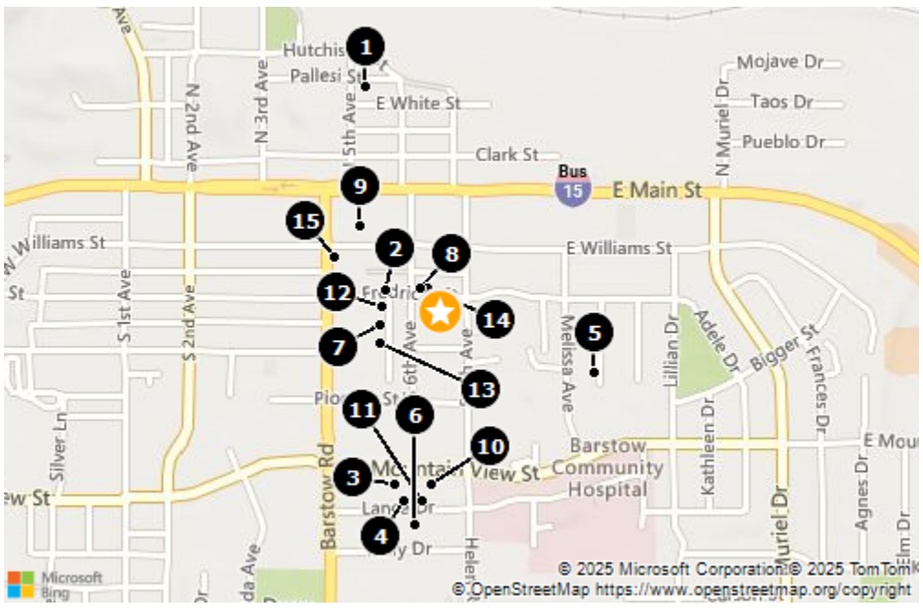
ICE SiteX Report

OrderID: 95990909

SiteX Property Information Report



Subject Property Location

612 E FREDRICKS ST, BARSTOW, CA 92311-2915

County:	**SAN BERNARDINO CA**	Census Tract:	060710094.002006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0181-163-04-0000	Thomas Bros Pg-Grid:	3679-3H

Valuation

Value:	**$285,000**	FSD:	16
Value Range:	$239,400 - $330,600	Confidence Score:	84

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	9-012
Assd Land Value:	$12,559	Market Land Value:		Tax Year:	2025
Assd Improvement:	$43,963	Market Improvment Value:		Total Taxable Value:	$1,619
Total Assessed Value:	$56,522	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: 3 District: 14 Tract No: 2271
Abbreviated Description: TRACT 2271 LOT 4 BLOCK 3
City/Muni/Twp: BARSTOW

Property Characteristics

Lot Size:	6,580 SF	Bedrooms:	3	Pool:	
Building Area:	1404 SF	Baths:	1	Fireplace:	
Year Built:	1959	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:	2	A/C:	Evap Cooler
Style:	Modern	Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/01/2024	Loan Amount:	N/A
Document #:	2024-0182131 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2054	Type Finance:	

Legal Description:
Lot: 4 Block: 3 Tract No: 2271
City/Muni/Twp: BARSTOW

Mortgage Record

Recording Date:	02/13/2024	Loan Amount:	N/A
Document #:	2024-0033183 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 4 Block: 3 Subdivision: TRACT 2271
City/Muni/Twp: BARSTOW

Mortgage Record

Recording Date:	12/13/2023	Loan Amount:	N/A
Document #:	2023-0306953 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2041	Type Finance:	

Legal Description:
Lot: 4 Block: 3 Tract No: 2271
City/Muni/Twp: BARSTOW

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Prior Transfer

Recording Date:	10/30/2023	Sales Price:	N/A
Document #:	2023-0268282 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/12/2023	Sales Price:	N/A
Document #:	2023-0252864 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/28/2021	Loan Amount:	N/A
Document #:	2021-0197362 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:

Lot: 4 Block: 3 Subdivision: TRACT 2271

Prior Transfer

Recording Date:	10/06/2020	Sales Price:	$2,067
Document #:	2020-0379846 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/25/2020	Sales Price:	$10,455
Document #:	2020-0065171 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/11/2018	Loan Amount:	N/A
Document #:	2018-0371891 BK-PG -	Loan Type:	2nd Mortgage made to cover Down Payment
TD Due Date:		Type Finance:	

Legal Description:

Lot: 4 Block: 3 Tract No: 2271

Prior Transfer

Recording Date:	02/14/2017	Sales Price:	$64,076
Document #:	2017-0065057 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/27/2015	Loan Amount:	N/A
Document #:	2015-0075525 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

Legal Description:

Lot: 4 Block: 3 Tract No: 2271
City/Muni/Twp: BARSTOW

Prior Transfer

Recording Date:	12/02/2011	Sales Price:	$45,000
Document #:	2011-0510725 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/07/2011		
Document Type:	Grant Deed		

Legal Description:

Lot: 4 Block: 3 Tract No: 2271 Map Ref: MAP33 PG9
City/Muni/Twp: BARSTOW

Prior Transfer

Recording Date:	10/21/2011	Sales Price:	N/A
Document #:	2011-0440400 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/18/2011		
Document Type:	Corporation deed		

Legal Description:

Lot: 4 Block: 3 Tract No: 2271 Map Ref: MAP33 PG9
City/Muni/Twp: BARSTOW

Prior Transfer

Recording Date:	06/21/2011	Sales Price:	$79,954
Document #:	2011-0251865 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/17/2011		
Document Type:	Trustee's Deed (Certificate of Title)		

Legal Description:

Lot: 4 Block: 3 Tract No: 2271 Map Ref: MAP33 PG9
City/Muni/Twp: BARSTOW

Prior Transfer

Recording Date:	02/08/2011	Sales Price:	$97,500
Document #:	2011-0055503 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/21/2010	Sales Price:	N/A

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Document #:	2010-0204126 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/13/2010		
Document Type:	Affidavit of Death of Joint Tenant		

Legal Description:
Lot: 4 Block: 3 Tract No: 2271 Map Ref: MB33 PG9

Mortgage Record

Recording Date:	12/04/2007	Loan Amount:	N/A
Document #:	2007-0679357 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2037	Type Finance:	

Legal Description:
Lot: 4 Block: 3 Tract No: 2271
City/Muni/Twp: BARSTOW

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20110510725 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 3 District: 14 Tract No: 2271
Abbreviated Description: TRACT 2271 LOT 4 BLOCK 3
City/Muni/Twp: BARSTOW

Area Sales Analysis

Total Area Sales	$3,031,000	Median # of Bedrooms	2
Median Lot Size	6,550 SF	Median # of Baths	1
Median Living Area	1,086 SF	Median Year Built	1940
Price Range - 2 Yrs	$8,000 to $345,000	Age Range	66 years to 100 years
Median Value	$190,000	Median Age	85 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**505 PALLESI ST** **BARSTOW, CA 92311-2336**	10/09/2025	$170,000	$168	1008	5/3/1	1937	3,500 SF	
		APN: 0181-081-05-0000 Document #: 2025-0245184 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 7 Tract No: 2044 MapRef: MB 29 PG 33 Abbreviated Description: Block:7 Tract No:2044 Map Ref:MB 29 PG 33Abbreviated Description:PORTION LOT9 City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
2	.08Mi.	**533 E FREDRICKS ST** **BARSTOW, CA 92311-2912**	08/19/2025	$144,500	$209	690	5/3/1	1940	6,750 SF	
		APN: 0181-112-16-0000 Document #: 2025-0197250 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: TRACT 2470 MapRef: MB 35 PG 45 Abbreviated Description: Lot:8 Subdivision:TRACT 2470 Map Ref:MB 35 PG 45City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
3	.24Mi.	**560 E MOUNTAIN VIEW ST** **BARSTOW, CA 92311-2926**	08/06/2025	$313,000	$252	1240	6/4/1	1959	7,978 SF	
		APN: 0181-202-30-0000 Document #: 2025-0186941 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: TRACT 5933 MapRef: MB 73 PG 86 Abbreviated Description: Lot:4 Subdivision:TRACT 5933 Map Ref:MB 73 PG 86City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
4	.26Mi.	**601 LANCE DR** **BARSTOW, CA 92311-2920**	08/05/2025	$310,000	$252	1226	6/2/1	1959	6,550 SF	
		APN: 0181-202-22-0000 Document #: 2025-0185824 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Tract No: 5933 MapRef: MB 73 PG 86 Abbreviated Description: Lot:18 Tract No:5933 Map Ref:MB 73 PG 86City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
5	.22Mi.	**328 MARY ANNE AVE** **BARSTOW, CA 92311-3028**	06/02/2025	$198,000	$182	1086	6/4/1	1954	6,126 SF	
		APN: 0181-322-17-0000 Document #: 2025-0126292 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 34 Tract No: 3925 MapRef: MB 50 PG 68&69 Abbreviated Description: Lot:34 Tract No:3925 Map Ref:MB 50 PG 68&69City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
6	.29Mi.	**610 LANCE DR** **BARSTOW, CA 92311-2900**	05/28/2025	$345,000	$189	1816	6/3/1	1959	7,901 SF	
		APN: 0181-205-23-0000 Document #: 2025-0121550 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Subdivision: TRACT NO 5933 MapRef: MB 73 PG 86 Abbreviated Description: Lot:31 Subdivision:TRACT NO 5933 Map Ref:MB 73 PG 86City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
7	.08Mi.	**314 WILSHIRE PL** **BARSTOW, CA 92311-2945**	03/26/2025	$150,000	$195	768	5/2/1	1938	5,175 SF	
		APN: 0181-161-24-0000 Document #: 2025-0065140 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 18 MapRef: MB 35 PG 45 Abbreviated Description: Lot:18 Map Ref:MB 35 PG 45City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
8	.04Mi.	**601 E FREDRICKS ST** **BARSTOW, CA 92311-2914**	02/24/2025	$240,000	$171	1403	7/3/2	1940	3,760 SF	
		APN: 0181-114-17-0000 Document #: 2025-0040337 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 2 Tract No: 2271 MapRef: MB 33 PG 9 Abbreviated Description: Block:2 Tract No:2271 Map Ref:MB 33 PG 9Abbreviated Description:PORTION LOT14 City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
9	.15Mi.	**519 E WILLIAMS ST** **BARSTOW, CA 92311-2940**	01/23/2025	$165,000	$226	728	3/1/1	1925	6,750 SF	
		APN: 0181-111-05-0000 Document #: 2025-0015258 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 8 Block: 1 Tract No: 2252 MapRef: MB 32 PG 19 Abbreviated Description: Lot:8 Block:1 Tract No:2252 Map Ref:MB 32 PG 19City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

10	.23Mi.	**630 E MOUNTAIN VIEW ST** **BARSTOW, CA 92311-2923**	12/18/2024	$295,000	$254	1159	6/3/1	1959	7,986 SF	

APN: 0181-202-34-0000 Document #: 2024-0301306
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: TRACT NO 5933 MapRef: MB 73 PG 86 Abbreviated Description: Lot:8 Subdivision:TRACT NO 5933 Map Ref:MB 73 PG 86City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

11	.25Mi.	**621 LANCE DR** **BARSTOW, CA 92311-2920**	12/17/2024	$140,000	$114	1226	7/2/1	1959	6,550 SF	Yes

APN: 0181-202-20-0000 Document #: 2024-0299744
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Tract No: 5933 MapRef: MB 73 PG 86 Abbreviated Description: Lot:16 Tract No:5933 Map Ref:MB 73 PG 86City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

12	.08Mi.	**532 E FREDRICKS ST** **BARSTOW, CA 92311-2913**	12/05/2024	$8,000	$8	916	5/2/1	1936	5,130 SF	

APN: 0181-161-22-0000 Document #: 2024-0289928
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15&16 Subdivision: TRACT NO 2470 MapRef: MB 35 PG 45 Abbreviated Description: Subdivision:TRACT NO 2470 Map Ref:MB 35 PG 45Abbreviated Description:PORTION LOTS15&16 City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

13	.09Mi.	**326 WILSHIRE PL** **BARSTOW, CA 92311-2945**	11/18/2024	$230,000	$280	820	4/2/1	1937	4,950 SF	

APN: 0181-161-27-0000 Document #: 2024-0275940
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: TRACT NO 2470 MapRef: MB 35 PG 45 Abbreviated Description: Lot:21 Subdivision:TRACT NO 2470 Map Ref:MB 35 PG 45City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

14	.04Mi.	**605 E FREDRICKS ST** **BARSTOW, CA 92311-2914**	11/15/2024	$190,000	$158	1200	5/2/1	1937	6,580 SF	

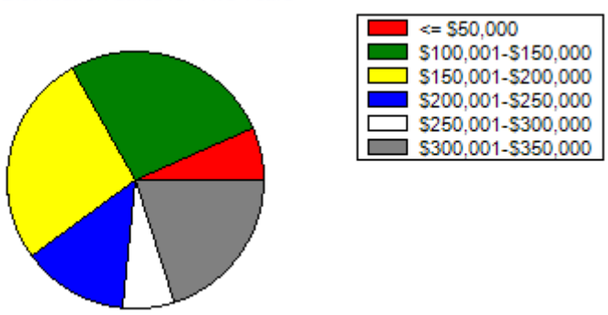
APN: 0181-114-14-0000 Document #: 2024-0274087
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Block: 2 Tract No: 2271 MapRef: MB 33 PG 9 Abbreviated Description: Lot:13 Block:2 Tract No:2271 Map Ref:MB 33 PG 9City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

15	.16Mi.	**500 E WILLIAMS ST** **BARSTOW, CA 92311-2941**	10/17/2024	$132,500	$181	729	3/1/1	1928	6,750 SF	

APN: 0181-112-01-0000 Document #: 2024-0248768
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Tract No: 2252 MapRef: MB 32 PG 19 Abbreviated Description: Lot:1 Block:2 Tract No:2252 Map Ref:MB 32 PG 19City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**612 E FREDRICKS ST**			$56,522	1,404	5/3/1	1959	6,580 SF	
.03Mi.	**600 E FREDRICKS ST**			$103,543	812	4/2/1	1940	6,580 SF	
.04Mi.	**617 E FREDRICKS ST**			$49,682	1,100	4/2/1	1960	6,580 SF	
.04Mi.	**625 E FREDRICKS ST**			$64,624	1,080	3/1/1	1950	3,378 SF	
.04Mi.	**621 E FREDRICKS ST**			$114,846	945	5/2/1	1944	6,580 SF	
.04Mi.	**605 E FREDRICKS ST**			$190,000	1,200	5/2/1	1937	6,580 SF	
.04Mi.	**601 E FREDRICKS ST**			$67,227	1,403	7/3/2	1940	3,760 SF	
.05Mi.	**544 E FREDRICKS ST**			$29,015	842	4/2/1	1938	3,666 SF	
.05Mi.	**216 S 7TH AVE**			$65,176	880	5/2/1	1947	3,360 SF	
.05Mi.	**603 E FREDRICKS ST**			$83,636	726	4/2/1	1955	2,820 SF	
.05Mi.	**540 E FREDRICKS ST**			$32,572	644	4/2/1	1937	3,700 SF	
.06Mi.	**315 WILSHIRE PL**			$28,322	936	5/3/2	1937	4,950 SF	
.06Mi.	**536 E FREDRICKS ST**			$132,651	944	5/2/1	1935	3,666 SF	
.06Mi.	**319 WILSHIRE PL**			$110,371	1,008	5/3/2	1937	4,950 SF	
.07Mi.	**321 WILSHIRE PL**			$122,707	752	4/2/1	1937	4,950 SF	
.07Mi.	**610 E WILLIAMS ST**			$22,860	960	3/1/1	1930	6,580 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	34.6 years old	Households:	11,670
Median Household Income:	$48,881	Households w/Family:	66%
Household Income Per Capita:	$23,722	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Barstow Unified School District	Students:	6,129
Number of Schools:	13	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.83Mi.	**Montara Elementary School** Number of Students: 550 Student-Teacher Ratio: 27.5	C-	Public	KG - 6
0.49Mi.	**Barstow High School** Number of Students: 1,470 Student-Teacher Ratio: 22.76 Advanced Placement: Yes	C+	Public	9 - 12
1.06Mi.	**Barstow Junior High School** Number of Students: 698 Student-Teacher Ratio: 24.24	D	Public	7 - 8

Flood Report

The Subject Property of **612 E FREDRICKS ST, BARSTOW, CA 92311-2915** 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	135%	NOTABLY HIGHER
BURGLARY	138%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	141%	NOTABLY HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	134%	NOTABLY HIGHER
FORCIBLE RAPE	99%	SIMILAR
MURDER	138%	NOTABLY HIGHER
OVERALL	138%	NOTABLY HIGHER

Disaster Alerts

9/7/2024 - Line Fire 9/10/2024 - Bridge Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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