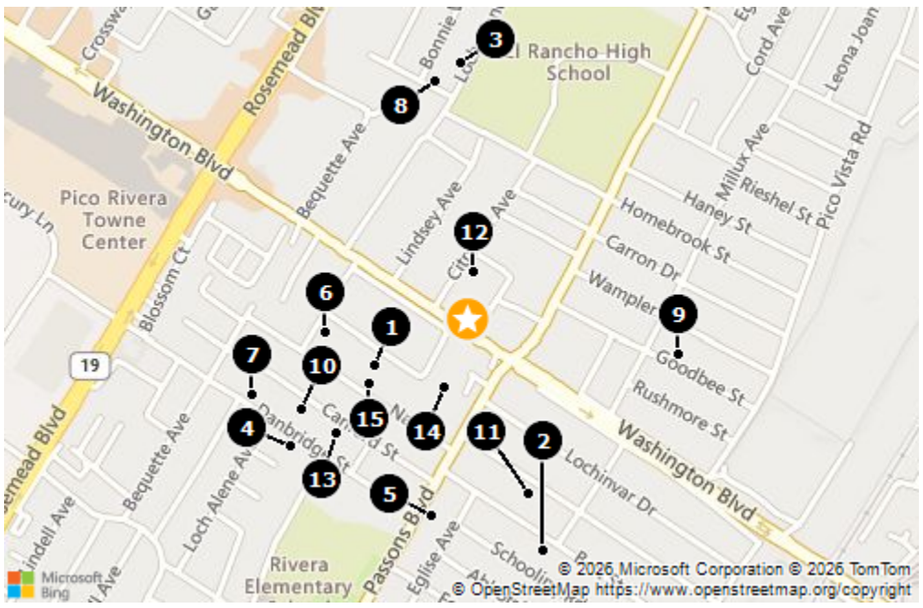
ICE SiteX Report

OrderID: 97958445

SiteX Property Information Report



Subject Property Location

6773 LEMORAN AVE, PICO RIVERA, CA 90660-3634

County:	**LOS ANGELES CA**	Census Tract:	060375008.002016
Property Use:	Single Family Residential	Zoning:	PRSF*
Parcel Number:	6378-029-016	Thomas Bros Pg-Grid:	676-6F

Valuation

Value:	**$754,000**	FSD:	17	Common Confidence Score:	41
Value Range:	$625,820 - $882,180	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	7-958
Assd Land Value:	$456,242	Market Land Value:		Tax Year:	2025
Assd Improvement:	$144,220	Market Improvment Value:		Total Taxable Value:	$8,544
Total Assessed Value:	$600,462	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 44 Tract No: 12165
Abbreviated Description: TRACT NO 12165 LOT 44

Property Characteristics

Lot Size:	7,060 SF	Bedrooms:	3	Pool:	
Building Area:	1522 SF	Baths:	2	Fireplace:	
Year Built:	1949	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

Prior Transfer

Recording Date:	08/08/2023	Sales Price:	N/A
Document #:	23-0521925 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/30/2021	Sales Price:	N/A
Document #:	21-1932269 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/22/2021		
Document Type:			

Legal Description:
Lot: 44 Tract No: 12165 Map Ref: MB 344 PG 20&21
City/Muni/Twp: PICO RIVERA

Prior Transfer

Recording Date:	12/30/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 44 Tract No: 12165
Abbreviated Description: TRACT NO 12165 LOT 44

ICE SiteX Report

OrderID: 97958445

Prior Transfer

Recording Date:	01/29/2018	Sales Price:	$477,000
Document #:	18-0092462 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/13/2017		
Document Type:			

Legal Description:
Lot: 44 Tract No: 12165 Map Ref: MB 344 PG 20&21
City/Muni/Twp: PICO RIVERA

Prior Transfer

Recording Date:	01/29/2018	Sales Price:	N/A
Document #:	18-0092461 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/22/2018		
Document Type:			

Legal Description:
Lot: 44 Tract No: 12165 Map Ref: MB 344 PG 20&21
City/Muni/Twp: PICO RIVERA

Prior Transfer

Recording Date:	11/29/2006	Sales Price:	N/A
Document #:	06-2646990 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/05/2006		
Document Type:			

Legal Description:
Lot: 44 Tract No: 12165 Map Ref: MB344 PG20&21

Prior Transfer

Recording Date:	06/21/1996	Sales Price:	N/A
Document #:	96-0986819 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/27/1996		
Document Type:			

Legal Description:
Lot: 44 Tract No: 12165 Map Ref: MB344 PG20&21
City/Muni/Twp: PICO RIVERA

Prior Transfer

Recording Date:	06/21/1996	Sales Price:	N/A
Document #:	96-0986818 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/27/1996		
Document Type:			

Legal Description:
Lot: 44 Tract No: 12165 Map Ref: MB344 PG20&21
City/Muni/Twp: PICO RIVERA

Area Sales Analysis

Total Area Sales	$10,387,500	Median # of Bedrooms	3
Median Lot Size	5,992 SF	Median # of Baths	2
Median Living Area	1,281 SF	Median Year Built	1949
Price Range - 2 Yrs	$255,000 to $965,000	Age Range	69 years to 78 years
Median Value	$730,000	Median Age	77 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**9246 LOCHINVAR DR** **PICO RIVERA, CA 90660-3823**	06/26/2026	$880,000	$577	1524	/3/2	1948	12,588 SF	
		APN: 6381-004-021 Document #: 26-0467704 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Tract No: 14100 MapRef: MB 326 PG 30-32 Abbreviated Description: Lot:36 Tract No:14100 Map Ref:MB 326 PG 30-32City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA								
2	.33Mi.	**9558 BERT ST** **PICO RIVERA, CA 90660-3904**	06/25/2026	$780,000	$935	834	/2/1	1949	6,068 SF	
		APN: 6383-017-010 Document #: 26-0462750 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 46 Tract No: 15702 MapRef: MB 344 PG 15&16 Abbreviated Description: Lot:46 Tract No:15702 Map Ref:MB 344 PG 15&16City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA								
3	.35Mi.	**6513 LOCH ALENE AVE** **PICO RIVERA, CA 90660-3531**	03/27/2026	$425,000	$514	826	/2/1	1950	5,205 SF	
		APN: 6378-011-017 Document #: 26-0213546 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 139 Tract No: 14489 MapRef: MB 365 PG 43 Abbreviated Description: Lot:139 Tract No:14489 Map Ref:MB 365 PG 43City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA								
4	.29Mi.	**9220 DANBRIDGE ST** **PICO RIVERA, CA 90660-3817**	03/23/2026	$255,000	$150	1696	/3/2	1951	6,573 SF	Yes
		APN: 6381-021-017 Document #: 26-0200076 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 182 Tract No: 16320 MapRef: MB 393 PG 36-43 Abbreviated Description: Lot:182 Tract No:16320 Map Ref:MB 393 PG 36-43City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA								
5	.27Mi.	**7158 PASSONS BLVD** **PICO RIVERA, CA 90660-3841**	03/13/2026	$460,000	$356	1289	/3/1	1949	6,906 SF	
		APN: 6383-018-005 Document #: 26-0178687 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Tract No: 15702 MapRef: MB 344 PG 15&16 Abbreviated Description: Lot:5 Tract No:15702 Map Ref:MB 344 PG 15&16City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA								
6	.19Mi.	**9202 LOCHINVAR DR** **PICO RIVERA, CA 90660-3823**	02/27/2026	$965,000	$510	1890	/3/3	1957	11,633 SF	

ICE SiteX Report

OrderID: 97958445

APN: 6381-004-015 Document #: 26-0141054
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 30 Tract No: 14100 MapRef: MB 326 PG 30-32 Abbreviated Description: Lot:30 Tract No:14100 Map Ref:MB 326 PG 30-32City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA

7	.31Mi.	**9127 DANBRIDGE ST** **PICO RIVERA, CA 90660-3814**	02/25/2026	$710,000	$685	1035	/2/1	1951	5,222 SF	

APN: 6381-011-005 Document #: 26-0134423
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26 Tract No: 16320 MapRef: MB 393 PG 36-43 Abbreviated Description: Lot:26 Tract No:16320 Map Ref:MB 393 PG 36-43City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA

8	.32Mi.	**6532 BONNIE VALE AVE** **PICO RIVERA, CA 90660-3520**	02/11/2026	$810,000	$725	1116	/3/1	1950	5,524 SF	

APN: 6378-011-001 Document #: 26-0100697
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 100 Tract No: 14489 MapRef: MB 365 PG 43-46 Abbreviated Description: Lot:100 Tract No:14489 Map Ref:MB 365 PG 43-46City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA

9	.29Mi.	**9617 GOODBEE ST** **PICO RIVERA, CA 90660-3619**	02/05/2026	$500,000	$366	1364	/3/2	1949	5,623 SF	

APN: 6379-030-029 Document #: 26-0084387
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 151 Tract No: 12553 MapRef: MB 351 PG 34-38 Abbreviated Description: Lot:151 Tract No:12553 Map Ref:MB 351 PG 34-38City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA

10	.25Mi.	**9208 CANFORD ST** **PICO RIVERA, CA 90660-3809**	02/04/2026	$730,000	$569	1281	/2/2	1949	5,579 SF	Yes

APN: 6381-008-015 Document #: 26-0081381
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 99 Tract No: 15627 MapRef: MB 343 PG 6-9 Abbreviated Description: Lot:99 Tract No:15627 Map Ref:MB 343 PG 6-9City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA

11	.25Mi.	**9512 NAN ST** **PICO RIVERA, CA 90660-3912**	12/17/2025	$750,000	$470	1594	/3/2	1949	5,883 SF	

APN: 6383-007-011 Document #: 25-0915914
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 129 Tract No: 15524 MapRef: MB 341 PG 22-24 Abbreviated Description: Lot:129 Tract No:15524 Map Ref:MB 341 PG 22-24City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA

12	.06Mi.	**6740 CITRONELL AVE** **PICO RIVERA, CA 90660-3611**	12/16/2025	$732,500	$623	1174	/2/2	1949	7,336 SF	

APN: 6378-029-007 Document #: 25-0914304
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Tract No: 12165 MapRef: MB 344 PG 20&21 Abbreviated Description: Lot:35 Tract No:12165 Map Ref:MB 344 PG 20&21City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA

13	.23Mi.	**9236 CANFORD ST** **PICO RIVERA, CA 90660-3809**	12/08/2025	$720,000	$846	851	/2/1	1949	5,992 SF	

APN: 6381-008-020 Document #: 25-0884845
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 104 Tract No: 15627 MapRef: MB 343 PG 6-9 Abbreviated Description: Lot:104 Tract No:15627 Map Ref:MB 343 PG 6-9City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA

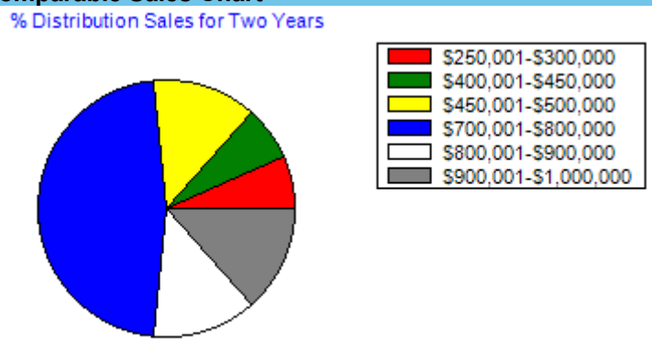
14	.1Mi.	**7036 KILGARRY AVE** **PICO RIVERA, CA 90660-3820**	11/24/2025	$960,000	$399	2406	/4/3	1950	17,485 SF	

APN: 6381-006-014 Document #: 25-0836652
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 46 Tract No: 14100 MapRef: MB 326 PG 30-32 Abbreviated Description: Lot:46 Tract No:14100 Map Ref:MB 326 PG 30-32City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA

15	.16Mi.	**9251 NAN ST** **PICO RIVERA, CA 90660-3829**	11/21/2025	$710,000	$623	1139	/3/2	1949	5,482 SF	

APN: 6381-004-006 Document #: 25-0834246
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Tract No: 15627 MapRef: MB 343 PG 6-9 Abbreviated Description: Lot:14 Tract No:15627 Map Ref:MB 343 PG 6-9City/Muni/Twp:PICO RIVERA City/Muni/Twp: PICO RIVERA

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.

ICE SiteX Report

OrderID: 97958445

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.	**6773 LEMORAN AVE**	**12/30/2021**		$600,462	1,522	/3/2	1949	7,060 SF	
.01Mi.	**6767 LEMORAN AVE**	**08/30/2012**		$430,986	1,810	/4/3	1949	7,458 SF	
.02Mi.	**6763 LEMORAN AVE**	**10/03/2014**		$238,692	1,076	/2/1	1949	7,375 SF	
.03Mi.	**6772 CITRONELL AVE**	**03/16/2004**		$224,623	770	/2/1	1949	7,041 SF	
.03Mi.	**6768 CITRONELL AVE**	**07/20/1960**		$66,865	1,466	/3/2	1949	7,482 SF	
.03Mi.	**6757 LEMORAN AVE**	**08/29/2000**		$276,202	1,159	/3/2	1949	7,289 SF	
.03Mi.	**6762 CITRONELL AVE**	**12/09/2021**		$795,904	1,225	/2/1	1949	7,406 SF	Yes
.04Mi.	**6756 CITRONELL AVE**	**07/08/1988**		$243,914	1,314	/3/1	1949	7,281 SF	
.04Mi.	**6753 LEMORAN AVE**	**02/18/2014**		$437,624	1,004	/3/1	1949	7,275 SF	
.04Mi.	**7010 KILGARRY AVE**	**04/30/1996**		$271,691	1,406	/2/2	1950	10,203 SF	
.05Mi.	**6752 CITRONELL AVE**	**09/10/1971**		$80,789	1,432	/3/2	1949	7,229 SF	
.05Mi.	**6747 LEMORAN AVE**	**07/22/2002**		$333,093	1,508	/3/2	1949	7,431 SF	
.05Mi.	**7007 KILGARRY AVE**	**11/21/2008**		$618,258	2,354	/3/3	1949	13,527 SF	
.06Mi.	**6746 CITRONELL AVE**	**01/28/1954**		$87,579	1,456	/3/1	1949	7,396 SF	Yes
.06Mi.	**7016 KILGARRY AVE**	**03/31/1989**		$433,976	1,675	/3/2	1950	10,422 SF	Yes
.06Mi.	**6741 LEMORAN AVE**	**11/26/2002**		$318,162	1,477	/3/2	1949	7,345 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	39.9 years old	Households:	15,627
Median Household Income:	$76,827	Households w/Family:	80%
Household Income Per Capita:	$27,060	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	El Rancho Unified School District	Students:	6,878
Number of Schools:	14	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.65Mi.	**Valencia Academy of the Arts** Number of Students: 398 Student-Teacher Ratio: 24.88	B	Public	PK - 5
0.30Mi.	**El Rancho High School** Number of Students: 1,995 Student-Teacher Ratio: 22.26 Advanced Placement: Yes	B-	Public	9 - 12
0.34Mi.	**Rivera Middle School** Number of Students: 544 Student-Teacher Ratio: 22.24	C-	Public	6 - 8

Flood Report

The Subject Property of **6773 LEMORAN AVE, PICO RIVERA, CA 90660-3634** 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 **6773 LEMORAN AVE, PICO RIVERA, CA 90660-3634** 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 **6773 LEMORAN AVE, PICO RIVERA, CA 90660-3634** 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	67%	NOTABLY LOWER
BURGLARY	53%	NOTABLY LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	60%	NOTABLY LOWER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	61%	NOTABLY LOWER
OVERALL	55%	NOTABLY LOWER

ICE SiteX Report

OrderID: 97958445

Disaster Alerts

9/10/2024 - Bridge Fire 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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