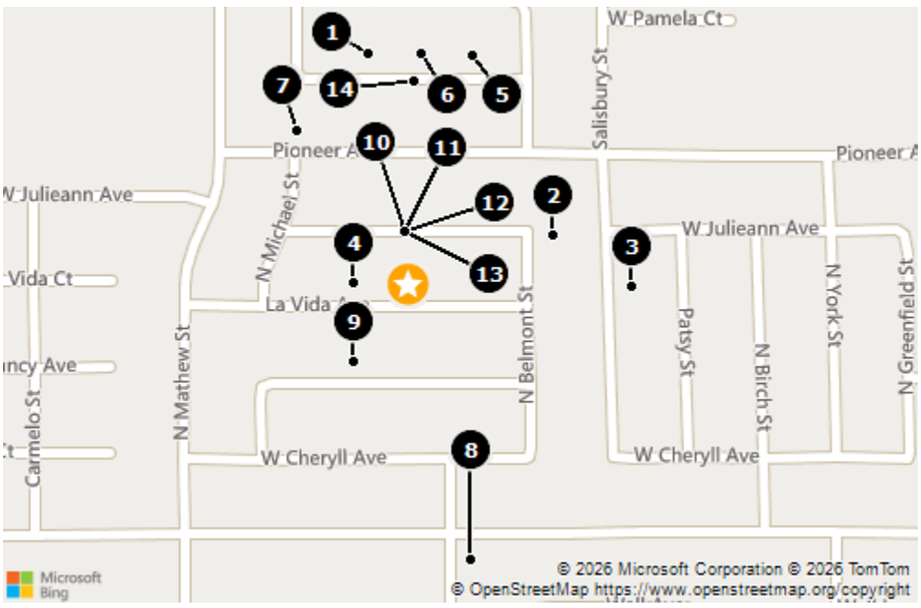
ICE SiteX Report

OrderID: 98190679

SiteX Property Information Report



Subject Property Location

1888 LA VIDA AVE, PORTERVILLE, CA 93257-8815

County:	**TULARE CA**	Census Tract:	061070035.032019
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	245-493-020-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$351,000**	FSD:	12	Common Confidence Score:	53
Value Range:	$308,880 - $393,120	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	4-133
Assd Land Value:	$44,321	Market Land Value:		Tax Year:	2025
Assd Improvement:	$124,100	Market Improvment Value:		Total Taxable Value:	$1,738
Total Assessed Value:	$168,421	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 268 Subdivision: ORCHARD RIDGE PHASE FIVE
Abbreviated Description: LOT 268 ORCHARD RIDGE PHASE 5 RM 38-54

Property Characteristics

Lot Size:	6,000 SF	Bedrooms:	3	Pool:	
Building Area:	1309 SF	Baths:	2	Fireplace:	
Year Built:	2001	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	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:	06/30/2016	Sales Price:	$113,060
Document #:	2016-0038436 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/20/2015	Sales Price:	$36,938
Document #:	2015-0027352 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/04/2011	Sales Price:	$113,060
Document #:	2011-0045365 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/08/2010	Loan Amount:	N/A
Document #:	2010-0001071 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2031	Type Finance:	

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Legal Description:
Lot: 268 Subdivision: ORCHARD RIDGE PHASE FIVE
City/Muni/Twp: PORTERVILLE

Prior Transfer

Recording Date:	01/08/2009	Sales Price:	$113,060
Document #:	2009-0000855 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/01/2006	Loan Amount:	N/A
Document #:	2006-0091238 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 268 Subdivision: ORCHARD RIDGE PHASE FIVE
City/Muni/Twp: PORTERVILLE

Prior Transfer

Recording Date:	09/20/2001	Sales Price:	N/A
Document #:	2001-70939 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 268 Subdivision: ORCHARD RIDGE PHASE FIVE
Abbreviated Description: LOT 268 ORCHARD RIDGE PHASE 5 RM 38-54

Mortgage Record

Recording Date:	09/20/2001	Loan Amount:	N/A
Document #:	2001-0070941 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2031	Type Finance:	

Legal Description:
Lot: 268 Subdivision: ORCHARD RIDGE PHASE FIVE
City/Muni/Twp: PORTERVILLE

Prior Transfer

Recording Date:	09/20/2001	Sales Price:	$114,500
Document #:	2001-0070939 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/06/2001		
Document Type:			

Legal Description:
Lot: 268 Subdivision: ORCHARD RIDGE PHASE FIVE Map Ref: MB38 PG54
City/Muni/Twp: PORTERVILLE

Area Sales Analysis

Total Area Sales	$5,707,000	Median # of Bedrooms	3
Median Lot Size	6,934 SF	Median # of Baths	2
Median Living Area	1,474 SF	Median Year Built	2003
Price Range - 2 Yrs	$140,000 to $551,000	Age Range	22 years to 31 years
Median Value	$412,500	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**1912 SANTA MARIA AVE PORTERVILLE, CA 93257-8862**	07/29/2026	$375,000	$254	1474	5/3/2	2004	6,060 SF	
		APN: 245-513-021-000 Document #: 2026-0037446 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 370 Subdivision: ORCHARD RIDGE Phase No: 8 MapRef: MB 39 PG 76 Abbreviated Description: Lot:370 Subdivision:ORCHARD RIDGE Phase No:8 Map Ref:MB 39 PG 76City/Muni/Twp:PORTERVILLE City/Muni/Twp: PORTERVILLE								
2	.1Mi.	**1354 N BELMONT ST PORTERVILLE, CA 93257-8817**	07/16/2026	$445,000	$234	1900	/4/3	2002	8,150 SF	
		APN: 245-492-030-000 Document #: 2026-0034792 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 234 Subdivision: ORCHARD RIDGE MapRef: MB 38 PG 54 Abbreviated Description: Lot:234 Subdivision:ORCHARD RIDGE Map Ref:MB 38 PG 54City/Muni/Twp:PORTERVILLE City/Muni/Twp: PORTERVILLE								
3	.14Mi.	**1328 SALISBURY ST PORTERVILLE, CA 93257-8854**	07/14/2026	$387,000	$244	1580	6/4/2	2004	6,052 SF	
		APN: 245-530-072-000 Document #: 2026-0034161 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 48 Subdivision: MEADOWOOD Phase No: 3 MapRef: MB 40 PG 6 Abbreviated Description: Lot:48 Subdivision:MEADOWOOD Phase No:3 Map Ref:MB 40 PG 6City/Muni/Twp:PORTERVILLE City/Muni/Twp: PORTERVILLE								
4	.03Mi.	**1918 LA VIDA AVE PORTERVILLE, CA 93257-8814**	05/27/2026	$360,000	$278	1293	8/3/2	2001	6,060 SF	
		APN: 245-493-023-000 Document #: 2026-0025573 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 271 Subdivision: ORCHARD RIDGE PHASE FIVE MapRef: MB 38 PG 54 Abbreviated Description: Lot:271 Subdivision:ORCHARD RIDGE PHASE FIVE Map Ref:MB 38 PG 54City/Muni/Twp:PORTERVILLE City/Muni/Twp: PORTERVILLE								
5	.16Mi.	**1852 SANTA MARIA AVE PORTERVILLE, CA 93257-8865**	05/06/2026	$425,000	$219	1932	7/5/3	2004	6,295 SF	
		APN: 245-513-015-000 Document #: 2026-0021832 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 425 Subdivision: ORCHARD RIDGE Phase No: 9 MapRef: MB 40 PG 4 Abbreviated Description: Lot:425 Subdivision:ORCHARD RIDGE Phase No:9 Map Ref:MB 40 PG 4City/Muni/Twp:PORTERVILLE City/Muni/Twp: PORTERVILLE								
6	.15Mi.	**1882 SANTA MARIA AVE PORTERVILLE, CA 93257-8865**	05/05/2026	$290,000	$196	1474	5/3/2	2004	6,060 SF	

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APN: 245-513-018-000 Document #: 2026-0021586
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 422 Subdivision: ORCHARD RIDGE Phase No: 9 MapRef: MB 40 PG 4 Abbreviated Description: Lot:422 Subdivision:ORCHARD RIDGE Phase No:9 Map Ref:MB 40 PG 4City/Muni/Twp:PORTERVILLE City/Muni/Twp: PORTERVILLE

7	.13Mi.	**1954 PIONEER AVE** **PORTERVILLE, CA 93257-8839**	04/17/2026	$140,000	$100	1400	5/3/2	2003	6,000 SF

APN: 245-514-010-000 Document #: 2026-0018088
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 321 Subdivision: ORCHARD RIDGE PHASE SEVEN MapRef: MB 39 PG 25 Abbreviated Description: Lot:321 Subdivision:ORCHARD RIDGE PHASE SEVEN Map Ref:MB 39 PG 25City/Muni/Twp:PORTERVILLE City/Muni/Twp: PORTERVILLE

8	.19Mi.	**1857 W WESTFIELD AVE** **PORTERVILLE, CA 93257-1369**	03/06/2026	$400,000	$177	2250	/5/2	1995	7,924 SF

APN: 245-443-006-000 Document #: 2026-0010713
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: NORTHPOINTE PHASE ONE MapRef: MB 36 PG 53 Abbreviated Description: Lot:6 Subdivision:NORTHPOINTE PHASE ONE Map Ref:MB 36 PG 53City/Muni/Twp:PORTERVILLE City/Muni/Twp: PORTERVILLE

9	.06Mi.	**1926 W NANCY AVE** **PORTERVILLE, CA 93257-8809**	11/18/2025	$345,000	$271	1271	5/3/2	1999	6,462 SF

APN: 245-470-063-000 Document #: 2025-0060212
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 150 Subdivision: ORCHARD RIDGE Phase No: 3 MapRef: MB 38 PG 6 Abbreviated Description: Lot:150 Subdivision:ORCHARD RIDGE Phase No:3 Map Ref:MB 38 PG 6City/Muni/Twp:PORTERVILLE City/Muni/Twp: PORTERVILLE

10	.08Mi.	**2288 W JULIEANN AVE** **PORTERVILLE, CA 93257-6687**	11/14/2025	$501,000			//		7,405 SF

APN: 245-580-029-000 Document #: 2025-0059821
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 83 Subdivision: BROOKSIDE PHASE 1 MapRef: MB 45 PG 28 Abbreviated Description: Lot:83 Subdivision:BROOKSIDE PHASE 1 Map Ref:MB 45 PG 28City/Muni/Twp:PORTERVILLE City/Muni/Twp: PORTERVILLE

11	.08Mi.	**2225 W JULIEANN AVE** **PORTERVILLE, CA 93257-6687**	11/07/2025	$513,500	$1,930	266	/4/2		9,147 SF

APN: 245-580-032-000 Document #: 2025-0058547
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 86 Subdivision: BROOKSIDE PHASE 1 MapRef: MB 45 PG 28 Abbreviated Description: Lot:86 Subdivision:BROOKSIDE PHASE 1 Map Ref:MB 45 PG 28City/Muni/Twp:PORTERVILLE City/Muni/Twp: PORTERVILLE

12	.08Mi.	**2245 W JULIEANN AVE** **PORTERVILLE, CA 93257-6687**	11/07/2025	$551,000	$192	2855	/5/2		8,712 SF

APN: 245-580-030-000 Document #: 2025-0058723
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 84 Subdivision: BROOKSIDE PHASE 1 MapRef: MB 45 PG 28 Abbreviated Description: Lot:84 Subdivision:BROOKSIDE PHASE 1 Map Ref:MB 45 PG 28City/Muni/Twp:PORTERVILLE City/Muni/Twp: PORTERVILLE

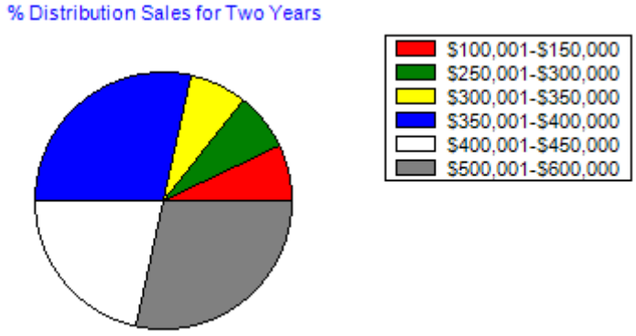
13	.08Mi.	**2235 W JULIEANN AVE** **PORTERVILLE, CA 93257-6687**	11/07/2025	$526,500	$221	2380	/3/2		8,712 SF

APN: 245-580-031-000 Document #: 2025-0058711
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 85 Subdivision: BROOKSIDE PHASE 1 MapRef: MB 45 PG 28 Abbreviated Description: Lot:85 Subdivision:BROOKSIDE PHASE 1 Map Ref:MB 45 PG 28City/Muni/Twp:PORTERVILLE City/Muni/Twp: PORTERVILLE

14	.14Mi.	**2203 W SANTA MARIA AVE** **PORTERVILLE, CA 93257-6692**	09/05/2025	$448,000			//		7,405 SF

APN: 245-590-026-000 Document #: 2025-0044320
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: BROOKSIDE PHASE 1 MapRef: MB 45 PG 28 Abbreviated Description: Lot:57 Subdivision:BROOKSIDE PHASE 1 Map Ref:MB 45 PG 28City/Muni/Twp:PORTERVILLE City/Muni/Twp: PORTERVILLE

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.	**1888 LA VIDA AVE**	**09/20/2001**		$168,421	1,309	5/3/2	2001	6,000 SF	
.01Mi.	**1878 LA VIDA AVE**	**08/29/2001**		$229,293	1,889	6/4/2	2001	6,000 SF	Pool/ Spa
.01Mi.	**1898 LA VIDA AVE**			$357,000	1,479	5/3/2	2001	6,060 SF	
.02Mi.	**1883 W JULIEANN AVE**	**07/14/2008**		$215,053	1,290	5/3/2	2001	6,000 SF	
.02Mi.	**1873 W JULIEANN AVE**	**07/20/2010**		$192,175	1,387	5/3/2	2001	6,000 SF	
.02Mi.	**1868 LA VIDA AVE**	**08/26/2011**		$166,550	1,405	5/3/2	2001	6,000 SF	
.02Mi.	**1908 LA VIDA AVE**			$240,380	1,970	7/4/3	2001	6,060 SF	
.02Mi.	**1893 W JULIEANN AVE**			$239,835	1,472	5/3/2	2002	6,060 SF	
.03Mi.	**1863 W JULIEANN AVE**	**09/27/2002**		$207,114	1,900	/4/2	2002	6,060 SF	
.03Mi.	**1885 LA VIDA AVE**	**10/26/2004**		$183,642	1,482	5/3/2	2002	6,500 SF	Yes
.03Mi.	**1903 W JULIEANN AVE**	**04/24/2002**		$189,027	1,905	6/4/2	2002	6,565 SF	
.03Mi.	**1875 LA VIDA AVE**			$265,194	1,407	5/3/2	2001	6,058 SF	
.03Mi.	**1895 LA VIDA AVE**	**09/16/2010**		$160,145	1,290	5/3/2	2001	6,000 SF	
.03Mi.	**1858 LA VIDA AVE**			$259,995	1,392	5/3/2	2002	6,060 SF	
.03Mi.	**1918 LA VIDA AVE**			$348,533	1,293	8/3/2	2001	6,060 SF	
.04Mi.	**1865 LA VIDA AVE**			$182,452	1,400	/3/2	2002	6,500 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	31.3 years old	Households:	23,393
Median Household Income:	$55,298	Households w/Family:	78%
Household Income Per Capita:	$21,604	Households w/Family Married:	50%
Most Common Education Level:	Some High School	Households w/Family Children:	49%

School District

School District Zone:	Burton Elementary School District	Students:	4,805
Number of Schools:	7	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.93Mi.	**Burton Middle School** Number of Students: 586 Student-Teacher Ratio: 20.6	B+	Public	7 - 8
0.93Mi.	**Burton Middle School** Number of Students: 586 Student-Teacher Ratio: 20.6	B+	Public	7 - 8
0.45Mi.	**Oak Grove Elementary School** Number of Students: 393 Student-Teacher Ratio: 24.56	B-	Public	KG - 6
0.45Mi.	**Oak Grove Elementary School** Number of Students: 393 Student-Teacher Ratio: 24.56	B-	Public	KG - 6
0.67Mi.	**Monache High School** Number of Students: 1,855 Student-Teacher Ratio: 20.78 Advanced Placement: Yes	B	Public	9 - 12
0.67Mi.	**Monache High School** Number of Students: 1,855 Student-Teacher Ratio: 20.78 Advanced Placement: Yes	B	Public	9 - 12
1.51Mi.	**Jim Maples Academy** Number of Students: 466 Student-Teacher Ratio: 24.53	B-	Public	KG - 6
1.51Mi.	**Jim Maples Academy** Number of Students: 466 Student-Teacher Ratio: 24.53	B-	Public	KG - 6

Flood Report

The Subject Property of **1888 LA VIDA AVE, PORTERVILLE, CA 93257-8815** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	109%	SIMILAR
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	98%	SIMILAR
OVERALL	91%	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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