ICE SiteX Report

OrderID: 98612336

SiteX Property Information Report



Subject Property Location

1786 LE BEC CT, LODI, CA 95240-0446

County:	**SAN JOAQUIN CA**	Census Tract:	060770042.021007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	039-370-300-000	Thomas Bros Pg-Grid:	264-7G

Valuation

Value:	**$1,051,000**	FSD:	16	Common Confidence Score:	47
Value Range:	$882,840 - $1,219,160	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	1-001
Assd Land Value:	$248,958	Market Land Value:		Tax Year:	2026
Assd Improvement:	$584,513	Market Improvment Value:		Total Taxable Value:	$6,964
Total Assessed Value:	$833,471	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	BV

Assessment Legal Description

Map Ref: MB 039 PG 37
City/Muni/Twp: LODI

Property Characteristics

Lot Size:	8,364 SF	Bedrooms:	4	Pool:	
Building Area:	3888 SF	Baths:	3	Fireplace:	1
Year Built:	1974	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	3	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/29/2026	Sales Price:	$770,000
Document #:	2026-048851 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/12/2022	Sales Price:	$412,000
Document #:	2022-084831 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/24/2022	Sales Price:	$770,000
Document #:	2022-077972 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/21/2022		
Document Type:			
Legal Description:			

Lot: 2 Subdivision: RIVER OAKS Tract No: 961 Map Ref: VOL 20 PG 10
City/Muni/Twp: LODI

Prior Transfer

Recording Date:	06/24/2022	Sales Price:	N/A
Document #:	2022-077971 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT

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Contract Date: 06/20/2022
Document Type:
Legal Description:
Lot: 2 Subdivision: RIVER OAKS Tract No: 961 Map Ref: VOL 20 PG 10
City/Muni/Twp: LODI

Prior Transfer

Recording Date:	07/14/2017	Sales Price:	$600,000
Document #:	2017-079918 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	07/12/2017		
Document Type:			

Legal Description:
Lot: 2 Subdivision: RIVER OAKS Tract No: 961 Map Ref: MAP20 PG10
City/Muni/Twp: LODI

Prior Transfer

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

Legal Description:
Map Ref: MB 039 PG 37
City/Muni/Twp: LODI

Area Sales Analysis

Total Area Sales	$7,729,500	Median # of Bedrooms	3
Median Lot Size	7,311 SF	Median # of Baths	2
Median Living Area	1,671 SF	Median Year Built	1962
Price Range - 2 Yrs	$105,000 to $853,000	Age Range	54 years to 81 years
Median Value	$520,000	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.55Mi.	**726 LOUIE AVE** **LODI, CA 95240-0918**	09/14/2026	$431,000	$287	1497	/3/1	1959	8,348 SF	
		APN: 039-181-120-000 Document #: 2026-083776 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Subdivision: TRACT NO 434 BEL AIR ESTATES UNIT NO 2 MapRef: VOL 14 PG 79 Abbreviated Description: Lot:31 Subdivision:TRACT NO 434 BEL AIR ESTATES UNIT NO 2 Map Ref:VOL 14 PG 79City/Muni/Twp:LODI City/Muni/Twp: LODI								
2	.32Mi.	**1021 LAKEWOOD DR** **LODI, CA 95240-0414**	08/26/2026	$520,000	$311	1671	/3/2	1966	6,696 SF	
		APN: 039-130-200-000 Document #: 2026-077876 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: LAKEWOOD UNIT NO 1 Tract No: 695 MapRef: VOL 17 PG 38 Abbreviated Description: Subdivision:LAKEWOOD UNIT NO 1 Tract No:695 Map Ref:VOL 17 PG 38City/Muni/Twp:LODI City/Muni/Twp: LODI								
3	.64Mi.	**514 LOUIE AVE** **LODI, CA 95240-1034**	08/21/2026	$473,000	$382	1238	/3/1	1945	7,875 SF	
		APN: 039-330-050-000 Document #: 2026-076192 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: FORREST PARK Tract No: 38 MapRef: MB 11 PG 52 Abbreviated Description: Lot:5 Subdivision:FORREST PARK Tract No:38 Map Ref:MB 11 PG 52City/Muni/Twp:LODI City/Muni/Twp: LODI								
4	.53Mi.	**935 DAISY AVE** **LODI, CA 95242-2302**	08/12/2026	$621,000	$333	1864	/3/2	1962	9,297 SF	Yes
		APN: 039-060-020-000 Document #: 2026-073299 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: HOLIDAY MANOR MapRef: VOL 14 PG 117 Abbreviated Description: Lot:2 Subdivision:HOLIDAY MANOR Map Ref:VOL 14 PG 117City/Muni/Twp:LODI City/Muni/Twp: LODI								
5	.15Mi.	**1207 LAKEWOOD DR** **LODI, CA 95240-0417**	08/11/2026	$510,000	$291	1747	/3/2	1965	6,720 SF	
		APN: 039-140-490-000 Document #: 2026-072971 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 106 Subdivision: TRACT NO 724 LAKEWOOD UNIT NO 2 MapRef: VOL 17 PG 55 Abbreviated Description: Lot:106 Subdivision:TRACT NO 724 LAKEWOOD UNIT NO 2 Map Ref:VOL 17 PG 55City/Muni/Twp:LODI City/Muni/Twp: LODI								
6	.37Mi.	**1000 LAKEWOOD DR** **LODI, CA 95240-0415**	08/10/2026	$537,500	$349	1540	/3/2	1972	7,311 SF	
		APN: 039-130-160-000 Document #: 2026-072418 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: TRACT NO 695 LAKEWOOD UNIT NO 1 MapRef: VOL 17 PG 38 Abbreviated Description: Lot:24 Subdivision:TRACT NO 695 LAKEWOOD UNIT NO 1 Map Ref:VOL 17 PG 38City/Muni/Twp:LODI City/Muni/Twp: LODI								
7	.18Mi.	**826 MAPLEWOOD DR** **LODI, CA 95240-0423**	08/07/2026	$550,000	$324	1697	/3/2	1967	7,039 SF	
		APN: 039-114-020-000 Document #: 2026-071913 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 170 Subdivision: LAKEWOOD UNIT NO 3 Tract No: 758 MapRef: VOL 17 PG 78 Abbreviated Description: Lot:170 Subdivision:LAKEWOOD UNIT NO 3 Tract No:758 Map Ref:VOL 17 PG 78City/Muni/Twp:LODI City/Muni/Twp: LODI								
8	.45Mi.	**601 W TURNER RD** **LODI, CA 95240-0526**	08/04/2026	$105,000	$81	1285	/3/2	1964	7,070 SF	
		APN: 039-280-270-000 Document #: 2026-070648 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 152 Subdivision: WILLOW GLEN Tract No: 680 Legal Unit: 3 MapRef: VOL 17 PG 8 Abbreviated Description: Lot:152 Subdivision:WILLOW GLEN Tract No:680 Legal Unit:3 Map Ref:VOL 17 PG 8City/Muni/Twp:LODI City/Muni/Twp: LODI								
9	.52Mi.	**1064 MASON ST** **LODI, CA 95242-2344**	07/31/2026	$460,000	$396	1159	/2/1	1961	6,458 SF	
		APN: 039-051-120-000 Document #: 2026-069613 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: LAKE HOME SUBDIVISION NO 4 MapRef: VOL 14 PG 149 Abbreviated Description: Lot:37 Subdivision:LAKE HOME SUBDIVISION NO 4 Map Ref:VOL 14 PG 149City/Muni/Twp:LODI City/Muni/Twp: LODI

10	.59Mi.	**1507 HOLLY DR** **LODI, CA 95242-2426**	07/28/2026	$580,000	$253	2290	/4/3	1952	7,440 SF	

APN: 035-220-040-000 Document #: 2026-068249
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: WESTWOOD HOMES NO 2 MapRef: VOL 13 PG 83 Abbreviated Description: Lot:10 Subdivision:WESTWOOD HOMES NO 2 Map Ref:VOL 13 PG 83City/Muni/Twp:LODI City/Muni/Twp: LODI

11	.38Mi.	**1317 EDGEWOOD DR** **LODI, CA 95240-0533**	07/16/2026	$655,000	$351	1861	/3/2	1959	9,680 SF	Yes

APN: 039-273-250-000 Document #: 2026-064406
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: WILLOW GLEN UNIT NO 1 Tract No: 422 MapRef: VOL 14 PG 81 Abbreviated Description: Lot:53 Subdivision:WILLOW GLEN UNIT NO 1 Tract No:422 Map Ref:VOL 14 PG 81City/Muni/Twp:LODI City/Muni/Twp: LODI

12	.47Mi.	**530 WILLOW GLEN DR** **LODI, CA 95240-0512**	07/15/2026	$853,000	$311	2739	/3/3	1966	8,240 SF	Yes

APN: 039-280-190-000 Document #: 2026-064277
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 135&136 Subdivision: TRACT NO 680 WILLOW GLEN UNIT NO 3 MapRef: VOL 17 PG 8 Abbreviated Description: Lot:135&136 Subdivision:TRACT NO 680 WILLOW GLEN UNIT NO 3 Map Ref:VOL 17 PG 8Abbreviated Description:PORTION LOT136 City/Muni/Twp:LODI City/Muni/Twp: LODI

13	.43Mi.	**931 LAKEHOME DR** **LODI, CA 95242-2333**	07/09/2026	$460,000	$357	1287	/3/2	1957	8,160 SF	Yes

APN: 039-070-030-000 Document #: 2026-062297
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: LAKE HOME SUBDIVISION NO 3 Tract No: 224 MapRef: VOL 13 PG 72 Abbreviated Description: Lot:3 Subdivision:LAKE HOME SUBDIVISION NO 3 Tract No:224 Map Ref:VOL 13 PG 72City/Muni/Twp:LODI City/Muni/Twp: LODI

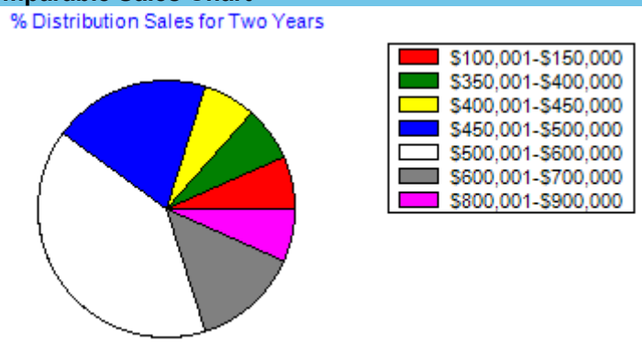
14	.13Mi.	**1180 NORTHWOOD DR** **LODI, CA 95240-0443**	06/22/2026	$579,000	$309	1871	/3/2	1968	6,720 SF	

APN: 039-112-100-000 Document #: 2026-056607
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 145 Subdivision: LAKEWOOD UNIT NO 3 Tract No: 758 MapRef: VOL 17 PG 78 Abbreviated Description: Lot:145 Subdivision:LAKEWOOD UNIT NO 3 Tract No:758 Map Ref:VOL 17 PG 78City/Muni/Twp:LODI City/Muni/Twp: LODI

15	.56Mi.	**537 EUREKA AVE** **LODI, CA 95240-1015**	06/05/2026	$395,000	$491	804	/2/1	1949	6,127 SF	

APN: 039-290-340-000 Document #: 2026-051541
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28&29 Subdivision: GRAFFIGNA TRACT Tract No: 113 MapRef: VOL 13 PG 18 Abbreviated Description: Subdivision:GRAFFIGNA TRACT Tract No:113 Map Ref:VOL 13 PG 18Abbreviated Description:PORTION LOTS28&29 City/Muni/Twp:LODI City/Muni/Twp: LODI

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.	**1786 LE BEC CT**			$833,471	3,888	/4/3	1974	8,364 SF	
.01Mi.	**1778 LE BEC CT**	**11/28/1995**		$435,448	2,570	/3/3	1975	7,000 SF	
.02Mi.	**1808 EDGEWOOD DR**			$465,440	3,370	/4/3	1968	17,201 SF	
.03Mi.	**1742 EDGEWOOD DR**	**10/14/2009**		$430,519	3,033	/4/3	1976	9,300 SF	
.04Mi.	**1801 EDGEWOOD DR**	**12/23/2004**		$618,437	1,803	/2/2	1966	8,736 SF	Spa Only
.04Mi.	**1739 EDGEWOOD DR**	**07/25/2000**		$323,511	1,926	/2/2	1967	9,670 SF	
.05Mi.	**1818 EDGEWOOD DR**	**04/17/1998**		$390,860	2,395	/4/3	1984	7,595 SF	Yes
.05Mi.	**1734 EDGEWOOD DR**	**05/22/2007**		$345,386	2,233	/3/2	1976	8,000 SF	Yes
.05Mi.	**1811 EDGEWOOD DR**	**02/22/1996**		$304,981	2,270	/3/2	1967	7,680 SF	
.05Mi.	**1731 EDGEWOOD DR**	**07/25/2000**		$338,109	1,776	/3/2	2000	6,752 SF	
.06Mi.	**1191 ORANGEWOOD DR**			$337,394	1,713	7/3/2	1968	8,050 SF	Yes
.06Mi.	**1819 EDGEWOOD DR**			$303,802	1,939	/3/2	1967	7,600 SF	
.06Mi.	**1187 ORANGEWOOD DR**	**03/02/2007**		$116,849	1,726	/3/2	1968	8,190 SF	
.06Mi.	**1826 EDGEWOOD DR**			$313,453	1,979	/3/2	1968	8,000 SF	Yes
.06Mi.	**1726 EDGEWOOD DR**	**08/16/2010**		$353,985	2,445	9/4/3	1976	8,000 SF	
.06Mi.	**1723 EDGEWOOD DR**	**09/10/1998**		$130,510	1,885	/4/2	1967	7,600 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	34.4 years old	Households:	17,436
Median Household Income:	$67,092	Households w/Family:	70%
Household Income Per Capita:	$31,604	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Lodi Unified School District	Students:	27,109
Number of Schools:	49	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.20Mi.	**Lodi High School** Number of Students: 1,952 Student-Teacher Ratio: 18 Advanced Placement: Yes	C+	Public	9 - 12
1.10Mi.	**Millswood Middle School** Number of Students: 843 Student-Teacher Ratio: 19.91	C	Public	7 - 8
0.30Mi.	**Lakewood Elementary School** Number of Students: 478 Student-Teacher Ratio: 22.76	C	Public	KG - 6

Flood Report

The Subject Property of **1786 LE BEC CT, LODI, CA 95240-0446** 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	128%	HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	84%	LOWER
MURDER	129%	HIGHER
OVERALL	123%	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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