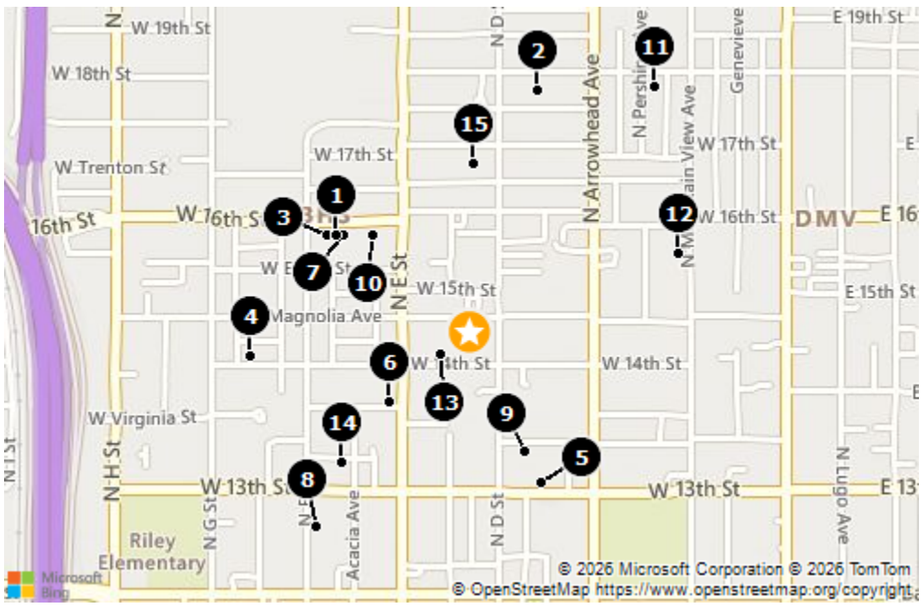
ICE SiteX Report

OrderID: 98655677

SiteX Property Information Report



Subject Property Location

427 MAGNOLIA AVE, SAN BERNARDINO, CA 92405-4514

County:	**SAN BERNARDINO CA**	Census Tract:	060710055.022007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0145-182-25-0000	Thomas Bros Pg-Grid:	576-5G

Valuation

Value:	**$644,000**	FSD:	12	Common Confidence Score:	62
Value Range:	$566,720 - $721,280	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	7-012
Assd Land Value:	$195,793	Market Land Value:		Tax Year:	2026
Assd Improvement:	$456,850	Market Improvment Value:		Total Taxable Value:	$7,859
Total Assessed Value:	$652,643	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 21,22 District: 12 Subdivision: REVISED MAP OF MAGNOLIA PARK
Abbreviated Description: REVISED MAP OF MAGNOLIA PARK LOT 21 AND W 27 FT LOT 22
City/Muni/Twp: SAN BERNARDINO

Property Characteristics

Lot Size:	10,275 SF	Bedrooms:	6	Pool:	
Building Area:	2766 SF	Baths:	1	Fireplace:	1
Year Built:	1912	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	10	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Floor/Wall
Number of Stories:	2	Number of Cars:	2	A/C:	Evap Cooler
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/22/2025	Sales Price:	N/A
Document #:	2025-0090310 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/28/2022	Sales Price:	$615,000
Document #:	2022-0359709 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/27/2022		
Document Type:			

Legal Description:
Lot: 21&22 Subdivision: MAGNOLIA PARK Map Ref: MB 17 PG 81
Abbreviated Description: PORTION LOT22
City/Muni/Twp: SAN BERNARDINO

Prior Transfer

Recording Date:	12/21/2021	Sales Price:	$320,000
Document #:	2021-0568346 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/22/2021		
Document Type:			

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Legal Description:
Lot: 21&22 Subdivision: MAGNOLIA PARK Map Ref: MB 17 PG 81
Abbreviated Description: WEST27FT LOT22
City/Muni/Twp: SAN BERNARDINO

Prior Transfer

Recording Date:	11/22/2021	Sales Price:	N/A
Document #:	2021-0526314 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/10/2021		
Document Type:			

Legal Description:
Lot: 21&22 Subdivision: MAGNOLIA PARK Map Ref: MB 17 PG 81
Abbreviated Description: WEST27FT LOT22
City/Muni/Twp: SAN BERNARDINO

Prior Transfer

Recording Date:	11/22/2021	Sales Price:	N/A
Document #:	2021-0526313 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/10/2021		
Document Type:			

Legal Description:
Lot: 21&22 Subdivision: MAGNOLIA PARK Map Ref: MB 17 PG 81
Abbreviated Description: PORTION LOT22
City/Muni/Twp: SAN BERNARDINO

Prior Transfer

Recording Date:	05/12/2010	Sales Price:	N/A
Document #:	2010-0187731 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/04/2010		
Document Type:			

Legal Description:
Lot: 21&22 Subdivision: REVISED MAP OF MAGNOLIA PARK Map Ref: MB17 PG81
City/Muni/Twp: SAN BERNARDINO

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20220359709 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 21,22 District: 12 Subdivision: REVISED MAP OF MAGNOLIA PARK
Abbreviated Description: REVISED MAP OF MAGNOLIA PARK LOT 21 AND W 27 FT LOT 22
City/Muni/Twp: SAN BERNARDINO

Area Sales Analysis

Total Area Sales	$6,422,500	Median # of Bedrooms	3
Median Lot Size	6,750 SF	Median # of Baths	1
Median Living Area	1,217 SF	Median Year Built	1923
Price Range - 2 Yrs	$300,000 to $630,000	Age Range	76 years to 114 years
Median Value	$400,000	Median Age	103 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**571 W 16TH ST** **SAN BERNARDINO, CA 92405-4201**	09/22/2026	$515,000	$463	1112	6/3/1	1920	8,100 SF	
		APN: 0145-124-13-0000 Document #: 2026-0246338 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: D Subdivision: GATCHS SUBDIVISION MapRef: MB 3 PG 66 Abbreviated Description: Lot:11 Block:D Subdivision:GATCHS SUBDIVISION Map Ref:MB 3 PG 66City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO								
2	.33Mi.	**361 W 18TH ST** **SAN BERNARDINO, CA 92405-4411**	08/27/2026	$325,000	$218	1485	6/3/1	1923	10,800 SF	
		APN: 0145-092-17-0000 Document #: 2026-0225248 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7&8 Block: B Subdivision: THE PALMS MapRef: MB 14 PG 41 Abbreviated Description: Block:B Subdivision:THE PALMS Map Ref:MB 14 PG 41Abbreviated Description:PORTION LOTS7&8 City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO								
3	.23Mi.	**579 W 16TH ST** **SAN BERNARDINO, CA 92405-4201**	08/27/2026	$465,000	$313	1484	6/3/1	1924	6,000 SF	
		APN: 0145-124-26-0000 Document #: 2026-0226402 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12&13 Block: D Subdivision: GATCHS SUBDIVISION MapRef: MB 3 PG 66 Abbreviated Description: Block:D Subdivision:GATCHS SUBDIVISION Map Ref:MB 3 PG 66Abbreviated Description:PORTION LOTS12&13 City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO								
4	.3Mi.	**664 W 14TH ST** **SAN BERNARDINO, CA 92405-4302**	07/24/2026	$364,500	$194	1872	7/3/3	1916	6,500 SF	
		APN: 0145-172-05-0000 Document #: 2026-0190818 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Block: J Subdivision: GATCHS SUBDIVISION MapRef: MB 3 PG 66 Abbreviated Description: Lot:18 Block:J Subdivision:GATCHS SUBDIVISION Map Ref:MB 3 PG 66City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO								
5	.22Mi.	**354 W 13TH ST** **SAN BERNARDINO, CA 92405-4804**	06/30/2026	$300,000	$416	720	4/2/1	1923	5,250 SF	
		APN: 0145-213-06-0000 Document #: 2026-0166881 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 34 Subdivision: RANCHO SAN BERNARDINO MapRef: MB 7 PG 2 Abbreviated Description: Block:34 Subdivision:RANCHO SAN BERNARDINO Map Ref:MB 7 PG 2Abbreviated Description:PORTION LOT5 City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO								
6	.15Mi.	**1372 N E ST** **SAN BERNARDINO, CA 92405-4529**	05/20/2026	$400,000	$328	1217	5/3/1	1922	6,750 SF	

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APN: 0145-202-22-0000 Document #: 2026-0127408
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: MASTINS COURT MapRef: MB 21 PG 29 Abbreviated Description: Lot:2 Subdivision:MASTINS COURT Map Ref:MB 21 PG 29City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO

7	.21Mi.	**563 W 16TH ST** **SAN BERNARDINO, CA 92405-4201**	05/18/2026	$610,000	$317	1924	8/5/2	1925	6,750 SF

APN: 0145-124-14-0000 Document #: 2026-0125635
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: D Subdivision: GATCHS SUBDIVISION MapRef: MB 3 PG 66 Abbreviated Description: Lot:10 Block:D Subdivision:GATCHS SUBDIVISION Map Ref:MB 3 PG 66City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO

8	.33Mi.	**1267 N F ST** **SAN BERNARDINO, CA 92405-4717**	05/11/2026	$503,000	$547	918	5/2/1	1920	6,500 SF

APN: 0145-233-08-0000 Document #: 2026-0119544
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: 2 Subdivision: HOME BUILDERS ACACIA ADDITION MapRef: MB 17 PG 12 Abbreviated Description: Lot:18 Block:2 Subdivision:HOME BUILDERS ACACIA ADDITION Map Ref:MB 17 PG 12City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO

9	.17Mi.	**381 W WABASH ST** **SAN BERNARDINO, CA 92405-4825**	03/13/2026	$370,000	$344	1074	4/2/2	1950	1,960 SF

APN: 0145-213-17-0000 Document #: 2026-0067936
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 34 Subdivision: RANCHO SAN BERNARDINO MapRef: MB 7 PG 2 Abbreviated Description: Block:34 Subdivision:RANCHO SAN BERNARDINO Map Ref:MB 7 PG 2Abbreviated Description:PORTION LOT5 City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO

10	.18Mi.	**531 W 16TH ST** **SAN BERNARDINO, CA 92405-4201**	03/12/2026	$460,000	$414	1110	5/3/1	1925	8,100 SF

APN: 0145-124-18-0000 Document #: 2026-0066829
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: D Subdivision: CATCHS SUBDIVISION MapRef: MB 3 PG 66 Abbreviated Description: Lot:6 Block:D Subdivision:CATCHS SUBDIVISION Map Ref:MB 3 PG 66City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO

11	.41Mi.	**1789 N PERSHING AVE** **SAN BERNARDINO, CA 92405-4135**	03/09/2026	$385,000	$435	884	5/2/1	1924	6,350 SF

APN: 0146-074-10-0000 Document #: 2026-0062013
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Block: F Subdivision: HOME GARDENS SUBDIVISION MapRef: MB 21 PG 53 Abbreviated Description: Lot:13 Block:F Subdivision:HOME GARDENS SUBDIVISION Map Ref:MB 21 PG 53City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO

12	.3Mi.	**1576 N MOUNTAIN VIEW AVE** **SAN BERNARDINO, CA 92405-4607**	02/25/2026	$305,000	$262	1162	5/2/1	1927	7,000 SF

APN: 0146-132-06-0000 Document #: 2026-0051440
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Block: 33 Subdivision: RANCHO SAN BERNARDINO MapRef: MB 7 PG 2 Abbreviated Description: Block:33 Subdivision:RANCHO SAN BERNARDINO Map Ref:MB 7 PG 2Abbreviated Description:PORTION LOT14 City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO

13	.05Mi.	**464 W 14TH ST** **SAN BERNARDINO, CA 92405-4528**	02/20/2026	$465,000	$295	1574	8/3/2	1912	6,850 SF

APN: 0145-182-08-0000 Document #: 2026-0048423
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: MAGNOLIA PARK MapRef: MB 17 PG 81 Abbreviated Description: Lot:32 Subdivision:MAGNOLIA PARK Map Ref:MB 17 PG 81City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO

14	.25Mi.	**1330 ACACIA AVE** **SAN BERNARDINO, CA 92405-4733**	01/26/2026	$325,000	$223	1453	7/3/1	1923	6,630 SF

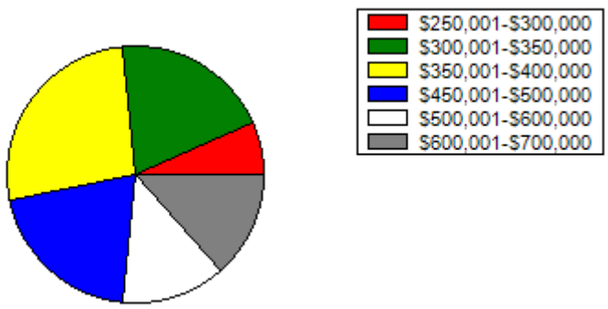
APN: 0145-203-37-0000 Document #: 2026-0018688
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: SUNSET HEIGHTS MapRef: MB 17 PG 32 Abbreviated Description: Lot:8 Subdivision:SUNSET HEIGHTS Map Ref:MB 17 PG 32City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO

15	.22Mi.	**425 W 17TH ST** **SAN BERNARDINO, CA 92405-4413**	12/30/2025	$630,000	$286	2202	7/3/2	1923	12,000 SF

APN: 0145-131-21-0000 Document #: 2025-0318210
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: F Subdivision: THE PALMS SUBDIVISION MapRef: MB 14 PG 41 Abbreviated Description: Lot:3&4 Block:F Subdivision:THE PALMS SUBDIVISION Map Ref:MB 14 PG 41Abbreviated Description:PORTION LOT4 City/Muni/Twp:SAN BERNARDINO City/Muni/Twp: SAN BERNARDINO

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**427 MAGNOLIA AVE**			$652,643	2,766	10/6/1	1912	10,275 SF	
.01Mi.	**415 MAGNOLIA AVE**			$94,441	1,060	5/2/1	1936	6,850 SF	
.01Mi.	**439 MAGNOLIA AVE**			$126,324	1,306	6/3/1	1912	6,850 SF	
.02Mi.	**441 MAGNOLIA AVE**			$480,000	1,184	5/2/1	1926	6,850 SF	
.03Mi.	**432 W 14TH ST**			$254,690	1,118	5/2/1	1912	6,576 SF	
.03Mi.	**424 W 14TH ST**			$380,540	1,190	5/3/1	1912	6,850 SF	
.03Mi.	**440 W 14TH ST**			$250,885	1,047	5/2/1	1912	6,850 SF	
.03Mi.	**455 MAGNOLIA AVE**			$187,557	1,468	6/2/1	1925	6,850 SF	
.03Mi.	**450 W 14TH ST**			$79,573	1,110	5/2/1	1912	6,850 SF	
.04Mi.	**463 MAGNOLIA AVE**			$133,241	1,218	6/3/1	1926	6,850 SF	
.04Mi.	**456 W 14TH ST**			$177,404	1,171	6/3/1	1912	6,850 SF	
.04Mi.	**454 MAGNOLIA AVE**			$315,908	2,388	9/6/2	1912	7,200 SF	
.05Mi.	**464 W 14TH ST**			$350,000	1,574	8/3/2	1912	6,850 SF	
.05Mi.	**471 MAGNOLIA AVE**			$312,345	1,288	5/2/1	1926	6,850 SF	
.06Mi.	**464 MAGNOLIA AVE**			$88,217	1,722	7/3/2	1912	7,500 SF	
.06Mi.	**472 W 14TH ST**			$443,797	984	5/2/1	1922	6,850 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	29.4 years old	Households:	9,479
Median Household Income:	$58,316	Households w/Family:	73%
Household Income Per Capita:	$20,569	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	45%

School District

School District Zone:	San Bernardino City Unified School District	Students:	44,192
Number of Schools:	76	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.48Mi.	**Richardson Preparatory Hi Middle School** Number of Students: 583 Student-Teacher Ratio: 22.38	A+	Public	6 - 8
0.34Mi.	**Lincoln Elementary School** Number of Students: 531 Student-Teacher Ratio: 18.96	F	Public	KG - 5
3.11Mi.	**Colonel Joseph C. Rodriguez Preparatory Academy** Number of Students: 640 Student-Teacher Ratio: 22.33	A	Public	6 - 8
0.81Mi.	**Arrowview Middle School** Number of Students: 917 Student-Teacher Ratio: 20.48	D+	Public	6 - 8
0.39Mi.	**San Bernardino High School** Number of Students: 1,440 Student-Teacher Ratio: 20.92 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **427 MAGNOLIA AVE, SAN BERNARDINO, CA 92405-4514** is in **Zone D** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
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	123%	HIGHER
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	85%	LOWER
MURDER	115%	HIGHER
OVERALL	109%	SIMILAR

Disaster Alerts

No alerts noted

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