ICE SiteX Report

OrderID: 97524062

SiteX Property Information Report



Subject Property Location

1544 W 21ST ST, MERCED, CA 95340-3430

County:	**MERCED CA**	Census Tract:	060470013.012011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	030-222-003-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$336,000**	FSD:	9	Common Confidence Score:	73
Value Range:	$305,760 - $366,240	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	5-000
Assd Land Value:	$18,468	Market Land Value:		Tax Year:	2025
Assd Improvement:	$135,449	Market Improvment Value:		Total Taxable Value:	$2,929
Total Assessed Value:	$153,917	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 99
Abbreviated Description: MERCED LOT 6 BLK 99

Property Characteristics

Lot Size:	7,619 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1573 SF	Baths:	1	Fireplace:	1
Year Built:	1960	Partial Baths:		Type Const:	Tilt-up
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/03/2023	Sales Price:	N/A
Document #:	2023009806 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/27/2018	Loan Amount:	N/A
Document #:	2018012458 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 6 Block: 99
City/Muni/Twp: MERCED

Prior Transfer

Recording Date:	01/18/2018	Sales Price:	$116,844
Document #:	2018-001475 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/05/2013	Sales Price:	N/A
Document #:	2013-012503 BK-PG -	Type of Sale:	Price Not Disclosed
Contract Date:	03/09/2013		

ICE SiteX Report

OrderID: 97524062

Document Type:
Legal Description:
Lot: 6 Block: 99 Map Ref: MAP5 PG30-A
City/Muni/Twp: MERCED

Prior Transfer

Recording Date:	12/28/2012	Sales Price:	$92,500
Document #:	2012-047782 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/20/2012		
Document Type:			

Legal Description:
Lot: 6 Block: 99 Map Ref: MAP5 PG30-A
City/Muni/Twp: MERCED

Prior Transfer

Recording Date:	07/03/2012	Sales Price:	$121,650
Document #:	2012-023316 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/27/2008	Sales Price:	N/A
Document #:	2008-046914 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/26/2008		
Document Type:			

Legal Description:
Lot: 6 Block: 99 Subdivision: TOWN OF MERCED Map Ref: MAP5 PG30-A
City/Muni/Twp: MERCED

Prior Transfer

Recording Date:	03/04/2008	Sales Price:	N/A
Document #:	2008-010379 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/26/2008		
Document Type:			

Legal Description:
Lot: 6 Block: 99 Subdivision: THE TOWN OF MERCED Map Ref: MAP5 PG30A
City/Muni/Twp: MERCED

Mortgage Record

Recording Date:	05/30/2003	Loan Amount:	N/A
Document #:	2003-033835 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2033	Type Finance:	

Legal Description:
Lot: 6 Block: 99 Subdivision: TOWN OF MERCED
City/Muni/Twp: MERCED

Mortgage Record

Recording Date:	12/18/1997	Loan Amount:	N/A
Document #:	041711 BK-PG 3666-0978	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 6 Block: 99 Subdivision: TOWN OF MERCED

Mortgage Record

Recording Date:	12/18/1997	Loan Amount:	N/A
Document #:	041710 BK-PG 3666-0976	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 6 Block: 99 Subdivision: TOWN OF MERCED

Prior Transfer

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

Legal Description:
Lot: 6 Block: 99
Abbreviated Description: MERCED LOT 6 BLK 99

Area Sales Analysis

Total Area Sales	$4,995,500	Median # of Bedrooms	3
Median Lot Size	7,434 SF	Median # of Baths	2
Median Living Area	1,269 SF	Median Year Built	1955
Price Range - 2 Yrs	$200,000 to $390,000	Age Range	5 years to 87 years
Median Value	$340,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**1544 W 23RD ST** **MERCED, CA 95340-3445**	04/28/2026	$295,000	$250	1180	6/3/1	1952	8,975 SF	
		APN: 030-133-003-000 Document #: 2026010712 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 64 Subdivision: MAP OF FERRO TRACT MapRef: VOL 10 PG 46 Abbreviated Description: Lot:6 Block:64 Subdivision:MAP OF FERRO TRACT Map Ref:VOL 10 PG 46City/Muni/Twp:MERCED City/Muni/Twp: MERCED								
2	.32Mi.	**1482 AUTRY WAY** **MERCED, CA 95348-1797**	04/07/2026	$380,000	$201	1889	8/4/2.5	2021	2,496 SF	
		APN: 058-480-030-000 Document #: 2026008804								

ICE SiteX Report

OrderID: 97524062

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: HIGHLAND PARK Tract No: 5346 MapRef: MB 77 PG 1-6 Abbreviated Description: Lot:53 Subdivision:HIGHLAND PARK Tract No:5346 Map Ref:MB 77 PG 1-6City/Muni/Twp:MERCED City/Muni/Twp: MERCED

3	.08Mi.	**1945 V ST** **MERCED, CA 95340-3413**	03/25/2026	$200,000	$190	1048	5/2/1	1939	8,071 SF	

APN: 031-011-011-000 Document #: 2026007480
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Block: 134 Subdivision: MAP OF THE CITY OF MERCED AND SUBDIVISIONS MapRef: MB 2 PG 59 Abbreviated Description: Block:134 Subdivision:MAP OF THE CITY OF MERCED AND SUBDIVISIONS Map Ref:MB 2 PG 59City/Muni/Twp:MERCED City/Muni/Twp: MERCED

4	.1Mi.	**1441 W 20TH ST** **MERCED, CA 95340-3405**	03/17/2026	$300,000	$317	944	5/2/1	1951	7,533 SF	

APN: 030-224-011-000 Document #: 2026006631
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 100 Subdivision: CAVANNA ADDITION MapRef: MB 12 PG 21 Abbreviated Description: Lot:11 Block:100 Subdivision:CAVANNA ADDITION Map Ref:MB 12 PG 21City/Muni/Twp:MERCED City/Muni/Twp: MERCED

5	.27Mi.	**1463 W 25TH ST** **MERCED, CA 95340-3454**	03/13/2026	$375,000	$332	1128	6/3/1	1954	8,778 SF	Yes

APN: 030-041-001-000 Document #: 2026006436
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: JACKSON PARK ADDITION MapRef: VOL 12 PG 44 Abbreviated Description: Lot:27 Subdivision:JACKSON PARK ADDITION Map Ref:VOL 12 PG 44City/Muni/Twp:MERCED City/Muni/Twp: MERCED

6	.15Mi.	**1844 SPRINGFIELD CT** **MERCED, CA 95348-1329**	02/18/2026	$355,000	$277	1281	6/3/2	1993	6,231 SF	

APN: 058-332-021-000 Document #: 2026003985
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: CREEKSIDE ESTATES MapRef: MB 2131 PG 809 Abbreviated Description: Lot:60 Subdivision:CREEKSIDE ESTATES Map Ref:MB 2131 PG 809City/Muni/Twp:MERCED City/Muni/Twp: MERCED

7	.28Mi.	**1261 W 22ND ST** **MERCED, CA 95340-3431**	02/13/2026	$355,000	$279	1269	7/3/2	1950	7,434 SF	

APN: 030-144-013-000 Document #: 2026003368
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 67 Subdivision: PREGNOS SECOND ADDITION MapRef: MB 11 PG 15 Abbreviated Description: Lot:9 Block:67 Subdivision:PREGNOS SECOND ADDITION Map Ref:MB 11 PG 15City/Muni/Twp:MERCED City/Muni/Twp: MERCED

8	.12Mi.	**1665 PATRICIA LN** **MERCED, CA 95340-3456**	01/21/2026	$350,000	$259	1348	6/3/2	1956	8,101 SF	

APN: 030-212-007-000 Document #: 2026001464
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: MAP OF THE RIO OSA TRACT MapRef: MB 13 PG 15 Abbreviated Description: Lot:14 Subdivision:MAP OF THE RIO OSA TRACT Map Ref:MB 13 PG 15City/Muni/Twp:MERCED City/Muni/Twp: MERCED

9	.14Mi.	**2215 W ST** **MERCED, CA 95340-3467**	01/06/2026	$340,000	$208	1633	6/3/2.5	1955	7,515 SF	

APN: 030-211-010-000 Document #: 2026000343
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: RIO OSA TRACT MapRef: MB 13 PG 15 Abbreviated Description: Lot:1 Subdivision:RIO OSA TRACT Map Ref:MB 13 PG 15City/Muni/Twp:MERCED City/Muni/Twp: MERCED

10	.21Mi.	**1320 W 21ST ST** **MERCED, CA 95340-3426**	12/31/2025	$276,000	$258	1066	5/2/1	1950	7,500 SF	

APN: 030-232-005-000 Document #: 2025036879
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 101 Subdivision: PREGNOS ADDITION MapRef: MB 10 PG 39 Abbreviated Description: Lot:3 Block:101 Subdivision:PREGNOS ADDITION Map Ref:MB 10 PG 39City/Muni/Twp:MERCED City/Muni/Twp: MERCED

11	.31Mi.	**1420 W 25TH ST** **MERCED, CA 95340-3455**	12/23/2025	$340,000	$301	1128	6/3/1	1954	7,353 SF	

APN: 030-042-003-000 Document #: 2025036432
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: MAP OF RESUBDIVISION OF A PORTION OF JACKSON PARK MapRef: VOL 12 PG 44 Abbreviated Description: Lot:30 Subdivision:MAP OF RESUBDIVISION OF A PORTION OF JACKSON PARK Map Ref:VOL 12 PG 44City/Muni/Twp:MERCED City/Muni/Twp: MERCED

12	.3Mi.	**1475 BIANCHI LN** **MERCED, CA 95348-1791**	12/08/2025	$390,000	$206	1889	8/4/2.5	2021	2,496 SF	

APN: 058-480-023-000 Document #: 2025034884
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: HIGHLAND PARK Tract No: 5346 MapRef: MB 77 PG 40 Abbreviated Description: Lot:46 Subdivision:HIGHLAND PARK Tract No:5346 Map Ref:MB 77 PG 40City/Muni/Twp:MERCED City/Muni/Twp: MERCED

13	.18Mi.	**1825 CREEKSIDE DR** **MERCED, CA 95348-1322**	10/07/2025	$320,000	$248	1290	6/3/2	1993	6,003 SF	

APN: 058-331-010-000 Document #: 2025026748
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: AMENDED CREEKSIDE ESTATES MapRef: VOL 39 PG 14 Abbreviated Description: Lot:35 Subdivision:AMENDED CREEKSIDE ESTATES Map Ref:VOL 39 PG 14City/Muni/Twp:MERCED City/Muni/Twp: MERCED

14	.24Mi.	**1584 PORTOLA WAY** **MERCED, CA 95348-1335**	08/28/2025	$329,500	$282	1168	6/3/2	1997	4,090 SF	

APN: 058-370-020-000 Document #: 2025023168
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: WILLOWBROOK ESTATES PHASE 1 MapRef: VOL 47 PG 28-30 Abbreviated Description: Lot:8 Subdivision:WILLOWBROOK ESTATES PHASE 1 Map Ref:VOL 47 PG 28-30City/Muni/Twp:MERCED City/Muni/Twp: MERCED

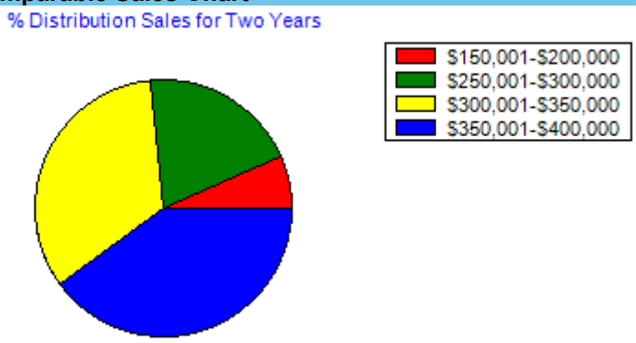
15	.31Mi.	**1436 AUTRY WAY** **MERCED, CA 95348-1796**	08/27/2025	$390,000	$206	1889	8/4/2.5	2021	2,496 SF	

APN: 058-490-030-000 Document #: 2025023007
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 83 Subdivision: HIGHLAND PARK Tract No: 5346 MapRef: MB 77 PG 40 Abbreviated Description: Lot:83 Subdivision:HIGHLAND PARK Tract No:5346 Map Ref:MB 77 PG 40City/Muni/Twp:MERCED City/Muni/Twp: MERCED

ICE SiteX Report

OrderID: 97524062

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.	**1544 W 21ST ST**			$153,917	1,573	7/3/1	1960	7,619 SF	Yes
.01Mi.	**1536 W 21ST ST**			$346,800	1,498	6/3/2	1954	7,738 SF	
.02Mi.	**1558 W 21ST ST**			$189,399	1,672	6/2/1.5	1953	9,034 SF	
.02Mi.	**2030 W ST**			$148,203	1,650	5/3/2	1957	6,503 SF	
.02Mi.	**1528 W 21ST ST**			$115,417	1,213	5/2/1	1955	7,599 SF	
.03Mi.	**2020 W ST**			$177,740	1,440	6/3/2	1957	5,958 SF	
.03Mi.	**1520 W 21ST ST**			$173,266	1,084	5/2/1	1954	7,645 SF	
.03Mi.	**1545 W 20TH ST**			$132,081	1,685	8/3/2	1955	7,518 SF	
.03Mi.	**1535 W 20TH ST**			$300,914	2,024	6/2/3	1955	7,546 SF	
.04Mi.	**1527 W 20TH ST**			$189,995	1,656	6/4/1.5	1958	7,546 SF	
.04Mi.	**1555 W 20TH ST**			$357,201	1,716	7/3/2	1956	7,228 SF	Yes
.04Mi.	**2027 V ST**			$221,757	1,715	6/3/1	1953	7,685 SF	
.04Mi.	**1510 W 21ST ST**			$174,015	1,897	7/3/2	1953	7,509 SF	
.04Mi.	**1521 W 20TH ST**			$203,399	1,312	5/3/2	1957	7,492 SF	Yes
.04Mi.	**1549 W 21ST ST**			$120,913	1,573	8/3/2	1953	8,058 SF	
.04Mi.	**1535 W 21ST ST**			$60,652	1,053	4/2/1	1952	8,054 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	33.2 years old	Households:	13,327
Median Household Income:	$65,402	Households w/Family:	66%
Household Income Per Capita:	$29,771	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Merced City Elementary School District	Students:	11,108
Number of Schools:	19	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.38Mi.	**Fremont Elementary School** Number of Students: 580 Student-Teacher Ratio: 25.26	D+	Public	KG - 6
1.33Mi.	**Tenaya Middle School** Number of Students: 607 Student-Teacher Ratio: 27.22	D	Public	7 - 8
1.33Mi.	**Tenaya Middle School** Number of Students: 607 Student-Teacher Ratio: 27.22	D	Public	7 - 8
1.42Mi.	**Merced High School** Number of Students: 1,943 Student-Teacher Ratio: 22.59 Advanced Placement: Yes	C-	Public	9 - 12
1.42Mi.	**Merced High School** Number of Students: 1,943 Student-Teacher Ratio: 22.59 Advanced Placement: Yes	C-	Public	9 - 12

ICE SiteX Report

OrderID: 97524062

0.38Mi.	**Fremont Elementary School**	D+	Public	KG - 6

Number of Students: 580
Student-Teacher Ratio: 25.26

Flood Report

The Subject Property of **1544 W 21ST ST, MERCED, CA 95340-3430** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	138%	NOTABLY HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	120%	HIGHER
MURDER	116%	HIGHER
OVERALL	109%	SIMILAR

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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