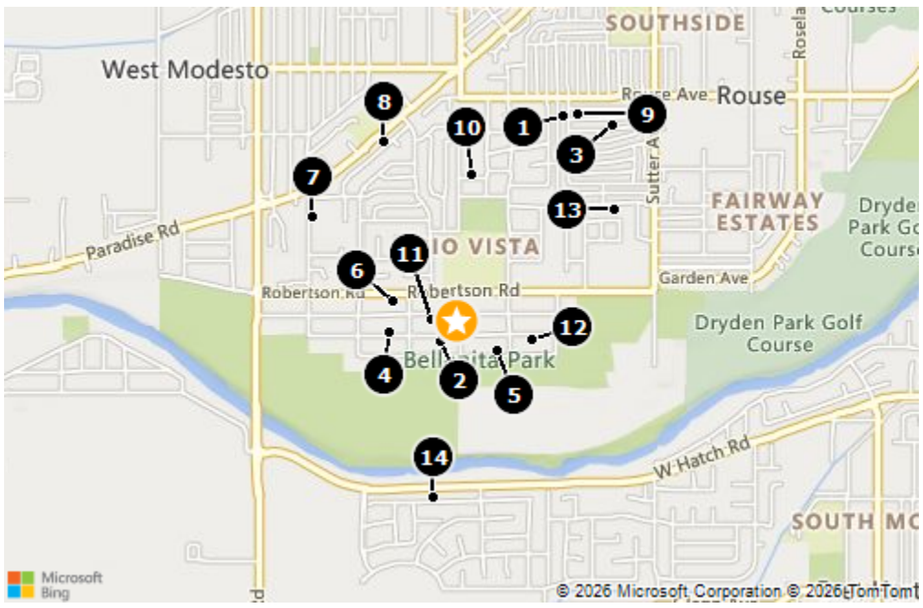
ICE SiteX Report

OrderID: 98709220

SiteX Property Information Report



Subject Property Location

1900 KENNETH ST, MODESTO, CA 95351-3419

County:	**STANISLAUS CA**	Census Tract:	060990016.031013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	037-021-066-000	Thomas Bros Pg-Grid:	547-4H

Valuation

Value:	**$336,000**	FSD:	12	Common Confidence Score:	63
Value Range:	$295,680 - $376,320	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	80-056
Assd Land Value:	$113,781	Market Land Value:		Tax Year:	2026
Assd Improvement:	$164,982	Market Improvment Value:		Total Taxable Value:	$3,384
Total Assessed Value:	$278,763	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description
Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	2	Pool:	
Building Area:	1546 SF	Baths:	1	Fireplace:	
Year Built:	1948	Partial Baths:		Type Const:	Wood
Number of Buildings:	2	Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	02/08/2024	Sales Price:	N/A
Document #:	2024-0005336 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/03/2022	Loan Amount:	N/A
Document #:	2022-0015645 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2048	Type Finance:	

Legal Description:
Lot: 11 Block: 9161 Subdivision: RIVER VIEW TRACT
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	12/26/2018	Sales Price:	N/A
Document #:	2018-0087677 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/30/2018	Sales Price:	$300,000
Document #:	2018-0081952 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/19/2018		
Document Type:			

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Legal Description:
Lot: 11 Block: 9161 Subdivision: RIVERVIEW TRACT Map Ref: VOL14 PG44
City/Muni/Twp: MODESTO

Prior Transfer

Recording Date:	01/10/2018	Sales Price:	$200,000
Document #:	2018-0001212 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/05/2018		
Document Type:			

Legal Description:
Lot: 11 Block: 9161 Subdivision: RIVERVIEW TRACT Map Ref: VOL14 PG44

Prior Transfer

Recording Date:	07/06/2012	Sales Price:	N/A
Document #:	2012-0059815 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/22/2012		
Document Type:			

Legal Description:
Lot: 11 Block: 9161 Subdivision: RIVERVIEW TRACT Map Ref: MAP14 PG44
City/Muni/Twp: MODESTO

Prior Transfer

Recording Date:	06/30/2011	Sales Price:	N/A
Document #:	2011-0054259 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/30/2011		
Document Type:			

Legal Description:
Lot: 11 Block: 9161 Subdivision: RIVERVIEW TRACT Map Ref: MAP14 PG44
City/Muni/Twp: MODESTO

Prior Transfer

Recording Date:	07/31/2008	Sales Price:	$70,500
Document #:	2008-0083042 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/23/2008		
Document Type:			

Legal Description:
Lot: 11 Block: 9161 Subdivision: RIVERVIEW TRACT Map Ref: MAP14 PG44
City/Muni/Twp: MODESTO

Prior Transfer

Recording Date:	07/31/2008	Sales Price:	N/A
Document #:	2008-0083041 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/23/2008		
Document Type:			

Legal Description:
Lot: 11 Block: 9161 Subdivision: RIVERVIEW TRACT Map Ref: MAP14 PG44
City/Muni/Twp: MODESTO

Prior Transfer

Recording Date:	04/09/2008	Sales Price:	$158,000
Document #:	2008-0036788 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/04/2008		
Document Type:			

Legal Description:
Lot: 11 Block: 9161 Subdivision: RIVERVIEW TRACT Map Ref: MAP14 PG44

Prior Transfer

Recording Date:	10/04/2006	Sales Price:	$190,000
Document #:	2006-0147356 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/08/2006	Loan Amount:	N/A
Document #:	2006-0134107 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2036	Type Finance:	

Legal Description:
Lot: 11 Block: 9161 Subdivision: RIVERVIEW TRACT

Prior Transfer

Recording Date:	09/08/2006	Sales Price:	$280,000
Document #:	2006-0134104 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/18/2006		
Document Type:			

Legal Description:
Lot: 11 Block: 9161 Subdivision: RIVERVIEW TRACT Map Ref: MAP14 PG44
City/Muni/Twp: MODESTO

Prior Transfer

Recording Date:	09/12/2005	Sales Price:	$116,250
Document #:	2005-0165742 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/18/2005	Sales Price:	N/A
Document #:	2005-0147827 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/17/2005		

ICE SiteX Report

OrderID: 98709220

Document Type:
Legal Description:
Lot: 11 Block: 9161 Subdivision: RIVERVIEW TRACT Map Ref: MAP14 PG44
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	11/05/2003	Sales Price:	N/A
Document #:	2003-0190495 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/28/2003		
Document Type:			

Legal Description:
Lot: 11 Block: 9161 Subdivision: RIVERVIEW TRACT Map Ref: MAP14 PG44
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	08/09/2002	Sales Price:	$110,000
Document #:	2002-0102950 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	07/02/2002		
Document Type:			

Legal Description:
Lot: 11 Block: 9161 Subdivision: RIVERVIEW TRACT Map Ref: MAP14 PG44
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	01/22/2001	Sales Price:	$80,000
Document #:	2001-0005753 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/26/2000		
Document Type:			

Legal Description:
Lot: 11 Block: 9161 Subdivision: RIVERVIEW TRACT Map Ref: MAP14 PG44

Prior Transfer

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

Legal Description:

Area Sales Analysis

Total Area Sales	$4,728,000	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	1
Median Living Area	951 SF	Median Year Built	1951
Price Range - 2 Yrs	$150,000 to $495,000	Age Range	21 years to 81 years
Median Value	$331,500	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.59Mi.	**719 KAZMIR CT** **MODESTO, CA 95351-3024**	10/09/2026	$305,000	$268	1138	/3/1	1951	6,098 SF	
		APN: 037-046-038-000 Document #: 2026-0054976 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 3077 Subdivision: SUNSET MANOR MapRef: VOL 16 PG 50 Abbreviated Description: Lot:4 Block:3077 Subdivision:SUNSET MANOR Map Ref:VOL 16 PG 50City/Muni/Twp:MODESTO City/Muni/Twp: MODESTO								
2	.07Mi.	**1916 DONALD ST** **MODESTO, CA 95351-3404**	10/07/2026	$380,000	$258	1472	/3/2	1952	6,534 SF	
		APN: 037-025-018-000 Document #: 2026-0054629 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 9162 Subdivision: RIVERVIEW TRACT MapRef: VOL 14 PG 44 Abbreviated Description: Lot:7 Block:9162 Subdivision:RIVERVIEW TRACT Map Ref:VOL 14 PG 44City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.64Mi.	**1546 BEDFORD AVE** **MODESTO, CA 95351-3020**	10/05/2026	$425,000	$302	1405	/3/2	1951	6,534 SF	
		APN: 037-046-079-000 Document #: 2026-0054146 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 3073 Subdivision: SUNSET MANOR MapRef: MB 16 PG 50 Abbreviated Description: Lot:10 Block:3073 Subdivision:SUNSET MANOR Map Ref:MB 16 PG 50City/Muni/Twp:MODESTO City/Muni/Twp: MODESTO								
4	.18Mi.	**2017 DONALD ST** **MODESTO, CA 95351-3405**	09/30/2026	$315,000	$437	720	/2/1	1947	6,534 SF	
		APN: 037-021-082-000 Document #: 2026-0053172 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 9165 Subdivision: RIVERVIEW TRACT MapRef: MB 14 PG 44 Abbreviated Description: Lot:16 Block:9165 Subdivision:RIVERVIEW TRACT Map Ref:MB 14 PG 44City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.13Mi.	**1809 JOHN ST** **MODESTO, CA 95351-3412**	09/29/2026	$230,000	$273	842	4/2/1	1956	6,534 SF	
		APN: 037-024-032-000 Document #: 2026-0052532 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: 9157 Subdivision: RIVERVIEW TRACT MapRef: VOL 14 PG 44 Abbreviated Description: Lot:13 Block:9157 Subdivision:RIVERVIEW TRACT Map Ref:VOL 14 PG 44City/Muni/Twp:MODESTO City/Muni/Twp: MODESTO								
6	.17Mi.	**2012 ROBERTSON RD** **MODESTO, CA 95351-3433**	09/18/2026	$350,000	$410	852	/3/1	1946	6,534 SF	
		APN: 037-021-008-000 Document #: 2026-0050861 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 9166 Subdivision: RIVERVIEW TRACT MapRef: MB 14 PG 44 Abbreviated Description: Lot:8 Block:9166 Subdivision:RIVERVIEW TRACT Map Ref:MB 14 PG 44City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
7	.45Mi.	**1720 VERNON AVE** **MODESTO, CA 95351-2911**	09/14/2026	$150,000	$208	720	/2/1	1945	11,325 SF	

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APN: 037-018-013-000 Document #: 2026-0049662
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: THE ROBERTSON TRACT MapRef: MB 5 PG 20 Abbreviated Description: Subdivision:THE ROBERTSON TRACT Map Ref:MB 5 PG 20Abbreviated Description:WEST2 LOT2 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

8	.5Mi.	**2025 OLIVE BRANCH DR** **MODESTO, CA 95351-2982**	09/11/2026	$320,000	$258	1240	6/3/3	1989	4,791 SF

APN: 037-057-086-000 Document #: 2026-0049543
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 3025 Subdivision: PARADISE ESTATES MapRef: VOL 31 PG 95 Abbreviated Description: Lot:7 Block:3025 Subdivision:PARADISE ESTATES Map Ref:VOL 31 PG 95City/Muni/Twp:MODESTO City/Muni/Twp: MODESTO

9	.62Mi.	**1629 BEDFORD AVE** **MODESTO, CA 95351-3021**	09/04/2026	$343,000	$397	862	/2/1	1950	6,534 SF

APN: 037-046-068-000 Document #: 2026-0048647
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Block: 3075 Subdivision: SUNSET MANOR MapRef: VOL 16 PG 50 Abbreviated Description: Lot:27 Block:3075 Subdivision:SUNSET MANOR Map Ref:VOL 16 PG 50City/Muni/Twp:MODESTO City/Muni/Twp: MODESTO

10	.39Mi.	**1833 MIMI WAY** **MODESTO, CA 95351-3080**	08/18/2026	$430,000	$319	1346	/3/2	1992	8,276 SF

APN: 037-062-002-000 Document #: 2026-0045366
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3050 Subdivision: NUNES FARM MapRef: MB 34 PG 66 Abbreviated Description: Lot:3 Block:3050 Subdivision:NUNES FARM Map Ref:MB 34 PG 66City/Muni/Twp:MODESTO City/Muni/Twp: MODESTO

11	.06Mi.	**1924 KENNETH ST** **MODESTO, CA 95351-3419**	08/18/2026	$275,000	$687	400	/1/1	1949	6,534 SF

APN: 037-021-060-000 Document #: 2026-0045362
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 9161 Subdivision: RIVER VIEW TRACT MapRef: VOL 14 PG 44 Abbreviated Description: Lot:5 Block:9161 Subdivision:RIVER VIEW TRACT Map Ref:VOL 14 PG 44City/Muni/Twp:MODESTO City/Muni/Twp: MODESTO

12	.2Mi.	**1720 DONALD ST** **MODESTO, CA 95351-3505**	08/07/2026	$285,000	$539	528	4/1/1	1950	6,534 SF

APN: 037-024-016-000 Document #: 2026-0043335
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 9153 Subdivision: RIVERVIEW TRACT MapRef: VOL 14 PG 44 Abbreviated Description: Lot:5 Block:9153 Subdivision:RIVERVIEW TRACT Map Ref:VOL 14 PG 44City/Muni/Twp:MODESTO City/Muni/Twp: MODESTO

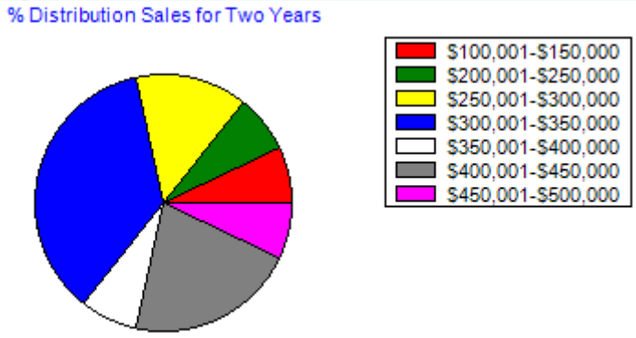
13	.49Mi.	**1530 PELTON AVE** **MODESTO, CA 95351-3041**	08/03/2026	$425,000	$408	1040	/3/2	1965	5,662 SF

APN: 037-015-017-000 Document #: 2026-0042130
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 3066 Subdivision: RIVIERA HEIGHTS NO 1 MapRef: VOL 21 PG 3 Abbreviated Description: Lot:7 Block:3066 Subdivision:RIVIERA HEIGHTS NO 1 Map Ref:VOL 21 PG 3City/Muni/Twp:MODESTO City/Muni/Twp: MODESTO

14	.46Mi.	**1945 SAN RAMOS WAY** **MODESTO, CA 95358-7116**	07/20/2026	$495,000	$207	2387	/4/2.5	2005	5,400 SF

APN: 056-094-009-000 Document #: 2026-0039643
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: GALAS BROTHERS SUBDIVISION UNIT NO 2 MapRef: MB 41 PG 41 Abbreviated Description: Lot:9 Subdivision:GALAS BROTHERS SUBDIVISION UNIT NO 2 Map Ref:MB 41 PG 41City/Muni/Twp:MODESTO City/Muni/Twp: MODESTO

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.

ICE SiteX Report

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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.	**1900 KENNETH ST**			$278,763	1,546	/2/1	1948	6,534 SF	
.01Mi.	**1904 KENNETH ST**			$95,674	816	/2/1	1947	6,534 SF	
.02Mi.	**1908 KENNETH ST**			$115,909	864	/2/1	1949	6,534 SF	
.02Mi.	**1339 HANCOCK ST**			$48,895	912	/3/1	1948	6,534 SF	
.03Mi.	**1909 DONALD ST**			$489,600	2,247	/4/2.5	2023	6,534 SF	
.03Mi.	**1901 KENNETH ST**			$55,154	576	/1/1	1946	6,534 SF	
.03Mi.	**1837 DONALD ST**			$144,887	986	/3/1	1960	6,534 SF	
.03Mi.	**1912 KENNETH ST**	**11/29/2004**		$50,869	792	/3/1	1946	6,534 SF	
.03Mi.	**1905 KENNETH ST**			$219,753	1,172	5/3/1	1947	6,534 SF	
.03Mi.	**1832 KENNETH ST**			$402,900	1,210	/3/2	1961	6,534 SF	
.04Mi.	**1909 KENNETH ST**			$237,373	864	/2/1	1947	6,534 SF	
.04Mi.	**1913 DONALD ST**	**04/28/2006**		$27,529	789	/2/1	1948	6,534 SF	
.04Mi.	**1835 DONALD ST**			$76,056	1,040	6/3/1.5	1948	6,534 SF	
.04Mi.	**1916 KENNETH ST**			$312,120	792	/2/1	1948	6,534 SF	
.04Mi.	**1913 KENNETH ST**			$53,565	1,032	5/4/1	1949	6,534 SF	
.05Mi.	**1828 KENNETH ST**			$111,080	1,014	/2/1	1949	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	31.0 years old	Households:	14,762
Median Household Income:	$55,931	Households w/Family:	79%
Household Income Per Capita:	$20,640	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	45%

School District

School District Zone:	Modesto City Elementary School District	Students:	14,461
Number of Schools:	26	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.36Mi.	**Mark Twain Junior High** Number of Students: 658 Student-Teacher Ratio: 21.6	D-	Public	7 - 8
1.36Mi.	**Mark Twain Junior High** Number of Students: 658 Student-Teacher Ratio: 21.6	D-	Public	7 - 8
1.49Mi.	**Modesto High School** Number of Students: 2,292 Student-Teacher Ratio: 22.04 Advanced Placement: Yes	C-	Public	9 - 12
1.49Mi.	**Modesto High School** Number of Students: 2,292 Student-Teacher Ratio: 22.04 Advanced Placement: Yes	C-	Public	9 - 12
0.20Mi.	**Kirschen Elementary** Number of Students: 503 Student-Teacher Ratio: 22.51	D-	Public	KG - 6
0.20Mi.	**Kirschen Elementary** Number of Students: 503 Student-Teacher Ratio: 22.51	D-	Public	KG - 6

Flood Report

The Subject Property of **1900 KENNETH ST, MODESTO, CA 95351-3419** 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.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	141%	NOTABLY HIGHER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	129%	HIGHER
MURDER	117%	HIGHER
OVERALL	103%	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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Data deemed reliable, but not guaranteed.
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