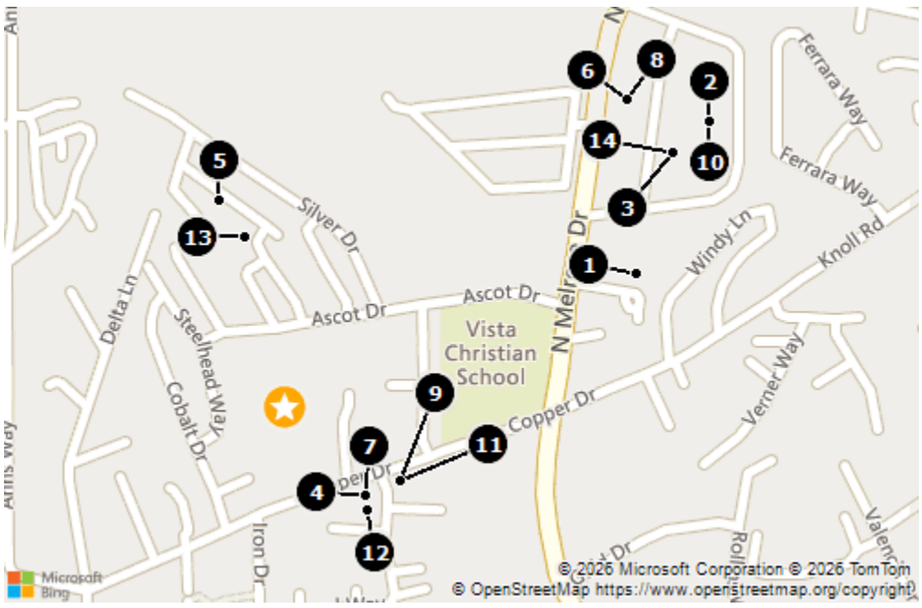
ICE SiteX Report

OrderID: 97524875

SiteX Property Information Report



Subject Property Location

673 COPPER DR, VISTA, CA 92083-4424

County:	**SAN DIEGO CA**	Census Tract:	060730194.062002
Property Use:	Condominium Unit (Residential)	Zoning:	R-1:SINGLE FAM-RES
Parcel Number:	164-081-44-30	Thomas Bros Pg-Grid:	1087-7F

Valuation

Value:	**$539,000**	FSD:	9	Common Confidence Score:	71
Value Range:	$490,490 - $587,510	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	12-004
Assd Land Value:	$368,026	Market Land Value:		Tax Year:	2025
Assd Improvement:	$140,716	Market Improvment Value:		Total Taxable Value:	$7,453
Total Assessed Value:	$508,742	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 District: 0024 Subdivision: VISTA TRACT #78-16 Tract No: 9117 Map Ref: 009117
Abbreviated Description: TR 9117 LOT 2*US673PER DOC79-509088&UND INT IN
City/Muni/Twp: VISTA

Property Characteristics

Lot Size:	4.142 AC	Bedrooms:	2	Pool:	
Building Area:	1159 SF	Baths:	1	Fireplace:	
Year Built:	1980	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/24/2021	Sales Price:	N/A
Document #:	2021-0459917 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/04/2021		
Document Type:			

Legal Description:
Lot: 2 Subdivision: VISTA TRACT NO 78 16 Legal Unit: 673 Map Ref: MAP 9117
City/Muni/Twp: VISTA

Prior Transfer

Recording Date:	10/14/2016	Sales Price:	$300,000
Document #:	2016-0554901 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/11/2016		
Document Type:			

Legal Description:
Lot: 2 Tract No: 78-16 Phase No: II Legal Unit: 673 Map Ref: MAP9117
City/Muni/Twp: VISTA

Prior Transfer

Recording Date:	10/14/2016	Sales Price:	N/A
Document #:	2016-0554900 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/07/2016		
Document Type:			

ICE SiteX Report

OrderID: 97524875

Legal Description:
Lot: 2 Subdivision: VISTA DE VISTA Tract No: 78-16 Phase No: II Legal Unit: 673 Map Ref: MAP9117
City/Muni/Twp: VISTA

Prior Transfer

Recording Date:	08/21/2015	Sales Price:	$252,821
Document #:	2015-0443598 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/22/2015	Loan Amount:	N/A
Document #:	2015-0261116 BK-PG -	Loan Type:	VA
TD Due Date:	06/01/2045	Type Finance:	

Legal Description:
Lot: 2 Subdivision: VISTA DE VISTA Tract No: 78-16 Legal Unit: 673
City/Muni/Twp: VISTA

Prior Transfer

Recording Date:	11/17/2014	Sales Price:	$120,000
Document #:	2014-0500092 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/17/2014	Sales Price:	$247,500
Document #:	2014-0400751 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/22/2014		
Document Type:			

Legal Description:
Lot: 2 Subdivision: AMENDED VISTA DE VISTA CONDOMINIUM PLAN Tract No: 78-16 Phase No: II Legal Unit: 673 Map Ref: MAP9117
City/Muni/Twp: VISTA

Prior Transfer

Recording Date:	12/24/2013	Sales Price:	$104,000
Document #:	2013-0737028 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/11/2013	Sales Price:	N/A
Document #:	2013-0714198 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/29/2013		
Document Type:			

Legal Description:
Lot: 2 Tract No: 78-16 Legal Unit: 673 Map Ref: MAP9117
City/Muni/Twp: VISTA

Prior Transfer

Recording Date:	05/09/2012	Sales Price:	$130,000
Document #:	2012-0274022 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/05/2012		
Document Type:			

Legal Description:
Lot: 2 Tract No: 78-16 Legal Unit: 673 Map Ref: MAP9117
City/Muni/Twp: VISTA

Prior Transfer

Recording Date:	06/06/2003	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2003-0672536 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/16/2003		
Document Type:			

Legal Description:
Lot: 2 Subdivision: AMENDED VISTA DE VISTA CONDOMINIUM Tract No: 78-16 Phase No: II Legal Unit: 673 Map Ref: MAP9117
Abbreviated Description: FILE #79-509088
City/Muni/Twp: VISTA

Prior Transfer

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

Legal Description:
Lot: 2 District: 0024 Subdivision: VISTA TRACT #78-16 Tract No: 9117 Map Ref: 009117
Abbreviated Description: TR 9117 LOT 2*US673PER DOC79-509088&UND INT IN
City/Muni/Twp: VISTA

Area Sales Analysis

Total Area Sales	$7,175,000	Median # of Bedrooms	2
Median Lot Size	101,495 SF	Median # of Baths	2
Median Living Area	1,162 SF	Median Year Built	1981
Price Range - 2 Yrs	$447,000 to $615,000	Age Range	40 years to 46 years
Median Value	$500,000	Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

OrderID: 97524875

1	.26Mi.	**313 N MELROSE DR** **VISTA, CA 92083-4800**	05/06/2026	$447,000	$381	1172	/2/2	1981	68,085 SF
	APN: 163-470-05-24 Document #: 2026-0129454 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: VISTA TRACT NO 78-8 MapRef: MAP 9046 Abbreviated Description: Lot:1 Subdivision:VISTA TRACT NO 78-8 Map Ref:MAP 9046City/Muni/Twp:VISTA City/Muni/Twp: VISTA								
2	.34Mi.	**359 N MELROSE DR** **VISTA, CA 92083-4831**	05/04/2026	$505,000	$438	1152	/2/2	1981	101,495 SF
	APN: 163-470-02-27 Document #: 2026-0125600 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 3 Block: 78-8 Subdivision: TRACT NO 78-8 Legal Unit: 5 MapRef: MAP 9046 Abbreviated Description: Lot:3 Block:78-8 Subdivision:TRACT NO 78-8 Legal Unit:5 Map Ref:MAP 9046City/Muni/Twp:VISTA City/Muni/Twp: VISTA								
3	.34Mi.	**345 N MELROSE DR** **VISTA, CA 92083-4830**	05/01/2026	$553,000	$426	1298	/3/2	1981	101,495 SF
	APN: 163-470-02-64 Document #: 2026-0125035 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 3 Subdivision: VISTA TRACT NO 78-8 Legal Unit: 86 MapRef: MAP 9046 Abbreviated Description: Lot:3 Subdivision:VISTA TRACT NO 78-8 Legal Unit:86 Map Ref:MAP 9046City/Muni/Twp:VISTA City/Muni/Twp: VISTA								
4	.09Mi.	**230 DIAMOND WAY** **VISTA, CA 92083-4445**	04/29/2026	$485,000	$552	878	/2/2	1986	67,213 SF
	APN: 164-082-50-03 Document #: 2026-0120190 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 3 Block: 84-2 Section: 3 Subdivision: TRACT NO 84-2 Phase No: 1 Legal Unit: 1 MapRef: MAP 11122 Abbreviated Description: Lot:3 Block:84-2 Section:3 Subdivision:TRACT NO 84-2 Phase No:1 Legal Unit:1 Map Ref:MAP 11122City/Muni/Twp:VISTA City/Muni/Twp: VISTA								
5	.12Mi.	**730 SILVER DR** **VISTA, CA 92083-4243**	04/20/2026	$615,000	$450	1365	/3/2	1980	173,326 SF
	APN: 163-270-40-18 Document #: 2026-0109566 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: TRACT NO 78-16 Legal Unit: 730 MapRef: MAP 9117 Abbreviated Description: Lot:1 Subdivision:TRACT NO 78-16 Legal Unit:730 Map Ref:MAP 9117City/Muni/Twp:VISTA City/Muni/Twp: VISTA								
6	.3Mi.	**383 N MELROSE DR** **VISTA, CA 92083-4834**	02/25/2026	$530,000	$408	1298	/3/2	1980	73,530 SF
	APN: 163-470-04-42 Document #: 2026-0052235 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 4 Subdivision: VISTA TRACT NO 78-8 Legal Unit: 170 MapRef: MAP 9046 Abbreviated Description: Lot:4 Subdivision:VISTA TRACT NO 78-8 Legal Unit:170 Map Ref:MAP 9046City/Muni/Twp:VISTA City/Muni/Twp: VISTA								
7	.09Mi.	**230 DIAMOND WAY** **VISTA, CA 92083-4445**	02/11/2026	$471,000	$536	878	/2/2	1986	67,213 SF
	APN: 164-082-50-12 Document #: 2026-0038389 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 3 Subdivision: VISTA TRACT NO 842 Phase No: I MapRef: MAP 11122 Abbreviated Description: Lot:3 Subdivision:VISTA TRACT NO 842 Phase No:I Map Ref:MAP 11122City/Muni/Twp:VISTA City/Muni/Twp: VISTA								
8	.3Mi.	**383 N MELROSE DR** **VISTA, CA 92083-4834**	01/30/2026	$485,000	$421	1152	/2/2	1980	73,530 SF
	APN: 163-470-04-47 Document #: 2026-0027581 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 4 Subdivision: VISTA TRACT NO 78-8 Legal Unit: 175 MapRef: MAP 9046 Abbreviated Description: Lot:4 Subdivision:VISTA TRACT NO 78-8 Legal Unit:175 Map Ref:MAP 9046City/Muni/Twp:VISTA City/Muni/Twp: VISTA								
9	.13Mi.	**225 DIAMOND WAY** **VISTA, CA 92083-4453**	01/07/2026	$495,000	$563	878	/2/2	1986	121,054 SF
	APN: 164-082-48-23 Document #: 2026-0003823 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: VISTA TRACT NO 842 Phase No: 5 Legal Unit: 211 MapRef: MAP 11122 Abbreviated Description: Lot:1 Subdivision:VISTA TRACT NO 842 Phase No:5 Legal Unit:211 Map Ref:MAP 11122City/Muni/Twp:VISTA City/Muni/Twp: VISTA								
10	.34Mi.	**359 N MELROSE DR** **VISTA, CA 92083-4831**	09/26/2025	$512,000	$394	1298	/3/2	1981	101,495 SF
	APN: 163-470-02-28 Document #: 2025-0269195 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 3 Subdivision: VISTA TRACT NO 788 MapRef: MAP 9046 Abbreviated Description: Lot:3 Subdivision:VISTA TRACT NO 788 Map Ref:MAP 9046City/Muni/Twp:VISTA City/Muni/Twp: VISTA								
11	.13Mi.	**225 DIAMOND WAY** **VISTA, CA 92083-4453**	09/16/2025	$459,000	$522	878	/2/2	1986	121,054 SF
	APN: 164-082-48-24 Document #: 2025-0256145 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: VISTA TRACT NO 842 MapRef: MAP 11122 Abbreviated Description: Lot:1 Subdivision:VISTA TRACT NO 842 Map Ref:MAP 11122City/Muni/Twp:VISTA City/Muni/Twp: VISTA								
12	.09Mi.	**236 DIAMOND WAY** **VISTA, CA 92083-4458**	08/18/2025	$495,000	$563	878	/2/2	1986	67,213 SF
	APN: 164-082-50-13 Document #: 2025-0227480 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: VISTA TRACT NO 84 2 Legal Unit: 229 MapRef: MAP 11122 Abbreviated Description: Lot:1 Subdivision:VISTA TRACT NO 84 2 Legal Unit:229 Map Ref:MAP 11122City/Muni/Twp:VISTA City/Muni/Twp: VISTA								
13	.12Mi.	**760 SILVER DR** **VISTA, CA 92083-4245**	08/15/2025	$598,000	$438	1365	/3/2	1980	173,326 SF
	APN: 163-270-40-01 Document #: 2025-0225502 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: TRACT NO 78 16 Phase No: 4 Legal Unit: 760 MapRef: MAP 9117 Abbreviated Description: Lot:1 Subdivision:TRACT NO 78 16 Phase No:4 Legal Unit:760 Map Ref:MAP 9117City/Muni/Twp:VISTA City/Muni/Twp: VISTA								
14	.34Mi.	**345 N MELROSE DR** **VISTA, CA 92083-4830**	08/07/2025	$525,000	$404	1298	/3/2	1981	101,495 SF
	APN: 163-470-02-60 Document #: 2025-0217162 Document Type: Price Code: R Land Use: Condominium Unit (Residential)								

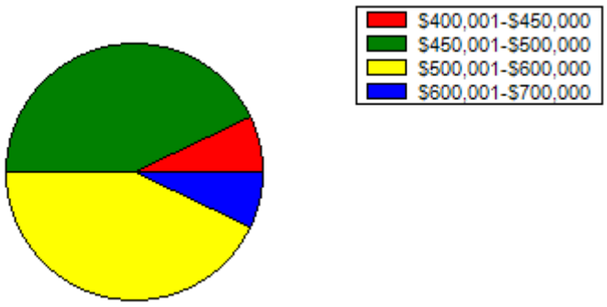
ICE SiteX Report

OrderID: 97524875

Legal: Lot: 3 Subdivision: VISTA TRACT NO 788 Legal Unit: 84 Abbreviated Description: Lot:3 Subdivision:VISTA TRACT NO 788 Legal Unit:84 City/Muni/Twp:VISTA City/Muni/Twp: VISTA

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.

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.	**673 COPPER DR**			$508,742	1,159	/2/1	1980	4 SF	
0Mi.	**672 ASCOT DR**			$429,469	1,365	/3/2	1980	4 SF	
0Mi.	**676 ASCOT DR**			$253,742	1,159	/1/1	1980	4 SF	
0Mi.	**680 ASCOT DR**			$504,071	1,225	/2/1	1980	4 SF	
0Mi.	**684 ASCOT DR**			$153,915	1,159	/2/1	1980	4 SF	
0Mi.	**688 ASCOT DR**			$261,050	1,225	/2/1	1980	4 SF	
0Mi.	**692 ASCOT DR**			$336,562	1,159	/1/1	1980	4 SF	
0Mi.	**674 ASCOT DR**	**04/29/2010**		$245,239	1,365	/3/2	1980	4 SF	
0Mi.	**678 ASCOT DR**			$372,887	1,225	/2/1	1980	4 SF	
0Mi.	**682 ASCOT DR**			$465,442	1,225	/2/1	1980	4 SF	
0Mi.	**686 ASCOT DR**			$571,199	1,159	/1/1	1980	4 SF	
0Mi.	**690 ASCOT DR**			$356,961	1,225	/2/1	1980	4 SF	
0Mi.	**694 ASCOT DR**			$418,148	1,365	/3/2	1980	4 SF	
0Mi.	**696 ASCOT DR**			$508,734	1,365	/3/2	1980	4 SF	
0Mi.	**698 ASCOT DR**			$233,959	1,159	/2/1	1980	4 SF	
0Mi.	**700 ASCOT DR**	**08/30/1999**		$153,292	1,225	/2/1	1980	4 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	35.4 years old	Households:	10,915
Median Household Income:	$76,818	Households w/Family:	73%
Household Income Per Capita:	$32,751	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Vista Unified School District	Students:	18,112
Number of Schools:	26	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.92Mi.	**Grapevine Elementary School** Number of Students: 730 Student-Teacher Ratio: 23.81	D	Public	KG - 5
1.62Mi.	**Casita Center for Science/Math/Technology** Number of Students: 744 Student-Teacher Ratio: 26.57	B	Public	KG - 5
2.00Mi.	**Bobier Elementary School** Number of Students: 563 Student-Teacher Ratio: 22.97	C-	Public	KG - 5
3.24Mi.	**Mission Meadows Elementary School** Number of Students: 473 Student-Teacher Ratio: 22	B	Public	KG - 5
2.53Mi.	**Rancho Buena Vista High School** Number of Students: 1,949	B-	Public	9 - 12

ICE SiteX Report

OrderID: 97524875

Student-Teacher Ratio: 18.96
Advanced Placement: Yes

1.09Mi. **Maryland Elementary School** Number of Students: 466 Student-Teacher Ratio: 23.3	D	Public	KG - 5
2.75Mi. **Monte Vista Elementary School** Number of Students: 556 Student-Teacher Ratio: 24.17	C-	Public	KG - 5
1.46Mi. **T.H.E. Leadership Academy** Number of Students: 584 Student-Teacher Ratio: 23.36	B-	Public	KG - 5
0.99Mi. **Vista Academy of Visual and Performing Arts** Number of Students: 740 Student-Teacher Ratio: 24.67	C-	Public	KG - 5
1.70Mi. **Madison Middle School** Number of Students: 1,158 Student-Teacher Ratio: 19.12	D	Public	6 - 8
2.47Mi. **Foothill Oak Elementary School** Number of Students: 556 Student-Teacher Ratio: 25.27	D-	Public	KG - 5
2.86Mi. **Hannalei Elementary School** Number of Students: 480 Student-Teacher Ratio: 21.82	C-	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	106%	SIMILAR
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	51%	NOTABLY LOWER
FORCIBLE RAPE	123%	HIGHER
MURDER	97%	SIMILAR
OVERALL	72%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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