

ALTADENA PROPERTY FILE

Altadena Property Decision File

1605 E Altadena Drive
Altadena, CA 91001

SUBJECT	GEOGRAPHY	PREPARED
Buyer due-diligence demonstration	Los Angeles County	July 26, 2026

A buyer-focused demonstration of how public records can narrow due-diligence questions before an offer, contingency decision, inspection, or insurance application.

A public-record demonstration centered on one Altadena address. No owner, occupant, title, or private-person information is included.
Address identity source: U.S. Census Bureau Geocoder

DEMONSTRATION / SOURCE-LABELED / NO CUSTOM VERDICT

Address identified. Geography kept honest.

A buyer-focused demonstration of how public records can narrow due-diligence questions before an offer, contingency decision, inspection, or insurance application.

01	This is a demonstration, not a property inspection, appraisal, title report, natural-hazard disclosure, insurance quote, or legal opinion.
02	The address identifies the demonstration subject. Records below may describe the address coordinate, county, Census ZCTA, agency jurisdiction, public facility, public water system, or a stated radius. Each geography is labeled beside the finding.
03	Distances are straight-line estimates from the U.S. Census Bureau address-geocoded point, not measurements from parcel boundaries, structures, roads, or exposure pathways. The geocode is not a surveyed parcel coordinate.
04	A nearby filing, regulated facility, model, or population estimate does not prove contamination, exposure, illness, damage, or future loss at the property.

DATA CURRENCY

Compiled July 26, 2026

Dataset dates vary by source. This file combines records published from 2023 through July 2026 and identifies the date or reporting year beside each dataset. Live title, parcel, permit, utility, insurance, seller-disclosure, interior-condition, and claims checks have not been completed.

CAL FIRE Eaton Fire incident page: last updated June 15, 2026
EPA ECHO facility snapshot: June 22, 2026
LASD patrol-station crime report: 2025 reporting year
EPA TRI facility filings: 2024 reporting year
CDC PLACES estimates: 2023 data in the 2025 release

MATERIAL EVENT CONTEXT

The address falls inside the mapped Eaton Fire perimeter.

CAL FIRE's historic fire-perimeter layer places the Census-matched address coordinate inside the Eaton Fire perimeter. The fire began on January 7, 2025 near Altadena Drive and Midwick Drive. A perimeter intersection establishes event geography; it does not establish whether this structure was damaged, destroyed, repaired, rebuilt, inspected, or continuously occupied.

January 7, 2025 at 6:18 PM	January 31, 2025	14,021	1,076 damaged 9,419 destroyed

STRUCTURE STATUS: Not assigned in this file

Confirm the address in Los Angeles County's Eaton Fire damage map, then reconcile the county assessment with permits,

inspections, seller disclosures, insurance records, and a current physical inspection.

Sources: CAL FIRE Eaton Fire incident page / Los Angeles County Eaton Fire damage map / FEMA DR-4856-CA

DECISION SNAPSHOT

Six signals worth opening before the offer.

Eaton Fire geography	Inside perimeter	Structure damage status requires separate verification Address coordinate matched to CAL FIRE perimeter CAL FIRE and U.S. Census Bureau
Extreme heat modeled risk	99.3 / 100	FEMA rating: Relatively High Los Angeles County FEMA National Risk Index
Riverine flood modeled risk	100 / 100	FEMA rating: Very High Los Angeles County FEMA National Risk Index
Federal disaster declarations	88	Records from 1969 through 2025 Los Angeles County OpenFEMA
TRI-reporting facilities	18 within 10 mi	1 within three miles of the address-geocoded point Radius from the address-geocoded point in Altadena, CA 91001 EPA TRI, reporting year 2024
Superfund files	5 within 10 mi	Nearest indexed site file: 3 miles Radius from the address-geocoded point in Altadena, CA 91001 EPA FRS and SEMS

One address sits inside several public-record geographies.

One address can sit inside several public-record geographies. Each layer below is kept separate so a county statistic is not mistaken for a parcel fact.

LAYER	VALUE	WHAT IT IS USED FOR	STATUS
Property address	1605 E Altadena Drive	Starting point for parcel, hazard, and agency verification	Exact Census geocoder match
Postal context	Altadena, CA 91001	ZIP and city lookup	Public index match
Census geography	ZCTA 91001	Population estimates and ZIP-area source matching	Published geography
County	Los Angeles County · FIPS 06037	FEMA risk and federal declaration history	Published geography
Local records	Unincorporated Altadena	Sheriff, permits, planning, assessor, and utilities	Agency verification required

RECORD TIMELINE

DATE	RECORD EVENT	GEOGRAPHY
1969	OpenFEMA declaration history begins	County record
2023	CDC PLACES health-estimate data year	ZCTA model
2024	EPA TRI industrial filing year	Facility filings
2025	Address coordinate falls inside the mapped Eaton Fire perimeter	Event geography; structure status unverified
Jun 2026	EPA ECHO compliance snapshot	Facility records
Jul 2026	Demonstration briefing prepared	Research file

County-scale FEMA values, not a parcel forecast.

The National Risk Index ranks places relative to the rest of the country. These are FEMA-published values for Los Angeles County; How Is My ZIP did not create them.

FEMA NATIONAL RISK INDEX OVERALL	100 / 100	Very High
----------------------------------	-----------	-----------

HAZARD	FEMA VALUE	FEMA RATING
Wildfire	99.9	Very High
Extreme heat	99.3	Relatively High
Riverine flood	100	Very High
Coastal flood	90	Relatively High
Drought	43.5	Relatively Low

SOURCE FEMA National Risk Index

88 federal declarations on the county file.

Declaration history spans 1969-2025. A declaration confirms a federal record for a designated area; it does not prove this structure was damaged.

YEAR	DECLARATION	TYPE / FEMA NUMBER
2025	Canyon Fire	Fire / 5605
2025	Hurst Fire	Fire / 5551
2025	Eaton Fire	Fire / 5550

SOURCE OpenFEMA Disaster Declarations Summaries v2

18 TRI-reporting facilities within ten miles of the address-geocoded point.

Reporting year 2024. TRI reports listed chemical activity at covered facilities. It does not measure exposure at the demonstration property.

DISTANCE	FACILITY / INDUSTRY	REPORTED CHEMICAL / RELEASE
2.8 mi	PASADENA PLANT 14 Nonmetallic Mineral Product	Lead compounds 2.79 pounds Persistent, bioaccumulative and toxic
3.4 mi	NASA JET PROPULSION LABORATORY Other	Lead 0.003 pounds TRI carcinogen flag; Persistent, bioaccumulative and toxic
5.9 mi	DANCO ANODIZING (DBA DANCO METAL SURFACING) Fabricated Metals	Nitrate compounds (water dissociable; reportable only when in aqueous solution) 0 pounds in the 2024 filing No project classification flag

SOURCE EPA TRI Basic Data Files, reporting year 2024

5 indexed Superfund files within ten miles. County Radon Zone 2.

3 mi	JET PROPULSION LABORATORY NASA	Current NPL site Long-term human health protection achieved
6.3 mi	SAN GABRIEL VALLEY AREA 3	Current NPL site Human exposure under control
8.1 mi	SAN GABRIEL VALLEY AREA 1	Current NPL site Human exposure under control

EPA COUNTY RADON POTENTIAL	ZONE 2	Moderate potential 2 to 4 pCi/L EPA radon zones cannot replace a test of the building.
----------------------------	--------	--

Compliance and enforcement records in the modeled radius.

ECHO records describe regulated facilities in the search radius. They do not establish conditions at the demonstration property.

CURRENT VIOLATION RECORDS	SIGNIFICANT RECORDS	FORMAL ACTIONS	PUBLISHED PENALTIES
76	8	52	\$265,500

Snapshot: June 22, 2026

SOURCE EPA ECHO Exporter, snapshot June 22, 2026

Modeled health estimates for Census ZCTA 91001.

These are modeled population prevalence estimates. They are not diagnoses and do not show that a property or nearby facility caused an outcome.

CDC PLACES MEASURE	ESTIMATE	CONFIDENCE INTERVAL
Current asthma	9.6%	8.6%-10.5%
COPD	4.4%	4.0%-5.0%
Frequent physical distress	12.4%	11.2%-13.5%
Adults 18-64 without health insurance	6.7%	5.8%-7.7%

SOURCE CDC PLACES ZCTA Data, 2025 release

Published station totals, not an address-level safety score.

These are official Altadena Station jurisdiction totals, not parcel, address-radius, or ZIP-level counts. They provide local trend context without inventing an address-level crime count or safety rating.

CATEGORY	2024	2025	CHANGE
Part I crimes	558	574	+2.87%
Violent crimes	106	76	-28.30%
Property crimes	452	498	+10.18%

OFFENSE	2024	2025	CHANGE
Criminal homicide	2	0	-100.00%
Rape	11	8	-27.27%
Robbery	24	18	-25.00%
Aggravated assault	69	50	-27.54%
Burglary	106	264	+149.06%
Larceny theft	273	185	-32.23%
Grand theft auto	68	49	-27.94%
Arson	5	0	-100.00%

Altadena Station / January 1-December 31 / report generated January 22, 2026. Under FBI reporting guidance, homicide, rape, and aggravated assault are counted by victim; most other offenses are counted by incident. Arson is always counted.

[SOURCE](#) LASD 2025 Patrol Station Crime Report

[SOURCE](#) LASD Altadena Station

[SOURCE](#) FBI Crime Data Explorer

Official sex-offender registry search

Use the national portal or the California registry to perform the current official address or ZIP-radius search.

STATUS	User review required
REPRODUCED HERE	No names, photographs, profiles, or unofficial count are reproduced in this sample.
WHY IT IS NOT COPIED	Registry coverage, update timing, permitted use, and search behavior vary by jurisdiction. The authoritative registry should be reviewed directly near the time of a decision.

SOURCE National Sex Offender Public Website

SOURCE California Megan's Law Website

The address is exact. Several decisive records still require a parcel search.

These official systems should be checked against the exact parcel or service address before an offer, before contingencies expire, or before closing.

CHECK	AGENCY / STATUS	WHY IT MATTERS
Eaton Fire structure damage assessment	Los Angeles County Address verification required	Check the county damage map and assessment photographs, then reconcile the result with permits, inspections, disclosures, insurance records, and present physical condition.
Official parcel flood-zone determination	FEMA Map Service Center Parcel map check required	Search the exact parcel in the effective FIRM. The address-located map designation is not a surveyed structure-elevation determination; confirm the effective panel and any applicable LOMA, LOMR, or LOMR-F. Where map scale, grade, or structure elevation is material, obtain or review an Elevation Certificate. County National Risk Index values are not parcel flood-zone determinations.
Fire Hazard Severity Zone	CAL FIRE Office of the State Fire Marshal Parcel map check required	Confirm the current state or local fire-hazard designation and any disclosure or mitigation obligations that apply to the parcel.
Parcel identity and assessed characteristics	Los Angeles County Office of the Assessor Manual verification	Confirm APN, legal description, lot area, improvement facts, exemptions, and the correct parcel match.
Building permits and inspection history	Los Angeles County Public Works · EPIC-LA Manual verification	Search permits, inspection status, additions, repairs, rebuild work, and unresolved cases tied to the parcel.
Zoning and land-use controls	Los Angeles County Department of Regional Planning Manual verification	Confirm zoning, overlays, setbacks, use restrictions, historic controls, and active planning cases.
Property tax and special assessments	Los Angeles County Treasurer and Tax Collector Manual verification	Review tax status, supplemental bills, delinquency, and applicable direct assessments.

Utility and corridor conditions attach to the parcel, not the ZIP.

Service provision, plumbing, and surrounding corridor conditions are confirmed at the address with the serving agency, a site visit, or an inspection.

ITEM	STATUS	WHAT TO CONFIRM
Serving water system	Provider confirmation required	Match the parcel to the actual public water system before relying on a consumer confidence report. California Drinking Water Watch
Sewer or septic service	Parcel confirmation required	Confirm connection, lateral responsibility, septic records, and any inspection or transfer requirements.
Lead service line and premise plumbing	Utility and inspection check	Utility inventories may not describe private-side piping or fixtures inside the property.
Noise and transportation corridors	Site visit and map review	Review roadway, rail, flight-path, emergency-route, and recurring-event conditions at relevant times of day.
Planned development and public works	Planning search required	Search nearby planning cases, capital projects, utility work, and adopted community plans.

What an underwriter will ask that public hazard data cannot answer.

Public hazard datasets describe hazard and geography. They do not establish eligibility, premium, or whether a carrier will bind coverage on this structure.

ITEM	IN THE PUBLIC RECORD	NEXT ACTION	STATUS
Official flood-zone determination	County-scale FEMA risk value is present	Confirm the effective FIRM panel and any applicable LOMA, LOMR, or LOMR-F; review an Elevation Certificate where structure elevation is material, then reconcile the result with seller disclosures and insurer requirements.	Parcel check required
Wildfire and fire-hazard disclosure	County-scale FEMA wildfire value is present	Confirm applicable state and local fire-hazard maps, disclosure requirements, and defensible-space obligations.	Parcel check required
Carrier quote and bindability	Not available from public hazard datasets	Request quotes early, with dwelling details and intended closing date.	Quote required
Prior insurance claims	Not included	Request seller-authorized claims history and compare it with disclosures and inspection findings.	Authorization required

What this demonstration found, and what remains outside its reach.

Coverage is stated by geography and source. A missing parcel-level result is shown as a verification task, not silently converted into a ZIP-level claim.

TOPIC	COVERAGE	GEOGRAPHY / SOURCE
Address and Census geography	Exact address match	Address, Census tract, county, and place U.S. Census Bureau Geocoder
Eaton Fire event geography	Address coordinate inside mapped perimeter	CAL FIRE historic fire perimeter CAL FIRE
Eaton Fire structure damage	Manual address verification required	Structure assessment Los Angeles County damage map
Modeled natural hazards	Public record found	Los Angeles County FEMA National Risk Index
Federal disaster history	Public record found	Los Angeles County OpenFEMA
Industrial filings and Superfund proximity	Public record found	Radius from address-geocoded point EPA TRI, FRS, and SEMS
Regulated-facility compliance	Public record found	Radius from Census ZCTA point EPA ECHO
Population health estimates	Public model found	ZCTA 91001 CDC PLACES
Police activity	Source identified	Agency jurisdiction LASD and FBI CDE
Official registry search	User review required	Address or ZIP radius NSOPW and California registry
Parcel flood and fire-hazard zones	Manual parcel map review required	Parcel FEMA Map Service Center and CAL FIRE
Parcel, title, permits, utilities	Manual verification required	Parcel and service address County, utility, title, and inspection files
Insurance availability	Quote required	Property and applicant Licensed carrier or broker

The public file points at the questions. People answer them.

These are drawn from what the public record could not settle. Ask them of the parties who hold the authoritative answer.

Ask the seller	• Which losses, claims, evacuations, repairs, drainage events, or smoke impacts affected the property? • Which additions or repairs required permits, and are all permits final? • What insurance coverage is currently in force, and has renewal or nonrenewal changed?
Ask the inspector	• What do the roof, drainage, foundation, retaining features, sewer lateral, and electrical systems show? • Which findings require a specialist, test, camera scope, or destructive investigation? • Which wildfire, water, radon, lead, mold, or indoor-air checks are appropriate for this structure?
Ask the insurer	• Can coverage be bound before contingencies expire, and what exclusions, deductibles, or inspections apply? • What mitigation documentation could change eligibility or premium? • Would a claim-history report or prior cancellation affect underwriting?
Ask the county, utility, and title team	• Do parcel, permit, zoning, tax, easement, and title records describe the same property configuration? • Which water, sewer, fire, and law-enforcement agencies actually serve the address? • Are there active cases, assessments, planned projects, or access obligations that should enter negotiations?

Open checks, assigned by stage.

The public file narrows the questions. It does not close these items.

01	Before relying on this file Parcel identity and legal description	Confirm the parcel, assessor record, lot boundaries, and legal ownership through authoritative county records. Owner: Buyer, title team, or agent Status: Open / Checked: Not checked
02	Before an offer or during disclosure review Eaton Fire structure assessment and repair history	Confirm the county damage classification and photographs, then reconcile them with permits, inspections, seller disclosures, insurance records, and present physical condition. Owner: Buyer, seller, inspector, and county Status: Open / Checked: Not checked
03	Before an offer or during disclosure review Natural hazard disclosure and official flood map	Obtain seller disclosures and check the parcel in FEMA's Map Service Center and applicable CAL FIRE maps; county NRI values are not parcel determinations. Owner: Buyer, agent, and disclosure provider Status: Open / Checked: Not checked
04	Before contingencies expire Insurance availability and claims history	Request current quotes and, when authorized, a CLUE report. A public hazard model cannot tell you whether a carrier will bind coverage. Owner: Buyer and licensed insurance professional Status: Open / Checked: Not checked
05	During inspection and document review Permits, rebuild status, and code compliance	Review county permit records and verify whether fire, repair, or reconstruction work affects the property. Owner: Buyer, inspector, and county Status: Open / Checked: Not checked
06	During inspection Physical inspections and environmental testing	Use qualified inspectors for structure, roof, drainage, sewer, radon, lead, mold, and other property-specific conditions. Owner: Buyer and qualified inspectors Status: Open / Checked: Not checked
07	Before closing Water provider and service-line confirmation	Confirm the actual serving utility and obtain its current consumer confidence and compliance records. Owner: Buyer, agent, and utility Status: Open / Checked: Not checked

WHAT THIS SAMPLE PROVES

The public record can narrow the questions before money is committed. It cannot replace parcel documents, inspections, disclosures, insurance underwriting, or professional judgment.

This demonstration excludes owner and occupant information. Always verify property-specific facts through authorized records, licensed professionals, inspections, disclosures, and current insurance quotes.