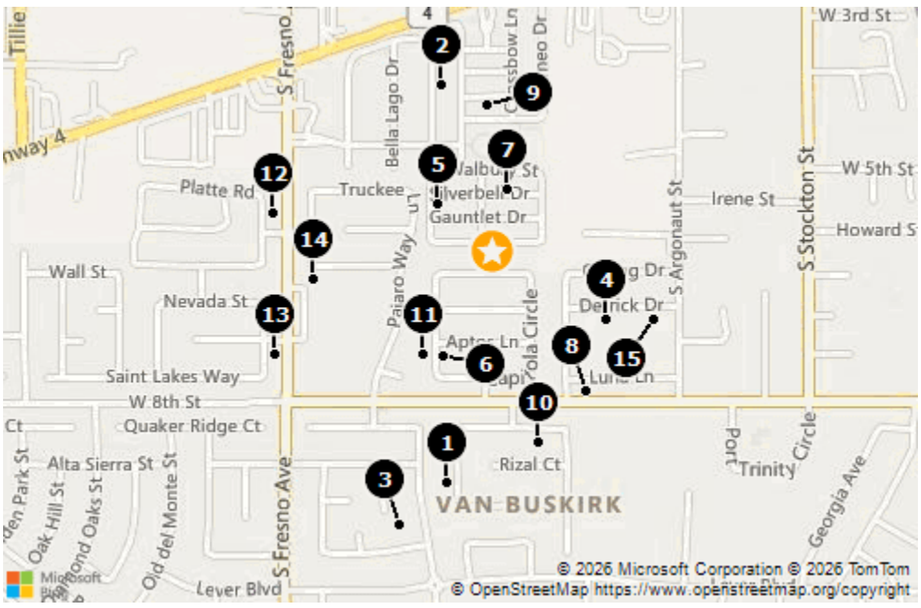
ICE SiteX Report

OrderID: 98008256

SiteX Property Information Report



Subject Property Location

1450 BATTLEMENT DR, STOCKTON, CA 95206-4514

County:	**SAN JOAQUIN CA**	Census Tract:	060770008.032000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	163-810-560-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$528,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$485,760 - $570,240	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	3-335
Assd Land Value:	$95,508	Market Land Value:		Tax Year:	2025
Assd Improvement:	$419,701	Market Improvment Value:		Total Taxable Value:	$6,565
Total Assessed Value:	$515,209	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description: 07-FM PT OF 163-060-06 PER MOSS GARDEN EAST

Property Characteristics

Lot Size:	3,854 SF	Bedrooms:	4	Pool:	
Building Area:	2215 SF	Baths:	3	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Mixed	Heating:	Forced Air
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:	12/03/2024	Loan Amount:	N/A
Document #:	2024-105833 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 187 Subdivision: MOSS GARDEN EAST Tract No: 3632
City/Muni/Twp: STOCKTON

Mortgage Record

Recording Date:	10/27/2023	Loan Amount:	N/A
Document #:	2023-086980 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 187 Subdivision: TRACT NO 3632
City/Muni/Twp: STOCKTON

Prior Transfer

Recording Date:	10/03/2023	Sales Price:	$476,700
Document #:	2023-078600 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/04/2023	Sales Price:	N/A
Document #:	2023-026041 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	03/18/2022	Sales Price:	$485,500
Document #:	2022-036670 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/17/2022		
Document Type:			

Legal Description:
Lot: 187 Subdivision: MOSS GARDEN EAST Tract No: 3632 Map Ref: MB 41 PG 35
City/Muni/Twp: STOCKTON

Prior Transfer

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

Legal Description:
Abbreviated Description: 07-FM PT OF 163-060-06 PER MOSS GARDEN EAST

Area Sales Analysis

Total Area Sales	$6,146,000	Median # of Bedrooms	3
Median Lot Size	5,200 SF	Median # of Baths	2
Median Living Area	1,537 SF	Median Year Built	1994
Price Range - 2 Yrs	$300,000 to $499,000	Age Range	3 years to 37 years
Median Value	$415,000	Median Age	32 years

Comparable Sales Data

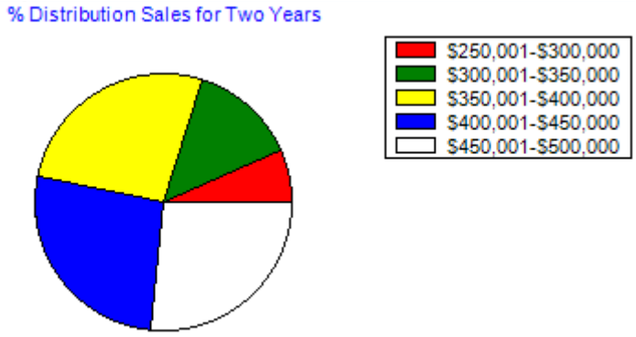
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**1542 LAGUNA CIR** **STOCKTON, CA 95206-4819**	07/15/2026	$338,000	$189	1788	/3/2.5	1994	5,201 SF	
		APN: 163-430-420-000 Document #: 2026-063925 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 208 Subdivision: PARKVIEW ESTATES Tract No: 2324 Legal Unit: 5 MapRef: MB 30 PG 18 Abbreviated Description: Lot:208 Subdivision:PARKVIEW ESTATES Tract No:2324 Legal Unit:5 Map Ref:MB 30 PG 18City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
2	.22Mi.	**1660 SILVERSHIRE DR** **STOCKTON, CA 95206-4511**	07/06/2026	$415,000	$236	1757	7/3/2.5	2020	3,040 SF	
		APN: 163-790-130-000 Document #: 2026-060930 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Subdivision: MOSS GARDEN EAST Tract No: 3632 MapRef: MB 41 PG 35 Abbreviated Description: Lot:27 Subdivision:MOSS GARDEN EAST Tract No:3632 Map Ref:MB 41 PG 35City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
3	.37Mi.	**2412 SILVERADO CT** **STOCKTON, CA 95206-4847**	07/02/2026	$470,000	$305	1537	/3/2	1992	11,416 SF	
		APN: 163-504-150-000 Document #: 2026-060483 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 77 Subdivision: GOLF COURSE TERRACE Tract No: 2368 Legal Unit: 1 MapRef: VOL 30 PG 77 Abbreviated Description: Lot:77 Subdivision:GOLF COURSE TERRACE Tract No:2368 Legal Unit:1 Map Ref:VOL 30 PG 77City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
4	.17Mi.	**1288 DERRICK DR** **STOCKTON, CA 95206-4641**	06/12/2026	$360,000	$317	1134	/3/2	1989	5,300 SF	
		APN: 163-380-090-000 Document #: 2026-053977 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Subdivision: TUBEROSE GARDENS Tract No: 2008 MapRef: MB 28 PG 63 Abbreviated Description: Lot:9 Subdivision:TUBEROSE GARDENS Tract No:2008 Map Ref:MB 28 PG 63City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
5	.09Mi.	**1536 SILVERBELL DR** **STOCKTON, CA 95206-4517**	05/28/2026	$495,000	$223	2215	4/4/3	2022	3,879 SF	
		APN: 163-810-010-000 Document #: 2026-048636 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 224 Subdivision: MOSS GARDEN EAST Tract No: 3632 MapRef: VOL 41 PG 35 Abbreviated Description: Lot:224 Subdivision:MOSS GARDEN EAST Tract No:3632 Map Ref:VOL 41 PG 35City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
6	.15Mi.	**1670 APTOS LN** **STOCKTON, CA 95206-5802**	04/17/2026	$379,000	$334	1133	/3/2	1991	5,575 SF	
		APN: 163-470-500-000 Document #: 2026-035045 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 50 Subdivision: SUNSET ESTATES UNIT NO 1 Tract No: 2321 MapRef: MB 30 PG 61 Abbreviated Description: Lot:50 Subdivision:SUNSET ESTATES UNIT NO 1 Tract No:2321 Map Ref:MB 30 PG 61City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
7	.08Mi.	**1425 SILVERBELL DR** **STOCKTON, CA 95206-4518**	04/07/2026	$491,000	$221	2215	4/4/3	2022	3,600 SF	
		APN: 163-800-440-000 Document #: 2026-030647 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 154 Subdivision: MOSS GARDEN EAST Tract No: 3632 MapRef: MB 41 PG 35 Abbreviated Description: Lot:154 Subdivision:MOSS GARDEN EAST Tract No:3632 Map Ref:MB 41 PG 35City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
8	.21Mi.	**1328 LUNA LN** **STOCKTON, CA 95206-1875**	03/24/2026	$420,000	$374	1122	/3/2	1990	5,297 SF	
		APN: 163-400-200-000 Document #: 2026-026328 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Subdivision: TRACT NO 2236 BUENA VIDA VILLAGE MapRef: VOL 29 PG 86 Abbreviated Description: Lot:20 Subdivision:TRACT NO 2236 BUENA VIDA VILLAGE Map Ref:VOL 29 PG 86City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
9	.19Mi.	**1424 WILLOWEDGE WAY** **STOCKTON, CA 95206-4522**	03/17/2026	$499,000	$225	2215	4/4/3	2023	3,600 SF	
		APN: 163-790-460-000 Document #: 2026-023852 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 126 Subdivision: MOSS GARDEN EAST Tract No: 3632 MapRef: MB 41 PG 35 Abbreviated Description: Lot:126 Subdivision:MOSS GARDEN EAST Tract No:3632 Map Ref:MB 41 PG 35City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
10	.24Mi.	**1409 LAGUNA CIR**	03/06/2026	$390,000	$257	1516	/3/2	1990	5,200 SF	

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		STOCKTON, CA 95206-4807								
	APN: 163-410-180-000 Document #: 2026-020886 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 127 Subdivision: PARKVIEW ESTATES Tract No: 1298 Legal Unit: 4 MapRef: MB 30 PG 17 Abbreviated Description: Lot:127 Subdivision:PARKVIEW ESTATES Tract No:1298 Legal Unit:4 Map Ref:MB 30 PG 17City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON									
11	.16Mi.	**1567 CAPITOLA CIR**	03/03/2026	$435,000	$277	1569	/4/2	1991	5,013 SF	
		STOCKTON, CA 95206-5819								
	APN: 163-470-090-000 Document #: 2026-017739 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Subdivision: TRACT NO 2321 SUNSET ESTATES UNIT NO 1 MapRef: MB 30 PG 61 Abbreviated Description: Lot:9 Subdivision:TRACT NO 2321 SUNSET ESTATES UNIT NO 1 Map Ref:MB 30 PG 61City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON									
12	.29Mi.	**1830 LONGDON DR**	01/27/2026	$300,000	$237	1262	/3/2	2002	5,006 SF	
		STOCKTON, CA 95206-4698								
	APN: 163-750-030-000 Document #: 2026-007150 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 119 Subdivision: TRACT NO 2555 BRIDGEPORT TRAILS UNIT NO 5 MapRef: MB 36 PG 42 Abbreviated Description: Lot:119 Subdivision:TRACT NO 2555 BRIDGEPORT TRAILS UNIT NO 5 Map Ref:MB 36 PG 42City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON									
13	.31Mi.	**2128 GREEN RIVER LN**	01/09/2026	$347,000	$281	1234	/3/2	1994	5,000 SF	
		STOCKTON, CA 95206-4665								
	APN: 163-650-260-000 Document #: 2026-002114 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 102 Subdivision: BRIDGEPORT TRAILS UNIT NO 2 Tract No: 2552 MapRef: VOL 31 PG 93 Abbreviated Description: Lot:102 Subdivision:BRIDGEPORT TRAILS UNIT NO 2 Tract No:2552 Map Ref:VOL 31 PG 93City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON									
14	.23Mi.	**1776 TOIYABE LN**	12/11/2025	$417,000	$206	2015	/5/3	2000	5,535 SF	
		STOCKTON, CA 95206-4696								
	APN: 163-740-610-000 Document #: 2025-111362 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 92 Subdivision: BRIDGEPORT TRAILS UNIT NO 4 Tract No: 2554 MapRef: MB 34 PG 30 Abbreviated Description: Lot:92 Subdivision:BRIDGEPORT TRAILS UNIT NO 4 Tract No:2554 Map Ref:MB 34 PG 30City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON									
15	.22Mi.	**1156 DERRICK DR**	11/21/2025	$390,000	$287	1357	5/3/2	1989	5,300 SF	
		STOCKTON, CA 95206-1867								
	APN: 163-380-030-000 Document #: 2025-105638 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: TUBEROSE GARDENS Tract No: 2008 MapRef: VOL 28 PG 63 Abbreviated Description: Lot:3 Subdivision:TUBEROSE GARDENS Tract No:2008 Map Ref:VOL 28 PG 63City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON									

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.	**1450 BATTLEMENT DR**			$515,209	2,215	7/4/3	2022	3,854 SF	
.01Mi.	**1442 BATTLEMENT DR**			$495,285	1,883	6/3/2.5	2022	3,856 SF	
.01Mi.	**1456 BATTLEMENT DR**			$493,461	1,883	6/3/2.5	2022	3,852 SF	
.02Mi.	**1495 CAPITOLA CIR**			$214,518	1,311	/3/2	1991	5,298 SF	
.02Mi.	**1499 CAPITOLA CIR**			$306,763	1,182	/3/2	1991	5,300 SF	
.02Mi.	**1451 BATTLEMENT DR**			$508,729	2,215	7/4/3	2022	3,879 SF	
.02Mi.	**1491 CAPITOLA CIR**			$266,344	1,422	/4/2	1991	5,296 SF	
.02Mi.	**1443 BATTLEMENT DR**			$495,425	1,883	6/3/2.5	2022	3,600 SF	
.02Mi.	**1508 BATTLEMENT DR**			$547,671	2,215	7/4/3	2022	3,850 SF	
.02Mi.	**1430 BATTLEMENT DR**			$506,781	2,215	7/4/3	2022	3,857 SF	
.02Mi.	**1503 CAPITOLA CIR**	**10/20/2006**		$198,696	1,569	/4/2	1991	5,302 SF	
.03Mi.	**1435 BATTLEMENT DR**			$500,155	2,215	7/4/3	2022	3,600 SF	
.03Mi.	**1487 CAPITOLA CIR**			$224,913	1,182	/3/2	1991	5,293 SF	
.03Mi.	**1440 GAUNTLET DR**			$551,800	2,215	4/4/3	2022	3,879 SF	
.03Mi.	**1434 GAUNTLET DR**			$556,100	2,215	4/4/3	2022	3,600 SF	
.03Mi.	**1509 BATTLEMENT DR**			$549,518	2,215	7/4/3	2022	3,879 SF	

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Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	32.2 years old	Households:	18,595
Median Household Income:	$66,780	Households w/Family:	82%
Household Income Per Capita:	$22,049	Households w/Family Married:	50%
Most Common Education Level:	Some High School	Households w/Family Children:	52%

School District

School District Zone:	Stockton Unified School District	Students:	33,648
Number of Schools:	54	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.21Mi.	**San Joaquin Elementary School** Number of Students: 711 Student-Teacher Ratio: 26.24	C-	Public	KG - 8
0.42Mi.	**Marshall Elementary School** Number of Students: 394 Student-Teacher Ratio: 19.11	D	Public	KG - 8
1.13Mi.	**Washington Elementary School** Number of Students: 181 Student-Teacher Ratio: 20.48	D	Public	KG - 8
0.51Mi.	**Taylor Elementary School** Number of Students: 397 Student-Teacher Ratio: 22.75	D+	Public	KG - 8
1.18Mi.	**Edison High School** Number of Students: 2,355 Student-Teacher Ratio: 23.75	C-	Public	9 - 12

Flood Report

The Subject Property of **1450 BATTLEMENT DR, STOCKTON, CA 95206-4514** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	101%	SIMILAR
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	127%	HIGHER
MURDER	83%	LOWER
OVERALL	82%	LOWER

Disaster Alerts

No alerts noted

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Data deemed reliable, but not guaranteed.
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