ICE SiteX Report

OrderID: 98184838

SiteX Property Information Report



Subject Property Location

1856 CHRISTINA AVE, STOCKTON, CA 95204-1710

County:	**SAN JOAQUIN CA**	Census Tract:	060770011.011008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	111-333-030-000	Thomas Bros Pg-Grid:	344-3B

Valuation

Value:	**$358,000**	FSD:	14	Common Confidence Score:	54
Value Range:	$307,880 - $408,120	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	3-004
Assd Land Value:	$59,297	Market Land Value:		Tax Year:	2025
Assd Improvement:	$76,242	Market Improvment Value:		Total Taxable Value:	$1,752
Total Assessed Value:	$135,539	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: RIVER TERRACE Map Ref: MB 111 PG 33
City/Muni/Twp: STOCKTON

Property Characteristics

Lot Size:	7,150 SF	Bedrooms:	2	Pool:	
Building Area:	917 SF	Baths:	1	Fireplace:	1
Year Built:	1949	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	None
Number of Stories:	1	Number of Cars:	1	A/C:	N
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/19/2025	Sales Price:	N/A
Document #:	2025-104502 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/11/2023	Sales Price:	N/A
Document #:	2023-072062 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/25/2023	Sales Price:	N/A
Document #:	2023-067676 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/18/2023		
Document Type:			

Legal Description:
Lot: 18&19 Block: 5 Subdivision: RIVER TERRACE Tract No: 106 Map Ref: MB 11 PG 103
Abbreviated Description: PORTION LOTS18&19
City/Muni/Twp: STOCKTON

Prior Transfer

Recording Date:	12/14/2021	Sales Price:	N/A

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Document #:	2021-207549 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/08/2021		
Document Type:			

Legal Description:
Lot: 18&19 Block: 5 Subdivision: RIVER TERRACE Tract No: 106 Map Ref: VOL 11 PG 103
Abbreviated Description: EAST10FT LOT18&W55FT LOT19
City/Muni/Twp: STOCKTON

Prior Transfer

Recording Date:	05/18/2018	Sales Price:	$37,000
Document #:	2018-055162 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/19/2016	Sales Price:	N/A
Document #:	2016-083864 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/19/2016		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/08/2016	Sales Price:	$75,200
Document #:	2016-078964 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/06/2016	Sales Price:	$75,200
Document #:	2016-077687 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/07/2009	Sales Price:	$26,000
Document #:	2009-117024 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/09/2009	Loan Amount:	N/A
Document #:	2009-101863 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/15/2019	Type Finance:	

Legal Description:
Lot: 18&19 Block: 5 Subdivision: RIVER TERRACE Tract No: 106

Prior Transfer

Recording Date:	11/12/2008	Sales Price:	$20,000
Document #:	2008-177442 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/23/2008	Loan Amount:	N/A
Document #:	2008-154107 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/20/2018	Type Finance:	

Legal Description:
Lot: 18&19 Block: 5 Subdivision: RIVER TERRACE Tract No: 106
Abbreviated Description: EAST10 FT LOT18 & W55 FT LOT19
City/Muni/Twp: STOCKTON

Mortgage Record

Recording Date:	05/09/2007	Loan Amount:	N/A
Document #:	2007-088548 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 18&19 Block: 5

Prior Transfer

Recording Date:	10/29/2001	Sales Price:	N/A
Document #:	01177631 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/23/2001		
Document Type:			

Legal Description:
Lot: 18&19 Block: 5 Subdivision: RIVER TERRACE Tract No: 106 Map Ref: MAP11 PG103
Abbreviated Description: EAST10 FT LOT18 & W55 FT LOT19

Prior Transfer

Recording Date:	04/30/2001	Sales Price:	N/A
Document #:	01063983 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/18/2001		
Document Type:			

Legal Description:
Lot: 18&19 Block: 5 Subdivision: RIVER TERRACE Tract No: 106 Map Ref: MAP11 PG103
Abbreviated Description: EAST10 FT LOT18 & W55 FT LOT19

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Prior Transfer

Recording Date:	01/11/1996	Sales Price:	N/A
Document #:	96003323 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/05/1996		
Document Type:			

Legal Description:
Lot: 18&19 Block: 5 Subdivision: RIVER TERRACE Map Ref: MAP11 PG103
Abbreviated Description: EAST10 FT LOT18 W55 FT LOT19
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	10/18/1995	Sales Price:	N/A
Document #:	95096806 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/12/1995		
Document Type:			

Legal Description:
Lot: 18&19 Block: 5 Subdivision: RIVER TERRACE Map Ref: MAP11 PG103
Abbreviated Description: EAST10 FT LOT18 & W55 FT LOT19
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	10/18/1995	Sales Price:	$80,000
Document #:	95096805 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/12/1995		
Document Type:			

Legal Description:
Lot: 18&19 Block: 5 Subdivision: RIVER TERRACE Map Ref: MAP11 PG103
Abbreviated Description: EAST10 FT LOT18 & W55 FT LOT19
City/Muni/Twp: STOCKTON

Prior Transfer

Recording Date:	10/18/1995	Sales Price:	N/A
Document #:	95096804 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/12/1995		
Document Type:			

Legal Description:
Lot: 18&19 Block: 5 Subdivision: RIVER TERRACE Map Ref: MAP11 PG103
Abbreviated Description: EAST10 FT LOT18 & W55 FT LOT19
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:
Subdivision: RIVER TERRACE Map Ref: MB 111 PG 33
City/Muni/Twp: STOCKTON

Area Sales Analysis

Total Area Sales	$4,559,500	Median # of Bedrooms	3
Median Lot Size	6,875 SF	Median # of Baths	1
Median Living Area	1,314 SF	Median Year Built	1950
Price Range - 2 Yrs	$240,000 to $450,000	Age Range	71 years to 77 years
Median Value	$360,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**1864 CHRISTINA AVE** **STOCKTON, CA 95204-1710**	07/14/2026	$305,000	$193	1575	/4/2	1949	7,150 SF	
		APN: 111-333-020-000 Document #: 2026-063650 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17&18 Block: 5 Subdivision: RIVER TERRACE Tract No: 106 MapRef: VOL 11 PG 103 Abbreviated Description: Block:5 Subdivision:RIVER TERRACE Tract No:106 Map Ref:VOL 11 PG 103Abbreviated Description:PORTION LOTS17&18 City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
2	.15Mi.	**1840 LA JOLLA DR** **STOCKTON, CA 95204-1725**	06/18/2026	$360,000	$355	1013	/3/1	1951	5,000 SF	
		APN: 111-322-060-000 Document #: 2026-055734 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 48 Subdivision: TRACT 258 MISSION VILLAGE MapRef: VOL 13 PG 77 Abbreviated Description: Lot:48 Subdivision:TRACT 258 MISSION VILLAGE Map Ref:VOL 13 PG 77City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
3	.1Mi.	**1805 DE OVAN AVE** **STOCKTON, CA 95204-1713**	06/05/2026	$385,000	$260	1476	/3/1	1950	7,150 SF	
		APN: 111-331-080-000 Document #: 2026-051508 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 7 Subdivision: RIVER TERRACE MapRef: VOL 11 PG 103 Abbreviated Description: Lot:9 Block:7 Subdivision:RIVER TERRACE Map Ref:VOL 11 PG 103City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
4	.18Mi.	**1944 LA JOLLA DR** **STOCKTON, CA 95204-1639**	05/27/2026	$350,000	$300	1165	/4/3	1955	5,000 SF	
		APN: 111-300-180-000 Document #: 2026-048294 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: TRACT NO 376 VISTA DEL RIO MapRef: MB 14 PG 20 Abbreviated Description: Lot:8 Subdivision:TRACT NO 376 VISTA DEL RIO Map Ref:MB 14 PG 20City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
5	.16Mi.	**1806 LA JOLLA DR** **STOCKTON, CA 95204-1725**	05/06/2026	$328,000	$377	868	/2/1	1951	5,000 SF	
		APN: 111-322-100-000 Document #: 2026-041612 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 52 Subdivision: TRACT NO 258 MISSION VILLAGE MapRef: VOL 13 PG 77 Abbreviated Description: Lot:52 Subdivision:TRACT NO 258 MISSION VILLAGE Map Ref:VOL 13 PG 77City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

6	.07Mi.	**1830 TELEGRAPH AVE** **STOCKTON, CA 95204-1736**	03/20/2026	$400,000	$259	1542	/3/1	1949	10,400 SF

APN: 111-334-140-000 Document #: 2026-025423
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 4 Subdivision: RIVER TERRACE Tract No: 106 MapRef: MB 11 PG 103 Abbreviated Description: Lot:12 Block:4 Subdivision:RIVER TERRACE Tract No:106 Map Ref:MB 11 PG 103City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

7	.05Mi.	**1854 DE OVAN AVE** **STOCKTON, CA 95204-1714**	02/09/2026	$450,000	$339	1326	/4/2	1949	7,150 SF

APN: 111-332-020-000 Document #: 2026-010450
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: 6 Subdivision: RIVER TERRACE MapRef: VOL 11 PG 103 Abbreviated Description: Lot:18 Block:6 Subdivision:RIVER TERRACE Map Ref:VOL 11 PG 103City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

8	.12Mi.	**1735 CHRISTINA AVE** **STOCKTON, CA 95204-1707**	11/19/2025	$257,500	$157	1639	/3/2	1949	6,875 SF

APN: 111-332-220-000 Document #: 2025-104651
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4&5 Block: 6 Subdivision: RIVER TERRACE Tract No: 106 MapRef: VOL 11 PG 103 Abbreviated Description: Block:6 Subdivision:RIVER TERRACE Tract No:106 Map Ref:VOL 11 PG 103Abbreviated Description:PORTION LOTS4&5 City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

9	.16Mi.	**1945 DEL RIO DR** **STOCKTON, CA 95204-1618**	09/02/2025	$399,000	$342	1165	/4/2	1955	5,000 SF

APN: 111-280-120-000 Document #: 2025-074172
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: VISTA DEL RIO UNIT NO 3 Tract No: 392 MapRef: MB 14 PG 35 Abbreviated Description: Lot:60 Subdivision:VISTA DEL RIO UNIT NO 3 Tract No:392 Map Ref:MB 14 PG 35City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

10	.04Mi.	**1827 TELEGRAPH AVE** **STOCKTON, CA 95204-1735**	08/29/2025	$385,000	$328	1173	/3/1	1949	6,325 SF

APN: 111-333-300-000 Document #: 2025-073451
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 5 Subdivision: RIVER TERRACE MapRef: VOL 11 PG 103 Abbreviated Description: Lot:11&12 Block:5 Subdivision:RIVER TERRACE Map Ref:VOL 11 PG 103City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

11	.08Mi.	**1767 TELEGRAPH AVE** **STOCKTON, CA 95204-1733**	08/18/2025	$400,000	$304	1314	/3/1	1949	7,475 SF

APN: 111-333-260-000 Document #: 2025-069057
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 5 Subdivision: RIVER TERRACE Tract No: 106 MapRef: VOL 11 PG 103 Abbreviated Description: Lot:8 Block:5 Subdivision:RIVER TERRACE Tract No:106 Map Ref:VOL 11 PG 103City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

12	.06Mi.	**1830 DE OVAN AVE** **STOCKTON, CA 95204-1714**	08/14/2025	$300,000	$296	1011	/3/1	1950	7,150 SF

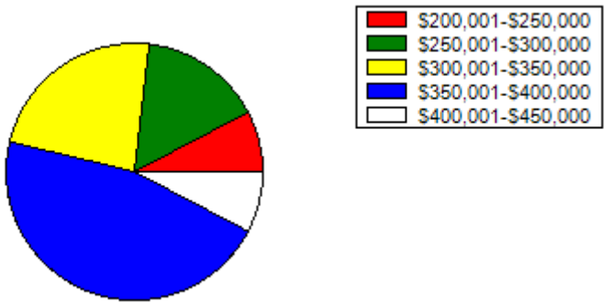
APN: 111-332-050-000 Document #: 2025-068455
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Block: 6 Subdivision: RIVER TERRACE Tract No: 106 MapRef: VOL 11 PG 103 Abbreviated Description: Lot:21 Block:6 Subdivision:RIVER TERRACE Tract No:106 Map Ref:VOL 11 PG 103City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

13	.17Mi.	**1772 LA JOLLA DR** **STOCKTON, CA 95204-1723**	07/02/2025	$240,000	$166	1444	/3/2	1951	5,000 SF

APN: 111-322-130-000 Document #: 2025-056030
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: MISSION VILLAGE Tract No: 258 MapRef: MB 13 PG 77 Abbreviated Description: Lot:55 Subdivision:MISSION VILLAGE Tract No:258 Map Ref:MB 13 PG 77City/Muni/Twp:MISSION VILLAGE City/Muni/Twp: MISSION VILLAGE

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**1856 CHRISTINA AVE**			$135,539	917	/2/1	1949	7,150 SF	
.01Mi.	**1864 CHRISTINA AVE**	**03/18/2004**		$70,501	1,575	/4/2	1949	7,150 SF	
.01Mi.	**1846 CHRISTINA AVE**	**12/30/2008**		$139,219	917	/2/1	1948	7,150 SF	
.02Mi.	**1845 TELEGRAPH AVE**	**02/05/2002**		$55,500	1,172	/3/1	1949	8,625 SF	
.02Mi.	**1851 TELEGRAPH AVE**	**11/21/2006**		$180,271	1,158	5/2/1	1949	9,775 SF	
.02Mi.	**1836 CHRISTINA AVE**	**10/24/1997**		$58,498	917	/2/1	1949	7,150 SF	
.03Mi.	**3666 MISSION RD**			$254,510	1,202	/4/1	1948	7,876 SF	Yes
.03Mi.	**1833 TELEGRAPH AVE**			$364,344	912	/3/1	1950	6,325 SF	Yes
.03Mi.	**1857 CHRISTINA AVE**	**09/28/2000**		$146,762	917	/2/1	1948	7,150 SF	
.03Mi.	**1861 CHRISTINA AVE**	**12/29/1989**		$174,460	1,062	/3/1	1949	6,050 SF	
.03Mi.	**1847 CHRISTINA AVE**	**06/09/2000**		$101,524	917	/2/1	1949	7,150 SF	
.03Mi.	**3636 MISSION RD**			$273,299	1,213	/3/1	1947	9,384 SF	
.04Mi.	**1827 TELEGRAPH AVE**			$131,108	1,173	/3/1	1949	6,325 SF	
.04Mi.	**1826 CHRISTINA AVE**			$269,829	917	4/2/1	1949	7,150 SF	
.04Mi.	**1837 CHRISTINA AVE**			$126,223	1,428	/2/2	1949	7,150 SF	
.04Mi.	**3708 MISSION RD**	**10/04/2007**		$62,998	1,364	/3/1	1948	8,976 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	33.9 years old	Households:	12,257
Median Household Income:	$65,140	Households w/Family:	63%
Household Income Per Capita:	$34,022	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

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
1.13Mi.	**Hoover Elementary School** Number of Students: 654 Student-Teacher Ratio: 23.86	D	Public	KG - 8
0.58Mi.	**Tyler Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 8
0.48Mi.	**Madison Elementary School** Number of Students: 703 Student-Teacher Ratio: 24.12	C-	Public	KG - 8
4.04Mi.	**Cesar Chavez High School** Number of Students: 2,021 Student-Teacher Ratio: 21.32 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **1856 CHRISTINA AVE, STOCKTON, CA 95204-1710** 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	144%	NOTABLY HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	140%	NOTABLY HIGHER
FORCIBLE RAPE	88%	LOWER
MURDER	118%	HIGHER
OVERALL	130%	NOTABLY 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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