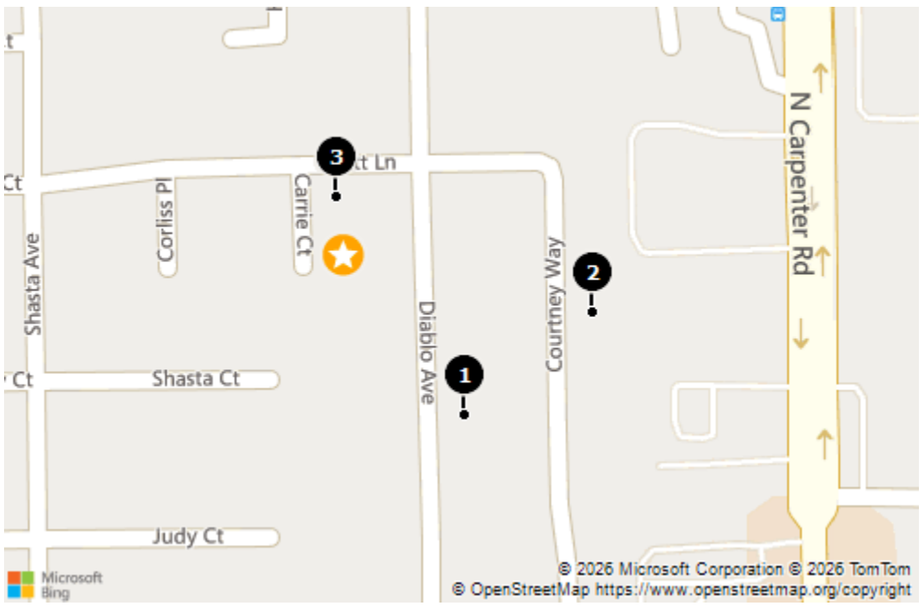
ICE SiteX Report

OrderID: 98677767

SiteX Property Information Report



Subject Property Location

1204 CARRIE CT, MODESTO, CA 95358-1461

County:	**STANISLAUS CA**	Census Tract:	060990006.022019
Property Use:	Zero Lot Line (Residential)	Zoning:	
Parcel Number:	081-050-044-000	Thomas Bros Pg-Grid:	507-6G

Valuation

Value:	**$429,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$398,970 - $459,030	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	2-084
Assd Land Value:	$243,546	Market Land Value:		Tax Year:	2026
Assd Improvement:	$189,425	Market Improvment Value:		Total Taxable Value:	$5,018
Total Assessed Value:	$432,971	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 55 Block: 5265 Subdivision: SHASTA MEADOWS
Abbreviated Description: SHASTA MEADOWS BLK 5265 LOT 55

Property Characteristics

Lot Size:	2,178 SF	Bedrooms:	2	Pool:	
Building Area:	1558 SF	Baths:	2.5	Fireplace:	1
Year Built:	1985	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

Mortgage Record

Recording Date:	06/05/2024	Loan Amount:	N/A
Document #:	2024-0025613 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 55 Block: 5265 Subdivision: SHASTA MEADOWS
City/Muni/Twp: MODESTO

Prior Transfer

Recording Date:	05/07/2024	Sales Price:	$392,755
Document #:	2024-0020796 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/21/2023	Loan Amount:	N/A
Document #:	2023-0033223 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 55 Block: 5265 Subdivision: SHASTA MEADOWS
City/Muni/Twp: MODESTO

Prior Transfer

Recording Date:	05/26/2022	Sales Price:	$400,000

ICE SiteX Report

OrderID: 98677767

Document #:	2022-0039059 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/24/2022		
Document Type:			

Legal Description:
Lot: 55 Block: 5265 Subdivision: SHASTA MEADOWS Map Ref: VOL 29 PG 78
City/Muni/Twp: MODESTO

Prior Transfer

Recording Date:	04/27/2020	Sales Price:	N/A
Document #:	2020-0029230 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/17/2020		
Document Type:			

Legal Description:
Lot: 55 Block: 5265 Subdivision: SHASTA MEADOWS Map Ref: VOL 29 PG 78
City/Muni/Twp: MODESTO

Prior Transfer

Recording Date:	06/27/2016	Sales Price:	$155,500
Document #:	2016-0047620 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/27/2016		
Document Type:			

Legal Description:
Lot: 55 Block: 5265 Subdivision: SHASTA MEADOWS Map Ref: MAP29 PG78
City/Muni/Twp: MODESTO

Prior Transfer

Recording Date:	02/24/2015	Sales Price:	$200,000
Document #:	2015-0013212 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/13/2015		
Document Type:			

Legal Description:
Lot: 55 Block: 5265 Subdivision: SHASTA MEADOWS Map Ref: MAP29 PG78

Prior Transfer

Recording Date:	08/10/2012	Sales Price:	$243,000
Document #:	2012-0071068 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/18/2006	Sales Price:	$127,000
Document #:	2006-0058310 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/28/2006	Loan Amount:	N/A
Document #:	2006-0045534 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 55 Block: 5265 Subdivision: SHASTA MEADOWS

Mortgage Record

Recording Date:	01/21/2004	Loan Amount:	N/A
Document #:	2004-0007653 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2019	Type Finance:	

Legal Description:
Lot: 55 Block: 5265 Subdivision: SHASTA MEADOWS
City/Muni/Twp: MODESTO

Prior Transfer

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

Legal Description:
Lot: 55 Block: 5265 Subdivision: SHASTA MEADOWS
Abbreviated Description: SHASTA MEADOWS BLK 5265 LOT 55

Area Sales Analysis

Total Area Sales	$1,175,000	Median # of Bedrooms	2
Median Lot Size	3,920 SF	Median # of Baths	2
Median Living Area	1,191 SF	Median Year Built	1985
Price Range - 2 Yrs	$355,000 to $440,000	Age Range	41 years to 44 years
Median Value	$380,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**1128 DIABLO AVE MODESTO, CA 95358-1442**	04/09/2026	$440,000	$301	1457	/3/2	1985	3,920 SF	
		APN: 081-052-005-000 Document #: 2026-0019218 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 24 Block: 5264 Subdivision: SHASTA MEADOWS MapRef: VOL 29 PG 78 Abbreviated Description: Lot:24 Block:5264 Subdivision:SHASTA MEADOWS Map Ref:VOL 29 PG 78City/Muni/Twp:MODESTO City/Muni/Twp: MODESTO								
2	.08Mi.	**1144 COURTNEY WAY MODESTO, CA 95358-1445**	06/23/2025	$380,000	$338	1123	/2/2	1982	3,484 SF	
		APN: 081-052-026-000 Document #: 2025-0030463								

ICE SiteX Report

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Document Type: Price Code: R
Land Use: Zero Lot Line (Residential)
Legal: Lot: 12 Block: 5263 Subdivision: SHASTA MEADOWS MapRef: VOL 29 PG 78 Abbreviated Description: Lot:12 Block:5263 Subdivision:SHASTA MEADOWS Map Ref:VOL 29 PG 78City/Muni/Twp:MODESTO City/Muni/Twp: MODESTO

3	.02Mi.	**1708 BRETT LN** **MODESTO, CA 95358-1448**	06/18/2025	$355,000	$298	1191	/2/2	1985	3,920 SF

APN: 081-050-046-000 Document #: 2025-0030106
Document Type: Price Code: R
Land Use: Zero Lot Line (Residential)
Legal: Lot: 53 Block: 5265 Subdivision: SHASTA MEADOWS Abbreviated Description: Lot:53 Block:5265 Subdivision:SHASTA MEADOWS City/Muni/Twp:MODESTO City/Muni/Twp: MODESTO

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.	**1204 CARRIE CT**			$432,971	1,558	/2/2.5	1985	2,178 SF	
.01Mi.	**1208 CARRIE CT**			$218,398	1,457	/3/2	1985	3,462 SF	
.01Mi.	**1200 CARRIE CT**	**01/31/2012**		$108,885	1,457	/3/2	1985	3,723 SF	
.01Mi.	**1209 DIABLO AVE**			$310,655	1,394	/3/2	1985	3,484 SF	
.02Mi.	**1213 DIABLO AVE**			$150,294	1,217	/2/2	1985	3,484 SF	
.02Mi.	**1205 DIABLO AVE**	**01/25/2012**		$138,355	1,457	/3/2	1985	3,484 SF	
.02Mi.	**1708 BRETT LN**			$362,100	1,191	/2/2	1985	3,920 SF	
.02Mi.	**1700 BRETT LN**			$150,291	1,191	/2/2	1985	3,920 SF	
.03Mi.	**1201 CARRIE CT**	**03/12/2010**		$144,814	1,564	/2/2.5	1985	3,757 SF	
.03Mi.	**1205 CARRIE CT**			$442,712	1,457	/3/2	1985	2,613 SF	
.03Mi.	**1209 CARRIE CT**			$254,518	1,457	/3/2	1985	2,613 SF	
.03Mi.	**1716 BRETT LN**			$251,547	1,191	/2/2	1985	3,920 SF	
.04Mi.	**1204 DIABLO AVE**	**12/21/2011**		$132,588	1,457	/3/2	1982	3,920 SF	
.04Mi.	**1204 CORLISS PL**	**10/23/2008**		$187,162	1,564	/2/2.5	1985	2,613 SF	
.04Mi.	**1709 BRETT LN**			$248,589	1,123	/2/2	1985	3,484 SF	
.04Mi.	**1705 BRETT LN**	**04/27/2010**		$147,445	1,394	/3/2	1985	3,484 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	31.7 years old	Households:	9,214
Median Household Income:	$72,260	Households w/Family:	81%
Household Income Per Capita:	$28,845	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

School District

School District Zone:	Modesto City Elementary School District	Students:	14,461
Number of Schools:	26	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.71Mi.	**Roosevelt Junior High** Number of Students: 818 Student-Teacher Ratio: 21.73	C	Public	7 - 8
1.71Mi.	**Roosevelt Junior High** Number of Students: 818 Student-Teacher Ratio: 21.73	C	Public	7 - 8
2.44Mi.	**Grace M. Davis High School** Number of Students: 2,083 Student-Teacher Ratio: 21.99 Advanced Placement: Yes	D+	Public	9 - 12
2.44Mi.	**Grace M. Davis High School** Number of Students: 2,083 Student-Teacher Ratio: 21.99 Advanced Placement: Yes	D+	Public	9 - 12
0.70Mi.	**Martone Elementary** Number of Students: 627 Student-Teacher Ratio: 21.39	C	Public	KG - 6
0.70Mi.	**Martone Elementary** Number of Students: 627 Student-Teacher Ratio: 21.39	C	Public	KG - 6

ICE SiteX Report

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Flood Report

The Subject Property of **1204 CARRIE CT, MODESTO, CA 95358-1461** 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	89%	LOWER
BURGLARY	63%	NOTABLY LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	142%	NOTABLY HIGHER
AGGRAVATED ASSAULT	52%	NOTABLY LOWER
FORCIBLE RAPE	139%	NOTABLY HIGHER
MURDER	80%	LOWER
OVERALL	69%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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