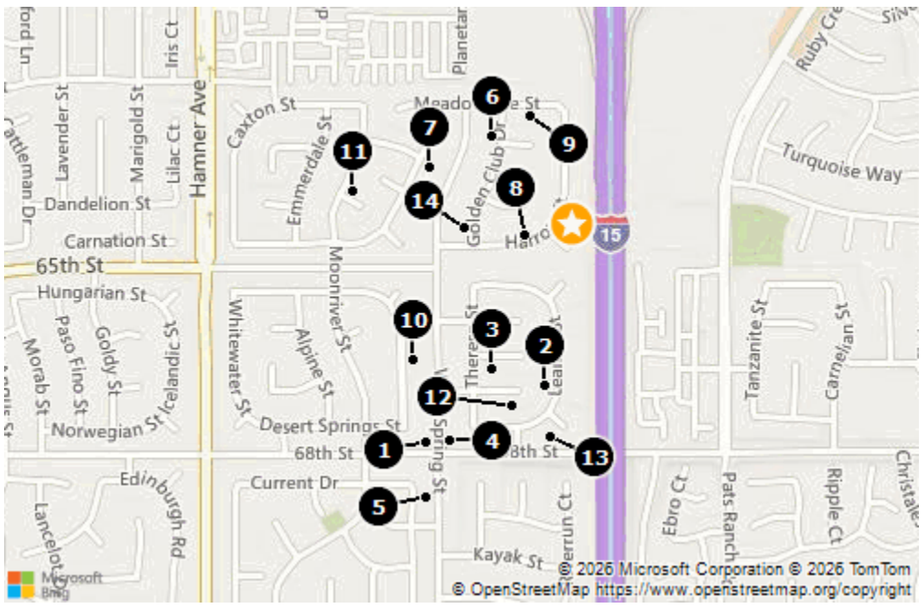
ICE SiteX Report

OrderID: 98273834

SiteX Property Information Report



Subject Property Location

6540 HARROW ST, EASTVALE, CA 91752-4322

County:	**RIVERSIDE CA**	Census Tract:	060650406.223000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	152-550-020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$978,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$870,420 - $1,085,580	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	27-009
Assd Land Value:	$294,679	Market Land Value:		Tax Year:	2025
Assd Improvement:	$687,580	Market Improvment Value:		Total Taxable Value:	$14,649
Total Assessed Value:	$982,259	Total Assessor Market Value:		Delinquent Year:	2020
				Tax Account ID:	152550020
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 84 Tract No: 31496
Abbreviated Description: .24 ACRES M/L IN LOT 84 MB 383/020 TR 31496

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	4	Pool:	Yes
Building Area:	3652 SF	Baths:	2.5	Fireplace:	1
Year Built:	2006	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/21/2026	Sales Price:	$623,392
Document #:	2026-0119633 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/23/2024	Sales Price:	$819,000
Document #:	2024-0050405 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/21/2024		
Document Type:			

Legal Description:
Lot: 84 Subdivision: TRACT NO 31496 Map Ref: MB 383 PG 20-25
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	10/18/2023	Sales Price:	N/A
Document #:	2023-0307297 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/17/2023		
Document Type:			

Legal Description:
City/Muni/Twp: EASTVALE

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Prior Transfer

Recording Date:	01/24/2020	Sales Price:	N/A
Document #:	2020-0038198 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/24/2020		
Document Type:			

Legal Description:
Lot: 84 Subdivision: TRACT NO 31496 Map Ref: MB 383 PG 20-25
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	08/26/2019	Sales Price:	N/A
Document #:	2019-0328366 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/24/2019		
Document Type:			

Legal Description:
Lot: 84 Subdivision: TRACT NO 31496 Map Ref: MB 383 PG 20-25
City/Muni/Twp: EASTVALE

Prior Transfer

Recording Date:	08/21/2019	Sales Price:	N/A
Document #:	2019-0322103 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/08/2019		
Document Type:			

Legal Description:
Lot: 84 Tract No: 31496 Map Ref: MB 383 PG 20-25
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/24/2019	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2019-0140278 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/15/2019		
Document Type:			

Legal Description:
Lot: 84 Tract No: 31496 Map Ref: MB 383 PG 20-25
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	03/11/2016	Sales Price:	N/A
Document #:	2016-0096594 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/10/2016		
Document Type:			

Legal Description:
Lot: 84 Tract No: 31496 Map Ref: MB383 PG020

Prior Transfer

Recording Date:	08/05/2013	Sales Price:	$155,848
Document #:	2013-0378192 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/11/2011	Sales Price:	$623,392
Document #:	2011-0111496 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/23/2007	Sales Price:	N/A
Document #:	2007-0651350 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/27/2006	Loan Amount:	N/A
Document #:	2006-0550740 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2036	Type Finance:	

Legal Description:
Lot: 84 Tract No: 31496
City/Muni/Twp: MIRA LOMA

Prior Transfer

Recording Date:	07/27/2006	Sales Price:	N/A Only portion of this parcel is conveyed
Document #:	2006-0550738 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/06/2006		
Document Type:			

Legal Description:
Lot: 84 Tract No: 31496 Map Ref: MB383 PG20-25

Prior Transfer

Recording Date:	07/27/2006	Sales Price:	$779,500 Only portion of this parcel is conveyed
Document #:	2006-0550737 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/20/2006		
Document Type:			

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Legal Description:
Lot: 84 Tract No: 31496 Map Ref: MB383 PG20-25
City/Muni/Twp: UNINCORPORATED

Prior Transfer

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

Legal Description:
Lot: 84 Tract No: 31496
Abbreviated Description: .24 ACRES M/L IN LOT 84 MB 383/020 TR 31496

Area Sales Analysis

Total Area Sales	$12,981,500	Median # of Bedrooms	4
Median Lot Size	7,405 SF	Median # of Baths	2.5
Median Living Area	3,248 SF	Median Year Built	2005
Price Range - 2 Yrs	$737,500 to $1,088,000	Age Range	19 years to 24 years
Median Value	$931,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**6795 WELLS SPRINGS ST** **EASTVALE, CA 91752-3434**	08/04/2026	$937,000	$271	3449	/5/3	2002	6,969 SF	
		APN: 152-220-001 Document #: 2026-0243696 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: TRACT 29093 MapRef: MB 316 PG 90-95 Abbreviated Description: Subdivision:TRACT 29093 Map Ref:MB 316 PG 90-95Abbreviated Description:TRA 021-009 City/Muni/Twp:EASTVALE City/Muni/Twp: EASTVALE								
2	.22Mi.	**6713 LEANNE ST** **EASTVALE, CA 91752-3477**	07/27/2026	$910,000	$292	3114	/4/2.5	2005	7,840 SF	
		APN: 152-333-010 Document #: 2026-0233845 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 80 Subdivision: TRACT 29115 MapRef: MB 343 PG 1-4 Abbreviated Description: Lot:80 Subdivision:TRACT 29115 Map Ref:MB 343 PG 1-4Abbreviated Description:TRA 027-009 City/Muni/Twp:EASTVALE City/Muni/Twp: EASTVALE								
3	.22Mi.	**12319 JANELLE CT** **EASTVALE, CA 91752-3471**	07/06/2026	$888,000	$285	3114	/4/2.5	2004	6,534 SF	
		APN: 152-333-017 Document #: 2026-0208842 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 118 Subdivision: TRACT 29115 MapRef: MB 343 PG 1-4 Abbreviated Description: Lot:118 Subdivision:TRACT 29115 Map Ref:MB 343 PG 1-4Abbreviated Description:TRA 027-009 City/Muni/Twp:EASTVALE City/Muni/Twp: EASTVALE								
4	.33Mi.	**6792 WELLS SPRINGS ST** **EASTVALE, CA 91752-3433**	07/02/2026	$823,000	$218	3773	/4/3.25	2004	6,534 SF	
		APN: 152-331-014 Document #: 2026-0207221 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 58 Subdivision: TRACT NO 29115 MapRef: MB 343 PG 1-4 Abbreviated Description: Lot:58 Subdivision:TRACT NO 29115 Map Ref:MB 343 PG 1-4Abbreviated Description:TRA 027-009 City/Muni/Twp:EASTVALE City/Muni/Twp: EASTVALE								
5	.41Mi.	**6818 DELAWARE RIVER DR** **EASTVALE, CA 91752-4312**	06/29/2026	$925,000	$327	2825	/3/2.5	2005	9,147 SF	
		APN: 152-440-007 Document #: 2026-0200546 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: TRACT NO 31107 MapRef: MB 358 PG 74-79 Abbreviated Description: Subdivision:TRACT NO 31107 Map Ref:MB 358 PG 74-79Abbreviated Description:TRA 027 009 City/Muni/Twp:EASTVALE City/Muni/Twp: EASTVALE								
6	.16Mi.	**6471 GOLDEN CLUB DR** **EASTVALE, CA 91752-4355**	06/11/2026	$830,000	$279	2974	/3/2.5	2006	7,405 SF	
		APN: 152-542-011 Document #: 2026-0177445 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 77 Subdivision: TRACT NO 31496-2 MapRef: MB 383 PG 13-19 Abbreviated Description: Lot:77 Subdivision:TRACT NO 31496-2 Map Ref:MB 383 PG 13-19Abbreviated Description:TRA 027-009 City/Muni/Twp:EASTVALE City/Muni/Twp: EASTVALE								
7	.21Mi.	**12343 BLACK HORSE ST** **EASTVALE, CA 91752-4363**	05/18/2026	$985,000	$309	3186	/3/2.5	2006	7,405 SF	
		APN: 152-540-027 Document #: 2026-0150173 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 102 Subdivision: TRACT NO 31496-2 MapRef: MB 383 PG 13-19 Abbreviated Description: Lot:102 Subdivision:TRACT NO 31496-2 Map Ref:MB 383 PG 13-19Abbreviated Description:TRA 027-009 City/Muni/Twp:EASTVALE City/Muni/Twp: EASTVALE								
8	.07Mi.	**6573 HARROW ST** **EASTVALE, CA 91752-4333**	03/25/2026	$1,088,000	$297	3652	/4/2.5	2006	7,405 SF	
		APN: 152-551-021 Document #: 2026-0088638 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 72 Subdivision: TRACT NO 31496 MapRef: MB 383 PG 20-25 Abbreviated Description: Lot:72 Subdivision:TRACT NO 31496 Map Ref:MB 383 PG 20-25Abbreviated Description:TRA 027-009 City/Muni/Twp:EASTVALE City/Muni/Twp: EASTVALE								
9	.15Mi.	**12277 MEADOWVALE ST** **EASTVALE, CA 91752-4344**	03/18/2026	$737,500	$201	3652	/4/2.5	2007	6,969 SF	
		APN: 152-551-036 Document #: 2026-0081347 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 64 Subdivision: TRACT NO 31496 MapRef: MB 383 PG 13-19 Abbreviated Description: Lot:64 Subdivision:TRACT NO 31496 Map Ref:MB 383 PG 13-19Abbreviated Description:TRA 027-009 City/Muni/Twp:EASTVALE City/Muni/Twp: EASTVALE								
10	.28Mi.	**6698 LAKE SPRINGS ST** **EASTVALE, CA 91752-3406**	08/25/2025	$953,000	$276	3449	/5/3	2002	7,405 SF	
		APN: 152-220-032 Document #: 2025-0261052 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Subdivision: TRACT 29093 MapRef: MB 316 Abbreviated Description: Lot:32 Subdivision:TRACT 29093 Map Ref:MB 316Abbreviated Description:TRA 027-009 City/Muni/Twp:EASTVALE City/Muni/Twp: EASTVALE								
11	.3Mi.	**6524 MOONRIVER ST** **EASTVALE, CA 91752-4370**	07/02/2025	$980,000	$296	3310	/3/2.5	2006	6,969 SF	

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APN: 152-533-023 Document #: 2025-0203437
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: TRACT NO 31496 MapRef: MB 383 PG 20-25 Abbreviated Description: Lot:33 Subdivision:TRACT NO 31496 Map Ref:MB 383 PG 20-25Abbreviated Description:TRA 027-009 City/Muni/Twp:EASTVALE City/Muni/Twp: EASTVALE

12	.25Mi.	**12301 NICOLE CT EASTVALE, CA 91752-3483**	05/12/2025	$960,000	$361	2652	/4/2.5	2005	6,098 SF	Yes

APN: 152-333-027 Document #: 2025-0141969
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 128 Subdivision: TRACT NO 29115 MapRef: MB 343 PG 1 Abbreviated Description: Lot:128 Subdivision:TRACT NO 29115 Map Ref:MB 343 PG 1Abbreviated Description:TRA 027-009 City/Muni/Twp:EASTVALE City/Muni/Twp: EASTVALE

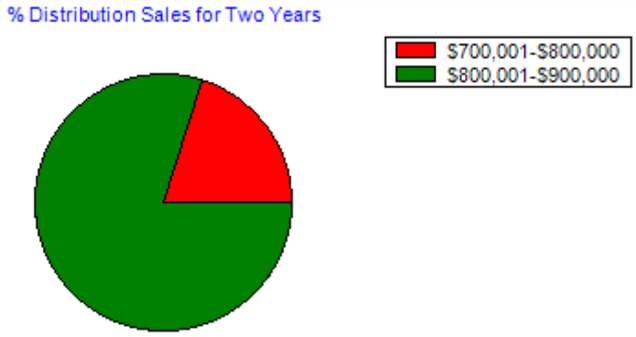
13	.29Mi.	**6785 CECILLE CIR EASTVALE, CA 91752-3467**	04/29/2025	$900,000	$289	3114	/4/2.5	2005	8,276 SF	

APN: 152-330-010 Document #: 2025-0128617
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: TRACT NO 29115 MapRef: MB 343 PG 1 Abbreviated Description: Lot:41 Subdivision:TRACT NO 29115 Map Ref:MB 343 PG 1Abbreviated Description:TRA 007-009 City/Muni/Twp:EASTVALE City/Muni/Twp: EASTVALE

14	.15Mi.	**6561 GOLDEN CLUB DR EASTVALE, CA 91752-4353**	04/22/2025	$1,065,000	$291	3652	/4/2.5	2006	7,405 SF	

APN: 152-542-006 Document #: 2025-0119931
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: TRACT NO 31496 MapRef: MB 383 PG 20-25 Abbreviated Description: Lot:49 Subdivision:TRACT NO 31496 Map Ref:MB 383 PG 20-25Abbreviated Description:TRA 027-009 City/Muni/Twp:EASTVALE City/Muni/Twp: EASTVALE

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.	**6540 HARROW ST**			$982,259	3,652	/4/2.5	2006	10,454 SF	Yes
.01Mi.	**6530 HARROW ST**	**08/00/2006**		$915,403	3,320	/5/2.5	2006	10,018 SF	
.01Mi.	**6550 HARROW ST**	**09/00/2008**		$468,724	2,809	/3/2.5	2006	7,840 SF	
.02Mi.	**12242 ASHCROFT CIR**	**06/00/2006**		$977,146	3,320	/5/2.5	2006	9,147 SF	Yes
.03Mi.	**6520 HARROW ST**			$545,497	2,809	/3/2.5	2006	8,712 SF	
.03Mi.	**6543 HARROW ST**	**03/00/2008**		$531,954	2,809	/3/2.5	2006	7,840 SF	
.04Mi.	**12232 ASHCROFT CIR**	**06/00/2006**		$959,000	3,652	/4/2.5	2006	8,276 SF	
.04Mi.	**6523 HARROW ST**			$471,130	3,652	/4/2.5	2006	7,405 SF	
.04Mi.	**6553 HARROW ST**	**10/21/2020**		$465,965	3,652	/4/2.5	2006	7,405 SF	
.04Mi.	**6510 HARROW ST**	**11/12/2021**		$606,160	2,809	/4/2.5	2006	7,840 SF	
.04Mi.	**12265 ASHCROFT CIR**			$553,417	2,974	/3/2.5	2006	7,840 SF	
.05Mi.	**6513 HARROW ST**	**01/00/2010**		$471,130	3,320	/5/2.5	2006	7,405 SF	
.05Mi.	**12235 ASHCROFT CIR**			$965,000	3,320	/5/2.5	2006	10,454 SF	
.05Mi.	**12255 ASHCROFT CIR**	**09/29/2021**		$543,592	3,320	/5/2.5	2006	8,712 SF	
.05Mi.	**12245 ASHCROFT CIR**			$587,695	3,652	/4/2.5	2006	8,276 SF	
.05Mi.	**6563 HARROW ST**			$452,162	3,320	/5/2.5	2006	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	36.5 years old	Households:	11,161
Median Household Income:	$104,656	Households w/Family:	85%
Household Income Per Capita:	$35,328	Households w/Family Married:	62%
Most Common Education Level:	High School Graduate	Households w/Family Children:	45%

School District

School District Zone:	Corona-Norco Unified School District	Students:	49,487
Number of Schools:	53	Rating:	B+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.48Mi.	**Louis VanderMolen Fundamental Elementary School** Number of Students: 959 Student-Teacher Ratio: 24.59	C+	Public	KG - 6
1.50Mi.	**Eleanor Roosevelt High School** Number of Students: 4,353 Student-Teacher Ratio: 25.68 Advanced Placement: Yes	A+	Public	9 - 12
1.28Mi.	**River Heights Intermediate School** Number of Students: 1,203 Student-Teacher Ratio: 26.65	B+	Public	7 - 8

Flood Report

The Subject Property of **6540 HARROW ST, EASTVALE, CA 91752-4322** 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	77%	NOTABLY LOWER
BURGLARY	52%	NOTABLY LOWER
MOTOR VEHICLE THEFT	83%	LOWER
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	24%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	115%	HIGHER
MURDER	64%	NOTABLY LOWER
OVERALL	51%	NOTABLY LOWER

Disaster Alerts

9/11/2024 - Airport Fire 5/19/2026 - Bain Fire

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