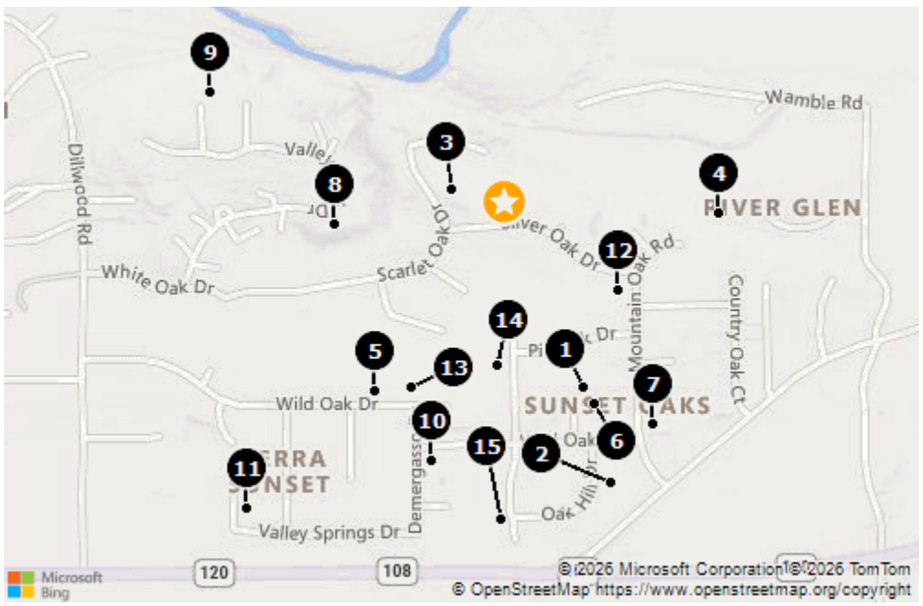
ICE SiteX Report

OrderID: 98161992

SiteX Property Information Report



Subject Property Location

11507 SILVER OAK DR, OAKDALE, CA 95361-9574

County:	**STANISLAUS CA**	Census Tract:	060990001.022002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	010-034-019-000	Thomas Bros Pg-Grid:	430-2H

Valuation

Value:	**$1,059,000**	FSD:	24	Common Confidence Score:	28
Value Range:	$804,840 - $1,313,160	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	84-000
Assd Land Value:	$153,688	Market Land Value:		Tax Year:	2025
Assd Improvement:	$480,295	Market Improvment Value:		Total Taxable Value:	$8,467
Total Assessed Value:	$633,983	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Subdivision: SUNSET OAKS #10 UNIT 1
Abbreviated Description: SUNSET OAKS #10 UNIT 1

Property Characteristics

Lot Size:	1.050 AC	Bedrooms:	3	Pool:	Yes
Building Area:	3157 SF	Baths:	3	Fireplace:	1
Year Built:	1983	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/24/2012	Sales Price:	$80,000
Document #:	2012-0015787 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/08/2012	Sales Price:	$417,000
Document #:	2012-0011007 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/30/2010	Loan Amount:	N/A
Document #:	2010-0057609 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	
Legal Description:			
Lot: 8			
City/Muni/Twp: UNINCORPORATED			

Prior Transfer

Recording Date:	06/18/2010	Sales Price:	$260,000
Document #:	2010-0053033 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	05/17/2007	Sales Price:	$262,500
Document #:	2007-0062873 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/08/2007	Sales Price:	$100,000
Document #:	2007-0058278 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/18/2007	Loan Amount:	N/A
Document #:	2007-0049156 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2037	Type Finance:	

Legal Description:
Lot: 2 Subdivision: SUNSET OAK

Prior Transfer

Recording Date:	12/29/2003	Sales Price:	$330,000 Only portion of this parcel is conveyed
Document #:	2003-0217856 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/17/2003		
Document Type:			

Legal Description:
Lot: 8 Map Ref: MAP46 PG61
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	11/25/2003	Loan Amount:	N/A
Document #:	2003-0200997 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 2 Subdivision: SUNSET OAKS

Mortgage Record

Recording Date:	10/19/2001	Loan Amount:	N/A
Document #:	2001-0124464 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2031	Type Finance:	

Legal Description:
Lot: 2 Subdivision: SUNSET OAKS

Prior Transfer

Recording Date:	12/04/2000	Sales Price:	N/A
Document #:	2000R0102817 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: SUNSET OAKS #10 UNIT 1
Abbreviated Description: SUNSET OAKS #10 UNIT 1

Prior Transfer

Recording Date:	12/04/2000	Sales Price:	$412,500 Multiple Parcels Involved in this transaction
Document #:	2000-0102817 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/28/2000		
Document Type:			

Legal Description:
Lot: 2 Subdivision: SUNSET OAKS Map Ref: MAP27 PG66
City/Muni/Twp: OAKDALE

Prior Transfer

Recording Date:	03/04/1998	Sales Price:	N/A
Document #:	98-0020379 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/31/1997		
Document Type:			

Legal Description:
Lot: 2 Subdivision: SUNSET OAKS Map Ref: MAP27 PG66
City/Muni/Twp: OAKDALE

Prior Transfer

Recording Date:	09/20/1994	Sales Price:	N/A
Document #:	94-0091129 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/17/1992		
Document Type:			

Legal Description:
Lot: 2 Subdivision: SUNSET OAKS Legal Unit: 1 Map Ref: MAP14 PG96
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$14,112,000	Median # of Bedrooms	4
Median Lot Size	31,798 SF	Median # of Baths	2.5
Median Living Area	2,863 SF	Median Year Built	1988
Price Range - 2 Yrs	$740,000 to $1,351,500	Age Range	21 years to 51 years
Median Value	$925,000	Median Age	38 years

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OrderID: 98161992

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**9912 WILD OAK CT** **OAKDALE, CA 95361-9565**	07/17/2026	$785,000	$338	2322	/13/2.5	1981	26,571 SF	
		APN: 010-034-065-000 Document #: 2026-0039593 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35 Block: 10 Subdivision: SUNSET OAKS NO 10 UNIT NO 2 MapRef: VOL 29 PG 23 Abbreviated Description: Lot:35 Block:10 Subdivision:SUNSET OAKS NO 10 UNIT NO 2 Map Ref:VOL 29 PG 23City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.39Mi.	**11530 OAK HILL DR** **OAKDALE, CA 95361-9568**	06/09/2026	$925,000	$323	2863	/4/3	1988	27,878 SF	Yes
		APN: 010-034-074-000 Document #: 2026-0031985 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Subdivision: SUNSET OAKS NO 10 Phase No: 2 MapRef: VOL 29 PG 23 Abbreviated Description: Lot:16 Subdivision:SUNSET OAKS NO 10 Phase No:2 Map Ref:VOL 29 PG 23City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.07Mi.	**11324 SCARLET OAK DR** **OAKDALE, CA 95361-9542**	05/29/2026	$925,000	$342	2703	/4/2.5	1977	40,075 SF	Yes
		APN: 010-025-066-000 Document #: 2026-0030194 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: SUNSET OAKS NO 5 MapRef: MF 25 PG 71 Abbreviated Description: Lot:8 Subdivision:SUNSET OAKS NO 5 Map Ref:MF 25 PG 71City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.27Mi.	**11790 HIDDEN GLEN CT** **OAKDALE, CA 95361-7890**	05/08/2026	$1,351,500	$284	4743	/5/3	2005	44,431 SF	Pool/ Spa
		APN: 010-066-007-000 Document #: 2026-0025882 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: RIVER GLEN MapRef: VOL 39 PG 38 Abbreviated Description: Lot:6 Subdivision:RIVER GLEN Map Ref:VOL 39 PG 38City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.29Mi.	**11317 WILD OAK DR** **OAKDALE, CA 95361-8813**	04/22/2026	$850,000	$416	2040	/4/2	1992	20,037 SF	Yes
		APN: 010-056-005-000 Document #: 2026-0022444 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Subdivision: SIERRA SUNSET MapRef: VOL 35 PG 32 Abbreviated Description: Lot:9 Subdivision:SIERRA SUNSET Map Ref:VOL 35 PG 32City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.28Mi.	**9906 WILD OAK CT** **OAKDALE, CA 95361-9565**	12/18/2025	$825,000	$252	3273	/4/2.5	1987	23,522 SF	Yes
		APN: 010-034-064-000 Document #: 2025-0062722 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Subdivision: SUNSET OAKS NO 10 Legal Unit: 2 MapRef: VOL 29 PG 23 Abbreviated Description: Lot:36 Subdivision:SUNSET OAKS NO 10 Legal Unit:2 Map Ref:VOL 29 PG 23City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
7	.34Mi.	**9900 MOUNTAIN OAK RD** **OAKDALE, CA 95361-9573**	10/21/2025	$875,000	$295	2964	/3/2.5	1987	31,798 SF	Yes
		APN: 010-034-030-000 Document #: 2025-0051742 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: SUNSET OAKS NO 10 Legal Unit: 2 MapRef: VOL 29 PG 23 Abbreviated Description: Lot:10 Subdivision:SUNSET OAKS NO 10 Legal Unit:2 Map Ref:VOL 29 PG 23City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
8	.22Mi.	**11318 VALLEY OAK DR** **OAKDALE, CA 95361-9543**	09/15/2025	$1,025,000	$336	3050	/5/3.5	1975	44,867 SF	Yes
		APN: 010-025-055-000 Document #: 2025-0045054 Document Type: Price Code: R Land Use: Single Family Residential Legal: MapRef: VOL 21 PG 42 Abbreviated Description: Map Ref:VOL 21 PG 42City/Muni/Twp:OAKDALE City/Muni/Twp: OAKDALE								
9	.41Mi.	**10008 RIVER OAK CIR** **OAKDALE, CA 95361-9547**	09/09/2025	$1,000,000	$376	2654	/3/2.5	1985	40,510 SF	Yes
		APN: 010-030-035-000 Document #: 2025-0044219 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Subdivision: SUNSET OAKS UNIT NO 6 MapRef: VOL 24 PG 70 Abbreviated Description: Lot:22 Subdivision:SUNSET OAKS UNIT NO 6 Map Ref:VOL 24 PG 70City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
10	.35Mi.	**11350 WILD OAK DR** **OAKDALE, CA 95361-7613**	08/15/2025	$920,500	$295	3116	/3/3	2001	20,908 SF	Yes
		APN: 010-068-004-000 Document #: 2025-0039825 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Subdivision: OLIVE RANCH ESTATES PHASE 1 MapRef: VOL 39 PG 45 Abbreviated Description: Lot:19 Subdivision:OLIVE RANCH ESTATES PHASE 1 Map Ref:VOL 39 PG 45								
11	.52Mi.	**9608 LENA CT** **OAKDALE, CA 95361-8819**	08/14/2025	$740,000	$417	1773	/3/2	1992	19,602 SF	
		APN: 010-055-020-000 Document #: 2025-0039707 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 49 Subdivision: SIERRA SUNSET MapRef: VOL 35 PG 32 Abbreviated Description: Lot:49 Subdivision:SIERRA SUNSET Map Ref:VOL 35 PG 32City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
12	.18Mi.	**10007 MOUNTAIN OAK RD** **OAKDALE, CA 95361-8858**	07/30/2025	$920,000	$271	3387	/3/2.5	1985	43,560 SF	
		APN: 010-034-040-000 Document #: 2025-0037222 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 61 Subdivision: SUNSET OAKS NO 10 UNIT NO 2 MapRef: VOL 29 PG 23 Abbreviated Description: Lot:61 Subdivision:SUNSET OAKS NO 10 UNIT NO 2 Map Ref:VOL 29 PG 23								
13	.27Mi.	**11325 WILD OAK DR** **OAKDALE, CA 95361-7612**	07/08/2025	$995,000	$347	2866	/4/2.5	2002	19,602 SF	Pool/ Spa
		APN: 010-068-014-000 Document #: 2025-0033199 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Subdivision: OLIVE RANCH ESTATES PHASE 1 MapRef: MB 39 PG 45 Abbreviated Description: Lot:29 Subdivision:OLIVE RANCH ESTATES PHASE 1 Map Ref:MB 39 PG 45City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
14	.21Mi.	**9917 OAK KNOLL DR**	07/02/2025	$935,000	$1,304	717	/1/1	1992	37,461 SF	

ICE SiteX Report

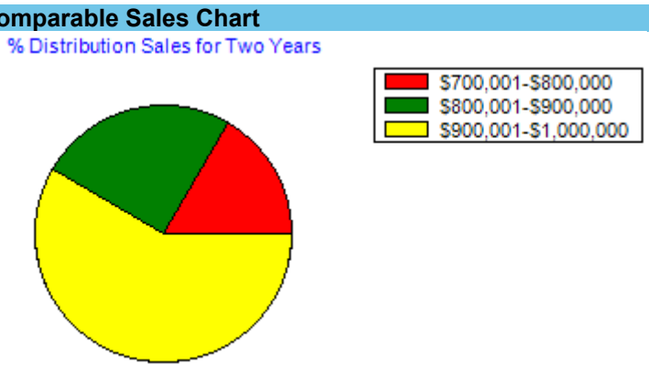
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OAKDALE, CA 95361-9579
APN: 010-034-052-000 Document #: 2025-0032590
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: SUNSET OAKS NO 10 Legal Unit: 2 MapRef: VOL 29 PG 23 Abbreviated Description: Lot:50 Subdivision:SUNSET OAKS NO 10 Legal Unit:2 Map Ref:VOL 29 PG 23City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

15	.44Mi.	**9801 OAK KNOLL DR**	07/02/2025	$1,040,000	$577	1800	/4/2	2005	67,518 SF	Yes

OAKDALE, CA 95361-9586
APN: 010-034-080-000 Document #: 2025-0032281
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: SUNSET OAKS NO 10 UNIT NO 2 Abbreviated Description: Lot:22 Subdivision:SUNSET OAKS NO 10 UNIT NO 2 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

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.	**11507 SILVER OAK DR**	**12/04/2000**		$633,983	3,157	/3/3	1983	1 SF	Yes
.03Mi.	**11501 SILVER OAK DR**	**07/09/2007**		$385,999	2,730	/3/2.5	1987	1 SF	Yes
.03Mi.	**11515 SILVER OAK DR**	**06/10/2009**		$266,435	2,093	/3/3	1980	1 SF	
.04Mi.	**11414 SCARLET OAK DR**	**11/04/2004**		$1,488,235	4,968	/4/5	2003	1 SF	Pool/ Spa
.06Mi.	**11506 SILVER OAK DR**	**07/08/2008**		$234,251	1,775	/2/3	1984	36,285 SF	
.06Mi.	**11318 SCARLET OAK DR**			$992,565	3,195	/3/2.5	1999	30,927 SF	Yes
.06Mi.	**11521 SILVER OAK DR**			$800,455	2,096	/3/2	1984	1 SF	
.06Mi.	**11500 SILVER OAK DR**			$718,395	1,996	/3/2.5	1985	30,927 SF	Yes
.07Mi.	**11324 SCARLET OAK DR**			$739,584	2,703	/4/2.5	1977	40,075 SF	Yes
.07Mi.	**11417 SCARLET OAK DR**			$634,172	5,146	/4/4.5	1988	1 SF	Yes
.07Mi.	**11516 SILVER OAK DR**	**11/15/2010**		$297,218	1,989	/3/3	1984	42,253 SF	
.08Mi.	**11410 SCARLET OAK DR**			$586,875	3,832	/4/3.5	1990	1 SF	Yes
.08Mi.	**11312 SCARLET OAK DR**			$465,981	2,107	8/3/2	1978	28,314 SF	Yes
.1Mi.	**11413 SCARLET OAK DR**	**03/31/2004**		$1,302,962	5,225	/4/3.5	1990	1 SF	Yes
.1Mi.	**11600 SILVER OAK DR**	**03/05/2009**		$537,270	2,208	/3/3.5	1983	1 SF	
.11Mi.	**11308 SCARLET OAK DR**			$558,337				2 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	39.3 years old	Households:	12,617
Median Household Income:	$86,921	Households w/Family:	72%
Household Income Per Capita:	$39,599	Households w/Family Married:	55%
Most Common Education Level:	Some College	Households w/Family Children:	32%

School District

School District Zone:	Oakdale Joint Unified School District	Students:	5,118
Number of Schools:	9	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.05Mi.	**Sierra View Elementary School**	A-	Public	KG - 6
Number of Students: 665				
Student-Teacher Ratio: 22.93				
2.74Mi.	**Oakdale Junior High School**	C	Public	7 - 8
Number of Students: 780				

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Student-Teacher Ratio: 22.01

4.13Mi. **Oakdale High School** B- Public 9 - 12
Number of Students: 1,563
Student-Teacher Ratio: 21.6
Advanced Placement: Yes

Flood Report

The Subject Property of **11507 SILVER OAK DR, OAKDALE, CA 95361-9574** 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	91%	LOWER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	117%	HIGHER
MURDER	100%	SIMILAR
OVERALL	108%	SIMILAR

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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