

32232 Azores Road, Dana Point CA 92629

Single Family Residential



Year Built	1974 (51 years)	Bedrooms	2	Status	-
Size	2,284 sq ft	Bathrooms	2	Structures	1
Lot Size	0.37 acres	Garage	Garage	Basement	No
Stories	1 Stories	Parking Spaces	3	Attic	No

PropertyLens Insights

We've put this property under the PropertyLens, here's what we found!



BuyerLens

Before buying this property, consider asking the seller or listing agent these questions

Key Findings & Questions To Ask

- This property has a high risk of experiencing termite infestation issues. Consider having a termite inspection performed.

 - Has this house had a termite inspection? Has this house had termite issues in the past?
 - Is there any visible termite damage?
- The roof of this property appears to be in good condition. The roof is made of tiles and at an estimated 51 years old it has 24 years left of its' 75 year lifespan. The estimated cost to replace this roof is between \$31,405.00 and \$45,680.00. Verify to ensure confidence.

 - What - if anything - has been done to preserve the roof?
 - Have there been any issues with missing tiles?
 - Has there been any issue with water leaks through the roof?
 - Does the roof have gutter guards and proper drains that run away from the foundation?
 - Have the gutters and downspouts been repaired or replaced?
 - Be sure to include a roof inspection for this property.
 - We found this roof to be in good shape. Make sure to ask the seller how old the roof is and when it was last inspected to confirm these findings.
- This property is in California's High risk area for wildfires which can significantly impact insurability.

 - Has this property ever been damaged by a wildfire? When did it happen? How extensive was the property damage?
 - Does the local community have a wildfire evacuation and prevention plan?
 - Are there any specific fire prevention features like fire-resistant landscaping or sprinkler systems?
 - Has this property ever been red-tagged by the fire department?
- This property has a high risk of experiencing a damaging earthquake.

 - Has the property been damaged in an earthquake before?
 - Is there evidence of any preventative earthquake measures (e.g. water heater strapped to the wall, anti-shatter window film)?
 - Has the property had any issues with leaking or cracked pipes?
 - Have there been any issues with mold?
- This property is 51 years old and the condition of the sewer line is unreported. The average lifespan of a sewer line - depending on materials used - is 40 to 60 years.










 - When was the last time the sewer pipes were inspected for damage or root intrusion? Has the sewer line been replaced or lined?
- Given the age of the property (51 years old), check on when the water heater was last replaced. The average service life of a water heater is 8 to 12 years.

 - When was the water heater last replaced?
 - When was the last time the water heater was inspected?

- Given the age of the property (51 years old), check on when the furnace was last replaced. Most furnaces have an average service life of 15 to 20 years.
- When was the furnace last replaced?
 - When was the last time the furnace was inspected?
- This property was built before 1978 and may have been constructed using outdated building materials (lead paint, asbestos) and methods (knob and tube wiring, insulation strategies).
- Has any work been done to remediate hazardous materials or replace/upgrade older systems? If lead paint and asbestos are still present, have these materials been effectively encapsulated?
- This property has at least one fireplace. Fireplaces are generally associated with increased fire risk.
- What is the condition of the fireplace(s)? If the home has one or more chimneys, when were they last cleaned and inspected?
- We did not detect solar panels on the roof of this property.
- If you're interested in taking advantage of solar power for this property, the estimated costs - excluding federal, state, and local incentives - is \$14,017.46 with a likely payback period of 4.19 years. Consult with a solar contractor for a more accurate quote.








What to Check...

-  **This property has a high risk of experiencing termite infestation issues. Consider having a termite inspection performed.**
 - Check crawl spaces, basements, hardwood floors, and attics for signs of termites. Look for mud tubes, wood damage, discarded wings, exit holes, and termite droppings.
 - Check inside and outside perimeter of house, including foundation, for signs of termites.
 - Check entry points including foundation cracks, expansion joints, and hollow block wall for termite presence.
 - Identify standing water or moisture issues that may attract termites, such as along the foundation, on the roof or in the crawl space.
 - Identify wood/shrubbery touching the foundation.
-  **The roof of this property appears to be in good condition. The roof is made of tiles and at an estimated 51 years old it has 24 years left of its' 75 year lifespan. The estimated cost to replace this roof is between \$31,405.00 and \$45,680.00. Verify to ensure confidence.**
 - Inspect the roof for signs of tiles damage.
 - Look for signs of gutter damage.
 - Check roof downspouts for signs of damage.
 - Note whether downspouts drain water away from the foundation.
-  **This property is in California's High risk area for wildfires which can significantly impact insurability.**
 - Note the presence of unenclosed roof eaves, coarse mesh vent screens, wood structures attached the property, vegetation next to the property, and condition of gutters.
 - Note the presence of any wildfire mitigation work (defensible space creation, multi-pane windows, ignition-resistant siding).
-  **This property has a high risk of experiencing a damaging earthquake.**
 - Note the presence of water heater straps.
 - Check to see if the house is bolted to the foundation.
 - Check for signs of water damage from cracked pipes.
 - Consider performing a mold test.
 - Check for mold damage, especially in usually moist areas and crawlspaces/basement.
-  **This property is 51 years old and the condition of the sewer line is unreported. The average lifespan of a sewer line - depending on materials used - is 40 to 60 years.**
 - Scope sewer line and note the presence of any root intrusion or damage.
-  **Given the age of the property (51 years old), check on when the water heater was last replaced. The average service life of a water heater is 8 to 12 years.**
 - Check for signs of leaking around the water heater. Note the installation date and most recent service date.
-  **Given the age of the property (51 years old), check on when the furnace was last replaced. Most furnaces have an average service life of 15 to 20 years.**
 - Verify the furnace is in working order. Note the installation date and most recent service date.
-  **This property was built before 1978 and may have been constructed using outdated building materials (lead paint, asbestos) and methods (knob and tube wiring, insulation strategies).**
 - Check for flaking and chipped paint, especially on exterior siding and trim.
 - Note the presence and condition of any asbestos tile, pipes and pipe insulation, ceiling materials, etc.
 - Note the presence and condition of any outdated pipe materials (clay, cast iron, orangeburg, etc.) and repairs.
 - Note the presence and condition of any knob and tube wiring.
 - Check the electrical panel to make sure it is up to code.
 - Note any uninsulated living spaces.
-  **This property has at least one fireplace. Fireplaces are generally associated with increased fire risk.**
 - Check for creosote buildup.
 - Check for proper ventilation.
 - Check that the flue and damper are in working order.



What to Know Ahead of Time...

-  **This property is in California's High risk area for wildfires which can significantly impact insurability.**
Wildfire-prone properties can be very difficult to insure in California. Ask your insurance agent about coverage options and premium discounts for any wildfire mitigation work.
If this property is currently insured by the California FAIR Plan, it's likely no other insurer will cover the property due to expected risk.
-  **This property has a high risk of experiencing a damaging earthquake.**
Earthquakes are generally excluded on your homeowner's policy. You may need to obtain special earthquake coverage. Consult with your insurance agent for coverage options.
-  **This property is 51 years old.**
Properties over 10 years old generally cost 20-35% more to insure than a new build. You may pay higher premiums for this property.
-  **This property has at least one fireplace. Fireplaces are generally associated with increased fire risk.**
The presence of a fireplace or wood-burning stoves may result in increased premiums.
-  **This property has an estimated replacement cost of \$888,000.00**
Replacement cost coverage reimburses you according to current market prices for replacing, repairing, or rebuilding your property. Make sure you're fully covered!

This PropertyLens Report is based only on information supplied to PropertyLens and available as of 01/20/2025 at 09:54:54 PM. Other information about this property, including problems, may not have been reported to PropertyLens. Use this report as one important tool, along with a property inspection and walk-through, to make a better decision about your next purchase.

Report Date: 01/20/2025 **Report ID:** 8c6ff797-226c-4e91-8483-b579e418a1ee **Address:** 32232 Azores Road, Dana Point, CA 92629 **Use:** Single Family Residential **APN:** 670-161-06

Property Overview













Detailed facts, features and information for this property



Features & Construction

From roof to foundation, here's detailed property features and building information

32232 Azores Road, Dana Point, CA 92629
Single Family Residential

 Year Built	1974 (51 Years)	 Bedrooms	2	 Status	-
 Size	2,284 Square Feet	 Bathrooms	2	 Structures	1
 Lot Size	0.37 Acres	 Garage	Garage	 Basement	No
 Stories	1 Stories	 Parking Spaces	3	 Attic	No

Interior	Location & Special Features
Levels	1 Stories
Appliances	-
Fireplace	1
Fireplace Type	4 Openings
	View
	Waterfront
	Water Access
	Distance to Coast
	Playground
	Sport Features
Exterior	Systems
Garage & Parking	Garage - 3 Parking Space(s)
Perimeter Fence	No
Deck	-
Pool	No
	Heating
	Cooling
	Water
	Sewer
	Solar
	Ventilation
Roof	Construction
Roof Features	Composition Shingle
Roof Footprint	4,534.66 Square Feet
Shape	Hip
Material	Tile
Pitch	-
Height	-
Chimney	3
Satellite	0
Climate	1
	Primary Exterior Material
	Basement
	Architectural Style
	Construction Quality
	Construction Type
	Physical Shape
	Slope of Site
	Stucco
	No
	Ranch
	Above Average / Upgraded
	Framing, Wood
	Rectangular
	3.64 Degrees

Parcel Information

APN	670-161-06
Latitude	33.494521
Longitude	-117.723616
Property Elevation	457.81 Feet

District

Municipality	Dana Point City
Suburban	Any Population, Housing, or Territory Outside Urbanized Areas, Urbanized Clusters, or Cdps
County	Orange
School District	Capistrano Unified School District
USDA Plant Hardiness Zone	10



Most Recent Listing Details

No prior listing available (May have been new construction when last sold)

-
Listing Price

\$1,474,362
Assessed Value

\$291,720
Structure Value







\$1,182,642
Land Value

\$2,717,980 - \$3,993,083

\$3,355.532
Market Value

Listing Details	Description
Status	-
Last Date Sold	November 29, 2011
Sale Price	-
List Price	-
Days on Market	0
Price/Sq. Ft.	-
HOA Dues	\$0

Transaction History

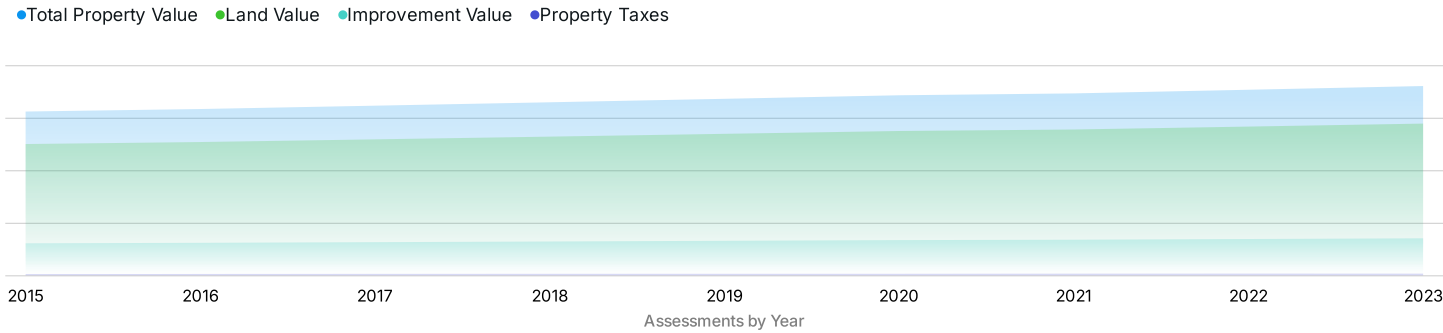
Date	Type	Description
Feb 6, 2002	 Deed	Buyer Type Name Derived From Affidavit
Feb 6, 2002	 Deed	Buyer Type Trustee
Nov 29, 2011	 Deed	Buyer Type Husband And Wife
Nov 29, 2011	 Sold	Sales Price -
Jun 22, 2012	 Deed	Buyer Type Trustee
Jan 7, 2021	 Deed	Buyer Type Husband And Wife



Property Value & Tax History

Historical view of property taxes and assessed property and land values

Historical Property Assessments



Year	Total Property Value	Land Value	Improvement Value	Property Taxes
2015	\$1,251,281	\$1,003,696	\$247,585	\$13,505.74
2016	\$1,270,363	\$1,019,003	\$251,360	\$14,166.12
2017	\$1,295,770	\$1,039,383	\$256,387	\$14,807.4
2018	\$1,321,685	\$1,060,171	\$261,514	\$15,120.48
2019	\$1,348,118	\$1,081,374	\$266,744	\$15,396.8
2020	\$1,375,080	\$1,103,002	\$272,078	\$15,360
2021	\$1,389,325	\$1,114,429	\$274,896	\$16,226.18
2022	\$1,417,111	\$1,136,718	\$280,393	\$16,573.74
2023	\$1,445,453	\$1,159,453	\$286,000	\$16,363.92

No images to display

Roof Condition

Current and historical look at what shape the roof is in



Aerial Roof Imagery & Lifespan

Imagery of roof condition as of August 13, 2024

Replaced: 1974	Avg. Roof Lifespan (CA): 75 years		\$17,130 – \$45,680
51 Years	24 Years	Tile	\$45,680
Probable Roof Age	Est. Remaining Roof Life	Primary Roof Material	Est. Roof Replacement Cost



Primary Building
Roof Condition: Good



Good
Roof Condition
Rating



3.17 out of 5
Roof Condition Score
Roof is in good condition - Minimal signs of defects. Defects are cosmetic and do not affect the function and safety of the roof.

Low

Low Risk
Roof Exposure Risk ⓘ
Low risk of damage to roof. The following factors contributed to this score: low tree overhang, roof in good condition.

Roof Potential Issues

Tree Overhang	4%
Missing Shingles	-
Ponding	0%
Debris	0%
Staining	26.61%
Algae Staining	26.61%
Vent Staining	0%
Tarp	-

Roof Features

Stories	1 Stories
Roof Area	4,534.66 Sq. Ft
Roof Material	Tile
Roof Shape	Hip
Roof Pitch	-
Solar	No
Chimney(s)	3
Roof Vent(s)	5
Satellite(s)	0
Skylight(s)	1

Damaging Events

Property damage due to weather and other disaster



History of Damaging Events

Historical damage at this property due to fire, severe weather and other catastrophic events

No catastrophic damage reported for this property

While we do our best to detect prior events, not all damage or disasters are reported to us. Be sure to confirm these findings with the seller before purchase.



Property Updates & Repairs

Many major modifications can be detected by permit history.



Last Known Modifications

Overview of known property modifications by category including permits, self-reported homeowner updates and service provider records.

Roof

None Reported

Electrical

About 11 Years Ago

November 27, 2013

Plumbing

None Reported

Mechanical Systems

None Reported

Building Improvement

About 11 Years Ago

November 27, 2013

Outdoor & Landscaping

None Reported



Permit History

History of major renovations, repairs and remodels

Date ▾	Type	Company	Description									
November 27, 2013	Permit	Lucco Custom Construction Inc San Juan Capistrano, CA 92675	Residential Permit Issued (Building Improvement) Windows, doors, new skylight and underground plumbing									
			<table><tr><td>Permit #</td><td>Permit ID</td><td>Issued</td><td>Expired</td><td>Status</td><td>Valuation</td></tr><tr><td>Bld13-0984</td><td>-</td><td>Nov 27, 2013</td><td>-</td><td>Final</td><td>None</td></tr></table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Bld13-0984	-	Nov 27, 2013
Permit #	Permit ID	Issued	Expired	Status	Valuation							
Bld13-0984	-	Nov 27, 2013	-	Final	None							
November 27, 2013	Permit	Structures Palm Springs, CA 92264	Residential Permit Issued (Electrical) Meter panel upgrade									
			<table><tr><td>Permit #</td><td>Permit ID</td><td>Issued</td><td>Expired</td><td>Status</td><td>Valuation</td></tr><tr><td>Bld13-0838</td><td>-</td><td>Nov 27, 2013</td><td>-</td><td>Final</td><td>None</td></tr></table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Bld13-0838	-	Nov 27, 2013
Permit #	Permit ID	Issued	Expired	Status	Valuation							
Bld13-0838	-	Nov 27, 2013	-	Final	None							
November 27, 2013	Permit	Lucco Custom Construction Inc San Juan Capistrano, CA 92675	Residential Permit Issued (Building Improvement) Addition and remodel									
			<table><tr><td>Permit #</td><td>Permit ID</td><td>Issued</td><td>Expired</td><td>Status</td><td>Valuation</td></tr><tr><td>Bld13-0371</td><td>-</td><td>Nov 27, 2013</td><td>-</td><td>Final</td><td>None</td></tr></table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Bld13-0371	-	Nov 27, 2013
Permit #	Permit ID	Issued	Expired	Status	Valuation							
Bld13-0371	-	Nov 27, 2013	-	Final	None							
November 26, 2013	Permit	Lucco Custom Construction Inc San Juan Capistrano, CA 92675	Residential Permit Issued (Building Improvement) Stucco replacement									
			<table><tr><td>Permit #</td><td>Permit ID</td><td>Issued</td><td>Expired</td><td>Status</td><td>Valuation</td></tr><tr><td>Bld13-0808</td><td>-</td><td>Nov 26, 2013</td><td>-</td><td>Final</td><td>None</td></tr></table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Bld13-0808	-	Nov 26, 2013
Permit #	Permit ID	Issued	Expired	Status	Valuation							
Bld13-0808	-	Nov 26, 2013	-	Final	None							



Homeowner Service History

History of property maintenance

No homeowner service records reported for this property
Property maintenance varies by owner and not all services are reported to us. Be sure to confirm
all recent maintenance with the seller before purchase.

Property Inspections

History of health, safety and major defect inspections found at this property



Inspection History

Professional evaluations of a property's entire physical structure, from the foundation to rooftop

No prior inspections reported for this property

A home inspection is a critical part of home buying process. If you've yet to do so, request a copy of the latest inspection.

Upkeep & Property Ownership

What to expect when owning this property

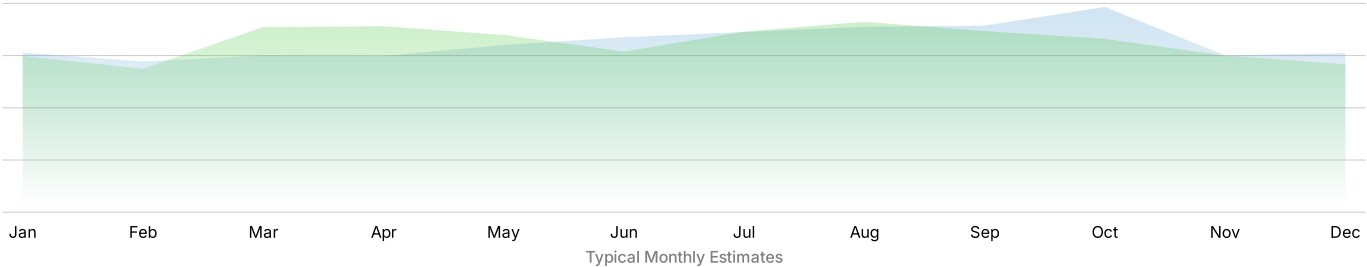


Estimated Utility Costs

Expected utility costs for average usage

Estimated Electricity

Electricity Cost Solar Cost Savings



Month	Electricity Cost	Usage	Solar Cost Savings	Solar Production
Jan	\$183.54	607.36 kWh	\$179.44	593.77 kWh
Feb	\$173.16	573.01 kWh	\$164.93	545.75 kWh
Mar	\$180.05	595.8 kWh	\$212.71	703.87 kWh
Apr	\$179.51	594 kWh	\$213.76	707.34 kWh
May	\$192.1	635.68 kWh	\$203.69	674.01 kWh
Jun	\$201.1	665.46 kWh	\$184.65	611.01 kWh
Jul	\$207.07	685.21 kWh	\$207.53	686.74 kWh
Aug	\$213.07	705.06 kWh	\$218.85	724.2 kWh
Sep	\$214.46	709.67 kWh	\$208.12	688.69 kWh
Oct	\$235.84	780.41 kWh	\$199.29	659.46 kWh
Nov	\$180.17	596.18 kWh	\$180.03	595.73 kWh
Dec	\$182.88	605.16 kWh	\$169.97	562.44 kWh

Electricity

Service Provider	San Diego Gas & Electric Co https://www.sdge.com
Service Area	California (1,311,290 customers)
Est. Annual Consumption	\$2,343 (Ave. \$195/mo) 7,753 kilowatt-hours

Considering Solar?

Suggested System Size	4.58 kilowatts
Est. Upfront Investment	\$14,017
Est. Payback Period	5.98 Years 4.19 Years with federal incentives



Carbon Footprint

Climate impact of this property based on the building characteristics, climate characteristics and the fuel mix of the area's electricity generation

Energy Sources for Electricity



● Nuclear (8%) ● Natural Gas (44%) ● Hydroelectric (8%) ● Wind (6%) ● Solar (33%)

Annual Carbon Footprint

3,423.73 pounds of CO₂e
7,753.01 kilowatt-hours

Baseline Carbon Footprint

5,274.43 pounds of CO₂e
11,944 kilowatt-hours

Risk Assessment

A deep dive on possible property hazards, severe weather and other contaminants.



Risks At A Glance

How susceptible this property is to environmental and climate-related damage

Earthquake	High	D	Wind	Low	B
Wildfire	High	D	Hail	Very Low	A
Drought	Moderate	C	Lightning	Very Low	A
Landslide	Moderate	C	Tornado	Very Low	A
Pollution	Low	B	Winter Risk	Very Low	A
Sinkhole	Low	B			



Flood Risk

Likelihood of flooding at this property due to overflowing nearby water sources or torrential rain



Flood Scorecard

N

In FEMA 100yr Digital Flood Zone ⓘ

N

In FEMA 500yr Digital Flood Zone ⓘ

N

Flood Insurance Required ⓘ

N

Flood Insurance Recommended ⓘ



Flood Zone

Distance to Nearest 100 Year FEMA Flood Zone (1% Annual Chance Flood Hazard)	1,171 Feet
Elevation Difference to 100 Year FEMA Flood Zone (1% Annual Chance Flood Hazard)	241.57 Feet
Base Flood Elevation	-
FEMA Flood Zone	Area Is Not in a Fema Flood Hazard Zone but May Be Susceptible to Rare Flooding Events
Flood Zone Subtype	Area of Minimal Flood Hazard
Sea Level Rise Impact	-



Extreme Weather & Disasters

An in-depth look at the potential risk of natural disasters and weather damage at this property



Earthquake
High Risk

D

High

Possible Threat & Intensity

Fault Score	C
Fracking Score	-
Mercalli Index (MMI)	VIII
Richter Scale	5.2-5.9
Nearest Fault	
Nearest Fault Name	Pelican Hill Fault
Distance to Fault	6.46 Miles



Wildfire
High Risk

D

High

Enhanced Wildfire Risk Score

Proximity & Threat

In or Near Historic Wildfire Perimeter(s)	No
In Wildfire Wind Threat Region	Santa Ana Katabatic Special Wind Region
In Mitigation Community	No
In Limited Access Community	No
In California Risk Reduction Community	No



Drought
Moderate Risk

C

Moderate

Possible Threat & Intensity

Drought Conditions	-
Number of Weeks in Drought	673 Weeks of Drought over the Past 21 Years



Sinkhole
Low Risk

B

Low

More Information

Rock Type	-
Karst Type	-
Climate Type	-



Wind
Low Risk

B

Low

Percentage Risk	0.89%	
Wind Speed	43 Miles per Hour	
Last Damaging Events		
Year	2023	
Distance	-	
Damaging Events Within 25 Miles (Last Decade)	29	
Damage Caused		
\$1,000	0	0
Property Damage	Injuries	Deaths



Hail
Very Low Risk

A

Very Low

Percentage Risk	0.13%	
Hail Size	1Inches	
Last Damaging Events		
Year	2005	
Distance	-	
Damaging Events Within 25 Miles (Last Decade)	5	
Damage Caused		
-	0	0
Property Damage	Injuries	Deaths



Lightning
Very Low Risk

A

Very Low

Last Damaging Events

Annual Chance of Ground Strikes	95% Chance of Less than One Ground Strike in 1 Year per Square Mile
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Tornado
Very Low Risk

A

Very Low

Percentage Risk	0.13%	
<hr/>		
Tornado F Scale	EF0	
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Last Damaging Events		
<hr/>		
Year	2007	
<hr/>		
Distance	-	
<hr/>		
Damaging Events Within 25 Miles (Last Decade)	2	
<hr/>		
Damage Caused		
<hr/>		
\$0	0	0
Property Damage	Injuries	Deaths



Winter Scorecard
Very Low Risk

A

Very Low
Ice Dam Index

A

Very Low
Frozen Pipe Index

A

Very Low
Roof Snow Load



Environmental Pollution

Low Risk

Termites	High	D	Brownfield	Not Applicable	—
Leaking Underground Storage	Low	B	Clandestine Lab	Not Applicable	—
Mold Index	Low	B	Nuclear Site	Not Applicable	—
Radon	Low	B	PFA	Not Applicable	—
Asbestos	Very Low	A	Superfund	Not Applicable	—
Airport Noise	Not Applicable	—	Toxic Release Facility	Not Applicable	—

Closest Known Contaminant Sites

Nuclear Sites

Site Name	—
Type	—
Drive Distance	—
Reactors	—

Toxic Release Facilities

Site Name	—
Type	—
Chemicals	—
Known Carcinogen	—

Leaking Underground Storage Facilities

Location	32842 Pacific Coast, Dana Point, Ca, 92629
Distance	3,299 Feet
# of Tanks in .25 miles	—
# of Tanks in .5 miles	—
# of Tanks in 1 mile	5

Superfund Sites

Site Name	—
Location	—
Registry #	—

Brownfield Sites

Site Name	—
-----------	---

Registry # -

Former Clandestine Drug Labs

Location -

Drive Distance -

Date -

Insurability & Claims

A breakdown of estimates and coverage needed to protect this property



Insuring this Property

Ensure you have proper coverage to replace the existing structure in the event of damage

\$2,994 – \$3,940

\$2,994
Est. Annual Insurance Premium

\$888,000
Total Replacement Cost

\$389
Replacement Cost Per Sq Ft

Insurability Risk Factors

Keep this information handy when insuring this property

Risks That May Impact Premium or Require Additional Coverage

Wildfire	High	D	Sinkhole	Low	B
Crime	Low	B	Hail	Very Low	A

In-Depth Premium & Replacement Cost Factors

Use	Single Family Residential	Square Footage	2,284 Square Feet
State	CA	Architectural Style	Ranch
Year Built	1974	Construction Type	Framing, Wood
Locale	Suburban	Construction Quality	Above Average / Upgraded
Pool	No	Physical Shape	Rectangular
Trampoline	-	Primary Exterior	Stucco
Last Major Systems Upgrade	November 27, 2013	Roof Type	Hip
Coverage Amount	\$888,000	Primary Roof Covering	Tile
Number of Prior Claims	0	Slope of Site	3.64 Degrees



Claim History

History of insurance warranty claims made on this property

Insurance & Warranty Claims

0

No claims reported for this property

Prior insurance and home warranty claims may indicate risk or damage at this property. Not all claims are reported to PropertyLens.

Neighborhood

Location, location, location. Here's how this neighborhood stacks up



Health & Safety

General risk assessment for this neighborhood



Crime Risk Scorecard

Low Risk

Aggravated Assault	High	D	Forcible Rape	Very Low	A
Burglary	Moderate	C	Forcible Robbery	Very Low	A
Larceny	Moderate	C	Motor Vehicle Theft	Very Low	A
Murder	Moderate	C			



Fire Protection

Good Fire Protection



Fire Protection Score ⓘ

Distance to Nearest Hydrant	< 250 Feet
Hydrants Within 1,000 Feet	18
Fire Stations Within 5 Miles	10
Fire Stations Within 10 Miles	23

Proximity to Emergency Response

Police Stations

Closest Police Station	Orange County Sheriffs Department - Dana Point Harbor Patrol
Drive Distance	3.07 Miles
Police Stations Within 5 Miles	3

Hospitals

Closest Hospital	Mission Hospital Laguna Beach D/p Aph, 31872 Coast Hwy
Drive Distance	1.08 Miles
Type	Psychiatric
Helipad	No
Hospitals Within 5 Miles	2

Fire Stations

Closest Fire Station	Orange County Fire Authority Station 30
Drive Distance	2.28 Miles (6 Min)
Type	Full Time
Response Area	Orange County Fire Authority
Second Closest Fire Station	Laguna Beach Fire Department Station 4
Drive Distance	2.48 Miles (5 Min)
Type	Full Time

Urgent Care

Closest Urgent Care Facility	Dana Point Urgent Care, 24582 Del Prado
Drive Distance	2.41 Miles
Type	Urgent Medical Care Centers and Clinics (Except Hospitals), Freestanding





Property Timeline





Look back in time with a chronological history of this property



Detailed History

Filter, sort or search all property records

Date	Type	Company	Description
August 13, 2024	Roof Condition	N/A	<div>Roof Condition Imagery Reported</div> 
April 2, 2024	Roof Condition	N/A	<div>Roof Condition Imagery Reported</div> 
August 31, 2023	Roof Condition	N/A	<div>Roof Condition Imagery Reported</div> 
February 8, 2023	Roof Condition	N/A	<div>Roof Condition Imagery Reported</div> 
January 7, 2021	Transaction	Pacific Coast Title Company	<div>Property Transaction Reported (Deed)</div> <div>Buyer Type Husband And Wife</div>
December 19, 2020	Roof Condition	N/A	<div>Roof Condition Imagery Reported</div>

Date	Type	Company	Description												
															
February 12, 2020	Roof Condition	N/A	Roof Condition Imagery Reported 												
May 5, 2018	Roof Condition	N/A	Roof Condition Imagery Reported 												
October 9, 2016	Roof Condition	N/A	Roof Condition Imagery Reported 												
November 27, 2013	Permit	Lucco Custom Construction Inc San Juan Capistrano, CA 92675	<div>Residential Permit Issued (Building Improvement) Windows, doors, new skylight and underground plumbing</div> <table><tr><td>Permit #</td><td>Permit ID</td><td>Issued</td><td>Expired</td><td>Status</td><td>Valuation</td></tr><tr><td>Bld13-0984</td><td>-</td><td>Nov 27, 2013</td><td>-</td><td>Final</td><td>None</td></tr></table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Bld13-0984	-	Nov 27, 2013	-	Final	None
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Bld13-0984	-	Nov 27, 2013	-	Final	None										
November 27, 2013	Permit	Structures Palm Springs, CA 92264	<div>Residential Permit Issued (Electrical) Meter panel upgrade</div> <table><tr><td>Permit #</td><td>Permit ID</td><td>Issued</td><td>Expired</td><td>Status</td><td>Valuation</td></tr><tr><td>Bld13-0838</td><td>-</td><td>Nov 27, 2013</td><td>-</td><td>Final</td><td>None</td></tr></table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Bld13-0838	-	Nov 27, 2013	-	Final	None
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Bld13-0838	-	Nov 27, 2013	-	Final	None										
November 27, 2013	Permit	Lucco Custom Construction Inc San Juan Capistrano, CA 92675	<div>Residential Permit Issued (Building Improvement) Addition and remodel</div> <table><tr><td>Permit #</td><td>Permit ID</td><td>Issued</td><td>Expired</td><td>Status</td><td>Valuation</td></tr><tr><td>Bld13-0371</td><td>-</td><td>Nov 27, 2013</td><td>-</td><td>Final</td><td>None</td></tr></table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Bld13-0371	-	Nov 27, 2013	-	Final	None
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Bld13-0371	-	Nov 27, 2013	-	Final	None										
November 26, 2013	Permit	Lucco Custom Construction Inc	<div>Residential Permit Issued (Building Improvement) Stucco replacement</div>												

Date ▾	Type	Company	Description
			<div>Permit #Bld13-0808</div> <div>Permit ID-</div> <div>IssuedNov 26, 2013</div> <div>Expired-</div> <div>StatusFinal</div> <div>ValuationNone</div>
June 22, 2012	Transaction	None Available	<div>Property Transaction Reported (Deed)</div> <div>Buyer TypeTrustee</div>
November 29, 2011	Transaction	California Title Company	<div>Property Transaction Reported (Deed)</div> <div>Buyer TypeHusband And Wife</div>
November 29, 2011	Transaction	N/A	<div>Property Transaction Reported (Sold)</div> <div><div>Sale Price-</div><div>Price Per Sq. FtN/A</div></div>
February 6, 2002	Transaction	N/A	<div>Property Transaction Reported (Deed)</div> <div>Buyer TypeName Derived From Affidavit</div>
February 6, 2002	Transaction	N/A	<div>Property Transaction Reported (Deed)</div> <div>Buyer TypeTrustee</div>