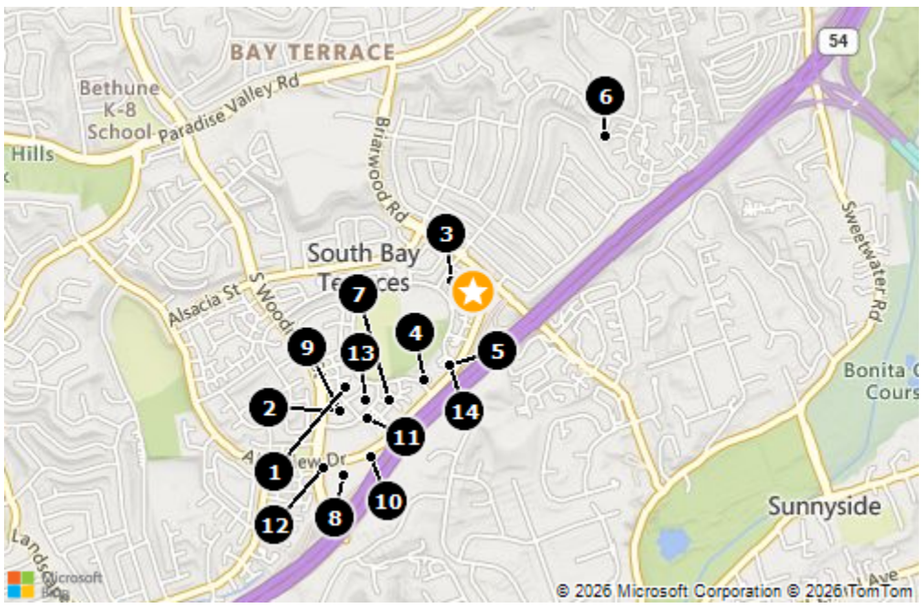
ICE SiteX Report

OrderID: 98224544

SiteX Property Information Report



Subject Property Location

7376 TOOMA ST, SAN DIEGO, CA 92139-2939

County:	**SAN DIEGO CA**	Census Tract:	060730032.092005
Property Use:	Condominium Unit (Residential)	Zoning:	R-1:SINGLE FAM-RES
Parcel Number:	589-360-04-41	Thomas Bros Pg-Grid:	1290-7G

Valuation

Value:	**$496,000**	FSD:	12	Common Confidence Score:	63
Value Range:	$436,480 - $555,520	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	8-110
Assd Land Value:	$143,424	Market Land Value:		Tax Year:	2025
Assd Improvement:	$191,227	Market Improvment Value:		Total Taxable Value:	$4,220
Total Assessed Value:	$334,651	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 District: 0020 Subdivision: TERRACE GREEN UNIT #2 Tract No: 9268 Map Ref: 009268
Abbreviated Description: TR 9268 LOT 8*US207PER DOC80-56526&UND INT IN
City/Muni/Twp: SAN DIEGO

Property Characteristics

Lot Size:	4.118 AC	Bedrooms:	2	Pool:	
Building Area:	840 SF	Baths:	1	Fireplace:	
Year Built:	1981	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	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:	06/24/2021	Sales Price:	$310,042
Document #:	2021-0460093 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/23/2019	Sales Price:	$306,450
Document #:	2019-0359317 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/24/2019	Loan Amount:	N/A
Document #:	2019-0301534 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2049	Type Finance:	

Legal Description:
Lot: 8 Subdivision: TERRACE GREEN UNIT NO 2 Phase No: II Legal Unit: 207
City/Muni/Twp: SAN DIEGO

Prior Transfer

Recording Date:	10/30/2018	Sales Price:	$180,000
Document #:	2018-0453101 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98224544

Document Type:
Legal Description:

Prior Transfer

Recording Date:	10/12/2018	Sales Price:	$300,000
Document #:	2018-0425617 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/09/2018		
Document Type:			

Legal Description:
Lot: 8 Subdivision: TERRACE GREEN Legal Unit: 2 Map Ref: MAP 9268
City/Muni/Twp: SAN DIEGO

Prior Transfer

Recording Date:	05/24/2017	Sales Price:	N/A
Document #:	2017-0232764 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/11/2017	Sales Price:	$240,000
Document #:	2017-0212758 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/21/2017		
Document Type:			

Legal Description:
Lot: 8 Subdivision: TERRACE GREEN UNIT #2 Legal Unit: 207 Map Ref: MAP9268
City/Muni/Twp: SAN DIEGO

Prior Transfer

Recording Date:	05/15/2013	Sales Price:	$123,500
Document #:	2013-0305866 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/25/2013	Loan Amount:	N/A
Document #:	2013-0257921 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2028	Type Finance:	

Legal Description:
Lot: 8 Subdivision: TERRACE GREEN Legal Unit: 2
City/Muni/Twp: SAN DIEGO

Prior Transfer

Recording Date:	04/25/2013	Sales Price:	N/A
Document #:	2013-0257920 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/19/2013		
Document Type:			

Legal Description:
Lot: 8 Subdivision: TERRACE GREEN UNIT #2 Legal Unit: 207 Map Ref: MAP9268
City/Muni/Twp: SAN DIEGO

Prior Transfer

Recording Date:	05/01/2009	Sales Price:	N/A
Document #:	2009-0229895 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/01/2009		
Document Type:			

Legal Description:
Lot: 8 Subdivision: TERRACE GREEN UNIT #2 Legal Unit: 207 Map Ref: MAP9268
City/Muni/Twp: SAN DIEGO

Prior Transfer

Recording Date:	11/17/2005	Sales Price:	$84,320
Document #:	2005-0999804 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/07/2005	Loan Amount:	N/A
Document #:	2005-0868612 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	10/01/2020	Type Finance:	

Legal Description:
Lot: 8 Subdivision: TERRACE GREEN UNIT #2 Legal Unit: 207
Abbreviated Description: AMENDED TERRACE GREEN UN #2 PH II CONDO FILE #80-056526
City/Muni/Twp: SAN DIEGO

Mortgage Record

Recording Date:	07/29/2003	Loan Amount:	N/A
Document #:	2003-0901618 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2018	Type Finance:	

Legal Description:
Lot: 8 Subdivision: TERRACE GREEN UNIT #2 Phase No: II Legal Unit: 207
Abbreviated Description: PORTION LOT8 FILE #80-056526
City/Muni/Twp: SAN DIEGO

Mortgage Record

Recording Date:	07/27/2001	Loan Amount:	N/A
Document #:	2001-0523949 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

ICE SiteX Report

OrderID: 98224544

Legal Description:
Lot: 8 Subdivision: TERRACE GREEN UNIT #2 Phase No: II Legal Unit: 207
Abbreviated Description: PORTION LOT8 FILE #80-056526
City/Muni/Twp: SAN DIEGO

Prior Transfer

Recording Date:	08/30/1999	Sales Price:	$80,000
Document #:	1999-0596417 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/23/1999		
Document Type:			

Legal Description:
Subdivision: TERRACE GREEN UNIT #2 Map Ref: 009268
Abbreviated Description: LOT 8 US207PER DOC80-56526&UND INT IN
City/Muni/Twp: SAN DIEGO

Prior Transfer

Recording Date:	08/30/1999	Sales Price:	N/A
Document #:	1999-0596416 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/26/1999		
Document Type:			

Legal Description:
Subdivision: TERRACE GREEN UNIT #2 Map Ref: 009268
Abbreviated Description: LOT 8 US207PER DOC80-56526&UND INT IN
City/Muni/Twp: SAN DIEGO

Prior Transfer

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

Legal Description:
Lot: 8 District: 0020 Subdivision: TERRACE GREEN UNIT #2 Tract No: 9268 Map Ref: 009268
Abbreviated Description: TR 9268 LOT 8*US207PER DOC80-56526&UND INT IN
City/Muni/Twp: SAN DIEGO

Area Sales Analysis

Total Area Sales	$7,863,000	Median # of Bedrooms	3
Median Lot Size	135,167 SF	Median # of Baths	2
Median Living Area	1,222 SF	Median Year Built	1981
Price Range - 2 Yrs	$368,000 to $775,000	Age Range	41 years to 46 years
Median Value	$577,500	Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**7089 WATTLE DR** **SAN DIEGO, CA 92139-3319**	07/09/2026	$670,000	$547	1224	/3/2	1980	140,220 SF	
		APN: 589-031-11-15 Document #: 2026-0196745 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1&32 Subdivision: TERRACE GREEN UNIT NO 1 Legal Unit: 15 MapRef: MAP 8962 Abbreviated Description: Lot:1&32 Subdivision:TERRACE GREEN UNIT NO 1 Legal Unit:15 Map Ref:MAP 8962City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
2	.49Mi.	**7016 APPIAN DR** **SAN DIEGO, CA 92139-3352**	05/27/2026	$480,000	$392	1222	/3/2	1980	130,114 SF	
		APN: 589-031-12-32 Document #: 2026-0150162 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 3 Subdivision: TERRACE GREEN UNIT NO 1 Phase No: III Legal Unit: 92 MapRef: MAP 8962 Abbreviated Description: Lot:3 Subdivision:TERRACE GREEN UNIT NO 1 Phase No:III Legal Unit:92 Map Ref:MAP 8962City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
3	.09Mi.	**7352 TOOMA ST** **SAN DIEGO, CA 92139-2939**	05/15/2026	$570,000	$465	1224	/3/2	1981	153,724 SF	
		APN: 589-360-05-13 Document #: 2026-0140553 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 9 Subdivision: TERRACE GREEN UNIT NO 2 Phase No: III MapRef: MAP 9268 Abbreviated Description: Lot:9 Subdivision:TERRACE GREEN UNIT NO 2 Phase No:III Map Ref:MAP 9268City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
4	.24Mi.	**2875 CASEY ST** **SAN DIEGO, CA 92139-3351**	05/01/2026	$585,000	$478	1222	/3/2	1982	174,284 SF	
		APN: 589-020-39-03 Document #: 2026-0125275 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 14 Subdivision: TERRACE GREEN UNIT NO 4 Legal Unit: 357 MapRef: MAP 9724 Abbreviated Description: Lot:14 Subdivision:TERRACE GREEN UNIT NO 4 Legal Unit:357 Map Ref:MAP 9724City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
5	.24Mi.	**7483 TOOMA ST** **SAN DIEGO, CA 92139-2940**	04/24/2026	$575,000	$470	1222	/3/2	1982	174,284 SF	
		APN: 589-020-39-32 Document #: 2026-0116544 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 14 Subdivision: TERRACE GREEN UNIT NO 4 Phase No: III MapRef: MAP 9724 Abbreviated Description: Lot:14 Subdivision:TERRACE GREEN UNIT NO 4 Phase No:III Map Ref:MAP 9724City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
6	.56Mi.	**7845 GOODE ST** **SAN DIEGO, CA 92139-4003**	04/21/2026	$775,000	$472	1641	/3/2	1985	4,031 SF	
		APN: 586-352-18-00 Document #: 2026-0110982 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 30 Subdivision: HILLSBOROUGH UNIT NO 1 MapRef: MAP 10660 Abbreviated Description: Lot:30 Subdivision:HILLSBOROUGH UNIT NO 1 Map Ref:MAP 10660City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
7	.37Mi.	**2822 CASEY ST** **SAN DIEGO, CA 92139-3350**	03/24/2026	$586,000	$478	1224	/3/2	1981	89,037 SF	
		APN: 589-031-15-21 Document #: 2026-0080207 Document Type: Price Code: R Land Use: Condominium Unit (Residential)								

ICE SiteX Report

OrderID: 98224544

Legal: Lot: 10 Subdivision: TERRACE GREEN UNIT NO 3 - PHASE V MapRef: MAP 9515 Abbreviated Description: Lot:10 Subdivision:TERRACE GREEN UNIT NO 3 - PHASE V Map Ref:MAP 9515City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

8	.61Mi.	**2970 ALTA VIEW DR** **SAN DIEGO, CA 92139-3315**	03/17/2026	$450,000	$500	900	/2/2	1982	129,635 SF

APN: 589-164-12-34 Document #: 2026-0072264
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: TRACT NO 10424 Legal Unit: 102 MapRef: DOC 2005-0496105 Abbreviated Description: Subdivision:TRACT NO 10424 Legal Unit:102 Map Ref:DOC 2005-0496105Abbreviated Description:BUILDING G City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

9	.49Mi.	**6968 APPIAN DR** **SAN DIEGO, CA 92139-3330**	03/11/2026	$630,000	$514	1224	/3/2	1980	130,114 SF

APN: 589-031-12-09 Document #: 2026-0066562
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1&38 Subdivision: TERRACE GREEN UNIT NO 1 MapRef: MAP 8962 Abbreviated Description: Lot:1&38 Subdivision:TERRACE GREEN UNIT NO 1 Map Ref:MAP 8962City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

10	.5Mi.	**3010 ALTA VIEW DR** **SAN DIEGO, CA 91902-3317**	02/23/2026	$368,000	$545	675	/1/1	1982	205,386 SF

APN: 589-164-13-07 Document #: 2026-0048968
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 3 Subdivision: TRACT NO 10424 Legal Unit: 107 MapRef: DOC 2005-496101 Abbreviated Description: Lot:3 Subdivision:TRACT NO 10424 Legal Unit:107 Map Ref:DOC 2005-496101Abbreviated Description:BUILDING B City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

11	.43Mi.	**7007 APPIAN DR** **SAN DIEGO, CA 92139-3305**	12/30/2025	$580,000	$474	1222	/3/2	1981	156,294 SF

APN: 589-031-14-36 Document #: 2025-0366071
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 12 Subdivision: TERRACE GREEN UNIT NO 3 Phase No: I MapRef: MAP 9515 Abbreviated Description: Lot:12 Subdivision:TERRACE GREEN UNIT NO 3 Phase No:I Map Ref:MAP 9515City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

12	.61Mi.	**2910 ALTA VIEW DR** **SAN DIEGO, CA 92139-3356**	12/22/2025	$499,000	$554	900	/2/2	1982	129,635 SF

APN: 589-164-12-13 Document #: 2025-0360855
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 2 Subdivision: TRACT NO 10424 Legal Unit: 205 MapRef: DOC 82-210596 Abbreviated Description: Lot:2 Subdivision:TRACT NO 10424 Legal Unit:205 Map Ref:DOC 82-210596City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

13	.42Mi.	**2728 CASEY ST** **SAN DIEGO, CA 92139-3327**	12/05/2025	$495,000	$589	840	/2/1	1980	110,774 SF

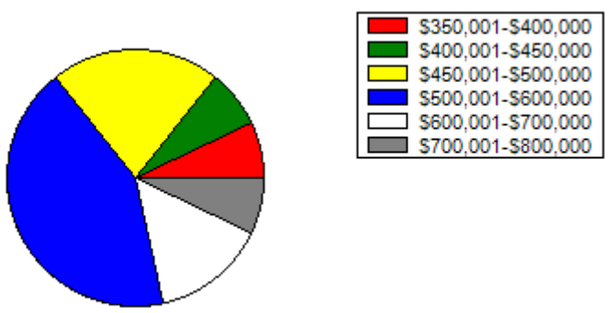
APN: 589-031-13-02 Document #: 2025-0343581
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 2 Subdivision: TERRACE GREEN UNIT NO 1 Legal Unit: 34 MapRef: MAP 8962 Abbreviated Description: Lot:2 Subdivision:TERRACE GREEN UNIT NO 1 Legal Unit:34 Map Ref:MAP 8962City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

14	.24Mi.	**7479 TOOMA ST** **SAN DIEGO, CA 92139-2940**	11/14/2025	$600,000	$490	1224	/3/2	1982	174,284 SF

APN: 589-020-39-30 Document #: 2025-0322657
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 13 Subdivision: TERRACE GREEN UNIT NO 4 Legal Unit: 384 MapRef: MAP 9515 Abbreviated Description: Lot:13 Subdivision:TERRACE GREEN UNIT NO 4 Legal Unit:384 Map Ref:MAP 9515City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

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.

ICE SiteX Report

OrderID: 98224544

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.	**7376 TOOMA ST**			$334,651	840	/2/1	1981	4 SF	
0Mi.	**7364 TOOMA ST**	**12/15/1998**		$137,141	1,222	/3/2	1981	4 SF	
0Mi.	**7330 TOOMA ST**			$252,378	840	/2/1	1981	4 SF	
0Mi.	**7330 TOOMA ST**	**03/11/1998**		$122,566	840	/2/1	1981	4 SF	
0Mi.	**7350 TOOMA ST**	**11/30/1993**		$179,278	1,224	/3/2	1981	4 SF	
0Mi.	**7350 TOOMA ST**			$501,993	1,224	/3/2	1981	4 SF	
0Mi.	**7332 TOOMA ST**			$371,379	1,224	/3/2	1981	4 SF	
0Mi.	**7332 TOOMA ST**	**07/31/1995**		$137,720	1,224	/3/2	1981	4 SF	
0Mi.	**7334 TOOMA ST**			$178,543	1,222	/3/2	1981	4 SF	
0Mi.	**7334 TOOMA ST**			$334,538	1,222	/3/2	1981	4 SF	
0Mi.	**7326 TOOMA ST**	**09/01/2005**		$209,016	1,224	/3/2	1981	4 SF	
0Mi.	**7326 TOOMA ST**	**01/26/1998**		$140,318	1,224	/3/2	1981	4 SF	
0Mi.	**7324 TOOMA ST**	**07/12/1985**		$145,319	1,222	/3/2	1981	4 SF	
0Mi.	**7324 TOOMA ST**	**10/12/2011**		$175,832	1,222	/3/2	1981	4 SF	
0Mi.	**7316 TOOMA ST**			$398,236	1,224	/3/2	1981	4 SF	
0Mi.	**7316 TOOMA ST**	**10/25/1990**		$146,383	1,224	/3/2	1981	4 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	36.6 years old	Households:	10,447
Median Household Income:	$83,046	Households w/Family:	79%
Household Income Per Capita:	$30,221	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	San Diego City Unified School District	Students:	95,175
Number of Schools:	175	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.55Mi.	**Morse High School** Number of Students: 1,591 Student-Teacher Ratio: 22.01 Advanced Placement: Yes	B	Public	9 - 12
0.37Mi.	**Zamorano Elementary School** Number of Students: 823 Student-Teacher Ratio: 24.94	A-	Public	KG - 5
0.51Mi.	**Bell Middle School** Number of Students: 700 Student-Teacher Ratio: 21.4	B-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	92%	SIMILAR
BURGLARY	62%	NOTABLY LOWER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	36%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	118%	HIGHER
MURDER	64%	NOTABLY LOWER
OVERALL	49%	SIGNIFICANTLY 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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ICE SiteX Report

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