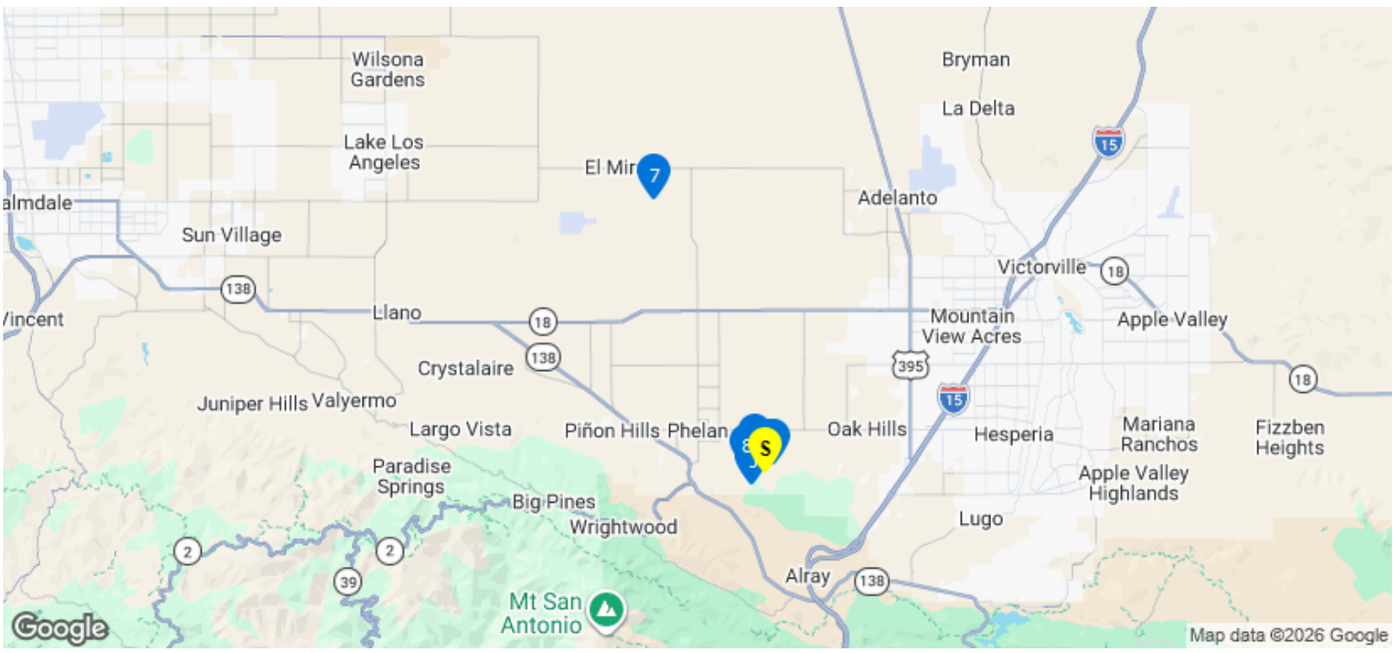
ICE SiteX Report

OrderID: 98798815

SiteX Property Information Report



Subject Property Location

5937 SILVER RIDGE DR, PHELAN, CA 92371-7532

County:	**SAN BERNARDINO CA**	Census Tract:	0091.09
Property Use:	Modular/Pre-Fabricated Homes	Zoning:	
Parcel Number:	3037-251-03-0000	Thomas Bros Pg-Grid:	4563-F2

Valuation

Value:	**$365,000**	FSD:	13	Common Confidence Score:	60
Value Range:	$317,550 - $412,450	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	101-010
Assd Land Value:	$53,544	Market Land Value:		Tax Year:	2026
Assd Improvement:	$214,180	Market Improvment Value:		Total Taxable Value:	$3,292
Total Assessed Value:	$267,724	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 13 Subdivision: LOS ANGELES

Abbreviated Description:	PARCEL MAP 8403 PARCEL 1
City/Muni/Twp:	PHELAN

Property Characteristics

Lot Size:	1.900 AC	Bedrooms:	2	Pool:	
Building Area:	1630 SF	Baths:	2	Fireplace:	
Year Built:	1990	Partial Baths:		Type Const:	Manufactured
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Detached Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Prefab, Modular	Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/25/2025	Sales Price:	N/A
Document #:	2025-0200936 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/21/2020	Sales Price:	$171,731
Document #:	2020-0061273 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/29/2020	Loan Amount:	N/A
Document #:	2020-0033717 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/28/2020		
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Subdivision: PARCEL MAP NO 8403 Map Ref: MB 86 PG 56&57
City/Muni/Twp: PHELAN

ICE SiteX Report

OrderID: 98798815

Prior Transfer

Recording Date:	01/29/2020	Sales Price:	N/A
Document #:	2020-0033716 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/28/2020		
Document Type:	Deed		

Legal Description:
Subdivision: PARCEL MAP NO 8403 Map Ref: MB 86 PG 56&57
City/Muni/Twp: PHELAN

Prior Transfer

Recording Date:	01/29/2020	Sales Price:	$240,000
Document #:	2020-0033715 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/17/2019		
Document Type:	Deed		

Legal Description:
Subdivision: PARCEL MAP NO 8403 Map Ref: MB 86 PG 56&57
City/Muni/Twp: PHELAN

Mortgage Record

Recording Date:	04/05/2017	Loan Amount:	N/A
Document #:	2017-0142648 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/25/2017		
TD Due Date:	05/01/2047	Type Finance:	

Legal Description:
Map Ref: MAP8403 MB86 PG56&57

Prior Transfer

Recording Date:	04/05/2017	Sales Price:	$175,000
Document #:	2017-0142647 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/25/2017		
Document Type:	Deed		

Legal Description:
Map Ref: MAP8403 MB86 PG56&57

Prior Transfer

Recording Date:	06/23/2016	Sales Price:	$55,000
Document #:	2016-0247084 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	04/01/2016	Sales Price:	$55,000
Document #:	2016-0122669 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	01/11/2016	Sales Price:	$48,000
Document #:	2016-0009671 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/19/2013	Loan Amount:	N/A
Document #:	2013-0542067 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	12/12/2013		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	05/20/2013	Loan Amount:	N/A
Document #:	2013-0213477 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	05/06/2013		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: PM8403 MB86 PG56&57

Prior Transfer

Recording Date:	05/20/2013	Sales Price:	N/A
Document #:	2013-0213476 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/22/2013		
Document Type:	Deed		

Legal Description:
Map Ref: PM8403 MB86 PG56&57
City/Muni/Twp: PHELAN

Prior Transfer

Recording Date:	05/20/2013	Sales Price:	$65,000
Document #:	2013-0213475 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	05/06/2013		
Document Type:	Deed		

Legal Description:
Map Ref: PM8403 MB86 PG56&57

Prior Transfer

Recording Date:	10/24/2012	Sales Price:	N/A
Document #:	2012-0440283 BK-PG -	Type of Sale:	Lender-to-Lender Transfer

ICE SiteX Report

OrderID: 98798815

Contract Date:	10/14/2010
Document Type:	Deed
Legal Description:	
Map Ref: PM8403 MB86 PG56&57	

Prior Transfer

Recording Date:	09/15/2010	Sales Price:	$274,732
Document #:	2010-0377566 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	09/08/2010		
Document Type:	Deed		
Legal Description:			
Map Ref: PM8403 MB86 PG56&57			
City/Muni/Twp: PHELAN			

Prior Transfer

Recording Date:	08/11/2010	Sales Price:	$255,272
Document #:	2010-0324877 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/07/2007	Sales Price:	$168,490
Document #:	2007-0275746 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	04/20/2007	Loan Amount:	N/A
Document #:	2007-0243224 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/10/2007		
TD Due Date:	05/01/2037	Type Finance:	
Legal Description:			
Map Ref: 0			

Prior Transfer

Recording Date:	07/27/2006	Sales Price:	$75,000
Document #:	2006-0511032 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	06/29/2006	Loan Amount:	N/A
Document #:	2006-0442797 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/19/2006		
TD Due Date:	07/01/2036	Type Finance:	
Legal Description:			
Map Ref: 0			

Mortgage Record

Recording Date:	01/28/2004	Loan Amount:	N/A
Document #:	2004-0065824 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	01/15/2004		
TD Due Date:	02/01/2034	Type Finance:	
Legal Description:			
Map Ref: 0			
Abbreviated Description: PARCEL MAP8403			

Mortgage Record

Recording Date:	07/28/2000	Loan Amount:	N/A
Document #:	20000270213 BK-PG -	Loan Type:	
Contract Date:	06/22/2000		
TD Due Date:	08/01/2030	Type Finance:	ADJ
Legal Description:			
Map Ref: PM8403 MB86 PG56&57			

Prior Transfer

Recording Date:	07/28/2000	Sales Price:	$55,500
Document #:	20000270212 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	06/22/2000		
Document Type:	Deed		
Legal Description:			
Map Ref: PM8403 MB86 PG56&57			

Prior Transfer

Recording Date:	06/27/2000	Sales Price:	N/A
Document #:	20000229302 BK-PG -	Type of Sale:	Lender-to-Lender Transfer
Contract Date:	06/26/2000		
Document Type:	Deed		
Legal Description:			
Abbreviated Description: PARCEL MAP 8403 PARCEL NO 1			
City/Muni/Twp: UNINCORPORATED			

Prior Transfer

Recording Date:	05/17/2000	Sales Price:	N/A
Document #:	20000173158 BK-PG -	Type of Sale:	Lender-to-Lender Transfer
Contract Date:	04/13/2000		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98798815

Legal Description:
Abbreviated Description: PARCEL MAP 8403 PARCEL NO 1
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/20/2000	Sales Price:	$61,249
Document #:	20000134597 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	04/12/2000		
Document Type:	Deed		

Legal Description:
Subdivision: LOS ANGELES
Abbreviated Description: PARCEL MAP 8403 PARCEL NO 1

Mortgage Record

Recording Date:	05/20/1997	Loan Amount:	N/A
Document #:	97-177687 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2017	Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	02/01/1995	Sales Price:	$60,000
Document #:	95-030609 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	01/20/1995		
Document Type:	Deed		

Legal Description:
Map Ref: PM8403 MB86 PG56&57

Mortgage Record

Recording Date:	02/01/1995	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/20/1995		
TD Due Date:	02/01/2025	Type Finance:	

Legal Description:
Map Ref: PM8403 MB86 PG56&57

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20200033715 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 13 Subdivision: LOS ANGELES
Abbreviated Description: PARCEL MAP 8403 PARCEL 1
City/Muni/Twp: PHELAN

Area Sales Analysis

Total Area Sales	$2,905,000	Median # of Bedrooms	3
Median Lot Size	2 SF	Median # of Baths	2
Median Living Area	1,462 SF	Median Year Built	1996
Price Range - 2 Yrs	$258,000 to $427,000	Age Range	18 years to 42 years
Median Value	$377,500	Median Age	30.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**8855 SMITH RD** **PHELAN, CA 92371-7591**	06/09/2026	$515,000	$227	2269	7/3/2	2005	81,980 SF	
		APN: 3037-271-26-0000 Document #: 2026-0145308 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PARCEL MAP NO 17236 MapRef: MB 217 PG 5&6 Abbreviated Description: Lot:1 Subdivision:PARCEL MAP NO 17236 Map Ref:MB 217 PG 5&6City/Muni/Twp:PHELAN City/Muni/Twp: PHELAN								
2	.39Mi.	**6225 SUNNYSLOPE RD** **PHELAN, CA 92371-7363**	02/13/2026	$345,000	$299	1152	7/3/2	1998	218,671 SF	
		APN: 3037-271-24-0000 Document #: 2026-0043367 Document Type: Grant Deed Price Code: Land Use: Modular/Pre-Fabricated Homes Legal: Sec/Twnship/Range: W2NE4NW4NE4 S29T04NR06W SBBM Abbreviated Description: Sec/Twnship/Range:W2NE4NW4NE4 S29T04NR06W SBBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.42Mi.	**5777 SUNNYSLOPE RD** **PHELAN, CA 92371-7507**	08/08/2025	$370,000	$222	1664	7/3/2	1997	85,813 SF	
		APN: 3037-241-12-0000 Document #: 2025-0189020 Document Type: Grant Deed Price Code: Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 1 Subdivision: PARCEL MAP NO 6866 MapRef: MB 67 PG 93&94 Abbreviated Description: Lot:1 Subdivision:PARCEL MAP NO 6866 Map Ref:MB 67 PG 93&94City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.53Mi.	**8417 AILANTHUS ST** **PHELAN, CA 92371-4305**	07/07/2026	$420,000	$334	1256	5/3/2	1995	99,317 SF	P
		APN: 3037-221-18-0000 Document #: 2026-0173215 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PARCEL MAP NO 13056 MapRef: MB 174 PG 40&41 Abbreviated Description: Lot:2 Subdivision:PARCEL MAP NO 13056 Map Ref:MB 174 PG 40&41City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.53Mi.	**6294 SUNNYSLOPE RD** **PHELAN, CA 92371-7364**	07/23/2025	$395,000	$274	1440	5/3/2	1984	95,396 SF	
		APN: 3066-681-08-0000 Document #: 2025-0175332 Document Type: Grant Deed Price Code: Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 4 Subdivision: PARCEL MAP 11731 MapRef: MB 132 PG 95&96 Abbreviated Description: Lot:4 Subdivision:PARCEL MAP 11731 Map Ref:MB 132 PG 95&96City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								

ICE SiteX Report

OrderID: 98798815

6	.56Mi.	**5501 SUNDOWN DR** **PHELAN, CA 92371-**	04/28/2025	$145,000			//		396,396 SF
		APN: 3037-211-04-0000 Document #: 2025-0094995 Document Type: Grant Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 1 Subdivision: PARCEL MAP NO 11213 MapRef: MB 130 PG 31 Abbreviated Description: Lot:1 Subdivision:PARCEL MAP NO 11213 Map Ref:MB 130 PG 31City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED							
7	.57Mi.	**6316 SUNNYSLOPE RD** **PHELAN, CA 92371-7361**	11/24/2025	$258,000	$165	1560	9/4/3	1990	99,752 SF
		APN: 3066-681-03-0000 Document #: 2025-0289071 Document Type: Grant Deed Price Code: Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 4 Subdivision: PARCEL MAP 10265 MapRef: MB 121 PG 75&76 Abbreviated Description: Lot:4 Subdivision:PARCEL MAP 10265 Map Ref:MB 121 PG 75&76City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED							
8	.64Mi.	**11630 SARATOGA RD** **APPLE VALLEY, CA 92308-7728**	07/16/2025	$385,000	$250	1541	6/3/2	1982	18,025 SF
		APN: 0434-281-09-0000 Document #: 2025-0165660 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 390 Subdivision: KIOWA PARK UNIT NO 2 Tract No: 5884 MapRef: MB 73 PG 62 Abbreviated Description: Lot:390 Subdivision:KIOWA PARK UNIT NO 2 Tract No:5884 Map Ref:MB 73 PG 62City/Muni/Twp:APPLE VALLEY City/Muni/Twp: APPLE VALLEY							
9	.64Mi.	**8637 WILSON RANCH RD** **PHELAN, CA 92371-7313**	06/25/2025	$17,000			//		27,007 SF
		APN: 3038-021-04-0000 Document #: 2025-0144829 Document Type: Grant Deed Price Code: Land Use: Residential - Vacant Land Legal: Sec/Twnship/Range: NW4SW4NW4SW4NW4 S28T04NR06W SB Abbreviated Description: Sec/Twnship/Range:NW4SW4NW4SW4NW4 S28T04NR06W SB City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED							
10	.65Mi.	**8908 WILSON RANCH RD** **PHELAN, CA 92371-7230**	08/07/2026	$521,000	$258	2023	6/4/2	1956	217,800 SF
		APN: 3066-681-12-0000 Document #: 2026-0203897 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S20T04NR06W SBBM Abbreviated Description: Sec/Twnship/Range:SE4 S20T04NR06W SBBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED							
11	.69Mi.	**8225 AILANTHUS ST** **PHELAN, CA 92371-7605**	03/27/2026	$520,000	$238	2185	5/3/2	2006	90,474 SF
		APN: 3037-231-15-0000 Document #: 2026-0080210 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: PARCEL MAP NO 12384 MapRef: MB 143 PG 65&66 Abbreviated Description: Lot:3 Subdivision:PARCEL MAP NO 12384 Map Ref:MB 143 PG 65&66City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED							
12	.72Mi.	**6316 MCALLISTER RD** **PHELAN, CA 92371-7593**	12/03/2025	$510,000	$217	2346	9/4/3	2004	90,169 SF
		APN: 3066-671-07-0000 Document #: 2025-0296198 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: PARCEL MAP NO 13045 MapRef: MB 163 PG 39&40 Abbreviated Description: Lot:4 Subdivision:PARCEL MAP NO 13045 Map Ref:MB 163 PG 39&40City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED							
13	.74Mi.	**5620 AILANTHUS ST** **PHELAN, CA 92371-7612**	09/24/2025	$507,500	$241	2105	8/4/2	1991	89,734 SF
		APN: 3037-231-06-0000 Document #: 2025-0230646 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: PARCEL MAP NO 6038 MapRef: MB 61 PG 24&25 Abbreviated Description: Subdivision:PARCEL MAP NO 6038 Map Ref:MB 61 PG 24&25Abbreviated Description:PORTION PCL4 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED							
14	.74Mi.	**8252 AILANTHUS ST** **PHELAN, CA 92371-**	06/20/2025	$90,000			//		361,548 SF
		APN: 3037-231-01-0000 Document #: 2025-0141267 Document Type: Grant Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 1 Subdivision: PARCEL MAP 6038 MapRef: MB 61 PG 24&25 Abbreviated Description: Lot:1 Subdivision:PARCEL MAP 6038 Map Ref:MB 61 PG 24&25City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED							
15	.75Mi.	**5670 HOLLISTER RD** **PHELAN, CA 92371-7557**	09/29/2026	$390,000	$263	1484	8/3/2	2008	85,116 SF
		APN: 3066-591-14-0000 Document #: 2026-0252747 Document Type: Grant Deed Price Code: Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 4 Subdivision: PARCEL MAP NO 5135 MapRef: MB 49 PG 62&63 Abbreviated Description: Subdivision:PARCEL MAP NO 5135 Map Ref:MB 49 PG 62&63Abbreviated Description:PORTION PCL4 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED							
16	.82Mi.	**8171 BUTTONWOOD ST** **PHELAN, CA 92371-7570**	12/04/2025	$385,000	$286	1344	6/3/2	1994	98,010 SF
		APN: 3037-231-02-0000 Document #: 2025-0298158 Document Type: Grant Deed Price Code: Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 3 Subdivision: PARCEL MAP 6038 MapRef: MB 61 PG 24&25 Abbreviated Description: Subdivision:PARCEL MAP 6038 Map Ref:MB 61 PG 24&25Abbreviated Description:PORTION PCL3 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED							
17	.83Mi.	**GASLINE RD** **VICTORVILLE, CA 92394-**	06/12/2025	$127,500			//		326,700 SF
		APN: 0472-141-14-0000 Document #: 2025-0135256 Document Type: Grant Deed Price Code: Land Use: Commercial - Vacant Land Legal: Sec/Twnship/Range: SW4SW4SW4 S32T06NR04W SBBM Abbreviated Description: Sec/Twnship/Range:SW4SW4SW4 S32T06NR04W SBBM City/Muni/Twp:VICTORVILLE City/Muni/Twp: VICTORVILLE							
18	.85Mi.	**5332 SUNDOWN DR** **PHELAN, CA 92371-7525**	06/16/2026	$427,000	$182	2341	9/4/2	1988	81,893 SF
		APN: 3037-201-12-0000 Document #: 2026-0154898 Document Type: Grant Deed Price Code: Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 3 Subdivision: PARCEL MAP NO 8472 MapRef: MB 93 PG 55 Abbreviated Description: Lot:3 Subdivision:PARCEL MAP NO 8472 Map Ref:MB 93 PG 55City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED							
19	.85Mi.	**9020 BUTTONWOOD ST** **PHELAN, CA 92371-4618**	01/05/2026	$390,000	$278	1404	6/3/2	2000	204,732 SF
		APN: 3066-601-04-0000 Document #: 2026-0002324 Document Type: Grant Deed Price Code: Land Use: Single Family Residential - Two or more SFR on one parcel							

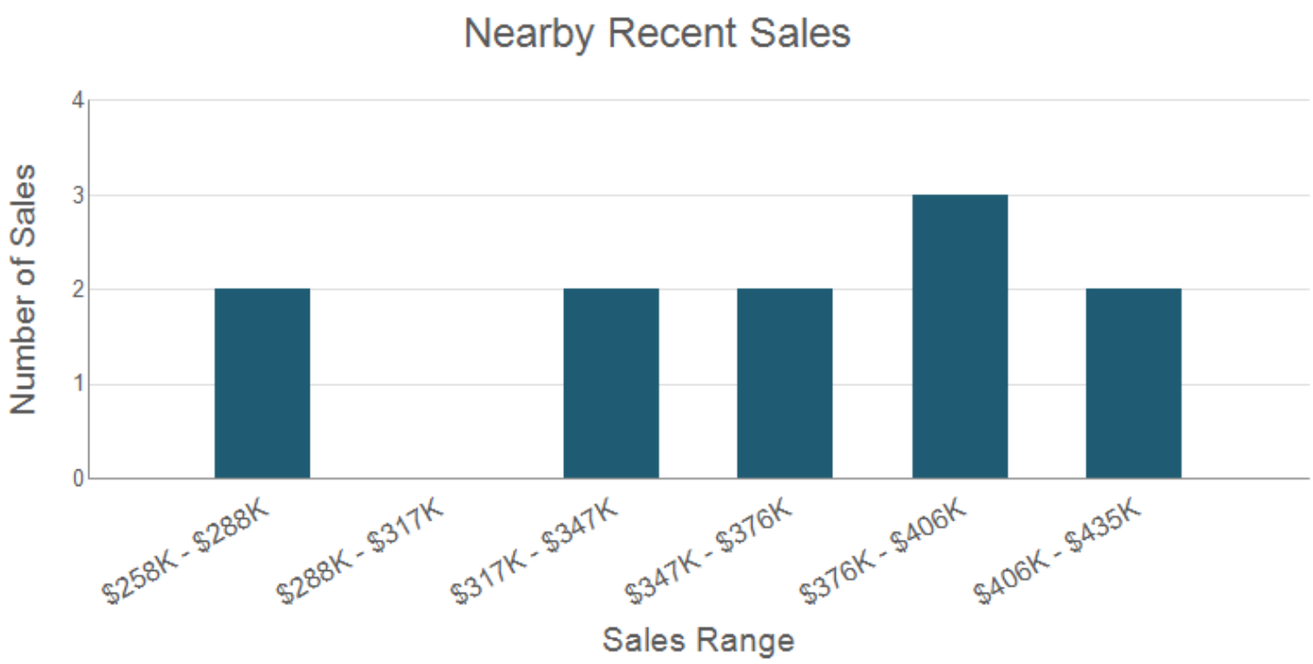
ICE SiteX Report

OrderID: 98798815

Legal: Lot: 2 Subdivision: PARCEL MAP 5164 MapRef: MB 49 PG 64&65 Abbreviated Description: Subdivision:PARCEL MAP 5164 Map Ref:MB 49 PG 64&65Abbreviated Description:PORTION PCL2 City/Muni/Twp:PHELAN City/Muni/Twp: PHELAN

20 .87Mi. **8028 EABY RD** 08/04/2025 $75,000 // 217,800 SF
PHELAN, CA 92371-6857
APN: 3037-401-09-0000 Document #: 2025-0184415
Document Type: Grant Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Sec/Twnship/Range: S2NE4NE4NE4 S31T04NR06W SBBM Abbreviated Description: Sec/Twnship/Range:S2NE4NE4NE4 S31T04NR06W SBBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

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.	**5937 SILVER RIDGE DR**			$267,724	1,630	6/2/2	1990	2 SF	
.17Mi.	**5875 SILVER RIDGE DR**			$339,587	1,164	6/3/2	1994	2 SF	
.29Mi.	**5777 SUNDOWN DR**			$244,800	840	4/2/2	1983	2 SF	
.34Mi.	**8625 EABY RD**			$334,281	1,152	7/3/2	1991	2 SF	
.35Mi.	**8701 EABY RD**			$242,898	1,824	6/3/2	1982	1 SF	
.36Mi.	**5750 SNOW LINE DR**			$45,218	960	4/2/1	1984	2 SF	
.37Mi.	**6036 SUNNYSLOPE RD**			$119,540	1,782	8/3/2	1989	2 SF	
.38Mi.	**5805 SUNNYSLOPE RD**			$198,735	1,120	6/3/2	1988	2 SF	
.38Mi.	**6058 SUNNYSLOPE RD**			$292,422	1,584	8/3/2	1991	2 SF	
.39Mi.	**6225 SUNNYSLOPE RD**			$322,524	1,152	7/3/2	1998	5 SF	
.42Mi.	**5671 HILLTOP RD**			$190,764	1,560	8/3/2	1994	2 SF	
.42Mi.	**5777 SUNNYSLOPE RD**			$370,000	1,664	7/3/2	1997	2 SF	
.42Mi.	**8650 ACANTHUS ST**			$195,782	1,344	6/3/2	1993	7 SF	
.43Mi.	**5850 SUNNYSLOPE RD**			$150,046	1,924	7/4/2	1981	2 SF	
.44Mi.	**8979 SMITH RD**			$407,580	1,652	8/4/2	1994	5 SF	
.47Mi.	**5778 SUNNYSLOPE RD**			$271,941	1,980	8/4/2	2004	2 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

ICE SiteX Report

OrderID: 98798815

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **5937 SILVER RIDGE DR, PHELAN, CA 92371-7532** is in **Zone D** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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