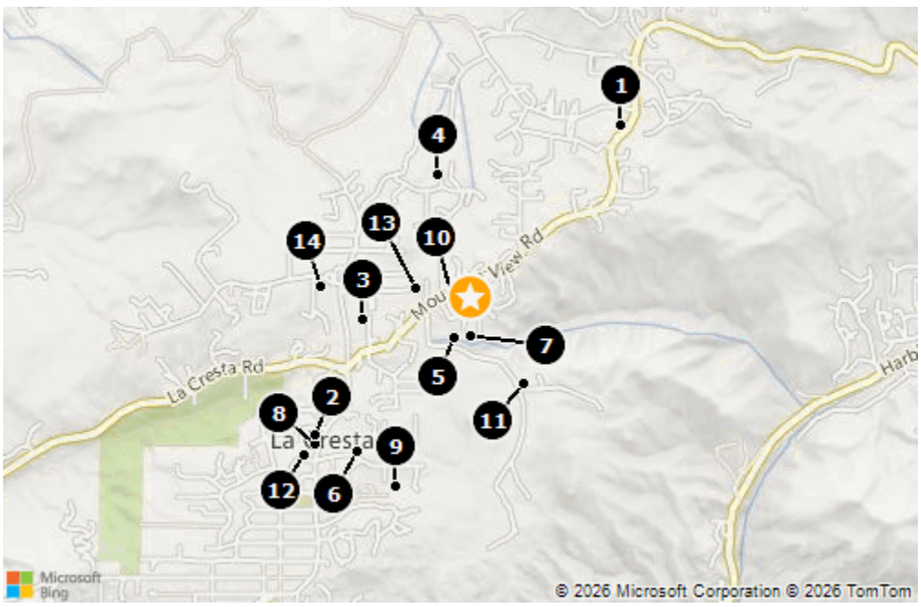
ICE SiteX Report

OrderID: 98730027

SiteX Property Information Report



Subject Property Location

497 MOUNTAIN VIEW RD, EL CAJON, CA 92021-3849

County:	**SAN DIEGO CA**	Census Tract:	060730155.022021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	401-090-46-00	Thomas Bros Pg-Grid:	1252-2J

Valuation

Value:	**$704,000**	FSD:	5	Common Confidence Score:	94
Value Range:	$668,800 - $739,200	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	59-028
Assd Land Value:	$294,957	Market Land Value:		Tax Year:	2026
Assd Improvement:	$394,825	Market Improvment Value:		Total Taxable Value:	$8,690
Total Assessed Value:	$689,782	Total Assessor Market Value:		Delinquent Year:	2023
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 35 TWN 15 RNG 01E
Abbreviated Description: SEC 35-15-1E*/EXC DOC152829REC68/ DOCS107782REC59&152830REC68 IN

Property Characteristics

Lot Size:	25,700 SF	Bedrooms:	3	Pool:	
Building Area:	1409 SF	Baths:	1	Fireplace:	
Year Built:	1952	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/07/2026	Sales Price:	N/A
Document #:	2026-0095798 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/01/2025	Loan Amount:	N/A
Document #:	2025-0081648 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4SW4 S35T15SR01E SBM
City/Muni/Twp: EL CAJON

Mortgage Record

Recording Date:	09/10/2024	Loan Amount:	N/A
Document #:	2024-0242765 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2052	Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4SW4 S25T15SR01E
City/Muni/Twp: EL CAJON

Mortgage Record

Recording Date:	02/22/2024	Loan Amount:	N/A

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Document #:	2024-0045219 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2052	Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4SW4 S35T15SR01E SBBM
City/Muni/Twp: EL CAJON

Prior Transfer

Recording Date:	06/12/2023	Sales Price:	N/A
Document #:	2023-0152854 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/08/2022	Sales Price:	N/A
Document #:	2022-0429976 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/28/2022	Sales Price:	$650,000
Document #:	2022-0415433 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/03/2022		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4SW4 S35T15SR01E SBM
City/Muni/Twp: EL CAJON

Prior Transfer

Recording Date:	02/22/2018	Sales Price:	$355,000
Document #:	2018-0071200 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/30/2018		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4SW4 S35T15SR01E SBM
City/Muni/Twp: EL CAJON

Prior Transfer

Recording Date:	01/23/2001	Sales Price:	N/A
Document #:	2001-0038963 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/14/2000		
Document Type:			

Legal Description:
Abbreviated Description: SEC 35-15-1E /EXC DOC152829REC68/ DOCS107782REC59&152830REC68 IN

Prior Transfer

Recording Date:	05/18/1994	Sales Price:	N/A
Document #:	1994-0327172 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/13/1994		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4 SW4 S35T15SR01E SBBM

Prior Transfer

Recording Date:	05/18/1994	Sales Price:	N/A
Document #:	1994-0327171 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/13/1994		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4 SW4 S35T15SR01E SBBM
City/Muni/Twp: SAN DIEGO

Prior Transfer

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

Legal Description:
Sec/Twnship/Range: SEC 35 TWN 15 RNG 01E
Abbreviated Description: SEC 35-15-1E*/EXC DOC152829REC68/ DOCS107782REC59&152830REC68 IN

Area Sales Analysis

Total Area Sales	$13,739,000	Median # of Bedrooms	3
Median Lot Size	36,373 SF	Median # of Baths	2
Median Living Area	1,892 SF	Median Year Built	1977
Price Range - 2 Yrs	$640,000 to $1,625,000	Age Range	21 years to 74 years
Median Value	$942,500	Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.63Mi.	**1482 HORSEMILL RD** **EL CAJON, CA 92021-7809**	10/01/2026	$1,150,000	$393	2924	/4/3	1991	51,401 SF	Yes
		APN: 401-172-15-00 Document #: 2026-0286232 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Subdivision: TRACT NO 3860 MapRef: MAP 10573 Abbreviated Description: Lot:39 Subdivision:TRACT NO 3860 Map Ref:MAP 10573City/ Muni/Twp:EL CAJON City/Muni/Twp: EL CAJON								
2	.57Mi.	**1249 LA CRESTA BLVD** **EL CAJON, CA 92021-4032**	09/30/2026	$979,000	$336	2912	/4/2	2005	29,185 SF	

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APN: 509-030-18-00 Document #: 2026-0283889
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: MapRef: MAP 2093 Abbreviated Description: Map Ref:MAP 2093City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

3	.3Mi.	**230 MOUNTAIN VIEW RD** **EL CAJON, CA 92021-3844**	07/24/2026	$640,000	$691	925	/1/1	1965	21,780 SF	

APN: 401-120-31-00 Document #: 2026-0212525
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4SE4 S34T15SR01E SBM Abbreviated Description: Sec/Twnship/Range:SE4SE4 S34T15SR01E SBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

4	.35Mi.	**160 SCOTTFORD DR** **EL CAJON, CA 92021-3873**	07/23/2026	$1,095,000	$616	1776	/3/2	1977	87,992 SF	

APN: 401-091-42-00 Document #: 2026-0212112
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1&2 Subdivision: PARCEL MAP NO 8322 Abbreviated Description: Lot:1&2 Subdivision:PARCEL MAP NO 8322 City/Muni/Twp:EL CAJON City/Muni/Twp: EL CAJON

5	.12Mi.	**171 DAWN VIEW WAY** **EL CAJON, CA 92021-3804**	07/22/2026	$1,150,000	$403	2851	/4/3	2004	43,560 SF	Yes

APN: 401-090-74-00 Document #: 2026-0209997
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: PARCEL MAP NO 5792 MapRef: MAP 5792 Abbreviated Description: Lot:2 Subdivision:PARCEL MAP NO 5792 Map Ref:MAP 5792City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

6	.52Mi.	**148 SIERRA VISTA DR** **EL CAJON, CA 92021-4058**	07/13/2026	$710,000	$616	1152	/3/2	1965	8,886 SF	

APN: 509-073-06-00 Document #: 2026-0199800
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 38-40 Block: 11 Subdivision: LA CRESTA MapRef: MAP 2093 Abbreviated Description: Lot:38-40 Block:11 Subdivision:LA CRESTA Map Ref:MAP 2093City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

7	.11Mi.	**164 DAWN VIEW WAY** **EL CAJON, CA 92021-3804**	06/11/2026	$1,625,000	$461	3524	/4/3	2005	43,560 SF	Yes

APN: 401-090-73-00 Document #: 2026-0169277
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: PARCEL MAP NO 8880 MapRef: MAP 8880 Abbreviated Description: Lot:1 Block:1 Subdivision:PARCEL MAP NO 8880 Map Ref:MAP 8880City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

8	.58Mi.	**1251 LA CRESTA BLVD** **EL CAJON, CA 92021-4032**	05/29/2026	$800,000	$554	1444	/3/2	1952	25,700 SF	

APN: 509-030-57-00 Document #: 2026-0154488
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: LA CRESTA Tract No: F MapRef: MAP 2093 Abbreviated Description: Subdivision:LA CRESTA Map Ref:MAP 2093Abbreviated Description:PORTION TRACT F City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

9	.56Mi.	**214 KENS RD** **EL CAJON, CA 92021-4092**	05/11/2026	$955,000	$419	2274	/4/2	1958	21,780 SF	

APN: 509-150-10-00 Document #: 2026-0134168
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: MapRef: MAP 2093 Abbreviated Description: Map Ref:MAP 2093City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

10	.05Mi.	**487 MOUNTAIN VIEW RD** **EL CAJON, CA 92021-3849**	04/28/2026	$830,000	$697	1190	/2/1	1970	22,651 SF	

APN: 401-090-47-00 Document #: 2026-0119499
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4SW4 S35T15SR01E SBBM Abbreviated Description: Sec/Twnship/Range:SW4SW4 S35T15SR01E SBBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.24Mi.	**427 CANYON RIM DR** **EL CAJON, CA 92021-3858**	04/07/2026	$1,290,000	$496	2596	/3/2	2004	96,704 SF	

APN: 510-010-23-00 Document #: 2026-0096044
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 4 Sec/Twnship/Range: S02T16SR01E SBBM Abbreviated Description: Lot:3 Block:4 Sec/Twnship/Range:S02T16SR01E SBBM City/Muni/Twp:EL CAJON City/Muni/Twp: EL CAJON

12	.62Mi.	**109 SCENIC DR** **EL CAJON, CA 92021-4051**	12/17/2025	$695,000	$1,128	616	/1/1	2004	12,618 SF	

APN: 509-061-10-00 Document #: 2025-0356106
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 17 Subdivision: LA CRESTA MapRef: MAP 2093 Abbreviated Description: Lot:3&4 Block:17 Subdivision:LA CRESTA Map Ref:MAP 2093City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	.16Mi.	**434 MOUNTAIN VIEW RD** **EL CAJON, CA 92021-3848**	12/15/2025	$890,000	$504	1764	/3/2	1965	69,696 SF	

APN: 401-120-06-00 Document #: 2025-0352971
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 S34T15SR01E BM Abbreviated Description: Sec/Twnship/Range:SE4 S34T15SR01E BM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

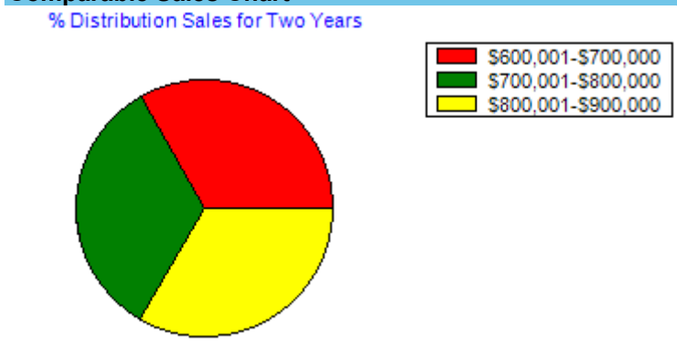
14	.41Mi.	**126 LA CRESTA HEIGHTS RD** **EL CAJON, CA 92021-3824**	11/24/2025	$930,000	$463	2008	/3/2	1978	64,905 SF	Yes

APN: 401-120-83-00 Document #: 2025-0333460
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 170 MapRef: MB 2645 PG 258 Abbreviated Description: Lot:3&4 Block:170 Map Ref:MB 2645 PG 258City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

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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.	**497 MOUNTAIN VIEW RD**			$689,782	1,409	/3/1	1952	25,700 SF	
.03Mi.	**493 MOUNTAIN VIEW RD**	**04/19/2006**		$96,354	1,484	/3/1	1951	1 SF	
.05Mi.	**487 MOUNTAIN VIEW RD**	**05/29/1987**		$120,546	1,190	/2/1	1970	22,651 SF	
.06Mi.	**138 DAWN VIEW WAY**	**03/19/1999**		$275,734	2,184	/4/2	1977	2 SF	
.06Mi.	**595 MOUNTAIN VIEW RD**			$855,019	1,988	/2/3	2000	2 SF	
.07Mi.	**512 MOUNTAIN VIEW RD**	**05/29/2007**		$428,995	3,185	/4/4	1978	1 SF	
.07Mi.	**477 MOUNTAIN VIEW RD**			$863,530	1,820	/4/2	1966	22,215 SF	
.07Mi.	**589 MOUNTAIN VIEW RD**			$294,655	1,230	/3/1	1955	39,204 SF	
.08Mi.	**530 MOUNTAIN VIEW RD**			$712,672	1,573	/2/1	1970	40,075 SF	
.08Mi.	**157 DAWN VIEW WAY**			$499,893	3,135	/3/2	1978	2 SF	Yes
.09Mi.	**576 MOUNTAIN VIEW RD**	**07/16/2003**		$919,831	3,766	/3/4	1980	3 SF	Yes
.1Mi.	**538 MOUNTAIN VIEW RD**			$779,741	2,890	/4/3	1985	2 SF	
.1Mi.	**518 MOUNTAIN VIEW RD**	**07/23/1997**		$125,545	1,590	/3/2	1976	1 SF	Yes
.1Mi.	**533 MOUNTAIN VIEW RD**			$1,499,150	6,720	/3/3	2022	4 SF	
.11Mi.	**522 MOUNTAIN VIEW RD**	**09/14/2009**		$459,489	2,422	/4/2	1979	1 SF	
.11Mi.	**164 DAWN VIEW WAY**	**11/07/2005**		$652,955	3,524	/4/3	2005	1 SF	Yes

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	37.0 years old	Households:	23,875
Median Household Income:	$77,745	Households w/Family:	72%
Household Income Per Capita:	$33,807	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Cajon Valley Union Elementary School District	Students:	15,992
Number of Schools:	26	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.66Mi.	**Los Coches Creek Middle School** Number of Students: 518 Student-Teacher Ratio: 19.54	C+	Public	6 - 8
3.66Mi.	**Los Coches Creek Middle School** Number of Students: 518 Student-Teacher Ratio: 19.54	C+	Public	6 - 8
3.68Mi.	**Granite Hills High School** Number of Students: 2,331 Student-Teacher Ratio: 24.07 Advanced Placement: Yes	C	Public	9 - 12
3.68Mi.	**Granite Hills High School** Number of Students: 2,331 Student-Teacher Ratio: 24.07 Advanced Placement: Yes	C	Public	9 - 12
1.03Mi.	**Crest School** Number of Students: 271 Student-Teacher Ratio: 22.58	C-	Public	KG - 8

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1.03Mi.	**Crest School**	C-	Public	KG - 8

Number of Students: 271
Student-Teacher Ratio: 22.58

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	102%	SIMILAR
OVERALL	100%	SIMILAR

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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