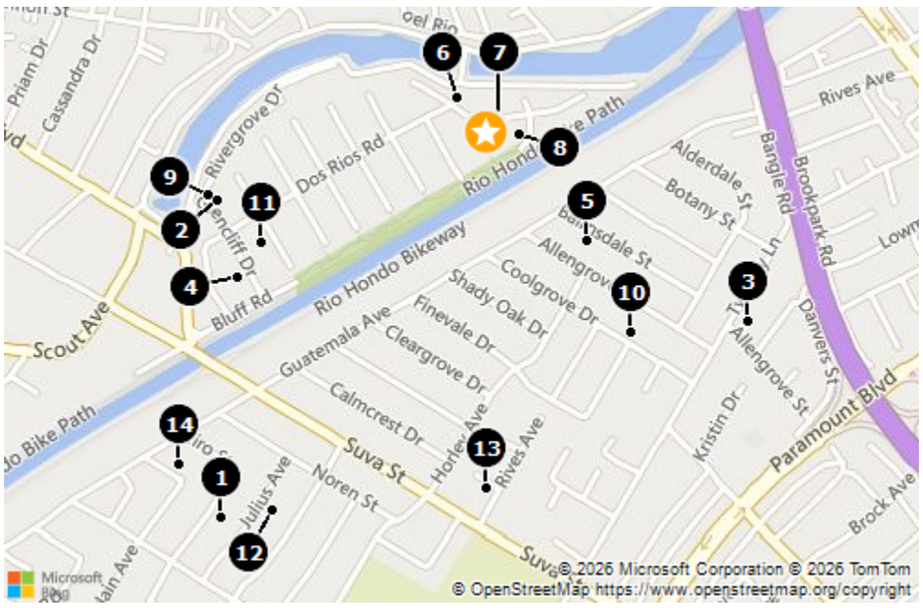
ICE SiteX Report

OrderID: 98722558

SiteX Property Information Report



Subject Property Location

6502 DOS RIOS RD, DOWNEY, CA 90240-2012

County:	**LOS ANGELES CA**	Census Tract:	060375507.001001
Property Use:	Single Family Residential	Zoning:	DOR106
Parcel Number:	6366-015-001	Thomas Bros Pg-Grid:	706-1B

Valuation

Value:	**$854,000**	FSD:	7	Common Confidence Score:	79
Value Range:	$794,220 - $913,780	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	3-282
Assd Land Value:	$640,798	Market Land Value:		Tax Year:	2026
Assd Improvement:	$160,199	Market Improvment Value:		Total Taxable Value:	$10,017
Total Assessed Value:	$800,997	Total Assessor Market Value:		Delinquent Year:	2025
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 109 Tract No: 17803
Abbreviated Description: TRACT # 17803 LOT 109

Property Characteristics

Lot Size:	7,089 SF	Bedrooms:	3	Pool:	
Building Area:	1064 SF	Baths:	2	Fireplace:	
Year Built:	1953	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	07/29/2025	Loan Amount:	N/A
Document #:	25-0507847 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 109 Tract No: 17803
City/Muni/Twp: DOWNEY

Prior Transfer

Recording Date:	04/15/2025	Sales Price:	N/A
Document #:	25-0244295 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/02/2025	Loan Amount:	N/A
Document #:	25-0209905 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 109 Tract No: 17803
City/Muni/Twp: DOWNEY

Mortgage Record

Recording Date:	08/28/2024	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98722558

Document #:	24-0579850 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 109 Tract No: 17803
City/Muni/Twp: DOWNEY

Mortgage Record

Recording Date:	02/09/2024	Loan Amount:	N/A
Document #:	24-0091440 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 109 Tract No: 17803
City/Muni/Twp: DOWNEY

Prior Transfer

Recording Date:	01/03/2022	Sales Price:	$740,000
Document #:	22-0003562 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/09/2021		
Document Type:			

Legal Description:
Lot: 109 Tract No: 17803 Map Ref: MB 445 PG 18-23
City/Muni/Twp: DOWNEY

Prior Transfer

Recording Date:	01/03/2022	Sales Price:	N/A
Document #:	22-0003561 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/09/2021		
Document Type:			

Legal Description:
Lot: 109 Tract No: 17803 Map Ref: MB 445 PG 18-23
City/Muni/Twp: DOWNEY

Prior Transfer

Recording Date:	01/03/2022	Sales Price:	$740,007
Document #:	2022-0003562 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 109 Tract No: 17803
Abbreviated Description: TRACT # 17803 LOT 109

Area Sales Analysis

Total Area Sales	$12,343,000	Median # of Bedrooms	3
Median Lot Size	6,412 SF	Median # of Baths	2
Median Living Area	1,596 SF	Median Year Built	1952
Price Range - 2 Yrs	$550,000 to $1,075,000	Age Range	67 years to 76 years
Median Value	$909,500	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.63Mi.	**9708 POMERING RD** **DOWNEY, CA 90240-3129**	10/07/2026	$899,000	$558	1610	/3/2	1952	6,481 SF	Yes
		APN: 6359-007-018 Document #: 26-0751382 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 78 Tract No: 17380 MapRef: MB 422 PG 13-16 Abbreviated Description: Lot:78 Tract No:17380 Map Ref:MB 422 PG 13-16City/Muni/Twp:DOWNEY City/Muni/Twp: DOWNEY								
2	.37Mi.	**7211 GLENCLIFF DR** **DOWNEY, CA 90240-2050**	10/05/2026	$980,000	$693	1414	/3/2	1953	10,429 SF	
		APN: 6366-006-002 Document #: 26-0740667 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Tract No: 17803 MapRef: MB 445 PG 18-23 Abbreviated Description: Lot:16 Tract No:17803 Map Ref:MB 445 PG 18-23City/Muni/Twp:DOWNEY City/Muni/Twp: DOWNEY								
3	.43Mi.	**8830 TWEEDY LN** **DOWNEY, CA 90240-2711**	09/23/2026	$550,000	$154	3571	/6/5	1951	7,617 SF	
		APN: 6364-001-002 Document #: 26-0711253 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Tract No: 15852 MapRef: MB 413 PG 21-23 Abbreviated Description: Lot:2 Tract No:15852 Map Ref:MB 413 PG 21-23City/Muni/Twp:DOWNEY City/Muni/Twp: DOWNEY								
4	.39Mi.	**7326 GLENCLIFF DR** **DOWNEY, CA 90240-2019**	09/10/2026	$815,000	$675	1207	/3/2	1953	6,925 SF	
		APN: 6366-008-004 Document #: 26-0676708 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 226 Tract No: 17803 MapRef: MB 445 PG 18-23 Abbreviated Description: Lot:226 Tract No:17803 Map Ref:MB 445 PG 18-23City/Muni/Twp:DOWNEY City/Muni/Twp: DOWNEY								
5	.2Mi.	**7722 BAIRNSDALE ST** **DOWNEY, CA 90240-2617**	08/14/2026	$920,000	$736	1249	/3/2	1951	6,017 SF	
		APN: 6365-009-011 Document #: 26-0607982 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 109 Tract No: 17169 MapRef: MB 399 PG 12-17 Abbreviated Description: Lot:109 Tract No:17169 Map Ref:MB 399 PG 12-17City/Muni/Twp:DOWNEY City/Muni/Twp: DOWNEY								
6	.06Mi.	**6481 DOS RIOS RD** **DOWNEY, CA 90240-2010**	06/26/2026	$1,000,000	$523	1912	/4/3	1959	7,606 SF	
		APN: 6366-031-006 Document #: 26-0466030 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 6 Tract No: 21840 MapRef: MB 640 PG 43&44 Abbreviated Description: Lot:6 Tract No:21840 Map Ref:MB 640 PG 43&44City/Muni/Twp:DOWNEY City/Muni/Twp: DOWNEY

7	.02Mi.	**6460 DOS RIOS RD** **DOWNEY, CA 90240-2010**	06/11/2026	$850,000	$521	1630	/3/2	1959	6,013 SF	

APN: 6366-015-023 Document #: 26-0429691
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36 Tract No: 21840 MapRef: MB 640 PG 43&44 Abbreviated Description: Lot:36 Tract No:21840 Map Ref:MB 640 PG 43&44City/Muni/Twp:DOWNEY City/Muni/Twp: DOWNEY

8	.05Mi.	**7310 BLUFF RD** **DOWNEY, CA 90240-2005**	05/14/2026	$970,000	$668	1452	/3/2	1959	5,478 SF	

APN: 6366-015-020 Document #: 26-0354989
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Tract No: 21840 MapRef: MB 640 PG 43&44 Abbreviated Description: Lot:33 Tract No:21840 Map Ref:MB 640 PG 43&44City/Muni/Twp:DOWNEY City/Muni/Twp: DOWNEY

9	.38Mi.	**7205 GLENCLIFF DR** **DOWNEY, CA 90240-2050**	05/08/2026	$1,012,000	$502	2012	/4/3	1953	13,082 SF	Yes

APN: 6366-006-001 Document #: 26-0338249
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Tract No: 17803 MapRef: MB 445 PG 18-23 Abbreviated Description: Lot:15 Tract No:17803 Map Ref:MB 445 PG 18-23City/Muni/Twp:DOWNEY City/Muni/Twp: DOWNEY

10	.33Mi.	**7745 COOLGROVE DR** **DOWNEY, CA 90240-2627**	04/29/2026	$870,000	$591	1472	/3/2	1952	6,027 SF	

APN: 6365-012-016 Document #: 26-0305090
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 204 Tract No: 17438 MapRef: MB 436 PG 26-31 Abbreviated Description: Lot:204 Tract No:17438 Map Ref:MB 436 PG 26-31City/Muni/Twp:DOWNEY City/Muni/Twp: DOWNEY

11	.34Mi.	**7314 CLEARGROVE DR** **DOWNEY, CA 90240-2007**	02/19/2026	$580,000	$479	1210	/3/2	1952	6,032 SF	

APN: 6366-009-026 Document #: 26-0118670
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 212 Tract No: 17803 MapRef: MB 445 PG 18-23 Abbreviated Description: Lot:212 Tract No:17803 Map Ref:MB 445 PG 18-23City/Muni/Twp:DOWNEY City/Muni/Twp: DOWNEY

12	.58Mi.	**9634 JULIUS AVE** **DOWNEY, CA 90240-3121**	02/17/2026	$885,000	$442	1998	/4/3	1952	6,110 SF	

APN: 6359-011-007 Document #: 26-0111257
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Tract No: 17380 MapRef: MB 422 PG 13-16 Abbreviated Description: Lot:28 Tract No:17380 Map Ref:MB 422 PG 13-16City/Muni/Twp:DOWNEY City/Muni/Twp: DOWNEY

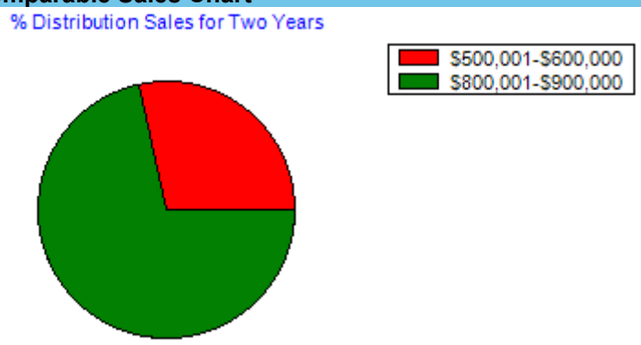
13	.48Mi.	**9337 RIVES AVE** **DOWNEY, CA 90240-2659**	12/30/2025	$937,000	$592	1581	/2/2	1950	15,473 SF	

APN: 6365-028-013 Document #: 25-0946452
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:DOWNEY City/Muni/Twp: DOWNEY

14	.61Mi.	**7421 IVO ST** **DOWNEY, CA 90240-3118**	10/14/2025	$1,075,000	$556	1930	/3/2	1952	6,342 SF	

APN: 6359-005-013 Document #: 25-0705950
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 105 Tract No: 17380 MapRef: MB 422 PG 13-16 Abbreviated Description: Lot:105 Tract No:17380 Map Ref:MB 422 PG 13-16City/Muni/Twp:DOWNEY City/Muni/Twp: DOWNEY

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.

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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.	**6502 DOS RIOS RD**	**01/03/2022**		$800,997	1,064	/3/2	1953	7,089 SF	
.01Mi.	**7319 BAIRNSDALE ST**	**08/31/2018**		$627,874	1,287	/3/2	1953	6,643 SF	Yes
.02Mi.	**6460 DOS RIOS RD**	**09/23/2020**		$96,706	1,630	/3/2	1959	6,013 SF	
.02Mi.	**7325 BAIRNSDALE ST**	**07/28/2020**		$733,106	1,287	/3/2	1953	7,061 SF	
.03Mi.	**7312 BAIRNSDALE ST**	**09/15/2017**		$661,527	1,664	/3/2	1953	6,053 SF	
.03Mi.	**7318 BAIRNSDALE ST**	**05/17/2021**		$695,567	1,367	/3/2	1953	6,072 SF	
.03Mi.	**7306 BAIRNSDALE ST**	**04/24/2023**		$213,124	1,614	/3/2	1953	6,055 SF	
.03Mi.	**6450 DOS RIOS RD**	**06/22/2023**		$362,991	1,513	/3/2	1959	6,580 SF	Yes
.03Mi.	**7322 BAIRNSDALE ST**	**08/03/2022**		$343,304	1,336	/3/2	1953	6,055 SF	
.03Mi.	**7331 BAIRNSDALE ST**	**08/30/2021**		$691,818	1,544	/3/2	1953	9,260 SF	
.04Mi.	**6465 DOS RIOS RD**	**03/16/1999**		$303,798	1,467	/3/2	1959	11,329 SF	
.04Mi.	**6469 DOS RIOS RD**	**08/03/2020**		$276,995	1,552	/3/2	1959	10,986 SF	Yes
.04Mi.	**7300 BAIRNSDALE ST**	**05/10/2021**		$1,255,920	2,999	/6/3	1953	10,747 SF	Yes
.04Mi.	**6459 DOS RIOS RD**	**12/10/2024**		$478,312	1,452	/3/3	1959	10,612 SF	
.04Mi.	**7328 BAIRNSDALE ST**	**10/27/2025**		$711,433	1,212	/3/2	1953	6,555 SF	
.04Mi.	**7320 BLUFF RD**	**11/16/2017**		$399,290	1,552	/3/2	1959	5,382 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	39.7 years old	Households:	7,410
Median Household Income:	$102,230	Households w/Family:	80%
Household Income Per Capita:	$38,774	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Downey Unified School District	Students:	22,462
Number of Schools:	21	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.64Mi.	**Price Elementary** Number of Students: 757 Student-Teacher Ratio: 24.42	A-	Public	KG - 5
2.42Mi.	**Warren High School** Number of Students: 3,609 Student-Teacher Ratio: 24.36 Advanced Placement: Yes	B	Public	9 - 12
0.76Mi.	**Griffiths Middle School** Number of Students: 1,264 Student-Teacher Ratio: 23.29	B+	Public	6 - 8

Flood Report

The Subject Property of **6502 DOS RIOS RD, DOWNEY, CA 90240-2012** 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 **6502 DOS RIOS RD, DOWNEY, CA 90240-2012** 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 **6502 DOS RIOS RD, DOWNEY, CA 90240-2012** 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	74%	NOTABLY LOWER
BURGLARY	57%	NOTABLY LOWER
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	139%	NOTABLY HIGHER
MURDER	53%	NOTABLY LOWER
OVERALL	51%	NOTABLY LOWER

ICE SiteX Report

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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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