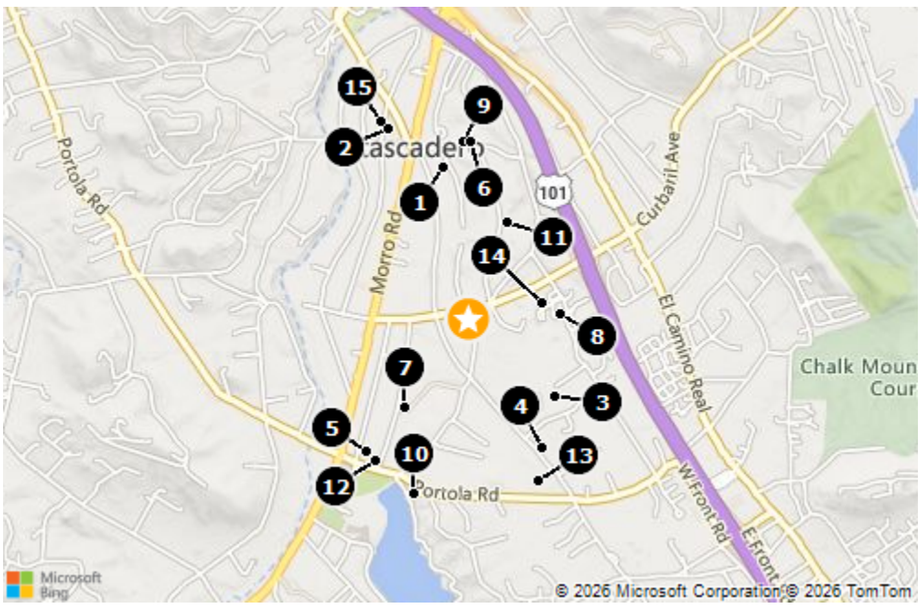
ICE SiteX Report

OrderID: 98299740

SiteX Property Information Report



Subject Property Location

8250 CURBARIL AVE, ATASCADERO, CA 93422-5172

County:	**SAN LUIS OBISPO CA**	Census Tract:	060790126.014004
Property Use:	Single Family Residential	Zoning:	RSFY
Parcel Number:	031-171-028	Thomas Bros Pg-Grid:	

Valuation

Value:	**$712,000**	FSD:	12	Common Confidence Score:	62
Value Range:	$626,560 - $797,440	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	7-031
Assd Land Value:	$107,577	Market Land Value:		Tax Year:	2025
Assd Improvement:	$201,219	Market Improvment Value:		Total Taxable Value:	$4,131
Total Assessed Value:	$308,796	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 7
Abbreviated Description: CY ATAS BL BC LT 7

Property Characteristics

Lot Size:	14,080 SF	Bedrooms:	3	Pool:	
Building Area:	1340 SF	Baths:	2	Fireplace:	
Year Built:	1986	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:		Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/20/2026	Sales Price:	N/A
Document #:	2026015833 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/11/2026		
Document Type:			

Legal Description:
Lot: 7 Block: BC Map Ref: MB 4 PG 51A
City/Muni/Twp: ATASCADERO

Prior Transfer

Recording Date:	02/17/2026	Sales Price:	$338,827
Document #:	2026004513 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/29/2021	Sales Price:	N/A
Document #:	2021032103 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/29/2021	Sales Price:	$320,000
Document #:	2021023313 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	03/22/2021	Loan Amount:	N/A
Document #:	2021021623 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Lot: 7 Block: BC Subdivision: ATASCADERO
City/Muni/Twp: ATASCADERO

Mortgage Record

Recording Date:	02/17/2006	Loan Amount:	N/A
Document #:	2006011392 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 7 Block: BC Subdivision: AMENDMENT S TO THE MAP OF ATASCADERO
City/Muni/Twp: ATASCADERO

Mortgage Record

Recording Date:	03/31/2004	Loan Amount:	N/A
Document #:	2004026040 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2034	Type Finance:	

Legal Description:
Lot: 7 Block: BC Subdivision: ATASCADERO

Mortgage Record

Recording Date:	09/10/2003	Loan Amount:	N/A
Document #:	2003103432 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 7 Block: BC Subdivision: ATASCADERO

Mortgage Record

Recording Date:	03/12/2003	Loan Amount:	N/A
Document #:	2003025071 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 7 Block: BC Subdivision: ATASCADERO
City/Muni/Twp: ATASCADERO

Mortgage Record

Recording Date:	12/27/2001	Loan Amount:	N/A
Document #:	2001100544 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2032	Type Finance:	

Legal Description:
Lot: 7 Block: BC Subdivision: ATASCADERO

Prior Transfer

Recording Date:	07/30/1999	Sales Price:	$170,500
Document #:	1999-055305 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/06/1999		

Document Type:
Legal Description:
Lot: 7 Block: BC Subdivision: ATASCADERO Map Ref: MB4 PG51A

Prior Transfer

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

Document Type:
Legal Description:
Lot: 7
Abbreviated Description: CY ATAS BL BC LT 7

Area Sales Analysis

Total Area Sales	$10,175,500	Median # of Bedrooms	3
Median Lot Size	15,128 SF	Median # of Baths	2
Median Living Area	1,568 SF	Median Year Built	1975
Price Range - 2 Yrs	$92,500 to $865,000	Age Range	9 years to 108 years
Median Value	$759,000	Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**7050 TECORIDA AVE ATASCADERO, CA 93422-4437**	08/18/2026	$865,000	$437	1978	3/3/2	1995	14,040 SF	

APN: 030-352-002 Document #: 2026026385
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: PB MapRef: MB 4 PG 53 Abbreviated Description: Lot:18 Block:PB Map Ref:MB 4 PG 53City/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO

2	.54Mi.	**6949 NAVAJOA AVE ATASCADERO, CA 93422-4143**	07/20/2026	$735,000	$468	1570	5/3/2	2017	6,477 SF	

APN: 030-283-016 Document #: 2026022494
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Tract No: 2959 MapRef: MB 35 PG 18 Abbreviated Description: Lot:6 Tract No:2959 Map Ref:MB 35 PG 18City/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO

ICE SiteX Report

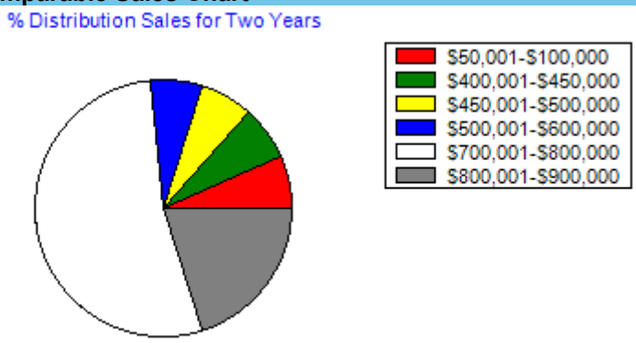
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3	.3Mi.	**8660 MONTURA LN** **ATASCADERO, CA 93422-5180**	05/19/2026	$744,000	$451	1648	5/3/2	1979	24,829 SF	Yes
		APN: 056-181-036 Document #: 2026015710 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: PARCEL MAP NO CO 77 398 MapRef: MB 27 PG 16 Abbreviated Description: Lot:3 Subdivision:PARCEL MAP NO CO 77 398 Map Ref:MB 27 PG 16City/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO								
4	.39Mi.	**8753 ATASCADERO AVE** **ATASCADERO, CA 93422-5035**	04/30/2026	$485,000	$318	1525	8/4/2	1964	11,000 SF	
		APN: 056-181-012 Document #: 2026013326 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Block: 7 Subdivision: ATASCADERO COLONY MapRef: MB 3 PG 6A Abbreviated Description: Block:7 Subdivision:ATASCADERO COLONY Map Ref:MB 3 PG 6AAbbreviated Description:PORTION LOT28 City/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO								
5	.44Mi.	**8935 AMAPOA AVE** **ATASCADERO, CA 93422-3970**	03/27/2026	$450,000	$646	696	4/2/1		15,128 SF	
		APN: 031-301-024 Document #: 2026009337 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Block: DC Subdivision: ATASCADERO MapRef: MB 4 PG 1 Abbreviated Description: Lot:39 Block:DC Subdivision:ATASCADERO Map Ref:MB 4 PG 1City/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO								
6	.49Mi.	**8355 SAN ANDRES AVE** **ATASCADERO, CA 93422-4022**	03/03/2026	$793,500	$378	2095	9/3/2	1959	32,670 SF	
		APN: 030-292-023 Document #: 2026006331 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35 Block: UA Subdivision: ATASCADERO MapRef: MB 4 PG 29A Abbreviated Description: Lot:35 Block:UA Subdivision:ATASCADERO Map Ref:MB 4 PG 29ACity/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO								
7	.29Mi.	**8425 AZUCENA AVE** **ATASCADERO, CA 93422-5057**	02/26/2026	$760,000	$614	1236	5/3/2	1975	8,276 SF	
		APN: 031-251-029 Document #: 2026005579 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Block: CC Subdivision: ATASCADERO MapRef: MB 4 PG 52A Abbreviated Description: Lot:33 Block:CC Subdivision:ATASCADERO Map Ref:MB 4 PG 52ACity/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO								
8	.24Mi.	**8070 COROMAR AVE** **ATASCADERO, CA 93422-5204**	02/17/2026	$765,000	$487	1568	6/3/2	1978	11,400 SF	
		APN: 056-091-038 Document #: 2026004599 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: C Subdivision: PARCEL MAP NO CO 76 423 MapRef: MB 23 PG 51 Abbreviated Description: Lot:C Subdivision:PARCEL MAP NO CO 76 423 Map Ref:MB 23 PG 51City/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO								
9	.49Mi.	**8255 SAN ANDRES AVE** **ATASCADERO, CA 93422-4066**	01/15/2026	$92,500	$53	1730	7/3/2	1918	32,500 SF	
		APN: 030-292-022 Document #: 2026001407 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 34 Block: UA Subdivision: ATASCADERO COLONY MapRef: MB 4 PG 29A Abbreviated Description: Lot:34 Block:UA Subdivision:ATASCADERO COLONY Map Ref:MB 4 PG 29ACity/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO								
10	.49Mi.	**8200 PORTOLA RD** **ATASCADERO, CA 93422-5049**	12/12/2025	$849,000	$414	2048	7/3/2	1984	25,265 SF	
		APN: 056-312-008 Document #: 2025038201 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 48 Block: 12 Subdivision: ATASCADERO COLONY MapRef: MB 3 PG 9B&9C Abbreviated Description: Lot:48 Block:12 Subdivision:ATASCADERO COLONY Map Ref:MB 3 PG 9B&9CCity/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO								
11	.28Mi.	**7455 CRISTOBAL AVE** **ATASCADERO, CA 93422-5143**	11/07/2025	$525,000	$628	835	4/2/1.5	1925	10,400 SF	
		APN: 030-301-023 Document #: 2025034271 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Block: NB MapRef: MB 4 PG 42 Abbreviated Description: Block:NB Map Ref:MB 4 PG 42Abbreviated Description:PORTION LOT20 City/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO								
12	.45Mi.	**8960 AZUCENA AVE** **ATASCADERO, CA 93422-5040**	09/29/2025	$783,000	$517	1512	5/3/2	1976	23,085 SF	
		APN: 031-301-009 Document #: 2025028433 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: DC Subdivision: ATASCADERO MapRef: MB 4 PG 53 Abbreviated Description: Lot:1 Block:DC Subdivision:ATASCADERO Map Ref:MB 4 PG 53City/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO								
13	.47Mi.	**8525 PORTOLA RD** **ATASCADERO, CA 93422-5027**	09/25/2025	$745,000	$646	1152	5/2/1	1949	21,780 SF	
		APN: 056-241-012 Document #: 2025028187 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PARCEL MAP CO 76 537 MapRef: MB 24 PG 60 Abbreviated Description: Lot:1 Subdivision:PARCEL MAP CO 76 537 Map Ref:MB 24 PG 60City/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO								
14	.19Mi.	**8390 CURBARIL AVE** **ATASCADERO, CA 93422-5174**	09/22/2025	$824,500	$520	1585	7/4/3	1940	23,083 SF	
		APN: 056-091-052 Document #: 2025027808 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PARCEL MAP AT 17 0009 MapRef: MB 80 PG 48 Abbreviated Description: Lot:1 Subdivision:PARCEL MAP AT 17 0009 Map Ref:MB 80 PG 48City/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO								
15	.57Mi.	**6920 NAVAJOA AVE** **ATASCADERO, CA 93422-4143**	09/17/2025	$759,000	$526	1442	5/3/2	2016	5,544 SF	
		APN: 030-373-031 Document #: 2025027282 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PARCEL MAP AT 06 0211 MapRef: MB 73 PG 72-74 Abbreviated Description: Lot:1 Subdivision:PARCEL MAP AT 06 0211 Map Ref:MB 73 PG 72-74City/Muni/Twp:ATASCADERO City/Muni/Twp: ATASCADERO								

ICE SiteX Report

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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.	**8250 CURBARIL AVE**			$308,796	1,340	5/3/2	1986	14,080 SF	
.02Mi.	**8220 CURBARIL AVE**			$436,075	1,194	5/3/2	1947	13,800 SF	
.02Mi.	**7450 MARCHANT AVE**			$511,828	1,385	5/3/2	1984	30,000 SF	
.03Mi.	**7500 MARCHANT AVE**			$289,730	1,240	4/2/1	1960	23,958 SF	
.04Mi.	**8275 CURBARIL AVE**			$961,000	1,930	8/3/2.5	1948	27,443 SF	
.04Mi.	**7600 MARCHANT AVE**			$707,472	1,858	8/3/2	1963	18,950 SF	
.05Mi.	**8200 CURBARIL AVE**			$342,522	2,494	7/3/2.5	1990	43,350 SF	
.05Mi.	**8255 CURBARIL AVE**			$92,979	1,801	8/4/2	1973	24,394 SF	
.05Mi.	**8055 ATASCADERO AVE**			$203,551	1,158	5/3/1	1957	22,955 SF	
.06Mi.	**7505 MARCHANT AVE**			$189,134	1,089	4/1/1	1949	26,572 SF	
.06Mi.	**7455 MARCHANT AVE**			$101,152				19,267 SF	
.06Mi.	**8295 CURBARIL AVE**			$497,608	1,406	6/2/1	1949	12,761 SF	
.06Mi.	**8075 ATASCADERO AVE**			$320,634	676	4/2/2	1953	21,300 SF	
.06Mi.	**7700 MARCHANT AVE**			$291,735	1,288	4/2/2	1952	15,475 SF	
.07Mi.	**7880 CRISTOBAL AVE**			$367,745	996	5/2/1	2002	10,212 SF	
.07Mi.	**8024 CRISTOBAL AVE**			$614,945	1,539	4/3/2	1954	18,500 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	42.6 years old	Households:	13,027
Median Household Income:	$92,597	Households w/Family:	66%
Household Income Per Capita:	$48,421	Households w/Family Married:	51%
Most Common Education Level:	Some College	Households w/Family Children:	27%

School District

School District Zone:	Atascadero Unified School District	Students:	4,357
Number of Schools:	12	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.74Mi.	**Santa Rosa Road Academic Academy** Number of Students: 377 Student-Teacher Ratio: 19.85	C-	Public	KG - 5
0.77Mi.	**Atascadero High School** Number of Students: 1,157 Student-Teacher Ratio: 19.56 Advanced Placement: Yes	A	Public	9 - 12
1.17Mi.	**Atascadero Middle School** Number of Students: 845 Student-Teacher Ratio: 20.66	B	Public	6 - 8

ICE SiteX Report

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Flood Report

The Subject Property of **8250 CURBARIL AVE, ATASCADERO, CA 93422-5172** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	99%	SIMILAR
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	65%	NOTABLY LOWER
FORCIBLE RAPE	87%	LOWER
MURDER	97%	SIMILAR
OVERALL	82%	LOWER

Disaster Alerts

No alerts noted

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