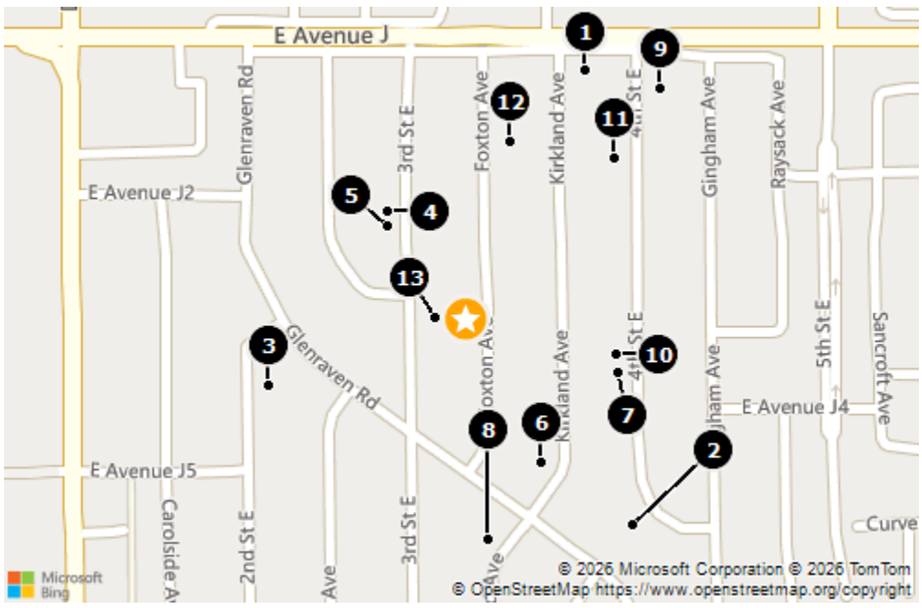
ICE SiteX Report

OrderID: 98262935

SiteX Property Information Report



Subject Property Location

44235 FOXTON AVE, LANCASTER, CA 93535-3642

County:	**LOS ANGELES CA**	Census Tract:	060379005.011007
Property Use:	Single Family Residential	Zoning:	LRR16500*
Parcel Number:	3141-011-039	Thomas Bros Pg-Grid:	

Valuation

Value:	**$362,000**	FSD:	22	Common Confidence Score:	31
Value Range:	$282,360 - $441,640	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	10-226
Assd Land Value:	$58,005	Market Land Value:		Tax Year:	2025
Assd Improvement:	$232,025	Market Improvment Value:		Total Taxable Value:	$4,971
Total Assessed Value:	$290,030	Total Assessor Market Value:		Delinquent Year:	2020
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Tract No: 18662
Abbreviated Description: TRACT NO 18662 LOT 15

Property Characteristics

Lot Size:	6,498 SF	Bedrooms:	3	Pool:	
Building Area:	1206 SF	Baths:	2	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/08/2026	Sales Price:	$250,381
Document #:	26-0018500 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/16/2025	Sales Price:	N/A
Document #:	25-0637851 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/09/2025		
Document Type:			

Legal Description:
Lot: 15 Tract No: 18662 Map Ref: MB 528 PG 28&29
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	05/22/2019	Sales Price:	$260,000
Document #:	19-0467227 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/15/2019		
Document Type:			

Legal Description:
Lot: 15 Tract No: 18662 Map Ref: MB 528 PG 28&29
City/Muni/Twp: LANCASTER

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Prior Transfer

Recording Date:	05/22/2019	Sales Price:	N/A
Document #:	19-0467226 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/24/2019		
Document Type:			

Legal Description:
Lot: 15 Tract No: 18662 Map Ref: MB 528 PG 28&29
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	05/22/2019	Sales Price:	$260,002
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15 Tract No: 18662
Abbreviated Description: TRACT NO 18662 LOT 15

Prior Transfer

Recording Date:	08/14/2018	Sales Price:	$180,000
Document #:	18-0815059 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/10/2018		
Document Type:			

Legal Description:
Lot: 15 Tract No: 18662 Map Ref: MB 528 PG 28&29
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	03/10/2015	Sales Price:	$66,000
Document #:	15-0259235 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/20/2015	Sales Price:	$118,500
Document #:	15-0188474 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/18/2015		
Document Type:			

Legal Description:
Lot: 15 Tract No: 18662 Map Ref: MB528 PG28&29
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	02/20/2015	Sales Price:	N/A
Document #:	15-0188473 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/18/2015		
Document Type:			

Legal Description:
Lot: 15 Tract No: 18662 Map Ref: MB528 PG28&29
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	04/14/2014	Sales Price:	N/A
Document #:	14-0376587 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/02/2014		
Document Type:			

Legal Description:
Lot: 15 Tract No: 18662 Map Ref: MB528 PG28&29
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	01/06/2003	Sales Price:	N/A
Document #:	03-0030664 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/23/2002		
Document Type:			

Legal Description:
Lot: 15 Tract No: 18662 Map Ref: MB528 PG28&29
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	06/15/1994	Sales Price:	N/A
Document #:	94-1151879 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/17/1994		
Document Type:			

Legal Description:
Lot: 15 Tract No: 18662 Map Ref: MAP528 PG28&29

Area Sales Analysis

Total Area Sales	$5,129,000	Median # of Bedrooms	3
Median Lot Size	6,495 SF	Median # of Baths	2
Median Living Area	1,329 SF	Median Year Built	1956
Price Range - 2 Yrs	$200,000 to $539,000	Age Range	46 years to 74 years
Median Value	$385,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**44352 KIRKLAND AVE LANCASTER, CA 93535-3625**	07/28/2026	$385,000	$266	1445	/3/2	1956	6,708 SF	

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APN: 3141-003-083 Document #: 26-0554939
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Tract No: 21055 MapRef: MB 548 PG 14&15 Abbreviated Description: Lot:1 Tract No:21055 Map Ref:MB 548 PG 14&15City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

2	.18Mi.	**44113 4TH ST E** **LANCASTER, CA 93535-3706**	07/09/2026	$528,000	$397	1329	/4/2	1973	6,976 SF	Yes

APN: 3141-022-023 Document #: 26-0500608
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Tract No: 31059 MapRef: MB 825 PG 69-71 Abbreviated Description: Lot:12 Tract No:31059 Map Ref:MB 825 PG 69-71City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

3	.14Mi.	**44226 2ND ST E** **LANCASTER, CA 93535-3505**	06/30/2026	$350,000	$205	1705	/4/2	1954	6,422 SF	Yes

APN: 3141-014-004 Document #: 26-0477182
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 166 Tract No: 18147 MapRef: MB 468 PG 35-40 Abbreviated Description: Lot:166 Tract No:18147 Map Ref:MB 468 PG 35-40City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

4	.09Mi.	**44329 3RD ST E** **LANCASTER, CA 93535-3614**	05/28/2026	$339,000	$356	950	/3/1	1952	6,051 SF	

APN: 3141-010-018 Document #: 26-0389060
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 38 Tract No: 17343 MapRef: MB 433 PG 1&2 Abbreviated Description: Lot:38 Tract No:17343 Map Ref:MB 433 PG 1&2City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

5	.08Mi.	**44325 3RD ST E** **LANCASTER, CA 93535-3614**	05/22/2026	$375,000	$316	1184	/2/1	1952	5,921 SF	

APN: 3141-010-017 Document #: 26-0377084
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 37 Tract No: 17343 MapRef: MB 433 PG 1&2 Abbreviated Description: Lot:37 Tract No:17343 Map Ref:MB 433 PG 1&2City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

6	.11Mi.	**44159 KIRKLAND AVE** **LANCASTER, CA 93535-3628**	05/04/2026	$539,000	$465	1157	/3/2	1973	7,269 SF	

APN: 3141-022-043 Document #: 26-0319276
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 32 Tract No: 31059 MapRef: MB 825 PG 69-71 Abbreviated Description: Lot:32 Tract No:31059 Map Ref:MB 825 PG 69-71City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

7	.11Mi.	**44213 4TH ST E** **LANCASTER, CA 93535-3704**	04/30/2026	$449,000	$299	1497	/4/2	1973	6,284 SF	

APN: 3141-022-032 Document #: 26-0308503
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Tract No: 31059 MapRef: MB 825 PG 69-71 Abbreviated Description: Lot:21 Tract No:31059 Map Ref:MB 825 PG 69-71City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

8	.15Mi.	**44119 KIRKLAND AVE** **LANCASTER, CA 93535-3656**	04/22/2026	$200,000	$149	1341	/3/2	1980	6,188 SF	

APN: 3141-012-028 Document #: 26-0284356
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 45 Tract No: 30785 MapRef: MB 828 PG 95-97 Abbreviated Description: Lot:45 Tract No:30785 Map Ref:MB 828 PG 95-97City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

9	.2Mi.	**44346 4TH ST E** **LANCASTER, CA 93535-3703**	04/02/2026	$305,000	$260	1170	/3/2	1956	6,503 SF	

APN: 3141-002-113 Document #: 26-0227624
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36 Tract No: 21055 MapRef: MB 548 PG 14 Abbreviated Description: Lot:36 Tract No:21055 Map Ref:MB 548 PG 14City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

10	.1Mi.	**44221 4TH ST E** **LANCASTER, CA 93535-3704**	02/20/2026	$440,000	$376	1170	/3/2	1956	6,821 SF	

APN: 3141-003-100 Document #: 26-0123067
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Tract No: 21055 MapRef: MB 548 PG 14&15 Abbreviated Description: Lot:18 Tract No:21055 Map Ref:MB 548 PG 14&15City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

11	.15Mi.	**44321 4TH ST E** **LANCASTER, CA 93535-3702**	01/05/2026	$457,000	$197	2318	/5/3	1956	6,500 SF	

APN: 3141-003-111 Document #: 26-0005505
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Tract No: 21055 MapRef: MB 548 PG 14&15 Abbreviated Description: Lot:29 Tract No:21055 Map Ref:MB 548 PG 14&15City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

12	.12Mi.	**44328 FOXTON AVE** **LANCASTER, CA 93535-3641**	01/02/2026	$475,000	$261	1819	/4/2	1955	6,495 SF	

APN: 3141-004-035 Document #: 26-0001572
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 30 Tract No: 18662 MapRef: MB 528 PG 28&29 Abbreviated Description: Lot:30 Tract No:18662 Map Ref:MB 528 PG 28&29City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

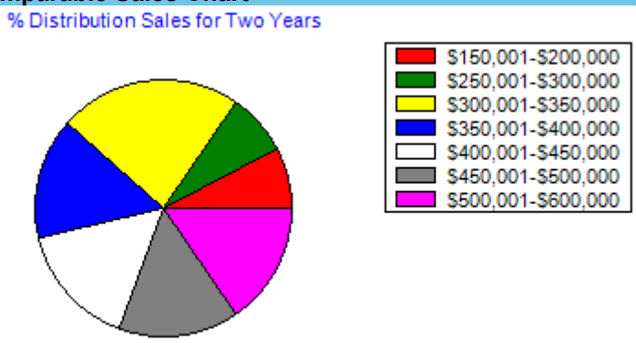
13	.02Mi.	**44238 3RD ST E** **LANCASTER, CA 93535-3617**	12/30/2025	$287,000	$304	943	/3/1	1952	6,071 SF	

APN: 3141-011-017 Document #: 25-0944621
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 64 Tract No: 17343 MapRef: MB 433 PG 1&2 Abbreviated Description: Lot:64 Tract No:17343 Map Ref:MB 433 PG 1&2City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

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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.	**44235 FOXTON AVE**	**05/22/2019**		$290,030	1,206	/3/2	1955	6,498 SF	
.01Mi.	**44229 FOXTON AVE**	**11/16/2023**		$288,660	1,088	/3/1	1955	6,471 SF	
.01Mi.	**44241 FOXTON AVE**	**11/08/2018**		$220,980	1,173	/3/2	1955	6,502 SF	
.02Mi.	**44238 3RD ST E**	**12/17/1985**		$103,508	943	/3/1	1952	6,071 SF	
.02Mi.	**44232 3RD ST E**	**02/07/1979**		$34,503	1,090	/3/1	1952	6,077 SF	
.02Mi.	**44244 3RD ST E**	**01/31/2019**		$234,254	1,278	/3/1	1952	6,071 SF	
.02Mi.	**44221 FOXTON AVE**	**03/20/2006**		$348,460	1,096	/3/1	1955	6,498 SF	
.02Mi.	**44247 FOXTON AVE**	**10/29/2010**		$84,544	1,382	/4/2	1955	6,500 SF	
.03Mi.	**44226 3RD ST E**	**04/30/2024**		$418,200	1,696	/4/2	1952	6,076 SF	
.03Mi.	**44302 3RD ST E**	**05/07/2013**		$88,649	1,090	/3/1	1952	6,071 SF	
.03Mi.	**44234 FOXTON AVE**	**01/17/2012**		$79,748	1,096	/3/1	1955	6,507 SF	
.03Mi.	**44228 FOXTON AVE**	**02/05/2024**		$591,600	1,546	/3/2	1955	6,508 SF	
.03Mi.	**44240 FOXTON AVE**	**12/23/2021**		$371,420	1,088	/3/1	1955	6,505 SF	
.04Mi.	**44217 FOXTON AVE**	**08/02/2017**		$221,872	1,497	/4/2	1973	6,257 SF	
.04Mi.	**44253 FOXTON AVE**	**01/28/2016**		$155,662	1,206	/3/2	1955	6,501 SF	
.04Mi.	**44222 3RD ST E**	**03/27/2013**		$70,846	952	/3/1	1953	6,077 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	32.2 years old	Households:	21,610
Median Household Income:	$60,843	Households w/Family:	79%
Household Income Per Capita:	$21,358	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	Antelope Valley Union Joint High School District	Students:	21,231
Number of Schools:	13	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.88Mi.	**Antelope Valley High School** Number of Students: 1,498 Student-Teacher Ratio: 21.57 Advanced Placement: Yes	D+	Public	9 - 12
0.88Mi.	**Antelope Valley High School** Number of Students: 1,498 Student-Teacher Ratio: 21.57 Advanced Placement: Yes	D+	Public	9 - 12
0.42Mi.	**Joshua Elementary School** Number of Students: 688 Student-Teacher Ratio: 22.19	D	Public	KG - 5
0.42Mi.	**Joshua Elementary School** Number of Students: 688 Student-Teacher Ratio: 22.19	D	Public	KG - 5
1.06Mi.	**New Vista Middle School** Number of Students: 835 Student-Teacher Ratio: 18.12	D-	Public	6 - 8

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1.06Mi.	**New Vista Middle School**	D-	Public	6 - 8

Number of Students: 835
Student-Teacher Ratio: 18.12

Flood Report

The Subject Property of **44235 FOXTON AVE, LANCASTER, CA 93535-3642** 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	81%	LOWER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	74%	NOTABLY LOWER
AGGRAVATED ASSAULT	52%	NOTABLY LOWER
FORCIBLE RAPE	97%	SIMILAR
MURDER	78%	LOWER
OVERALL	86%	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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