ICE SiteX Report

OrderID: 98394812

SiteX Property Information Report



Subject Property Location

620 MERCED ST, BIG BEAR LAKE, CA 92315-2269

County:	**SAN BERNARDINO CA**	Census Tract:	060710112.051039
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0309-123-41-0000	Thomas Bros Pg-Grid:	4811-2F

Valuation

Value:	**$296,000**	FSD:	14	Common Confidence Score:	53
Value Range:	$254,560 - $337,440	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	17-001
Assd Land Value:	$58,800	Market Land Value:		Tax Year:	2025
Assd Improvement:	$235,000	Market Improvment Value:		Total Taxable Value:	$4,437
Total Assessed Value:	$293,800	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 39 District: 15 Subdivision: CARTERS CAMP Tract No: 1768
Abbreviated Description: TRACT 1768 LOT 39
City/Muni/Twp: BIG BEAR LAKE

Property Characteristics

Lot Size:	2,325 SF	Bedrooms:	2	Pool:	
Building Area:	510 SF	Baths:	1	Fireplace:	1
Year Built:	1928	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:		A/C:	N
Style:		Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/11/2026	Sales Price:	N/A
Document #:	2026-0149250 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/29/2025	Loan Amount:	N/A
Document #:	2025-0316014 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 39 Subdivision: TRACT NO 1768
City/Muni/Twp: BIG BEAR LAKE

Prior Transfer

Recording Date:	04/26/2023	Sales Price:	$30,500
Document #:	2023-0099980 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/20/2023		
Document Type:			

Legal Description:
Lot: 39 Subdivision: TRACT NO 1768 Map Ref: MB 25 PG 75
City/Muni/Twp: BIG BEAR LAKE

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Prior Transfer

Recording Date:	10/26/2021	Sales Price:	$112,500
Document #:	2021-0483471 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/19/2021	Sales Price:	$277,000
Document #:	2021-0472222 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/21/2021		
Document Type:			

Legal Description:
Lot: 39 Subdivision: TRACT NO 1768 Map Ref: MB 25 PG 75
City/Muni/Twp: BIG BEAR LAKE

Prior Transfer

Recording Date:	05/15/2017	Sales Price:	$125,000
Document #:	2017-0198901 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/17/2017		
Document Type:			

Legal Description:
Lot: 39 Tract No: 1768 Map Ref: MAP25 PG75
City/Muni/Twp: BIG BEAR LAKE

Prior Transfer

Recording Date:	11/08/2016	Sales Price:	$118,000
Document #:	2016-0470315 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/11/2016	Sales Price:	$86,229
Document #:	2016-0422026 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/03/2016		
Document Type:			

Legal Description:
Lot: 39 Tract No: 1768 Map Ref: MAP25 PG75
City/Muni/Twp: BIG BEAR LAKE

Prior Transfer

Recording Date:	07/13/2006	Sales Price:	$63,750
Document #:	2006-0475700 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/28/2006	Loan Amount:	N/A
Document #:	2006-0439515 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/15/2026	Type Finance:	VAR

Legal Description:
Lot: 39 Tract No: 1768
City/Muni/Twp: BIG BEAR LAKE

Mortgage Record

Recording Date:	06/28/2006	Loan Amount:	N/A
Document #:	2006-0439514 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2036	Type Finance:	

Legal Description:
Lot: 39 Tract No: 1768
City/Muni/Twp: BIG BEAR LAKE

Prior Transfer

Recording Date:	11/06/2003	Sales Price:	$85,000
Document #:	2003-0838905 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	09/25/2003		
Document Type:			

Legal Description:
Lot: 39 Subdivision: CARTERS CAMP Tract No: 1768 Map Ref: MAP25 PG75
City/Muni/Twp: BIG BEAR LAKE

Prior Transfer

Recording Date:	08/06/1999	Sales Price:	$40,000
Document #:	99-329512 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/16/1999		
Document Type:			

Legal Description:
Lot: 39 Subdivision: CARTERS CAMP Tract No: 1768
Abbreviated Description: TR NO 1768 CARTERS CAMP SUB LOT 39
City/Muni/Twp: BIG BEAR LAKE

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20230099980 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 39 District: 15 Subdivision: CARTERS CAMP Tract No: 1768
Abbreviated Description: TRACT 1768 LOT 39
City/Muni/Twp: BIG BEAR LAKE

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Area Sales Analysis

Total Area Sales	$8,482,500	Median # of Bedrooms	2
Median Lot Size	8,000 SF	Median # of Baths	1
Median Living Area	1,014 SF	Median Year Built	1962
Price Range - 2 Yrs	$284,000 to $1,117,000	Age Range	4 years to 104 years
Median Value	$515,000	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**813 KNIGHT AVE** **BIG BEAR LAKE, CA 92315-2109**	07/10/2026	$1,117,000	$352	3172	9/4/2	1952	18,553 SF	Yes
		APN: 0309-215-20-0000 Document #: 2026-0177039 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Subdivision: KNICKERBOCKER SUBDIVISION MapRef: MB 21 PG 18 Abbreviated Description: Lot:26 Subdivision:KNICKERBOCKER SUBDIVISION Map Ref:MB 21 PG 18City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE								
2	.18Mi.	**41063 PENNSYLVANIA AVE** **BIG BEAR LAKE, CA 92315-2284**	06/24/2026	$397,500	$412	964	5/2/1	1963	7,260 SF	
		APN: 0309-235-32-0000 Document #: 2026-0161064 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 45 Subdivision: KNICKERBOCKER SUBDIVISION MapRef: MB 21 PG 18 Abbreviated Description: Subdivision:KNICKERBOCKER SUBDIVISION Map Ref:MB 21 PG 18Abbreviated Description:PORTION LOT45 City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE								
3	.22Mi.	**791 KNIGHT AVE** **BIG BEAR LAKE, CA 92315-**	06/16/2026	$665,000	$415	1600	6/3/2	2022	9,240 SF	
		APN: 0309-215-14-0000 Document #: 2026-0154846 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PARCEL MAP 1758 MapRef: MB 23 PG 32 Abbreviated Description: Lot:1 Subdivision:PARCEL MAP 1758 Map Ref:MB 23 PG 32City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE								
4	.11Mi.	**619 S KNIGHT AVE** **BIG BEAR LAKE, CA 92315-**	06/05/2026	$515,000	$507	1014	4/2/2	1958	13,425 SF	
		APN: 0309-122-77-0000 Document #: 2026-0142282 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6-9 Subdivision: HILLCREST SUBDIVISION NO 2 Tract No: 1880 MapRef: MB 27 PG 14 Abbreviated Description: Lot:6-9 Subdivision:HILLCREST SUBDIVISION NO 2 Tract No:1880 Map Ref:MB 27 PG 14City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE								
5	.34Mi.	**374 MOUNTAINAIRE LN** **BIG BEAR LAKE, CA 92315-2573**	04/22/2026	$850,000	$355	2388	6/4/3	2017	7,649 SF	
		APN: 0309-043-17-0000 Document #: 2026-0102449 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: E Subdivision: TRACT NO 2577 MapRef: MB 36 PG 75 Abbreviated Description: Lot:8 Block:E Subdivision:TRACT NO 2577 Map Ref:MB 36 PG 75City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE								
6	.12Mi.	**644 MARIN RD** **BIG BEAR LAKE, CA 92315-2555**	04/08/2026	$500,000	$485	1029	4/2/1	1928	9,332 SF	
		APN: 0309-112-20-0000 Document #: 2026-0091248 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 45&46 Subdivision: KNIGHTS CAMP SUBDIVISION NO 2 MapRef: MB 23 PG 59 Abbreviated Description: Lot:45&46 Subdivision:KNIGHTS CAMP SUBDIVISION NO 2 Map Ref:MB 23 PG 59City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE								
7	.33Mi.	**41175 TERRAPIN RD** **BIG BEAR LAKE, CA 92315-**	03/25/2026	$595,000	$435	1366	4/2/1	1970	8,000 SF	
		APN: 0309-217-04-0000 Document #: 2026-0077733 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Subdivision: THE KNICKERBOCKER SUBDIVISION MapRef: MB 21 PG 18 Abbreviated Description: Subdivision:THE KNICKERBOCKER SUBDIVISION Map Ref:MB 21 PG 18Abbreviated Description:PORTION LOT28 City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE								
8	.3Mi.	**41207 LAHONTAN DR** **BIG BEAR LAKE, CA 92315-**	03/09/2026	$284,000	$584	486	3/1/1	1956	6,720 SF	
		APN: 0309-044-18-0000 Document #: 2026-0061440 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: E Subdivision: TIMBER PARK MapRef: MB 21 PG 70 Abbreviated Description: Lot:3 Block:E Subdivision:TIMBER PARK Map Ref:MB 21 PG 70City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE								
9	.13Mi.	**670 MARIN RD** **BIG BEAR LAKE, CA 92315-2555**	01/26/2026	$390,000	$661	590	4/2/1	1948	3,931 SF	
		APN: 0309-112-21-0000 Document #: 2026-0018628 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 38 Subdivision: KNIGHTS CAMP SUBDIVISION NUMBER 4 Tract No: 2011 MapRef: MB 22 PG 44 Abbreviated Description: Lot:38 Subdivision:KNIGHTS CAMP SUBDIVISION NUMBER 4 Tract No:2011 Map Ref:MB 22 PG 44City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE								
10	.28Mi.	**41318 OAK ST** **BIG BEAR LAKE, CA 92315-**	01/26/2026	$370,000	$486	760	3/2/1	1971	6,651 SF	
		APN: 0309-143-02-0000 Document #: 2026-0018520 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Subdivision: LAKESHORE CREST TRACT NO 2 MapRef: MB 25 PG 22 Abbreviated Description: Lot:30 Subdivision:LAKESHORE CREST TRACT NO 2 Map Ref:MB 25 PG 22City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE								
11	.08Mi.	**681 MAIN ST** **BIG BEAR LAKE, CA 92315-2263**	12/29/2025	$309,000	$357	864	4/2/1	1977	2,600 SF	
		APN: 0309-117-04-0000 Document #: 2025-0316325 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Tract No: 2011 MapRef: MB 22 PG 44 Abbreviated Description: Lot:10 Tract No:2011 Map Ref:MB 22 PG 44City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE								
12	.23Mi.	**793 KNIGHT AVE** **BIG BEAR LAKE, CA 92315-**	11/19/2025	$550,000	$373	1472	4/2/1	1962	9,240 SF	
		APN: 0309-215-15-0000 Document #: 2025-0284893 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PARCEL MAP 1758 MapRef: MB 23 PG 32 Abbreviated Description: Lot:2 Subdivision:PARCEL MAP 1758 Map Ref:MB 23 PG 32City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE								

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13	.29Mi.	**724 GEORGIA ST** **BIG BEAR LAKE, CA 92315-**	11/18/2025	$326,000	$654	498	3/1/1	1922	7,395 SF	

APN: 0309-191-02-0000 Document #: 2025-0284239
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: C Subdivision: JOANNA PARK SUBDIVISION MapRef: MB 20 PG 65 Abbreviated Description: Lot:2 Block:C Subdivision:JOANNA PARK SUBDIVISION Map Ref:MB 20 PG 65City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE

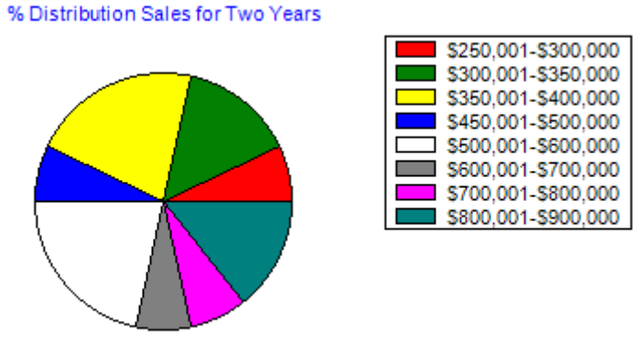
14	.3Mi.	**796 FORD LN** **BIG BEAR LAKE, CA 92315-2236**	10/30/2025	$850,000	$641	1324	5/3/2	1985	8,125 SF	Spa Only

APN: 0309-206-16-0000 Document #: 2025-0265384
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: PARCEL MAP NO 4324 MapRef: MB 40 PG 7 Abbreviated Description: Lot:4 Subdivision:PARCEL MAP NO 4324 Map Ref:MB 40 PG 7City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE

15	.21Mi.	**41191 PENNSYLVANIA AVE** **BIG BEAR LAKE, CA 92315-2137**	09/24/2025	$764,000	$784	974	4/1/1	1940	44,475 SF	

APN: 0309-215-18-0000 Document #: 2025-0229309
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: KNICKERBOCKER SUBDIVISION MapRef: MB 21 PG 18 Abbreviated Description: Lot:22 Subdivision:KNICKERBOCKER SUBDIVISION Map Ref:MB 21 PG 18City/Muni/Twp:BIG BEAR LAKE City/Muni/Twp: BIG BEAR LAKE

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.	**620 MERCED ST**			$293,800	510	4/2/1	1928	2,325 SF	
0Mi.	**624 MERCED ST**			$44,352	487	3/1/1	1932	2,325 SF	
.01Mi.	**614 MERCED ST**			$204,810	588	3/1/1	1932	2,325 SF	
.01Mi.	**628 MERCED ST**			$72,036	566	3/1/1	1932	2,325 SF	
.01Mi.	**610 MERCED ST**			$58,010	350	3/1/1	1932	2,325 SF	
.02Mi.	**634 MERCED ST**			$56,852	408	2//	1928	4,650 SF	
.02Mi.	**606 MERCED ST**			$345,600	792	4/2/1	1948	2,325 SF	
.02Mi.	**621 MERCED ST**			$115,919	326	2//1	1932	2,400 SF	
.02Mi.	**41121 CARTER LN**			$131,438	1,056	5/2/1	1921	2,400 SF	
.02Mi.	**640 MERCED ST**			$105,479	494	3/1/1	1958	2,325 SF	
.03Mi.	**611 MAIN ST**			$70,547	281	3/1/1	1952	10,350 SF	
.03Mi.	**604 MERCED ST**			$170,253	896	6/3/1	1962	4,324 SF	
.03Mi.	**629 MAIN ST**			$135,351	606	3/1/1	1947	6,750 SF	
.03Mi.	**629 MERCED ST**			$231,857	508	4/2/0.75	1932	3,750 SF	
.03Mi.	**637 MERCED ST**			$96,904	421	3/1/1	1932	1,470 SF	
.03Mi.	**644 MERCED ST**			$80,739	586	4/2/1	1932	3,441 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	18%

Demographics & Income

Median Age:	47.0 years old	Households:	2,428
Median Household Income:	$68,444	Households w/Family:	57%
Household Income Per Capita:	$45,270	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

School District

School District Zone:	Bear Valley Unified School District	Students:	2,176
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.85Mi. **North Shore Elementary School** Number of Students: 517 Student-Teacher Ratio: 23.1		C-	Public	KG - 5
0.25Mi. **Big Bear Middle School** Number of Students: 489 Student-Teacher Ratio: 21.03		B-	Public	6 - 8
4.65Mi. **Big Bear High School** Number of Students: 630 Student-Teacher Ratio: 18.63		B-	Public	9 - 12

Flood Report

The Subject Property of **620 MERCED ST, BIG BEAR LAKE, CA 92315-2269** 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	197%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	199%	NOTABLY HIGHER
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	158%	NOTABLY HIGHER
OVERALL	198%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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