision:TRACT NO 30643-1 Map Ref:MB 376 PG 85-94Abbreviated Description:TRA 007-104 City/Muni/Twp:INDIO City/Muni/Twp: INDIO									
4	.27Mi.	**41054 RAWLING CT**	04/02/2026	$590,000	$224	2625	/4/2.5	2006	10,018 SF	Yes
		INDIO, CA 92203-4024								
	APN: 692-130-003 Document #: 2026-0100129 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 44 Block: 2 Subdivision: DESERT TRACE Phase No: 9 MapRef: MB 376 PG 95-104 Abbreviated Description: Lot:44 Block:2 Subdivision:DESERT TRACE Phase No:9 Map Ref:MB 376 PG 95-104Abbreviated Description:TRA 007-104 City/Muni/Twp:INDIO City/Muni/Twp: INDIO									
5	.19Mi.	**41371 EDWARDS CT**	03/03/2026	$520,000	$208	2491	/4/2	2015	8,712 SF	
		INDIO, CA 92203-4051								
	APN: 692-170-039 Document #: 2026-0064068 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 66 Subdivision: TRACT NO 30643-1 MapRef: MB 376 PG 85-94 Abbreviated Description: Lot:66 Subdivision:TRACT NO 30643-1 Map Ref:MB 376 PG 85-94Abbreviated Description:TRA 007-104 City/Muni/Twp:INDIO City/Muni/Twp: INDIO									
6	.32Mi.	**41394 HANOVER ST**	02/27/2026	$520,000	$275	1886	/3/2	2006	8,712 SF	
		INDIO, CA 92203-3207								
	APN: 692-160-018 Document #: 2026-0060447 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 46 Subdivision: TRACT NO 30643-3 MapRef: MB 384 PG 50-60 Abbreviated Description: Lot:46 Subdivision:TRACT NO 30643-3 Map Ref:MB 384 PG 50-60Abbreviated Description:TRA 007-094 City/Muni/Twp:INDIO City/Muni/Twp: INDIO									
7	.06Mi.	**82781 LARSEN DR**	02/24/2026	$545,000	$260	2091	/4/2	2014	8,276 SF	
		INDIO, CA 92203-4016								
	APN: 692-180-022 Document #: 2026-0056681 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Subdivision: TRACT NO 306431 MapRef: MB 376 PG 85-94 Abbreviated Description: Lot:22 Subdivision:TRACT NO 306431 Map Ref:MB 376 PG 85-94Abbreviated Description:TRA 007-104 City/Muni/Twp:INDIO City/Muni/Twp: INDIO									
8	.16Mi.	**82622 TIVOLI CT**	01/13/2026	$660,000	$251	2626	/6/2.75	2004	10,018 SF	Yes
		INDIO, CA 92203-3113								
	APN: 692-200-068 Document #: 2026-0010871 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 68 Subdivision: TRACT NO 31072 MapRef: MB 348 PG 1 Abbreviated Description: Lot:68 Subdivision:TRACT NO 31072 Map Ref:MB 348 PG 1Abbreviated Description:TRA 007-095 City/Muni/Twp:INDIO City/Muni/Twp: INDIO									
9	.27Mi.	**41097 RAWLING CT**	12/23/2025	$535,000	$218	2451	/4/2.5	2006	8,276 SF	
		INDIO, CA 92203-4024								
	APN: 692-130-048 Document #: 2025-0397504 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 89 Subdivision: TRACT NO 30643 2 MapRef: MB 376 PG 95 Abbreviated Description: Lot:89 Subdivision:TRACT NO 30643 2 Map Ref:MB 376 PG 95Abbreviated Description:TRA 007-104 City/Muni/Twp:INDIO City/Muni/Twp: INDIO									
10	.38Mi.	**82577 BELFORT CT**	12/05/2025	$590,000	$245	2405	/4/3	2006	7,840 SF	Yes
		INDIO, CA 92203-4044								
	APN: 692-570-083 Document #: 2025-0380123 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 168 Subdivision: TRACT 32402 MapRef: MB 402 PG 70-89 Abbreviated Description: Lot:168 Subdivision:TRACT 32402 Map Ref:MB 402 PG 70-89Abbreviated Description:TRA 007-104 City/Muni/Twp:INDIO City/Muni/Twp: INDIO									
11	.28Mi.	**41843 NAPOLI ST**	12/03/2025	$522,000	$272	1915	/5/2	2004	8,276 SF	Yes
		INDIO, CA 92203-3111								
	APN: 692-200-050 Document #: 2025-0376307 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 50 Subdivision: TRACT NO 31072 MapRef: MB 348 PG 1-3 Abbreviated Description: Lot:50 Subdivision:TRACT NO 31072 Map Ref:MB 348 PG 1-3Abbreviated Description:TRA 007-095 City/Muni/Twp:INDIO City/Muni/Twp: INDIO									
12	.14Mi.	**82655 CONCORD DR**	10/07/2025	$563,000	$256	2191	/4/2	2016	7,840 SF	
		INDIO, CA 92203-4058								
	APN: 692-170-007 Document #: 2025-0307263 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 34 Subdivision: TRACT NO 306431 MapRef: MB 376 PG 85-94 Abbreviated Description: Lot:34 Subdivision:TRACT NO 306431 Map Ref:MB 376 PG 85-94Abbreviated Description:TRA 007-104 City/Muni/Twp:INDIO City/Muni/Twp: INDIO									
13	.17Mi.	**82947 LARSEN DR**	10/03/2025	$600,000	$273	2191	/4/2	2014	8,712 SF	
		INDIO, CA 92203-4014								
	APN: 692-180-011 Document #: 2025-0303636 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: TRACT NO 306431 MapRef: MB 376 PG 85 Abbreviated Description: Lot:11 Subdivision:TRACT NO 306431 Map Ref:MB 376 PG 85Abbreviated Description:TRA 007-104 City/Muni/Twp:INDIO City/Muni/Twp: INDIO									
14	.18Mi.	**82954 GENERATIONS DR**	09/09/2025	$635,000	$218	2901	/4/3	2004	8,276 SF	Yes
		INDIO, CA 92203-3175								
	APN: 692-220-002 Document #: 2025-0276289 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 56 Subdivision: TRACT NO 307961 MapRef: MB 333 PG 74 Abbreviated Description: Lot:56 Subdivision:TRACT NO 307961 Map Ref:MB 333 PG 74Abbreviated Description:TRA 007-095 City/Muni/Twp:INDIO City/Muni/Twp: INDIO									
15	.05Mi.	**82806 VINCENT DR**	08/22/2025	$641,500	$294	2179	/4/3	2004	8,712 SF	Yes
		INDIO, CA 92203-3105								
	APN: 692-190-017 Document #: 2025-0259052 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Subdivision: TRACT NO 307961 MapRef: MB 333 PG 74 Abbreviated Description: Lot:17 Subdivision:TRACT NO 307961 Map Ref:MB 333 PG 74Abbreviated Description:TRA 007-095 City/Muni/Twp:INDIO City/Muni/Twp: INDIO									

ICE SiteX Report

OrderID: 97524173

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.	**41599 ANTUN PL**			$672,180	2,439	/4/3	2004	8,712 SF	Yes
.02Mi.	**41567 ANTUN PL**	**07/00/2006**		$417,206	1,920	/3/2	2004	8,276 SF	Yes
.02Mi.	**41629 ANTUN PL**			$342,366	1,979	/4/3	2004	8,712 SF	
.02Mi.	**41608 BARRETT PL**			$484,356	2,527	/4/3	2004	9,583 SF	Yes
.02Mi.	**41576 BARRETT PL**			$358,191	1,979	/4/3	2004	9,147 SF	Yes
.03Mi.	**41638 BARRETT PL**			$385,291	2,179	/4/3	2004	9,147 SF	Yes
.03Mi.	**82807 VINCENT DR**			$449,835	2,694	/4/3.5	2004	11,325 SF	Yes
.03Mi.	**41612 ANTUN PL**	**07/00/2006**		$398,077	2,694	/4/3.5	2004	12,632 SF	
.03Mi.	**41657 ANTUN PL**	**07/00/2006**		$428,515	2,179	/4/3	2004	8,712 SF	Yes
.03Mi.	**41668 BARRETT PL**	**08/00/2008**		$361,839	2,694	/4/3.5	2004	9,147 SF	
.04Mi.	**82754 VINCENT DR**			$293,064	2,694	/4/3.5	2004	12,632 SF	Yes
.04Mi.	**41528 BARRETT PL**	**07/00/2006**		$480,872	2,901	/5/4.5	2004	13,939 SF	
.04Mi.	**82770 VINCENT DR**	**01/04/2022**		$406,442	1,979	/4/3	2004	8,276 SF	
.05Mi.	**41688 BARRETT PL**	**08/00/2007**		$493,822	2,901	/5/4.5	2004	8,712 SF	Yes
.05Mi.	**82829 VINCENT DR**	**04/16/2021**		$393,681	2,439	/4/3	2004	8,712 SF	
.05Mi.	**41638 ANTUN PL**	**07/00/2006**		$477,459	2,751	/4/3	2004	9,147 SF	Yes

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	42.4 years old	Households:	11,460
Median Household Income:	$92,235	Households w/Family:	71%
Household Income Per Capita:	$43,846	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Desert Sands Unified School District	Students:	25,615
Number of Schools:	35	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.30Mi.	**Desert Ridge Academy** Number of Students: 962 Student-Teacher Ratio: 23.65	C	Public	6 - 8
0.33Mi.	**Richard R. Oliphant Elementary School** Number of Students: 568 Student-Teacher Ratio: 21.85	C+	Public	KG - 5
3.12Mi.	**Shadow Hills High School** Number of Students: 1,650 Student-Teacher Ratio: 23.4 Advanced Placement: Yes	B	Public	9 - 12

ICE SiteX Report

OrderID: 97524173

Flood Report

The Subject Property of **41599 ANTUN PL, INDIO, CA 92203-3147** 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	77%	NOTABLY LOWER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	55%	NOTABLY LOWER
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	30%	SIGNIFICANTLY LOWER
MURDER	86%	LOWER
OVERALL	87%	LOWER

Disaster Alerts

7/21/2024 - Hawarden Fire 9/11/2024 - Airport Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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