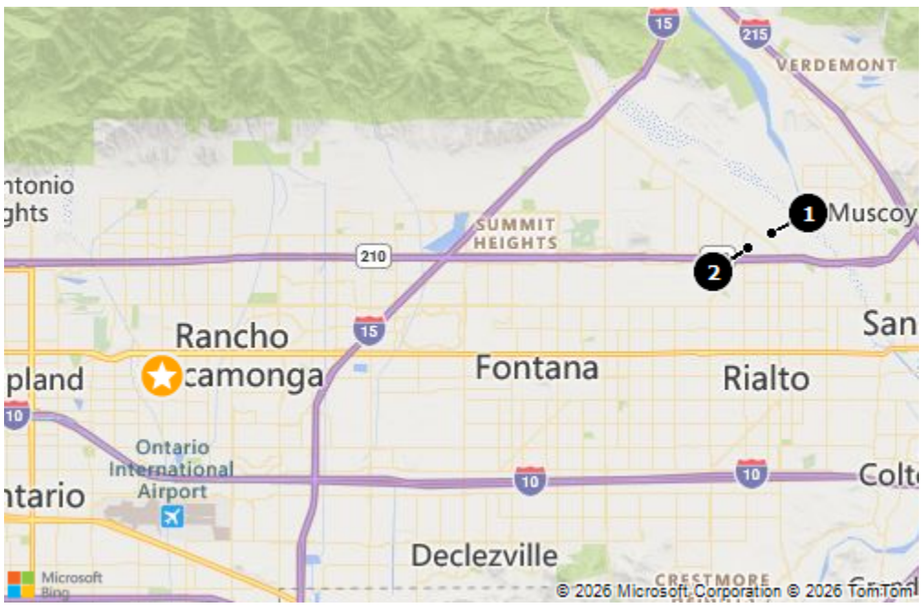
# ICE SiteX Report

**OrderID: 98312882**

## SiteX Property Information Report




## Subject Property Location

### 878 N EUCALYPTUS AVE, RIALTO, CA 92376-4513

| | | | |
|---|---|---|---|
| County: | **SAN BERNARDINO CA** | Census Tract: | 060710038.041001 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 0133-111-02-0000 | Thomas Bros Pg-Grid: | 575-7J |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$655,000** | FSD: | 11 | Common Confidence Score: | 57 |
| Value Range: | $582,950 - $727,050 | ICE Confidence Score: | 89 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | | Tax Rate Code Area: | 6-000 |
| Assd Land Value: | $150,596 | Market Land Value: | | Tax Year: | 2025 |
| Assd Improvement: | $360,870 | Market Improvment Value: | | Total Taxable Value: | $6,737 |
| Total Assessed Value: | $511,466 | Total Assessor Market Value: | | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 2 District: 08 Tract No: 4821

| | |
|---|---|
| Abbreviated Description: | TRACT 4821 LOT 2 |
| City/Muni/Twp: | RIALTO |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 9,500 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 2079 SF | Baths: | 2 | Fireplace: | 1 |
| Year Built: | 1963 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 8 | Ext Walls: | |
| Number of Units: | | Garage Type: | Attached | Heating: | Central |
| Number of Stories: | 1 | Number of Cars: | 2 | A/C: | Evap Cooler |
| Style: | Modern | Basement: | | Roof Cover: | Built-up |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History
## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/08/2025 | Loan Amount: | N/A |
| Document #: | 2025-0004870 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 11/01/2050 | Type Finance: | |

**Legal Description:**
Lot: 2 Subdivision: TRACT NO 4821
City/Muni/Twp: RIALTO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/29/2024 | Sales Price: | N/A |
| Document #: | 2024-0177556 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/16/2022 | Sales Price: | N/A |
| Document #: | 2022-0375834 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 10/22/2022 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 2 Subdivision: TRACT NO 4821 Map Ref: MB 62 PG 10&11
City/Muni/Twp: RIALTO

# ICE SiteX Report

**OrderID: 98312882**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/09/2020 | Sales Price: | $427,500 |
| Document #: | 2020-0443064 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/28/2020 | Loan Amount: | N/A |
| Document #: | 2020-0422358 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 11/01/2050 | Type Finance: | |

**Legal Description:**
Lot: 2 Subdivision: TRACT NO 4821
City/Muni/Twp: RIALTO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/08/2019 | Sales Price: | $349,192 |
| Document #: | 2019-0409852 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/29/2019 | Sales Price: | $458,500 |
| Document #: | 2019-0389313 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 09/09/2019 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 2 Subdivision: TRACT NO 4821 Map Ref: MB 62 PG 10&11
City/Muni/Twp: RIALTO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/05/2017 | Sales Price: | N/A |
| Document #: | 2017-0005459 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/08/2016 | Loan Amount: | N/A |
| Document #: | 2016-0537805 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 01/01/2047 | Type Finance: | |

**Legal Description:**
Lot: 2 Tract No: 4821
City/Muni/Twp: RIALTO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/08/2016 | Sales Price: | $355,000 |
| Document #: | 2016-0008686 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 12/10/2015 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 2 Tract No: 4821 Map Ref: MB62 PG10&11
City/Muni/Twp: RIALTO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/03/2015 | Sales Price: | $50,000 |
| Document #: | 2015-0330277 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/22/2015 | Loan Amount: | N/A |
| Document #: | 2015-0311008 BK-PG - | Loan Type: | Future Advance Clause/Open End Mortgage |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 2 Tract No: 4821
City/Muni/Twp: RIALTO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/22/2015 | Sales Price: | $250,000 |
| Document #: | 2015-0311007 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 06/16/2015 | | |
| Document Type: | | | |

**Legal Description:**
City/Muni/Twp: RIALTO

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/04/2008 | Loan Amount: | N/A |
| Document #: | 2008-0403825 BK-PG - | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | | Type Finance: | VAR |

**Legal Description:**
Lot: 2 Tract No: 4821

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/15/2006 | Sales Price: | N/A |
| Document #: | 2006-0408729 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 05/25/2006 | | |
| Document Type: | | | |

# ICE SiteX Report

**OrderID: 98312882**

**Legal Description:**
Lot: 2 Tract No: 4821 Map Ref: MB62 PG10&11
City/Muni/Twp: RIALTO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/12/2006 | Sales Price: | N/A |
| Document #: | 2006-0400085 BK-PG - | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 05/25/2006 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 2 Tract No: 4821 Map Ref: MB62 PG10&11

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/07/2006 | Sales Price: | N/A |
| Document #: | 2006-0390093 BK-PG - | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 05/25/2006 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 2 Tract No: 4821
City/Muni/Twp: RIALTO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | | Sales Price: | N/A |
| Document #: | 20220375834 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 2 District: 08 Tract No: 4821
Abbreviated Description: TRACT 4821 LOT 2
City/Muni/Twp: RIALTO

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $1,390,000 | Median # of Bedrooms | 4 |
| Median Lot Size | 9,300 SF | Median # of Baths | 2 |
| Median Living Area | 2,189 SF | Median Year Built | 1974 |
| Price Range - 2 Yrs | $580,000 to $810,000 | Age Range | 41 years to 63 years |
| Median Value | $695,000 | Median Age | 52 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .47Mi. | **6019 MAGNOLIA AVE**<br>**RIALTO, CA 92377-4064** | 06/09/2026 | $810,000 | $281 | 2881 | 10/5/2 | 1963 | 10,200 SF | |
| | | APN: 0264-632-04-0000 Document #: 2026-0144833<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 19 Subdivision: TRACT NO 6762 MapRef: MB 86 PG 26&27 Abbreviated Description: Lot:19 Subdivision:TRACT NO 6762 Map Ref:MB 86 PG 26&27City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED | | | | | | | | |
| 2 | .94Mi. | **675 W NORWOOD ST**<br>**RIALTO, CA 92377-4674** | 07/17/2025 | $580,000 | $387 | 1496 | 6/3/2 | 1985 | 8,400 SF | Spa Only |
| | | APN: 0264-602-65-0000 Document #: 2025-0170317<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 81 Subdivision: TRACT NO 10230 MapRef: MB 180 PG 17-19 Abbreviated Description: Lot:81 Subdivision:TRACT NO 10230 Map Ref:MB 180 PG 17-19City/Muni/Twp:RIALTO City/Muni/Twp: RIALTO | | | | | | | | |

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. | **878 N EUCALYPTUS AVE** | | | $511,466 | 2,079 | 8/3/2 | 1963 | 9,500 SF | |
| 0Mi. | **9292 ARROW RTE** | | | $435,052 | 885 | 5/3/1 | 1955 | 7,560 SF | |
| .01Mi. | **9282 ARROW RTE** | | | $316,284 | 912 | 5/3/1 | 1955 | 8,400 SF | Heated |
| .03Mi. | **9272 ARROW RTE** | | | $302,593 | 912 | 5/3/1 | 1955 | 7,320 SF | |
| .03Mi. | **9291 CALLE VEJAR** | | | $195,619 | 1,107 | 6/3/2 | 1955 | 7,800 SF | Yes |
| .03Mi. | **9281 CALLE VEJAR** | | | $33,674 | 912 | 5/3/1 | 1955 | 8,400 SF | |
| .03Mi. | **8470 KIRKWOOD AVE** | | | $246,736 | 2,240 | 8/4/2 | 1977 | 10,998 SF | Pool/ Spa |
| .04Mi. | **9325 CALLE VEJAR** | | | $507,581 | 2,028 | 7/4/2 | 1977 | 12,650 SF | |
| .04Mi. | **9271 CALLE VEJAR** | | | $203,431 | 912 | 5/3/1 | 1955 | 7,320 SF | |
| .04Mi. | **9264 ARROW RTE** | | | $31,664 | 885 | 5/3/1 | 1955 | 7,320 SF | |
| .04Mi. | **8460 KIRKWOOD AVE** | | | $220,116 | 1,351 | 6/3/2 | 1977 | 7,600 SF | Yes |
| .05Mi. | **9263 CALLE VEJAR** | | | $679,173 | 885 | 5/3/1 | 1955 | 7,320 SF | |
| .05Mi. | **9254 ARROW RTE** | | | $363,519 | 885 | 5/3/1 | 1955 | 7,320 SF | |
| .05Mi. | **8450 KIRKWOOD AVE** | | | $223,634 | 1,147 | 6/3/2 | 1977 | 7,176 SF | |
| .06Mi. | **9253 CALLE VEJAR** | | | $475,599 | 1,416 | 5/3/2 | 1955 | 7,320 SF | |
| .06Mi. | **8439 AVENIDA CASTRO** | | | $119,001 | 885 | 5/3/1 | 1955 | 7,920 SF | |

# ICE SiteX Report

**OrderID: 98312882**

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 38% | Households Occupied by Owners: | 60% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 31.5 years old | Households: | 21,990 |
| Median Household Income: | $66,021 | Households w/Family: | 81% |
| Household Income Per Capita: | $22,232 | Households w/Family Married: | 51% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 50% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Rialto Unified School District | Students: | 23,073 |
| Number of Schools: | 30 | Rating: | B- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.32Mi. | **Eisenhower High School**<br>Number of Students: 2,075<br>Student-Teacher Ratio: 21.44<br>Advanced Placement: Yes | B- | Public | 9 - 12 |
| 0.71Mi. | **Frisbie Middle School**<br>Number of Students: 1,000<br>Student-Teacher Ratio: 24.89 | D+ | Public | 6 - 8 |
| 0.11Mi. | **Bemis Elementary School**<br>Number of Students: 566<br>Student-Teacher Ratio: 22.65 | B | Public | KG - 5 |

## Flood Report

The Subject Property of **878 N EUCALYPTUS AVE, RIALTO, CA 92376-4513** 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.

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 95% | SIMILAR |
| **BURGLARY** | 73% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 108% | SIMILAR |
| **FORCIBLE ROBBERY** | 108% | SIMILAR |
| **AGGRAVATED ASSAULT** | 59% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 116% | HIGHER |
| **MURDER** | 75% | NOTABLY LOWER |
| **OVERALL** | 62% | NOTABLY LOWER |

## 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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