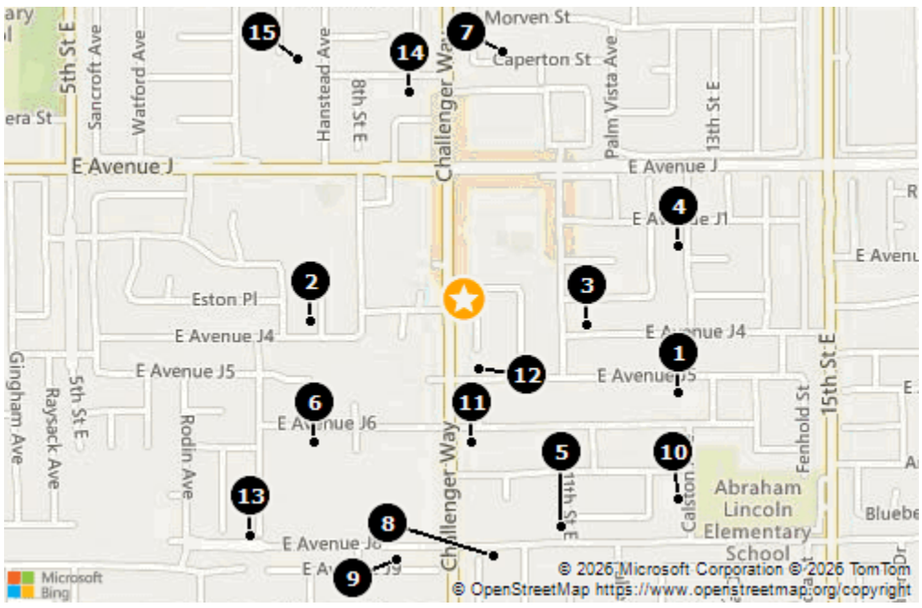
ICE SiteX Report

OrderID: 98722665

SiteX Property Information Report



Subject Property Location

44237 GILLAN AVE, LANCASTER, CA 93535-3847

County:	**LOS ANGELES CA**	Census Tract:	060379005.051009
Property Use:	Single Family Residential	Zoning:	LRRA 7000*
Parcel Number:	3148-002-072	Thomas Bros Pg-Grid:	

Valuation

Value:	**$431,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$396,520 - $465,480	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	1-993
Assd Land Value:	$188,576	Market Land Value:		Tax Year:	2026
Assd Improvement:	$235,905	Market Improvment Value:		Total Taxable Value:	$6,592
Total Assessed Value:	$424,481	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 38 Tract No: 45744
Abbreviated Description: TR=45744 LOT 38

Property Characteristics

Lot Size:	7,802 SF	Bedrooms:	3	Pool:	
Building Area:	1281 SF	Baths:	2	Fireplace:	
Year Built:	1989	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:	07/06/2026	Sales Price:	$400,000
Document #:	26-0490148 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/06/2022	Sales Price:	$209,300
Document #:	22-0876245 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/26/2022	Sales Price:	$400,000
Document #:	22-0852303 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/20/2022		
Document Type:			
Legal Description:			

Lot: 38 Tract No: 45744 Map Ref: MB 1121 PG 63&64
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	08/26/2022	Sales Price:	$400,004
Document #:	2022-0852303 BK-PG -	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 38 Tract No: 45744
Abbreviated Description: TR=45744 LOT 38

Prior Transfer

Recording Date:	10/26/2016	Sales Price:	$213,000
Document #:	16-1320121 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/11/2016	Sales Price:	$205,000
Document #:	16-1239468 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/13/2016		
Document Type:			

Legal Description:
Lot: 38 Tract No: 45744 Map Ref: MB1121 PG63&64
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	05/25/2006	Sales Price:	$100,000
Document #:	06-1154403 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/16/2006	Sales Price:	N/A
Document #:	06-1074332 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/05/2006		
Document Type:			

Legal Description:
Lot: 38 Tract No: 45744 Map Ref: MB1121 PG63&64
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	04/14/2006	Sales Price:	N/A
Document #:	06-0825519 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/28/2006		
Document Type:			

Legal Description:
Lot: 38 Tract No: 45744 Map Ref: MB1121 PG63&64
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	11/05/2003	Sales Price:	N/A
Document #:	03-3327136 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/07/2003		
Document Type:			

Legal Description:
Lot: 38 Tract No: 45744 Map Ref: MB1121 PG63&64
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	01/17/2003	Sales Price:	$125,000
Document #:	03-0158035 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/04/2002		
Document Type:			

Legal Description:
Lot: 38 Tract No: 45744 Map Ref: MB1121 PG63&64
City/Muni/Twp: LANCASTER

Mortgage Record

Recording Date:	11/15/2000	Loan Amount:	N/A
Document #:	00-1786101 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2015	Type Finance:	

Legal Description:
Lot: 38 Tract No: 45744
City/Muni/Twp: LANCASTER

Area Sales Analysis

Total Area Sales	$6,520,500	Median # of Bedrooms	3
Median Lot Size	7,941 SF	Median # of Baths	2
Median Living Area	1,650 SF	Median Year Built	1978
Price Range - 2 Yrs	$369,000 to $550,000	Age Range	21 years to 69 years
Median Value	$425,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**1216 E AVENUE J5 LANCASTER, CA 93535-4205**	10/07/2026	$390,000	$230	1690	/3/2	1982	7,958 SF	
		APN: 3148-020-001 Document #: 26-0750597 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Tract No: 35375 MapRef: MB 961 PG 73-75 Abbreviated Description: Lot:6 Tract No:35375 Map Ref:MB 961 PG 73-75City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.21Mi.	**44209 HANSTEAD AVE**	09/25/2026	$415,000	$288	1440	/3/2	1972	7,202 SF	Yes

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LANCASTER, CA 93535-3829
APN: 3140-006-022 Document #: 26-0720772
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Tract No: 26420 MapRef: MB 807 PG 63-65 Abbreviated Description: Lot:22 Tract No:26420 Map Ref:MB 807 PG 63-65City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

3	.17Mi.	**1115 E AVENUE J4**	09/23/2026	$395,000	$218	1809	/4/2	1957	7,816 SF	

LANCASTER, CA 93535-3927
APN: 3148-009-019 Document #: 26-0711160
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 50 Tract No: 23319 MapRef: MB 616 PG 62&63 Abbreviated Description: Lot:50 Tract No:23319 Map Ref:MB 616 PG 62&63City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

4	.29Mi.	**44261 CALSTON AVE**	08/17/2026	$375,000	$261	1435	/3/2	1957	9,435 SF	Yes

LANCASTER, CA 93535-3960
APN: 3148-009-034 Document #: 26-0611648
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 65 Tract No: 23319 MapRef: MB 616 PG 62&63 Abbreviated Description: Lot:65 Tract No:23319 Map Ref:MB 616 PG 62&63City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

5	.33Mi.	**44011 11TH ST E**	07/31/2026	$410,000	$287	1424	/3/2	1988	7,941 SF	

LANCASTER, CA 93535-5786
APN: 3148-025-034 Document #: 26-0565885
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Tract No: 44729 MapRef: MB 1097 PG 30-34 Abbreviated Description: Lot:24 Tract No:44729 Map Ref:MB 1097 PG 30-34City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

6	.28Mi.	**736 E AVENUE J6**	07/14/2026	$450,000	$297	1511	/3/2	1991	8,110 SF	

LANCASTER, CA 93535-1221
APN: 3140-034-022 Document #: 26-0511983
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Tract No: 45676 MapRef: MB 1135 PG 24-27 Abbreviated Description: Lot:15 Tract No:45676 Map Ref:MB 1135 PG 24-27City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

7	.33Mi.	**1015 CAPERTON ST**	07/10/2026	$369,000	$373	989	/2/1	1969	7,130 SF	

LANCASTER, CA 93535-3334
APN: 3147-006-013 Document #: 26-0505017
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 75 Tract No: 29499 MapRef: MB 790 PG 41-45 Abbreviated Description: Lot:75 Tract No:29499 Map Ref:MB 790 PG 41-45City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

8	.34Mi.	**43956 GILLAN AVE**	06/30/2026	$480,000	$252	1899	/4/3	2005	8,581 SF	

LANCASTER, CA 93535-4414
APN: 3148-038-071 Document #: 26-0475463
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Tract No: 52762 MapRef: MB 1286 PG 52&53 Abbreviated Description: Lot:5 Tract No:52762 Map Ref:MB 1286 PG 52&53City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

9	.36Mi.	**823 E AVENUE J9**	06/12/2026	$550,000	$272	2016	/4/3	1986	7,377 SF	

LANCASTER, CA 93535-4151
APN: 3140-032-053 Document #: 26-0432658
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Tract No: 43886 MapRef: MB 1054 PG 53-56 Abbreviated Description: Lot:14 Tract No:43886 Map Ref:MB 1054 PG 53-56City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

10	.39Mi.	**44029 CALSTON AVE**	06/04/2026	$425,000	$298	1424	/3/2	1991	6,710 SF	

LANCASTER, CA 93535-5048
APN: 3148-039-005 Document #: 26-0410806
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Tract No: 44729 MapRef: MB 1097 PG 30-34 Abbreviated Description: Lot:5 Tract No:44729 Map Ref:MB 1097 PG 30-34City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

11	.19Mi.	**1010 E AVENUE J6**	06/02/2026	$430,000	$250	1714	/4/2	1984	8,106 SF	

LANCASTER, CA 93535-4327
APN: 3148-025-019 Document #: 26-0403048
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 39 Tract No: 40599 MapRef: MB 1019 PG 91-93 Abbreviated Description: Lot:39 Tract No:40599 Map Ref:MB 1019 PG 91-93City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

12	.09Mi.	**1017 E AVENUE J5**	05/19/2026	$455,000	$275	1650	/3/2	1968	8,663 SF	

LANCASTER, CA 93535-4239
APN: 3148-002-023 Document #: 26-0367083
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Tract No: 28180 MapRef: MB 725 PG 59&60 Abbreviated Description: Lot:22 Tract No:28180 Map Ref:MB 725 PG 59&60City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

13	.43Mi.	**44003 7TH ST E**	05/12/2026	$475,000	$218	2176	/3/3	1978	6,339 SF	Yes

LANCASTER, CA 93535-4124
APN: 3140-029-040 Document #: 26-0346174
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 49 Tract No: 29073 MapRef: MB 875 PG 13-15 Abbreviated Description: Lot:49 Tract No:29073 Map Ref:MB 875 PG 13-15City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

14	.29Mi.	**836 E PILLSBURY ST**	05/06/2026	$485,000	$302	1604	/5/2	1963	7,408 SF	

LANCASTER, CA 93535-3210
APN: 3146-012-026 Document #: 26-0330340
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 49 Tract No: 28085 MapRef: MB 705 PG 1&2 Abbreviated Description: Lot:49 Tract No:28085 Map Ref:MB 705 PG 1&2City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

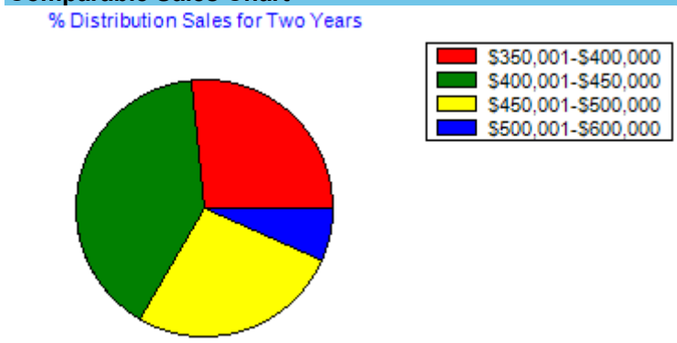
15	.39Mi.	**44506 TABLER ST**	05/04/2026	$416,500	$220	1892	/4/2	1966	8,643 SF	

LANCASTER, CA 93535-3203
APN: 3146-014-012 Document #: 26-0317885
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Tract No: 28616 MapRef: MB 715 PG 22&23 Abbreviated Description: Lot:12 Tract No:28616 Map Ref:MB 715 PG 22&23City/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.	**44237 GILLAN AVE**	**08/26/2022**		$424,481	1,281	/3/2	1989	7,802 SF	
.01Mi.	**44229 GILLAN AVE**	**08/16/2018**		$323,139	1,780	/4/3	1989	7,660 SF	
.02Mi.	**44223 GILLAN AVE**	**10/27/2016**		$248,588	1,874	/4/3	1989	8,020 SF	
.03Mi.	**1003 E AVENUE J3**	**03/27/2014**		$173,791	1,454	/3/3	1989	7,235 SF	
.03Mi.	**1011 E AVENUE J3**	**09/21/2018**		$315,952	1,874	/4/3	1989	6,825 SF	
.03Mi.	**1019 E AVENUE J3**	**06/03/2019**		$275,932	1,780	/4/3	1989	6,670 SF	
.03Mi.	**44238 GILLAN AVE**	**05/01/2024**		$457,776	2,453	/4/3	1989	8,557 SF	
.04Mi.	**44217 GILLAN AVE**	**02/22/2022**		$487,091	1,780	/4/3	1989	7,638 SF	
.04Mi.	**851 E AVENUE J3**	**07/24/1981**		$60,191	1,261	/3/2	1970	7,337 SF	
.04Mi.	**44230 GILLAN AVE**	**08/09/2011**		$236,412	1,281	/3/2	1989	7,748 SF	
.04Mi.	**1025 E AVENUE J3**	**05/20/2016**		$211,299	1,454	/3/3	1989	6,776 SF	
.04Mi.	**44224 GILLAN AVE**	**10/14/2021**		$454,619	1,874	/4/3	1989	7,495 SF	Yes
.05Mi.	**44211 GILLAN AVE**	**06/15/2009**		$148,832	1,874	/4/3	1989	7,996 SF	
.05Mi.	**843 E AVENUE J3**	**05/05/2017**		$153,886	1,261	/3/2	1970	7,159 SF	
.05Mi.	**850 E AVENUE J3**	**04/22/2019**		$156,994	1,261	/3/2	1970	7,377 SF	
.05Mi.	**44218 GILLAN AVE**	**06/05/2025**		$187,882	1,454	/3/3	1989	7,868 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:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.43Mi.	**Eastside High School** Number of Students: 2,631 Student-Teacher Ratio: 25.11 Advanced Placement: Yes	D	Public	9 - 12
2.43Mi.	**Eastside High School** Number of Students: 2,631 Student-Teacher Ratio: 25.11 Advanced Placement: Yes	D	Public	9 - 12
0.52Mi.	**Lincoln Elementary School** Number of Students: 738 Student-Teacher Ratio: 27.33	D	Public	KG - 5
0.52Mi.	**Lincoln Elementary School** Number of Students: 738 Student-Teacher Ratio: 27.33	D	Public	KG - 5
0.95Mi.	**New Vista Middle School** Number of Students: 835 Student-Teacher Ratio: 18.12	F	Public	6 - 8

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0.95Mi.	**New Vista Middle School**	F	Public	6 - 8

Number of Students: 835
Student-Teacher Ratio: 18.12

Flood Report

The Subject Property of **44237 GILLAN AVE, LANCASTER, CA 93535-3847** 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

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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