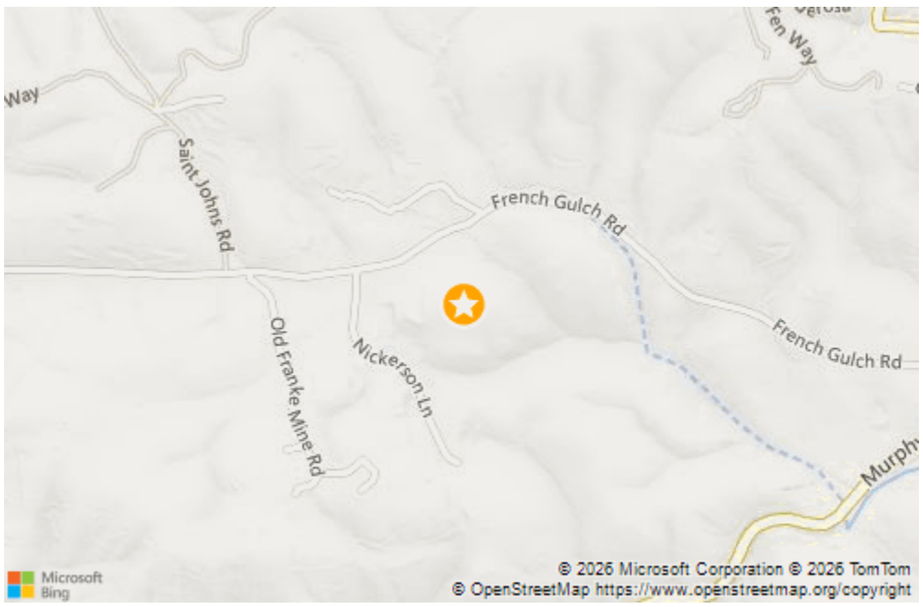
# ICE SiteX Report

**OrderID: 97528347**

## SiteX Property Information Report




## Subject Property Location

### 1371 FRENCH GULCH RD, MURPHYS, CA 95247-9512

| | | | |
|---|---|---|---|
| County: | **CALAVERAS CA** | Census Tract: | 060090001.222034 |
| Property Use: | Single Family Residential - Two or more SFR on one parcel | Zoning: | RA-X |
| Parcel Number: | 068-012-042-000 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **N/A** | FSD: | N/A | Common Confidence Score: | N/A |
| Value Range: | N/A - N/A | ICE Confidence Score: | N/A | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | | Tax Rate Code Area: | 79-019 |
| Assd Land Value: | $119,066 | Market Land Value: | | Tax Year: | 2025 |
| Assd Improvement: | $158,575 | Market Improvment Value: | | Total Taxable Value: | $3,522 |
| Total Assessed Value: | $277,641 | Total Assessor Market Value: | | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Abbreviated Description: SCHUELER PCL 1 ROS 25-5 POR OF SW4 OF 6 T3R14

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 3.480 AC | Bedrooms: | | Pool: | |
| Building Area: | | Baths: | | Fireplace: | |
| Year Built: | | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | | Heating: | |
| Number of Stories: | 1 | Number of Cars: | | A/C: | |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/25/2025 | Sales Price: | N/A |
| Document #: | 2025-003422 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/04/2021 | Sales Price: | $381,500<br>Multiple Parcels Involved in this transaction |
| Document #: | 2021-010274 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 05/28/2021 | | |
| Document Type: | | | |

**Legal Description:**

Lot: 1 Subdivision: RECORD OF SURVEY LOT LINE ADJUSTMENT Map Ref: MB 25 PG 5 Sec/Twnship/Range: SW4 S06T03NR14E MDBM
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:**

Abbreviated Description: SCHUELER PCL 1 ROS 25-5 POR OF SW4 OF 6 T3R14

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## No Comparable Sales Found

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. | **1371 FRENCH GULCH RD** | | | $277,641 | | | | 3 SF | |
| .13Mi. | **1599 NICKERSON LN** | | | $290,141 | 784 | /2/1 | 1982 | 3 SF | |
| .19Mi. | **1476 HIDDEN TREASURE MINE RD** | **02/10/1998** | | $381,037 | 2,232 | 9/4/3 | 1965 | 2 SF | Yes |
| .22Mi. | **1534 HIDDEN TREASURE MINE RD** | | | $330,203 | 1,864 | /3/3 | 1995 | 5 SF | |
| .68Mi. | **2017 FRENCH GULCH RD** | | | $313,601 | 870 | 3/2/1 | 1963 | 1 SF | |
| .78Mi. | **620 CHURCH ST** | | | $555,596 | 1,900 | /2/2 | 1994 | 15,681 SF | |
| .82Mi. | **524 MAIN ST** | | | $563,000 | 1,380 | 3/2/1 | 1948 | 10,890 SF | |
| .82Mi. | **525 MAIN ST** | | | $881,103 | | | | 7,405 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | NA | Households Occupied by Owners: | NA |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | NA years old | Households: | NA |
| Median Household Income: | NA | Households w/Family: | NA |
| Household Income Per Capita: | NA | Households w/Family Married: | NA |
| Most Common Education Level: | NA | Households w/Family Children: | NA |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | NA | Students: | NA |
| Number of Schools: | NA | Rating: | NA |

## Assigned Schools

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

No School Information Available For This Property

## Flood Report

The Subject Property of **1371 FRENCH GULCH RD, MURPHYS, CA 95247-9512** 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** | NA | NA |
| **BURGLARY** | NA | NA |
| **MOTOR VEHICLE THEFT** | NA | NA |
| **FORCIBLE ROBBERY** | NA | NA |
| **AGGRAVATED ASSAULT** | NA | NA |
| **FORCIBLE RAPE** | NA | NA |
| **MURDER** | NA | NA |
| **OVERALL** | NA | NA |

## Disaster Alerts

9/2/2025 - 2-7 Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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