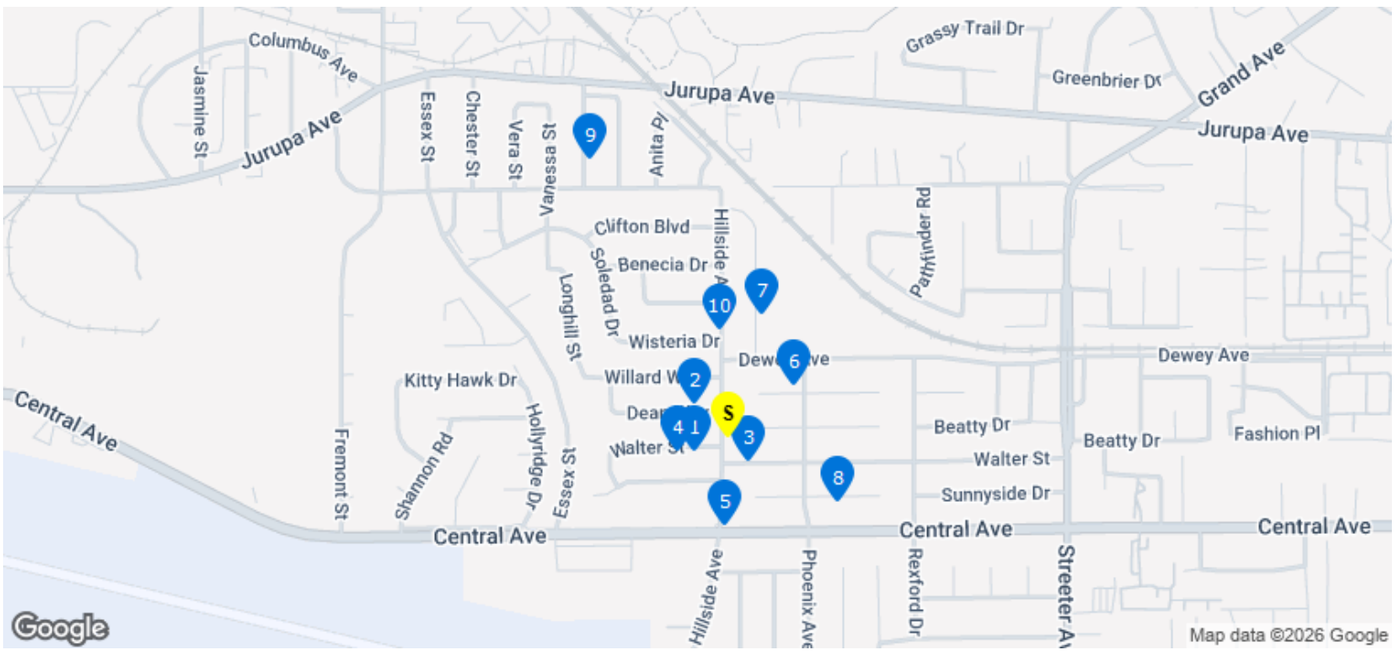
# ICE SiteX Report

**OrderID: 98761720**

## SiteX Property Information Report




## Subject Property Location

### 6469 HILLSIDE AVE, RIVERSIDE, CA 92504-1674

| | | | |
|---|---|---|---|
| County: | **RIVERSIDE CA** | Census Tract: | 0309.00 |
| Property Use: | Single Family Residential | Zoning: | R1 |
| Parcel Number: | 190-151-032 | Thomas Bros Pg-Grid: | 715-B1 |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$580,000** | FSD: | 11 | Common Confidence Score: | 60 |
| Value Range: | $516,200 - $643,800 | ICE Confidence Score: | 89 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | | Tax Rate Code Area: | 9-002 |
| Assd Land Value: | $92,843 | Market Land Value: | | Tax Year: | 2026 |
| Assd Improvement: | $319,160 | Market Improvment Value: | | Total Taxable Value: | $4,526 |
| Total Assessed Value: | $412,003 | Total Assessor Market Value: | | Delinquent Year: | |
| | | | | Tax Account ID: | 190151032 |
| | | | | Homeowner's Exemption: | H |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 55 Subdivision: ARLINGTON KNOLLS

| | |
|---|---|
| Abbreviated Description: | LOT 55 MB 026/080 ARLINGTON KNOLLS UNIT 1 |
| City/Muni/Twp: | RIVERSIDE |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 7,840 SF | Bedrooms: | 4 | Pool: | |
| Building Area: | 1314 SF | Baths: | 1.8 | Fireplace: | |
| Year Built: | 1954 | Partial Baths: | 1 | Type Const: | Wood |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | | Heating: | Central |
| Number of Stories: | 1 | Number of Cars: | | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | Composition Shingle |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History
## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/29/2023 | Loan Amount: | N/A |
| Document #: | 2023-0189603 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 06/01/2023 | | |
| TD Due Date: | 07/01/2063 | Type Finance: | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: 0
City/Muni/Twp: RIVERSIDE

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/10/2022 | Loan Amount: | N/A |
| Document #: | 2022-0012813 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 11/02/2021 | | |
| TD Due Date: | 11/01/2051 | Type Finance: | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: 0
City/Muni/Twp: RIVERSIDE

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/10/2020 | Loan Amount: | N/A |
| Document #: | 2020-0301731 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 05/22/2020 | | |

# ICE SiteX Report

**OrderID: 98761720**

| | | | |
|---|---|---|---|
| TD Due Date: | 06/01/2050 | Type Finance: | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: 0
City/Muni/Twp: RIVERSIDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/28/2019 | Sales Price: | $307,030 |
| Document #: | 2019-0235833 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/28/2017 | Sales Price: | $2,000,000 |
| Document #: | 2017-0544342 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/21/2017 | Loan Amount: | N/A |
| Document #: | 2017-0489469 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 11/15/2017 | | |
| TD Due Date: | 12/01/2047 | Type Finance: | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: MB 26 PG 80&81
Abbreviated Description: TRA 009
City/Muni/Twp: RIVERSIDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/21/2017 | Sales Price: | $355,000 |
| Document #: | 2017-0489468 BK-PG - | Type of Sale: | Undetermined Transfer |
| Contract Date: | 11/15/2017 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: MB 26 PG 80&81
Abbreviated Description: TRA 009
City/Muni/Twp: RIVERSIDE

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/13/2014 | Loan Amount: | N/A |
| Document #: | 2014-0013760 BK-PG - | Loan Type: | Credit Line (Revolving) |
| Contract Date: | 12/18/2013 | | |
| TD Due Date: | | Type Finance: | VAR |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: 0
City/Muni/Twp: RIVERSIDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/25/2013 | Sales Price: | $195,000 |
| Document #: | 2013-0555210 BK-PG - | Type of Sale: | Non Residential Transfer |
| Contract Date: | 11/12/2013 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: MB26 PG80&81
City/Muni/Twp: RIVERSIDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/10/2012 | Sales Price: | N/A |
| Document #: | 2012-0318268 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 07/03/2012 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: MB26 PG80&81
City/Muni/Twp: RIVERSIDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/02/2010 | Sales Price: | $373,350 |
| Document #: | 2010-0253532 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/30/2010 | Sales Price: | $69,000 |
| Document #: | 2010-0200452 BK-PG - | Type of Sale: | Distressed Sale |
| Contract Date: | 04/13/2010 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: ARLINGTON HEIGHTS Map Ref: MB26 PG80&81
City/Muni/Twp: RIVERSIDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/13/2006 | Sales Price: | $57,847 |
| Document #: | 2006-0677779 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/03/2006 | Sales Price: | $42,117 |
| Document #: | 2006-0481759 BK-PG - | Type of Sale: | |

# ICE SiteX Report

**OrderID: 98761720**

Document Type: Release
**Legal Description:**

## Prior Transfer

Recording Date: 05/16/2006
Document #: 2006-0355876 BK-PG -
Document Type: Release
Sales Price: $257,550
Type of Sale:
**Legal Description:**

## Mortgage Record

Recording Date: 05/01/2006
Document #: 2006-0314843 BK-PG -
Contract Date: 04/21/2006
TD Due Date: 05/01/2036
Loan Amount: N/A
Loan Type: Unknown Loan Type
Type Finance: ADJ
**Legal Description:**
Subdivision: UNIT #1 ARLINGTON KNOLLS Map Ref: 0
City/Muni/Twp: RIVERSIDE

## Mortgage Record

Recording Date: 12/20/2005
Document #: 2005-1046890 BK-PG -
Contract Date: 12/15/2005
TD Due Date:
Loan Amount: N/A
Loan Type: Unknown Loan Type
Type Finance:
**Legal Description:**
Subdivision: UNIT #1 ARLINGTON KNOLLS Map Ref: 0
City/Muni/Twp: RIVERSIDE

## Mortgage Record

Recording Date: 08/29/2005
Document #: 2005-0709956 BK-PG -
Contract Date: 08/25/2005
TD Due Date:
Loan Amount: N/A
Loan Type: Unknown Loan Type
Type Finance:
**Legal Description:**
Subdivision: UNIT #1 ARLINGTON KNOLLS Map Ref: 0
City/Muni/Twp: RIVERSIDE

## Prior Transfer

Recording Date: 02/25/2005
Document #: 2005-0153407 BK-PG -
Document Type: Release
Sales Price: $196,000
Type of Sale:
**Legal Description:**

## Prior Transfer

Recording Date: 02/24/2005
Document #: 2005-0147437 BK-PG -
Document Type: Release
Sales Price: N/A
Type of Sale:
**Legal Description:**

## Mortgage Record

Recording Date: 02/15/2005
Document #: 2005-0122322 BK-PG -
Contract Date: 02/07/2005
TD Due Date: 03/01/2035
Loan Amount: N/A
Loan Type: Unknown Loan Type
Type Finance:
**Legal Description:**
Subdivision: UNIT #1 ARLINGTON KNOLLS Map Ref: 0
City/Muni/Twp: RIVERSIDE

## Mortgage Record

Recording Date: 01/28/2005
Document #: 2005-0080351 BK-PG -
Contract Date: 12/29/2004
TD Due Date:
Loan Amount: N/A
Loan Type: Unknown Loan Type
Type Finance:
**Legal Description:**
Subdivision: UNIT #1 ARLINGTON KNOLLS Map Ref: 0

## Mortgage Record

Recording Date: 04/21/2004
Document #: 2004-0289159 BK-PG -
Contract Date: 03/26/2004
TD Due Date: 05/01/2034
Loan Amount: N/A
Loan Type: Unknown Loan Type
Type Finance: ADJ
**Legal Description:**
Subdivision: UNIT #1 ARLINGTON KNOLLS Map Ref: 0
City/Muni/Twp: RIVERSIDE

## Mortgage Record

Recording Date: 03/04/2004
Document #: 2004-0150835 BK-PG -
Contract Date: 02/05/2004
TD Due Date:
Loan Amount: N/A
Loan Type: Unknown Loan Type
Type Finance:
**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: 0
City/Muni/Twp: RIVERSIDE

## Mortgage Record

Recording Date: 10/01/2002
Document #: 2002-546897 BK-PG -
Contract Date: 09/24/2002
TD Due Date: 10/01/2032
Loan Amount: N/A
Loan Type:
Type Finance: ADJ

# ICE SiteX Report

**OrderID: 98761720**

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: MB26 PG80&81
City/Muni/Twp: RIVERSIDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/01/2002 | Sales Price: | N/A |
| Document #: | 2002-546896 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 09/24/2002 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: MB26 PG80&81
City/Muni/Twp: RIVERSIDE

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/06/2002 | Loan Amount: | N/A |
| Document #: | 2002-496968 BK-PG - | Loan Type: | Unknown Loan Type |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: 0

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/16/2001 | Sales Price: | N/A |
| Document #: | 2001-567569 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 11/10/2001 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: UNIT #1 ARLINGTON KNOLLS Map Ref: MB26 PG80&81
City/Muni/Twp: RIVERSIDE

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/07/2000 | Loan Amount: | N/A |
| Document #: | 2000-008326 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 12/30/1999 | | |
| TD Due Date: | 01/01/2030 | Type Finance: | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS
Abbreviated Description: LOT 55 MB 026/080 ARLINGTON KNOLLS UNIT 1
City/Muni/Twp: RIVERSIDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/07/2000 | Sales Price: | $119,000 |
| Document #: | 2000-008325 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 12/30/1999 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS
Abbreviated Description: LOT 55 MB 026/080 ARLINGTON KNOLLS UNIT 1
City/Muni/Twp: RIVERSIDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/30/1999 | Sales Price: | $65,500 |
| Document #: | 132054 BK-PG - | Type of Sale: | Lender Sold |
| Contract Date: | 03/24/1999 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS
Abbreviated Description: LOT 55 MB 026/080 ARLINGTON KNOLLS UNIT 1
City/Muni/Twp: RIVERSIDE

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/30/1999 | Loan Amount: | N/A |
| Document #: | BK-PG - | Loan Type: | |
| Contract Date: | 03/24/1999 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS
Abbreviated Description: LOT 55 MB 026/080 ARLINGTON KNOLLS UNIT 1
City/Muni/Twp: RIVERSIDE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/24/1999 | Sales Price: | $54,530 |
| Document #: | 071659 BK-PG - | Type of Sale: | Lender Owned |
| Contract Date: | 02/22/1999 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS
Abbreviated Description: LOT 55 MB 026/080 ARLINGTON KNOLLS UNIT 1

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/23/1998 | Loan Amount: | N/A |
| Document #: | 1998-0305433 BK-PG - | Loan Type: | Unknown Loan Type |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: 0

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/12/1997 | Loan Amount: | N/A |
| Document #: | 1997-0332425 BK-PG - | Loan Type: | Unknown Loan Type |
| TD Due Date: | | Type Finance: | |

# ICE SiteX Report

**OrderID: 98761720**

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: 0

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/12/1993 | Sales Price: | N/A |
| Document #: | 397612 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 10/04/1993 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: MAP26 PG80&81
City/Muni/Twp: RIVERSIDE

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/12/1993 | Loan Amount: | N/A |
| Document #: | BK-PG - | Loan Type: | |
| Contract Date: | 10/04/1993 | | |
| TD Due Date: | 11/01/2023 | Type Finance: | VAR |

**Legal Description:**
Subdivision: ARLINGTON KNOLLS Legal Unit: 1 Map Ref: MAP26 PG80&81
City/Muni/Twp: RIVERSIDE

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $5,285,000 | Median # of Bedrooms | 3 |
| Median Lot Size | 6,969 SF | Median # of Baths | 2 |
| Median Living Area | 1,157 SF | Median Year Built | 1955 |
| Price Range - 2 Yrs | $410,000 to $620,000 | Age Range | 62 years to 73 years |
| Median Value | $549,500 | Median Age | 71 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .04Mi. | **6490 HILLSIDE AVE**<br>**RIVERSIDE, CA 92504-1627** | 08/10/2026 | $569,000 | $578 | 984 | /3/1.5 | 1953 | 6,969 SF | |
| | | APN: 190-181-002 Document #: 2026-0250925<br>Document Type: Grant Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 20 Subdivision: HEERS SUBDIVISION NO 6 MapRef: MB 25 PG 69-70 Abbreviated Description: Lot:20 Subdivision:HEERS SUBDIVISION NO 6 Map Ref:MB 25 PG 69-70Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE | | | | | | | | |
| 2 | .05Mi. | **5751 WALTER ST**<br>**RIVERSIDE, CA 92504-1539** | 05/06/2026 | $440,000 | $334 | 1316 | /4/1.8 | 1956 | 6,969 SF | |
| | | APN: 190-161-005 Document #: 2026-0139167<br>Document Type: Grant Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 60 Subdivision: ARLINGTON KNOLLS 2 MapRef: MB 29 PG 46&47 Abbreviated Description: Lot:60 Subdivision:ARLINGTON KNOLLS 2 Map Ref:MB 29 PG 46&47Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE | | | | | | | | |
| 3 | .07Mi. | **5750 WILLARD WAY**<br>**RIVERSIDE, CA 92504-1529** | 09/16/2026 | $520,000 | $448 | 1161 | /4/1.8 | 1954 | 6,534 SF | |
| | | APN: 190-152-008 Document #: 2026-0290908<br>Document Type: Grant Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 22 Subdivision: ARLINGTON KNOLLS Legal Unit: 1 MapRef: MB 26 PG 80&81 Abbreviated Description: Lot:22 Subdivision:ARLINGTON KNOLLS Legal Unit:1 Map Ref:MB 26 PG 80&81Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE | | | | | | | | |
| 4 | .08Mi. | **5771 WALTER ST**<br>**RIVERSIDE, CA 92504-1539** | 04/27/2026 | $576,000 | $447 | 1288 | /3/1.8 | 1956 | 6,969 SF | P |
| | | APN: 190-161-007 Document #: 2026-0126031<br>Document Type: Grant Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 62 Subdivision: ARLINGTON KNOLLS UNIT NO 2 MapRef: MB 29 PG 46 Abbreviated Description: Lot:62 Subdivision:ARLINGTON KNOLLS UNIT NO 2 Map Ref:MB 29 PG 46Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE | | | | | | | | |
| 5 | .13Mi. | **6579 HILLSIDE AVE**<br>**RIVERSIDE, CA 92504-1678** | 09/11/2026 | $570,000 | $548 | 1040 | /3/1.8 | 1955 | 8,712 SF | |
| | | APN: 190-161-036 Document #: 2026-0286642<br>Document Type: Grant Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 114 Legal Unit: 2 MapRef: MB 29 PG 46 Abbreviated Description: Lot:114 Map Ref:MB 29 PG 46Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE | | | | | | | | |
| 6 | .18Mi. | **6291 ANTIOCH AVE**<br>**RIVERSIDE, CA 92504-1612** | 10/14/2026 | $580,000 | $483 | 1200 | /3/1.8 | 1964 | 6,534 SF | |
| | | APN: 190-101-023 Document #: 2026-0320552<br>Document Type: Grant Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 15 Subdivision: TRACT NO 2801 MapRef: MB 51 PG 20&21 Abbreviated Description: Lot:15 Subdivision:TRACT NO 2801 Map Ref:MB 51 PG 20&21Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE | | | | | | | | |
| 7 | .23Mi. | **5847 CENTRAL AVE**<br>**RIVERSIDE, CA 92504-2053** | 09/25/2026 | $610,000 | $431 | 1416 | /3/1.8 | 1984 | 6,969 SF | |
| | | APN: 190-161-050 Document #: 2026-0300396<br>Document Type: Grant Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 4 Subdivision: TRACT NO 9369 MapRef: MB 145 PG 60-62 Abbreviated Description: Lot:4 Subdivision:TRACT NO 9369 Map Ref:MB 145 PG 60-62Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE | | | | | | | | |
| 8 | .23Mi. | **5545 NORMAN WAY**<br>**RIVERSIDE, CA 92504-1634** | 09/04/2026 | $185,000 | | | // | | 6,969 SF | |
| | | APN: 190-184-022 Document #: 2026-0279754<br>Document Type: Grant Deed Price Code:<br>Land Use: Residential - Vacant Land<br>Legal: Lot: 153 Subdivision: HEERS SUBDIVISION NO 6 MapRef: MB 25 PG 69 Abbreviated Description: Lot:153 Subdivision:HEERS SUBDIVISION NO 6 Map Ref:MB 25 PG 69Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE | | | | | | | | |
| 9 | .24Mi. | **5535 NORMAN WAY**<br>**RIVERSIDE, CA 92504-1634** | 04/16/2026 | $470,000 | $632 | 744 | /2/1 | 1953 | 6,534 SF | |
| | | APN: 190-184-021 Document #: 2026-0114793<br>Document Type: Deed Price Code:<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 98761720**

Legal: Lot: 152 Subdivision: HEERS SUBDIVISION UNIT NO 6 MapRef: MB 25 PG 69&70 Abbreviated Description: Lot:152 Subdivision:HEERS SUBDIVISION UNIT NO 6 Map Ref:MB 25 PG 69&70Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | .31Mi. | **6688 PHOENIX AVE**<br>**RIVERSIDE, CA 92504-2028** | 06/30/2026 | $515,000 | $536 | 960 | /3/1 | 1954 | 6,534 SF | |

APN: 190-241-009 Document #: 2026-0204077
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: PHOENIX PLAZA TRACT MapRef: MB 27 PG 11&12 Abbreviated Description: Lot:6 Subdivision:PHOENIX PLAZA TRACT Map Ref:MB 27 PG 11&12Abbreviated Description:TRA 009-000 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 11 | .33Mi. | **5952 MAYBELLE ST**<br>**RIVERSIDE, CA 92504-1404** | 06/18/2026 | $580,000 | $467 | 1241 | /3/2 | 1988 | 7,405 SF | |

APN: 190-071-014 Document #: 2026-0187304
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: TRACT NO 21245 MapRef: MB 191 PG 26-27 Abbreviated Description: Lot:14 Subdivision:TRACT NO 21245 Map Ref:MB 191 PG 26-27Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 12 | .36Mi. | **5985 KITTY HAWK DR**<br>**RIVERSIDE, CA 92504-1445** | 10/22/2026 | $675,000 | $322 | 2097 | /4/1.8 | 1968 | 7,840 SF | P |

APN: 190-131-017 Document #: 2026-0329616
Document Type: Grant Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: TRACT NO 3026 MapRef: MB 57 PG 14&15 Abbreviated Description: Lot:37 Subdivision:TRACT NO 3026 Map Ref:MB 57 PG 14&15Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 13 | .38Mi. | **6108 RAYANN CT**<br>**RIVERSIDE, CA 92504-1232** | 10/09/2026 | $625,000 | $403 | 1550 | /4/2.8 | 1991 | 7,840 SF | |

APN: 190-370-001 Document #: 2026-0316313
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: TRACT NO 24892 MapRef: MB 224 PG 13-16 Abbreviated Description: Lot:1 Subdivision:TRACT NO 24892 Map Ref:MB 224 PG 13-16Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | .39Mi. | **5416 SUNNYSIDE DR**<br>**RIVERSIDE, CA 92504-1641** | 10/20/2026 | $580,000 | $519 | 1118 | /4/1.8 | 1954 | 6,969 SF | |

APN: 190-196-001 Document #: 2026-0326674
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 75 Subdivision: NORMITA PARK MapRef: MB 27 PG 66 Abbreviated Description: Lot:75 Subdivision:NORMITA PARK Map Ref:MB 27 PG 66Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 15 | .4Mi. | **5526 MOUNTAIN VIEW AVE**<br>**RIVERSIDE, CA 92504-1211** | 08/21/2026 | $650,000 | $351 | 1850 | /3/2 | 2007 | 12,632 SF | |

APN: 190-370-025 Document #: 2026-0265052
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: TRACT 32140 MapRef: MB 409 PG 31&32 Abbreviated Description: Lot:3 Subdivision:TRACT 32140 Map Ref:MB 409 PG 31&32Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 16 | .41Mi. | **6790 EL CAJON DR**<br>**RIVERSIDE, CA 92504-2015** | 10/13/2026 | $563,000 | $407 | 1382 | /3/1.8 | 1956 | 7,405 SF | P |

APN: 190-234-014 Document #: 2026-0319067
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: ARLINGTON PARK MapRef: MB 30 PG 93&94 Abbreviated Description: Lot:42 Subdivision:ARLINGTON PARK Map Ref:MB 30 PG 93&94Abbreviated Description:TRA 099-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 17 | .43Mi. | **6274 GOLDENROD LN**<br>**RIVERSIDE, CA 92504-1292** | 06/05/2026 | $585,000 | $426 | 1372 | /2/2 | 1985 | 6,534 SF | |

APN: 190-363-037 Document #: 2026-0172446
Document Type: Grant Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: TRACT NO 9793-3 MapRef: MB 137 PG 76-78 Abbreviated Description: Lot:10 Subdivision:TRACT NO 9793-3 Map Ref:MB 137 PG 76-78Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 18 | .45Mi. | **6819 PHOENIX AVE**<br>**RIVERSIDE, CA 92504-2025** | 10/16/2026 | $650,000 | $470 | 1382 | /3/1.8 | 1956 | 6,969 SF | |

APN: 190-352-002 Document #: 2026-0323750
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: ARLINGTON PARK MapRef: MB 30 PG 93 Abbreviated Description: Lot:29 Subdivision:ARLINGTON PARK Map Ref:MB 30 PG 93Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE CITY City/Muni/Twp: RIVERSIDE CITY

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|---|---|---|---|---|---|---|---|---|---|---|
| 19 | .45Mi. | **6057 FLORENCE ST**<br>**RIVERSIDE, CA 92504-1546** | 10/01/2026 | $410,000 | $304 | 1350 | /4/2 | 1961 | 5,662 SF | |

APN: 190-031-009 Document #: 2026-0306441
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1 Subdivision: JURUPA ADDITION TRACT NO 1 MapRef: MB 6 PG 41 Abbreviated Description: Lot:12 Block:1 Subdivision:JURUPA ADDITION TRACT NO 1 Map Ref:MB 6 PG 41City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE

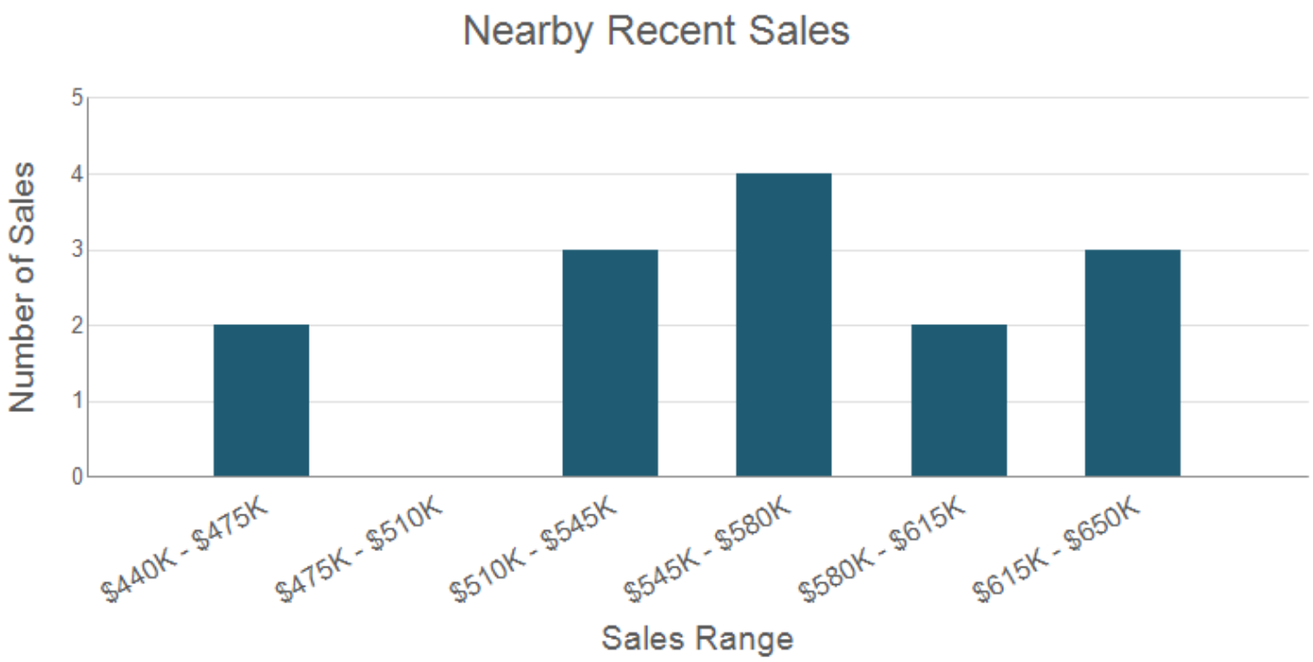
| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 20 | .45Mi. | **6831 MALIBU DR**<br>**RIVERSIDE, CA 92504-2047** | 07/02/2026 | $508,500 | $389 | 1308 | /3/1.8 | 1954 | 8,276 SF | P |

APN: 190-302-033 Document #: 2026-0207153
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: AUSTIN SUBDIVISION MapRef: MB 26 PG 26 Abbreviated Description: Lot:26 Subdivision:AUSTIN SUBDIVISION Map Ref:MB 26 PG 26Abbreviated Description:TRA 009-002 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE

# ICE SiteX Report

**OrderID: 98761720**

## 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. | **6469 HILLSIDE AVE** | | | $412,003 | 1,314 | /4/1.8 | 1954 | 7,840 SF | |
| .01Mi. | **5720 DEAN WAY** | **10/13/2021** | | $487,092 | 1,161 | /4/1.8 | 1954 | 6,098 SF | |
| .02Mi. | **5711 WALTER ST** | | | $56,800 | 1,288 | /3/1.8 | 1956 | 8,276 SF | |
| .02Mi. | **5721 WALTER ST** | | | $234,118 | 1,288 | /3/1.8 | 1956 | 6,534 SF | |
| .02Mi. | **5730 DEAN WAY** | | | $381,552 | 1,473 | /5/1.8 | 1954 | 6,534 SF | |
| .03Mi. | **6466 HILLSIDE AVE** | | | $365,579 | 1,000 | /3/1 | 1953 | 6,534 SF | |
| .03Mi. | **6474 HILLSIDE AVE** | | | $184,628 | 1,011 | /3/1 | 1953 | 6,969 SF | |
| .03Mi. | **6449 HILLSIDE AVE** | | | $215,656 | 1,050 | /4/1.8 | 1954 | 7,405 SF | |
| .03Mi. | **5731 WALTER ST** | | | $114,185 | 1,040 | /3/1.8 | 1956 | 6,969 SF | |
| .03Mi. | **6458 HILLSIDE AVE** | | | $192,374 | 1,000 | /3/1 | 1953 | 6,534 SF | |
| .03Mi. | **5721 DEAN WAY** | | | $347,009 | 1,161 | /4/1.8 | 1954 | 6,098 SF | |
| .04Mi. | **6482 HILLSIDE AVE** | | | $125,878 | 1,266 | /3/2 | 1953 | 6,534 SF | |
| .04Mi. | **5740 DEAN WAY** | | | $236,409 | 1,161 | /4/1.8 | 1954 | 6,969 SF | P |
| .04Mi. | **5731 DEAN WAY** | **07/13/2020** | | $361,256 | 1,161 | /4/1.8 | 1954 | 6,098 SF | |
| .04Mi. | **6450 HILLSIDE AVE** | | | $271,674 | 1,000 | /3/1 | 1953 | 6,969 SF | |
| .04Mi. | **5741 WALTER ST** | | | $204,057 | 1,288 | /3/1.8 | 1956 | 7,405 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 37% | Households Occupied by Owners: | 60% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 35.2 years old | Households: | 17,132 |
| Median Household Income: | $79,367 | Households w/Family: | 75% |
| Household Income Per Capita: | $32,444 | Households w/Family Married: | 50% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 36% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Riverside Unified School District | Students: | 38,033 |
| Number of Schools: | 49 | Rating: | B- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.88Mi. | **John Adams Elementary School**<br>Number of Students: 487<br>Student-Teacher Ratio: 24.35 | C | Public | KG - 6 |
| 3.30Mi. | **Riverside Virtual**<br>Number of Students: 524<br>Student-Teacher Ratio: 16.27 | B- | Public | KG - 12 |

# ICE SiteX Report

**OrderID: 98761720**

| | | | | |
|---|---|---|---|---|
| 0.97Mi. **Sierra Middle School**<br>Number of Students: 829<br>Student-Teacher Ratio: 22.28 | | C- | Public | 7 - 8 |
| 1.30Mi. **Ramona High School**<br>Number of Students: 2,142<br>Student-Teacher Ratio: 22.85<br>Advanced Placement: Yes | | C | Public | 9 - 12 |
| 6.66Mi. **Riverside STEM Academy**<br>Number of Students: 665<br>Student-Teacher Ratio: 25.59<br>Advanced Placement: Yes | | A+ | Public | 5 - 12 |

## Flood Report

The Subject Property of **6469 HILLSIDE AVE, RIVERSIDE, CA 92504-1674** 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** | 108% | SIMILAR |
| **BURGLARY** | 67% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 117% | HIGHER |
| **FORCIBLE ROBBERY** | 111% | HIGHER |
| **AGGRAVATED ASSAULT** | 88% | LOWER |
| **FORCIBLE RAPE** | 129% | HIGHER |
| **MURDER** | 105% | SIMILAR |
| **OVERALL** | 89% | LOWER |

## Disaster Alerts

5/19/2026 - Bain Fire

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