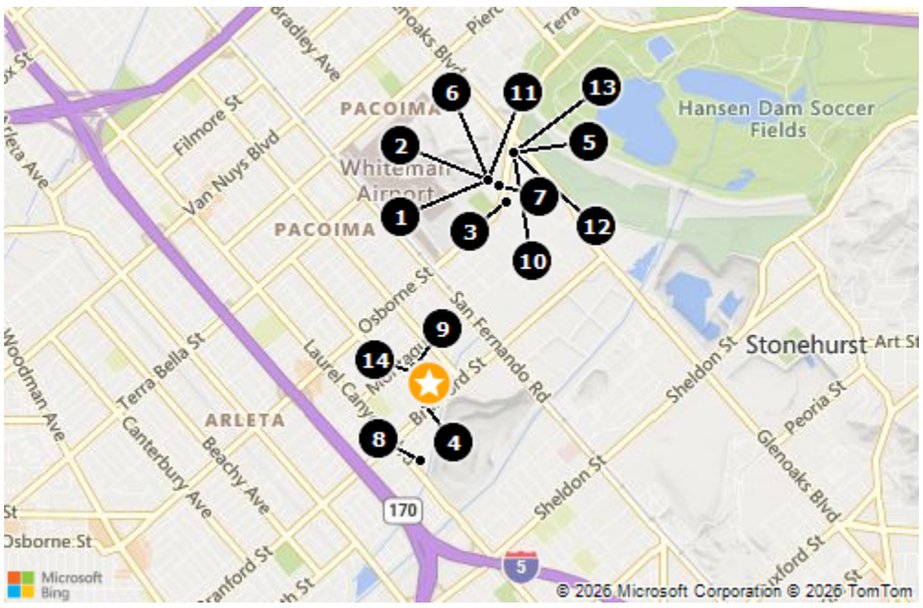
ICE SiteX Report

OrderID: 98508840

SiteX Property Information Report



Subject Property Location

9660 PINE ORCHARD ST, PACOIMA, CA 91331-6904

County:	**LOS ANGELES CA**	Census Tract:	060371048.231004
Property Use:	Condominium Unit (Residential)	Zoning:	LARD5
Parcel Number:	2624-013-123	Thomas Bros Pg-Grid:	

Valuation

Value:	**$785,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$730,050 - $839,950	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	0-013
Assd Land Value:	$211,828	Market Land Value:		Tax Year:	2025
Assd Improvement:	$317,131	Market Improvment Value:		Total Taxable Value:	$6,586
Total Assessed Value:	$528,959	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Tract No: 61531
Abbreviated Description: TR=61531 LOT 1 PH 7 CONDO UNIT 20 (AIRSPACE AND 1/17 INT IN COMMON AREA)

Property Characteristics

Lot Size:	1.557 AC	Bedrooms:	5	Pool:	
Building Area:	1970 SF	Baths:	3	Fireplace:	
Year Built:	2014	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/12/2025	Sales Price:	N/A
Document #:	25-0628765 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/16/2022	Sales Price:	N/A
Document #:	22-0305902 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/19/2020		
Document Type:			

Legal Description:
Lot: 1 Subdivision: BRANFORD VILLAGE Tract No: 61531 Phase No: 7 Legal Unit: 20 Map Ref: DOC 20140145919
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	03/16/2022	Sales Price:	N/A
Document #:	2022-0305902 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Tract No: 61531
Abbreviated Description: TR=61531 LOT 1 PH 7 CONDO UNIT 20 (AIRSPACE AND 1/17 INT IN COMMON AREA)

ICE SiteX Report

OrderID: 98508840

Prior Transfer

Recording Date:	10/08/2019	Sales Price:	$480,005
Document #:	19-1065249 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/06/2019	Sales Price:	$480,005
Document #:	19-0531967 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/04/2018	Sales Price:	$388,217
Document #:	18-0894141 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/09/2018	Loan Amount:	N/A
Document #:	18-0679878 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:

Lot: 1 Subdivision: THE CONDOMINIUM PLAN FOR OF BRANFORD VILLAGE Tract No: 61531 Phase No: 7 Legal Unit: 20
Abbreviated Description: PORTION LOT1
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	10/09/2014	Sales Price:	$431,500
Document #:	14-1068764 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/06/2014		
Document Type:			

Legal Description:

Lot: 1 Subdivision: BRANFORD VILLAGE Tract No: 61531 Phase No: 7 Legal Unit: 20 Map Ref: MB1363 PG77-80
City/Muni/Twp: LOS ANGELES

Area Sales Analysis

Total Area Sales	$7,851,000	Median # of Bedrooms	3
Median Lot Size	153,158 SF	Median # of Baths	3
Median Living Area	1,286 SF	Median Year Built	1988
Price Range - 2 Yrs	$364,000 to $825,000	Age Range	12 years to 45 years
Median Value	$512,500	Median Age	38 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.11Mi.	**12411 OSBORNE ST** **PACOIMA, CA 91331-7056**	06/04/2026	$535,000	$416	1286	/3/3	1988	288,107 SF	
		APN: 2536-017-080 Document #: 26-0410920 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 2 Tract No: 43464 Legal Unit: 128 MapRef: MB 1073 PG 82-86 Abbreviated Description: Lot:2 Tract No:43464 Legal Unit:128 Map Ref:MB 1073 PG 82-86City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
2	1.11Mi.	**12411 OSBORNE ST** **PACOIMA, CA 91331-2095**	06/02/2026	$430,000	$392	1095	/2/2	1988	288,107 SF	
		APN: 2536-017-018 Document #: 26-0402752 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 2 Tract No: 43464 Legal Unit: 66 MapRef: MB 1073 PG 82-86 Abbreviated Description: Lot:2 Tract No:43464 Legal Unit:66 Map Ref:MB 1073 PG 82-86City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
3	1.06Mi.	**12375 OSBORNE PL** **PACOIMA, CA 91331-7063**	05/27/2026	$555,000	$306	1810	/4/3	2005	34,864 SF	
		APN: 2536-015-239 Document #: 26-0385225 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Tract No: 54269 Legal Unit: 13 MapRef: MB 1309 PG 83&84 Abbreviated Description: Lot:1 Tract No:54269 Legal Unit:13 Map Ref:MB 1309 PG 83&84City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
4	.11Mi.	**9562 SUNDANCE ST** **PACOIMA, CA 91331-1552**	04/24/2026	$679,000	$436	1557	/3/3	2011	26,592 SF	
		APN: 2624-013-049 Document #: 26-0292323 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 2 Tract No: 61531 Legal Unit: 39 MapRef: MB 1363 PG 77-80 Abbreviated Description: Lot:2 Tract No:61531 Legal Unit:39 Map Ref:MB 1363 PG 77-80City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
5	1.31Mi.	**12330 OSBORNE ST** **PACOIMA, CA 91331-2043**	04/24/2026	$364,000	$517	703	/1/1	1981	154,290 SF	
		APN: 2536-015-115 Document #: 26-0291415 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Tract No: 38433 Legal Unit: 77 MapRef: MB 959 PG 35&36 Abbreviated Description: Lot:1 Tract No:38433 Legal Unit:77 Map Ref:MB 959 PG 35&36City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
6	1.11Mi.	**12411 OSBORNE ST** **PACOIMA, CA 91331-7055**	04/09/2026	$440,000	$477	921	/2/2	1988	288,107 SF	
		APN: 2536-017-058 Document #: 26-0249253 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 2 Subdivision: PORTOFINA VILLAS ONE Tract No: 43464 Legal Unit: 106 MapRef: MB 1073 PG 82-86 Abbreviated Description: Lot:2 Subdivision:PORTOFINA VILLAS ONE Tract No:43464 Legal Unit:106 Map Ref:MB 1073 PG 82-86City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
7	1.13Mi.	**12385 OSBORNE ST** **PACOIMA, CA 91331-2068**	03/06/2026	$680,000	$311	2180	/3/3	2009	42,081 SF	

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APN: 2536-030-021 Document #: 26-0160389
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Tract No: 60743 Legal Unit: 2 MapRef: MB 1354 PG 66&67 Abbreviated Description: Lot:1 Tract No:60743 Legal Unit:2 Map Ref:MB 1354 PG 66&67City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

8	.34Mi.	**9352 CONDOR CT** **PACOIMA, CA 91331-1013**	02/06/2026	$720,000	$385	1869	/4/3	2007	76,056 SF

APN: 2629-003-138 Document #: 26-0087975
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Tract No: 61191 Legal Unit: 11 MapRef: MB 1335 PG 11-13 Abbreviated Description: Lot:1 Tract No:61191 Legal Unit:11 Map Ref:MB 1335 PG 11-13City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

9	.12Mi.	**9722 PINE ORCHARD ST** **PACOIMA, CA 91331-6905**	01/28/2026	$825,000	$371	2220	/4/3	2014	68,607 SF

APN: 2624-013-106 Document #: 26-0064718
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: BRANFORD VILLAGE Tract No: 61531 Phase No: 9 Legal Unit: 3 MapRef: MB 1363 PG 77-80 Abbreviated Description: Subdivision:BRANFORD VILLAGE Tract No:61531 Phase No:9 Legal Unit:3 Map Ref:MB 1363 PG 77-80Abbreviated Description:PORTION LOT1 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

10	1.31Mi.	**12330 OSBORNE ST** **PACOIMA, CA 91331-2034**	12/09/2025	$485,000	$411	1178	/2/2	1981	154,290 SF

APN: 2536-015-087 Document #: 25-0890036
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Tract No: 38433 Legal Unit: 49 MapRef: MB 959 PG 33-36 Abbreviated Description: Lot:1 Tract No:38433 Legal Unit:49 Map Ref:MB 959 PG 33-36City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

11	1.06Mi.	**12411 OSBORNE ST** **PACOIMA, CA 91331-2094**	12/04/2025	$490,000	$381	1286	/3/3	1987	152,025 SF

APN: 2536-015-187 Document #: 25-0874412
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1&3 Tract No: 43464 Legal Unit: 46 MapRef: MB 1073 PG 82-86 Abbreviated Description: Lot:1&3 Tract No:43464 Legal Unit:46 Map Ref:MB 1073 PG 82-86Abbreviated Description:PORTION LOT2 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

12	1.31Mi.	**12330 OSBORNE ST** **PACOIMA, CA 91331-2044**	11/26/2025	$405,000	$478	847	/1/1	1981	154,290 SF

APN: 2536-015-255 Document #: 25-0851118
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Tract No: 38433 Legal Unit: 86 MapRef: MB 959 PG 35&36 Abbreviated Description: Lot:1 Tract No:38433 Legal Unit:86 Map Ref:MB 959 PG 35&36City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

13	1.31Mi.	**12330 OSBORNE ST** **PACOIMA, CA 91331-2063**	10/31/2025	$480,000	$387	1240	/3/2	1981	154,290 SF

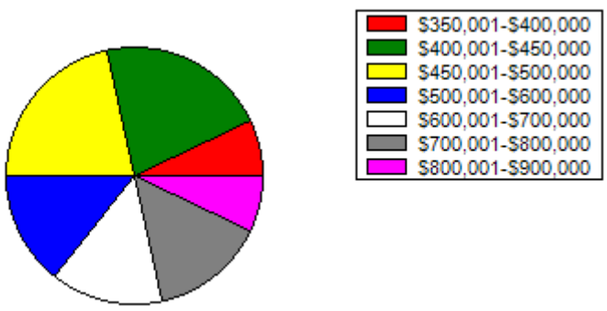
APN: 2536-015-129 Document #: 25-0759864
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Tract No: 38433 Legal Unit: 91 MapRef: MB 959 PG 35&36 Abbreviated Description: Lot:1 Tract No:38433 Legal Unit:91 Map Ref:MB 959 PG 35&36City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

14	.06Mi.	**9703 PINE ORCHARD ST** **PACOIMA, CA 91331-6907**	10/24/2025	$763,000	$370	2061	/4/3	2014	65,907 SF

APN: 2624-013-154 Document #: 25-0738747
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: BRANFORD VILLAGE Tract No: 61531 Phase No: 8 Legal Unit: 51 MapRef: MB 1363 PG 77-80 Abbreviated Description: Subdivision:BRANFORD VILLAGE Tract No:61531 Phase No:8 Legal Unit:51 Map Ref:MB 1363 PG 77-80Abbreviated Description:PORTION LOT1 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

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.

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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.	**9660 PINE ORCHARD ST**	**03/16/2022**		$528,959	1,970	/5/3	2014	2 SF	
0Mi.	**9662 PINE ORCHARD ST**	**07/08/2024**		$535,699	1,970	/4/3	2014	2 SF	
0Mi.	**9658 PINE ORCHARD ST**	**07/21/2016**		$555,929	2,220	/4/3	2014	2 SF	
0Mi.	**9656 PINE ORCHARD ST**	**09/19/2014**		$522,216	1,970	/4/3	2014	2 SF	
0Mi.	**9654 PINE ORCHARD ST**	**05/01/2023**		$703,578	2,061	/5/3	2014	2 SF	
0Mi.	**9652 PINE ORCHARD ST**	**05/16/2016**		$557,154	2,220	/4/3	2014	2 SF	
0Mi.	**9650 PINE ORCHARD ST**	**10/31/2024**		$628,075	1,970	/4/3	2013	2 SF	
0Mi.	**9648 PINE ORCHARD ST**	**05/01/2014**		$539,526	1,970	/5/3	2014	2 SF	
0Mi.	**9649 PINE ORCHARD ST**	**11/28/2017**		$651,082	2,220	/5/3	2014	2 SF	
0Mi.	**9651 PINE ORCHARD ST**	**06/02/2014**		$531,396	2,061	/5/3	2014	2 SF	
0Mi.	**9653 PINE ORCHARD ST**	**08/08/2014**		$529,570	2,061	/5/3	2014	2 SF	
0Mi.	**9655 PINE ORCHARD ST**	**08/29/2014**		$549,184	2,220	/4/3	2014	2 SF	
0Mi.	**9657 PINE ORCHARD ST**	**08/29/2014**		$543,057	2,061	/4/3	2014	2 SF	
0Mi.	**9659 PINE ORCHARD ST**	**12/09/2015**		$525,892	1,970	/4/3	2014	2 SF	
0Mi.	**9661 PINE ORCHARD ST**	**10/14/2014**		$544,282	2,061	/4/3	2014	2 SF	
0Mi.	**9663 PINE ORCHARD ST**	**09/05/2023**		$795,905	2,061	/3/3	2014	2 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	35.1 years old	Households:	22,068
Median Household Income:	$66,016	Households w/Family:	84%
Household Income Per Capita:	$20,712	Households w/Family Married:	50%
Most Common Education Level:	Some High School	Households w/Family Children:	45%

School District

School District Zone:	Los Angeles Unified School District	Students:	408,026
Number of Schools:	784	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.49Mi.	**Richard E. Byrd Middle School** Number of Students: 933 Student-Teacher Ratio: 20.21	C	Public	6 - 8
1.00Mi.	**Sun Valley High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12

Flood Report

The Subject Property of **9660 PINE ORCHARD ST, PACOIMA, CA 91331-6904** 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	68%	NOTABLY LOWER
BURGLARY	45%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	137%	NOTABLY HIGHER
AGGRAVATED ASSAULT	49%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	157%	NOTABLY HIGHER
MURDER	61%	NOTABLY LOWER
OVERALL	55%	NOTABLY LOWER

Disaster Alerts

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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ICE SiteX Report

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