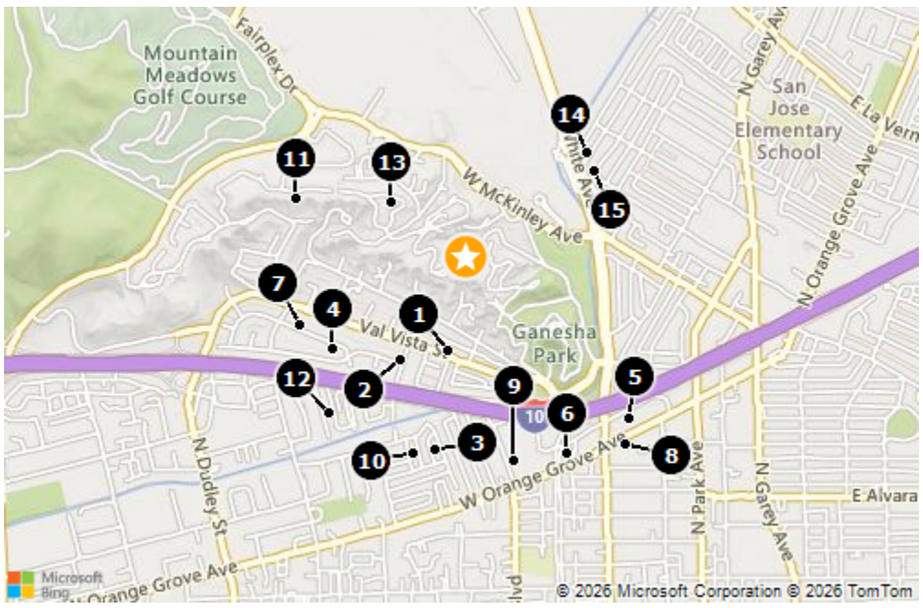
ICE SiteX Report

OrderID: 98184613

SiteX Property Information Report



Subject Property Location

950 HILLCREST DR, POMONA, CA 91768-1618

County:	**LOS ANGELES CA**	Census Tract:	060374022.003019
Property Use:	Single Family Residential	Zoning:	POR110000*
Parcel Number:	8360-022-012	Thomas Bros Pg-Grid:	600-6G

Valuation

Value:	**$1,096,000**	FSD:	22	Common Confidence Score:	36
Value Range:	$854,880 - $1,337,120	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	7-790
Assd Land Value:	$285,743	Market Land Value:		Tax Year:	2025
Assd Improvement:	$329,777	Market Improvment Value:		Total Taxable Value:	$8,748
Total Assessed Value:	$615,520	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 102 Tract No: 9687
Abbreviated Description: TRACT # 9687 LOT 102

Property Characteristics

Lot Size:	19,899 SF	Bedrooms:	2	Pool:	
Building Area:	2712 SF	Baths:	3	Fireplace:	
Year Built:		Partial Baths:		Type Const:	Wood
Number of Buildings:	2	Number of Rooms:		Ext Walls:	
Number of Units:	2	Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/11/2023	Sales Price:	N/A
Document #:	23-0602265 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/06/2023		
Document Type:			

Legal Description:
Lot: 102 Tract No: 9687 Map Ref: MB 136 PG 67-70
City/Muni/Twp: POMONA

Mortgage Record

Recording Date:	03/17/2021	Loan Amount:	N/A
Document #:	21-0430627 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 102 Tract No: 9687
City/Muni/Twp: POMONA

Prior Transfer

Recording Date:	03/17/2021	Sales Price:	N/A
Document #:	21-0430626 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/15/2020		
Document Type:			

Legal Description:
Lot: 102 Tract No: 9687 Map Ref: MB 136 PG 67-70
City/Muni/Twp: POMONA

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Prior Transfer

Recording Date:	10/21/2020	Sales Price:	$31,900
Document #:	20-1313747 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/25/2020	Sales Price:	$31,900
Document #:	20-1177267 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/28/2015	Loan Amount:	N/A
Document #:	15-1196699 BK-PG -	Loan Type:	Negative Amortization
TD Due Date:		Type Finance:	

Legal Description:
Lot: 102 Tract No: 9687

Prior Transfer

Recording Date:	05/13/2011	Sales Price:	$497,000
Document #:	11-0683951 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/04/2007	Sales Price:	$15,000
Document #:	07-2055271 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/16/2007	Sales Price:	$382,500
Document #:	07-1923837 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/30/2007	Loan Amount:	N/A
Document #:	07-1789886 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2047	Type Finance:	ADJ

Legal Description:
Lot: 102 Tract No: 9687
City/Muni/Twp: POMONA

Mortgage Record

Recording Date:	01/14/2005	Loan Amount:	N/A
Document #:	05-0106779 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	UNK

Legal Description:
Lot: 102 Tract No: 9687

Prior Transfer

Recording Date:	12/19/2002	Sales Price:	$425,000
Document #:	02-3116740 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/08/2002		
Document Type:			

Legal Description:
Lot: 102 Tract No: 9687 Map Ref: MB136 PG67-70
City/Muni/Twp: POMONA

Prior Transfer

Recording Date:	12/19/2002	Sales Price:	$425,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 102 Tract No: 9687
Abbreviated Description: TRACT # 9687 LOT 102

Prior Transfer

Recording Date:	05/01/2002	Sales Price:	N/A
Document #:	02-1008457 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/12/2002		
Document Type:			

Legal Description:
Lot: 102 Tract No: 9687 Map Ref: MB136 PG67-70
City/Muni/Twp: POMONA

Area Sales Analysis

Total Area Sales	$10,596,000	Median # of Bedrooms	3
Median Lot Size	8,792 SF	Median # of Baths	2
Median Living Area	1,315 SF	Median Year Built	1952
Price Range - 2 Yrs	$350,000 to $1,550,000	Age Range	43 years to 131 years
Median Value	$700,000	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

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1	.25Mi.	**883 VAL VISTA ST** **POMONA, CA 91768-1657**	08/07/2026	$658,000	$408	1611	/3/3	1962	11,677 SF	
	APN: 8360-018-025 Document #: 26-0586483 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Tract No: 18108 MapRef: MB 687 PG 78-80 Abbreviated Description: Lot:9 Tract No:18108 Map Ref:MB 687 PG 78-80City/Muni/Twp:POMONA City/Muni/Twp: POMONA									
2	.32Mi.	**1011 DOUGLASS DR** **POMONA, CA 91768-1309**	06/24/2026	$358,000	$302	1185	/3/2	1952	7,549 SF	
	APN: 8360-005-014 Document #: 26-0458640 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Tract No: 16662 MapRef: MB 436 PG 38&39 Abbreviated Description: Lot:15 Tract No:16662 Map Ref:MB 436 PG 38&39City/Muni/Twp:POMONA City/Muni/Twp: POMONA									
3	.52Mi.	**1045 CASA HERMOSA DR** **POMONA, CA 91768-2329**	06/12/2026	$683,000	$542	1260	/3/2	1953	6,568 SF	
	APN: 8358-013-004 Document #: 26-0433858 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Tract No: 18030 MapRef: MB 457 PG 17&18 Abbreviated Description: Lot:9 Tract No:18030 Map Ref:MB 457 PG 17&18City/Muni/Twp:POMONA City/Muni/Twp: POMONA									
4	.44Mi.	**1204 HILLSIDE DR** **POMONA, CA 91768-1321**	06/12/2026	$725,000	$550	1318	/3/2	1956	8,210 SF	
	APN: 8360-007-003 Document #: 26-0432602 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Tract No: 21678 MapRef: MB 579 PG 23&24 Abbreviated Description: Lot:26 Tract No:21678 Map Ref:MB 579 PG 23&24City/Muni/Twp:POMONA City/Muni/Twp: POMONA									
5	.62Mi.	**464 KENOAK DR** **POMONA, CA 91768-1911**	06/05/2026	$710,000	$539	1315	/2/1	1895	8,047 SF	
	APN: 8358-002-005 Document #: 26-0414706 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 34 Subdivision: KENOAK TRACT MapRef: MB 13 PG 2 Abbreviated Description: Lot:34 Subdivision:KENOAK TRACT Map Ref:MB 13 PG 2City/Muni/Twp:POMONA City/Muni/Twp: POMONA									
6	.59Mi.	**1266 N HUNTINGTON BLVD** **POMONA, CA 91768-2417**	05/20/2026	$350,000	$211	1651	/2/2	1939	7,684 SF	
	APN: 8358-003-008 Document #: 26-0370666 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: B Subdivision: GANESHA PARK TRACT MapRef: MB 14 PG 74&75 Abbreviated Description: Lot:7 Block:B Subdivision:GANESHA PARK TRACT Map Ref:MB 14 PG 74&75City/Muni/Twp:POMONA City/Muni/Twp: POMONA									
7	.48Mi.	**1315 HILLSIDE DR** **POMONA, CA 91768-1324**	05/18/2026	$690,000	$523	1318	/3/2	1956	8,792 SF	
	APN: 8360-006-009 Document #: 26-0361659 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Tract No: 21678 MapRef: MB 579 PG 23&24 Abbreviated Description: Lot:11 Tract No:21678 Map Ref:MB 579 PG 23&24City/Muni/Twp:POMONA City/Muni/Twp: POMONA									
8	.67Mi.	**462 W ORANGE GROVE AVE** **POMONA, CA 91768-1935**	04/30/2026	$705,000	$600	1175	/3/2	1937	10,813 SF	
	APN: 8340-003-020 Document #: 26-0309397 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18&19 Subdivision: BURDICKS ADDITION MapRef: MB 3 PG 107 Abbreviated Description: Subdivision:BURDICKS ADDITION Map Ref:MB 3 PG 107Abbreviated Description:PORTION LOTS18&19 City/Muni/Twp:POMONA City/Muni/Twp: POMONA									
9	.56Mi.	**1196 N HAMILTON BLVD** **POMONA, CA 91768-2427**	03/18/2026	$700,000	$562	1244	/2/1	1939	18,359 SF	
	APN: 8358-006-026 Document #: 26-0188904 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35 Tract No: 8563 MapRef: MB 130 PG 91&92 Abbreviated Description: Lot:35 Tract No:8563 Map Ref:MB 130 PG 91&92City/Muni/Twp:POMONA City/Muni/Twp: POMONA									
10	.54Mi.	**1071 BREON ST** **POMONA, CA 91768-2325**	03/03/2026	$642,000	$569	1128	/3/1	1952	7,515 SF	
	APN: 8358-012-010 Document #: 26-0148239 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Tract No: 16516 MapRef: MB 423 PG 1&2 Abbreviated Description: Lot:13 Tract No:16516 Map Ref:MB 423 PG 1&2City/Muni/Twp:POMONA City/Muni/Twp: POMONA									
11	.48Mi.	**1538 HILLCREST ST** **POMONA, CA 91768-4117**	11/17/2025	$750,000	$242	3099	/4/3	1983	12,742 SF	
	APN: 8360-037-005 Document #: 25-0809437 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Tract No: 41034 MapRef: MB 1011 PG 79-83 Abbreviated Description: Lot:33 Tract No:41034 Map Ref:MB 1011 PG 79-83City/Muni/Twp:POMONA City/Muni/Twp: POMONA									
12	.56Mi.	**1350 BALLERINA PL** **POMONA, CA 91768-2301**	10/23/2025	$550,000	$718	765	/2/1	1948	6,847 SF	
	APN: 8358-016-006 Document #: 25-0733924 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Tract No: 14899 MapRef: MB 322 PG 19&20 Abbreviated Description: Lot:6 Tract No:14899 Map Ref:MB 322 PG 19&20City/Muni/Twp:POMONA City/Muni/Twp: POMONA									
13	.25Mi.	**1276 HILLCREST DR** **POMONA, CA 91768-1426**	08/08/2025	$1,550,000	$436	3547	/4/5	1932	19,585 SF	Yes
	APN: 8360-027-010 Document #: 25-0540118 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 67&68 Tract No: 9687 MapRef: MB 136 PG 67-70 Abbreviated Description: Lot:67&68 Tract No:9687 Map Ref:MB 136 PG 67-70Abbreviated Description:PORTION LOT67 City/Muni/Twp:POMONA City/Muni/Twp: POMONA									
14	.42Mi.	**1734 YORBA DR** **POMONA, CA 91768-1551**	07/03/2025	$775,000	$467	1659	/3/3	1956	10,819 SF	Yes
	APN: 8359-011-039 Document #: 25-0448562 Document Type: Price Code: R Land Use: Single Family Residential									

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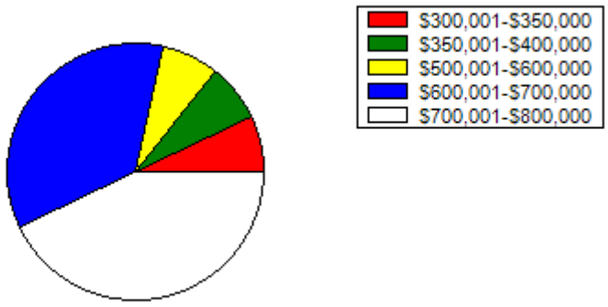
Legal: Lot: 17 Tract No: 20879 MapRef: MB 547 PG 40&41 Abbreviated Description: Lot:17 Tract No:20879 Map Ref:MB 547 PG 40&41City/Muni/Twp:POMONA City/Muni/Twp: POMONA

15	.4Mi.	**1727 WESTWOOD PL** **POMONA, CA 91768-1544**	07/01/2025	$750,000	$587	1276	/3/2	1943	14,699 SF

APN: 8359-011-007 Document #: 25-0440543
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Tract No: 12415 MapRef: MB 234 PG 4&5 Abbreviated Description: Lot:7 Tract No:12415 Map Ref:MB 234 PG 4&5City/Muni/Twp:POMONA City/Muni/Twp: POMONA

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**950 HILLCREST DR**	**12/19/2002**		$615,520	2,712	/2/3		19,899 SF	
.02Mi.	**954 HILLCREST DR**	**06/28/1974**		$100,703	2,300	/3/2	1966	17,704 SF	
.03Mi.	**962 N HILL RD**	**07/26/2019**		$573,066	1,532	/3/2	1954	11,739 SF	
.03Mi.	**947 HILLCREST DR**	**11/27/1996**		$361,543	3,148	/3/3	1978	22,730 SF	
.04Mi.	**960 HILLCREST DR**	**08/08/2003**		$467,020	2,045	/2/3	1963	16,713 SF	
.04Mi.	**940 N HILL RD**	**09/19/1995**		$253,314	1,347	/2/2	1960	11,226 SF	
.05Mi.	**930 HILLCREST DR**	**07/22/2003**		$867,274	2,890	/4/3	1930	22,603 SF	
.06Mi.	**970 HILLCREST DR**	**12/11/2009**		$490,498	1,718	/3/3	1954	21,444 SF	
.07Mi.	**890 HILLCREST DR**	**02/22/1983**		$180,735	4,526	/5/4	1937	2 SF	Spa Only
.07Mi.	**1045 HILLCREST DR**	**06/21/2013**		$568,341	2,867	/4/3	1939	14,181 SF	Spa Only
.07Mi.	**980 HILLCREST DR**	**03/14/2018**		$621,250	1,504	/2/2	1957	13,297 SF	
.07Mi.	**1033 HILLCREST DR**	**11/15/2024**		$995,000	2,582	/4/3	1967	16,610 SF	
.08Mi.	**990 PAIGE DR**	**06/29/2021**		$579,438	1,820	/2/2	1965	24,277 SF	
.08Mi.	**1695 ENTRECOLINAS PL**	**03/04/2022**		$880,801	2,094	/4/3	1981	28,338 SF	
.08Mi.	**1001 HILLCREST DR**	**02/10/2012**		$458,448	2,564	/3/3	1960	16,020 SF	
.09Mi.	**901 HILLCREST DR**	**06/30/2023**		$951,965	1,797	/3/2	1959	28,186 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	34.0 years old	Households:	8,579
Median Household Income:	$67,055	Households w/Family:	78%
Household Income Per Capita:	$24,057	Households w/Family Married:	48%
Most Common Education Level:	Some High School	Households w/Family Children:	38%

School District

School District Zone:	Pomona Unified School District	Students:	20,475
Number of Schools:	37	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.95Mi.	**La Verne Science and Technology Charter**	C+	Public	KG - 6
Number of Students: 270 Student-Teacher Ratio: 18				
1.47Mi.	**Ganesha High School**	C-	Public	9 - 12
Number of Students: 895 Student-Teacher Ratio: 20.24 Advanced Placement: Yes				

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1.40Mi.	**Marshall Middle School**	B	Public	6 - 8

Number of Students: 249
Student-Teacher Ratio: 15.51

Flood Report

The Subject Property of **950 HILLCREST DR, POMONA, CA 91768-1618** 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.

Landslide Report

The Subject Property of **950 HILLCREST DR, POMONA, CA 91768-1618** is **OUT** of the Landslide Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Liquefaction Report

The Subject Property of **950 HILLCREST DR, POMONA, CA 91768-1618** is **OUT** of the Liquefaction Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	97%	SIMILAR
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	51%	NOTABLY LOWER
FORCIBLE RAPE	151%	NOTABLY HIGHER
MURDER	80%	LOWER
OVERALL	64%	NOTABLY LOWER

Disaster Alerts

9/10/2024 - Bridge Fire 12/10/2024 - Franklin Fire 1/7/2025 - Eaton Fire 1/7/2025 - Fire 1/7/2025 - Hurst Fire 1/7/2025 - Palisades Fire 8/7/2025 - Canyon Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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