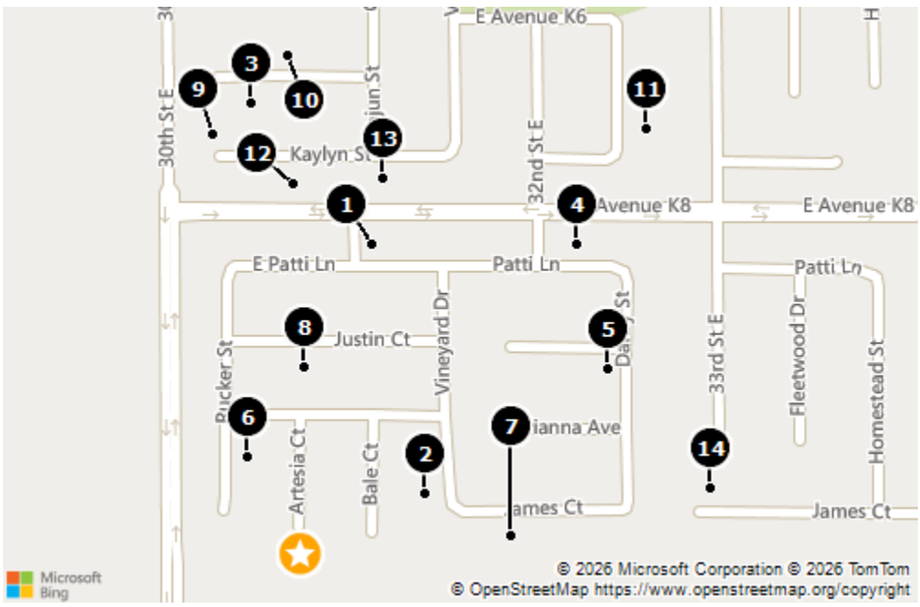
ICE SiteX Report

OrderID: 98697793

SiteX Property Information Report



Subject Property Location

43021 ARTESIA CT, LANCASTER, CA 93535-6268

County:	**LOS ANGELES CA**	Census Tract:	060379005.042003
Property Use:	Single Family Residential	Zoning:	LRA22*
Parcel Number:	3170-064-021	Thomas Bros Pg-Grid:	

Valuation

Value:	**$506,000**	FSD:	7	Common Confidence Score:	88
Value Range:	$470,580 - $541,420	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	14-653
Assd Land Value:	$179,141	Market Land Value:		Tax Year:	2025
Assd Improvement:	$392,380	Market Improvment Value:		Total Taxable Value:	$9,400
Total Assessed Value:	$571,521	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 154 Tract No: 49864-06
Abbreviated Description: TR=49864-06 LOT 154

Property Characteristics

Lot Size:	9,418 SF	Bedrooms:	4	Pool:	
Building Area:	3020 SF	Baths:	3	Fireplace:	
Year Built:	2008	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:	05/12/2025	Sales Price:	N/A
Document #:	25-0312690 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/25/2022	Sales Price:	$329,400
Document #:	22-0562005 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/10/2022	Sales Price:	$528,000
Document #:	22-0507377 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/06/2022		
Document Type:			
Legal Description:			

Lot: 154 Tract No: 49864-06 Map Ref: MB 1324 PG 83-94
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	05/10/2022	Sales Price:	$528,005
Document #:	2022-0507377 BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98697793

Document Type:
Legal Description:
Lot: 154 Tract No: 49864-06
Abbreviated Description: TR=49864-06 LOT 154

Prior Transfer

Recording Date:	06/10/2021	Sales Price:	$330,700
Document #:	21-0920677 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/09/2021	Loan Amount:	N/A
Document #:	21-0910802 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 154 Tract No: 49864-06
City/Muni/Twp: LANCASTER

Mortgage Record

Recording Date:	04/10/2020	Loan Amount:	N/A
Document #:	20-0405974 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2050	Type Finance:	

Legal Description:
Lot: 154 Tract No: 49864-06
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	05/18/2018	Sales Price:	$242,526
Document #:	18-0497159 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/20/2018	Sales Price:	$346,000
Document #:	18-0384779 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/12/2018		
Document Type:			

Legal Description:
Lot: 154 Tract No: 49864-06 Map Ref: DOC07-2360257
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	06/14/2017	Sales Price:	$242,526
Document #:	17-0659956 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/16/2015	Sales Price:	$270,818
Document #:	15-0860239 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/14/2015	Sales Price:	$247,000
Document #:	15-0842243 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/04/2015		
Document Type:			

Legal Description:
Lot: 154 Tract No: 49864-06 Map Ref: MB1324 PG83-94
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	07/14/2015	Sales Price:	N/A
Document #:	15-0842242 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/09/2015		
Document Type:			

Legal Description:
Lot: 154 Tract No: 49864-06 Map Ref: MB1324 PG83-94
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	05/05/2011	Sales Price:	$270,818
Document #:	11-0647656 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/13/2008	Sales Price:	$275,500
Document #:	08-2000315 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/12/2008		
Document Type:			

Legal Description:
Lot: 154 Tract No: 49864-06 Map Ref: MB1324 PG83-94
City/Muni/Twp: LANCASTER

ICE SiteX Report

OrderID: 98697793

Area Sales Analysis

Total Area Sales	$6,354,000	Median # of Bedrooms	3
Median Lot Size	7,150 SF	Median # of Baths	2
Median Living Area	1,651 SF	Median Year Built	2008
Price Range - 2 Yrs	$290,000 to $540,000	Age Range	16 years to 34 years
Median Value	$459,500	Median Age	18 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**3103 PATTI LN** **LANCASTER, CA 93535-2170**	09/09/2026	$451,000	$297	1515	/3/2	2010	7,590 SF	
		APN: 3170-064-056 Document #: 26-0672235 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 189 Tract No: 49864-06 MapRef: MB 1324 PG 83-94 Abbreviated Description: Lot:189 Tract No:49864-06 Map Ref:MB 1324 PG 83-94City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
2	.09Mi.	**43035 VINEYARD DR** **LANCASTER, CA 93535-6272**	08/13/2026	$475,000	$271	1749	/3/2	2008	6,742 SF	
		APN: 3170-063-033 Document #: 26-0601620 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 130 Tract No: 49864-06 MapRef: MB 1324 PG 83-94 Abbreviated Description: Lot:130 Tract No:49864-06 Map Ref:MB 1324 PG 83-94City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
3	.3Mi.	**3030 HOLLINE CT** **LANCASTER, CA 93535-4910**	04/15/2026	$460,000	$208	2205	/5/3	1992	6,999 SF	
		APN: 3170-045-014 Document #: 26-0264847 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 59 Tract No: 49864-02 MapRef: MB 1189 PG 79-86 Abbreviated Description: Lot:59 Tract No:49864-02 Map Ref:MB 1189 PG 79-86City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
4	.28Mi.	**3213 PATTI LN** **LANCASTER, CA 93535-2169**	04/06/2026	$449,000	$313	1431	/3/2	2010	7,670 SF	
		APN: 3170-063-002 Document #: 26-0235649 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 99 Tract No: 49864-06 MapRef: MB 1324 PG 83-94 Abbreviated Description: Lot:99 Tract No:49864-06 Map Ref:MB 1324 PG 83-94City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
5	.24Mi.	**3224 JUSTIN CT** **LANCASTER, CA 93535-2993**	03/19/2026	$540,000	$244	2209	/3/2	2010	7,244 SF	Yes
		APN: 3170-063-083 Document #: 26-0192193 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 238 Tract No: 49864-06 MapRef: MB 1324 PG 83-94 Abbreviated Description: Lot:238 Tract No:49864-06 Map Ref:MB 1324 PG 83-94City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
6	.07Mi.	**43048 RUCKER ST** **LANCASTER, CA 93535-6266**	03/06/2026	$480,000	$217	2209	/3/2	2010	6,999 SF	
		APN: 3170-064-029 Document #: 26-0161773 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 162 Tract No: 49864-06 MapRef: MB 1324 PG 83-94 Abbreviated Description: Lot:162 Tract No:49864-06 Map Ref:MB 1324 PG 83-94City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
7	.14Mi.	**3150 JAMES CT** **LANCASTER, CA 93535-6270**	02/04/2026	$465,000	$302	1537	/3/2	2009	6,877 SF	
		APN: 3170-063-027 Document #: 26-0082075 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 124 Tract No: 49864-06 MapRef: MB 1324 PG 83-94 Abbreviated Description: Lot:124 Tract No:49864-06 Map Ref:MB 1324 PG 83-94City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
8	.12Mi.	**3048 JUSTIN CT** **LANCASTER, CA 93535-2996**	12/31/2025	$445,000	$326	1361	/3/2	2010	6,999 SF	
		APN: 3170-064-082 Document #: 25-0948115 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 279 Tract No: 49864-06 MapRef: MB 1324 PG 83-94 Abbreviated Description: Lot:279 Tract No:49864-06 Map Ref:MB 1324 PG 83-94City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
9	.29Mi.	**3013 KAYLYN ST** **LANCASTER, CA 93535-4917**	11/19/2025	$290,000	$186	1553	/4/2	1992	9,911 SF	
		APN: 3170-045-029 Document #: 25-0823201 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 74 Tract No: 49864-2 MapRef: MB 1189 PG 79-86 Abbreviated Description: Lot:74 Tract No:49864-2 Map Ref:MB 1189 PG 79-86City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
10	.33Mi.	**3039 HOLLINE CT** **LANCASTER, CA 93535-4911**	10/07/2025	$475,000	$270	1756	/4/3	1993	6,936 SF	
		APN: 3170-045-005 Document #: 25-0691962 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 50 Tract No: 49864-02 MapRef: MB 1189 PG 79-86 Abbreviated Description: Lot:50 Tract No:49864-02 Map Ref:MB 1189 PG 79-86City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
11	.36Mi.	**43222 DARBY ST** **LANCASTER, CA 93535-4928**	09/05/2025	$450,000	$256	1756	/4/3	1993	7,394 SF	Yes
		APN: 3170-046-041 Document #: 25-0607120 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 157 Tract No: 49864-02 MapRef: MB 1189 PG 79-86 Abbreviated Description: Lot:157 Tract No:49864-02 Map Ref:MB 1189 PG 79-86City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
12	.25Mi.	**3038 KAYLYN ST** **LANCASTER, CA 93535-4918**	08/22/2025	$410,000	$288	1420	/3/2	1992	7,241 SF	
		APN: 3170-045-036 Document #: 25-0571964 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 81 Tract No: 49864-2 MapRef: MB 1189 PG 79-86 Abbreviated Description: Lot:81 Tract No:49864-2 Map Ref:MB 1189 PG 79-86City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
13	.25Mi.	**3104 KAYLYN ST**	07/16/2025	$505,000	$255	1980	/5/3	1992	9,222 SF	

ICE SiteX Report

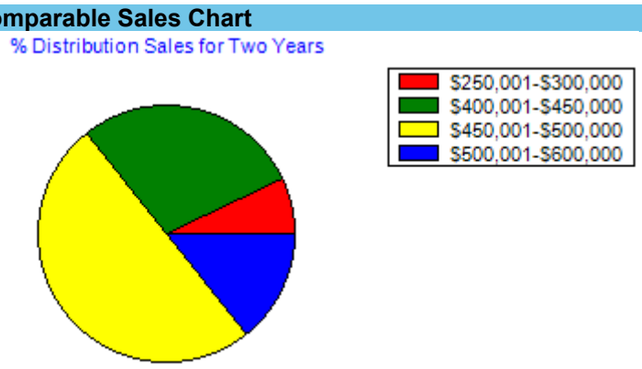
OrderID: 98697793

LANCASTER, CA 93535-4919
APN: 3170-045-041 Document #: 25-0476189
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 86 Tract No: 49864-2 MapRef: MB 1189 PG 79-86 Abbreviated Description: Lot:86 Tract No:49864-2 Map Ref:MB 1189 PG 79-86City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

14	.28Mi.	**3261 JAMES CT**	07/15/2025	$459,000	$295	1552	/4/2	2009	7,058 SF	

LANCASTER, CA 93535-6276
APN: 3170-062-036 Document #: 25-0472950
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36 Tract No: 49864-06 MapRef: MB 1324 PG 83-94 Abbreviated Description: Lot:36 Tract No:49864-06 Map Ref:MB 1324 PG 83-94City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

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.	**43021 ARTESIA CT**	**05/10/2022**		$571,521	3,020	/4/3	2008	9,418 SF	
.01Mi.	**43022 ARTESIA CT**	**05/08/2020**		$407,157	2,986	/3/3	2008	11,173 SF	
.02Mi.	**43023 ARTESIA CT**	**09/21/2023**		$546,210	2,516	/3/3	2008	8,404 SF	
.03Mi.	**43030 ARTESIA CT**	**12/15/2023**		$365,576	2,986	/3/3	2008	8,131 SF	
.03Mi.	**43029 ARTESIA CT**	**06/21/2016**		$313,935	2,516	/3/3	2008	7,389 SF	
.03Mi.	**43023 BALE CT**	**12/14/2018**		$361,254	2,209	/3/2	2010	8,438 SF	
.04Mi.	**43030 RUCKER ST**	**05/26/2020**		$230,000	1,515	/3/2	2010	12,035 SF	
.04Mi.	**43019 BALE CT**	**01/18/2018**		$226,704	1,361	/3/2	2010	9,314 SF	
.04Mi.	**43029 BALE CT**	**01/29/2010**		$232,762	1,361	/3/2	2009	7,061 SF	
.04Mi.	**43036 ARTESIA CT**	**08/11/2023**		$416,640	2,986	/3/3	2008	7,008 SF	
.04Mi.	**43035 ARTESIA CT**	**04/02/2021**		$338,864	3,020	/4/3	2008	7,046 SF	
.05Mi.	**43035 BALE CT**	**01/28/2010**		$235,659	1,515	/3/2	2009	7,011 SF	
.05Mi.	**43036 RUCKER ST**	**08/13/2019**		$301,185	1,361	/3/2	2010	7,036 SF	
.05Mi.	**43027 RUCKER ST**	**03/18/2010**		$221,307	1,361	/3/2	2010	9,607 SF	
.05Mi.	**43042 ARTESIA CT**	**10/03/2008**		$365,609	1,848	/3/2	2008	6,998 SF	
.05Mi.	**43041 ARTESIA CT**	**10/17/2008**		$350,426	2,516	/3/3	2008	7,100 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

OrderID: 98697793

Flood Report

The Subject Property of **43021 ARTESIA CT, LANCASTER, CA 93535-6268** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

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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