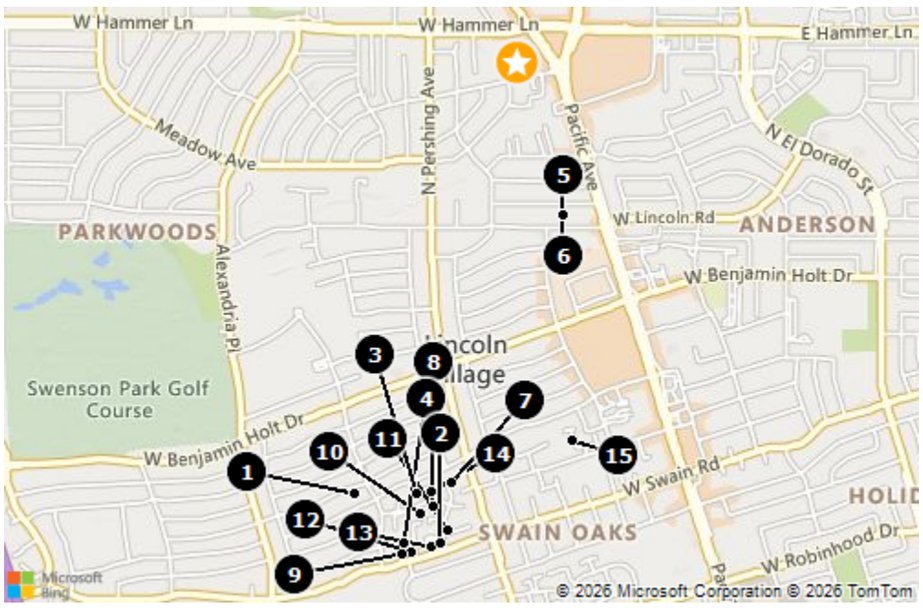
ICE SiteX Report

OrderID: 97524277

SiteX Property Information Report



Subject Property Location

1077 RIVARA RD, STOCKTON, CA 95207-1802

County:	**SAN JOAQUIN CA**	Census Tract:	060770032.031002
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	077-400-110-000	Thomas Bros Pg-Grid:	324-4B

Valuation

Value:	**$288,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$264,960 - $311,040	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	3-099
Assd Land Value:	$63,672	Market Land Value:		Tax Year:	2025
Assd Improvement:	$254,689	Market Improvment Value:		Total Taxable Value:	$3,746
Total Assessed Value:	$318,361	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Map Ref: MB 077 PG 40
City/Muni/Twp: STOCKTON

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	1200 SF	Baths:	1.5	Fireplace:	
Year Built:	1970	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/30/2025	Sales Price:	$274,725
Document #:	2025-083423 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/07/2022	Sales Price:	$169,600
Document #:	2022-015955 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/01/2022	Sales Price:	$300,000
Document #:	2022-013860 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/28/2022		
Document Type:			
Legal Description:			

Lot: 1 Legal Unit: 23 Map Ref: MB 15 PG 43
City/Muni/Twp: STOCKTON

Prior Transfer

Recording Date:	08/06/2020	Sales Price:	$212,000
Document #:	2020-096955 BK-PG -	Type of Sale:	Sales Price Rounded from Tax

ICE SiteX Report

OrderID: 97524277

Contract Date: 08/04/2020
Document Type:
Legal Description:
Lot: 1 Legal Unit: 23 Map Ref: MB 15 PG 43
Abbreviated Description: PORTION PCL1
City/Muni/Twp: STOCKTON

Prior Transfer

Recording Date:	08/06/2020	Sales Price:	N/A
Document #:	2020-096954 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/04/2020		
Document Type:			

Legal Description:
Lot: 1 Map Ref: MB 15 PG 43
Abbreviated Description: PORTION PCL1
City/Muni/Twp: STOCKTON

Prior Transfer

Recording Date:	01/06/2017	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2017-002091 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/01/2016		
Document Type:			

Legal Description:
Lot: 1 Legal Unit: 23 Map Ref: MB15 PG43

Prior Transfer

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

Legal Description:
Map Ref: MB 077 PG 40
City/Muni/Twp: STOCKTON

Area Sales Analysis

Total Area Sales	$4,040,954	Median # of Bedrooms	2
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,228 SF	Median Year Built	1985
Price Range - 2 Yrs	$51,500 to $420,000	Age Range	41 years to 63 years
Median Value	$272,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.18Mi.	**1834 POLK WAY** **STOCKTON, CA 95207-4008**	05/01/2026	$290,000	$222	1302	/3/1.5	1971	SF	
		APN: 097-480-010-000 Document #: 2026-040203 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: VILLAGE OAKS SUBDIVISION Tract No: 1130 Legal Unit: 1 MapRef: MB 21 PG 43 Abbreviated Description: Subdivision:VILLAGE OAKS SUBDIVISION Map Ref:MB 21 PG 43Abbreviated Description:PORTION TRACT1130 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	1.23Mi.	**1643 W SWAIN RD** **STOCKTON, CA 95207-4172**	03/23/2026	$272,000	$200	1354	/2/2	1985	SF	
		APN: 097-730-110-000 Document #: 2026-025838 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 3 Subdivision: VICTORIAN VILLAGE NO 2 Legal Unit: 102 MapRef: VOL 25 PG 86 Abbreviated Description: Lot:3 Subdivision:VICTORIAN VILLAGE NO 2 Legal Unit:102 Map Ref:VOL 25 PG 86City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
3	1.13Mi.	**1633 PORTER WAY** **STOCKTON, CA 95207-4126**	03/06/2026	$265,000	$215	1228	/2/2	1985	SF	
		APN: 097-770-010-000 Document #: 2026-020615 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 5 Subdivision: VICTORIAN VILLAGE NO 2 Legal Unit: 119 MapRef: DOC 86014563 Abbreviated Description: Lot:5 Subdivision:VICTORIAN VILLAGE NO 2 Legal Unit:119 Map Ref:DOC 86014563City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
4	1.26Mi.	**1707 W SWAIN RD** **STOCKTON, CA 95207-4103**	02/26/2026	$174,000	$215	806	/2/1	1969	SF	
		APN: 097-470-120-000 Document #: 2026-015547 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: TRACT NO 1068 PARK PLACE Legal Unit: 10 MapRef: VOL 21 PG 5 Abbreviated Description: Subdivision:TRACT NO 1068 PARK PLACE Legal Unit:10 Map Ref:VOL 21 PG 5City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
5	.41Mi.	**1001 W LINCOLN RD** **STOCKTON, CA 95207-2651**	02/20/2026	$379,000	$250	1514	/2/2	1978	SF	
		APN: 077-420-020-000 Document #: 2026-014254 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: LINCOLN SQUARE CONDOMINIUM SUBDIVISION Tract No: 1161 Legal Unit: 1 MapRef: MB 21 PG 57 Abbreviated Description: Subdivision:LINCOLN SQUARE CONDOMINIUM SUBDIVISION Tract No:1161 Legal Unit:1 Map Ref:MB 21 PG 57City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
6	.4Mi.	**1001 W LINCOLN RD** **STOCKTON, CA 95207-2651**	01/29/2026	$420,000	$225	1865	/2/2	1978	SF	
		APN: 077-420-040-000 Document #: 2026-007632 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: LINCOLN SQUARE CONDOMINIUM SUBDIVISION Tract No: 1161 Legal Unit: 3 MapRef: MB 21 PG 57 Abbreviated Description: Subdivision:LINCOLN SQUARE CONDOMINIUM SUBDIVISION Tract No:1161 Legal Unit:3 Map Ref:MB 21 PG 57City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
7	1.08Mi.	**1489 W SWAIN RD** **STOCKTON, CA 95207-4161**	01/02/2026	$269,454	$254	1059	/2/2	1985	SF	
		APN: 097-780-020-000 Document #: 2026-000138								

ICE SiteX Report

OrderID: 97524277

Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: VICTORIAN VILLAGE NO 2 MapRef: DOC 86014563 Abbreviated Description: Subdivision:VICTORIAN VILLAGE NO 2 Map Ref:DOC 86014563City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

8	1.15Mi.	**1608 PORTER WAY** **STOCKTON, CA 95207-4127**	12/23/2025	$235,000	$173	1354	/2/2	1985	SF

APN: 097-760-250-000 Document #: 2025-118512
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 9 Subdivision: VICTORIAN VILLAGE NO 2 Legal Unit: 188 MapRef: VOL 25 PG 86 Abbreviated Description: Lot:9 Subdivision:VICTORIAN VILLAGE NO 2 Legal Unit:188 Map Ref:VOL 25 PG 86City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

9	1.3Mi.	**1719 W SWAIN RD** **STOCKTON, CA 95207-4173**	10/01/2025	$51,500	$71	719	/2/1	1963	SF

APN: 097-470-080-000 Document #: 2025-083872
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PARK PLACE Tract No: 1068 Legal Unit: 1 MapRef: VOL 21 PG 5 Abbreviated Description: Subdivision:PARK PLACE Tract No:1068 Legal Unit:1 Map Ref:VOL 21 PG 5City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

10	1.18Mi.	**1628 PORTER WAY** **STOCKTON, CA 95207-4127**	09/02/2025	$275,000	$223	1228	/2/2	1985	SF

APN: 097-760-160-000 Document #: 2025-074013
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: VICTORIAN VILLAGE NO 2 Legal Unit: 196 MapRef: DOC 86014563 Abbreviated Description: Subdivision:VICTORIAN VILLAGE NO 2 Legal Unit:196 Map Ref:DOC 86014563City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

11	1.13Mi.	**1467 W SWAIN RD** **STOCKTON, CA 95207-4163**	08/14/2025	$335,000	$224	1495	/2/2	1982	SF

APN: 097-540-330-000 Document #: 2025-068449
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE VICTORIAN VILLAGE NO 1 Legal Unit: 33 MapRef: VOL 25 PG 86 Abbreviated Description: Subdivision:THE VICTORIAN VILLAGE NO 1 Legal Unit:33 Map Ref:VOL 25 PG 86City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

12	1.28Mi.	**1711 W SWAIN RD** **STOCKTON, CA 95207-4166**	07/08/2025	$200,000	$277	720	/2/1	1963	SF

APN: 097-470-020-000 Document #: 2025-057105
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PARK PLACE Tract No: 1068 Legal Unit: 22 MapRef: VOL 21 PG 5 Abbreviated Description: Subdivision:PARK PLACE Tract No:1068 Legal Unit:22 Map Ref:VOL 21 PG 5City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

13	1.25Mi.	**1657 W SWAIN RD** **STOCKTON, CA 95207-4172**	07/01/2025	$305,000	$255	1194	/2/2	1985	SF

APN: 097-730-140-000 Document #: 2025-056019
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 3 Subdivision: VICTORIAN VILLAGE NO 2 Tract No: 1637 Legal Unit: 109 MapRef: VOL 25 PG 86 Abbreviated Description: Lot:3 Subdivision:VICTORIAN VILLAGE NO 2 Tract No:1637 Legal Unit:109 Map Ref:VOL 25 PG 86City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

14	1.12Mi.	**1615 PORTER WAY** **STOCKTON, CA 95207-4126**	06/24/2025	$305,000	$255	1194	/2/2	1985	SF

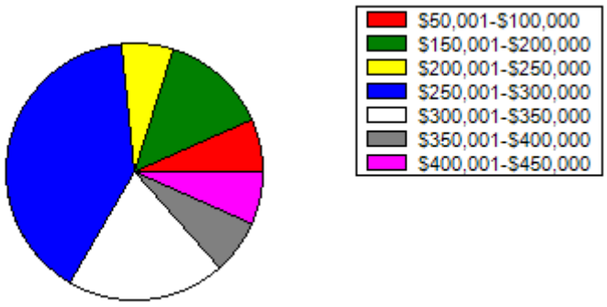
APN: 097-760-210-000 Document #: 2025-053220
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 9 Subdivision: VICTORIAN VILLAGE NO 2 Legal Unit: 179 MapRef: VOL 25 PG 86 Abbreviated Description: Lot:9 Subdivision:VICTORIAN VILLAGE NO 2 Legal Unit:179 Map Ref:VOL 25 PG 86City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

15	1.01Mi.	**999 PORTER AVE** **STOCKTON, CA 95207-4277**	06/20/2025	$265,000	$191	1386	/2/1	1985	SF

APN: 097-700-330-000 Document #: 2025-052232
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: A Subdivision: TRACT 1847 PORTER GREEN Legal Unit: 12 MapRef: VOL 26 PG 104 Abbreviated Description: Lot:A Subdivision:TRACT 1847 PORTER GREEN Legal Unit:12 Map Ref:VOL 26 PG 104City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

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.

ICE SiteX Report

OrderID: 97524277

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.	**1077 RIVARA RD**			$318,361	1,200	/2/1.5	1970		
0Mi.	**1077 RIVARA RD**			$210,493	1,200	/2/1.5	1970		
.01Mi.	**1077 RIVARA RD**			$68,996	1,200	/2/1.5	1970		
.01Mi.	**1077 RIVARA RD**			$147,968	1,088	/2/1	1969		
.01Mi.	**1077 RIVARA RD**	**05/04/2009**		$96,571	1,088	/2/1	1969		
.01Mi.	**1077 RIVARA RD**			$215,942	1,440	/2/2	1970		
.01Mi.	**1077 RIVARA RD**			$188,588	1,211	/2/1.5	1970		
.01Mi.	**1077 RIVARA RD**	**06/09/1999**		$78,315	1,088	/2/1	1970		
.02Mi.	**1077 RIVARA RD**	**05/14/2003**		$129,655	1,211	/2/1.5	1970		
.02Mi.	**1077 RIVARA RD**			$328,973	1,088	/2/1	1970		
.02Mi.	**1077 RIVARA RD**			$305,877	1,211	/2/1.5	1970		
.02Mi.	**1077 RIVARA RD**	**01/31/2003**		$191,852	1,211	/2/1.5	1969		
.02Mi.	**1077 RIVARA RD**			$316,200	1,088	/2/2	1970		
.02Mi.	**1077 RIVARA RD**			$114,954	1,211	/2/1.5	1969		
.02Mi.	**1077 RIVARA RD**	**02/24/2010**		$94,217	1,215	/2/1.5	1969		
.02Mi.	**1077 RIVARA RD**			$74,122	1,215	/2/1.5	1970		

Rent vs. Own

Households Occupied by Renters:	57%	Households Occupied by Owners:	38%

Demographics & Income

Median Age:	33.7 years old	Households:	19,937
Median Household Income:	$66,122	Households w/Family:	64%
Household Income Per Capita:	$33,199	Households w/Family Married:	31%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Lincoln Unified School District	Students:	8,744
Number of Schools:	14	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.49Mi.	**Lincoln Elementary School** Number of Students: 569 Student-Teacher Ratio: 26.16	B	Public	KG - 6
0.87Mi.	**Lincoln High School** Number of Students: 2,801 Student-Teacher Ratio: 20.88 Advanced Placement: Yes	A-	Public	9 - 12
1.01Mi.	**Sierra Middle School** Number of Students: 591 Student-Teacher Ratio: 21.06	C+	Public	7 - 8

Flood Report

The Subject Property of **1077 RIVARA RD, STOCKTON, CA 95207-1802** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	156%	NOTABLY HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	141%	NOTABLY HIGHER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	137%	NOTABLY HIGHER
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	133%	NOTABLY HIGHER
OVERALL	127%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 97524277

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.