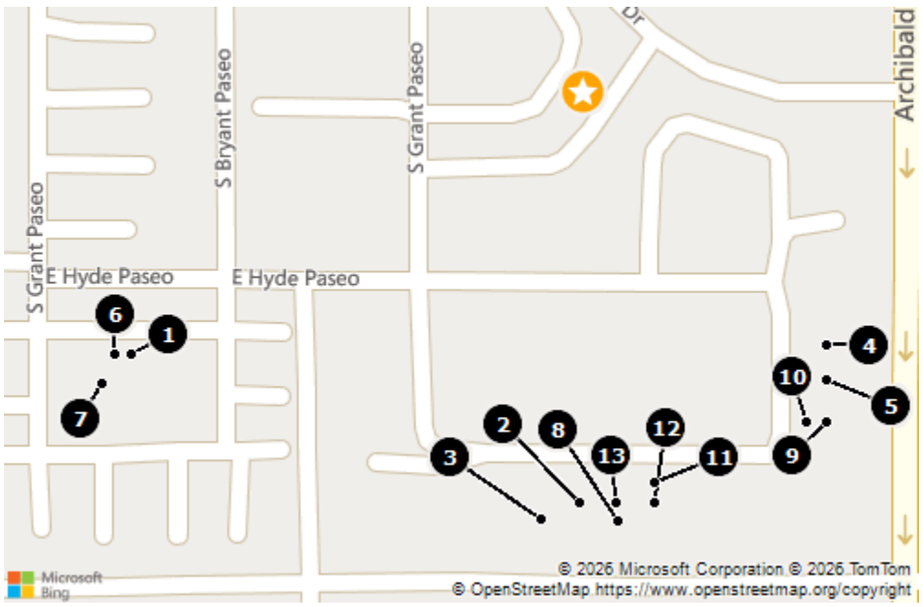
ICE SiteX Report

OrderID: 98692485

SiteX Property Information Report



Subject Property Location

4433 S FAIRMOUNT PASEO, ONTARIO, CA 91762-7204

County:	**SAN BERNARDINO CA**	Census Tract:	060710019.081007
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	0218-063-22-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$598,000**	FSD:	6	Common Confidence Score:	91
Value Range:	$562,120 - $633,880	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	4-089
Assd Land Value:	$234,600	Market Land Value:		Tax Year:	2026
Assd Improvement:	$435,362	Market Improvment Value:		Total Taxable Value:	$11,890
Total Assessed Value:	$669,962	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Tract No: 20316
Abbreviated Description: TRACT 20316 LOT 2 UNIT 23 BOOK 358 PAGE 59 AND INTEREST IN COMMON AREA AS DESCRIBED IN CONDO PLAN 2022-0410582 PARKSIDE PH 31

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1370 SF	Baths:	2	Fireplace:	
Year Built:	2024	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/02/2026	Sales Price:	$210,444
Document #:	2026-0137972 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/20/2024	Loan Amount:	N/A
Document #:	2024-0225713 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2 Subdivision: TRACT NO 20316 Legal Unit: 23
City/Muni/Twp: ORNTARIO

Prior Transfer

Recording Date:	09/20/2024	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2024-0225711 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/16/2024		
Document Type:			

Legal Description:
Lot: 2 Subdivision: TRACT NO 20316 Map Ref: MB 358 PG 59-68
City/Muni/Twp: ONTARIO

ICE SiteX Report

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Mortgage Record

Recording Date:	09/17/2024	Loan Amount:	N/A
Document #:	2024-0221795 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2054	Type Finance:	

Legal Description:
Lot: 2 Subdivision: TRACT 20316 Legal Unit: 23
City/Muni/Twp: ONTARIO

Prior Transfer

Recording Date:	09/17/2024	Sales Price:	$657,000
Document #:	2024-0221794 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/30/2024		
Document Type:			

Legal Description:
Lot: 2 Subdivision: NUVO PARKSIDE Tract No: 20316 Legal Unit: 23 Map Ref: MB 358 PG 59-68
City/Muni/Twp: ONTARIO

Prior Transfer

Recording Date:	01/16/2024	Sales Price:	$4,402,000 Multiple Parcels Involved in this transaction
Document #:	2024-0012053 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/16/2024		
Document Type:			

Legal Description:
Lot: 2 Subdivision: TRACT NO 20316 Legal Unit: 23 Map Ref: MB 358 PG 59-68
City/Muni/Twp: ONTARIO

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20240221794 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Tract No: 20316
Abbreviated Description: TRACT 20316 LOT 2 UNIT 23 BOOK 358 PAGE 59 AND INTEREST IN COMMON AREA AS DESCRIBED IN CONDO PLAN 2022-0410582 PARKSIDE PH 31

Area Sales Analysis

Total Area Sales	$7,927,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,536 SF	Median Year Built	2025
Price Range - 2 Yrs	$523,000 to $715,500	Age Range	1 years to 2 years
Median Value	$599,000	Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**4547 S GRANT PASEO ONTARIO, CA 91762-7525**	09/24/2026	$599,000	$389	1536	5/3/2	2024	SF	
		APN: 0218-985-58-0000 Document #: 2026-0249459 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 4 Subdivision: TRACT NO 20316 Legal Unit: 58 MapRef: MB 358 PG 59-68 Abbreviated Description: Lot:4 Subdivision:TRACT NO 20316 Legal Unit:58 Map Ref:MB 358 PG 59-68City/Muni/Twp:ONTARIO City/Muni/Twp: ONTARIO								
2	.14Mi.	**2586 E LINCOLN PASEO ONTARIO, CA 91762-7469**	08/12/2026	$527,000	$487	1082	4/2/2	2025	SF	
		APN: 0218-053-42-0000 Document #: 2026-0207944 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: TRACT NO 20316 Legal Unit: 185 MapRef: MB 358 PG 59-68 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20316 Legal Unit:185 Map Ref:MB 358 PG 59-68City/Muni/Twp:ONTARIO City/Muni/Twp: ONTARIO								
3	.14Mi.	**2576 E LINCOLN PASEO ONTARIO, CA 91762-7469**	04/29/2026	$527,000	$487	1082	4/2/2	2025	SF	
		APN: 0218-053-46-0000 Document #: 2026-0109107 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: TRACT NO 20316 Legal Unit: 189 MapRef: DOC 2025-0040661 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20316 Legal Unit:189 Map Ref:DOC 2025-0040661City/Muni/Twp:ONTARIO City/Muni/Twp: ONTARIO								
4	.12Mi.	**4523 S PATTERSON PASEO ONTARIO, CA 91762-7527**	04/17/2026	$671,000	$407	1648	6/4/2	2025	SF	
		APN: 0218-056-05-0000 Document #: 2026-0099348 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: TRACT NO 20316 Legal Unit: 64 MapRef: MB 358 PG 59-68 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20316 Legal Unit:64 Map Ref:MB 358 PG 59-68City/Muni/Twp:ONTARIO City/Muni/Twp: ONTARIO								
5	.13Mi.	**4543 S PATTERSON PASEO ONTARIO, CA 91762-7527**	04/10/2026	$669,000	$405	1648	6/4/2	2025	SF	
		APN: 0218-056-08-0000 Document #: 2026-0093183 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: TRACT NO 20316 Legal Unit: 67 MapRef: MB 358 PG 59-68 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20316 Legal Unit:67 Map Ref:MB 358 PG 59-68City/Muni/Twp:ONTARIO City/Muni/Twp: ONTARIO								
6	.12Mi.	**4545 S PATTERSON PASEO ONTARIO, CA 91762-7527**	03/27/2026	$711,000	$389	1826	7/4/2	2025	SF	
		APN: 0218-056-09-0000 Document #: 2026-0080040 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: TRACT NO 20316 Legal Unit: 68 MapRef: MB 358 PG 59-68 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20316 Legal Unit:68 Map Ref:MB 358 PG 59-68City/Muni/Twp:ONTARIO City/Muni/Twp: ONTARIO								
7	.14Mi.	**4555 S PATTERSON PASEO ONTARIO, CA 91762-7527**	03/27/2026	$692,000	$435	1590	6/3/2	2025	SF	
		APN: 0218-056-12-0000 Document #: 2026-0079924 Document Type: Price Code: R								

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Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TRACT NO 20316 Legal Unit: 71 MapRef: MB 358 PG 59-68 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20316 Legal Unit:71 Map Ref:MB 358 PG 59-68City/Muni/Twp:ONTARIO City/Muni/Twp: ONTARIO

8	.14Mi.	**2606 E LINCOLN PASEO ONTARIO, CA 91762-7470**	03/27/2026	$523,000	$483	1082	4/2/2	2025	SF

APN: 0218-053-37-0000 Document #: 2026-0079934
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TRACT NO 20316 Legal Unit: 181 MapRef: MB 358 PG 59-68 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20316 Legal Unit:181 Map Ref:MB 358 PG 59-68City/Muni/Twp:ONTARIO City/Muni/Twp: ONTARIO

9	.14Mi.	**4553 S PATTERSON PASEO ONTARIO, CA 91762-7527**	03/26/2026	$664,000	$402	1648	6/4/2	2025	SF

APN: 0218-056-11-0000 Document #: 2026-0079020
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TRACT NO 20316 Legal Unit: 70 MapRef: MB 358 PG 59-68 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20316 Legal Unit:70 Map Ref:MB 358 PG 59-68City/Muni/Twp:ONTARIO City/Muni/Twp: ONTARIO

10	.13Mi.	**4551 S PATTERSON PASEO ONTARIO, CA 91762-7527**	03/25/2026	$715,500	$391	1826	7/4/2	2025	SF

APN: 0218-056-10-0000 Document #: 2026-0077785
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TRACT NO 20316 Legal Unit: 69 MapRef: MB 358 PG 59-68 Abbreviated Description: Subdivision:TRACT NO 20316 Legal Unit:69 Map Ref:MB 358 PG 59-68Abbreviated Description:PORTION LOT1 City/Muni/Twp:ONTARIO City/Muni/Twp: ONTARIO

11	.14Mi.	**2618 E LINCOLN PASEO ONTARIO, CA 91762-7470**	03/25/2026	$559,000	$535	1044	4/2/2	2025	SF

APN: 0218-053-32-0000 Document #: 2026-0077666
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Tract No: 20316 Legal Unit: 176 MapRef: MB 358 PG 59-68 Abbreviated Description: Lot:1 Tract No:20316 Legal Unit:176 Map Ref:MB 358 PG 59-68City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

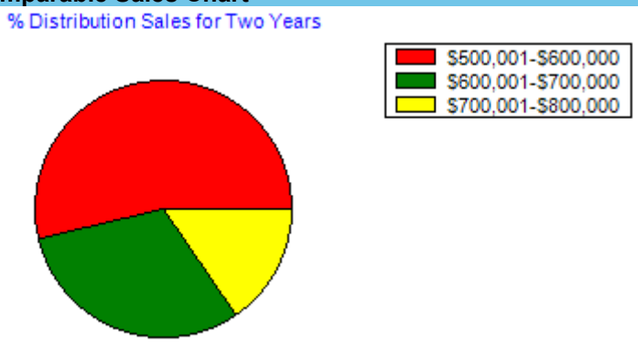
12	.14Mi.	**2616 E LINCOLN PASEO ONTARIO, CA 91762-7470**	03/19/2026	$534,500	$493	1082	4/2/2	2025	SF

APN: 0218-053-34-0000 Document #: 2026-0072386
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TRACT NO 20316 Legal Unit: 178 MapRef: MB 358 PG 59-68 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20316 Legal Unit:178 Map Ref:MB 358 PG 59-68City/Muni/Twp:ONTARIO City/Muni/Twp: ONTARIO

13	.14Mi.	**2602 E LINCOLN PASEO ONTARIO, CA 91762-7470**	03/17/2026	$535,000	$494	1082	4/2/2	2025	SF

APN: 0218-053-38-0000 Document #: 2026-0070038
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TRACT NO 20316 Legal Unit: 182 MapRef: MB 358 PG 59-68 Abbreviated Description: Lot:1 Subdivision:TRACT NO 20316 Legal Unit:182 Map Ref:MB 358 PG 59-68City/Muni/Twp:ONTARIO City/Muni/Twp: ONTARIO

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.

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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.	**4433 S FAIRMOUNT PASEO**			$669,962	1,370	5/3/2	2024		
0Mi.	**4435 S FAIRMOUNT PASEO**			$800,522	1,675	5/3/2	2024		
.01Mi.	**4437 S FAIRMOUNT PASEO**			$752,582	1,475	5/3/2	2024		
.01Mi.	**4431 S FAIRMOUNT PASEO**			$691,856	1,536	5/3/2	2024		
.02Mi.	**4429 S FAIRMOUNT PASEO**			$718,735	1,536	5/3/2	2024		
.03Mi.	**4427 S FAIRMOUNT PASEO**			$653,938	1,370	5/3/2	2024		
.03Mi.	**4440 S FAIRMOUNT PASEO**			$721,982	1,536	5/3/2	2024		
.03Mi.	**4466 S FAIRMOUNT PASEO**			$728,270	1,536	5/3/2	2024		
.03Mi.	**4425 S FAIRMOUNT PASEO**			$641,917	1,370	5/3/2	2024		
.03Mi.	**4451 S FAIRMOUNT PASEO**			$704,810	1,536	5/3/2	2024		
.03Mi.	**4442 S FAIRMOUNT PASEO**			$636,470	1,370	5/3/2	2024		
.03Mi.	**4462 S FAIRMOUNT PASEO**			$666,902	1,370	5/3/2	2024		
.03Mi.	**4423 S FAIRMOUNT PASEO**			$641,917	1,370	5/3/2	2024		
.03Mi.	**4453 S FAIRMOUNT PASEO**			$684,242	1,370	5/3/2	2024		
.04Mi.	**4446 S FAIRMOUNT PASEO**			$636,470	1,370	5/3/2	2024		
.04Mi.	**4438 S FAIRMOUNT PASEO**			$707,290	1,536	5/3/2	2024		

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

Flood Report

The Subject Property of **4433 S FAIRMOUNT PASEO, ONTARIO, CA 91762-7204** 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

No alerts noted

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