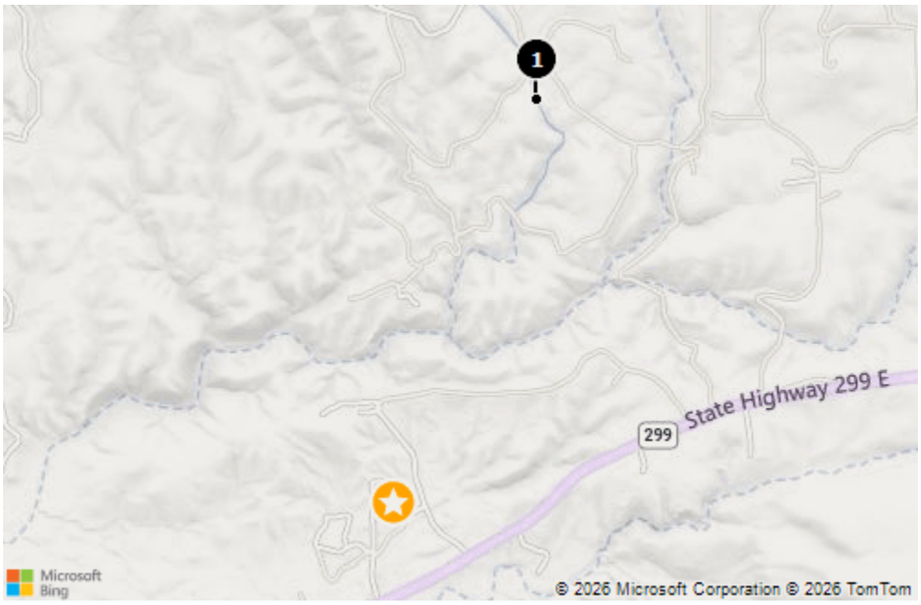
# ICE SiteX Report

**OrderID: 98692603**

## SiteX Property Information Report




## Subject Property Location

### 13560 WOODMAN LN, BELLA VISTA, CA 96008-9775

| | | | |
|---|---|---|---|
| County: | **SHASTA CA** | Census Tract: | 060890126.061154 |
| Property Use: | Mobile/Manufactured Home (regardless of ownership) | Zoning: | |
| Parcel Number: | 305-170-026-000 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$258,000** | FSD: | 24 | Common Confidence Score: | 32 |
| Value Range: | $196,080 - $319,920 | ICE Confidence Score: | 76 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | | Tax Rate Code Area: | 56-001 |
| Assd Land Value: | $100,394 | Market Land Value: | | Tax Year: | 2026 |
| Assd Improvement: | $148,362 | Market Improvment Value: | | Total Taxable Value: | $2,706 |
| Total Assessed Value: | $248,756 | Total Assessor Market Value: | | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description
## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 10.190 AC | Bedrooms: | 2 | Pool: | |
| Building Area: | 1344 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1980 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 6 | Ext Walls: | |
| Number of Units: | | Garage Type: | Carport | Heating: | |
| Number of Stories: | 1 | Number of Cars: | 1 | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | Concrete | Elevator: | |

## Subject Property Deed/Transfer History
## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/01/2026 | Sales Price: | N/A |
| Document #: | 2026-0009703 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/27/2023 | Sales Price: | N/A |
| Document #: | 2023-0028754 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 11/15/2023 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 1 Subdivision: PARCEL MAP NO 04 035 Map Ref: MB 14 PG 30 Sec/Twnship/Range: SW4 S25T33NR03W MDM
City/Muni/Twp: BELLA VISTA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/29/2020 | Sales Price: | N/A |
| Document #: | 2020-0020049 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 05/19/2020 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 1 Subdivision: PARCEL MAP NO 04 035 Map Ref: MB 36 PG 53
City/Muni/Twp: UNINCORPORATED

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/29/2020 | Sales Price: | $223,000 |

# ICE SiteX Report

**OrderID: 98692603**

| | | | |
|---|---|---|---|
| Document #: | 2020-0020048 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 06/26/2020 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 1 Subdivision: PARCEL MAP 04 035 Map Ref: MB 14 PG 30
City/Muni/Twp: UNINCORPORAED

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/20/2010 | Loan Amount: | N/A |
| Document #: | 2010-0011546 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 3 Sec/Twnship/Range: S25T33NR03W MDM
City/Muni/Twp: UNINCORPORATED

## 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 | $230,000 | Median # of Bedrooms | 3 |
| Median Lot Size | 273,558 SF | Median # of Baths | 2 |
| Median Living Area | 1,440 SF | Median Year Built | 1977 |
| Price Range - 2 Yrs | $230,000 to $230,000 | Age Range | 49 years to 49 years |
| Median Value | $230,000 | Median Age | 49 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1.07Mi. | **24333 SHIRLEY DR**<br>**BELLA VISTA, CA 96008-9727** | 03/24/2026 | $230,000 | $159 | 1440 | /3/2 | 1977 | 273,558 SF | |

APN: 304-390-007-000 Document #: 2026-0006504
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 28 Subdivision: HOLIDAY ACRES Tract No: 1257 Legal Unit: 1 MapRef: MB 13 PG 60 Abbreviated Description: Lot:28 Subdivision:HOLIDAY ACRES Tract No:1257 Legal Unit:1 Map Ref:MB 13 PG 60City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

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. | **13560 WOODMAN LN** | | | $248,756 | 1,344 | 6/2/2 | 1980 | 10 SF | |
| .13Mi. | **13618 WOODMAN LN** | | | $138,007 | 1,344 | 5/2/2 | 1973 | 10 SF | |
| .14Mi. | **13618 WOODMAN LN** | | | $21,084 | 1,344 | 5/2/2 | 1973 | 10 SF | |
| .3Mi. | **24199 STATE HIGHWAY 299 E** | | | $162,894 | 1,620 | 7/3/2 | 1990 | 9 SF | |
| .38Mi. | **13722 MILLWOOD WAY** | | | $175,010 | 1,216 | 7/3/2 | 1998 | 9 SF | |
| .51Mi. | **13842 WOODMAN LN** | | | $205,264 | 1,344 | 5/3/2 | 1978 | 5 SF | |
| .58Mi. | **13860 WOODMAN LN** | | | $204,715 | 1,560 | 7/3/2 | 1999 | 5 SF | |
| .61Mi. | **24433 STATE HIGHWAY 299 E** | | | $370,000 | 1,612 | 7/3/2 | 2004 | 16 SF | |
| .63Mi. | **13947 WOODMAN LN** | | | $40,860 | 1,690 | /3/2 | 1988 | 8 SF | |
| .64Mi. | **13947 WOODMAN LN** | | | $85,727 | 1,690 | 7/3/2 | 1988 | 8 SF | |
| .65Mi. | **13868 JODY LN** | | | $300,266 | 1,716 | 9/4/2 | 1995 | 11 SF | |
| .68Mi. | **13973 WOODMAN LN** | | | $2,550 | 1,892 | 7/2/2 | 1978 | 6 SF | |
| .68Mi. | **13973 WOODMAN LN** | | | $76,500 | 1,388 | 7/2/2 | 1978 | 6 SF | |
| .71Mi. | **24153 OAK WAY** | | | $122,579 | 1,104 | 7/3/2 | 1974 | 6 SF | |
| .77Mi. | **13932 WOODMAN LN** | | | $246,662 | 1,536 | 7/3/2 | 1979 | 6 SF | |
| .81Mi. | **24166 OAK WAY** | | | $137,308 | 1,440 | 6/3/2 | 1981 | 7 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 13% | Households Occupied by Owners: | 77% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 45.8 years old | Households: | 266 |
| Median Household Income: | $86,498 | Households w/Family: | 69% |
| Household Income Per Capita: | $47,135 | Households w/Family Married: | 54% |
| Most Common Education Level: | Some College | Households w/Family Children: | 29% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Shasta Union High School District | Students: | 4,200 |
| Number of Schools: | 5 | Rating: | B+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|

# ICE SiteX Report

**OrderID: 98692603**

| | | | | |
|---|---|---|---|---|
| 8.89Mi. **Foothill High School**<br>Number of Students: 1,487<br>Student-Teacher Ratio: 23.38<br>Advanced Placement: Yes | A- | Public | 9 - 12 |
| 8.89Mi. **Foothill High School**<br>Number of Students: 1,487<br>Student-Teacher Ratio: 23.38<br>Advanced Placement: Yes | A- | Public | 9 - 12 |
| 4.90Mi. **Bella Vista Elementary School**<br>Number of Students: 343<br>Student-Teacher Ratio: 18 | B | Public | KG - 8 |
| 4.90Mi. **Bella Vista Elementary School**<br>Number of Students: 343<br>Student-Teacher Ratio: 18 | B | Public | KG - 8 |

## Flood Report

The Subject Property of **13560 WOODMAN LN, BELLA VISTA, CA 96008-9775** 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** | 14% | SIGNIFICANTLY LOWER |
| **BURGLARY** | 65% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 11% | SIGNIFICANTLY LOWER |
| **FORCIBLE ROBBERY** | 133% | NOTABLY HIGHER |
| **AGGRAVATED ASSAULT** | 61% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 111% | HIGHER |
| **MURDER** | 63% | NOTABLY LOWER |
| **OVERALL** | 63% | NOTABLY LOWER |

## Disaster Alerts

No alerts noted

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