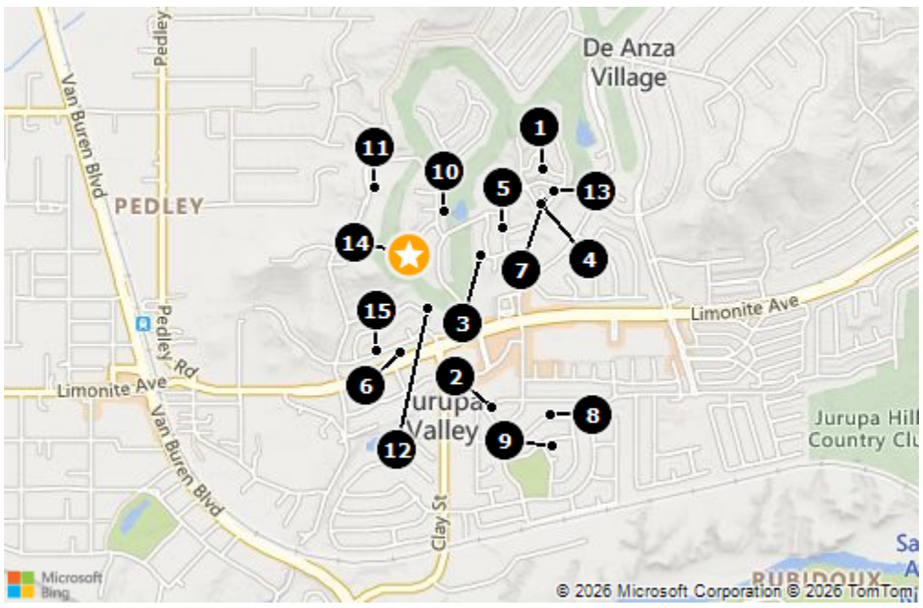
ICE SiteX Report

OrderID: 98224724

SiteX Property Information Report



Subject Property Location

8319 WHISPERING TREE DR, RIVERSIDE, CA 92509-7317

County:	**RIVERSIDE CA**	Census Tract:	060650404.053009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	166-263-019	Thomas Bros Pg-Grid:	684-4F

Valuation

Value:	**$724,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$644,360 - $803,640	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	28-033
Assd Land Value:	$156,381	Market Land Value:		Tax Year:	2025
Assd Improvement:	$305,669	Market Improvment Value:		Total Taxable Value:	$5,246
Total Assessed Value:	$462,050	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	166263019
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 27 Tract No: 8500
Abbreviated Description: LOT 27 MB 093/057 TR 8500

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:	4	Pool:	
Building Area:	2225 SF	Baths:	2.75	Fireplace:	1
Year Built:	1978	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Wood Shake
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/04/2024	Sales Price:	N/A
Document #:	2024-0265730 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/16/2011	Sales Price:	$400,000
Document #:	2011-0413097 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/19/2006	Loan Amount:	N/A
Document #:	2006-0279653 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			
Lot: 27 Tract No: 8500			

Prior Transfer

Recording Date:	04/19/2006	Sales Price:	$392,000
Document #:	2006-0279502 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 98224724

Mortgage Record

Recording Date:	03/15/2006	Loan Amount:	N/A
Document #:	2006-0184128 BK-PG -	Loan Type:	Negative Amortization
TD Due Date:	04/01/2046	Type Finance:	ADJ

Legal Description:
Lot: 27 Tract No: 8500

Mortgage Record

Recording Date:	11/23/2005	Loan Amount:	N/A
Document #:	2005-0972648 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	12/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 27 Tract No: 8500

Prior Transfer

Recording Date:	11/02/2004	Sales Price:	N/A
Document #:	2004-0870549 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/07/2004		
Document Type:			

Legal Description:
Lot: 27 Tract No: 8500 Map Ref: MB93 PG57-59

Prior Transfer

Recording Date:	11/00/2004	Sales Price:	N/A
Document #:	2004-0870549 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 27 Tract No: 8500
Abbreviated Description: LOT 27 MB 093/057 TR 8500

Prior Transfer

Recording Date:	03/03/2004	Sales Price:	N/A
Document #:	2004-0149858 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/25/2004		
Document Type:			

Legal Description:
Lot: 27 Tract No: 8500 Map Ref: MB93 PG57-59

Prior Transfer

Recording Date:	02/27/2004	Sales Price:	$325,000
Document #:	2004-0140064 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/08/2004		
Document Type:			

Legal Description:
Lot: 27 Tract No: 8500 Map Ref: MB93 PG57-59

Prior Transfer

Recording Date:	02/27/2004	Sales Price:	N/A
Document #:	2004-0140063 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/25/2004		
Document Type:			

Legal Description:
Lot: 27 Tract No: 8500 Map Ref: MB93 PG57-59

Area Sales Analysis

Total Area Sales	$10,315,000	Median # of Bedrooms	3
Median Lot Size	6,969 SF	Median # of Baths	2.5
Median Living Area	1,740 SF	Median Year Built	1985
Price Range - 2 Yrs	$605,000 to $1,060,000	Age Range	21 years to 48 years
Median Value	$635,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**5751 AUTUMNWOOD LN** **RIVERSIDE, CA 92509-7338**	07/29/2026	$610,000	$328	1859	/4/2.5	2005	4,791 SF	
		APN: 166-630-008 Document #: 2026-0236077 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: TRACT NO 29725 MapRef: MB 379 PG 53-56 Abbreviated Description: Lot:8 Subdivision:TRACT NO 29725 Map Ref:MB 379 PG 53-56City/Muni/Twp:JURUPA VALLEY City/Muni/Twp: JURUPA VALLEY								
2	.46Mi.	**8139 HAVEN VIEW DR** **RIVERSIDE, CA 92509-6162**	07/23/2026	$615,000	$470	1308	/3/1.75	1985	6,534 SF	
		APN: 163-341-006 Document #: 2026-0229796 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: TRACT NO 16859 MapRef: MB 141 PG 79-83 Abbreviated Description: Lot:6 Subdivision:TRACT NO 16859 Map Ref:MB 141 PG 79-83Abbreviated Description:TRA 028-000 City/Muni/Twp:JURUPA VALLEY City/Muni/Twp: JURUPA VALLEY								
3	.19Mi.	**5925 GRINNELL DR** **RIVERSIDE, CA 92509-7046**	07/17/2026	$635,000	$393	1614	/4/2	1981	7,840 SF	
		APN: 166-430-002 Document #: 2026-0224933 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: TRACT NO 11579 MapRef: MB 111 PG 3-4 Abbreviated Description: Lot:11 Subdivision:TRACT NO 11579 Map Ref:MB 111 PG 3-4Abbreviated Description:TRA 028-033 City/Muni/Twp:JURUPA VALLEY City/Muni/Twp: JURUPA VALLEY								
4	.38Mi.	**7969 SHADOW TRAILS LN** **RIVERSIDE, CA 92509-7008**	06/30/2026	$635,000	$415	1530	/3/2.5	2005	3,920 SF	
		APN: 166-640-030 Document #: 2026-0204368 Document Type: Price Code: R								

ICE SiteX Report

OrderID: 98224724

Land Use: Single Family Residential
Legal: Lot: 117 Subdivision: TRACT NO 29725 MapRef: MB 379 PG 53-56 Abbreviated Description: Lot:117 Subdivision:TRACT NO 29725 Map Ref:MB 379 PG 53-56Abbreviated Description:TRA 028-033 City/Muni/Twp:JURUPA VALLEY City/Muni/Twp: JURUPA VALLEY

5	.26Mi.	**5839 MOONRIDGE DR** **RIVERSIDE, CA 92509-7038**	06/15/2026	$685,000	$331	2065	/4/3	1980	6,969 SF	

APN: 166-181-009 Document #: 2026-0182463
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: TRACT NO 9284 MapRef: MB 111 PG 1&2 Abbreviated Description: Lot:15 Subdivision:TRACT NO 9284 Map Ref:MB 111 PG 1&2Abbreviated Description:TRA 028-027 City/Muni/Twp:JURUPA VALLEY City/Muni/Twp: JURUPA VALLEY

6	.26Mi.	**8286 YEARLING WAY** **RIVERSIDE, CA 92509-5157**	04/24/2026	$715,000	$309	2308	/5/2.75	1980	8,712 SF	

APN: 166-413-001 Document #: 2026-0124488
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: TRACT NO 11885 MapRef: MB 110 PG 8-12 Abbreviated Description: Lot:8 Subdivision:TRACT NO 11885 Map Ref:MB 110 PG 8-12Abbreviated Description:TRA 023-033 City/Muni/Twp:JURUPA VALLEY City/Muni/Twp: JURUPA VALLEY

7	.39Mi.	**7949 SHADOW TRAILS LN** **RIVERSIDE, CA 92509-7008**	04/21/2026	$635,000	$372	1703	/3/2.5	2005	3,920 SF	Yes

APN: 166-640-031 Document #: 2026-0119487
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 118 Subdivision: TRACT NO 29725 MapRef: MB 379 PG 53-56 Abbreviated Description: Lot:118 Subdivision:TRACT NO 29725 Map Ref:MB 379 PG 53-56Abbreviated Description:TRA 028-033 City/Muni/Twp:JURUPA VALLEY City/Muni/Twp: JURUPA VALLEY

8	.57Mi.	**7963 TOWNSEND DR** **RIVERSIDE, CA 92509-0120**	04/15/2026	$615,000	$419	1465	/3/2.5	1990	5,227 SF	

APN: 163-352-027 Document #: 2026-0113238
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: TRACT NO 21428 MapRef: MB 208 PG 23-27 Abbreviated Description: Lot:13 Subdivision:TRACT NO 21428 Map Ref:MB 208 PG 23-27Abbreviated Description:TRA 028-033 City/Muni/Twp:JURUPA VALLEY City/Muni/Twp: JURUPA VALLEY

9	.64Mi.	**7960 CARLYLE DR** **RIVERSIDE, CA 92509-6131**	04/10/2026	$620,000	$365	1695	/3/2.5	1990	5,662 SF	

APN: 163-362-013 Document #: 2026-0107820
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: TRACT NO 21428 MapRef: MB 208 PG 23-27 Abbreviated Description: Lot:45 Subdivision:TRACT NO 21428 Map Ref:MB 208 PG 23-27Abbreviated Description:TRA 028-033 City/Muni/Twp:JURUPA VALLEY City/Muni/Twp: JURUPA VALLEY

10	.15Mi.	**5810 GREENS DR** **RIVERSIDE, CA 92509-7326**	04/08/2026	$645,000	$370	1740	/2/2	1980	7,840 SF	

APN: 166-394-014 Document #: 2026-0105915
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 85 Subdivision: TRACT NO 9283 MapRef: MB 109 PG 74-78 Abbreviated Description: Lot:85 Subdivision:TRACT NO 9283 Map Ref:MB 109 PG 74-78Abbreviated Description:TRA 028-033 City/Muni/Twp:JURUPA VALLEY City/Muni/Twp: JURUPA VALLEY

11	.2Mi.	**5780 BALDWIN AVE** **RIVERSIDE, CA 92509-5153**	03/30/2026	$1,060,000	$323	3279	/4/2.5	1986	20,037 SF	Yes

APN: 166-462-009 Document #: 2026-0094780
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: TRACT NO 10804 MapRef: MB 121 PG 65&66 Abbreviated Description: Lot:11 Subdivision:TRACT NO 10804 Map Ref:MB 121 PG 65&66Abbreviated Description:TRA 028-033 City/Muni/Twp:JURUPA VALLEY City/Muni/Twp: JURUPA VALLEY

12	.15Mi.	**8215 TAMARIND LN** **RIVERSIDE, CA 92509-5181**	02/27/2026	$720,000	$309	2323	/4/2.75	1984	7,405 SF	Yes

APN: 166-421-012 Document #: 2026-0061343
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: TRACT NO 11685 MapRef: MB 110 PG 8-12 Abbreviated Description: Lot:44 Subdivision:TRACT NO 11685 Map Ref:MB 110 PG 8-12Abbreviated Description:TRA 028-033 City/Muni/Twp:JURUPA VALLEY City/Muni/Twp: JURUPA VALLEY

13	.42Mi.	**7933 SHADOW TRAILS LN** **RIVERSIDE, CA 92509-7007**	02/25/2026	$605,000	$355	1703	/3/2.5	2005	4,791 SF	

APN: 166-640-018 Document #: 2026-0058342
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 105 Subdivision: TRACT NO 29725 MapRef: MB 379 PG 53-56 Abbreviated Description: Lot:105 Subdivision:TRACT NO 29725 Map Ref:MB 379 PG 53-56Abbreviated Description:TRA 028-033 City/Muni/Twp:JURUPA VALLEY City/Muni/Twp: JURUPA VALLEY

14	.02Mi.	**8303 WHISPERING TREE DR** **RIVERSIDE, CA 92509-7317**	01/08/2026	$720,000	$403	1784	/3/2.5	1978	13,503 SF	

APN: 166-263-020 Document #: 2026-0006512
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: TRACT NO 8500 MapRef: MB 93 PG 57-59 Abbreviated Description: Subdivision:TRACT NO 8500 Map Ref:MB 93 PG 57-59Abbreviated Description:TRA 028-033 City/Muni/Twp:JURUPA VALLEY City/Muni/Twp: JURUPA VALLEY

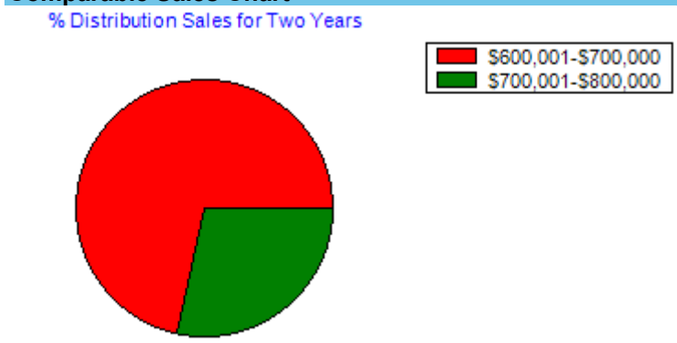
15	.26Mi.	**8333 YEARLING WAY** **RIVERSIDE, CA 92509-5156**	12/12/2025	$800,000	$346	2308	/5/2.75	1980	9,147 SF	Yes

APN: 166-412-013 Document #: 2025-0386538
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: TRACT NO 11885 MapRef: MB 110 PG 8-12 Abbreviated Description: Lot:72 Subdivision:TRACT NO 11885 Map Ref:MB 110 PG 8-12Abbreviated Description:TRA 028-033

ICE SiteX Report

OrderID: 98224724

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.	**8319 WHISPERING TREE DR**	**11/00/2004**		$462,050	2,225	/4/2.75	1978	10,890 SF	
.02Mi.	**8330 WHISPERING TREE DR**	**09/00/2001**		$292,478	1,784	/3/2.5	1978	10,018 SF	
.02Mi.	**8303 WHISPERING TREE DR**	**09/00/1999**		$245,886	1,784	/3/2.5	1978	13,503 SF	
.03Mi.	**8289 WHISPERING TREE DR**	**03/01/2022**		$551,827	1,524	/3/2	1978	8,276 SF	
.03Mi.	**8297 WHISPERING TREE DR**			$475,718	2,342	/4/2.75	1978	13,068 SF	
.04Mi.	**8322 WHISPERING TREE DR**			$360,790	2,342	/4/2.75	1978	15,245 SF	
.04Mi.	**8271 WHISPERING TREE DR**	**01/00/2005**		$575,659	2,342	/4/2.75	1978	12,632 SF	
.04Mi.	**8300 WHISPERING TREE DR**	**08/25/2021**		$251,109	1,524	/3/2	1978	8,712 SF	
.04Mi.	**8288 WHISPERING TREE DR**			$438,665	2,095	/4/2.75	1978	7,840 SF	
.05Mi.	**8267 WHISPERING TREE DR**	**11/12/2021**		$435,783	1,784	/3/2.5	1978	10,454 SF	
.05Mi.	**8268 WHISPERING TREE DR**	**01/12/2021**		$519,564	1,784	/3/2.5	1978	6,969 SF	
.06Mi.	**8303 LAKESIDE DR**			$406,198	1,524	/3/2	1978	10,890 SF	
.06Mi.	**8287 LAKESIDE DR**	**06/00/1999**		$258,639	2,095	/4/2.75	1978	7,840 SF	
.06Mi.	**8321 LAKESIDE DR**	**09/29/2021**		$498,765	2,982	/4/2.75	1978	15,245 SF	Yes
.06Mi.	**8269 LAKESIDE DR**	**04/00/1993**		$190,308	1,784	/3/2.5	1978	7,840 SF	Yes
.06Mi.	**8249 WHISPERING TREE DR**	**11/23/2020**		$288,946	2,095	/4/2.75	1978	9,583 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	32.9 years old	Households:	21,662
Median Household Income:	$79,302	Households w/Family:	84%
Household Income Per Capita:	$27,115	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	48%

School District

School District Zone:	Jurupa Unified School District	Students:	17,815
Number of Schools:	25	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.16Mi.	**Mission Middle School** Number of Students: 612 Student-Teacher Ratio: 20	D-	Public	7 - 8
2.47Mi.	**Rubidoux High School** Number of Students: 1,259 Student-Teacher Ratio: 20.65 Advanced Placement: Yes	D	Public	9 - 12
1.81Mi.	**Camino Real Elementary School** Number of Students: 721 Student-Teacher Ratio: 24.51	C+	Public	KG - 6

ICE SiteX Report

OrderID: 98224724

Flood Report

The Subject Property of **8319 WHISPERING TREE DR, RIVERSIDE, CA 92509-7317** 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	81%	LOWER
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	139%	NOTABLY HIGHER
AGGRAVATED ASSAULT	37%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	149%	NOTABLY HIGHER
MURDER	72%	NOTABLY LOWER
OVERALL	54%	NOTABLY LOWER

Disaster Alerts

9/11/2024 - Airport Fire 5/19/2026 - Bain Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.