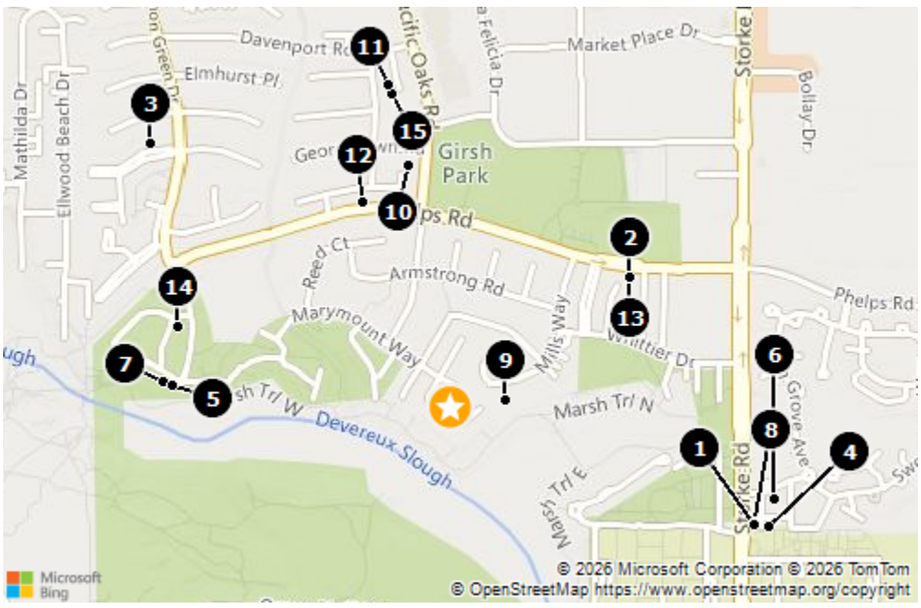
ICE SiteX Report

OrderID: 98738520

SiteX Property Information Report



Subject Property Location

7050 MARYMOUNT WAY, GOLETA, CA 93117-2987

County:	**SANTA BARBARA CA**	Census Tract:	060830029.372000
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	073-430-009	Thomas Bros Pg-Grid:	

Valuation

Value:	**$936,000**	FSD:	14	Common Confidence Score:	52
Value Range:	$804,960 - $1,067,040	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	8-007
Assd Land Value:	$137,039	Market Land Value:		Tax Year:	2026
Assd Improvement:	$185,494	Market Improvment Value:		Total Taxable Value:	$4,042
Total Assessed Value:	$322,533	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Subdivision: FAIRWAY VILLAS

Property Characteristics

Lot Size:	487 SF	Bedrooms:	2	Pool:	
Building Area:	1054 SF	Baths:	1	Fireplace:	1
Year Built:	1991	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/10/1992	Sales Price:	N/A
Document #:	1992-053333 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Subdivision: FAIRWAY VILLAS

Area Sales Analysis

Total Area Sales	$15,973,500	Median # of Bedrooms	3
Median Lot Size	872 SF	Median # of Baths	3
Median Living Area	1,655 SF	Median Year Built	1990
Price Range - 2 Yrs	$673,500 to $1,375,000	Age Range	3 years to 57 years
Median Value	$1,149,000	Median Age	36 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**569 SWEET RAIN PL** **GOLETA, CA 93117-5529**	10/07/2026	$1,200,000	$725	1655	/3/3	2000	731 SF	
		APN: 073-520-018 Document #: 2026-0034241 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 109 Subdivision: TRACT MAP NO 14393 Phase No: 1 Legal Unit: 239 MapRef: MB 183 PG 1-11 Abbreviated Description: Lot:109 Subdivision:TRACT MAP NO 14393 Phase No:1 Legal Unit:239 Map Ref:MB 183 PG 1-11City/Muni/Twp:GOLETA City/Muni/Twp: GOLETA								
2	.29Mi.	**452 LINFIELD PL**	10/05/2026	$675,000	$687	982	4/2/1	1969	952 SF	

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GOLETA, CA 93117-4061
APN: 073-370-008 Document #: 2026-0033809
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TRACT 13191 Legal Unit: 8 MapRef: MB 122 PG 40&41 Abbreviated Description: Lot:1 Subdivision:TRACT 13191 Legal Unit:8 Map Ref:MB 122 PG 40&41City/Muni/Twp:GOLETA City/Muni/Twp: GOLETA

3	.52Mi.	**355 CANNON GREEN DR**	10/02/2026	$1,075,000	$735	1462	/3/2	1974	1,660 SF

GOLETA, CA 93117-2843
APN: 073-280-019 Document #: 2026-0033640
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 2 Subdivision: TRACT 11467 MapRef: MB 79 PG 28&29 Abbreviated Description: Subdivision:TRACT 11467 Map Ref:MB 79 PG 28&29Abbreviated Description:PORTION LOT2 City/Muni/Twp:GOLETA City/Muni/Twp: GOLETA

4	.45Mi.	**573 SWEET RAIN PL**	08/25/2026	$1,160,000	$700	1655	/3/3	2000	731 SF

GOLETA, CA 93117-5529
APN: 073-520-001 Document #: 2026-0028950
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 109 Subdivision: TRACT MAP NO 14393 Phase No: 1 Legal Unit: 222 MapRef: MB 183 PG 1-11 Abbreviated Description: Lot:109 Subdivision:TRACT MAP NO 14393 Phase No:1 Legal Unit:222 Map Ref:MB 183 PG 1-11City/Muni/Twp:GOLETA City/Muni/Twp: GOLETA

5	.37Mi.	**2401 PACIFIC COAST DR**	07/30/2026	$1,265,500	$623	2031	/4/3	2016	1,061 SF

GOLETA, CA 93117-5409
APN: 073-670-024 Document #: 2026-0025996
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Abbreviated Description: City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

6	.45Mi.	**540 SWEET RAIN PL**	06/25/2026	$1,060,000	$640	1655	/3/3	2000	731 SF

GOLETA, CA 93117-5529
APN: 073-520-010 Document #: 2026-0021559
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 109 Subdivision: TRACT MAP NO 14393 Phase No: 1 Legal Unit: 231 MapRef: MB 183 PG 1-11 Abbreviated Description: Lot:109 Subdivision:TRACT MAP NO 14393 Phase No:1 Legal Unit:231 Map Ref:MB 183 PG 1-11City/Muni/Twp:GOLETA City/Muni/Twp: GOLETA

7	.38Mi.	**2405 PACIFIC COAST DR**	04/01/2026	$1,149,000	$585	1962	/4/3	2016	1,032 SF

GOLETA, CA 93117-5409
APN: 073-670-026 Document #: 2026-0010546
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Abbreviated Description: City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

8	.44Mi.	**565 SWEET RAIN PL**	02/24/2026	$987,500	$702	1405	/3/2	1999	608 SF

GOLETA, CA 93117-5529
APN: 073-520-017 Document #: 2026-0005511
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 109 Subdivision: TRACT MAP NO 14393 Phase No: 1 Legal Unit: 238 MapRef: MB 183 PG 1-11 Abbreviated Description: Lot:109 Subdivision:TRACT MAP NO 14393 Phase No:1 Legal Unit:238 Map Ref:MB 183 PG 1-11City/Muni/Twp:GOLETA City/Muni/Twp: GOLETA

9	.08Mi.	**544 MILLS WAY**	12/19/2025	$853,000	$903	944	4/2/1	1973	483 SF

GOLETA, CA 93117-4021
APN: 073-290-025 Document #: 2025-0039954
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TRACT NO 11372 MapRef: MB 78 PG 96&97 Abbreviated Description: Subdivision:TRACT NO 11372 Map Ref:MB 78 PG 96&97Abbreviated Description:PORTION LOT1 City/Muni/Twp:GOLETA City/Muni/Twp: GOLETA

10	.33Mi.	**7125 GEORGETOWN RD**	12/12/2025	$1,295,000	$758	1707	5/2/3	1990	1,443 SF

GOLETA, CA 93117-2977
APN: 073-420-001 Document #: 2025-0039143
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 2 Subdivision: TRACT 13590 Legal Unit: 47 MapRef: MB 152 PG 63&64 Abbreviated Description: Lot:2 Subdivision:TRACT 13590 Legal Unit:47 Map Ref:MB 152 PG 63&64City/Muni/Twp:GOLETA City/Muni/Twp: GOLETA

11	.44Mi.	**320 LA SALLE RD**	09/19/2025	$1,180,000	$627	1881	8/3/3	1990	878 SF

GOLETA, CA 93117-2975
APN: 073-410-016 Document #: 2025-0029049
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TRACT 13590 Legal Unit: 16 MapRef: MB 152 PG 63&64 Abbreviated Description: Lot:1 Subdivision:TRACT 13590 Legal Unit:16 Map Ref:MB 152 PG 63&64City/Muni/Twp:GOLETA City/Muni/Twp: GOLETA

12	.3Mi.	**7134 PHELPS RD**	09/18/2025	$1,375,000	$730	1881	5/3/3	1990	1,322 SF

GOLETA, CA 93117-2980
APN: 073-420-020 Document #: 2025-0028762
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 2 Subdivision: TRACT 13590 Legal Unit: 66 MapRef: MB 152 PG 63&64 Abbreviated Description: Subdivision:TRACT 13590 Legal Unit:66 Map Ref:MB 152 PG 63&64Abbreviated Description:PORTION LOT2 City/Muni/Twp:GOLETA City/Muni/Twp: GOLETA

13	.3Mi.	**452 LINFIELD PL**	08/22/2025	$675,000	$843	800	/1/1	1969	776 SF

GOLETA, CA 93117-4061
APN: 073-370-010 Document #: 2025-0025791
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TRACT 13191 Legal Unit: 10 MapRef: MB 122 PG 41&42 Abbreviated Description: Lot:1 Subdivision:TRACT 13191 Legal Unit:10 Map Ref:MB 122 PG 41&42City/Muni/Twp:GOLETA City/Muni/Twp: GOLETA

14	.38Mi.	**402 OCEAN BLUFF DR**	06/30/2025	$673,500	$522	1288	/2/2	2023	SF

GOLETA, CA 93117-4367
APN: 073-090-098 Document #: 2025-0019253
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Phase No: 4 Legal Unit: 109 Abbreviated Description: Phase No:4 Legal Unit:109 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

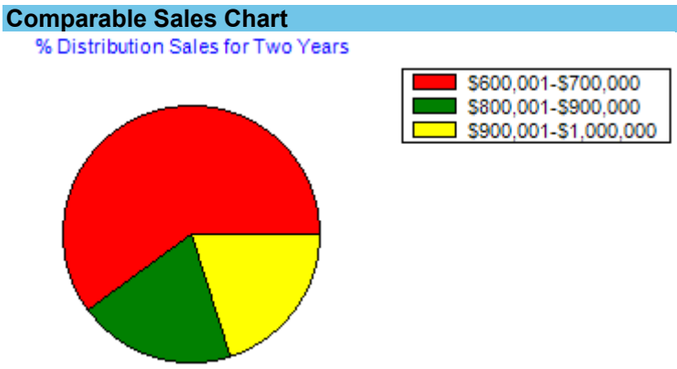
15	.42Mi.	**326 LA SALLE RD**	06/18/2025	$1,350,000	$790	1707	5/2/3	1990	872 SF

GOLETA, CA 93117-2975
APN: 073-410-013 Document #: 2025-0018123
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TRACT 13590 MapRef: MB 152 PG 63&64 Abbreviated Description: Lot:1 Subdivision:TRACT 13590 Map Ref:MB 152 PG 63&64City/Muni/Twp:GOLETA City/Muni/Twp: GOLETA

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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.	**7050 MARYMOUNT WAY**	**07/10/1992**		$322,533	1,054	/2/1	1991	487 SF	
0Mi.	**7048 MARYMOUNT WAY**			$342,510	1,054	/2/1	1992	500 SF	
0Mi.	**7052 MARYMOUNT WAY**	**10/01/2009**		$417,096	942	/2/1	1992	498 SF	
.01Mi.	**7054 MARYMOUNT WAY**			$409,684	1,010	/2/1	1991	487 SF	
.01Mi.	**7046 MARYMOUNT WAY**			$289,725	1,054	4/2/1	1992	487 SF	
.01Mi.	**7044 MARYMOUNT WAY**			$416,880	1,054	/2/1	1991	487 SF	
.01Mi.	**7042 MARYMOUNT WAY**			$610,972	930	/2/1	1991	500 SF	
.02Mi.	**7040 MARYMOUNT WAY**			$610,767	930	/2/1	1991	487 SF	
.02Mi.	**7056 MARYMOUNT WAY**			$652,582	998	4/2/1	1991	513 SF	
.02Mi.	**7060 MARYMOUNT WAY**			$646,996	1,054	/2/1	1991	525 SF	
.02Mi.	**7058 MARYMOUNT WAY**	**10/26/2007**		$324,473	930	/2/1	1992	488 SF	
.02Mi.	**7062 MARYMOUNT WAY**			$662,735	1,054	/2/1	1992	500 SF	
.02Mi.	**7064 MARYMOUNT WAY**			$665,622	942	/2/1	1991	513 SF	
.02Mi.	**7038 MARYMOUNT WAY**			$423,264	1,058	4/2/1	1991	487 SF	
.02Mi.	**7066 MARYMOUNT WAY**			$413,933	942	4/2/1	1992	487 SF	
.02Mi.	**7053 MARYMOUNT WAY**			$859,578	1,014	/2/1	1991	487 SF	

Rent vs. Own

Households Occupied by Renters:	58%	Households Occupied by Owners:	36%

Demographics & Income

Median Age:	30.4 years old	Households:	16,915
Median Household Income:	$88,117	Households w/Family:	48%
Household Income Per Capita:	$39,434	Households w/Family Married:	35%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	20%

School District

School District Zone:	Santa Barbara Unified School District	Students:	12,250
Number of Schools:	21	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.07Mi.	**Goleta Valley Junior High School** Number of Students: 731 Student-Teacher Ratio: 19.27	B+	Public	7 - 8
3.07Mi.	**Goleta Valley Junior High School** Number of Students: 731 Student-Teacher Ratio: 19.27	B+	Public	7 - 8
0.58Mi.	**Isla Vista Elementary School** Number of Students: 418 Student-Teacher Ratio: 19.9	A	Public	KG - 6
0.58Mi.	**Isla Vista Elementary School** Number of Students: 418 Student-Teacher Ratio: 19.9	A	Public	KG - 6
1.17Mi.	**Dos Pueblos High School** Number of Students: 2,149 Student-Teacher Ratio: 22.61 Advanced Placement: Yes	A-	Public	9 - 12
1.17Mi.	**Dos Pueblos High School**	A-	Public	9 - 12

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Number of Students: 2,149
Student-Teacher Ratio: 22.61
Advanced Placement: Yes

Flood Report

The Subject Property of **7050 MARYMOUNT WAY, GOLETA, CA 93117-2987** 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	119%	HIGHER
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	129%	HIGHER
OVERALL	109%	SIMILAR

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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