ICE SiteX Report

OrderID: 98458288

SiteX Property Information Report



Subject Property Location

13712 SANTA ROSA DR, SANTA NELLA, CA 95322-9785

County:	**MERCED CA**	Census Tract:	060470021.003012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	373-052-014-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$557,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$501,300 - $612,700	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	74-010
Assd Land Value:	$85,000	Market Land Value:		Tax Year:	2026
Assd Improvement:	$370,000	Market Improvment Value:		Total Taxable Value:	$5,502
Total Assessed Value:	$455,000	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 116 Tract No: 2
Abbreviated Description: SANTA NELLA VILLAGE NO 4-B TRACT NO 2 LOT 116

Property Characteristics

Lot Size:	6,907 SF	Bedrooms:	3	Pool:	
Building Area:	1868 SF	Baths:	2	Fireplace:	1
Year Built:	2013	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
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:	12/02/2021	Sales Price:	$450,000
Document #:	2021053378 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/16/2021		
Document Type:			

Legal Description:
Lot: 116 Subdivision: SANTA NELLA VILLAGE UNIT NO 4 B Map Ref: VOL 76 PG 1-5
Abbreviated Description: SUBDIVISION NO 04007
City/Muni/Twp: GUSTINE

Prior Transfer

Recording Date:	10/29/2019	Sales Price:	$171,000
Document #:	2019-035047 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/11/2019	Sales Price:	N/A
Document #:	2019033122 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/29/2019		
Document Type:			

Legal Description:
Lot: 116 Subdivision: SANTA NELLA VILLAGE UNIT NO 4 B Tract No: 04007 Map Ref: VOL 76 PG 1-5
City/Muni/Twp: SANTA NELLA

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Prior Transfer

Recording Date:	02/26/2013	Sales Price:	N/A
Document #:	2013-007474 BK-PG -	Type of Sale:	Price Not Disclosed
Contract Date:	02/19/2013		
Document Type:			

Legal Description:
Lot: 116 Subdivision: SANTA NELLA VILLAGE Tract No: 04007 Legal Unit: 4-B Map Ref: MB76 PG1-5
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:
Lot: 116 Tract No: 2
Abbreviated Description: SANTA NELLA VILLAGE NO 4-B TRACT NO 2 LOT 116

Area Sales Analysis

Total Area Sales	$6,556,000	Median # of Bedrooms	3
Median Lot Size	7,801 SF	Median # of Baths	2
Median Living Area	1,639 SF	Median Year Built	2001
Price Range - 2 Yrs	$32,500 to $550,000	Age Range	12 years to 32 years
Median Value	$440,000	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**29196 MONTEREY CT** **SANTA NELLA, CA 95322-9639**	08/17/2026	$440,000	$268	1639	8/3/2	1994	8,976 SF	
		APN: 373-102-016-000 Document #: 2026021976 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 61 Subdivision: SANTA NELLA VILLAGE TRACT NO 1 MapRef: VOL 41 PG 31-33 Abbreviated Description: Lot:61 Subdivision:SANTA NELLA VILLAGE TRACT NO 1 Map Ref:VOL 41 PG 31-33City/Muni/Twp:SANTA NELLA City/Muni/Twp: SANTA NELLA								
2	.02Mi.	**13673 SANTA LUCIA DR** **SANTA NELLA, CA 95322-9804**	07/21/2026	$550,000	$217	2527	9/4/3	2013	6,854 SF	
		APN: 373-052-008-000 Document #: 2026019591 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 110 Subdivision: SANTA NELLA VILLAGE UNIT NO 4-B Tract No: 4007 MapRef: VOL 76 PG 1-5 Abbreviated Description: Lot:110 Subdivision:SANTA NELLA VILLAGE UNIT NO 4-B Tract No:4007 Map Ref:VOL 76 PG 1-5City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.31Mi.	**13624 VALLARTA AVE** **SANTA NELLA, CA 95322-9631**	07/13/2026	$440,000	$335	1313	6/3/2	1999	10,500 SF	
		APN: 373-101-020-000 Document #: 2026018747 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Subdivision: SANTA NELLA VILLAGE TRACT NO 1 MapRef: VOL 41 PG 31-33 Abbreviated Description: Lot:20 Subdivision:SANTA NELLA VILLAGE TRACT NO 1 Map Ref:VOL 41 PG 31-33City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.26Mi.	**29146 SANTA CRUZ DR** **SANTA NELLA, CA 95322-9637**	06/18/2026	$435,000	$288	1506	7/3/2	1998	8,968 SF	
		APN: 373-101-005-000 Document #: 2026016580 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: SANTA NELLA VILLAGE TRACT NO 1 MapRef: VOL 41 PG 31-33 Abbreviated Description: Lot:5 Subdivision:SANTA NELLA VILLAGE TRACT NO 1 Map Ref:VOL 41 PG 31-33City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.18Mi.	**29477 SONORA DR** **SANTA NELLA, CA 95322-9001**	05/27/2026	$32,500	$18	1728	8/3/2	2012	6,687 SF	
		APN: 373-043-001-000 Document #: 2026013434 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 71 Subdivision: SANTA NELLA VILLAGE UNIT NO 4-B OF TRACT NO 2 MapRef: VOL 76 PG 1-5 Abbreviated Description: Lot:71 Subdivision:SANTA NELLA VILLAGE UNIT NO 4-B OF TRACT NO 2 Map Ref:VOL 76 PG 1-5City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.14Mi.	**29178 LUIS AVE** **SANTA NELLA, CA 95322-9654**	03/04/2026	$436,000	$332	1313	8/3/2	2002	7,801 SF	
		APN: 373-114-017-000 Document #: 2026005369 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: SANTA NELLA VILLAGE UNIT NO 2 OF TRACT NO2 MapRef: VOL 567 PG 139 Abbreviated Description: Lot:12 Subdivision:SANTA NELLA VILLAGE UNIT NO 2 OF TRACT NO2 Map Ref:VOL 567 PG 139City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
7	.15Mi.	**29170 LUIS AVE** **SANTA NELLA, CA 95322-9654**	12/11/2025	$490,000	$277	1763	8/3/2	2001	8,197 SF	
		APN: 373-114-016-000 Document #: 2025035330 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: SANTA NELLA VILLAGE UNIT NO 2 Tract No: 2 MapRef: VOL 53 PG 5&6 Abbreviated Description: Lot:11 Subdivision:SANTA NELLA VILLAGE UNIT NO 2 Tract No:2 Map Ref:VOL 53 PG 5&6City/Muni/Twp:SANTA NELLA City/Muni/Twp: SANTA NELLA								
8	.17Mi.	**29151 RIO VERDE DR** **SANTA NELLA, CA 95322-9649**	12/02/2025	$415,000	$275	1506	/3/2	1998	5,315 SF	
		APN: 373-114-002-000 Document #: 2025034420 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 59 Subdivision: SANTA NELLA VILLAGE UNIT NO 1 OF TRACT NO 2 Legal Unit: 1 MapRef: VOL 49 PG 4-6 Abbreviated Description: Lot:59 Subdivision:SANTA NELLA VILLAGE UNIT NO 1 OF TRACT NO 2 Legal Unit:1 Map Ref:VOL 49 PG 4-6City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
9	.23Mi.	**29104 SANTA DOMINGO CT** **SANTA NELLA, CA 95322-9641**	11/20/2025	$395,000	$262	1506	7/3/2	1997	8,351 SF	
		APN: 373-102-025-000 Document #: 2025033276 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 52 Subdivision: SANTA NELLA VILLAGE Tract No: 1 MapRef: MB 41 PG 31-33 Abbreviated Description: Lot:52 Subdivision:SANTA NELLA VILLAGE Tract No:1 Map Ref:MB 41 PG 31-33City/Muni/Twp:GUSTINE City/Muni/Twp: GUSTINE

10	.28Mi.	**13807 ANACAPA AVE** **SANTA NELLA, CA 95322-9650**	10/08/2025	$365,000	$243	1502	7/3/2	2001	6,400 SF

APN: 373-122-004-000 Document #: 2025026824
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: SANTA NELLA VILLAGE UNIT NO 1 OF TRACT NO 2 MapRef: VOL 49 PG 4-6 Abbreviated Description: Lot:25 Subdivision:SANTA NELLA VILLAGE UNIT NO 1 OF TRACT NO 2 Map Ref:VOL 49 PG 4-6City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.24Mi.	**13494 LAS FLORES DR** **SANTA NELLA, CA 95322-8732**	07/15/2025	$532,500	$226	2352	9/4/3	2009	8,186 SF

APN: 373-010-014-000 Document #: 2025019178
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: SANTA NELLA VILLAGE UNIT NO 4 A Tract No: 4007 MapRef: VOL 75 PG 46-50 Abbreviated Description: Lot:31 Subdivision:SANTA NELLA VILLAGE UNIT NO 4 A Tract No:4007 Map Ref:VOL 75 PG 46-50City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

12	.18Mi.	**13706 YERBA BUENA AVE** **SANTA NELLA, CA 95322-9698**	06/25/2025	$550,000	$294	1870	9/4/2	2012	12,500 SF

APN: 373-044-017-000 Document #: 2025017269
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 83 Subdivision: SANTA NELLA VILLAGE UNIT NO 4B Tract No: 4007 Abbreviated Description: Lot:83 Subdivision:SANTA NELLA VILLAGE UNIT NO 4B Tract No:4007 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	.24Mi.	**13726 DELEON AVE** **SANTA NELLA, CA 95322-9646**	06/10/2025	$425,000	$282	1506	7/3/2	1999	6,447 SF

APN: 373-116-004-000 Document #: 2025015672
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: SANTA NELLA VILLAGE UNIT NO 1 OF TRACT NO 2 Tract No: 2 Legal Unit: 1 MapRef: VOL 49 PG 4-6 Abbreviated Description: Lot:35 Subdivision:SANTA NELLA VILLAGE UNIT NO 1 OF TRACT NO 2 Tract No:2 Legal Unit:1 Map Ref:VOL 49 PG 4-6City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

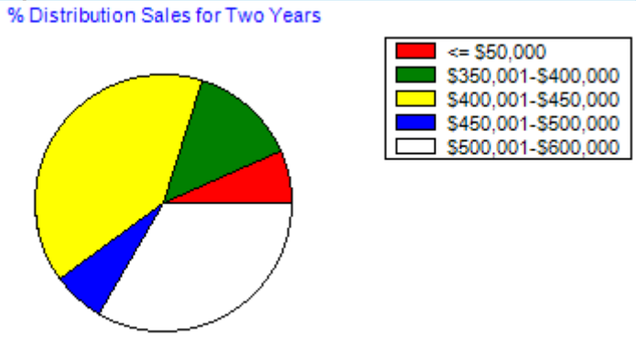
14	.23Mi.	**29300 W CENTINELLA DR** **SANTA NELLA, CA 95322-8728**	05/30/2025	$535,000	$249	2146	9/3/2	2008	7,047 SF

APN: 373-010-011-000 Document #: 2025014959
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: SANTA NELLA VILLAGE UNIT NO 4A OF TRACT NO 2 Tract No: 2 MapRef: VOL 75 PG 46-50 Abbreviated Description: Lot:34 Subdivision:SANTA NELLA VILLAGE UNIT NO 4A OF TRACT NO 2 Tract No:2 Map Ref:VOL 75 PG 46-50

15	.33Mi.	**29206 GALAXY CT** **SANTA NELLA, CA 95322-8733**	05/23/2025	$515,000	$218	2352	9/4/3	2014	7,563 SF

APN: 373-093-043-000 Document #: 2025014408
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: LUIS ESTATES 2 MapRef: VOL 79 PG 11&12 Abbreviated Description: Lot:4 Subdivision:LUIS ESTATES 2 Map Ref:VOL 79 PG 11&12City/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.

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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.	**13712 SANTA ROSA DR**			$455,000	1,868	7/3/2	2013	6,907 SF	
.01Mi.	**13704 SANTA ROSA DR**			$536,624	2,913	12/6/3.5	2013	6,904 SF	
.01Mi.	**13726 SANTA ROSA DR**			$372,889	2,252	9/4/3	2013	6,906 SF	
.02Mi.	**13681 SANTA LUCIA DR**			$356,106	2,352	9/4/3	2013	6,852 SF	
.02Mi.	**13695 SANTA LUCIA DR**			$624,019	2,913	10/5/3.5	2013	6,846 SF	
.02Mi.	**13673 SANTA LUCIA DR**			$394,593	2,527	9/4/3	2013	6,854 SF	
.03Mi.	**13698 SANTA ROSA DR**			$249,567	1,870	9/4/2	2013	6,901 SF	
.03Mi.	**13744 SANTA ROSA DR**			$331,966	2,913	12/4/3.5	2013	7,340 SF	
.03Mi.	**29313 DEL SOL CT**			$236,506	1,868	9/4/2	2013	8,710 SF	
.03Mi.	**13667 SANTA LUCIA DR**			$360,097	2,913	11/6/4	2013	6,857 SF	
.03Mi.	**13703 SANTA LUCIA DR**			$518,915	2,527	9/4/3	2013	7,305 SF	
.04Mi.	**13742 PLATA DR**			$517,400	2,252	8/4/3	2012	7,426 SF	
.04Mi.	**13682 SANTA ROSA DR**			$331,585	2,352	9/4/3	2013	6,899 SF	
.04Mi.	**29328 DEL SOL CT**			$271,547	2,252	8/4/3	2013	8,281 SF	
.04Mi.	**13659 SANTA LUCIA DR**			$340,092	2,352	9/4/3	2013	6,860 SF	
.04Mi.	**29329 DEL SOL CT**			$300,939	2,352	9/4/3	2013	10,662 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	36.6 years old	Households:	3,254
Median Household Income:	$61,578	Households w/Family:	74%
Household Income Per Capita:	$23,523	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Gustine Unified School District	Students:	1,627
Number of Schools:	6	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
11.84Mi.	**Gustine High School** Number of Students: 531 Student-Teacher Ratio: 19.51 Advanced Placement: Yes	C-	Public	9 - 12
10.79Mi.	**Gustine Middle School** Number of Students: 370 Student-Teacher Ratio: 18.99	D-	Public	6 - 8
0.47Mi.	**Romero Elementary School** Number of Students: 225 Student-Teacher Ratio: 20.27	C	Public	KG - 5

Flood Report

The Subject Property of **13712 SANTA ROSA DR, SANTA NELLA, CA 95322-9785** 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	72%	NOTABLY LOWER
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	62%	NOTABLY LOWER
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	89%	LOWER
MURDER	115%	HIGHER
OVERALL	130%	NOTABLY HIGHER

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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