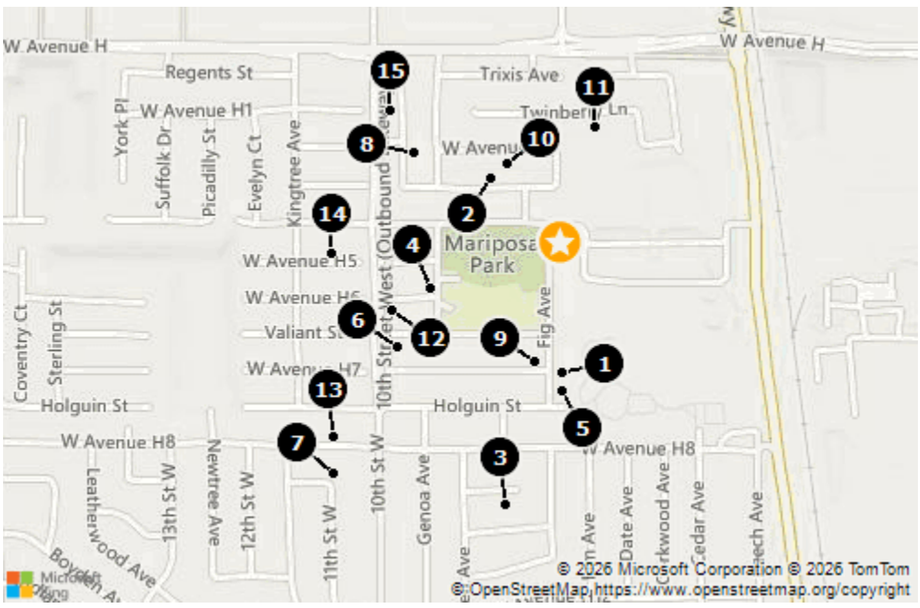
ICE SiteX Report

OrderID: 98134462

SiteX Property Information Report



Subject Property Location

45760 FIG AVE, LANCASTER, CA 93534-1516

County:	**LOS ANGELES CA**	Census Tract:	060379008.042001
Property Use:	Single Family Residential	Zoning:	LRRA6000*
Parcel Number:	3135-030-014	Thomas Bros Pg-Grid:	4015-3G

Valuation

Value:	**$423,000**	FSD:	16	Common Confidence Score:	50
Value Range:	$355,320 - $490,680	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	5-438
Assd Land Value:	$204,919	Market Land Value:		Tax Year:	2025
Assd Improvement:	$203,645	Market Improvment Value:		Total Taxable Value:	$6,428
Total Assessed Value:	$408,564	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 31 Tract No: 23026
Abbreviated Description: TRACT # 23026 LOT 31

Property Characteristics

Lot Size:	5,558 SF	Bedrooms:	3	Pool:	
Building Area:	1429 SF	Baths:	2	Fireplace:	
Year Built:	1971	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:	12/26/2025	Sales Price:	N/A
Document #:	25-0939130 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/06/2021	Sales Price:	$385,000
Document #:	21-1518343 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/12/2021		
Document Type:			

Legal Description:
Lot: 31 Tract No: 23026 Map Ref: MB 630 PG 43&44
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	10/06/2021	Sales Price:	$385,003
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 31 Tract No: 23026
Abbreviated Description: TRACT # 23026 LOT 31

ICE SiteX Report

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Prior Transfer

Recording Date:	03/09/2020	Sales Price:	$186,558
Document #:	20-0272503 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/21/2020	Loan Amount:	N/A
Document #:	20-0209982 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Lot: 31 Tract No: 23026
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	03/30/2017	Sales Price:	N/A
Document #:	17-0352699 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/24/2017	Sales Price:	N/A
Document #:	17-0334459 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/21/2017		
Document Type:			

Legal Description:
Lot: 31 Tract No: 23026 Map Ref: MB630 PG43&44
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	12/27/2010	Sales Price:	$78,000
Document #:	10-1911405 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/15/2010		
Document Type:			

Legal Description:
Lot: 31 Tract No: 23026 Map Ref: MB630 PG43&44
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	05/24/2010	Sales Price:	$76,500
Document #:	10-0702238 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/12/2010		
Document Type:			

Legal Description:
Lot: 31 Tract No: 23026 Map Ref: MB630 PG43&44
City/Muni/Twp: LANCASTER

Mortgage Record

Recording Date:	12/21/2006	Loan Amount:	N/A
Document #:	06-2838866 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 31 Tract No: 23026
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	07/28/2006	Sales Price:	$154,000
Document #:	06-1672550 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/18/2006	Sales Price:	N/A
Document #:	06-1576315 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/23/2006		
Document Type:			

Legal Description:
Lot: 13 Tract No: 23026 Map Ref: MB630 PG43&44
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	10/27/2005	Sales Price:	N/A
Document #:	05-2593649 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/17/2005		
Document Type:			

Legal Description:
Lot: 31 Tract No: 23026 Map Ref: MB630 PG43&44
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	01/12/2005	Sales Price:	$126,000
Document #:	05-0090875 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/01/2004	Loan Amount:	N/A
Document #:	04-3098797 BK-PG -	Loan Type:	New Conventional

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TD Due Date:	12/01/2034	Type Finance:	

Legal Description:
Lot: 31 Tract No: 23026
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	01/23/2004	Sales Price:	$140,000
Document #:	04-0159475 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/07/2004		
Document Type:			

Legal Description:
Lot: 31 Tract No: 23026 Map Ref: MB630 PG43&44
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	06/29/2001	Sales Price:	N/A
Document #:	01-1126303 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/28/2001		
Document Type:			

Legal Description:
Lot: 31 Tract No: 23026 Map Ref: MB630 PG43&44
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	06/29/2001	Sales Price:	N/A
Document #:	01-1126302 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/28/2001		
Document Type:			

Legal Description:
Lot: 31 Tract No: 23026 Map Ref: MB630 PG43&44
City/Muni/Twp: LANCASTER

Area Sales Analysis

Total Area Sales	$5,767,000	Median # of Bedrooms	4
Median Lot Size	6,267 SF	Median # of Baths	2
Median Living Area	1,316 SF	Median Year Built	1967
Price Range - 2 Yrs	$263,000 to $455,000	Age Range	34 years to 71 years
Median Value	$395,000	Median Age	59 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**45650 FIG AVE** **LANCASTER, CA 93534-1514**	07/02/2026	$420,000	$252	1662	/4/2	1967	6,005 SF	Yes
		APN: 3135-031-004 Document #: 26-0483689 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Tract No: 24265 MapRef: MB 649 PG 51&52 Abbreviated Description: Lot:10 Tract No:24265 Map Ref:MB 649 PG 51&52City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
2	.13Mi.	**741 DESERT CALICO DR** **LANCASTER, CA 93534-1548**	06/09/2026	$430,000	$329	1304	/3/2	1989	6,600 SF	
		APN: 3135-032-050 Document #: 26-0423688 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Tract No: 27349 MapRef: MB 1118 PG 69-72 Abbreviated Description: Lot:9 Tract No:27349 Map Ref:MB 1118 PG 69-72City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
3	.35Mi.	**714 W AVENUE H9** **LANCASTER, CA 93534-1814**	06/09/2026	$435,000	$331	1312	/4/2	1955	7,018 SF	
		APN: 3135-013-014 Document #: 26-0423883 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 75 Tract No: 20602 MapRef: MB 563 PG 20-22 Abbreviated Description: Lot:75 Tract No:20602 Map Ref:MB 563 PG 20-22City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
4	.18Mi.	**805 JASON CT** **LANCASTER, CA 93534-1587**	05/28/2026	$455,000	$266	1707	/4/3	1992	6,468 SF	
		APN: 3135-030-039 Document #: 26-0390239 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Tract No: 47305 MapRef: MB 1157 PG 51-53 Abbreviated Description: Lot:20 Tract No:47305 Map Ref:MB 1157 PG 51-53City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
5	.2Mi.	**45638 FIG AVE** **LANCASTER, CA 93534-1514**	05/15/2026	$424,000	$255	1662	/4/2	1967	6,011 SF	
		APN: 3135-031-002 Document #: 26-0358545 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Tract No: 24265 MapRef: MB 649 PG 51&52 Abbreviated Description: Lot:8 Tract No:24265 Map Ref:MB 649 PG 51&52City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
6	.26Mi.	**828 W AVENUE H6** **LANCASTER, CA 93534-1520**	04/14/2026	$385,000	$305	1260	/3/2	1966	6,585 SF	
		APN: 3135-029-001 Document #: 26-0261552 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Tract No: 23026 MapRef: MB 630 PG 43&44 Abbreviated Description: Lot:1 Tract No:23026 Map Ref:MB 630 PG 43&44City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
7	.43Mi.	**45534 11TH ST W** **LANCASTER, CA 93534-1410**	04/02/2026	$302,000	$229	1316	/4/2	1955	6,267 SF	
		APN: 3120-011-007 Document #: 26-0228411 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 75 Tract No: 21426 MapRef: MB 564 PG 31-33 Abbreviated Description: Lot:75 Tract No:21426 Map Ref:MB 564 PG 31-33City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
8	.23Mi.	**45826 DESERT SPRINGS DR**	03/24/2026	$318,000	$227	1399	/4/2	1988	5,767 SF	

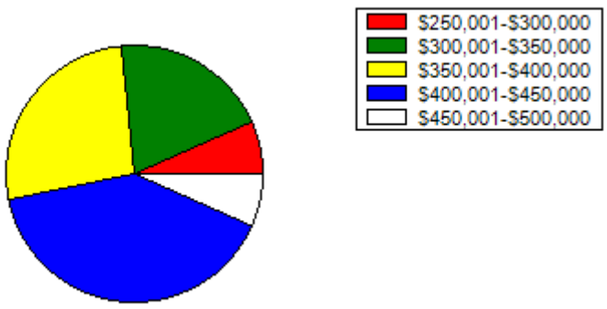
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		LANCASTER, CA 93534-1500							
	APN: 3135-032-026 Document #: 26-0202884 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 45 Tract No: 27099 MapRef: MB 1083 PG 88-92 Abbreviated Description: Lot:45 Tract No:27099 Map Ref:MB 1083 PG 88-92City/Muni/ Twp:LANCASTER City/Muni/Twp: LANCASTER								
9	.16Mi.	**737 W AVENUE H7** **LANCASTER, CA 93534-1521**	03/19/2026	$263,000	$172	1528	/3/2	1967	5,832 SF
	APN: 3135-029-032 Document #: 26-0190944 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Tract No: 24265 MapRef: MB 649 PG 51&52 Abbreviated Description: Lot:14 Tract No:24265 Map Ref:MB 649 PG 51&52City/Muni/ Twp:LANCASTER City/Muni/Twp: LANCASTER								
10	.13Mi.	**734 W AVENUE H2** **LANCASTER, CA 93534-1564**	03/06/2026	$425,000	$305	1389	/4/2	1989	5,886 SF
	APN: 3135-032-063 Document #: 26-0160327 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Tract No: 27349 MapRef: MB 1118 PG 62-72 Abbreviated Description: Lot:22 Tract No:27349 Map Ref:MB 1118 PG 62-72City/Muni/ Twp:LANCASTER City/Muni/Twp: LANCASTER								
11	.16Mi.	**646 TWINBERRY LN** **LANCASTER, CA 93534-1570**	03/02/2026	$395,000	$343	1150	/2/2	1990	5,817 SF
	APN: 3135-034-070 Document #: 26-0143900 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 56 Tract No: 47052 MapRef: MB 1146 PG 55-58 Abbreviated Description: Lot:56 Tract No:47052 Map Ref:MB 1146 PG 55-58City/Muni/ Twp:LANCASTER City/Muni/Twp: LANCASTER								
12	.24Mi.	**828 JASON CT** **LANCASTER, CA 93534-1513**	02/27/2026	$410,000	$240	1707	/4/3	1992	9,077 SF
	APN: 3135-030-044 Document #: 26-0140960 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Tract No: 47305 MapRef: MB 1157 PG 51-53 Abbreviated Description: Lot:25 Tract No:47305 Map Ref:MB 1157 PG 51-53City/Muni/ Twp:LANCASTER City/Muni/Twp: LANCASTER								
13	.4Mi.	**1029 W AVENUE H8** **LANCASTER, CA 93534-1435**	02/27/2026	$385,000	$292	1316	/4/2	1955	6,641 SF
	APN: 3120-010-015 Document #: 26-0139376 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Tract No: 21426 MapRef: MB 564 PG 31-33 Abbreviated Description: Lot:5 Tract No:21426 Map Ref:MB 564 PG 31-33City/Muni/ Twp:LANCASTER City/Muni/Twp: LANCASTER								
14	.3Mi.	**1029 W AVENUE H5** **LANCASTER, CA 93534-1426**	02/10/2026	$340,000	$304	1118	/3/2	1956	6,356 SF
	APN: 3120-004-014 Document #: 26-0095278 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Tract No: 22769 MapRef: MB 597 PG 88&89 Abbreviated Description: Lot:14 Tract No:22769 Map Ref:MB 597 PG 88&89City/Muni/ Twp:LANCASTER City/Muni/Twp: LANCASTER								
15	.29Mi.	**45923 DESERT SPRINGS DR** **LANCASTER, CA 93534-1507**	01/13/2026	$380,000	$325	1166	/3/2	1988	5,809 SF
	APN: 3135-033-004 Document #: 26-0028584 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Tract No: 27099 MapRef: MB 1083 PG 88-92 Abbreviated Description: Lot:29 Tract No:27099 Map Ref:MB 1083 PG 88-92City/Muni/ Twp:LANCASTER City/Muni/Twp: LANCASTER								

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.

ICE SiteX Report

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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.	**45760 FIG AVE**	**10/06/2021**		$408,564	1,429	/3/2	1971	5,558 SF	
.01Mi.	**45754 FIG AVE**	**11/30/2018**		$295,607	1,608	/4/2	1971	5,807 SF	
.01Mi.	**45766 FIG AVE**	**03/27/1998**		$118,131	1,273	/3/2	1971	6,174 SF	
.02Mi.	**45748 FIG AVE**	**10/26/1976**		$75,336	1,429	/3/2	1971	6,770 SF	Yes
.04Mi.	**45742 FIG AVE**	**10/19/2012**		$104,658	1,273	/3/2	1971	6,045 SF	
.05Mi.	**45736 FIG AVE**	**02/20/2007**		$210,720	1,429	/3/2	1971	6,041 SF	
.06Mi.	**45730 FIG AVE**	**03/18/2020**		$305,122	1,608	/4/2	1971	6,038 SF	
.07Mi.	**717 W AVENUE H4**	**04/08/1998**		$102,960	1,304	/3/2	1989	5,612 SF	
.07Mi.	**45724 FIG AVE**	**01/26/2018**		$250,317	1,429	/3/2	1971	6,034 SF	
.08Mi.	**725 W AVENUE H4**	**06/04/2003**		$191,156	1,166	/3/2	1989	5,637 SF	
.08Mi.	**720 DESERT CALICO DR**	**01/31/2003**		$173,631	1,150	/2/2	1989	5,614 SF	
.08Mi.	**45718 FIG AVE**	**04/22/2020**		$319,341	1,608	/4/2	1971	6,030 SF	
.09Mi.	**701 DESERT CALICO DR**	**01/17/2020**		$269,140	1,166	/3/2	1989	6,563 SF	
.09Mi.	**728 DESERT CALICO DR**	**03/06/2012**		$99,842	1,304	/3/2	1989	5,650 SF	
.09Mi.	**731 W AVENUE H4**	**05/03/1994**		$144,441	1,304	/3/2	1989	5,638 SF	
.09Mi.	**705 DESERT CALICO DR**	**11/01/1995**		$121,238	1,304	/3/2	1989	6,601 SF	

Rent vs. Own

Households Occupied by Renters:	61%	Households Occupied by Owners:	34%

Demographics & Income

Median Age:	35.8 years old	Households:	14,980
Median Household Income:	$55,065	Households w/Family:	60%
Household Income Per Capita:	$25,290	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Lancaster Elementary School District	Students:	13,769
Number of Schools:	24	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.27Mi.	**Piute Middle School** Number of Students: 729 Student-Teacher Ratio: 17.48	D-	Public	6 - 8
0.13Mi.	**Mariposa Computer Science Magnet School** Number of Students: 732 Student-Teacher Ratio: 25.24	D	Public	KG - 6
0.13Mi.	**Mariposa Computer Science Magnet School** Number of Students: 732 Student-Teacher Ratio: 25.24	D	Public	KG - 6
1.36Mi.	**Antelope Valley High School** Number of Students: 1,498 Student-Teacher Ratio: 21.57 Advanced Placement: Yes	D+	Public	9 - 12
1.36Mi.	**Antelope Valley High School** Number of Students: 1,498 Student-Teacher Ratio: 21.57 Advanced Placement: Yes	D+	Public	9 - 12
1.27Mi.	**Piute Middle School** Number of Students: 729 Student-Teacher Ratio: 17.48	D-	Public	6 - 8

Flood Report

The Subject Property of **45760 FIG AVE, LANCASTER, CA 93534-1516** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	125%	HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	88%	LOWER
MURDER	109%	SIMILAR
OVERALL	122%	HIGHER

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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