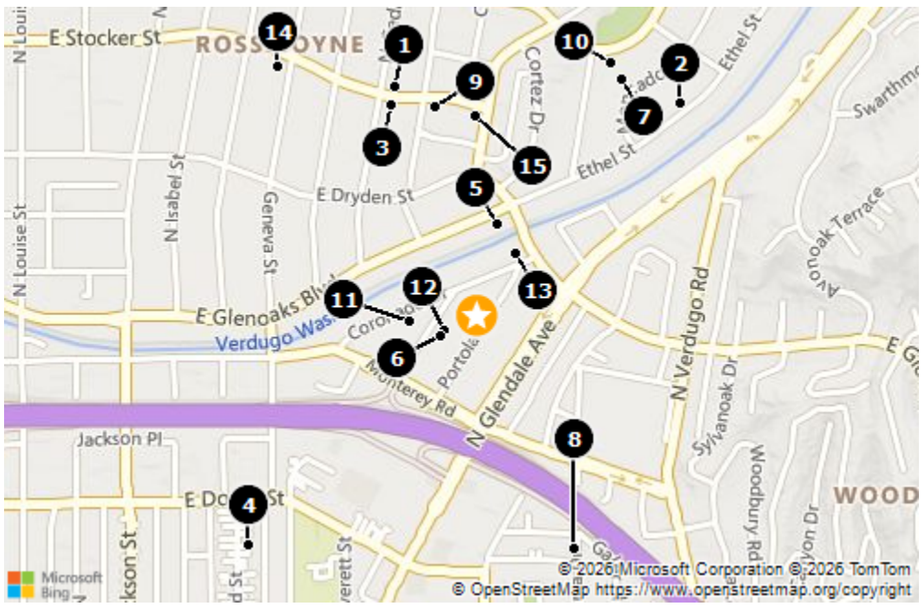
ICE SiteX Report

OrderID: 97790746

SiteX Property Information Report



Subject Property Location

749 PORTOLA AVE, GLENDALE, CA 91206-2142

County:	**LOS ANGELES CA**	Census Tract:	060373019.022001
Property Use:	Single Family Residential	Zoning:	GLR1*
Parcel Number:	5646-028-024	Thomas Bros Pg-Grid:	564-3G

Valuation

Value:	**$1,520,000**	FSD:	18	Common Confidence Score:	42
Value Range:	$1,246,400 - $1,793,600	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	4-045
Assd Land Value:	$669,309	Market Land Value:		Tax Year:	2025
Assd Improvement:	$401,585	Market Improvment Value:		Total Taxable Value:	$11,976
Total Assessed Value:	$1,070,894	Total Assessor Market Value:		Delinquent Year:	2024
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT
Abbreviated Description: ROSSMOYNE LOT 13 BLK 5

Property Characteristics

Lot Size:	6,492 SF	Bedrooms:	4	Pool:	
Building Area:	2283 SF	Baths:	3	Fireplace:	
Year Built:	1935	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:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/06/2023	Sales Price:	N/A
Document #:	23-0592663 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/20/2023		
Document Type:			

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT Map Ref: MB 70 PG 23&24
City/Muni/Twp: GLENDALE

Mortgage Record

Recording Date:	08/30/2023	Loan Amount:	N/A
Document #:	23-0579339 BK-PG -	Loan Type:	Commercial
TD Due Date:	09/06/2063	Type Finance:	

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	08/01/2023	Sales Price:	N/A
Document #:	23-0506698 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/20/2023		
Document Type:			

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT Map Ref: MB 70 PG 23&24
City/Muni/Twp: GLENDALE

ICE SiteX Report

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Prior Transfer

Recording Date:	07/13/2023	Sales Price:	N/A
Document #:	23-0458638 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/20/2023		
Document Type:			

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT Map Ref: MB 70 PG 23&24
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	07/12/2023	Sales Price:	N/A
Document #:	23-0455629 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/19/2023		
Document Type:			

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT Map Ref: MB 70 PG 23&24
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	11/02/2022	Sales Price:	N/A
Document #:	22-1041234 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/11/2021	Sales Price:	$596,250
Document #:	21-0242887 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/09/2020	Sales Price:	N/A
Document #:	20-1608258 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/03/2020		
Document Type:			

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT Map Ref: MB 70 PG 23&24
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	12/09/2020	Sales Price:	N/A
Document #:	20-1608256 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/03/2020		
Document Type:			

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT Map Ref: MB 70 PG 23&24
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	06/10/2019	Sales Price:	$500,000
Document #:	19-0543228 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/25/2019	Sales Price:	N/A
Document #:	19-0073428 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/18/2019		
Document Type:			

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT Map Ref: MB 70 PG 23&24
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	01/25/2019	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT
Abbreviated Description: ROSSMOYNE LOT 13 BLK 5

Mortgage Record

Recording Date:	12/07/2017	Loan Amount:	N/A
Document #:	17-1414417 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/01/2047	Type Finance:	VAR

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	10/13/2017	Sales Price:	$795,000
Document #:	17-1173861 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/08/2017		
Document Type:			

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT Map Ref: MB70 PG23&24
City/Muni/Twp: GLENDALE

ICE SiteX Report

OrderID: 97790746

Mortgage Record

Recording Date:	12/30/2016	Loan Amount:	N/A
Document #:	16-1662121 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	12/30/2016	Sales Price:	N/A
Document #:	16-1662120 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/28/2016		
Document Type:			

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT Map Ref: MB70 PG23&24
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	10/22/2014	Sales Price:	N/A
Document #:	14-1118616 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/03/2014		
Document Type:			

Legal Description:
Lot: 13 Subdivision: ROSSMOYNE TRACT Map Ref: MB70 PG23&24
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	07/03/2013	Sales Price:	N/A
Document #:	13-0984538 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/10/2013		
Document Type:			

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT Map Ref: MB70 PG23&24
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	05/21/2013	Sales Price:	$300,000
Document #:	13-0757127 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/30/2004	Loan Amount:	N/A
Document #:	04-3414281 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 13 Subdivision: ROSSMOYNE

Mortgage Record

Recording Date:	06/09/2004	Loan Amount:	N/A
Document #:	04-1480561 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2019	Type Finance:	

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT
City/Muni/Twp: GLENDALE

Mortgage Record

Recording Date:	01/03/2001	Loan Amount:	N/A
Document #:	01-0009335 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT
City/Muni/Twp: GLENDALE

Mortgage Record

Recording Date:	05/12/2000	Loan Amount:	N/A
Document #:	00-0733550 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT
City/Muni/Twp: GLENDALE

Mortgage Record

Recording Date:	06/01/1999	Loan Amount:	N/A
Document #:	99-0985663 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 13 Block: 5 Subdivision: ROSSMOYNE TRACT
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	10/23/1997	Sales Price:	$222,500
Document #:	97-1674369 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/22/1997		
Document Type:			

ICE SiteX Report

OrderID: 97790746

Legal Description:
Subdivision: ROSSMOYNE TRACT
Abbreviated Description: ROSSMOYNE LOT 13 BLK 5
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	01/08/1997	Sales Price:	$67,000
Document #:	97-0031923 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/03/1997		
Document Type:			

Legal Description:
Abbreviated Description: ROSSMOYNE LOT 13 BLK 5
City/Muni/Twp: GLENDALE

Area Sales Analysis

Total Area Sales	$25,147,500	Median # of Bedrooms	3
Median Lot Size	6,881 SF	Median # of Baths	2
Median Living Area	1,834 SF	Median Year Built	1928
Price Range - 2 Yrs	$770,000 to $2,800,000	Age Range	87 years to 105 years
Median Value	$1,580,000	Median Age	98 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**1200 N CEDAR ST** **GLENDALE, CA 91207-1427**	05/29/2026	$2,030,000	$603	3364	/3/3	1927	7,463 SF	Yes
		APN: 5646-001-023 Document #: 26-0394934 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 629 Subdivision: BELLEHURST PARK MapRef: MB 69 PG 71&72 Abbreviated Description: Lot:629 Subdivision:BELLEHURST PARK Map Ref:MB 69 PG 71&72City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE								
2	.39Mi.	**1233 ETHEL ST** **GLENDALE, CA 91207-1823**	05/22/2026	$1,600,000	$898	1780	/3/2	1929	6,547 SF	
		APN: 5646-012-021 Document #: 26-0376125 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Block: 17 Subdivision: ROSSMOYNE MapRef: MB 76 PG 92&93 Abbreviated Description: Lot:21 Block:17 Subdivision:ROSSMOYNE Map Ref:MB 76 PG 92&93City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE								
3	.31Mi.	**1152 N CEDAR ST** **GLENDALE, CA 91207-1729**	05/19/2026	$1,575,000	$776	2029	/3/2	1939	6,628 SF	
		APN: 5646-004-027 Document #: 26-0368405 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 454 Subdivision: BELLEHURST PARK TRACT MapRef: MB 66 PG 60-62 Abbreviated Description: Lot:454 Subdivision:BELLEHURST PARK TRACT Map Ref:MB 66 PG 60-62City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE								
4	.43Mi.	**520 N HOWARD ST** **GLENDALE, CA 91206-3317**	05/05/2026	$1,430,000	$1,120	1276	/2/1	1936	7,691 SF	
		APN: 5643-010-006 Document #: 26-0323037 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Tract No: 1922 MapRef: MB 26 PG 80 Abbreviated Description: Lot:6 Block:1 Tract No:1922 Map Ref:MB 26 PG 80City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE								
5	.12Mi.	**966 E GLENOAKS BLVD** **GLENDALE, CA 91207-1717**	04/30/2026	$1,100,000	$864	1273	/2/1	1924	6,881 SF	
		APN: 5646-025-036 Document #: 26-0310327 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 8 Subdivision: ROSSMOYNE MapRef: MB 70 PG 23&24 Abbreviated Description: Lot:3 Block:8 Subdivision:ROSSMOYNE Map Ref:MB 70 PG 23&24City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE								
6	.06Mi.	**728 CORDOVA AVE** **GLENDALE, CA 91206-2114**	04/06/2026	$1,437,500	$1,018	1412	/2/2	1925	6,627 SF	
		APN: 5646-028-015 Document #: 26-0236294 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Block: 5 Subdivision: ROSSMOYNE TRACT MapRef: MB 70 PG 23&24 Abbreviated Description: Lot:27 Block:5 Subdivision:ROSSMOYNE TRACT Map Ref:MB 70 PG 23&24City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE								
7	.37Mi.	**1217 MONCADO DR** **GLENDALE, CA 91207-1829**	03/20/2026	$2,485,000	$1,494	1663	/3/2	1928	9,245 SF	Yes
		APN: 5646-011-018 Document #: 26-0196365 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Block: 18 Subdivision: ROSSMOYNE TRACT MapRef: MB 76 PG 92&93 Abbreviated Description: Lot:33 Block:18 Subdivision:ROSSMOYNE TRACT Map Ref:MB 76 PG 92&93City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE								
8	.34Mi.	**529 NARANJA DR** **GLENDALE, CA 91206-3446**	01/30/2026	$770,000	$810	950	/2/1	1921	4,003 SF	
		APN: 5645-006-010 Document #: 26-0070238 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Tract No: 1374 MapRef: MB 18 PG 100 Abbreviated Description: Lot:19 Tract No:1374 Map Ref:MB 18 PG 100City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE								
9	.29Mi.	**1148 CORDOVA AVE** **GLENDALE, CA 91207-1751**	01/26/2026	$1,695,000	$924	1834	/3/2	1931	7,548 SF	Spa Only
		APN: 5646-003-004 Document #: 26-0057978 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 13 Subdivision: THE ROSSMOYNE TRACT MapRef: MB 76 PG 92&93 Abbreviated Description: Lot:4 Block:13 Subdivision:THE ROSSMOYNE TRACT Map Ref:MB 76 PG 92&93City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE								
10	.38Mi.	**1110 E MOUNTAIN ST** **GLENDALE, CA 91207-1834**	12/12/2025	$2,800,000	$896	3122	/4/3	1928	10,535 SF	Yes
		APN: 5646-011-004 Document #: 25-0904996 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 15&16 Block: 18 Subdivision: ROSSMOYNE MapRef: MB 76 PG 92&93 Abbreviated Description: Block:18 Subdivision:ROSSMOYNE Map Ref:MB 76 PG 92&93Abbreviated Description:PORTION LOTS15&16 City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE

11	.09Mi.	**920 CORONADO DR** **GLENDALE, CA 91206-2118**	12/10/2025	$1,325,000	$826	1604	/3/2	1927	5,685 SF	

APN: 5646-029-013 Document #: 25-0895721
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Block: 4 Subdivision: ROSSMOYNE MapRef: MB 70 PG 23&24 Abbreviated Description: Lot:13 Block:4 Subdivision:ROSSMOYNE Map Ref:MB 70 PG 23&24City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE

12	.05Mi.	**732 CORDOVA AVE** **GLENDALE, CA 91206-2114**	12/02/2025	$1,580,000	$627	2518	/4/3	1924	6,530 SF	Yes

APN: 5646-028-014 Document #: 25-0863340
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26 Block: 5 Subdivision: ROSSMOYNE TRACT MapRef: MB 70 PG 23&24 Abbreviated Description: Lot:26 Block:5 Subdivision:ROSSMOYNE TRACT Map Ref:MB 70 PG 23&24City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE

13	.1Mi.	**989 CORONADO DR** **GLENDALE, CA 91206-2119**	11/18/2025	$1,420,000	$752	1888	/3/2	1928	6,351 SF	

APN: 5646-025-011 Document #: 25-0816552
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 7 Subdivision: TRACT NO ROSSMOYNE MapRef: MB 70 PG 23&24 Abbreviated Description: Lot:2 Block:7 Subdivision:TRACT NO ROSSMOYNE Map Ref:MB 70 PG 23&24City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE

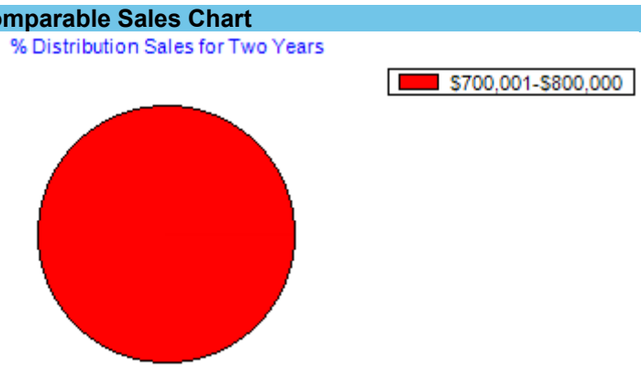
14	.43Mi.	**1163 GENEVA ST** **GLENDALE, CA 91207-1744**	10/14/2025	$2,300,000	$931	2469	/4/3	1930	7,018 SF	Yes

APN: 5647-020-033 Document #: 25-0705940
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 377 Subdivision: BELLEHURST PARK MapRef: MB 66 PG 60-62 Abbreviated Description: Lot:377 Subdivision:BELLEHURST PARK Map Ref:MB 66 PG 60-62City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE

15	.27Mi.	**958 E STOCKER ST** **GLENDALE, CA 91207-1756**	09/05/2025	$1,600,000	$804	1989	/2/2	1938	9,575 SF	

APN: 5646-003-008 Document #: 25-0606097
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 13 Subdivision: ROSSMOYNE TRACT MapRef: MB 76 PG 92&93 Abbreviated Description: Lot:8 Block:13 Subdivision:ROSSMOYNE TRACT Map Ref:MB 76 PG 92&93City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE

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.	**749 PORTOLA AVE**	**01/25/2019**		$1,070,894	2,283	/4/3	1935	6,492 SF	
.01Mi.	**745 PORTOLA AVE**	**04/27/2017**		$986,491	1,497	/3/2	1936	6,496 SF	
.01Mi.	**803 PORTOLA AVE**	**02/21/1997**		$341,998	1,414	/3/2	1925	6,957 SF	
.02Mi.	**741 PORTOLA AVE**	**12/11/2002**		$625,661	1,527	/3/2	1934	6,424 SF	
.02Mi.	**811 PORTOLA AVE**	**07/21/1997**		$375,210	1,605	/3/2	1939	6,639 SF	
.03Mi.	**958 CORONADO DR**	**04/06/2018**		$970,677	1,366	/3/2	1925	7,200 SF	
.03Mi.	**750 CORDOVA AVE**	**09/29/2010**		$840,650	2,420	/4/5	1924	7,410 SF	Yes
.03Mi.	**950 CORONADO DR**	**10/27/2015**		$1,059,490	1,652	/4/1	1924	6,704 SF	
.03Mi.	**744 CORDOVA AVE**	**05/27/1981**		$251,175	1,310	/2/1	1928	6,575 SF	
.03Mi.	**737 PORTOLA AVE**	**09/29/2008**		$817,714	1,796	/3/2	1928	6,512 SF	
.03Mi.	**962 CORONADO DR**	**09/30/1985**		$318,752	1,494	/3/3	1925	6,833 SF	
.03Mi.	**740 CORDOVA AVE**	**03/25/2015**		$850,900	1,464	/2/2	1924	6,540 SF	
.03Mi.	**748 PORTOLA AVE**	**08/11/1999**		$476,435	1,723	/3/2	1925	6,587 SF	
.03Mi.	**744 PORTOLA AVE**	**08/01/2012**		$615,706	1,586	/3/2	1927	6,594 SF	
.04Mi.	**802 PORTOLA AVE**	**04/09/2003**		$709,664	1,567	/3/2	1924	6,503 SF	
.04Mi.	**815 PORTOLA AVE**	**01/27/2023**		$1,217,268	1,349	/3/2	1938	5,720 SF	

Rent vs. Own

Households Occupied by Renters:	60%	Households Occupied by Owners:	36%

ICE SiteX Report

OrderID: 97790746

Demographics & Income

Median Age:	43.3 years old	Households:	11,750
Median Household Income:	$91,138	Households w/Family:	65%
Household Income Per Capita:	$45,699	Households w/Family Married:	47%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	23%

School District

School District Zone:	Glendale Unified School District	Students:	25,329
Number of Schools:	34	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.05Mi.	**Glendale High School** Number of Students: 2,066 Student-Teacher Ratio: 22.63 Advanced Placement: Yes	B-	Public	9 - 12
0.26Mi.	**Woodrow Wilson Middle School** Number of Students: 1,182 Student-Teacher Ratio: 22.58	A-	Public	6 - 8
0.39Mi.	**R. D. White Elementary School** Number of Students: 948 Student-Teacher Ratio: 28.73	B	Public	KG - 5

Flood Report

The Subject Property of **749 PORTOLA AVE, GLENDALE, CA 91206-2142** is in **Zone D** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
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 **749 PORTOLA AVE, GLENDALE, CA 91206-2142** 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 **749 PORTOLA AVE, GLENDALE, CA 91206-2142** 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	109%	SIMILAR
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	117%	HIGHER
OVERALL	110%	HIGHER

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

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