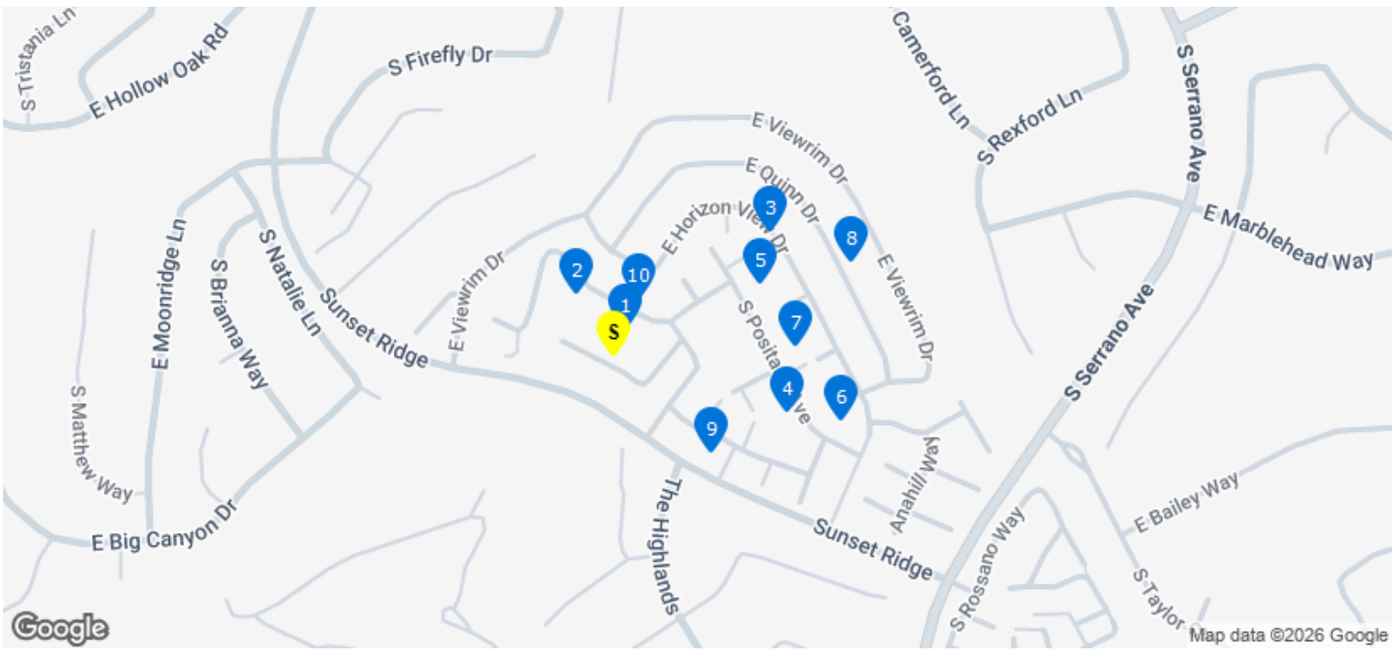
ICE SiteX Report

OrderID: 98775574

SiteX Property Information Report



Subject Property Location

7895 E MENTON AVE, ANAHEIM, CA 92808-1557

County:	**ORANGE CA**	Census Tract:	0219.22
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	930-448-03	Thomas Bros Pg-Grid:	

Valuation

Value:	**$746,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$693,780 - $798,220	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	1-162
Assd Land Value:	$569,831	Market Land Value:		Tax Year:	2026
Assd Improvement:	$187,870	Market Improvment Value:		Total Taxable Value:	$8,443
Total Assessed Value:	$757,701	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Subdivision: MONACO Tract No: 12696

Abbreviated Description: TRACT 12696, LOT 4 OF PROJECT 930-44 LOCATED ON AP 354-461-86 TOGETHER WITH AN UND. 1/18 INT. IN LOT 4.

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	1190 SF	Baths:	2	Fireplace:	
Year Built:	1996	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/31/2023	Sales Price:	$725,200
Document #:	2023000184177 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/19/2023	Sales Price:	$725,200
Document #:	2023000174240 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	06/15/2022	Sales Price:	$464,000
Document #:	2022000216431 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	05/17/2022	Loan Amount:	N/A
Document #:	2022000184430 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/13/2022		

ICE SiteX Report

OrderID: 98775574

TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Subdivision: TRACT NO 12696 Legal Unit: 315 Map Ref: DOC 1995-583986
City/Muni/Twp: ANAHEIM

Prior Transfer

Recording Date:	05/17/2022	Sales Price:	$700,000
Document #:	2022000184429 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/13/2022		
Document Type:	Deed		

Legal Description:
Subdivision: TRACT NO 12696 Legal Unit: 315 Map Ref: DOC 1995-583986
City/Muni/Twp: ANAHEIM

Mortgage Record

Recording Date:	06/03/2021	Loan Amount:	N/A
Document #:	2021000360448 BK-PG -	Loan Type:	Conventional
Contract Date:	05/10/2021		
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Subdivision: TRACT NO 12696 Legal Unit: 315 Map Ref: MB 730 PG 20-24
City/Muni/Twp: ANAHEIM

Prior Transfer

Recording Date:	06/03/2021	Sales Price:	$580,000
Document #:	2021000360447 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/10/2021		
Document Type:	Deed		

Legal Description:
Subdivision: TRACT NO 12696 Legal Unit: 315 Map Ref: MB 730 PG 20-24
City/Muni/Twp: ANAHEIM

Prior Transfer

Recording Date:	09/20/2016	Sales Price:	$50,000
Document #:	2016000452657 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	09/15/2016	Sales Price:	$172,000
Document #:	2016000443704 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	08/26/2016	Sales Price:	N/A
Document #:	2016000408166 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	08/16/2016		
Document Type:	Deed		

Legal Description:
Tract No: 12696 Legal Unit: 315 Map Ref: MP730 PG20-24
City/Muni/Twp: ANAHEIM

Prior Transfer

Recording Date:	08/26/2016	Sales Price:	$429,000
Document #:	2016000408165 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/15/2016		
Document Type:	Deed		

Legal Description:
Tract No: 12696 Legal Unit: 315 Map Ref: MP730 PG20-24
City/Muni/Twp: ANAHEIM

Mortgage Record

Recording Date:	10/08/2014	Loan Amount:	N/A
Document #:	2014000409760 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	09/20/2014		
TD Due Date:	09/20/2049	Type Finance:	VAR

Legal Description:
Tract No: 12696 Legal Unit: 315 Map Ref: 0
City/Muni/Twp: ANAHEIM

Prior Transfer

Recording Date:	02/21/2012	Sales Price:	$172,000
Document #:	2012000095500 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	12/20/2011	Loan Amount:	N/A
Document #:	2011000665200 BK-PG -	Loan Type:	Conventional
Contract Date:	12/16/2011		
TD Due Date:	01/01/2042	Type Finance:	

Legal Description:
Subdivision: MONACO Tract No: 12696 Legal Unit: 315 Map Ref: MP730 PG20-24
City/Muni/Twp: ANAHEIM

Prior Transfer

Recording Date:	12/20/2011	Sales Price:	$282,000

ICE SiteX Report

OrderID: 98775574

Document #:	2011000665199 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	12/16/2011		
Document Type:	Deed		

Legal Description:
Subdivision: MONACO Tract No: 12696 Legal Unit: 315 Map Ref: MP730 PG20-24
City/Muni/Twp: ANAHEIM

Prior Transfer

Recording Date:	07/20/2011	Sales Price:	$312,344
Document #:	2011000351372 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	07/14/2011		
Document Type:	Deed		

Legal Description:
Tract No: 12696 Legal Unit: 315 Map Ref: MP730 PG20-24
City/Muni/Twp: ANAHEIM

Prior Transfer

Recording Date:	07/20/2011	Sales Price:	$354,000
Document #:	2011000351371 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	09/29/2010	Sales Price:	$354,000
Document #:	2010000484882 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	02/21/2008	Sales Price:	$344,000
Document #:	2008000079496 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	01/29/2008	Loan Amount:	N/A
Document #:	2008000042737 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	01/23/2008		
TD Due Date:	02/01/2038	Type Finance:	

Legal Description:
Subdivision: MONACO Tract No: 12696 Legal Unit: 315 Map Ref: 0
City/Muni/Twp: ANAHEIM

Mortgage Record

Recording Date:	05/20/2004	Loan Amount:	N/A
Document #:	2004000454854 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	04/26/2004		
TD Due Date:	06/01/2034	Type Finance:	Fixed Rate

Legal Description:
Subdivision: MONACO Tract No: 12696 Legal Unit: 315 Map Ref: MP730 PG20-24
City/Muni/Twp: ANAHEIM

Prior Transfer

Recording Date:	05/20/2004	Sales Price:	N/A
Document #:	2004000454853 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/26/2004		
Document Type:	Deed		

Legal Description:
Tract No: 12696 Legal Unit: 315 Map Ref: MP730 PG20-24
City/Muni/Twp: ANAHEIM

Prior Transfer

Recording Date:	05/20/2004	Sales Price:	$430,000
Document #:	2004000454852 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/26/2004		
Document Type:	Deed		

Legal Description:
Subdivision: MONACO Tract No: 12696 Legal Unit: 315 Map Ref: MP730 PG20-24
City/Muni/Twp: ANAHEIM

Prior Transfer

Recording Date:	11/26/1996	Sales Price:	$135,000
Document #:	19960604531 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/17/1996		
Document Type:	Deed		

Legal Description:
Lot: P Subdivision: MONACO Tract No: 12696 Legal Unit: 315 Map Ref: MP730 PG20-24
City/Muni/Twp: ANAHEIM

Mortgage Record

Recording Date:	11/26/1996	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/17/1996		
TD Due Date:	12/01/2026	Type Finance:	

Legal Description:
Lot: P Subdivision: MONACO Tract No: 12696 Legal Unit: 315 Map Ref: MP730 PG20-24
City/Muni/Twp: ANAHEIM

ICE SiteX Report

OrderID: 98775574

Area Sales Analysis

Total Area Sales	$7,202,000	Median # of Bedrooms	2
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,190 SF	Median Year Built	1995
Price Range - 2 Yrs	$650,000 to $800,000	Age Range	29 years to 34 years
Median Value	$713,500	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**7731 E PORTOFINO AVE** **ANAHEIM, CA 92808-1567**	10/05/2026	$580,000	$671	865	/1/1	1996	SF	
		APN: 930-448-53 Document #: 2026000279030 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 6 Subdivision: TRACT NO 12696 Legal Unit: 365 MapRef: MB 730 PG 20-24 Abbreviated Description: Lot:6 Subdivision:TRACT NO 12696 Legal Unit:365 Map Ref:MB 730 PG 20-24City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM								
2	.05Mi.	**7745 E PORTOFINO AVE** **ANAHEIM, CA 92808-1569**	08/31/2026	$545,000	$630	865	/1/1	1996	SF	
		APN: 930-448-47 Document #: 2026000246004 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 6 Subdivision: TRACT NO 12696 Legal Unit: 359 MapRef: MB 730 PG 20-24 Abbreviated Description: Lot:6 Subdivision:TRACT NO 12696 Legal Unit:359 Map Ref:MB 730 PG 20-24City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM								
3	.1Mi.	**7930 E MONTE CARLO AVE** **ANAHEIM, CA 92808-1526**	09/30/2026	$750,000	$590	1272	/2/3	1997	SF	
		APN: 930-447-16 Document #: 2026000274753 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 11 Subdivision: TRACT NO 12697 MapRef: MB 712 PG 43-47 Abbreviated Description: Lot:11 Subdivision:TRACT NO 12697 Map Ref:MB 712 PG 43-47City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM								
4	.1Mi.	**7906 E MONTE CARLO AVE** **ANAHEIM, CA 92808-1526**	08/25/2026	$538,000	$724	743	/1/1	1997	SF	
		APN: 930-447-00 Document #: 2026000240683 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 11 Subdivision: TRACT NO 12697 Legal Unit: 200 MapRef: MB 712 PG 43-47 Abbreviated Description: Lot:11 Subdivision:TRACT NO 12697 Legal Unit:200 Map Ref:MB 712 PG 43-47City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM								
5	.1Mi.	**7905 E MONTE CARLO AVE** **ANAHEIM, CA 92808-1562**	07/27/2026	$810,000	$637	1272	/2/3	1994	SF	
		APN: 930-446-93 Document #: 2026000211845 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 10 Subdivision: TRACT NO 12697 MapRef: MB 712 PG 43-47 Abbreviated Description: Lot:10 Subdivision:TRACT NO 12697 Map Ref:MB 712 PG 43-47City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM								
6	.12Mi.	**7711 E VIEWRIM DR** **ANAHEIM, CA 92808-2140**	09/28/2026	$699,000	$621	1126	/2/2	1996	SF	
		APN: 930-392-92 Document #: 2026000270047 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 2 Legal Unit: 243 Abbreviated Description: Lot:2 Legal Unit:243 City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM								
7	.13Mi.	**7824 E HORIZON VIEW DR** **ANAHEIM, CA 92808-1523**	10/15/2026	$740,000	$570	1299	/2/2	1994	SF	
		APN: 930-392-35 Document #: 2026000288636 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 13&14 Subdivision: TRACT NO 12694 Legal Unit: 202 MapRef: MB 679 PG 8-14 Abbreviated Description: Lot:13&14 Subdivision:TRACT NO 12694 Legal Unit:202 Map Ref:MB 679 PG 8-14City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM								
8	.15Mi.	**7877 E HORIZON VIEW DR** **ANAHEIM, CA 92808-1521**	06/18/2026	$719,000	$619	1162	/2/2	1994	SF	
		APN: 930-392-10 Document #: 2026000176908 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 13&14 Subdivision: TRACT NO 12694 Legal Unit: 177 MapRef: MB 679 PG 8-14 Abbreviated Description: Lot:13&14 Subdivision:TRACT NO 12694 Legal Unit:177 Map Ref:MB 679 PG 8-14City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM								
9	.16Mi.	**7835 E VIEWRIM DR** **ANAHEIM, CA 92808-2130**	07/06/2026	$735,000	$633	1162	/2/2	1991	SF	
		APN: 930-391-14 Document #: 2026000192321 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 5 Subdivision: TRACT NO 12694 Legal Unit: 65 MapRef: MB 679 PG 8-14 Abbreviated Description: Lot:5 Subdivision:TRACT NO 12694 Legal Unit:65 Map Ref:MB 679 PG 8-14City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM								
10	.17Mi.	**1127 S POSITANO AVE** **ANAHEIM, CA 92808-1534**	10/26/2026	$715,000	$562	1272	/2/2	1994	SF	
		APN: 930-445-12 Document #: 2026000298795 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: TRACT NO 12697 Legal Unit: 24 MapRef: MB 712 PG 43-47 Abbreviated Description: Lot:1 Subdivision:TRACT NO 12697 Legal Unit:24 Map Ref:MB 712 PG 43-47City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM								
11	.21Mi.	**7991 E QUINN DR** **ANAHEIM, CA 92808-1545**	09/30/2026	$790,000	$608	1299	/2/2	1995	SF	
		APN: 930-392-51 Document #: 2026000275103 Document Type: Grant Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 6 Subdivision: TRACT NO 12694 Legal Unit: 78 MapRef: MB 679 PG 8-14 Abbreviated Description: Lot:6 Subdivision:TRACT NO 12694 Legal Unit:78 Map Ref:MB 679 PG 8-14City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM								
12	.25Mi.	**1023 S BRIANNA WAY** **ANAHEIM, CA 92808-1465**	09/15/2026	$1,280,000	$601	2131	/4/2	1996	3,920 SF	
		APN: 356-553-26 Document #: 2026000261874 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 59 Subdivision: TRACT NO 12685 MapRef: MB 714 PG 22-25 Abbreviated Description: Lot:59 Subdivision:TRACT NO 12685 Map Ref:MB 714 PG 22-25City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM								
13	.26Mi.	**1009 S BRIANNA WAY** **ANAHEIM, CA 92808-1465**	10/01/2026	$1,200,000	$563	2131	/4/2	1996	4,277 SF	

ICE SiteX Report

OrderID: 98775574

APN: 356-553-24 Document #: 2026000276428
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: TRACT NO 12685 MapRef: MB 714 PG 22-25 Abbreviated Description: Lot:57 Subdivision:TRACT NO 12685 Map Ref:MB 714 PG 22-25City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM

14	.35Mi.	**1080 S ROSSANO WAY** **ANAHEIM, CA 92808-2431**	10/13/2026	$760,000	$631	1205	/3/2	1995	SF

APN: 932-492-16 Document #: 2026000286410
Document Type: Grant Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Lot: 19,23&24 Subdivision: TRACT NO 12699 Legal Unit: 121 MapRef: MB 693 PG 39-43 Abbreviated Description: Lot:19,23&24 Subdivision:TRACT NO 12699 Legal Unit:121 Map Ref:MB 693 PG 39-43City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM

15	.35Mi.	**7533 E MOONRIDGE LN** **ANAHEIM, CA 92808-1457**	09/04/2026	$890,000	$456	1952	/4/2	1996	5,555 SF

APN: 356-573-04 Document #: 2026000251075
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Tract No: 12686 MapRef: MB 719 PG 21-27 Abbreviated Description: Lot:26 Tract No:12686 Map Ref:MB 719 PG 21-27City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM

16	.38Mi.	**8086 E VENICE WAY** **ANAHEIM, CA 92808-2445**	09/23/2026	$700,000	$591	1184	/3/2	1995	SF

APN: 932-491-82 Document #: 2026000268247
Document Type: Grant Deed Price Code: F
Land Use: Condominium Unit (Residential)
Legal: Lot: 8-10 Subdivision: TRACT NO 12699 Legal Unit: 55 MapRef: MB 693 PG 39-43 Abbreviated Description: Lot:8-10 Subdivision:TRACT NO 12699 Legal Unit:55 Map Ref:MB 693 PG 39-43City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM

17	.38Mi.	**1000 S VOLTERRA WAY** **ANAHEIM, CA 92808-2433**	08/06/2026	$710,000	$589	1205	/3/2	1994	SF

APN: 932-491-39 Document #: 2026000223651
Document Type: Grant Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Lot: 16&21 Subdivision: TRACT NO 12699 Legal Unit: 143 MapRef: MB 693 PG 39-43 Abbreviated Description: Lot:16&21 Subdivision:TRACT NO 12699 Legal Unit:143 Map Ref:MB 693 PG 39-43City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM

18	.38Mi.	**1065 S HANLON WAY** **ANAHEIM, CA 92808-2504**	06/18/2026	$1,320,000	$486	2718	/5/3	1992	5,529 SF

APN: 354-341-37 Document #: 2026000176349
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: TRACT NO 13511 MapRef: MB 692 PG 37-40 Abbreviated Description: Lot:11 Subdivision:TRACT NO 13511 Map Ref:MB 692 PG 37-40City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM

19	.38Mi.	**1055 S HIGHRIDGE CT** **ANAHEIM, CA 92808-2117**	06/17/2026	$1,450,000	$627	2311	/3/3	1990	6,750 SF

APN: 365-523-33 Document #: 2026000175973
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: TRACT NO 12701 MapRef: MB 640 PG 25-36 Abbreviated Description: Lot:29 Subdivision:TRACT NO 12701 Map Ref:MB 640 PG 25-36City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM

20	.39Mi.	**1011 S MOUNTCREST CT** **ANAHEIM, CA 92808-2127**	10/09/2026	$1,550,000	$581	2666	/4/3	1990	6,000 SF

APN: 365-523-48 Document #: 2026000284617
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: TRACT NO 12701 MapRef: MB 640 PG 25-36 Abbreviated Description: Lot:9 Subdivision:TRACT NO 12701 Map Ref:MB 640 PG 25-36City/Muni/Twp:ANAHEIM City/Muni/Twp: ANAHEIM

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.

ICE SiteX Report

OrderID: 98775574

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.	**7895 E MENTON AVE**			$757,701	1,190	/2/2	1996		
0Mi.	**7809 E MENTON AVE**			$295,859	992	/1/1	1996		
0Mi.	**7883 E MENTON AVE**			$228,004	992	/1/1	1996		
0Mi.	**7889 E MENTON AVE**			$199,085	865	/1/1	1996		
0Mi.	**7827 E MENTON AVE**			$345,407	1,190	/2/2	1996		
0Mi.	**7859 E MENTON AVE**			$481,390	1,190	/2/2	1996		
0Mi.	**7847 E MENTON AVE**			$495,060	992	/1/1	1996		
0Mi.	**7821 E MENTON AVE**			$481,390	1,190	/2/2	1996		
0Mi.	**7901 E MENTON AVE**	**03/18/2010**		$447,652	1,190	/2/2	1996		
0Mi.	**7865 E MENTON AVE**	**07/07/2005**		$532,705	1,190	/2/2	1996		
0Mi.	**7853 E MENTON AVE**	**03/13/2007**		$386,148	865	/1/1	1996		
0Mi.	**7833 E MENTON AVE**			$427,242	743	/1/1	1996		
0Mi.	**7871 E MENTON AVE**			$408,524	743	/1/1	1996		
0Mi.	**7907 E MENTON AVE**			$404,499	865	/1/1	1996		
0Mi.	**7839 E MENTON AVE**			$841,500	1,272	/2/2	1996		
0Mi.	**7877 E MENTON AVE**			$792,339	1,272	/2/2	1996		

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	44.7 years old	Households:	5,987
Median Household Income:	$154,398	Households w/Family:	75%
Household Income Per Capita:	$65,119	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

School District Zone:	Orange Unified School District	Students:	23,823
Number of Schools:	41	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.45Mi.	**El Rancho Charter School** Number of Students: 1,144 Student-Teacher Ratio: 29.96	A	Public	7 - 8
2.61Mi.	**Canyon High School** Number of Students: 2,183 Student-Teacher Ratio: 25.72 Advanced Placement: Yes	A-	Public	9 - 12
0.46Mi.	**Canyon Rim Elementary School** Number of Students: 509 Student-Teacher Ratio: 26.96	A	Public	KG - 6

Flood Report

The Subject Property of **7895 E MENTON AVE, ANAHEIM, CA 92808-1557** 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	67%	NOTABLY LOWER
BURGLARY	49%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	77%	NOTABLY LOWER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	97%	SIMILAR
MURDER	60%	NOTABLY LOWER
OVERALL	56%	NOTABLY LOWER

Disaster Alerts

5/21/2026 - Chemical Release

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ICE SiteX Report

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