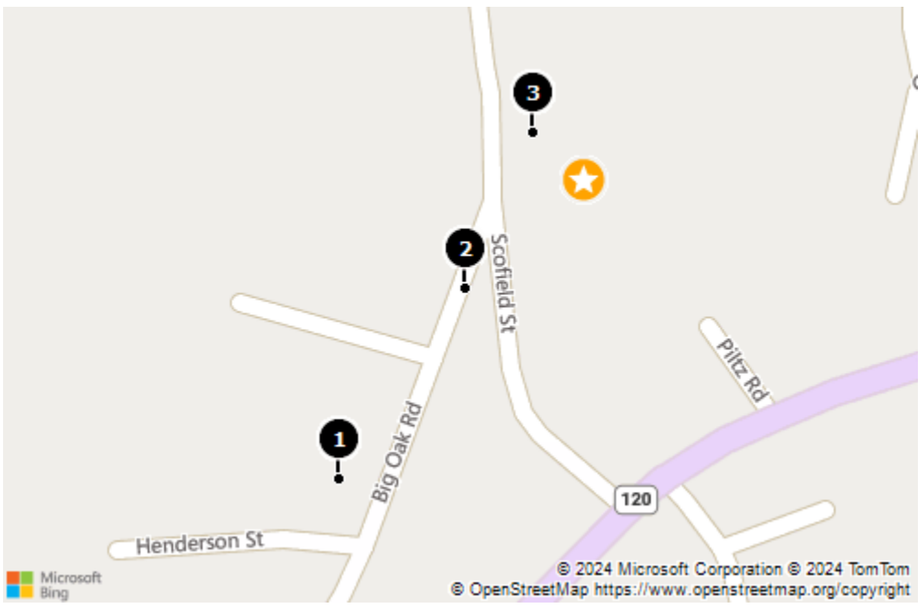
SiteX™ Report

OrderID: 92867172

SiteX Property Information Report



Subject Property Location

11185 BIG OAK RD, BIG OAK FLAT, CA 95305-0049

County:	**TUOLUMNE CA**	Census Tract:	061090042.023047
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	007-160-017-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$327,000**	FSD:	15
Value Range:	$277,950 - $376,050	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2024	Market Value Year:		Tax Rate Code Area:	54-007
Assd Land Value:	$81,600	Market Land Value:		Tax Year:	2024
Assd Improvement:	$223,380	Market Improvment Value:		Total Taxable Value:	$3,434
Total Assessed Value:	$304,980	Total Assessor Market Value:		Delinquent Year:	2023
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: BIG OAK FLAT
Abbreviated Description: GROVELAND POR L18 BLK3 .50AC

Property Characteristics

Lot Size:	21,780 SF	Bedrooms:	3	Pool:	
Building Area:	1620 SF	Baths:	2	Fireplace:	
Year Built:	1990	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	3	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/20/2024	Sales Price:	N/A
Document #:	2024003985 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/01/2022	Sales Price:	N/A
Document #:	2022009109 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/19/2022	Sales Price:	$299,000
Document #:	2022008664 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/11/2022		
Document Type:	Grant Deed		

Legal Description:
Lot: 18 Block: 3 Sec/Twnship/Range: SW4NE4 S30T01SR16E MDBM
Abbreviated Description: PORTION LOT18
City/Muni/Twp: BIG OAK FLAT

Prior Transfer

Recording Date:	07/19/2022	Sales Price:	N/A

Document #:	2022008662 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/06/2022		
Document Type:	Affidavit of Death of Joint Tenant		

Legal Description:
Lot: 18 Block: 3 Sec/Twnship/Range: SW4NE4 S30T01SR16E MDBM
Abbreviated Description: PORTION LOT18
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	09/17/2021	Sales Price:	N/A
Document #:	2021014610 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/17/2011	Sales Price:	$100,000
Document #:	2011005593 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/09/2011		
Document Type:	Grant Deed		

Legal Description:
Lot: 18 Block: 3 Subdivision: TOWNSITE OF BIG OAK FLAT Sec/Twnship/Range: SW4NE4 S30T01SR16E MDM
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/11/2005	Sales Price:	N/A
Document #:	2005007244 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/24/2004	Sales Price:	N/A
Document #:	2004013477 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/03/2004		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 18 Block: 3 Subdivision: TOWNSITE OF BIG OAK FLAT Sec/Twnship/Range: POR SW4NE4 S30T01SR16E MDM
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	04/09/2003	Loan Amount:	N/A
Document #:	2003008352 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2033	Type Finance:	

Legal Description:
Lot: 18 Block: 3 Subdivision: TOWNSITE OF BIG OAK FLAT Sec/Twnship/Range: POR SW4NE4 S30T01SR16E MDM
Abbreviated Description: PORTION LOT18
City/Muni/Twp: BIG OAK FLAT

Prior Transfer

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

Legal Description:
Subdivision: BIG OAK FLAT
Abbreviated Description: GROVELAND POR L18 BLK3 .50AC

Area Sales Analysis

Total Area Sales	$799,000	Median # of Bedrooms	2
Median Lot Size	24,830 SF	Median # of Baths	1
Median Living Area	1,140 SF	Median Year Built	1950
Price Range - 2 Yrs	$150,000 to $414,000	Age Range	47 years to 87 years
Median Value	$235,000	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**11090 BIG OAK RD** **BIG OAK FLAT, CA 95305-0195**	05/29/2024	$235,000	$174	1344	2/2/2	1977	24,830 SF	
		APN: 007-150-014-000 Document #: 2024004275 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: BIG OAK FLAT Abbreviated Description: Lot:9 Block:2 Subdivision:BIG OAK FLAT								
2	.07Mi.	**11170 BIG OAK RD** **BIG OAK FLAT, CA 95305-0049**	08/18/2023	$150,000	$152	981	2/2/1	1937	89,298 SF	
		APN: 007-150-004-000 Document #: 2023006919 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: BIG OAK FLAT Abbreviated Description: Block:2 Subdivision:BIG OAK FLAT Abbreviated Description:PORTION LOT9 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.02Mi.	**11191 BIG OAK RD** **BIG OAK FLAT, CA 95305-0049**	05/25/2023	$414,000	$363	1140	5/3/1	1950	14,810 SF	
		APN: 007-160-019-000 Document #: 2023004174 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 18&19 Block: 3 Subdivision: TOWNSITE OF BIG OAK PLAT Sec/Twnship/Range: SW4NE4 S30T01SR16E MDBM Abbreviated Description: Block:3 Subdivision:TOWNSITE OF BIG OAK PLAT Sec/Twnship/Range:SW4NE4 S30T01SR16E MDBM Abbreviated Description:PORTION LOTS18&19 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								

SiteX™ Report

OrderID: 92867172

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.	**11185 BIG OAK RD**			$304,980	1,620	3/3/2	1990	21,780 SF	
.02Mi.	**11191 BIG OAK RD**			$306,000	1,140	5/3/1	1950	14,810 SF	
.02Mi.	**11165 SCOFFIELD ST**			$26,876	1,342	2/2/1	1958	27,739 SF	
.04Mi.	**11201 BIG OAK RD**			$249,696	754	5/2/1	1962	15,245 SF	
.04Mi.	**11157 SCOFFIELD ST**			$193,800	896	2/2/1	1956	21,994 SF	
.06Mi.	**11200 BIG OAK RD**	**10/02/1981**		$36,555	1,024	1/1/1	1958	1 SF	
.06Mi.	**11141 SCOFFIELD ST**			$91,900	639	1/1/1	2011	4,791 SF	
.06Mi.	**11125 SCOFFIELD ST**	**04/06/2006**		$51,626	840	2/2/1	1890	9,147 SF	
.07Mi.	**11138 SCOFFIELD ST**	**06/05/2009**		$20,250	918	3/3/1		25,700 SF	
.07Mi.	**11170 BIG OAK RD**			$150,000	981	2/2/1	1937	2 SF	
.09Mi.	**17620 STATE HIGHWAY 120**	**04/06/2006**		$90,384	996	2/2/1	1954	10,856 SF	
.11Mi.	**17608 STATE HIGHWAY 120**	**06/28/2001**		$41,314	608	2/2/1	1950	13,596 SF	
.12Mi.	**11090 BIG OAK RD**			$119,468	1,344	2/2/2	1977	24,830 SF	
.13Mi.	**11101 BIG OAK RD**			$169,554	1,480	3/3/2	2008	19,475 SF	
.17Mi.	**11050 BLACK RD**	**04/06/2006**		$32,475	1,188	3/3/2	1973	11,761 SF	
.18Mi.	**17560 STATE HIGHWAY 120**	**06/27/1985**		$215,000	1,426	2/2/1	1936	25,700 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	54.9 years old	Households:	288
Median Household Income:	$72,323	Households w/Family:	52%
Household Income Per Capita:	$43,307	Households w/Family Married:	45%
Most Common Education Level:	Some College	Households w/Family Children:	15%

School District

School District Zone:	Big Oak Flat-Groveland Unified School District	Students:	278
Number of Schools:	3	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.05Mi.	**Tioga High School** Number of Students: 57 Student-Teacher Ratio: 10.75 Advanced Placement: Yes	C	Public	9 - 12
2.09Mi.	**Tenaya Elementary School** Number of Students: 168 Student-Teacher Ratio: 14	C+	Public	KG - 8
10.65Mi.	**Don Pedro High School** Number of Students: 53 Student-Teacher Ratio: 8.83	D+	Public	9 - 12

SiteX™ Report

OrderID: 92867172

Flood Report

The Subject Property of **11185 BIG OAK RD, BIG OAK FLAT, CA 95305-0049** 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	17%	SIGNIFICANTLY LOWER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	49%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	54%	NOTABLY LOWER
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	113%	HIGHER
MURDER	109%	SIMILAR
OVERALL	128%	HIGHER

Disaster Alerts

12/27/2022 - Severe Storm,Floods,Mudslides 2/21/2023 - Severe Storm,Floods,Mudslides 3/9/2023 - Severe Storm,Floods,Mudslides

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