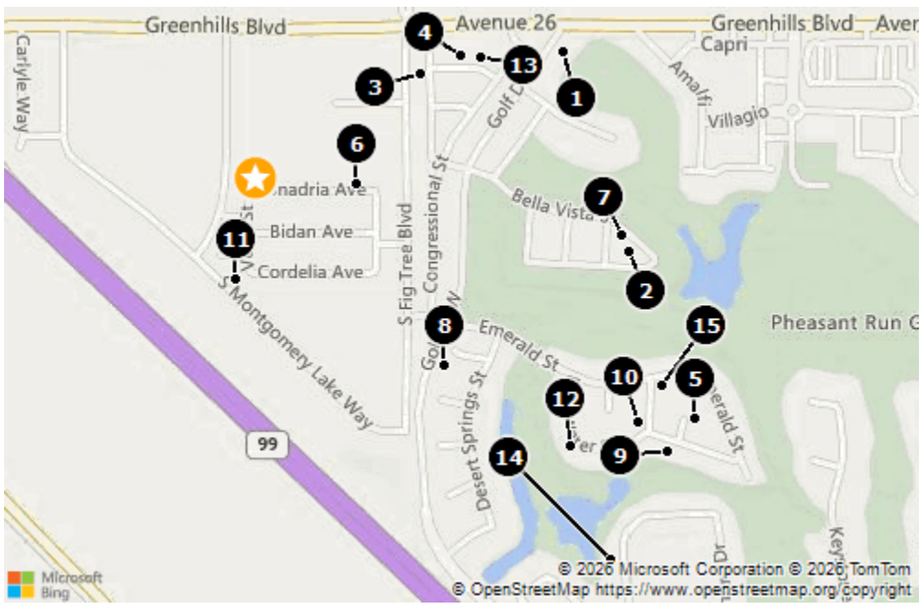
ICE SiteX Report

OrderID: 98504647

SiteX Property Information Report



Subject Property Location

2010 CONADRIA AVE, CHOWCHILLA, CA 93610-8558

County:	**MADERA CA**	Census Tract:	060390002.043013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	014-021-005-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$424,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$385,840 - $462,160	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	1-001
Assd Land Value:	$72,828	Market Land Value:		Tax Year:	2026
Assd Improvement:	$343,332	Market Improvment Value:		Total Taxable Value:	$5,653
Total Assessed Value:	$416,160	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5
Abbreviated Description: MONTGOMERY FARMS PHASE 1 LOT 5

Property Characteristics

Lot Size:	7,840 SF	Bedrooms:	4	Pool:	
Building Area:	1769 SF	Baths:	3	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/27/2026	Sales Price:	$408,600
Document #:	2026010869 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/08/2023	Sales Price:	N/A
Document #:	2023022366 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/31/2023	Sales Price:	$400,000
Document #:	2023021855 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/28/2023		
Document Type:			
Legal Description:			

Lot: 5 Subdivision: TRACT NO 05 07 MONTGOMERY FARMS PHASE I Map Ref: MB 56 PG 52-59
City/Muni/Twp: CHOWCHILLA

Prior Transfer

Recording Date:	09/15/2023	Sales Price:	N/A
Document #:	2023017806 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	06/17/2022	Sales Price:	$424,000
Document #:	2022016326 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/04/2022		
Document Type:			

Legal Description:
Lot: 5 Subdivision: TRACT NO 05 07 MONTGOMERY FARMS PHASE I Map Ref: MB 56 PG 52-59
City/Muni/Twp: CHOWCHILLA

Prior Transfer

Recording Date:	04/07/2021	Sales Price:	$4,200,000 Multiple Parcels Involved in this transaction
Document #:	2021010879 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/05/2021		
Document Type:			

Legal Description:
Lot: 1,3-6&8-10 Subdivision: TRACT 05 07 MONTGOMERY FARMS PHASE I Map Ref: MB 56 PG 52-59
Abbreviated Description: LOTS 12-14,16-18,20-25,27-29,31-33,35-37,39-41,43-46,48-31,53,54,56,57,59-61,63,64,66-73,75-77&79-82
City/Muni/Twp: CHOWCHILLA

Prior Transfer

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

Legal Description:
Lot: 5
Abbreviated Description: MONTGOMERY FARMS PHASE 1 LOT 5

Area Sales Analysis

Total Area Sales	$7,333,000	Median # of Bedrooms	3
Median Lot Size	10,454 SF	Median # of Baths	3
Median Living Area	2,360 SF	Median Year Built	2004
Price Range - 2 Yrs	$385,000 to $631,000	Age Range	1 years to 27 years
Median Value	$455,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**3010 GOLF DR W** **CHOWCHILLA, CA 93610-8488**	08/28/2026	$608,000	$238	2545	/3/3	2005	10,890 SF	
		APN: 014-050-050-000 Document #: 2026018801 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: TRACT NO 00 MapRef: MB 50 PG 118&119 Abbreviated Description: Lot:4 Subdivision:TRACT NO 00 Map Ref:MB 50 PG 118&119City/Muni/Twp:CHOWCHILLA City/Muni/Twp: CHOWCHILLA								
2	.5Mi.	**4115 BELLA VISTA ST** **CHOWCHILLA, CA 93610-8437**	08/19/2026	$450,000	$190	2360	/4/2	2001	10,454 SF	
		APN: 014-090-050-000 Document #: 2026018072 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 50 Block: 4 Subdivision: TRACT NO 93-02 MapRef: MB 44 PG 21-24 Abbreviated Description: Lot:50 Block:4 Subdivision:TRACT NO 93-02 Map Ref:MB 44 PG 21-24City/Muni/Twp:CHOWCHILLA City/Muni/Twp: CHOWCHILLA								
3	.25Mi.	**5200 CORONADO ST** **CHOWCHILLA, CA 93610-8404**	08/04/2026	$499,000	$184	2703	12/3/3	2004	9,147 SF	
		APN: 014-050-030-000 Document #: 2026016163 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Block: 5 Subdivision: GREENHILLS ESTATES & GOLF CLUB MapRef: MB 43 PG 133-139 Abbreviated Description: Lot:30 Block:5 Subdivision:GREENHILLS ESTATES & GOLF CLUB Map Ref:MB 43 PG 133-139City/Muni/Twp:CHOWCHILLA City/Muni/Twp: CHOWCHILLA								
4	.32Mi.	**5260 CAMELBACK ST** **CHOWCHILLA, CA 93610-8406**	07/31/2026	$425,000	$231	1839	/3/3	2003	10,454 SF	
		APN: 014-050-024-000 Document #: 2026015964 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Block: 5 Subdivision: GREENHILLS ESTATES & GOLF CLUB MapRef: MB 43 PG 133-139 Abbreviated Description: Lot:24 Block:5 Subdivision:GREENHILLS ESTATES & GOLF CLUB Map Ref:MB 43 PG 133-139City/Muni/Twp:CHOWCHILLA City/Muni/Twp: CHOWCHILLA								
5	.64Mi.	**7705 ECHO CT** **CHOWCHILLA, CA 93610-8459**	06/23/2026	$470,000	$181	2596	/5/3	2004	12,196 SF	
		APN: 014-080-062-000 Document #: 2026012914 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 62 Block: 7 Subdivision: GREENHILLS ESTATES AND GOLF CLUB MapRef: MB 43 PG 133-139 Abbreviated Description: Lot:62 Block:7 Subdivision:GREENHILLS ESTATES AND GOLF CLUB Map Ref:MB 43 PG 133-139City/Muni/Twp:CHOWCHILLA City/Muni/Twp: CHOWCHILLA								
6	.14Mi.	**2110 CONADRIA AVE** **CHOWCHILLA, CA 93610-8559**	06/18/2026	$385,000	$277	1385	6/3/2	2022	7,840 SF	
		APN: 014-021-015-000 Document #: 2026012653 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: MONTGOMERY FARMS PHASE I MapRef: MB 56 PG 52-59 Abbreviated Description: Lot:15 Subdivision:MONTGOMERY FARMS PHASE I Map Ref:MB 56 PG 52-59City/Muni/Twp:CHOWCHILLA City/Muni/Twp: CHOWCHILLA								
7	.49Mi.	**4110 BELLA VISTA ST** **CHOWCHILLA, CA 93610-8436**	04/03/2026	$535,000	$187	2852	10/4/3	2002	9,147 SF	
		APN: 014-090-022-000 Document #: 2026006816 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Block: 4 Subdivision: TRACT 9302 GREENHILLS ESTATES AND GOLF CLUB MapRef: MB 44 PG 21-24 Abbreviated Description: Lot:22 Block:4 Subdivision:TRACT 9302 GREENHILLS ESTATES AND GOLF CLUB Map Ref:MB 44 PG 21-24City/Muni/Twp:CHOWCHILLA City/Muni/Twp: CHOWCHILLA								
8	.34Mi.	**6125 DEL MONTE CT**	04/03/2026	$631,000	$201	3139	15/3/3.5	2007	15,681 SF	

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CHOWCHILLA, CA 93610-8481
APN: 014-110-004-000 Document #: 2026006831
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 6 Subdivision: GREENHILLS ESTATES AND GOLF CLUB Tract No: 93-02 MapRef: MB 44 PG 90 Abbreviated Description: Lot:4 Block:6 Subdivision:GREENHILLS ESTATES AND GOLF CLUB Tract No:93-02 Map Ref:MB 44 PG 90City/Muni/Twp:CHOWCHILLA City/Muni/ Twp: CHOWCHILLA

9	.64Mi.	**7290 EDGEWATER ST**	03/18/2026	$415,000	$206	2007	/3/2	2000	9,583 SF

CHOWCHILLA, CA 93610-8454
APN: 014-080-015-000 Document #: 2026004811
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Block: 7 Subdivision: GREENHILLS ESTATES AND GOLF CLUB Tract No: 93-02 MapRef: MB 43 PG 133-139 Abbreviated Description: Lot:15 Block:7 Subdivision:GREENHILLS ESTATES AND GOLF CLUB Tract No:93-02 Map Ref:MB 43 PG 133-139City/Muni/ Twp:CHOWCHILLA City/Muni/Twp: CHOWCHILLA

10	.58Mi.	**7620 EDINBURGH ST**	10/10/2025	$445,000	$187	2373	12/3/2.5	2004	9,147 SF

CHOWCHILLA, CA 93610-8460
APN: 014-080-058-000 Document #: 2025021606
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 58 Block: 7 Subdivision: GREENHILLS ESTATES GOLF CLUB BLOCKS 5 7 MapRef: MB 43 PG 133-139 Abbreviated Description: Lot:58 Block:7 Subdivision:GREENHILLS ESTATES GOLF CLUB BLOCKS 5 7 Map Ref:MB 43 PG 133-139City/Muni/Twp:CHOWCHILLA City/Muni/ Twp: CHOWCHILLA

11	.13Mi.	**400 VERTE ST**	10/08/2025	$400,000	$188	2125	7/4/3	2022	9,147 SF

CHOWCHILLA, CA 93610-8552
APN: 014-021-040-000 Document #: 2025021466
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: TRACT NO 0507 MONTGOMERY FARMS PHASE 1 MapRef: MB 56 PG 52 Abbreviated Description: Lot:40 Subdivision:TRACT NO 0507 MONTGOMERY FARMS PHASE 1 Map Ref:MB 56 PG 52City/Muni/Twp:CHOWCHILLA City/Muni/Twp: CHOWCHILLA

12	.54Mi.	**7355 EDGEWATER ST**	09/29/2025	$565,000	$209	2703	/4/3	2000	11,761 SF

CHOWCHILLA, CA 93610-8440
APN: 014-080-053-000 Document #: 2025020207
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 53 Block: 7 Subdivision: GREENHILLS ESTATES AND GOLF CLUB MapRef: MB 43 PG 133-139 Abbreviated Description: Lot:53 Block:7 Subdivision:GREENHILLS ESTATES AND GOLF CLUB Map Ref:MB 43 PG 133-139City/Muni/Twp:CHOWCHILLA City/Muni/Twp: CHOWCHILLA

13	.33Mi.	**5270 CAMELBACK ST**	09/17/2025	$455,000	$192	2360	10/3/3	2001	14,810 SF

CHOWCHILLA, CA 93610-8406
APN: 014-050-023-000 Document #: 2025019327
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Block: 5 Subdivision: GREENHILLS ESTATES GOLF CLUB Tract No: 93&2 MapRef: MB 43 PG 133-139 Abbreviated Description: Lot:23 Block:5 Subdivision:GREENHILLS ESTATES GOLF CLUB Tract No:93&2 Map Ref:MB 43 PG 133-139City/Muni/Twp:CHOWCHILLA City/Muni/ Twp: CHOWCHILLA

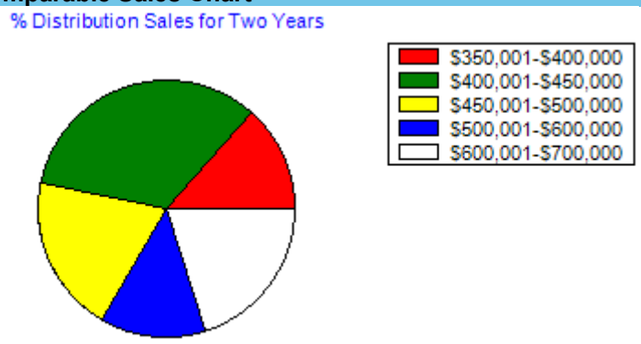
14	.67Mi.	**8230 LAKE SHORE DR**	08/25/2025	$625,000	$288	2165	/4/3	2025	10,454 SF

CHOWCHILLA, CA 93610-8002
APN: 014-131-055-000 Document #: 2025017716
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19A Subdivision: PARCEL MAP 03 47 MapRef: MB 52 PG 69-74 Abbreviated Description: Lot:19A Subdivision:PARCEL MAP 03 47 Map Ref:MB 52 PG 69-74City/Muni/Twp:CHOWCHILLA City/Muni/Twp: CHOWCHILLA

15	.6Mi.	**7105 EMERALD ST**	07/22/2025	$425,000	$211	2007	9/3/2	1999	11,325 SF

CHOWCHILLA, CA 93610-8435
APN: 014-080-074-000 Document #: 2025015154
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 74 Block: 7 Subdivision: GREENHILLS ESTATES & GOLF CLUB BLOCKS 5 AND 7 Tract No: 93-2 MapRef: MB 43 PG 133-139 Abbreviated Description: Lot:74 Block:7 Subdivision:GREENHILLS ESTATES & GOLF CLUB BLOCKS 5 AND 7 Tract No:93-2 Map Ref:MB 43 PG 133-139City/Muni/ Twp:CHOWCHILLA City/Muni/Twp: CHOWCHILLA

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.	**2010 CONADRIA AVE**			$416,160	1,769	8/4/3	2022	7,840 SF	
.01Mi.	**2020 CONADRIA AVE**			$427,732	1,385	6/3/2	2022	7,840 SF	
.02Mi.	**300 VERTE ST**			$475,114	2,125	7/4/3	2022	9,147 SF	
.03Mi.	**310 VERTE ST**			$477,187	2,096	8/5/3	2022	8,276 SF	
.03Mi.	**2030 CONADRIA AVE**			$408,977	1,385	6/3/2	2022	7,840 SF	
.03Mi.	**2015 CONADRIA AVE**			$450,581	2,096	8/5/3	2022	8,276 SF	
.03Mi.	**320 VERTE ST**			$440,298	1,769	8/4/3	2022	8,712 SF	
.04Mi.	**2025 CONADRIA AVE**			$488,043	2,125	7/4/3	2022	7,840 SF	
.04Mi.	**2040 CONADRIA AVE**			$464,653	2,096	8/5/3	2022	7,840 SF	
.05Mi.	**330 VERTE ST**			$425,144	1,385	6/3/2	2022	8,712 SF	
.05Mi.	**2035 CONADRIA AVE**			$424,470	2,125	7/4/3	2022	7,840 SF	
.05Mi.	**2012 BIDAN AVE**			$437,050	1,769	8/4/3	2022	8,276 SF	
.06Mi.	**2050 CONADRIA AVE**			$448,086	1,769	7/4/3	2022	7,840 SF	
.06Mi.	**2022 BIDAN AVE**			$452,745	2,096	8/5/3	2022	7,840 SF	
.06Mi.	**2045 CONADRIA AVE**			$458,066	1,769	7/4/3	2022	7,840 SF	
.06Mi.	**2032 BIDAN AVE**			$457,325	2,096	8/5/3	2022	7,840 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	34.0 years old	Households:	6,182
Median Household Income:	$64,625	Households w/Family:	67%
Household Income Per Capita:	$26,792	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

School District Zone:	Chowchilla Union High School District	Students:	1,093
Number of Schools:	2	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.25Mi.	**Chowchilla Union High School** Number of Students: 1,017 Student-Teacher Ratio: 21.04 Advanced Placement: Yes	C	Public	9 - 12
3.98Mi.	**Fairmead Elementary School** Number of Students: 458 Student-Teacher Ratio: 24.36	D+	Public	5 - 6
1.46Mi.	**Wilson Middle School** Number of Students: 470 Student-Teacher Ratio: 21.45	D+	Public	7 - 8
1.61Mi.	**Merle L. Fuller Elementary School** Number of Students: 508 Student-Teacher Ratio: 19.54	NA	Public	KG - 2
1.61Mi.	**Merle L. Fuller Elementary School** Number of Students: 508 Student-Teacher Ratio: 19.54	NA	Public	KG - 2
1.46Mi.	**Wilson Middle School** Number of Students: 470 Student-Teacher Ratio: 21.45	D+	Public	7 - 8
1.25Mi.	**Stephens Elementary School** Number of Students: 217 Student-Teacher Ratio: 22.84	NA	Public	KG - 2
1.25Mi.	**Stephens Elementary School** Number of Students: 217 Student-Teacher Ratio: 22.84	NA	Public	KG - 2
0.41Mi.	**Ronald Reagan Elementary School** Number of Students: 490 Student-Teacher Ratio: 23.9	C-	Public	3 - 4
0.41Mi.	**Ronald Reagan Elementary School** Number of Students: 490 Student-Teacher Ratio: 23.9	C-	Public	3 - 4
1.25Mi.	**Chowchilla Union High School** Number of Students: 1,017 Student-Teacher Ratio: 21.04 Advanced Placement: Yes	C	Public	9 - 12
3.98Mi.	**Fairmead Elementary School** Number of Students: 458 Student-Teacher Ratio: 24.36	D+	Public	5 - 6

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Flood Report

The Subject Property of **2010 CONADRIA AVE, CHOWCHILLA, CA 93610-8558** 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	97%	SIMILAR
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	65%	NOTABLY LOWER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	97%	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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Data deemed reliable, but not guaranteed.
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