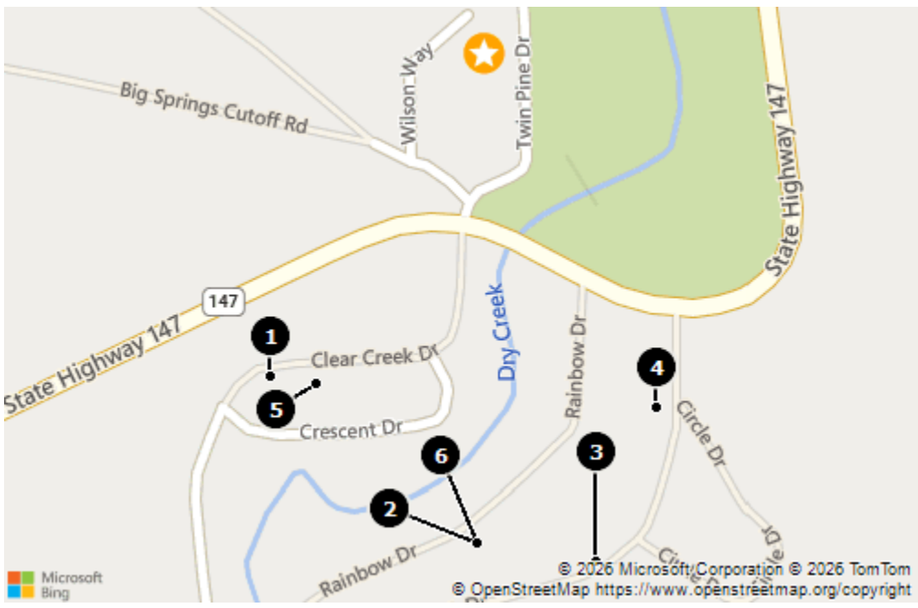
ICE SiteX Report

OrderID: 98513687

SiteX Property Information Report



Subject Property Location

463-285 TWIN PINE DR, WESTWOOD, CA 96137-9422

County:	**LASSEN CA**	Census Tract:	060350402.001009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	123-030-008-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$288,000**	FSD:	11	Common Confidence Score:	60
Value Range:	$256,320 - $319,680	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	82-002
Assd Land Value:	$56,889	Market Land Value:		Tax Year:	2026
Assd Improvement:	$218,460	Market Improvment Value:		Total Taxable Value:	$2,783
Total Assessed Value:	$275,349	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description
Property Characteristics

Lot Size:	14,650 SF	Bedrooms:	2	Pool:	
Building Area:	1222 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:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Convention	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	03/17/2026	Sales Price:	$247,311
Document #:	2026-00853 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/07/2020	Loan Amount:	N/A
Document #:	2020-00067 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2049	Type Finance:	

Legal Description:
Lot: 1 Subdivision: CLEAR CREEK SUBDIVISION
Abbreviated Description: PORTION LOT1

Prior Transfer

Recording Date:	12/26/2019	Sales Price:	$242,000
Document #:	2019-05338 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/13/2019	Sales Price:	$242,000
Document #:	2019-00489 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/06/2019		
Document Type:			

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Legal Description:
Lot: 1 Subdivision: CLEAR CREEK SUBDIVISION Map Ref: MB 2 PG 18
Abbreviated Description: PORTON OF LOT 1

Prior Transfer

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

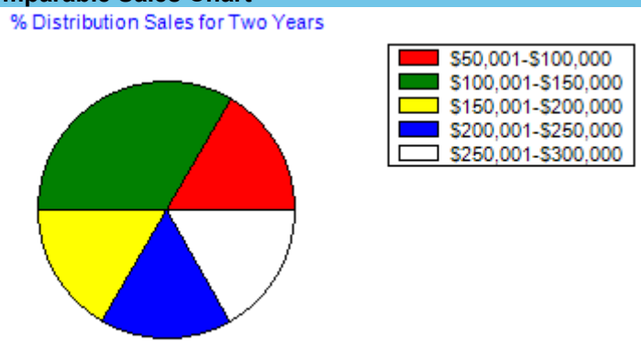
Area Sales Analysis

Total Area Sales	$1,003,754	Median # of Bedrooms	2
Median Lot Size	11,559 SF	Median # of Baths	1
Median Living Area	1,177 SF	Median Year Built	1967
Price Range - 2 Yrs	$85,000 to $300,000	Age Range	9 years to 86 years
Median Value	$150,000	Median Age	59 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**462-930 CLEAR CREEK DR** **WESTWOOD, CA 96137-9434**	08/12/2026	$300,000	$244	1225	/3/2	1997	30,056 SF	
		APN: 123-042-014-000 Document #: 2026-02515 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 45&46 Subdivision: CLEAR CREEK SUBDIVISION MapRef: MB 2 PG 18 Abbreviated Description: Subdivision:CLEAR CREEK SUBDIVISION Map Ref:MB 2 PG 18Abbreviated Description:PORTION LOTS45&46 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.33Mi.	**462-770 RAINBOW DR** **WESTWOOD, CA 96137-9419**	07/17/2026	$175,000	$331	528	1/1/1	2017	8,855 SF	
		APN: 123-075-005-000 Document #: 2026-02235 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 121 Subdivision: CLEAR CREEK SUBDIVISION MapRef: MB 2 PG 18 Abbreviated Description: Lot:121 Subdivision:CLEAR CREEK SUBDIVISION Map Ref:MB 2 PG 18City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.3Mi.	**666-915 SPRING CREEK DR** **WESTWOOD, CA 96137-9441**	05/28/2026	$217,000	$192	1128	4/2/1	1970	15,000 SF	
		APN: 123-061-010-000 Document #: 2026-01624 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 143 Subdivision: CLEAR CREEK SUBDIVISION MapRef: MB 2 PG 18 Abbreviated Description: Lot:143 Subdivision:CLEAR CREEK SUBDIVISION Map Ref:MB 2 PG 18City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.24Mi.	**667-035 SPRING CREEK DR** **WESTWOOD, CA 96137-9425**	05/13/2026	$125,000	$101	1227	/2/1	1940	11,021 SF	
		APN: 123-053-005-000 Document #: 2026-01464 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 149 Subdivision: CLEAR CREEK SUBDIVISION MapRef: MB 115 PG 290 Abbreviated Description: Lot:149 Subdivision:CLEAR CREEK SUBDIVISION Map Ref:MB 115 PG 290City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.23Mi.	**462-915 CLEAR CREEK DR** **WESTWOOD, CA 96137-9435**	11/18/2025	$85,000	$141	600	/2/1	1965	11,761 SF	
		APN: 123-041-015-000 Document #: 2025-03640 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Subdivision: CLEAR CREEK SUBDIVISION MapRef: MB 2 PG 18 Abbreviated Description: Lot:25 Subdivision:CLEAR CREEK SUBDIVISION Map Ref:MB 2 PG 18City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.3Mi.	**462-785 RAINBOW DR** **WESTWOOD, CA 96137-9421**	06/19/2025	$101,754	$35	2830	/4/2	1955	11,357 SF	
		APN: 123-073-014-000 Document #: 2025-01905 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 75 Subdivision: CLEAR CREEK SUBDIVISION MapRef: MB 97 PG 271 Abbreviated Description: Lot:75 Subdivision:CLEAR CREEK SUBDIVISION Map Ref:MB 97 PG 271								

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.	**463-285 TWIN PINE DR**			$275,349	1,222	/2/2	1955	14,650 SF	
.01Mi.	**463-310 WILSON WAY**			$290,090	1,455	/3/2	1965	17,796 SF	
.02Mi.	**463-265 TWIN PINE DR**			$281,382	1,961	/2/2	1988	21,434 SF	
.02Mi.	**463-260 WILSON WAY**			$404,590	1,632	/3/2		12,823 SF	
.04Mi.	**463-240 WILSON WAY**			$333,533	1,388	/3/2	1985	11,947 SF	
.05Mi.	**463-220 WILSON WAY**			$117,052	1,476	/4/2	1963	13,503 SF	
.05Mi.	**463-370 TWIN PINE DR**			$163,272	1,152	/2/1	1945	8,799 SF	
.05Mi.	**463-215 TWIN PINE DR**			$148,454	1,338	4/2/1	1970	9,100 SF	
.06Mi.	**463-200 WILSON WAY**			$83,058	672	2/1/1	1945	16,376 SF	
.06Mi.	**463-390 TWIN PINE DR**			$84,406	734	/1/1	1945	10,977 SF	
.06Mi.	**463-170 TWIN PINE DR**			$217,522	1,605	/4/2	1970	14,708 SF	
.07Mi.	**463-180 WILSON WAY**			$163,568	1,352	/3/2	2000	14,902 SF	
.07Mi.	**463-415 TWIN PINE DR**			$39,545	828	/1/1	1940	10,238 SF	
.13Mi.	**463-080 CLEAR CREEK DR**			$172,400	1,557	5/3/2	2022	15,883 SF	
.14Mi.	**463-075 CLEAR CREEK DR**			$100,016	1,425	/4/1	1955	7,866 SF	
.16Mi.	**463-055 CLEAR CREEK DR**			$184,011	810	/1/2	1920	17,794 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	26%

Demographics & Income

Median Age:	52.3 years old	Households:	1,190
Median Household Income:	$58,168	Households w/Family:	61%
Household Income Per Capita:	$34,287	Households w/Family Married:	41%
Most Common Education Level:	Some College	Households w/Family Children:	20%

School District

School District Zone:	Westwood Unified School District	Students:	182
Number of Schools:	2	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.18Mi.	**Westwood High School** Number of Students: 54 Student-Teacher Ratio: 10.82	C+	Public	9 - 12
2.18Mi.	**Fletcher Walker Elementary School** Number of Students: 128 Student-Teacher Ratio: 21.19	C-	Public	KG - 8

Flood Report

The Subject Property of **463-285 TWIN PINE DR, WESTWOOD, CA 96137-9422** 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	82%	LOWER
BURGLARY	144%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	183%	NOTABLY HIGHER
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	151%	NOTABLY HIGHER
OVERALL	180%	NOTABLY HIGHER

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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ICE SiteX Report

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