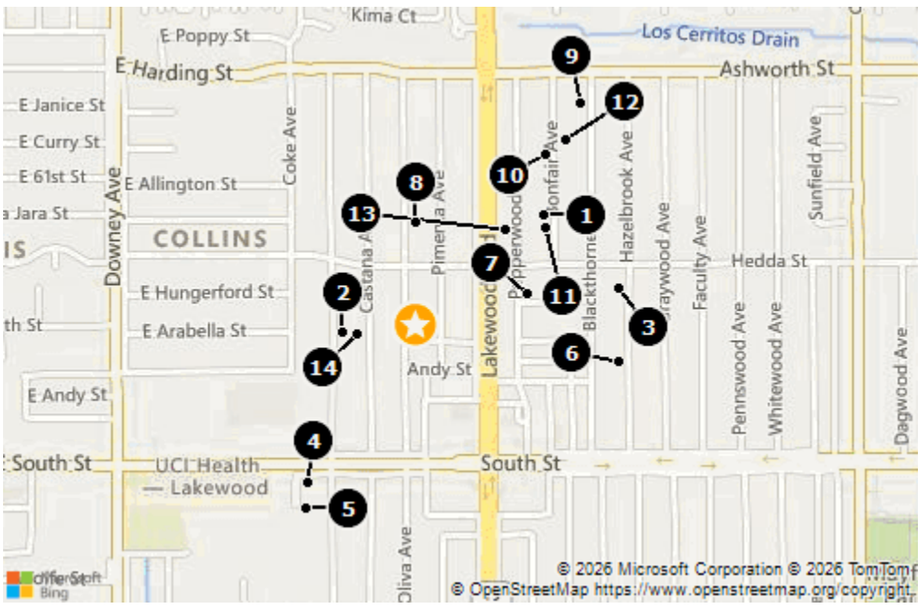
ICE SiteX Report

OrderID: 98655571

SiteX Property Information Report



Subject Property Location

5932 OLIVA AVE, LAKEWOOD, CA 90712-1032

County:	**LOS ANGELES CA**	Census Tract:	060375700.034014
Property Use:	Single Family Residential	Zoning:	LKR1*
Parcel Number:	7160-016-063	Thomas Bros Pg-Grid:	765-2J

Valuation

Value:	**$867,000**	FSD:	10	Common Confidence Score:	62
Value Range:	$780,300 - $953,700	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	7-191
Assd Land Value:	$710,075	Market Land Value:		Tax Year:	2025
Assd Improvement:	$177,517	Market Improvment Value:		Total Taxable Value:	$11,217
Total Assessed Value:	$887,592	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 58 Tract No: 11600
Abbreviated Description: TRACT # 11600 LOT 58

Property Characteristics

Lot Size:	5,267 SF	Bedrooms:	3	Pool:	
Building Area:	1158 SF	Baths:	1	Fireplace:	
Year Built:	1946	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/18/2026	Sales Price:	$792,632
Document #:	26-0117500 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/29/2022	Sales Price:	$463,300
Document #:	22-0679219 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/13/2022	Sales Price:	$820,000
Document #:	22-0624318 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/18/2022		
Document Type:			
Legal Description:			

Lot: 58 Tract No: 11600 Map Ref: MB 274 PG 17&18
City/Muni/Twp: LAKEWOOD

Prior Transfer

Recording Date:	06/13/2022	Sales Price:	$820,008
Document #:	2022-0624318 BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 58 Tract No: 11600
Abbreviated Description: TRACT # 11600 LOT 58

Prior Transfer

Recording Date:	07/14/2020	Sales Price:	$463,980
Document #:	20-0772717 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/16/2020	Loan Amount:	N/A
Document #:	20-0655510 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Lot: 58 Tract No: 11600
City/Muni/Twp: LAKEWOOD

Prior Transfer

Recording Date:	04/20/2018	Sales Price:	$480,000
Document #:	18-0385357 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/12/2018		
Document Type:			

Legal Description:
Lot: 58 Tract No: 11600 Map Ref: MB 274 PG 17&18
City/Muni/Twp: LAKEWOOD

Prior Transfer

Recording Date:	11/04/2015	Sales Price:	N/A
Document #:	15-1351393 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/28/2015		
Document Type:			

Legal Description:
Lot: 58 Tract No: 11600 Map Ref: MB274 PG17&18

Prior Transfer

Recording Date:	11/04/2015	Sales Price:	N/A
Document #:	15-1351364 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/28/2015		
Document Type:			

Legal Description:
Lot: 58 Tract No: 11600 Map Ref: MB274 PG17&18
City/Muni/Twp: LAKEWOOD

Prior Transfer

Recording Date:	11/04/2015	Sales Price:	N/A
Document #:	15-1351363 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/28/2015		
Document Type:			

Legal Description:
Lot: 58 Tract No: 11600 Map Ref: MB274 PG17&18
City/Muni/Twp: LAKEWOOD

Prior Transfer

Recording Date:	04/13/2005	Sales Price:	$30,000
Document #:	05-0856300 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/25/1997	Loan Amount:	N/A
Document #:	97-1865086 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 58 Tract No: 11600
City/Muni/Twp: LAKEWOOD

Area Sales Analysis

Total Area Sales	$12,340,500	Median # of Bedrooms	3
Median Lot Size	5,456 SF	Median # of Baths	2
Median Living Area	1,487 SF	Median Year Built	1944
Price Range - 2 Yrs	$725,000 to $1,040,000	Age Range	60 years to 82 years
Median Value	$855,000	Median Age	82 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**6035 BONFAIR AVE LAKEWOOD, CA 90712-1123**	10/06/2026	$950,000	$596	1593	/3/2	1944	5,455 SF	
		APN: 7168-004-031 Document #: 26-0748192 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Block: C Tract No: 13153 MapRef: MB 256 PG 1-5 Abbreviated Description: Lot:32 Block:C Tract No:13153 Map Ref:MB 256 PG 1-5City/ Muni/Twp:LAKEWOOD City/Muni/Twp: LAKEWOOD								
2	.1Mi.	**5922 HAYTER AVE LAKEWOOD, CA 90712-1046**	09/28/2026	$1,030,000	$533	1929	/4/3	1947	5,259 SF	
		APN: 7160-020-018 Document #: 26-0723140								

ICE SiteX Report

OrderID: 98655571

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 157 Tract No: 11600 MapRef: MB 274 PG 17&18 Abbreviated Description: Lot:157 Tract No:11600 Map Ref:MB 274 PG 17&18City/Muni/Twp:LAKEWOOD City/Muni/Twp: LAKEWOOD

3	.28Mi.	**5955 HAZELBROOK AVE** **LAKEWOOD, CA 90712-1133**	09/03/2026	$890,000	$601	1479	/4/2	1944	5,377 SF	

APN: 7168-010-024 Document #: 26-0662046
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 48 Block: Q Tract No: 13153 MapRef: MB 256 PG 1-5 Abbreviated Description: Lot:48 Block:Q Tract No:13153 Map Ref:MB 256 PG 1-5City/Muni/Twp:LAKEWOOD City/Muni/Twp: LAKEWOOD

4	.26Mi.	**5754 COKE AVE** **LAKEWOOD, CA 90712-1605**	08/28/2026	$810,000	$400	2025	/3/2	1966	6,033 SF	Yes

APN: 7159-006-018 Document #: 26-0647603
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Tract No: 23785 MapRef: MB 759 PG 19&20 Abbreviated Description: Lot:1 Tract No:23785 Map Ref:MB 759 PG 19&20City/Muni/Twp:LAKEWOOD City/Muni/Twp: LAKEWOOD

5	.29Mi.	**5736 COKE AVE** **LAKEWOOD, CA 90712-1605**	08/21/2026	$1,040,000	$452	2300	/4/2	1966	6,709 SF	Yes

APN: 7159-006-021 Document #: 26-0625661
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Tract No: 23785 MapRef: MB 759 PG 19&20 Abbreviated Description: Lot:4 Tract No:23785 Map Ref:MB 759 PG 19&20City/Muni/Twp:LAKEWOOD City/Muni/Twp: LAKEWOOD

6	.28Mi.	**5903 HAZELBROOK AVE** **LAKEWOOD, CA 90712-1133**	08/12/2026	$962,000	$594	1618	/3/1	1944	5,376 SF	

APN: 7168-010-014 Document #: 26-0598110
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 38 Block: Q Tract No: 13153 MapRef: MB 256 PG 1-5 Abbreviated Description: Lot:38 Block:Q Tract No:13153 Map Ref:MB 256 PG 1-5City/Muni/Twp:LAKEWOOD City/Muni/Twp: LAKEWOOD

7	.15Mi.	**5960 PEPPERWOOD AVE** **LAKEWOOD, CA 90712-1121**	08/05/2026	$840,000	$833	1008	/3/1	1944	5,634 SF	

APN: 7168-003-018 Document #: 26-0577520
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: L Tract No: 13153 MapRef: MB 256 PG 1-5 Abbreviated Description: Lot:18 Block:L Tract No:13153 Map Ref:MB 256 PG 1-5City/Muni/Twp:LAKEWOOD City/Muni/Twp: LAKEWOOD

8	.14Mi.	**6026 OLIVA AVE** **LAKEWOOD, CA 90712-1034**	08/03/2026	$865,000	$751	1151	/3/1	1947	5,162 SF	

APN: 7160-002-071 Document #: 26-0570176
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 99 Tract No: 12673 MapRef: MB 279 PG 33-35 Abbreviated Description: Lot:99 Tract No:12673 Map Ref:MB 279 PG 33-35City/Muni/Twp:LAKEWOOD City/Muni/Twp: LAKEWOOD

9	.37Mi.	**6149 BLACKTHORNE AVE** **LAKEWOOD, CA 90712-1117**	07/30/2026	$850,000	$415	2047	/4/3	1944	5,456 SF	

APN: 7168-007-023 Document #: 26-0560520
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 47 Block: D Tract No: 13153 MapRef: MB 256 PG 1-5 Abbreviated Description: Lot:47 Block:D Tract No:13153 Map Ref:MB 256 PG 1-5City/Muni/Twp:LAKEWOOD City/Muni/Twp: LAKEWOOD

10	.29Mi.	**6113 BONFAIR AVE** **LAKEWOOD, CA 90712-1125**	07/20/2026	$833,500	$816	1021	/3/1	1944	5,458 SF	

APN: 7168-005-029 Document #: 26-0529525
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 40 Block: C Tract No: 13153 MapRef: MB 256 PG 1-5 Abbreviated Description: Lot:40 Block:C Tract No:13153 Map Ref:MB 256 PG 1-5City/Muni/Twp:LAKEWOOD City/Muni/Twp: LAKEWOOD

11	.22Mi.	**6023 BONFAIR AVE** **LAKEWOOD, CA 90712-1123**	07/13/2026	$845,000	$774	1091	/3/2	1944	5,454 SF	

APN: 7168-004-029 Document #: 26-0508950
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 30 Block: C Tract No: 13153 MapRef: MB 256 PG 1-5 Abbreviated Description: Lot:30 Block:C Tract No:13153 Map Ref:MB 256 PG 1-5City/Muni/Twp:LAKEWOOD City/Muni/Twp: LAKEWOOD

12	.32Mi.	**6122 BONFAIR AVE** **LAKEWOOD, CA 90712-1126**	07/10/2026	$725,000	$708	1023	/3/1	1944	5,456 SF	

APN: 7168-007-009 Document #: 26-0505967
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: D Tract No: 13153 MapRef: MB 258 PG 1-5 Abbreviated Description: Lot:9 Block:D Tract No:13153 Map Ref:MB 258 PG 1-5City/Muni/Twp:LAKEWOOD City/Muni/Twp: LAKEWOOD

13	.18Mi.	**6023 PEPPERWOOD AVE** **LAKEWOOD, CA 90712-1144**	06/24/2026	$860,000	$764	1125	/3/1	1944	7,204 SF	

APN: 7168-004-008 Document #: 26-0458992
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Block: B Tract No: 13153 MapRef: MB 256 PG 1-5 Abbreviated Description: Lot:21 Block:B Tract No:13153 Map Ref:MB 256 PG 1-5City/Muni/Twp:LAKEWOOD City/Muni/Twp: LAKEWOOD

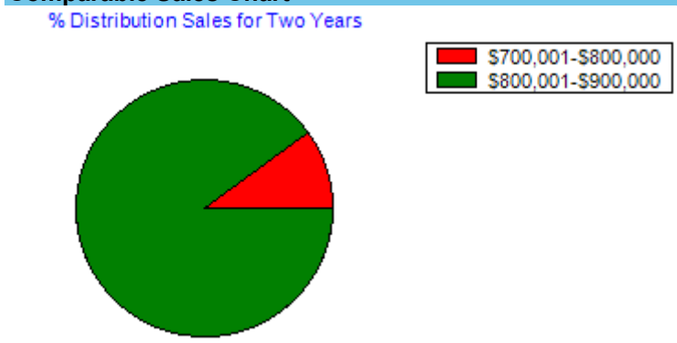
14	.08Mi.	**5923 CASTANA AVE** **LAKEWOOD, CA 90712-1015**	06/12/2026	$840,000	$562	1494	/3/2	1947	5,272 SF	

APN: 7160-020-009 Document #: 26-0432455
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 124 Tract No: 11600 MapRef: MB 274 PG 17&18 Abbreviated Description: Lot:124 Tract No:11600 Map Ref:MB 274 PG 17&18City/Muni/Twp:LAKEWOOD City/Muni/Twp: LAKEWOOD

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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.	**5932 OLIVA AVE**	**06/13/2022**		$887,592	1,158	/3/1	1946	5,267 SF	
.01Mi.	**5936 OLIVA AVE**	**09/21/2012**		$420,762	1,134	/3/1	1946	5,269 SF	
.01Mi.	**5926 OLIVA AVE**	**05/11/2021**		$459,713	1,202	/3/1	1946	5,272 SF	
.02Mi.	**5942 OLIVA AVE**	**07/22/2019**		$64,441	1,202	/3/1	1946	5,271 SF	Yes
.02Mi.	**5922 OLIVA AVE**	**05/08/2023**		$569,391	1,641	/3/1	1946	5,374 SF	
.02Mi.	**5931 PIMENTA AVE**	**01/11/2022**		$563,952	1,808	/3/2	1946	5,271 SF	
.02Mi.	**5935 PIMENTA AVE**	**03/24/2008**		$131,167	1,158	/3/1	1946	5,270 SF	
.02Mi.	**5925 PIMENTA AVE**	**09/08/2011**		$81,716	1,128	/3/1	1946	5,271 SF	
.03Mi.	**5941 PIMENTA AVE**	**02/03/2023**		$788,979	1,458	/3/2	1946	5,271 SF	
.03Mi.	**5921 PIMENTA AVE**	**02/10/2017**		$658,737	1,371	/3/3	1946	5,370 SF	
.03Mi.	**5948 OLIVA AVE**	**04/16/2015**		$747,131	1,558	/3/2	1946	5,268 SF	
.03Mi.	**5933 OLIVA AVE**	**06/19/2012**		$474,020	1,134	/3/1	1946	5,269 SF	Yes
.03Mi.	**5937 OLIVA AVE**	**06/08/2020**		$268,681	1,511	/4/2	1946	5,272 SF	
.03Mi.	**5927 OLIVA AVE**	**08/30/1999**		$329,191	1,533	/4/2	1946	5,270 SF	
.03Mi.	**5945 PIMENTA AVE**	**10/18/2024**		$943,500	2,433	/5/2	1946	5,272 SF	
.04Mi.	**5943 OLIVA AVE**	**12/22/1995**		$266,000	1,128	/3/1	1946	5,271 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	38.4 years old	Households:	10,489
Median Household Income:	$116,178	Households w/Family:	75%
Household Income Per Capita:	$45,840	Households w/Family Married:	57%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

School District Zone:	Paramount Unified School District	Students:	11,648
Number of Schools:	20	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.29Mi.	**Collins Elementary School** Number of Students: 522 Student-Teacher Ratio: 21.75	D	Public	KG - 5
2.22Mi.	**Jackson Middle School** Number of Students: 517 Student-Teacher Ratio: 16.28	C-	Public	4 - 8
2.68Mi.	**Paramount High School** Number of Students: 3,400 Student-Teacher Ratio: 19.28 Advanced Placement: Yes	C	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **5932 OLIVA AVE, LAKEWOOD, CA 90712-1032** 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.

Landslide Report

The Subject Property of **5932 OLIVA AVE, LAKEWOOD, CA 90712-1032** is **OUT** of the Landslide Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Liquefaction Report

The Subject Property of **5932 OLIVA AVE, LAKEWOOD, CA 90712-1032** is **IN** of the Liquefaction Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	88%	LOWER
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	56%	NOTABLY LOWER
FORCIBLE RAPE	127%	HIGHER
MURDER	58%	NOTABLY LOWER
OVERALL	43%	SIGNIFICANTLY LOWER

Disaster Alerts

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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