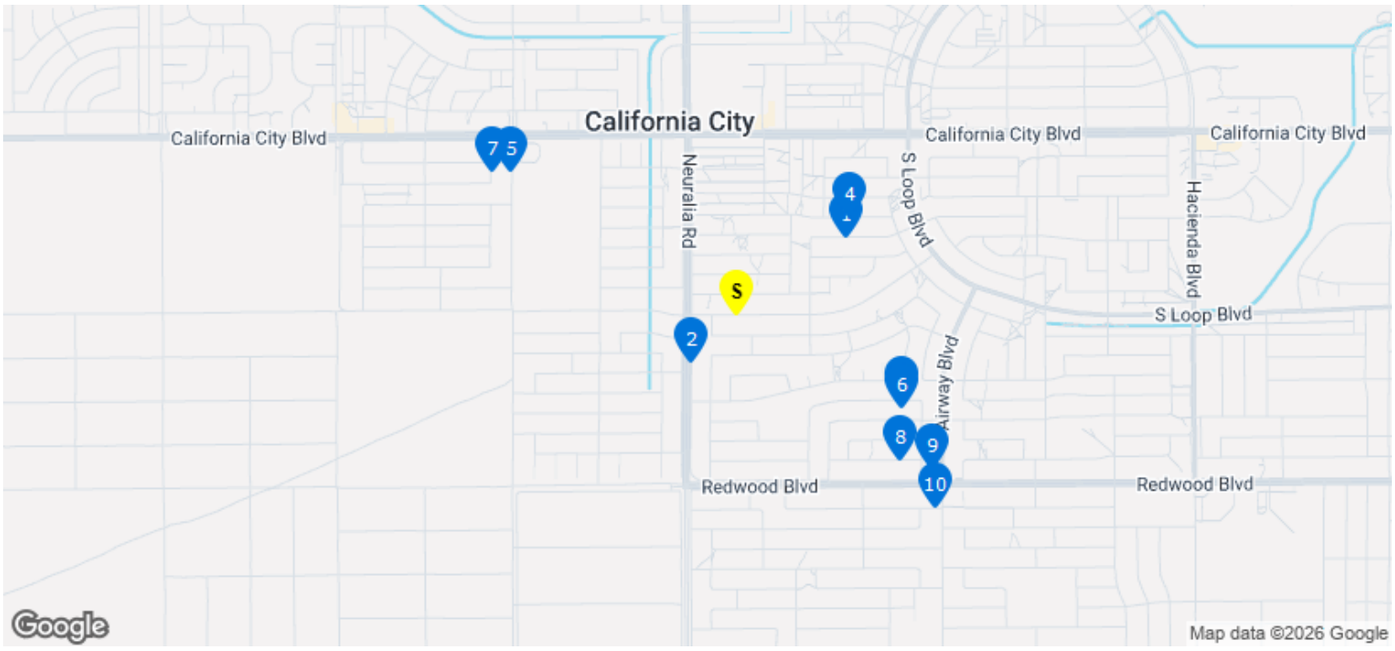
ICE SiteX Report

OrderID: 98768754

SiteX Property Information Report



Subject Property Location

8100 HEMLOCK AVE, CALIFORNIA CITY, CA 93505-5405

County:	**KERN CA**	Census Tract:	0055.11
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	203-053-19-00-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$351,000**	FSD:	11	Common Confidence Score:	55
Value Range:	$312,390 - $389,610	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	11-019
Assd Land Value:	$20,808	Market Land Value:		Tax Year:	2026
Assd Improvement:	$301,716	Market Improvment Value:		Total Taxable Value:	$859
Total Assessed Value:	$322,524	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	BV

Assessment Legal Description

Lot: 120 Block: 121 Tract No: 2066
Abbreviated Description: TRACT 2066, BLOCK 121, LOT 120&

Property Characteristics

Lot Size:	20,908 SF	Bedrooms:	3	Pool:	Spa or Hot Tub (only)
Building Area:	1836 SF	Baths:	2	Fireplace:	2
Year Built:	1987	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached Garage	Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/17/2026	Sales Price:	N/A
Document #:	226016972 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/05/2024	Loan Amount:	N/A
Document #:	224106472 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	07/23/2024		
TD Due Date:	08/01/2054	Type Finance:	
Legal Description:			
Subdivision: TRACT 2066 Map Ref: 0			
City/Muni/Twp: CALIFORNIA CITY			

Prior Transfer

Recording Date:	08/26/2024	Sales Price:	N/A
Document #:	224002024 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

ICE SiteX Report

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Prior Transfer

Recording Date:	11/09/2023	Sales Price:	N/A
Document #:	223137861 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	11/03/2023	Loan Amount:	N/A
Document #:	223135911 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	09/25/2023		
TD Due Date:	11/01/2053	Type Finance:	

Legal Description:
Subdivision: TRACT 2066 Map Ref: MB 9 PG 198
City/Muni/Twp: CALIFORNIA CITY

Prior Transfer

Recording Date:	11/03/2023	Sales Price:	$310,000
Document #:	223135910 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/25/2023		
Document Type:	Deed		

Legal Description:
Subdivision: TRACT 2066 Map Ref: MB 9 PG 198
City/Muni/Twp: CALIFORNIA CITY

Mortgage Record

Recording Date:	01/27/2022	Loan Amount:	N/A
Document #:	222013848 BK-PG -	Loan Type:	Conventional
Contract Date:	01/27/2022		
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Subdivision: TRACT 2066 Map Ref: 0
City/Muni/Twp: CALIFORNIA CITY

Prior Transfer

Recording Date:	05/31/2013	Sales Price:	$7,000
Document #:	0213076626 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	05/09/2013	Sales Price:	$50,000
Document #:	0213065027 BK-PG -	Type of Sale:	Distressed Sale
Contract Date:	04/22/2013		
Document Type:	Deed		

Legal Description:
Tract No: 2066 Map Ref: MB9 PG198
City/Muni/Twp: CALIFORNIA CITY

Prior Transfer

Recording Date:	05/09/2013	Sales Price:	N/A
Document #:	0213065026 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/19/2013		
Document Type:	Deed		

Legal Description:
Tract No: 2066 Map Ref: MB9 PG198
City/Muni/Twp: CALIFORNIA CITY

Mortgage Record

Recording Date:	11/19/2012	Loan Amount:	N/A
Document #:	0212166680 BK-PG -	Loan Type:	Stand Alone First
Contract Date:	10/25/2012		
TD Due Date:		Type Finance:	

Legal Description:
Tract No: 2066 Map Ref: 0
City/Muni/Twp: CALIFORNIA CITY

Prior Transfer

Recording Date:	06/07/2012	Sales Price:	$44,500
Document #:	0212076764 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	05/18/2012		
Document Type:	Deed		

Legal Description:
Tract No: 2066 Map Ref: MB9 PG198
City/Muni/Twp: CALIFORNIA CITY

Prior Transfer

Recording Date:	03/12/2012	Sales Price:	$50,867
Document #:	0212032712 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	03/07/2012		
Document Type:	Deed		

Legal Description:
Tract No: 2066 Map Ref: MB9 PG198
City/Muni/Twp: CALIFORNIA CITY

Prior Transfer

Recording Date:	10/19/2011	Sales Price:	$172,000
Document #:	0211137743 BK-PG -	Type of Sale:	
Document Type:	Assignment		

ICE SiteX Report

OrderID: 98768754

Legal Description:

Prior Transfer

Recording Date:	02/23/2005	Sales Price:	$126,350
Document #:	0205042073 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/15/2005	Loan Amount:	N/A
Document #:	0205035785 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	12/27/2004		
TD Due Date:	03/01/2035	Type Finance:	ADJ

Legal Description:
Tract No: 2066 Map Ref: MB9 PG198
City/Muni/Twp: CALIFORNIA CITY

Prior Transfer

Recording Date:	02/15/2005	Sales Price:	$215,000
Document #:	0205035784 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/27/2004		
Document Type:	Deed		

Legal Description:
Tract No: 2066 Map Ref: MB9 PG198
City/Muni/Twp: CALIFORNIA CITY

Mortgage Record

Recording Date:	05/16/2003	Loan Amount:	N/A
Document #:	0203096292 BK-PG -	Loan Type:	
Contract Date:	04/30/2003		
TD Due Date:	06/01/2033	Type Finance:	

Legal Description:
Tract No: 2066 Map Ref: MB9 PG198
City/Muni/Twp: CALIFORNIA CITY

Prior Transfer

Recording Date:	05/16/2003	Sales Price:	N/A
Document #:	0203096291 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/21/2003		
Document Type:	Deed		

Legal Description:
Tract No: 2066 Map Ref: MB9 PG198-203
City/Muni/Twp: CALIFORNIA CITY

Prior Transfer

Recording Date:	05/16/2003	Sales Price:	$133,000
Document #:	0203096290 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/30/2003		
Document Type:	Deed		

Legal Description:
Tract No: 2066 Map Ref: MB9 PG198
City/Muni/Twp: CALIFORNIA CITY

Prior Transfer

Recording Date:	05/16/2003	Sales Price:	N/A
Document #:	0203096289 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/06/2003		
Document Type:	Deed		

Legal Description:
Tract No: 2066 Map Ref: MB9 PG198
City/Muni/Twp: CALIFORNIA CITY

Prior Transfer

Recording Date:	05/23/1994	Sales Price:	$7,500
Document #:	080587 BK-PG 7037-1523	Type of Sale:	Arms-Length Transfer
Contract Date:	03/25/1994		
Document Type:	Deed		

Legal Description:
Lot: M Tract No: 2066 Map Ref: MB9 PG198
City/Muni/Twp: CALIFORNIA CITY

Mortgage Record

Recording Date:	05/23/1994	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Seller take-back
Contract Date:	03/25/1994		
TD Due Date:		Type Finance:	

Legal Description:
Lot: M Tract No: 2066 Map Ref: MB9 PG198
City/Muni/Twp: CALIFORNIA CITY

Area Sales Analysis

Total Area Sales	$2,863,000	Median # of Bedrooms	3
Median Lot Size	10,018 SF	Median # of Baths	2
Median Living Area	1,647 SF	Median Year Built	2006
Price Range - 2 Yrs	$245,000 to $368,000	Age Range	2 years to 37 years
Median Value	$283,500	Median Age	20.5 years

ICE SiteX Report

OrderID: 98768754

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**20324 81ST ST** **CALIFORNIA CITY, CA 93505-3334**	06/05/2026	$374,500	$173	2167	/4/2	2025	10,454 SF	
		APN: 203-252-01-00-9 Document #: 226064306 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Subdivision: TRACT NO 2120 MapRef: MB 10 PG 17 Abbreviated Description: Lot:14 Subdivision:TRACT NO 2120 Map Ref:MB 10 PG 17City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
2	.21Mi.	**20312 81ST ST** **CALIFORNIA CITY, CA 93505-3334**	07/06/2026	$374,500	$173	2167	/4/2	2025	10,018 SF	
		APN: 203-252-02-00-2 Document #: 226077144 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 15 Subdivision: TRACT 2120 MapRef: MB 10 PG 17 Abbreviated Description: Lot:15 Subdivision:TRACT 2120 Map Ref:MB 10 PG 17City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
3	.21Mi.	**7881 FERNWOOD AVE** **CALIFORNIA CITY, CA 93505-2526**	06/01/2026	$270,000	$184	1468	/3/2	1990	10,018 SF	
		APN: 211-052-12-00-2 Document #: 226062010 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 159 Subdivision: TRACT NO 2310 MapRef: MB 11 PG 27-30 Abbreviated Description: Lot:159 Subdivision:TRACT NO 2310 Map Ref:MB 11 PG 27-30City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
4	.23Mi.	**7871 FERNWOOD AVE** **CALIFORNIA CITY, CA 93505-2526**	06/24/2026	$340,000	$168	2023	/6/3	2006	10,454 SF	
		APN: 211-052-13-00-5 Document #: 226072307 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 160 Subdivision: TRACT NO 2310 MapRef: MB 11 PG 27-30 Abbreviated Description: Lot:160 Subdivision:TRACT NO 2310 Map Ref:MB 11 PG 27-30City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
5	.23Mi.	**20312 GRAHAM ST** **CALIFORNIA CITY, CA 93505-3315**	06/09/2026	$315,000	$208	1514	/3/2	1990	10,018 SF	
		APN: 203-253-04-00-5 Document #: 226065479 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 39 Subdivision: TRACT NO 2120 MapRef: MB 10 PG 17-19 Abbreviated Description: Lot:39 Subdivision:TRACT NO 2120 Map Ref:MB 10 PG 17-19City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
6	.23Mi.	**8024 DOGWOOD AVE** **CALIFORNIA CITY, CA 93505-2674**	05/01/2026	$90,000	$71	1260	/3/2	1988	10,454 SF	
		APN: 203-061-03-00-3 Document #: 226049368 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 268 Subdivision: TRACT NO 2066 MapRef: MB 9 PG 198 Abbreviated Description: Lot:268 Subdivision:TRACT NO 2066 Map Ref:MB 9 PG 198City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
7	.24Mi.	**20649 83RD ST** **CALIFORNIA CITY, CA 93505-2607**	06/22/2026	$292,000	$182	1603	/3/2	1988	10,454 SF	
		APN: 203-072-09-00-1 Document #: 226071229 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 215 Subdivision: TRACT 2066 MapRef: MB 9 PG 198 Abbreviated Description: Lot:215 Subdivision:TRACT 2066 Map Ref:MB 9 PG 198City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
8	.28Mi.	**8325 JACARANDA AVE** **CALIFORNIA CITY, CA 93505-3320**	03/17/2026	$300,000	$194	1548	/4/2	1994	9,147 SF	
		APN: 203-214-16-00-5 Document #: 226028945 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 796 Subdivision: TRACT NO 2067 MapRef: MB 2707 PG 540 Abbreviated Description: Lot:796 Subdivision:TRACT NO 2067 Map Ref:MB 2707 PG 540City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
9	.29Mi.	**8012 CATALPA AVE** **CALIFORNIA CITY, CA 93505-2653**	09/25/2026	$280,000	$174	1611	/4/2	2007	10,890 SF	
		APN: 203-084-02-00-7 Document #: 226114994 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 299 Subdivision: TRACT 2066 MapRef: MB 9 PG 198 Abbreviated Description: Lot:299 Subdivision:TRACT 2066 Map Ref:MB 9 PG 198City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
10	.29Mi.	**8348 FERNWOOD AVE** **CALIFORNIA CITY, CA 93505-3228**	05/08/2026	$255,000	$162	1577	/3/2	2006	9,583 SF	
		APN: 203-202-01-00-4 Document #: 226052220 Document Type: Grant Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 323 Subdivision: TRACT NO 2067 MapRef: MB 10 PG 8 Abbreviated Description: Lot:323 Subdivision:TRACT NO 2067 Map Ref:MB 10 PG 8City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
11	.29Mi.	**7811 GREAT CIRCLE DR** **CALIFORNIA CITY, CA 93505-2515**	03/20/2026	$50,000	$32	1539	/3/2	2006	9,583 SF	
		APN: 211-062-27-00-9 Document #: 226030383 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 239 Subdivision: TRACT NO 2310 MapRef: MB 11 PG 27-30 Abbreviated Description: Lot:239 Subdivision:TRACT NO 2310 Map Ref:MB 11 PG 27-30City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
12	.3Mi.	**7871 EUCALYPTUS AVE** **CALIFORNIA CITY, CA 93505-2577**	08/21/2026	$283,500	$179	1587	/3/2	1991	10,890 SF	
		APN: 211-042-13-00-2 Document #: 226098625 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 116 Subdivision: TRACT NO 2310 MapRef: MB 11 PG 27-30 Abbreviated Description: Lot:116 Subdivision:TRACT NO 2310 Map Ref:MB 11 PG 27-30City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
13	.31Mi.	**8373 IRONWOOD AVE** **CALIFORNIA CITY, CA 93505-3204**	08/28/2026	$188,000	$122	1537	/3/2	2006	9,583 SF	
		APN: 203-212-24-00-4 Document #: 226101650 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 754 Subdivision: TRACT NO 2067 MapRef: MB 10 PG 8 Abbreviated Description: Lot:754 Subdivision:TRACT NO 2067 Map Ref:MB 10 PG 8City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY								
14	.31Mi.	**8401 GREAT CIRCLE DR** **CALIFORNIA CITY, CA 93505-3237**	04/09/2026	$345,000	$193	1791	/4/2		10,018 SF	

ICE SiteX Report

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APN: 203-203-29-00-3 Document #: 226039845
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 713 Subdivision: TRACT 2067 MapRef: MB 10 PG 8 Abbreviated Description: Lot:713 Subdivision:TRACT 2067 Map Ref:MB 10 PG 8City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY

15	.32Mi.	**7821 FIR AVE** **CALIFORNIA CITY, CA 93505-2506**	08/28/2026	$360,000	$203	1776	/4/2	2007	9,583 SF

APN: 211-051-18-00-3 Document #: 226101795
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 143 Block: 2310 Subdivision: TRACT 2310 MapRef: MB 11 PG 27-30 Abbreviated Description: Lot:143 Block:2310 Subdivision:TRACT 2310 Map Ref:MB 11 PG 27-30City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY

16	.33Mi.	**8313 LIME AVE** **CALIFORNIA CITY, CA 93505-3328**	07/27/2026	$82,000	$83	984	/3/1	1958	9,583 SF

APN: 203-262-08-00-3 Document #: 226085922
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: TRACT 2120 MapRef: MB 10 PG 17 Abbreviated Description: Lot:61 Subdivision:TRACT 2120 Map Ref:MB 10 PG 17City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY

17	.33Mi.	**8301 DOGWOOD AVE** **CALIFORNIA CITY, CA 93505-2610**	05/28/2026	$240,000	$184	1302	/3/2	1987	9,583 SF

APN: 203-151-13-00-8 Document #: 226060689
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 281 Subdivision: TRACT 2067 MapRef: MB 10 PG 8 Abbreviated Description: Lot:281 Subdivision:TRACT 2067 Map Ref:MB 10 PG 8City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY

18	.38Mi.	**8348 LIME AVE** **CALIFORNIA CITY, CA 93505-3329**	05/18/2026	$266,000	$173	1537	/3/2	1991	10,454 SF

APN: 203-264-02-00-9 Document #: 226056282
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 188 Subdivision: TRACT 2120 MapRef: MB 10 PG 17 Abbreviated Description: Lot:188 Subdivision:TRACT 2120 Map Ref:MB 10 PG 17City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY

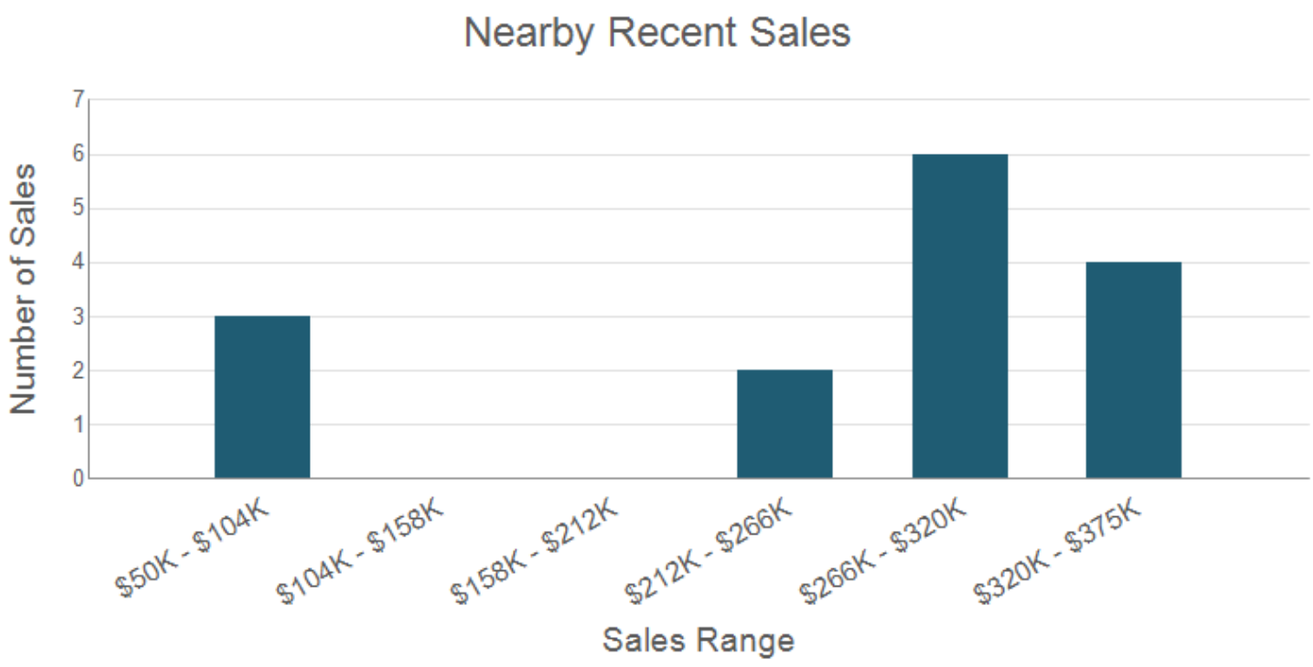
19	.38Mi.	**8400 DOGWOOD AVE** **CALIFORNIA CITY, CA 93505-5254**	04/01/2026	$300,000	$195	1535	/3/2	2006	9,583 SF

APN: 203-153-07-00-5 Document #: 226035425
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 377 Subdivision: TRACT 2067 MapRef: MB 4942 PG 2391 Abbreviated Description: Lot:377 Subdivision:TRACT 2067 Map Ref:MB 4942 PG 2391City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY

20	.43Mi.	**8412 CATALPA AVE** **CALIFORNIA CITY, CA 93505-5242**	04/10/2026	$290,000	$147	1973	/3/3	2007	9,583 SF

APN: 203-152-02-00-3 Document #: 226039888
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 397 Subdivision: TRACT 2067 MapRef: MB 10 PG 8 Abbreviated Description: Lot:397 Subdivision:TRACT 2067 Map Ref:MB 10 PG 8City/Muni/Twp:CALIFORNIA CITY City/Muni/Twp: CALIFORNIA CITY

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.

ICE SiteX Report

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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.	**8100 HEMLOCK AVE**			$322,524	1,836	/3/2	1987	20,908 SF	S
.02Mi.	**8113 GREAT CIRCLE DR**			$38,464	1,225	/3/1	1959	10,018 SF	
.03Mi.	**8037 GREAT CIRCLE DR**			$239,292	1,431	/3/2	1986	10,454 SF	
.04Mi.	**8113 HEMLOCK AVE**			$62,505	1,248	/3/2	1991	10,018 SF	
.04Mi.	**8038 HEMLOCK AVE**			$96,324	1,744	/3/2	1958	10,018 SF	
.04Mi.	**8125 HEMLOCK AVE**			$153,602	1,576	/3/2	2007	10,018 SF	
.05Mi.	**8137 GREAT CIRCLE DR**			$140,424	1,718	/3/2	1971	10,454 SF	
.05Mi.	**8037 HEMLOCK AVE**			$43,751	1,363	/4/2	1994	10,454 SF	
.06Mi.	**8148 HEMLOCK AVE**			$100,605	1,316	/3/2	1988	10,018 SF	P
.06Mi.	**8024 HEMLOCK AVE**			$145,389	1,445	/3/2	1990	10,454 SF	
.06Mi.	**8048 GREENWOOD AVE**			$167,323	1,170	/3/2	1979	10,454 SF	
.06Mi.	**8060 GREENWOOD AVE**			$184,813	1,248	/3/2	1990	10,454 SF	
.06Mi.	**8149 GREAT CIRCLE DR**			$94,029	1,305	/3/2	1991	10,018 SF	
.06Mi.	**8013 GREAT CIRCLE DR**			$156,776	1,249	/3/2	1987	10,454 SF	
.06Mi.	**8036 GREENWOOD AVE**			$235,166	1,376	/3/1	1992	10,454 SF	
.06Mi.	**8112 GREAT CIRCLE DR**			$167,322	1,983	/3/2	1986	10,454 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	34.7 years old	Households:	3,811
Median Household Income:	$52,023	Households w/Family:	66%
Household Income Per Capita:	$27,296	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Mojave Unified School District	Students:	2,904
Number of Schools:	6	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.55Mi.	**Hacienda Elementary School** Number of Students: 497 Student-Teacher Ratio: 27.61	D-	Public	3 - 5
1.38Mi.	**California City High School** Number of Students: 604 Student-Teacher Ratio: 22.72 Advanced Placement: Yes	D	Public	9 - 12
1.77Mi.	**California City Middle School** Number of Students: 478 Student-Teacher Ratio: 25.16	F	Public	6 - 8
0.99Mi.	**Robert P. Ulrich Elementary School** Number of Students: 503 Student-Teacher Ratio: 21.87	D-	Public	KG - 2

Flood Report

The Subject Property of **8100 HEMLOCK AVE, CALIFORNIA CITY, CA 93505-5405** 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	133%	NOTABLY HIGHER
BURGLARY	147%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	147%	NOTABLY HIGHER
FORCIBLE ROBBERY	145%	NOTABLY HIGHER
AGGRAVATED ASSAULT	162%	NOTABLY HIGHER
FORCIBLE RAPE	159%	NOTABLY HIGHER
MURDER	145%	NOTABLY HIGHER
OVERALL	160%	NOTABLY HIGHER

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

OrderID: 98768754

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