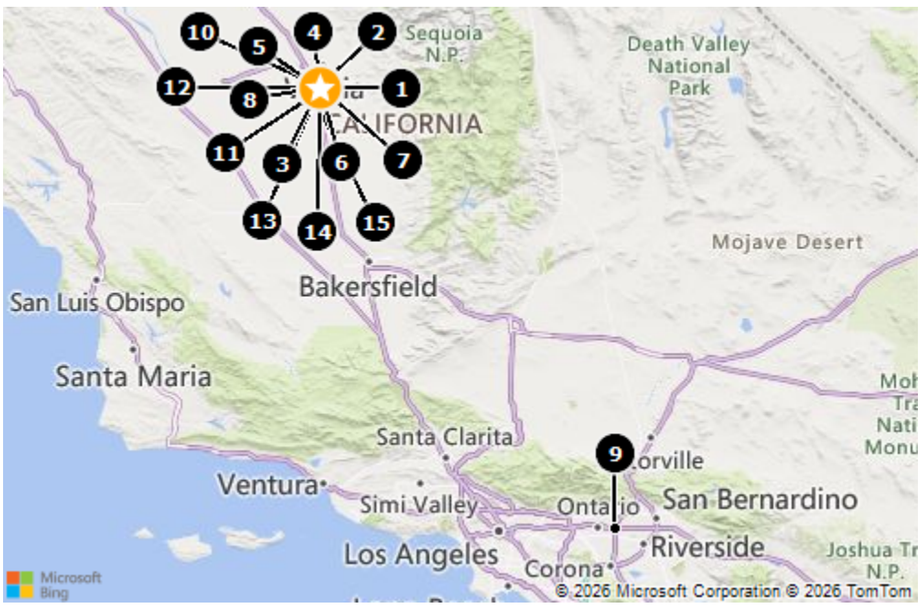
ICE SiteX Report

OrderID: 98692471

SiteX Property Information Report



Subject Property Location

1795 BETTINELLI CT, TULARE, CA 93274-7846

County:	**TULARE CA**	Census Tract:	061070024.012005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	149-300-018-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$499,000**	FSD:	5	Common Confidence Score:	95
Value Range:	$474,050 - $523,950	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	5-081
Assd Land Value:	$75,000	Market Land Value:		Tax Year:	2026
Assd Improvement:	$475,000	Market Improvment Value:		Total Taxable Value:	$6,377
Total Assessed Value:	$550,000	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 28 Subdivision: BELLA VISTA #1
Abbreviated Description: LOT 28 BELLA VISTA NO 1 RM 40-66

Property Characteristics

Lot Size:	9,064 SF	Bedrooms:	3	Pool:	Pool/Spa
Building Area:	2794 SF	Baths:	2	Fireplace:	1
Year Built:	2005	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	9	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:	06/02/2026	Sales Price:	N/A
Document #:	2026-0026663 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/23/2025	Sales Price:	N/A
Document #:	2025-0047280 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/11/2025	Sales Price:	$550,000
Document #:	2025-0045355 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/28/2025		
Document Type:			
Legal Description:			

Lot: 28 Subdivision: BELLA VISTA NO 1 Map Ref: MB 40 PG 66
City/Muni/Twp: TULARE

Prior Transfer

Recording Date:	10/06/2015	Sales Price:	$221,000
Document #:	2015-0060214 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date: 08/31/2015
Document #: 2015-0049968 BK-PG -
TD Due Date: 09/01/2030
Loan Amount: N/A
Loan Type: New Conventional
Type Finance:
Legal Description:
Lot: 28 Subdivision: BELLA VISTA #1
City/Muni/Twp: TULARE

Prior Transfer

Recording Date: 09/19/2012
Document #: 2012-0060186 BK-PG -
Document Type:
Sales Price: $231,626
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 08/30/2012
Document #: 2012-0055585 BK-PG -
TD Due Date: 09/01/2042
Loan Amount: N/A
Loan Type: FHA
Type Finance:
Legal Description:
Lot: 28 Subdivision: BELLA VISTA #1
City/Muni/Twp: TULARE

Prior Transfer

Recording Date: 05/11/2009
Document #: 2009-0028525 BK-PG -
Contract Date: 04/22/2009
Document Type:
Sales Price: $236,000
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 28 Subdivision: BELLA VISTA #1 Map Ref: MB40 PG66
City/Muni/Twp: TULARE

Prior Transfer

Recording Date: 05/01/2008
Document #: 2008-0031408 BK-PG -
Contract Date: 04/21/2008
Document Type:
Sales Price: $315,721
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 28 Subdivision: BELLA VISTA #1 Map Ref: MB40 PG66
City/Muni/Twp: TULARE

Prior Transfer

Recording Date: 04/11/2008
Document #: 2008-0026075 BK-PG -
Document Type:
Sales Price: $295,012
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 06/13/2006
Document #: 2006-0061063 BK-PG -
Document Type:
Sales Price: $73,753
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 05/01/2006
Document #: 2006-0045645 BK-PG -
TD Due Date:
Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance: VAR
Legal Description:
Lot: 28 Subdivision: BELLA VISTA
City/Muni/Twp: TULARE

Mortgage Record

Recording Date: 04/22/2005
Document #: 2005-0041947 BK-PG -
TD Due Date: 05/01/2035
Loan Amount: N/A
Loan Type: Stand Alone Second
Type Finance: FIX
Legal Description:
Lot: 31 Subdivision: BELLA VISTA #1
City/Muni/Twp: TULARE

Mortgage Record

Recording Date: 04/22/2005
Document #: 2005-0041946 BK-PG -
TD Due Date: 05/01/2035
Loan Amount: N/A
Loan Type: Unknown
Type Finance: ADJ
Legal Description:
Lot: 31 Subdivision: BELLA VISTA #1
City/Muni/Twp: TULARE

Prior Transfer

Recording Date: 04/22/2005
Document #: 2005-0041945 BK-PG -
Contract Date: 12/08/2004
Document Type:
Sales Price: $369,000
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 28 Subdivision: BELLA VISTA Map Ref: MB40 PG66
City/Muni/Twp: TULARE

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Prior Transfer

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

Legal Description:
Lot: 28 Subdivision: BELLA VISTA #1
Abbreviated Description: LOT 28 BELLA VISTA NO 1 RM 40-66

Area Sales Analysis

Total Area Sales	$7,180,000	Median # of Bedrooms	4
Median Lot Size	8,400 SF	Median # of Baths	2
Median Living Area	1,759 SF	Median Year Built	2007
Price Range - 2 Yrs	$300,000 to $725,000	Age Range	1 years to 22 years
Median Value	$445,000	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**1486 FIRESTONE DR** **TULARE, CA 93274-7840**	10/09/2026	$365,000	$270	1350	/3/2	2006	6,300 SF	
		APN: 149-320-029-000 Document #: 2026-0054301 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Subdivision: VISTA DEL SOL NO 1 MapRef: MB 40 PG 76 Abbreviated Description: Lot:29 Subdivision:VISTA DEL SOL NO 1 Map Ref:MB 40 PG 76City/Muni/Twp:TULARE City/Muni/Twp: TULARE								
2	.31Mi.	**1963 MONSECCO ST** **TULARE, CA 93274-6275**	08/20/2026	$400,000	$263	1517	/3/2	2008	6,631 SF	
		APN: 149-350-043-000 Document #: 2026-0041681 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 69 Subdivision: VISTA DEL SOL NO 2 MapRef: MB 41 PG 100 Abbreviated Description: Lot:69 Subdivision:VISTA DEL SOL NO 2 Map Ref:MB 41 PG 100City/Muni/Twp:TULARE City/Muni/Twp: TULARE								
3	.2Mi.	**1962 IACOVETTI CT** **TULARE, CA 93274-6294**	07/10/2026	$515,000	$215	2386	9/4/3	2007	7,320 SF	
		APN: 149-420-020-000 Document #: 2026-0033731 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 61 Subdivision: GALO DE BARCELO MapRef: MB 42 PG 31 Abbreviated Description: Lot:61 Subdivision:GALO DE BARCELO Map Ref:MB 42 PG 31City/Muni/Twp:TULARE City/Muni/Twp: TULARE								
4	.28Mi.	**1738 MALVASIA AVE** **TULARE, CA 93274-7842**	06/25/2026	$405,000	$266	1517	6/3/2	2005	6,302 SF	Yes
		APN: 149-320-058-000 Document #: 2026-0030805 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 70 Subdivision: VISTA DEL SOL UNIT NO 1 MapRef: MB 40 PG 76 Abbreviated Description: Lot:70 Subdivision:VISTA DEL SOL UNIT NO 1 Map Ref:MB 40 PG 76City/Muni/Twp:TULARE City/Muni/Twp: TULARE								
5	.32Mi.	**1405 CORTESE ST** **TULARE, CA 93274-7838**	06/18/2026	$560,000	$220	2542	9/4/2	2005	9,492 SF	Yes
		APN: 149-320-009-000 Document #: 2026-0029888 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Subdivision: VISTA DEL SOL NO 1 MapRef: MB F PG 93 Abbreviated Description: Lot:9 Subdivision:VISTA DEL SOL NO 1 Map Ref:MB F PG 93City/Muni/Twp:TULARE City/Muni/Twp: TULARE								
6	.25Mi.	**1612 MADURO ST** **TULARE, CA 93274-0890**	06/05/2026	$595,000	$204	2911	8/4/2	2004	13,205 SF	Yes
		APN: 149-270-006-000 Document #: 2026-0027407 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 4 Subdivision: BONTERRA MapRef: MB 40 PG 3 Abbreviated Description: Lot:6 Block:4 Subdivision:BONTERRA Map Ref:MB 40 PG 3City/Muni/Twp:TULARE City/Muni/Twp: TULARE								
7	.25Mi.	**1854 CHARLES KRUG AVE** **TULARE, CA 93274-7726**	05/27/2026	$445,000	$265	1673	6/3/2	2007	8,403 SF	Yes
		APN: 149-340-034-000 Document #: 2026-0025598 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 48 Subdivision: BELLA VISTA NO 3 MapRef: MB 42 PG 12 Abbreviated Description: Lot:48 Subdivision:BELLA VISTA NO 3 Map Ref:MB 42 PG 12City/Muni/Twp:TULARE City/Muni/Twp: TULARE								
8	.25Mi.	**1948 CONCORD AVE** **TULARE, CA 93274-6277**	05/21/2026	$300,000	$160	1872	8/3/2	2007	9,586 SF	
		APN: 149-350-003-000 Document #: 2026-0024829 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: VISTA DEL SOL NO 2 MapRef: MB 41 PG 100 Abbreviated Description: Lot:3 Subdivision:VISTA DEL SOL NO 2 Map Ref:MB 41 PG 100City/Muni/Twp:TULARE City/Muni/Twp: TULARE								
9	.35Mi.	**195 ONTARIO CIR** **TULARE, CA 93274-7797**	05/15/2026	$407,500	$252	1615	/4/2	2025	5,227 SF	
		APN: 172-430-092-000 Document #: 2026-0023636 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 91 Subdivision: FULTON ESTATES PHASE 1A MapRef: DOC 2024-0051241 Abbreviated Description: Lot:91 Subdivision:FULTON ESTATES PHASE 1A Map Ref:DOC 2024-0051241City/Muni/Twp:TULARE City/Muni/Twp: TULARE								
10	.33Mi.	**1783 ROSA AVE** **TULARE, CA 93274-7739**	04/10/2026	$445,000	$252	1759	7/4/2	2008	8,400 SF	
		APN: 149-410-030-000 Document #: 2026-0016692 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 70 Subdivision: BELLA VISTA NO 3 MapRef: MB 42 PG 12 Abbreviated Description: Lot:70 Subdivision:BELLA VISTA NO 3 Map Ref:MB 42 PG 12City/Muni/Twp:TULARE City/Muni/Twp: TULARE								
11	.35Mi.	**193 OTTAWA PL** **TULARE, CA 93274-7799**	04/01/2026	$408,500	$252	1615	/3/2	2025	5,227 SF	
		APN: 172-430-027-000 Document #: 2026-0015505 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 83 Subdivision: FULTON ESTATES PHASE 1A MapRef: MB 45 PG 29 Abbreviated Description: Lot:83 Subdivision:FULTON ESTATES PHASE 1A Map Ref:MB 45 PG 29City/Muni/Twp:TULARE City/Muni/Twp: TULARE

12	.07Mi.	**1734 FIRESTONE DR** **TULARE, CA 93274-7853**	03/13/2026	$544,000	$193	2807	/4/3	2005	8,400 SF	Pool/ Spa

APN: 149-300-007-000 Document #: 2026-0011803
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: BELLA VISTA NO 1 MapRef: MB 40 PG 66 Abbreviated Description: Lot:17 Subdivision:BELLA VISTA NO 1 Map Ref:MB 40 PG 66City/Muni/Twp:TULARE City/Muni/Twp: TULARE

13	.15Mi.	**1823 ROTHSCHILD AVE** **TULARE, CA 93274-6239**	03/06/2026	$725,000	$194	3726	11/6/3	2008	9,610 SF	Yes

APN: 149-330-013-000 Document #: 2026-0010770
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: BELLA VISTA NO 2 MapRef: MB 41 PG 67 Abbreviated Description: Lot:19 Subdivision:BELLA VISTA NO 2 Map Ref:MB 41 PG 67City/Muni/Twp:TULARE City/Muni/Twp: TULARE

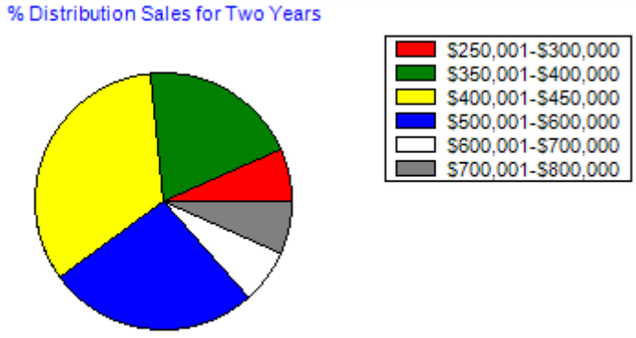
14	.15Mi.	**1826 TOCIA AVE** **TULARE, CA 93274-6236**	03/04/2026	$695,000	$206	3371	8/4/2	2007	15,550 SF	Yes

APN: 149-330-017-000 Document #: 2026-0010232
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: BELLA VISTA NO 2 MapRef: MB 41 PG 87 Abbreviated Description: Lot:26 Subdivision:BELLA VISTA NO 2 Map Ref:MB 41 PG 87City/Muni/Twp:TULARE City/Muni/Twp: TULARE

15	.25Mi.	**1833 ARNEIS AVE** **TULARE, CA 93274-7837**	02/17/2026	$370,000	$274	1350	6/3/2	2006	6,302 SF	

APN: 149-320-047-000 Document #: 2026-0007559
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: VISTA DEL SOL NO 1 MapRef: MB 40 PG 76 Abbreviated Description: Lot:59 Subdivision:VISTA DEL SOL NO 1 Map Ref:MB 40 PG 76City/Muni/Twp:TULARE City/Muni/Twp: TULARE

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.	**1795 BETTINELLI CT**			$550,000	2,794	9/3/2	2005	9,064 SF	Pool/ Spa
.01Mi.	**1783 BETTINELLI CT**	**05/27/2005**		$606,289	3,351	10/3/2	2005	8,662 SF	
.02Mi.	**1798 YORK MOUNTAIN CT**	**09/28/2005**		$665,057	3,347	10/4/2	2005	9,064 SF	Yes
.03Mi.	**1786 YORK MOUNTAIN CT**	**09/09/2005**		$525,652	2,812	8/3/2	2005	8,662 SF	
.03Mi.	**1771 BETTINELLI CT**			$335,602	2,634	9/4/2	2005	8,656 SF	
.03Mi.	**1746 CHAMPAGNE ST**			$417,295	3,347	10/4/3	2005	8,634 SF	Pool/ Spa
.03Mi.	**1734 CHAMPAGNE ST**	**06/30/2005**		$551,423	2,803	9/3/2	2005	8,634 SF	
.03Mi.	**1758 CHAMPAGNE ST**	**07/22/2005**		$540,987	2,803	9/3/2	2005	8,634 SF	
.03Mi.	**1798 BETTINELLI CT**			$264,170	2,634	9/4/2	2005	9,064 SF	
.03Mi.	**1774 YORK MOUNTAIN CT**	**09/07/2005**		$664,702	3,726	11/5/3	2005	8,656 SF	
.04Mi.	**1786 BETTINELLI CT**			$406,046	2,812	8/4/3	2005	8,662 SF	
.04Mi.	**1722 CHAMPAGNE ST**			$604,887	3,726	12/5/3	2005	8,640 SF	Yes
.04Mi.	**1765 BETTINELLI CT**			$376,604	3,405	10/5/2	2005	8,301 SF	
.04Mi.	**1762 CHAMPAGNE ST**			$340,102	2,812	8/3/2	2005	8,640 SF	
.04Mi.	**1774 BETTINELLI CT**	**11/01/2010**		$371,128	3,726	9/6/3	2005	8,656 SF	Yes
.05Mi.	**1768 YORK MOUNTAIN CT**			$562,868	3,347	10/4/3	2005	8,301 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	59%

ICE SiteX Report

OrderID: 98692471

Demographics & Income

Median Age:	29.5 years old	Households:	23,450
Median Household Income:	$62,970	Households w/Family:	84%
Household Income Per Capita:	$25,409	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	53%

School District

School District Zone:	Tulare City Elementary School District	Students:	9,294
Number of Schools:	18	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.76Mi.	**Live Oak Middle School** Number of Students: 458 Student-Teacher Ratio: 22.2	C	Public	7 - 8
0.76Mi.	**Live Oak Middle School** Number of Students: 458 Student-Teacher Ratio: 22.2	C	Public	7 - 8
2.46Mi.	**Tulare Western High School** Number of Students: 1,927 Student-Teacher Ratio: 21.84 Advanced Placement: Yes	C+	Public	9 - 12
2.46Mi.	**Tulare Western High School** Number of Students: 1,927 Student-Teacher Ratio: 21.84 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **1795 BETTINELLI CT, TULARE, CA 93274-7846** 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	110%	HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	109%	SIMILAR
MURDER	106%	SIMILAR
OVERALL	90%	LOWER

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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