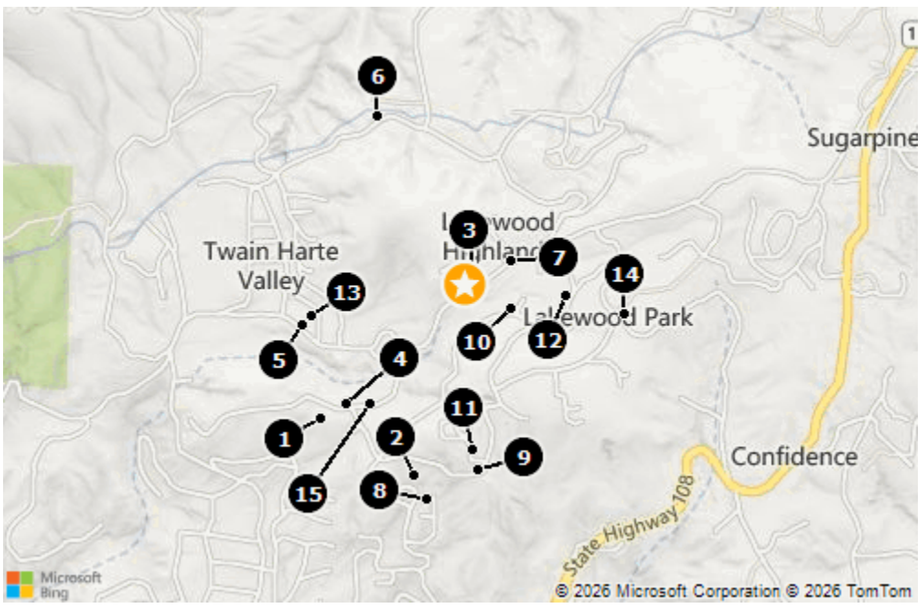
ICE SiteX Report

OrderID: 97547555

SiteX Property Information Report



Subject Property Location

19148 MIDDLE CAMP SUGAR PINE RD, TWAIN HARTE, CA 95383

County:	**TUOLUMNE CA**	Census Tract:	061090031.021012
Property Use:	Single Family Residential	Zoning:	R-1,MX
Parcel Number:	041-090-007-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$411,000**	FSD:	29	Common Confidence Score:	23
Value Range:	$291,810 - $530,190	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	76-001
Assd Land Value:	$79,590	Market Land Value:		Tax Year:	2025
Assd Improvement:	$291,832	Market Improvment Value:		Total Taxable Value:	$3,956
Total Assessed Value:	$371,422	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: LAKEWOOD HIGHLANDS
Abbreviated Description: LAKEWOOD HIGHLANDS 1 LOT 2 .75AC EX MR BELOW 100'

Property Characteristics

Lot Size:	32,670 SF	Bedrooms:	3	Pool:	
Building Area:	1746 SF	Baths:	2	Fireplace:	1
Year Built:	1988	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	3	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	N
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/28/2026	Sales Price:	N/A
Document #:	2026000716 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/29/2021	Sales Price:	$350,000
Document #:	2021018582 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/15/2021		
Document Type:			

Legal Description:
Lot: 2 Subdivision: LAKEWOOD HIGHLANDS NO 1 Map Ref: VOL 10 PG 53
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	01/24/2014	Sales Price:	N/A
Document #:	2014001172 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/03/2014		
Document Type:			

Legal Description:
Lot: 2 Subdivision: LAKEWOOD HIGHLANDS SUBDIVISION Legal Unit: 1 Map Ref: MB10 PG53
City/Muni/Twp: UNINCORPORATED

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Mortgage Record

Recording Date:	06/19/2006	Loan Amount:	N/A
Document #:	2006010759 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 2 Subdivision: LAKEWOOD HIGHLANDS SUBDIVISION UNIT #1

Prior Transfer

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

Legal Description:
Subdivision: LAKEWOOD HIGHLANDS
Abbreviated Description: LAKEWOOD HIGHLANDS 1 LOT 2 .75AC EX MR BELOW 100'

Area Sales Analysis

Total Area Sales	$6,434,500	Median # of Bedrooms	3
Median Lot Size	20,398 SF	Median # of Baths	2
Median Living Area	1,728 SF	Median Year Built	1977
Price Range - 2 Yrs	$200,000 to $700,000	Age Range	32 years to 73 years
Median Value	$414,500	Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.53Mi.	**23451 LAKEWOOD DR** **TWAIN HARTE, CA 95383-9634**	05/04/2026	$700,000	$223	3137	3/3/3	1988	131,116 SF	
		APN: 040-280-017-000 Document #: 2026003725 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Subdivision: LYNNWOOD ESTATES MapRef: VOL 9 PG 86-87 Abbreviated Description: Lot:14 Subdivision:LYNNWOOD ESTATES Map Ref:VOL 9 PG 86-87City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.5Mi.	**18981 HURON DR** **TWAIN HARTE, CA 95383-9684**	04/15/2026	$347,500	$246	1410	2/2/1	1970	20,398 SF	
		APN: 041-105-014-000 Document #: 2026003076 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 42 Subdivision: LAKEWOOD PARK UNIT NO 1 MapRef: VOL 1 PG 94 Abbreviated Description: Lot:42 Subdivision:LAKEWOOD PARK UNIT NO 1 Map Ref:VOL 1 PG 94City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.03Mi.	**19160 MIDDLE CAMP SUGAR PINE RD** **TWAIN HARTE, CA 95383-**	03/12/2026	$445,000	$233	1904	3/3/2	1988	22,651 SF	
		APN: 041-090-008-000 Document #: 2026002004 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: LAKEWOOD HIGHLANDS SUBDIVISION UNIT NO 1 MapRef: VOL 10 PG 53 Abbreviated Description: Lot:3 Subdivision:LAKEWOOD HIGHLANDS SUBDIVISION UNIT NO 1 Map Ref:VOL 10 PG 53City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.43Mi.	**23500 LAKEWOOD DR** **TWAIN HARTE, CA 95383-9706**	03/09/2026	$380,000	$299	1268	3/3/2	1977	8,800 SF	
		APN: 041-113-017-000 Document #: 2026001847 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Subdivision: LAKEWOOD PARK UNIT NO ONE MapRef: VOL 1 PG 94 Abbreviated Description: Lot:22 Subdivision:LAKEWOOD PARK UNIT NO ONE Map Ref:VOL 1 PG 94City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.42Mi.	**18814 MIDDLE CAMP SUGAR PINE RD** **TWAIN HARTE, CA 95383-9702**	02/26/2026	$374,500	$269	1388	3/3/2	1969	15,241 SF	
		APN: 040-112-008-000 Document #: 2026001490 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 60 Subdivision: TWAIN HARTE VALLEY SUBDIVISION UNIT NO 1 MapRef: VOL 14 PG 8 Abbreviated Description: Lot:60 Subdivision:TWAIN HARTE VALLEY SUBDIVISION UNIT NO 1 Map Ref:VOL 14 PG 8City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.48Mi.	**24098 S FORK RD** **TWAIN HARTE, CA 95383-9502**	12/31/2025	$465,000	$503	924	3/3/2	1953	60,984 SF	
		APN: 041-030-021-000 Document #: 2025011999 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: A MapRef: MB 1 PG 63 Sec/Twnship/Range: NW4 S04T02NR16E MDBM Abbreviated Description: Lot:A Map Ref:MB 1 PG 63Sec/Twnship/Range:NW4 S04T02NR16E MDBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
7	.14Mi.	**19240 MIDDLE CAMP SUGAR PINE RD** **TWAIN HARTE, CA 95383-**	11/21/2025	$361,000	$203	1771	2/2/2	1988	23,086 SF	
		APN: 041-090-011-000 Document #: 2025010872 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: LAKEWOOD HIGHLANDS SUBDIVISION UNIT NO 1 MapRef: VOL 10 PG 53 Abbreviated Description: Lot:6 Subdivision:LAKEWOOD HIGHLANDS SUBDIVISION UNIT NO 1 Map Ref:VOL 10 PG 53City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
8	.55Mi.	**23310 KOREY CT** **TWAIN HARTE, CA 95383-9538**	11/21/2025	$480,000	$199	2411	4/4/2	1994	13,503 SF	
		APN: 048-730-015-000 Document #: 2025010745 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: BLACK OAK ESTATES UNIT 3 MapRef: MB 12 PG 66-70 Abbreviated Description: Lot:15 Subdivision:BLACK OAK ESTATES UNIT 3 Map Ref:MB 12 PG 66-70City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
9	.48Mi.	**19110 HURON DR** **TWAIN HARTE, CA 95383-9772**	10/31/2025	$455,000	$193	2352	4/4/2	1973	47,045 SF	
		APN: 041-240-012-000 Document #: 2025009855 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 MapRef: VOL 2 PG 97 Abbreviated Description: Lot:1 Map Ref:VOL 2 PG 97City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
10	.13Mi.	**23666 BUCKEYE CIR** **TWAIN HARTE, CA 95383-9766**	10/06/2025	$520,000	$282	1838	4/4/3	1981	20,192 SF	
		APN: 041-133-008-000 Document #: 2025008975								

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 96 Subdivision: LAKEWOOD PARK UNIT NO 1 MapRef: VOL 1 PG 94-96 Abbreviated Description: Lot:96 Subdivision:LAKEWOOD PARK UNIT NO 1 Map Ref:VOL 1 PG 94-96City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.44Mi.	**19124 SUPERIOR DR** **TWAIN HARTE, CA 95383-9462**	08/28/2025	$599,000	$573	1044	3/3/2	1979	30,491 SF	

APN: 041-240-019-000 Document #: 2025007520
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 MapRef: MB 2 PG 84 Abbreviated Description: Lot:3 Map Ref:MB 2 PG 84

12	.26Mi.	**19362 SUPERIOR DR** **TWAIN HARTE, CA 95383-9767**	08/22/2025	$295,000	$247	1192	3/3/2	1981	10,506 SF	

APN: 041-160-014-000 Document #: 2025007322
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 172 Subdivision: LAKEWOOD PARK UNIT TWO MapRef: MB 4 PG 58 Abbreviated Description: Lot:172 Subdivision:LAKEWOOD PARK UNIT TWO Map Ref:MB 4 PG 58

13	.4Mi.	**18861 BROADHURST DR** **TWAIN HARTE, CA 95383-9707**	08/05/2025	$200,000	$303	660	2/2/1	1958	15,633 SF	

APN: 040-112-005-000 Document #: 2025006761
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: TWAIN HARTE VALLEY SUBDIVISION UNIT NO 1 MapRef: VOL 14 PG 8 Abbreviated Description: Lot:67 Subdivision:TWAIN HARTE VALLEY SUBDIVISION UNIT NO 1 Map Ref:VOL 14 PG 8

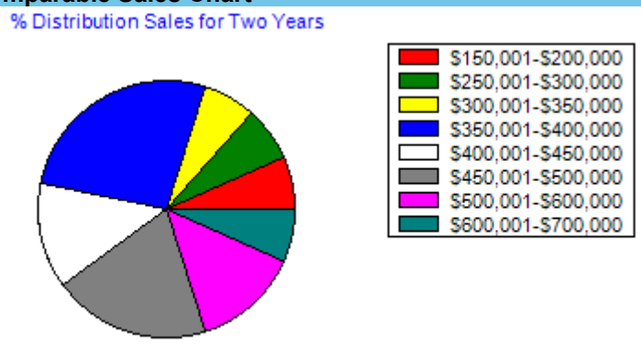
14	.43Mi.	**23745 CONFIDENCE SOUTH FORK RD** **TWAIN HARTE, CA 95383-9635**	06/17/2025	$414,500	$141	2928	4/4/2	1973	39,617 SF	Yes

APN: 041-210-006-000 Document #: 2025005321
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 208 Subdivision: LAKEWOOD PARK UNIT THREE MapRef: VOL 6 PG 11 Abbreviated Description: Lot:208 Subdivision:LAKEWOOD PARK UNIT THREE Map Ref:VOL 6 PG 11

15	.39Mi.	**23532 LAKEWOOD DR** **TWAIN HARTE, CA 95383-9705**	04/24/2025	$398,000	$230	1728	3/3/2	1977	9,891 SF	

APN: 041-113-013-000 Document #: 2025003565
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: LAKEWOOD PARK UNIT NO 1 Abbreviated Description: Lot:18 Subdivision:LAKEWOOD PARK UNIT NO 1 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

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.	**19148 MIDDLE CAMP SUGAR PINE RD**			$371,422	1,746	3/3/2	1988	32,670 SF	
.03Mi.	**19130 MIDDLE CAMP SUGAR PINE RD**			$323,667	1,080	3/3/1	1982	25,646 SF	
.03Mi.	**19160 MIDDLE CAMP SUGAR PINE RD**	**12/27/2004**		$271,147	1,904	3/3/2	1988	22,651 SF	
.05Mi.	**19126 MIDDLE CAMP SUGAR PINE RD**			$567,018	1,560	2/2/2	1984	21,687 SF	
.05Mi.	**19188 MIDDLE CAMP SUGAR PINE RD**	**05/02/2008**		$406,825	2,521	3/3/3	1992	23,522 SF	
.06Mi.	**19133 MIDDLE CAMP SUGAR PINE RD**			$157,517	1,874	2/2/2	1978	29,504 SF	
.06Mi.	**19189 HIGHLANDER DR**			$379,957	2,037	3/3/2	1989	24,393 SF	
.07Mi.	**19112 MIDDLE CAMP SUGAR PINE RD**			$239,292	960	2/2/1	1972	12,436 SF	
.07Mi.	**19140 HIGHLANDER DR**			$472,744	2,224	3/3/2	1988	30,927 SF	
.08Mi.	**19111 MIDDLE CAMP SUGAR PINE RD**	**11/09/2010**		$322,156	816	2/2/1	1967	20,131 SF	
.09Mi.	**19219 HIGHLANDER DR**	**05/07/2009**		$508,659	2,087	3/3/2	1989	26,136 SF	
.09Mi.	**23636 ONTARIO DR**			$189,089	1,092	2/2/1	1967	14,864 SF	
.09Mi.	**23622 ONTARIO DR**			$453,152	1,904	4/4/3	1978	15,956 SF	
.09Mi.	**19188 HIGHLANDER DR**	**10/03/2007**		$593,613	2,413	3/3/2	1991	21,780 SF	
.09Mi.	**23638 ONTARIO DR**			$240,115	2,944	3/3/3	1985	12,554 SF	
.1Mi.	**23614 ONTARIO DR**			$378,849	2,239	3/3/2	1978	15,284 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	48.0 years old	Households:	1,897
Median Household Income:	$88,709	Households w/Family:	61%
Household Income Per Capita:	$64,616	Households w/Family Married:	54%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	20%

School District

School District Zone:	Twain Harte-Long Barn Union Elementary School District	Students:	258
Number of Schools:	2	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.98Mi.	**Twain Harte** Number of Students: 258 Student-Teacher Ratio: 19.13	D+	Public	KG - 8
0.98Mi.	**Twain Harte** Number of Students: 258 Student-Teacher Ratio: 19.13	D+	Public	KG - 8

Flood Report

The Subject Property of **19148 MIDDLE CAMP SUGAR PINE RD, TWAIN HARTE, CA 95383** 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	118%	HIGHER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	96%	SIMILAR
MURDER	104%	SIMILAR
OVERALL	124%	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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ICE SiteX Report

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Data deemed reliable, but not guaranteed.

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