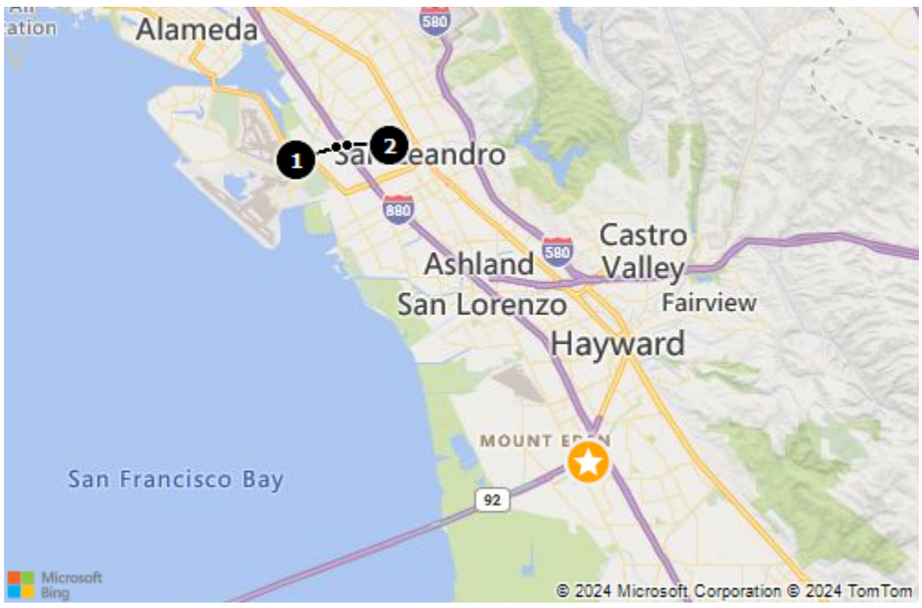
SiteX™ Report

OrderID: 92894592

SiteX Property Information Report



Subject Property Location

10930 APRICOT ST, OAKLAND, CA 94603-3828

County:	**ALAMEDA CA**	Census Tract:	060014093.002016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	45-5206-2	Thomas Bros Pg-Grid:	670-7J

Valuation

Value:	**$697,000**	FSD:	12
Value Range:	$613,360 - $780,640	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2024	Market Value Year:		Tax Rate Code Area:	17-032
Assd Land Value:	$171,360	Market Land Value:		Tax Year:	2023
Assd Improvement:	$399,840	Market Improvment Value:		Total Taxable Value:	$2,850
Total Assessed Value:	$571,200	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description
Property Characteristics

Lot Size:	3,800 SF	Bedrooms:	2	Pool:	
Building Area:	871 SF	Baths:	1	Fireplace:	
Year Built:	1942	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	4	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	05/03/2024	Sales Price:	$549,857
Document #:	2024057027 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/14/2023	Sales Price:	N/A
Document #:	2023042294 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/04/2023	Sales Price:	$560,000
Document #:	2023037918 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/24/2023		
Document Type:	Grant Deed		

Legal Description:
Lot: 104&105 Subdivision: STONE ORCHARD Map Ref: MB 23 PG 72
Abbreviated Description: PORTION LOT105
City/Muni/Twp: OAKLAND

Prior Transfer

Recording Date:	07/09/2007	Sales Price:	$20,000
Document #:	2007251464 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/26/2007	Sales Price:	$61,452
Document #:	2007237978 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/08/2007	Loan Amount:	N/A
Document #:	2007215485 BK-PG -	Loan Type:	Negative Amortization
TD Due Date:	06/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 104&105 Subdivision: STONE ORCHARD STONEHURST
Abbreviated Description: NORTHWESTERN12.50 FT LOT105
City/Muni/Twp: OAKLAND

Prior Transfer

Recording Date:	03/28/2006	Sales Price:	N/A
Document #:	2006119585 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/20/2006		
Document Type:	Affidavit of Death of Joint Tenant		

Legal Description:
Lot: 104&105 Map Ref: MAP23 PG72
Abbreviated Description: NORTHWESTERN12.50 FT LOT105
City/Muni/Twp: OAKLAND

Mortgage Record

Recording Date:	03/28/2006	Loan Amount:	N/A
Document #:	2006119584 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 104&105 Subdivision: STONE ORCHARD STONEHURST
Abbreviated Description: NORTHWESTERN12.50 FT LOT105

Mortgage Record

Recording Date:	03/28/2006	Loan Amount:	N/A
Document #:	2006119583 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/24/2021	Type Finance:	

Legal Description:
Lot: 104 Subdivision: STONE ORCHARD STONEHURST
Abbreviated Description: NORTHWESTERN12.90 FT LOT105

Prior Transfer

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

Legal Description:

Area Sales Analysis

Total Area Sales	$1,157,000	Median # of Bedrooms	2.5
Median Lot Size	3,754 SF	Median # of Baths	1.5
Median Living Area	1,328 SF	Median Year Built	1974
Price Range - 2 Yrs	$450,000 to $707,000	Age Range	19 years to 80 years
Median Value	$578,500	Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.49Mi.	**9821 KOFORD RD OAKLAND, CA 94603-2013**	08/19/2024	$450,000	$579	776	4/2/1	1944	4,644 SF	
		APN: 45-5321-2 Document #: 2024100878 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 132 Tract No: 669 MapRef: MB 8 PGS 64 AND 65 Abbreviated Description: Lot:132 Tract No:669 Map Ref:MB 8 PGS 64 AND 65City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND								
2	.37Mi.	**9915 BERNHARDT DR OAKLAND, CA 94603-2019**	08/17/2023	$707,000	$376	1880	7/3/2	2005	2,864 SF	
		APN: 45-5422-2 Document #: 2023093937 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Tract No: 7500 MapRef: MB 279 PG 13 Abbreviated Description: Lot:2 Tract No:7500 Map Ref:MB 279 PG 13City/Muni/Twp:OAKLAND City/Muni/Twp: OAKLAND								

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.	**26737 CHIPLAY AVE**			$746,884	1,128	7/3/2	1957	7,056 SF	
.01Mi.	**26749 CHIPLAY AVE**	**11/10/1994**		$265,114	1,128	6/3/2	1957	8,965 SF	
.02Mi.	**26765 CHIPLAY AVE**	**10/04/1994**		$128,797	1,128	6/3/2	1957	5,865 SF	
.04Mi.	**2007 CHIPLAY CT**			$530,211	1,128	6/3/2	1957	7,300 SF	
.04Mi.	**26746 CONTESSA ST**			$540,816	1,590	8/4/3	1957	5,600 SF	
.04Mi.	**2001 CHIPLAY CT**			$699,752	1,621	7/3/2	1957	6,039 SF	
.05Mi.	**26708 CHIPLAY AVE**	**09/01/1988**		$333,074	1,988	8/4/3	1957	5,500 SF	
.05Mi.	**2019 CHIPLAY CT**	**12/14/2011**		$387,881	1,128	6/3/2	1957	6,660 SF	
.05Mi.	**26729 CONTESSA ST**			$381,902	1,607	7/4/3	1957	5,600 SF	
.05Mi.	**26750 CONTESSA ST**			$313,998	1,128	6/3/2	1957	5,600 SF	
.05Mi.	**26735 CONTESSA ST**	**08/30/1990**		$315,605	1,128	6/3/2	1957	5,600 SF	
.05Mi.	**26723 CONTESSA ST**			$324,662	1,785	9/5/3	1957	5,800 SF	
.05Mi.	**26741 CONTESSA ST**	**08/07/1992**		$66,083	1,128	6/3/2	1957	5,600 SF	
.05Mi.	**26696 CHIPLAY AVE**	**09/13/2004**		$183,278	1,128	6/3/2	1957	5,500 SF	
.06Mi.	**26681 CHIPLAY AVE**	**09/03/2010**		$276,317	1,128	6/3/2	1957	6,300 SF	
.06Mi.	**26717 CONTESSA ST**	**12/29/2004**		$172,297	1,128	7/3/2	1957	7,424 SF	

Rent vs. Own

Households Occupied by Renters:	54%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	33.8 years old	Households:	9,429
Median Household Income:	$63,511	Households w/Family:	71%
Household Income Per Capita:	$26,187	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Oakland Unified School District	Students:	35,489
Number of Schools:	85	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.80Mi.	**Castlemont High School** Number of Students: 749 Student-Teacher Ratio: 14.24 Advanced Placement: Yes	F	Public	9 - 12
0.31Mi.	**Fred T. Korematsu Discovery Academy** Number of Students: 213 Student-Teacher Ratio: 21.3	C	Public	KG - 5
0.61Mi.	**Madison Park Academy** Number of Students: 754 Student-Teacher Ratio: 16.64 Advanced Placement: Yes	D	Public	6 - 12
0.32Mi.	**Esperanza Elementary School** Number of Students: 378 Student-Teacher Ratio: 22.24	D	Public	KG - 5

Flood Report

The Subject Property of **10930 APRICOT ST, OAKLAND, CA 94603-3828** 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	109%	SIMILAR
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	148%	NOTABLY HIGHER
MURDER	108%	SIMILAR
OVERALL	123%	HIGHER

Disaster Alerts

12/27/2022 - Severe Storm,Floods,Mudslides 1/8/2023 - Severe Storm,Floods,Mudslides 2/21/2023 - Severe Storm,Floods,Mudslides

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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SiteX™ Report

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