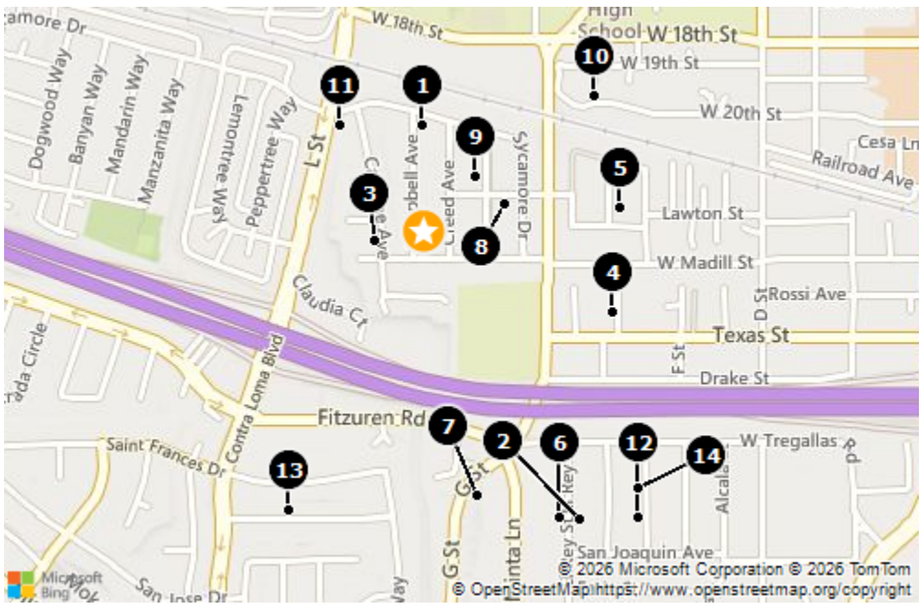
ICE SiteX Report

OrderID: 98722906

SiteX Property Information Report



Subject Property Location

106 CAMPBELL AVE, ANTIOCH, CA 94509-3502

County:	**CONTRA COSTA CA**	Census Tract:	060133071.022003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	067-328-005-3	Thomas Bros Pg-Grid:	

Valuation

Value:	**$430,000**	FSD:	9	Common Confidence Score:	78
Value Range:	$391,300 - $468,700	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	1-135
Assd Land Value:	$264,977	Market Land Value:		Tax Year:	2026
Assd Improvement:	$187,693	Market Improvment Value:		Total Taxable Value:	$5,688
Total Assessed Value:	$452,670	Total Assessor Market Value:		Delinquent Year:	2022
				Tax Account ID:	067-328-005-3
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 262 Subdivision: SYCAMORE PARK #3
Abbreviated Description: SYCAMORE PARK #3 LOT 262

Property Characteristics

Lot Size:	5,300 SF	Bedrooms:	2	Pool:	
Building Area:	1336 SF	Baths:	2	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/16/2021	Sales Price:	$82,000
Document #:	2021-174878 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/27/2021	Sales Price:	N/A
Document #:	2021-157417 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/25/2021		
Document Type:			

Legal Description:
Lot: 262 Subdivision: SYCAMORE PARK Legal Unit: 3 Map Ref: MB 38 PG 2
City/Muni/Twp: ANTIOCH

Mortgage Record

Recording Date:	05/29/2020	Loan Amount:	N/A
Document #:	2020-102495 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	

Legal Description:
Lot: 262 Subdivision: SYCAMORE PARK Legal Unit: 3
City/Muni/Twp: ANTIOCH

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Prior Transfer

Recording Date:	07/27/2016	Sales Price:	$38,000
Document #:	2016-148500 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/27/2016	Sales Price:	$175,500
Document #:	2016-148497 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/20/2016		
Document Type:			

Legal Description:
Lot: 262 Subdivision: SYCAMORE PARK Map Ref: MAP38 PG2
City/Muni/Twp: ANTIOCH

Mortgage Record

Recording Date:	09/11/2015	Loan Amount:	N/A
Document #:	2015-189621 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 262 Subdivision: SYCAMORE PARK Legal Unit: 3
City/Muni/Twp: ANTIOCH

Prior Transfer

Recording Date:	09/11/2015	Sales Price:	$158,000
Document #:	2015-189619 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	08/28/2015		
Document Type:			

Legal Description:
Lot: 262 Subdivision: SYCAMORE PARK Legal Unit: 3 Map Ref: MAP38 PG2
City/Muni/Twp: ANTIOCH

Prior Transfer

Recording Date:	09/09/2015	Sales Price:	$100,000
Document #:	2015-187905 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/03/2015	Sales Price:	$100,000
Document #:	2015-184710 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/23/2015	Sales Price:	$163,000
Document #:	2015-052184 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/10/2005	Loan Amount:	N/A
Document #:	2005-300059 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 262 Subdivision: SUBDIVISION SYCAMORE PARK UNIT #3

Prior Transfer

Recording Date:	06/24/2005	Sales Price:	$163,000
Document #:	2005-231053 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/19/2003	Loan Amount:	N/A
Document #:	2003-231726 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2018	Type Finance:	

Legal Description:
Lot: 262 Subdivision: SYCAMORE PARK UNIT #3

Mortgage Record

Recording Date:	10/11/2001	Loan Amount:	N/A
Document #:	2001-306220 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2031	Type Finance:	

Legal Description:
Lot: 262 Subdivision: SYCAMORE PARK UNIT #3

Prior Transfer

Recording Date:	03/31/2000	Sales Price:	$142,500
Document #:	2000-064183 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/27/2000		
Document Type:			

Legal Description:
Subdivision: SYCAMORE PARK UNIT #3
Abbreviated Description: SYCAMORE PARK #3 LOT 262
City/Muni/Twp: ANTIOCH

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Prior Transfer

Recording Date:	06/16/1994	Sales Price:	N/A
Document #:	94-159935 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/03/1993		
Document Type:			

Legal Description:
Lot: 262 Subdivision: MAP SYCAMORE PARK UNIT #3 Map Ref: MAP38 PG2
City/Muni/Twp: ANTIOCH

Prior Transfer

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

Legal Description:
Lot: 262 Subdivision: SYCAMORE PARK #3
Abbreviated Description: SYCAMORE PARK #3 LOT 262

Area Sales Analysis

Total Area Sales	$6,480,000	Median # of Bedrooms	3
Median Lot Size	5,550 SF	Median # of Baths	1
Median Living Area	1,198 SF	Median Year Built	1951
Price Range - 2 Yrs	$300,000 to $675,000	Age Range	25 years to 79 years
Median Value	$445,000	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**132 CAMPBELL AVE** **ANTIOCH, CA 94509-3502**	08/07/2026	$300,000	$345	869	4/2/1	1950	4,980 SF	
		APN: 067-328-018-6 Document #: 2026-0083359 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 248 Subdivision: SYCAMORE PARK Legal Unit: 3 MapRef: VOL 38 PG 2 Abbreviated Description: Lot:248 Subdivision:SYCAMORE PARK Legal Unit:3 Map Ref:VOL 38 PG 2City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH								
2	.42Mi.	**2745 EL REY ST** **ANTIOCH, CA 94509-4817**	06/30/2026	$445,000	$401	1108	6/3/1	1952	5,300 SF	
		APN: 071-032-019-3 Document #: 2026-0069041 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 142 Subdivision: MISSION SUBDIVISION MapRef: VOL 29 PG 39 & 40 Abbreviated Description: Lot:142 Subdivision:MISSION SUBDIVISION Map Ref:VOL 29 PG 39 & 40City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH								
3	.07Mi.	**103 CATALINE AVE** **ANTIOCH, CA 94509-3411**	06/17/2026	$409,000	$251	1624	8/4/1.5	1951	5,600 SF	
		APN: 067-333-040-3 Document #: 2026-0063831 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 314 Subdivision: SYCAMORE PARK Legal Unit: 3 MapRef: MB 38 PG 2 Abbreviated Description: Lot:314 Subdivision:SYCAMORE PARK Legal Unit:3 Map Ref:MB 38 PG 2City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH								
4	.26Mi.	**2460 POPLAR DR** **ANTIOCH, CA 94509-3631**	06/04/2026	$375,000	$363	1032	5/3/1	1956	8,700 SF	
		APN: 067-291-051-0 Document #: 2026-0058730 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 7 Subdivision: WM UREN SUBDIVISION ADDITION NO 1 MapRef: MB 23 PG 683 Abbreviated Description: Block:7 Subdivision:WM UREN SUBDIVISION ADDITION NO 1 Map Ref:MB 23 PG 683Abbreviated Description:LOT: PORTION OF LOT 3 City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH								
5	.25Mi.	**24 LAWRENCE AVE** **ANTIOCH, CA 94509-3602**	04/28/2026	$540,000	$458	1178	5/2/1	1947	5,000 SF	
		APN: 067-313-011-8 Document #: 2026- 043096 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 109 Subdivision: SYCAMORE PARK MapRef: MB 30 PG 15 & 16 Abbreviated Description: Lot:109 Subdivision:SYCAMORE PARK Map Ref:MB 30 PG 15 & 16City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH								
6	.4Mi.	**2744 EL REY ST** **ANTIOCH, CA 94509-4818**	04/13/2026	$445,000	$401	1108	6/3/1	1953	5,500 SF	
		APN: 071-033-010-1 Document #: 2026- 037056 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 157 Subdivision: MISSION SUBDIVISION MapRef: MB 29 PG 39 Abbreviated Description: Lot:157 Subdivision:MISSION SUBDIVISION Map Ref:MB 29 PG 39City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH								
7	.34Mi.	**2709 G ST** **ANTIOCH, CA 94509-4712**	04/03/2026	$675,000	$257	2624	10/5/3	2001	9,322 SF	
		APN: 071-023-021-0 Document #: 2026- 033536 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4,5 Subdivision: SUBDIVISION 7412 MapRef: MB 354 PG 3 Abbreviated Description: Lot:4,5 Subdivision:SUBDIVISION 7412 Map Ref:MB 354 PG 3Abbreviated Description:LOT: PORTION OF LOT 4 City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH								
8	.11Mi.	**707 NEWBURY AVE** **ANTIOCH, CA 94509-3515**	03/24/2026	$520,000	$402	1293	7/3/1	1949	6,510 SF	
		APN: 067-324-009-9 Document #: 2026- 028738 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 195 Subdivision: SYCAMORE PARK Legal Unit: 2 MapRef: MB 35 PG 49 Abbreviated Description: Lot:195 Subdivision:SYCAMORE PARK Legal Unit:2 Map Ref:MB 35 PG 49City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH								
9	.1Mi.	**205 JOHN GILDI AVE** **ANTIOCH, CA 94509-3511**	03/23/2026	$500,000	$551	906	5/2/1	1949	5,000 SF	
		APN: 067-327-016-1 Document #: 2026- 028076 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 180 Subdivision: SYCAMORE PARK MapRef: MB 35 PG 49 Abbreviated Description: Lot:180 Subdivision:SYCAMORE PARK Map Ref:MB 35 PG 49City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH								
10	.28Mi.	**606 W 20TH ST** **ANTIOCH, CA 94509-2518**	03/10/2026	$415,000	$341	1217	6/3/2	1977	6,075 SF	

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APN: 067-231-018-2 Document #: 2026- 023530
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Tract No: 4187 MapRef: MB 193 PG 4 & 5 Abbreviated Description: Lot:12 Tract No:4187 Map Ref:MB 193 PG 4 & 5City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

11	.17Mi.	**2101 L ST** **ANTIOCH, CA 94509-3421**	02/27/2026	$388,000	$293	1322	7/3/2	1967	5,700 SF	

APN: 067-333-073-4 Document #: 2026- 019678
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 338 Subdivision: SYCAMORE PARK Legal Unit: 3 MapRef: VOL 38 PG 2 Abbreviated Description: Lot:338 Subdivision:SYCAMORE PARK Legal Unit:3 Map Ref:VOL 38 PG 2City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

12	.46Mi.	**2744 CAPISTRANO ST** **ANTIOCH, CA 94509-4811**	02/25/2026	$458,000	$367	1246	7/3/1	1948	5,350 SF	Yes

APN: 071-031-010-3 Document #: 2026- 018684
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 90 Subdivision: MISSION SUBDIVISION MapRef: MB 29 PG 39 Abbreviated Description: Lot:90 Subdivision:MISSION SUBDIVISION Map Ref:MB 29 PG 39City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

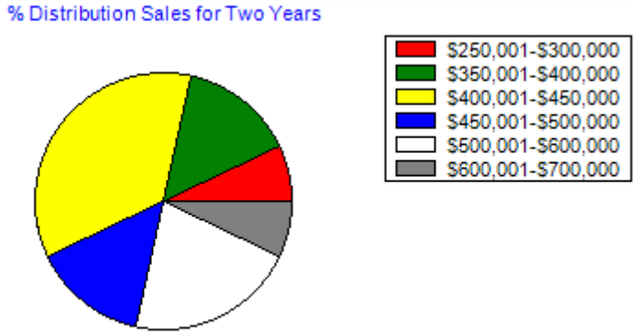
13	.4Mi.	**1016 SAN CARLOS DR** **ANTIOCH, CA 94509-4744**	01/29/2026	$570,000	$386	1473	6/3/2	1963	6,000 SF	

APN: 071-012-007-2 Document #: 2026- 009480
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: ST FRANCIS HEIGHTS Tract No: 2368 MapRef: MB 73 PG 47 & 48 Abbreviated Description: Lot:48 Subdivision:ST FRANCIS HEIGHTS Tract No:2368 Map Ref:MB 73 PG 47 & 48City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

14	.43Mi.	**2728 CAPISTRANO ST** **ANTIOCH, CA 94509-4811**	01/26/2026	$440,000	$505	870	5/2/1	1948	5,350 SF	

APN: 071-031-006-1 Document #: 2026- 008128
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 94 Subdivision: MISSION SUBDIVISION MapRef: MB 29 PG 39 & 40 Abbreviated Description: Lot:94 Subdivision:MISSION SUBDIVISION Map Ref:MB 29 PG 39 & 40City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

Comparable Sales Chart



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.	**106 CAMPBELL AVE**			$452,670	1,336	6/2/2	1950	5,300 SF	
.01Mi.	**108 CAMPBELL AVE**			$398,073	1,454	7/3/1	1950	5,300 SF	
.01Mi.	**104 CAMPBELL AVE**			$488,155	1,327	8/4/2	1950	5,300 SF	
.02Mi.	**107 CREED AVE**			$251,293	906	5/2/1	1949	5,000 SF	
.02Mi.	**110 CAMPBELL AVE**			$440,524	1,006	6/3/1	1950	5,300 SF	
.02Mi.	**109 CREED AVE**	**08/10/2005**		$356,249	911	6/2/1	1949	5,000 SF	
.02Mi.	**105 CREED AVE**	**10/21/2008**		$154,316	1,146	6/3/1	1949	5,000 SF	
.02Mi.	**100 CAMPBELL AVE**			$377,182	958	5/2/1	1949	6,370 SF	
.03Mi.	**111 CREED AVE**	**08/18/2010**		$144,813	1,592	8/4/2	1949	5,000 SF	
.03Mi.	**904 W MADILL ST**			$317,591	1,146	6/3/1	1950	5,915 SF	
.03Mi.	**107 CAMPBELL AVE**	**07/15/2011**		$152,375	1,313	5/2/1	1950	5,250 SF	
.03Mi.	**105 CAMPBELL AVE**			$462,978	885	5/2/1	1950	5,250 SF	
.03Mi.	**109 CAMPBELL AVE**			$306,461	928	5/2/1	1950	5,250 SF	Yes
.03Mi.	**112 CAMPBELL AVE**			$283,505	1,146	6/3/1	1950	5,300 SF	
.03Mi.	**103 CREED AVE**	**12/01/2006**		$400,000	851	5/2/1	1949	5,915 SF	
.04Mi.	**113 CREED AVE**	**07/30/1992**		$210,389	1,280	6/2/1	1949	7,800 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	52%

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Demographics & Income

Median Age:	36.9 years old	Households:	22,571
Median Household Income:	$76,116	Households w/Family:	69%
Household Income Per Capita:	$36,059	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Antioch Unified School District	Students:	15,253
Number of Schools:	25	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.52Mi.	**Antioch Middle School** Number of Students: 665 Student-Teacher Ratio: 21.52	F	Public	6 - 8
0.35Mi.	**Antioch High School** Number of Students: 1,776 Student-Teacher Ratio: 20.87 Advanced Placement: Yes	D	Public	9 - 12
0.15Mi.	**Marsh Elementary School** Number of Students: 522 Student-Teacher Ratio: 21.68	F	Public	KG - 5

Flood Report

The Subject Property of **106 CAMPBELL AVE, ANTIOCH, CA 94509-3502** 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	113%	HIGHER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	119%	HIGHER
OVERALL	119%	HIGHER

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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