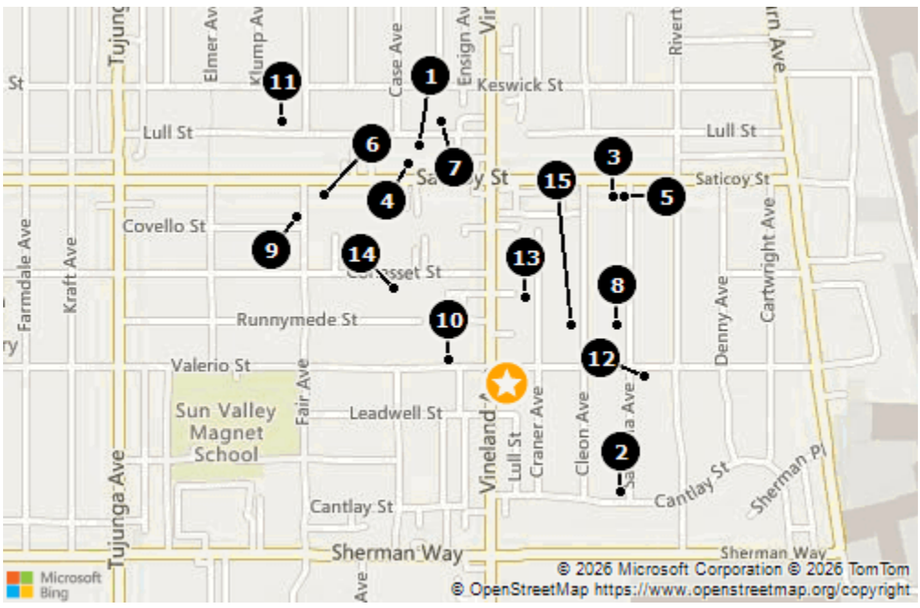
ICE SiteX Report

OrderID: 98207002

SiteX Property Information Report



Subject Property Location

7354 VINELAND AVE, SUN VALLEY, CA 91352-5056

County:	**LOS ANGELES CA**	Census Tract:	060371230.202006
Property Use:	Single Family Residential	Zoning:	LARD2
Parcel Number:	2410-018-005	Thomas Bros Pg-Grid:	533-4A

Valuation

Value:	**$823,000**	FSD:	10	Common Confidence Score:	67
Value Range:	$740,700 - $905,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	0-013
Assd Land Value:	$681,666	Market Land Value:		Tax Year:	2025
Assd Improvement:	$109,038	Market Improvment Value:		Total Taxable Value:	$9,823
Total Assessed Value:	$790,704	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Tract No: 8327
Abbreviated Description: TRACT NO 8327 (EX OF ST) LOT 5

Property Characteristics

Lot Size:	6,178 SF	Bedrooms:	3	Pool:	
Building Area:	1356 SF	Baths:	2	Fireplace:	
Year Built:	1942	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/23/2026	Sales Price:	N/A
Document #:	26-0286673 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/11/2025	Sales Price:	N/A
Document #:	25-0543355 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/28/2025	Loan Amount:	N/A
Document #:	25-0504099 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2055	Type Finance:	
Legal Description:			
Lot: 5 Tract No: 8327			
City/Muni/Twp: LOS ANGELES			

Prior Transfer

Recording Date:	01/26/2024	Sales Price:	N/A
Document #:	24-0059966 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	01/11/2024	Sales Price:	$775,500
Document #:	24-0025272 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/29/2023		
Document Type:			

Legal Description:
Lot: 5 Tract No: 8327 Map Ref: MB 135 PG 55&56
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	01/11/2024	Sales Price:	$775,500
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Tract No: 8327
Abbreviated Description: TRACT NO 8327 (EX OF ST) LOT 5

Prior Transfer

Recording Date:	08/11/2023	Sales Price:	$288,000
Document #:	23-0533387 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/03/2020	Sales Price:	$288,000
Document #:	20-0383506 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/09/2019	Sales Price:	$288,000
Document #:	19-1360265 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/13/2018	Sales Price:	N/A
Document #:	18-0589487 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/12/2018		
Document Type:			

Legal Description:
Lot: 5 Tract No: 8327 Map Ref: MB 135 PG 55&56
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	08/02/2007	Sales Price:	$245,000
Document #:	07-1824859 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/27/2007	Sales Price:	N/A
Document #:	07-1775536 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/20/2007		
Document Type:			

Legal Description:
Lot: 5 Tract No: 8327 Map Ref: MB135 PG55&56
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	07/26/2007	Sales Price:	N/A
Document #:	07-1765903 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/20/2007		
Document Type:			

Legal Description:
Lot: 5 Tract No: 8327 Map Ref: MB135 PG55&56
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	08/30/2005	Sales Price:	$189,000
Document #:	05-2090723 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/28/2005	Sales Price:	N/A
Document #:	05-1518026 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/20/2005		
Document Type:			

Legal Description:
Lot: 5 Tract No: 8327 Map Ref: MB135 PG55&56
City/Muni/Twp: SUN VALLEY

Prior Transfer

Recording Date:	01/12/2005	Sales Price:	$189,000

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Document #:	05-0085950 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/11/2003	Loan Amount:	N/A
Document #:	03-2664145 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/09/2033	Type Finance:	FIX

Legal Description:
Lot: 5 Tract No: 8327
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	12/01/2000	Sales Price:	$199,000
Document #:	00-1873632 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/29/2000		
Document Type:			

Legal Description:
Abbreviated Description: TRACT NO 8327 (EX OF ST) LOT 5
City/Muni/Twp: LOS ANGELES

Area Sales Analysis

Total Area Sales	$11,555,500	Median # of Bedrooms	3
Median Lot Size	6,609 SF	Median # of Baths	1
Median Living Area	1,209 SF	Median Year Built	1949
Price Range - 2 Yrs	$400,000 to $875,500	Age Range	65 years to 100 years
Median Value	$815,000	Median Age	77 years

Comparable Sales Data

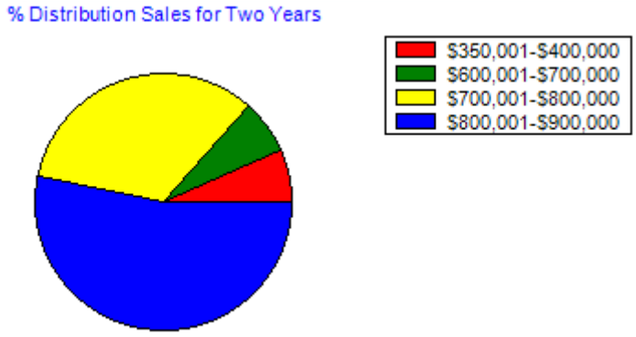
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**11046 LULL ST** **SUN VALLEY, CA 91352-4716**	07/29/2026	$720,000	$750	960	/3/1	1955	5,650 SF	
		APN: 2315-012-026 Document #: 26-0556627 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Subdivision: LANKERSHIM RANCH LAND AND WATER COMPANYS SUBDIVISI MapRef: MB 31 PG 39 Abbreviated Description: Subdivision:LANKERSHIM RANCH LAND AND WATER COMPANYS SUBDIVISI Map Ref:MB 31 PG 39Abbreviated Description:PORTION LOT36 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES							
2	.21Mi.	**10841 CANTLAY ST** **SUN VALLEY, CA 91352-4803**	06/30/2026	$815,000	$720	1131	/3/1	1951	6,298 SF	
		APN: 2410-016-036 Document #: 26-0477325 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 54 Tract No: 16857 MapRef: MB 408 PG 21&22 Abbreviated Description: Lot:54 Tract No:16857 Map Ref:MB 408 PG 21&22City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES							
3	.29Mi.	**10852 SATICOY ST** **SUN VALLEY, CA 91352-4520**	05/18/2026	$850,000	$1,011	840	/2/1	1926	11,304 SF	
		APN: 2410-005-028 Document #: 26-0360469 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24&40 Subdivision: LANKERSHIM RANCH LAND AND WATER COMPANYS SUBDIVISI Tract No: 14267 MapRef: MB 318 PG 29&30 Abbreviated Description: Lot:24&40 Subdivision:LANKERSHIM RANCH LAND AND WATER COMPANYS SUBDIVISI Tract No:14267 Map Ref:MB 318 PG 29&30Abbreviated Description:PORTION LOT40 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES							
4	.32Mi.	**11055 SATICOY ST** **SUN VALLEY, CA 91352-4725**	04/08/2026	$835,000	$713	1171	/3/2	1960	7,852 SF	Yes
		APN: 2315-012-025 Document #: 26-0246073 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Subdivision: LANKERSHIM RANCH LAND AND WATER COMPANYS SUBDIVISI MapRef: MB 31 PG 39 Abbreviated Description: Subdivision:LANKERSHIM RANCH LAND AND WATER COMPANYS SUBDIVISI Map Ref:MB 31 PG 39Abbreviated Description:PORTION LOT36 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES							
5	.29Mi.	**10842 SATICOY ST** **SUN VALLEY, CA 91352-4520**	02/04/2026	$785,000	$649	1209	/2/1	1948	6,561 SF	Yes
		APN: 2410-005-027 Document #: 26-0081350 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 40 Subdivision: LANKERSHIM RANCH LAND AND WATER CO SUBDIVISION MapRef: MB 31 PG 39 Abbreviated Description: Subdivision:LANKERSHIM RANCH LAND AND WATER CO SUBDIVISION Map Ref:MB 31 PG 39Abbreviated Description:PORTION LOT40 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES							
6	.35Mi.	**11160 SATICOY ST** **SUN VALLEY, CA 91352-4726**	01/22/2026	$645,000	$380	1697	/2/1	1937	12,192 SF	
		APN: 2315-014-028 Document #: 26-0051878 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 41 Subdivision: THE LANKERSHIM RANCH LAND AND WATER COMPANY MapRef: MB 31 PG 39 Abbreviated Description: Subdivision:THE LANKERSHIM RANCH LAND AND WATER COMPANY Map Ref:MB 31 PG 39Abbreviated Description:PORTION LOT41 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES							
7	.36Mi.	**11031 LULL ST** **SUN VALLEY, CA 91352-4717**	12/03/2025	$875,500	$646	1355	/2/1	1948	6,749 SF	
		APN: 2315-009-008 Document #: 25-0867975 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Tract No: 9788 MapRef: MB 139 PG 76&77 Abbreviated Description: Tract No:9788 Map Ref:MB 139 PG 76&77Abbreviated Description:PORTION LOT3 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES							
8	.12Mi.	**7427 CLEON AVE** **SUN VALLEY, CA 91352-4812**	09/26/2025	$835,000	$602	1387	/3/2	1950	6,337 SF	
		APN: 2410-003-019 Document #: 25-0664711 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Tract No: 12355 MapRef: MB 288 PG 9&10 Abbreviated Description: Lot:13 Tract No:12355 Map Ref:MB 288 PG 9&10City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES							
9	.36Mi.	**11201 COVELLO ST**	09/11/2025	$740,000	$610	1213	/3/1	1943	5,948 SF	

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		SUN VALLEY, CA 91352-4710								
	APN: 2315-015-034 Document #: 25-0626674 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Tract No: 13120 MapRef: MB 253 PG 18 Abbreviated Description: Lot:12 Tract No:13120 Map Ref:MB 253 PG 18City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
10	.09Mi.	**11027 VALERIO ST**	08/05/2025	$845,000	$690	1223	/3/1	1949	9,866 SF	
		SUN VALLEY, CA 91352-5051								
	APN: 2315-019-009 Document #: 25-0528065 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11&12 Tract No: 4917 MapRef: MB 69 PG 57&58 Abbreviated Description: Tract No:4917 Map Ref:MB 69 PG 57&58Abbreviated Description:PORTION LOTS11&12 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
11	.46Mi.	**11215 LULL ST**	07/28/2025	$875,000	$605	1446	/3/1	1950	8,378 SF	Yes
		SUN VALLEY, CA 91352-4721								
	APN: 2315-010-006 Document #: 25-0504270 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35 Subdivision: LANKERSHIM RANCH LAND AND WATER COMPANY MapRef: MB 31 PG 39 Abbreviated Description: Lot:35 Subdivision:LANKERSHIM RANCH LAND AND WATER COMPANY Map Ref:MB 31 PG 39City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
12	.12Mi.	**7358 CLEON AVE**	07/17/2025	$770,000	$688	1119	/2/1	1941	6,552 SF	
		SUN VALLEY, CA 91352-4809								
	APN: 2410-016-006 Document #: 25-0479596 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Tract No: 8327 MapRef: MB 135 PG 55&56 Abbreviated Description: Lot:30 Tract No:8327 Map Ref:MB 135 PG 55&56City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
13	.12Mi.	**7449 CRANER AVE**	07/02/2025	$400,000	$322	1242	/3/2	1961	6,609 SF	Yes
		SUN VALLEY, CA 91352-4858								
	APN: 2410-002-003 Document #: 25-0444802 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Tract No: 25489 MapRef: MB 657 PG 47&48 Abbreviated Description: Lot:24 Tract No:25489 Map Ref:MB 657 PG 47&48City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
14	.2Mi.	**11110 COHASSET ST**	06/03/2025	$850,000	$705	1205	/3/2	1951	10,091 SF	
		SUN VALLEY, CA 91352-4703								
	APN: 2315-018-015 Document #: 25-0370238 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 41 Subdivision: LANKERSHIM RANCH LAND AND WATER COMPANY Tract No: 4917 MapRef: MB 31 PG 39 Abbreviated Description: Subdivision:LANKERSHIM RANCH LAND AND WATER COMPANY Tract No:4917 Map Ref:MB 31 PG 39Abbreviated Description:PORTION LOT41 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
15	.08Mi.	**7427 CRANER AVE**	05/05/2025	$715,000	$744	961	/2/1	1948	5,675 SF	
		SUN VALLEY, CA 91352-4858								
	APN: 2410-002-007 Document #: 25-0291512 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Tract No: 12355 MapRef: MB 288 PG 9&10 Abbreviated Description: Lot:1 Tract No:12355 Map Ref:MB 288 PG 9&10City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									

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.	**7354 VINELAND AVE**	**01/11/2024**		$790,704	1,356	/3/2	1942	6,178 SF	
.02Mi.	**7355 CRANER AVE**	**10/25/1977**		$99,274	900	/2/1	1942	6,600 SF	
.03Mi.	**7359 CRANER AVE**	**05/24/1996**		$211,054	1,528	/3/1	1946	6,550 SF	
.03Mi.	**7349 CRANER AVE**	**09/02/2011**		$301,565	2,156	/4/3	1948	6,600 SF	
.03Mi.	**7338 VINELAND AVE**	**10/21/2004**		$512,945	1,532	/2/1	1942	6,180 SF	
.03Mi.	**7345 CRANER AVE**	**11/01/2000**		$256,139	1,474	/4/2	1941	6,600 SF	
.04Mi.	**7339 CRANER AVE**	**04/01/2002**		$276,228	1,084	/3/1	1941	6,599 SF	
.04Mi.	**7401 CRANER AVE**	**12/14/2006**		$453,492	1,394	/2/2	1950	5,730 SF	
.04Mi.	**7335 CRANER AVE**	**12/24/2003**		$420,132	1,364	/3/1	1941	5,695 SF	
.05Mi.	**7407 CRANER AVE**	**07/06/2012**		$314,003	1,229	/3/2	1950	5,780 SF	
.05Mi.	**7329 CRANER AVE**	**02/28/1997**		$237,516	1,638	/4/2		6,379 SF	
.06Mi.	**7413 CRANER AVE**	**06/08/2005**		$603,544	1,176	/3/2	1950	5,780 SF	
.06Mi.	**7354 CRANER AVE**	**03/17/2006**		$710,608	1,482	/3/2	1942	6,600 SF	
.06Mi.	**7348 CRANER AVE**	**09/18/1986**		$132,586	1,017	/2/1	1941	6,600 SF	
.06Mi.	**7358 CRANER AVE**	**09/01/1999**		$224,372	1,196	/3/1	1945	6,550 SF	
.06Mi.	**7323 CRANER AVE**	**09/13/2006**		$676,575	1,148	/3/1	1951	6,361 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	38.7 years old	Households:	11,881
Median Household Income:	$71,457	Households w/Family:	77%
Household Income Per Capita:	$25,456	Households w/Family Married:	48%
Most Common Education Level:	Some High School	Households w/Family Children:	35%

School District

School District Zone:	Los Angeles Unified School District	Students:	408,026
Number of Schools:	784	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.32Mi.	**East Valley High School** Number of Students: 558 Student-Teacher Ratio: 16.78 Advanced Placement: Yes	D+	Public	9 - 12
0.74Mi.	**Camellia Avenue Elementary School** Number of Students: 433 Student-Teacher Ratio: 19.68	D	Public	KG - 5
0.44Mi.	**Sun Valley Magnet** Number of Students: 1,272 Student-Teacher Ratio: 17.34	C	Public	6 - 8

Flood Report

The Subject Property of **7354 VINELAND AVE, SUN VALLEY, CA 91352-5056** 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 **7354 VINELAND AVE, SUN VALLEY, CA 91352-5056** 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 **7354 VINELAND AVE, SUN VALLEY, CA 91352-5056** is **OUT** 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	84%	LOWER
BURGLARY	61%	NOTABLY LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	132%	NOTABLY HIGHER
MURDER	82%	LOWER
OVERALL	77%	NOTABLY LOWER

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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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