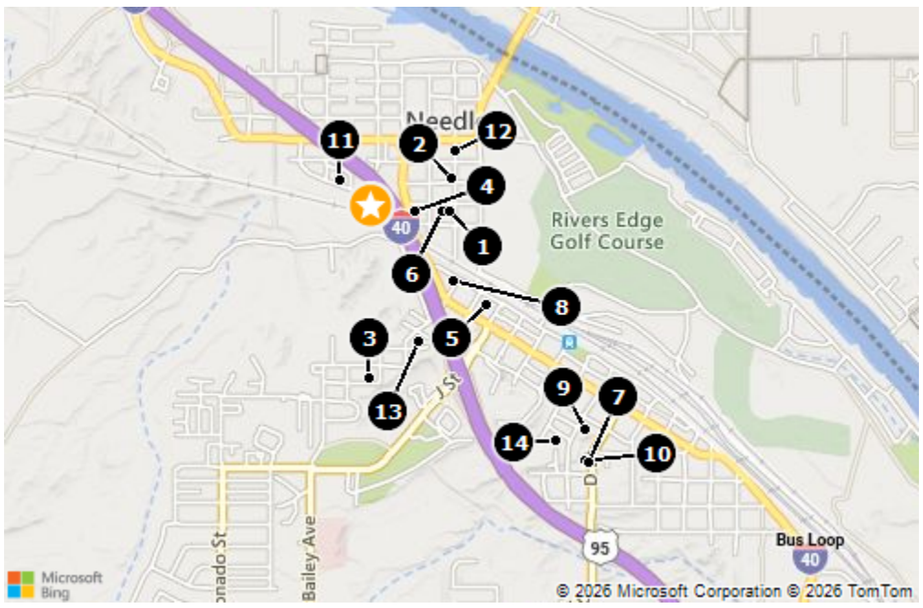
ICE SiteX Report

OrderID: 98671792

SiteX Property Information Report



Subject Property Location

501 CALIFORNIA AVE, NEEDLES, CA 92363-2113

County:	**SAN BERNARDINO CA**	Census Tract:	060710251.001118
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0185-082-20-0000	Thomas Bros Pg-Grid:	3620-5B

Valuation

Value:	**$206,000**	FSD:	12	Common Confidence Score:	54
Value Range:	$181,280 - $230,720	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	3-006
Assd Land Value:	$40,900	Market Land Value:		Tax Year:	2026
Assd Improvement:	$163,700	Market Improvment Value:		Total Taxable Value:	$2,412
Total Assessed Value:	$204,600	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 1,2 District: 10 Tract No: 2549
Abbreviated Description: TRACT NO 2549 E 1/2 LOT 2 AND ALL LOT 1 AND S 1O FT CAL1FORN1A HGWY ADJ ON N
City/Muni/Twp: NEEDLES

Property Characteristics

Lot Size:	6,120 SF	Bedrooms:	3	Pool:	
Building Area:	1220 SF	Baths:	2	Fireplace:	
Year Built:	1939	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Evap Cooler
Style:	Convention	Basement:		Roof Cover:	Wood Shake
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/21/2025	Sales Price:	N/A
Document #:	2025-0012341 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/21/2023	Sales Price:	$204,500
Document #:	2023-0178974 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/15/2023		
Document Type:			
Legal Description:			

Lot: 1&2 Subdivision: TRACT NO 2549 Map Ref: MB 36 PG 94
Abbreviated Description: PORTION LOT2
City/Muni/Twp: NEEDLES

Prior Transfer

Recording Date:	07/21/2023	Sales Price:	N/A
Document #:	2023-0178973 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/20/2023		
Document Type:			

ICE SiteX Report

OrderID: 98671792

Legal Description:
Lot: 1&2 Subdivision: TRACT NO 2549 Map Ref: MB 36 PG 94
Abbreviated Description: PORTION LOT2
City/Muni/Twp: NEEDLES

Prior Transfer

Recording Date:	10/27/2021	Sales Price:	$65,000
Document #:	2021-0487011 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/26/2021		
Document Type:			

Legal Description:
Lot: 1&2 Subdivision: TRACT NO 2549 Map Ref: MB 36 PG 94
Abbreviated Description: EAST2 LOT2
City/Muni/Twp: NEEDLES

Prior Transfer

Recording Date:	10/21/2019	Sales Price:	$67,550
Document #:	2019-0377200 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/26/2013	Loan Amount:	N/A
Document #:	2013-0420543 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2043	Type Finance:	

Legal Description:
Lot: 1&2 Tract No: 2549
City/Muni/Twp: NEEDLES

Prior Transfer

Recording Date:	09/26/2013	Sales Price:	N/A
Document #:	2013-0420542 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/19/2013		
Document Type:			

Legal Description:
Lot: 1&2 Tract No: 2549 Map Ref: MB36 PG94
City/Muni/Twp: NEEDLES

Prior Transfer

Recording Date:	08/28/2013	Sales Price:	$70,500
Document #:	2013-0378332 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/21/2006	Loan Amount:	N/A
Document #:	2006-0273599 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	05/01/2036	Type Finance:	

Legal Description:
Lot: 1&2 Subdivision: THE VISTA DEL RIO SUBDIVISION Tract No: 2549
Abbreviated Description: E2 LOT2
City/Muni/Twp: NEEDLES

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20230178974 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1,2 District: 10 Tract No: 2549
Abbreviated Description: TRACT NO 2549 E 1/2 LOT 2 AND ALL LOT 1 AND S 1O FT CAL1FORN1A HGWY ADJ ON N
City/Muni/Twp: NEEDLES

Area Sales Analysis

Total Area Sales	$1,560,000	Median # of Bedrooms	1.5
Median Lot Size	6,414 SF	Median # of Baths	1
Median Living Area	1,135 SF	Median Year Built	1926
Price Range - 2 Yrs	$4,000 to $395,000	Age Range	62 years to 225 years
Median Value	$75,000	Median Age	100 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**203 WALNUT ST** **NEEDLES, CA 92363-2336**	10/01/2026	$90,000	$64	1389	3/1/1	1920	7,560 SF	
		APN: 0185-106-07-0000 Document #: 2026-0254571 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22-24 Block: 31 Subdivision: DENAIRS SUBDIVISION NO 2 MapRef: MB 16 PG 53&54 Abbreviated Description: Lot:22-24 Block:31 Subdivision:DENAIRS SUBDIVISION NO 2 Map Ref:MB 16 PG 53&54Abbreviated Description:PORTION LOT22 City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES								
2	.23Mi.	**206 CHESTNUT ST** **NEEDLES, CA 92363-2307**	09/30/2026	$133,000	$82	1612	5/3/1	1964	4,000 SF	
		APN: 0185-104-12-0000 Document #: 2026-0254018 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1&2 Block: 33 Subdivision: DENAIRS SUBDIVISION NO 2 MapRef: MB 16 PG 53&54 Abbreviated Description: Block:33 Subdivision:DENAIRS SUBDIVISION NO 2 Map Ref:MB 16 PG 53&54Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES								
3	.46Mi.	**1602 COLLINS ST** **NEEDLES, CA 92363-2810**	08/11/2026	$120,000	$99	1201	5/2/1	1956	4,700 SF	

ICE SiteX Report

OrderID: 98671792

APN: 0185-184-09-0000 Document #: 2026-0206689
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 4 Subdivision: KILLARNEY HEIGHTS ADDITION NO 3 MapRef: MB 21 PG 71 Abbreviated Description: Lot:12 Block:4 Subdivision:KILLARNEY HEIGHTS ADDITION NO 3 Map Ref:MB 21 PG 71City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES

4	.12Mi.	**315 WALNUT ST** **NEEDLES, CA 92363-2338**	05/20/2026	$60,000	$60	998	3/1/1	1935	4,500 SF	

APN: 0185-103-15-0000 Document #: 2026-0128147
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16-18 Block: 28 Subdivision: DENAIRS ADDITION NO 2 MapRef: MB 16 PG 53&54 Abbreviated Description: Lot:16-18 Block:28 Subdivision:DENAIRS ADDITION NO 2 Map Ref:MB 16 PG 53&54Abbreviated Description:PORTION LOTS16-17 City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES

5	.4Mi.	**1315 FRONT ST** **NEEDLES, CA 92363-2743**	04/24/2026	$4,000			//		7,000 SF	

APN: 0185-157-02-0000 Document #: 2026-0105151
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: DENAIRS SUBDIVISION MapRef: MB 15 PG 71 Abbreviated Description: Lot:4 Block:2 Subdivision:DENAIRS SUBDIVISION Map Ref:MB 15 PG 71City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES

6	.19Mi.	**211 WALNUT ST** **NEEDLES, CA 92363-2336**	04/15/2026	$205,000	$149	1368	3/1/1	1928	12,000 SF	

APN: 0185-106-21-0000 Document #: 2026-0097428
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16-19 Block: 31 Subdivision: DENAIRS SUBDIVISION NO 2 MapRef: MB 16 PG 53&54 Abbreviated Description: Lot:16-19 Block:31 Subdivision:DENAIRS SUBDIVISION NO 2 Map Ref:MB 16 PG 53&54City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES

7	.89Mi.	**406 D ST** **NEEDLES, CA 92363-3314**	04/13/2026	$50,000	$46	1068	4/2/1	1901	5,400 SF	

APN: 0186-137-16-0000 Document #: 2026-0094339
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10-12 Block: 1 Subdivision: DOWNEYS ADDITION MapRef: MB 15 PG 93 Abbreviated Description: Lot:10-12 Subdivision:DOWNEYS ADDITION Map Ref:MB 15 PG 93Abbreviated Description:PORTION LOTS10&12 City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES

8	.3Mi.	**1503 FRONT ST** **NEEDLES, CA 92363-2745**	03/31/2026	$58,000	$71	808	3/1/1	1905	3,500 SF	

APN: 0185-153-16-0000 Document #: 2026-0082522
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: DENAIRS SUBDIVISION NO 1 MapRef: MB 15 PG 71 Abbreviated Description: Block:4 Subdivision:DENAIRS SUBDIVISION NO 1 Map Ref:MB 15 PG 71Abbreviated Description:PORTION LOT1 City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES

9	.82Mi.	**311 E ST** **NEEDLES, CA 92363-2921**	11/05/2025	$40,000	$27	1449	4/2/1	1920	5,000 SF	

APN: 0186-124-17-0000 Document #: 2025-0271122
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8-11 Block: 21 Subdivision: MCWILLIAMS SURVEY MapRef: MB 13 PG 17&18 Abbreviated Description: Lot:8-11 Block:21 Subdivision:MCWILLIAMS SURVEY Map Ref:MB 13 PG 17&18Abbreviated Description:PORTION LOT8 City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES

10	.89Mi.	**404 D ST** **NEEDLES, CA 92363-3314**	11/04/2025	$395,000	$209	1883	5/2/1	1925	6,300 SF	

APN: 0186-137-15-0000 Document #: 2025-0269740
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 1 Subdivision: DOWNEY ADDITION MapRef: MB 15 PG 93 Abbreviated Description: Lot:9&10 Subdivision:DOWNEY ADDITION Map Ref:MB 15 PG 93Abbreviated Description:PORTION LOT10 City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES

11	.11Mi.	**612 CALIFORNIA AVE** **NEEDLES, CA 92363-2115**	10/31/2025	$50,000	$56	888	4/2/1	1949	7,502 SF	

APN: 0185-083-16-0000 Document #: 2025-0267497
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26&27 Subdivision: VISTA DEL RIO SUBDIVISION Tract No: 2549 MapRef: MB 36 PG 94 Abbreviated Description: Lot:26&27 Subdivision:VISTA DEL RIO SUBDIVISION Tract No:2549 Map Ref:MB 36 PG 94Abbreviated Description:PORTION LOT27 City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES

12	.39Mi.	**L ST** **NEEDLES, CA 92363-**	10/23/2025	$40,000			//		15,400 SF	

APN: 0185-166-12-0000 Document #: 2025-0257919
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 7 Subdivision: VAUGHNS ADDITION MapRef: MB 18 PG 26 Abbreviated Description: Lot:9&10 Block:7 Subdivision:VAUGHNS ADDITION Map Ref:MB 18 PG 26City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES

13	.38Mi.	**525 S L ST** **NEEDLES, CA 92363-2833**	10/17/2025	$190,000	$114	1661	3/1/1	1950	10,200 SF	Yes

APN: 0185-166-04-0000 Document #: 2025-0252039
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1-3 Block: 7 Subdivision: VAUGHNS ADDITION MapRef: MB 18 PG 26 Abbreviated Description: Block:7 Subdivision:VAUGHNS ADDITION Map Ref:MB 18 PG 26Abbreviated Description:PORTION LOTS1-3 City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES

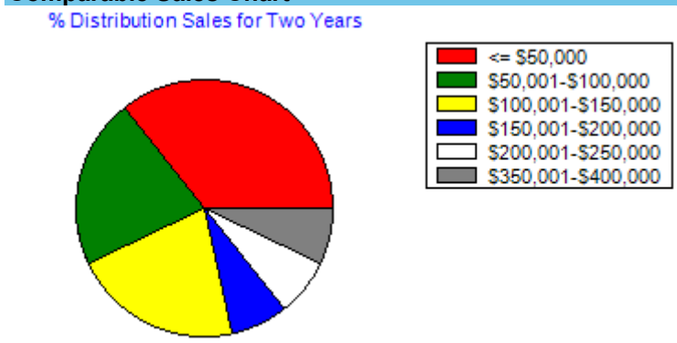
14	.79Mi.	**811 4TH ST** **NEEDLES, CA 92363-3329**	10/14/2025	$125,000	$153	816	4/2/1	1801	6,528 SF	

APN: 0186-123-05-0000 Document #: 2025-0247821
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 26 MapRef: MB 13 PG 17&18 Sec/Twnship/Range: SW4 S29T09NR23E SBBM Abbreviated Description: Lot:5 Block:26 Map Ref:MB 13 PG 17&18Sec/Twnship/Range:SW4 S29T09NR23E SBBM City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES

ICE SiteX Report

OrderID: 98671792

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.	**501 CALIFORNIA AVE**			$204,600	1,220	6/3/2	1939	6,120 SF	
.01Mi.	**503 CALIFORNIA AVE**			$44,840	1,428	5/3/2	1940	6,240 SF	
.01Mi.	**427 CALIFORNIA AVE**			$116,013	1,378	5/2/2	1938	7,770 SF	
.02Mi.	**505 CALIFORNIA AVE**			$51,203	968	4/2/1	1940	6,420 SF	
.03Mi.	**423 CALIFORNIA AVE**			$56,784	668	4/1/1	1938	15,150 SF	
.03Mi.	**509 CALIFORNIA AVE**			$56,298	1,157	4/2/1	1938	5,500 SF	
.04Mi.	**510 CALIFORNIA AVE**			$45,208	842	5/2/1	1941	14,000 SF	
.04Mi.	**515 CALIFORNIA AVE**			$102,832	1,172	4/2/1	1955	8,750 SF	
.05Mi.	**514 CALIFORNIA AVE**			$82,173	1,148	5/3/1	1940	6,710 SF	
.06Mi.	**521 CALIFORNIA AVE**			$56,751	1,375	6/3/2	1949	9,200 SF	
.07Mi.	**516 CALIFORNIA AVE**			$90,188	1,306	4/2/1	1938	9,075 SF	
.07Mi.	**525 CALIFORNIA AVE**			$121,339	2,336	8/3/1	1938	6,200 SF	
.08Mi.	**527 CALIFORNIA AVE**			$52,087	1,010	5/2/1	1939	6,500 SF	
.09Mi.	**604 CALIFORNIA AVE**			$33,308	1,307	6/3/1	1938	7,200 SF	
.1Mi.	**608 CALIFORNIA AVE**			$115,300	1,364	7/3/2	1940	6,050 SF	
.11Mi.	**612 CALIFORNIA AVE**			$50,000	888	4/2/1	1949	7,502 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	46.0 years old	Households:	1,214
Median Household Income:	$42,272	Households w/Family:	66%
Household Income Per Capita:	$25,307	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Needles Unified School District	Students:	921
Number of Schools:	7	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.44Mi.	**Needles Middle School** Number of Students: 196 Student-Teacher Ratio: 17.31	D	Public	6 - 8
0.46Mi.	**Vista Colorado Elementary School** Number of Students: 319 Student-Teacher Ratio: 21.13	D+	Public	KG - 5
0.40Mi.	**Needles High School** Number of Students: 269 Student-Teacher Ratio: 18.76 Advanced Placement: Yes	C-	Public	9 - 12

ICE SiteX Report

OrderID: 98671792

Flood Report

The Subject Property of **501 CALIFORNIA AVE, NEEDLES, CA 92363-2113** 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	160%	NOTABLY HIGHER
BURGLARY	170%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	180%	NOTABLY HIGHER
FORCIBLE ROBBERY	145%	NOTABLY HIGHER
AGGRAVATED ASSAULT	190%	NOTABLY HIGHER
FORCIBLE RAPE	156%	NOTABLY HIGHER
MURDER	175%	NOTABLY HIGHER
OVERALL	188%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.