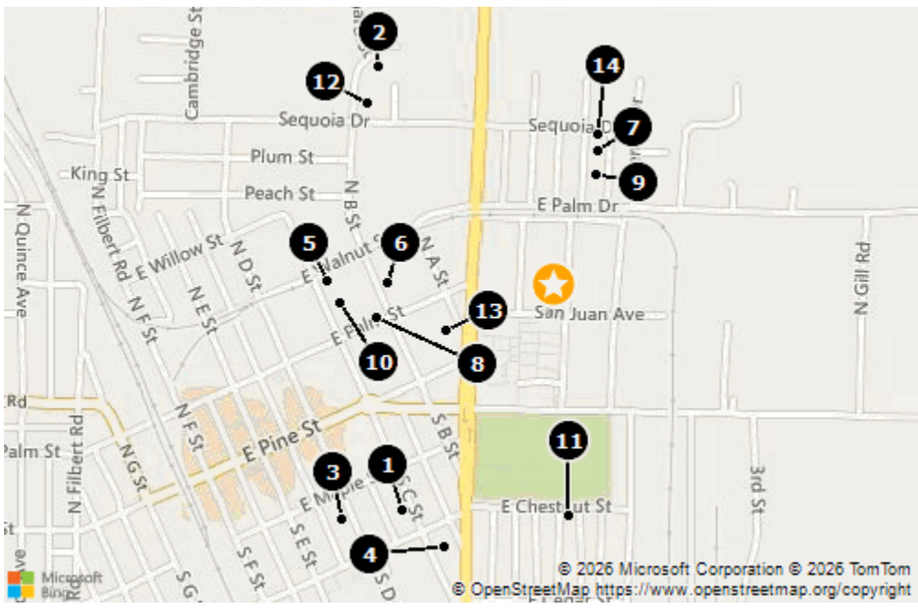
ICE SiteX Report

OrderID: 98382320

SiteX Property Information Report



Subject Property Location

214 PORTOLA AVE, EXETER, CA 93221-1230

County:	**TULARE CA**	Census Tract:	061070015.011031
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	134-062-008-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$431,000**	FSD:	13	Common Confidence Score:	52
Value Range:	$374,970 - $487,030	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	2-000
Assd Land Value:	$70,357	Market Land Value:		Tax Year:	2026
Assd Improvement:	$259,782	Market Improvment Value:		Total Taxable Value:	$3,587
Total Assessed Value:	$330,139	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 2 Subdivision: LOMA VISTA PARK ADDITION TO EXETER
Abbreviated Description: LOMA VISTA PARK LOT 6 BLK2

Property Characteristics

Lot Size:	8,960 SF	Bedrooms:	5	Pool:	
Building Area:	2332 SF	Baths:	3	Fireplace:	1
Year Built:	1913	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	10	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	12/26/2024	Loan Amount:	N/A
Document #:	2024-0064117 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 6 Block: 2 Subdivision: LOMA VISTA PARK ADDITION
City/Muni/Twp: EXETER

Mortgage Record

Recording Date:	05/16/2024	Loan Amount:	N/A
Document #:	2024-0021281 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 6 Block: 2 Subdivision: LOMA VISTA PARK ADDITION
City/Muni/Twp: EXETER

Prior Transfer

Recording Date:	04/30/2024	Sales Price:	$299,475
Document #:	2024-0018683 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/23/2021	Sales Price:	N/A

ICE SiteX Report

OrderID: 98382320

Document #:	2021-0086228 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/03/2021	Sales Price:	$305,000
Document #:	2021-0081553 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/28/2021		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: LOMA VISTA PARK ADDITION Map Ref: MB 11 PG 1
City/Muni/Twp: EXETER

Prior Transfer

Recording Date:	07/24/2020	Sales Price:	N/A
Document #:	2020-0043393 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/24/2020	Loan Amount:	N/A
Document #:	2020-0036399 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Lot: 6 Block: 2 Subdivision: LOMA VISTA PARK ADDITION
City/Muni/Twp: EXETER

Prior Transfer

Recording Date:	08/04/2017	Sales Price:	N/A
Document #:	2017-0044507 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/13/2017	Sales Price:	$220,000
Document #:	2017-0039782 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/26/2017		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: LOMA VISTA PARK ADDITION Map Ref: MAP11 PG1
City/Muni/Twp: EXETER

Prior Transfer

Recording Date:	07/13/2017	Sales Price:	N/A
Document #:	2017-0039781 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/27/2017		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: LOMA VISTA PARK ADDITION Map Ref: MB11 PG1
City/Muni/Twp: EXETER

Prior Transfer

Recording Date:	11/14/2016	Sales Price:	N/A
Document #:	2016-0071740 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/30/2015	Sales Price:	$166,326
Document #:	2015-0004630 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/15/2015	Loan Amount:	N/A
Document #:	2015-0002101 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2045	Type Finance:	

Legal Description:
Lot: 6 Block: 2 Subdivision: LOMA VISTA PARK ADDITION
City/Muni/Twp: EXETER

Prior Transfer

Recording Date:	01/20/2010	Sales Price:	$163,000
Document #:	2010-0003545 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/01/2009		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: LOMA VISTA PARK ADDITION TO EXETER Map Ref: MB11 PG1
City/Muni/Twp: EXETER

Prior Transfer

Recording Date:	10/14/2009	Sales Price:	$68,280
Document #:	2009-0064036 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	06/30/2009	Sales Price:	$112,497
			Multiple Parcels Involved in this transaction
Document #:	2009-0040617 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/23/2009		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: LOMA VISTA PARK ADDITION TO EXETER Map Ref: MB11 PG1
City/Muni/Twp: EXETER

Mortgage Record

Recording Date:	12/28/2006	Loan Amount:	N/A
Document #:	2006-0133150 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/18/2021	Type Finance:	

Legal Description:
Lot: 6 Block: 2 Subdivision: LORNA VISTA PARK ADDITION TO EXETER
City/Muni/Twp: EXETER

Prior Transfer

Recording Date:	04/17/2006	Sales Price:	$300,000
Document #:	2006-0040621 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/31/2006	Loan Amount:	N/A
Document #:	2006-0034360 BK-PG -	Loan Type:	Negative Amortization
TD Due Date:	04/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 6 Block: 2 Subdivision: LOMA VISTA PARK ADDITION TO EXETER
City/Muni/Twp: EXETER

Prior Transfer

Recording Date:	09/16/2005	Sales Price:	$168,000
Document #:	2005-0101741 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/02/2005	Loan Amount:	N/A
Document #:	2005-0096545 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 6 Block: 2 Subdivision: VISTA PARK ADDITION TO EXETER
City/Muni/Twp: EXETER

Prior Transfer

Recording Date:	05/18/2005	Sales Price:	$93,500
Document #:	2005-0051993 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/24/2005	Sales Price:	$210,000
Document #:	2005-0019868 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/21/2005		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: LOMA VISTA PARK ADDITION TO EXETER Map Ref: MB11 PG1
City/Muni/Twp: EXETER

Mortgage Record

Recording Date:	09/19/2003	Loan Amount:	N/A
Document #:	2003-0090490 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/01/2033	Type Finance:	

Legal Description:
Lot: 6 Block: 2 Subdivision: LOMA VISTA PARK ADDITION
City/Muni/Twp: EXETER

Mortgage Record

Recording Date:	04/30/1997	Loan Amount:	N/A
Document #:	97-028148 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/25/2027	Type Finance:	

Legal Description:
Lot: 6 Subdivision: LOMA VISTA PARK ADDITION
City/Muni/Twp: EXETER

Prior Transfer

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

Legal Description:
Lot: 6 Block: 2 Subdivision: LOMA VISTA PARK ADDITION TO EXETER
Abbreviated Description: LOMA VISTA PARK LOT 6 BLK2

ICE SiteX Report

OrderID: 98382320

Area Sales Analysis

Total Area Sales	$4,811,500	Median # of Bedrooms	3
Median Lot Size	7,310 SF	Median # of Baths	1.5
Median Living Area	1,227 SF	Median Year Built	1943
Price Range - 2 Yrs	$115,000 to $570,000	Age Range	40 years to 112 years
Median Value	$342,500	Median Age	83 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**236 S C ST** **EXETER, CA 93221-1819**	08/24/2026	$260,000	$225	1154	4/2/1	1920	5,732 SF	
		APN: 135-132-004-000 Document #: 2026-0042138 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10-12 Block: 19 MapRef: MB 2 PG 52 Abbreviated Description: Lot:10-12 Block:19 Map Ref:MB 2 PG 52Abbreviated Description:SOUTH10FTLOT10&N5FTLOT12 City/Muni/Twp:EXETER City/Muni/Twp: EXETER								
2	.36Mi.	**811 N B ST** **EXETER, CA 93221-1257**	07/31/2026	$320,000	$187	1711	6/3/2	1986	6,721 SF	
		APN: 138-160-019-000 Document #: 2026-0038008 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Subdivision: MONARCH ESTATES MapRef: MB 30 PG 80 Abbreviated Description: Lot:19 Subdivision:MONARCH ESTATES Map Ref:MB 30 PG 80City/Muni/Twp:EXETER City/Muni/Twp: EXETER								
3	.42Mi.	**220 S D ST** **EXETER, CA 93221-1720**	07/15/2026	$275,000	$265	1036	/2/1	1928	7,277 SF	
		APN: 135-133-003-000 Document #: 2026-0034452 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5&6 Block: 30 MapRef: MB 2 PG 52 Abbreviated Description: Lot:5&6 Block:30 Map Ref:MB 2 PG 52City/Muni/Twp:EXETER City/Muni/Twp: EXETER								
4	.37Mi.	**313 S C ST** **EXETER, CA 93221-1820**	07/13/2026	$310,000	$357	868	/2/1	1914	6,000 SF	
		APN: 135-142-005-000 Document #: 2026-0033964 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28&29 Block: 13 Abbreviated Description: Lot:28&29 Block:13 Abbreviated Description:NORTH2 LOT28 City/Muni/Twp:EXETER City/Muni/Twp: EXETER								
5	.29Mi.	**259 N C ST** **EXETER, CA 93221-1213**	07/09/2026	$115,000	$97	1174	//1	1930	7,683 SF	
		APN: 138-064-004-000 Document #: 2026-0033432 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31&32 Block: 9 MapRef: MB 2 PG 52 Abbreviated Description: Lot:31&32 Block:9 Map Ref:MB 2 PG 52City/Muni/Twp:EXETER City/Muni/Twp: EXETER								
6	.21Mi.	**237 N B ST** **EXETER, CA 93221-1203**	06/30/2026	$409,000	$219	1863	/3/2	1948	7,290 SF	
		APN: 138-063-001-000 Document #: 2026-0031880 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25&26 Block: 6 Subdivision: EXETER MapRef: MB 2 PG 52 Abbreviated Description: Lot:25&26 Block:6 Subdivision:EXETER Map Ref:MB 2 PG 52City/Muni/Twp:EXETER City/Muni/Twp: EXETER								
7	.17Mi.	**325 SYCAMORE DR** **EXETER, CA 93221-1240**	06/03/2026	$570,000	$231	2460	/3/2	1949	10,978 SF	
		APN: 134-073-001-000 Document #: 2026-0026865 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: SIERRA VIEW ADDITION MapRef: MB 20 PG 25 Abbreviated Description: Lot:4 Block:3 Subdivision:SIERRA VIEW ADDITION Map Ref:MB 20 PG 25City/Muni/Twp:EXETER City/Muni/Twp: EXETER								
8	.24Mi.	**200 N B ST** **EXETER, CA 93221-1204**	05/11/2026	$375,000	$347	1080	/2/1	1939	7,155 SF	
		APN: 138-064-013-000 Document #: 2026-0022651 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13-16 Block: 9 MapRef: MB 2 PG 52 Abbreviated Description: Lot:13-16 Block:9 Map Ref:MB 2 PG 52City/Muni/Twp:EXETER City/Muni/Twp: EXETER								
9	.14Mi.	**309 SYCAMORE DR** **EXETER, CA 93221-1240**	03/20/2026	$430,000	$193	2221	/3/2	1964	11,055 SF	
		APN: 134-073-011-000 Document #: 2026-0012982 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 3 Subdivision: SIERRA VIEW ADDITION MapRef: MB 20 PG 25 Abbreviated Description: Lot:2 Block:3 Subdivision:SIERRA VIEW ADDITION Map Ref:MB 20 PG 25City/Muni/Twp:EXETER City/Muni/Twp: EXETER								
10	.28Mi.	**233 N C ST** **EXETER, CA 93221-1213**	03/03/2026	$252,500	$231	1092	/3/2	1919	6,000 SF	
		APN: 138-064-019-000 Document #: 2026-0010032 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24&25 Block: 9 MapRef: MB 2 PG 52 Abbreviated Description: Lot:24&25 Block:9 Map Ref:MB 2 PG 52Abbreviated Description:NORTH2 LOT24 City/Muni/Twp:EXETER City/Muni/Twp: EXETER								
11	.3Mi.	**301 LENOX AVE** **EXETER, CA 93221-1927**	02/05/2026	$230,000	$179	1280	//	1947	7,940 SF	
		APN: 136-083-001-000 Document #: 2026-0005761 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 45 Subdivision: AVERY SUBDIVISION MapRef: MB 19 PG 6 Abbreviated Description: Lot:45 Subdivision:AVERY SUBDIVISION Map Ref:MB 19 PG 6City/Muni/Twp:EXETER City/Muni/Twp: EXETER								
12	.34Mi.	**803 N B ST** **EXETER, CA 93221-1257**	01/08/2026	$400,000	$201	1984	8/4/2	1980	7,329 SF	Yes
		APN: 138-160-023-000 Document #: 2026-0001098 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 23 Subdivision: MONARCH ESTATES MapRef: MB 30 PG 80 Abbreviated Description: Lot:23 Subdivision:MONARCH ESTATES Map Ref:MB 30 PG 80City/Muni/Twp:EXETER City/Muni/Twp: EXETER								
13	.16Mi.	**132 N A ST**	12/26/2025	$365,000	$316	1153	6/3/1	1924	7,595 SF	

ICE SiteX Report

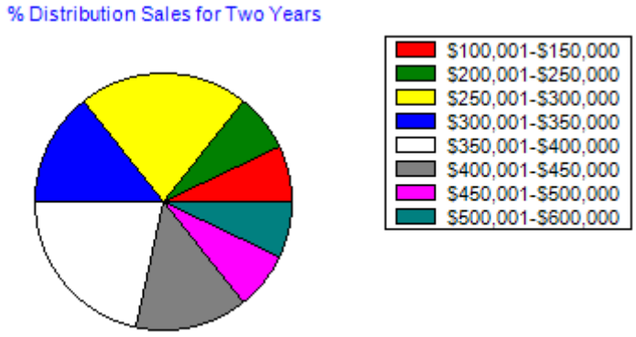
OrderID: 98382320

EXETER, CA 93221-1801
APN: 138-082-017-000 Document #: 2025-0067181
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 5 MapRef: MB 2 PG 52 Abbreviated Description: Lot:7&8 Block:5 Map Ref:MB 2 PG 52City/Muni/Twp:EXETER City/Muni/Twp: EXETER

14	.2Mi.	**700 SEQUOIA DR**	12/17/2025	$500,000	$166	3000	7/3/3	1973	11,321 SF

EXETER, CA 93221-1315
APN: 134-073-003-000 Document #: 2025-0065835
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Subdivision: SIERRA VIEW ADDITION MapRef: MB 20 PG 25 Abbreviated Description: Lot:6 Block:3 Subdivision:SIERRA VIEW ADDITION Map Ref:MB 20 PG 25City/Muni/Twp:EXETER City/Muni/Twp: EXETER

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.

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.	**214 PORTOLA AVE**			$330,139	2,332	10/5/3	1913	8,960 SF	
.01Mi.	**206 PORTOLA AVE**			$210,699	1,555	6/3/2	1924	8,960 SF	
.01Mi.	**218 PORTOLA AVE**			$242,894	1,155	6/2/1	1922	8,954 SF	
.02Mi.	**213 DOLORES AVE**	**10/13/2010**		$166,617	1,315	/3/2	1925	8,843 SF	
.03Mi.	**200 PORTOLA AVE**			$422,146	2,018	7/3/3	1915	8,924 SF	
.03Mi.	**224 PORTOLA AVE**	**04/06/2004**		$197,228	1,062	/2/1	1937	9,118 SF	
.03Mi.	**219 DOLORES AVE**			$179,907	1,208	/2/1	1946	9,329 SF	
.03Mi.	**207 DOLORES AVE**			$49,992	1,680	5/2/1	1939	9,226 SF	
.04Mi.	**225 DOLORES AVE**			$392,645	1,962	7/3/2	1926	8,960 SF	
.04Mi.	**201 DOLORES AVE**	**09/18/1998**		$192,691	2,118	7/3/2	1939	9,072 SF	
.04Mi.	**217 PORTOLA AVE**	**07/11/1986**		$130,437	1,360	6/3/1	1929	9,324 SF	
.04Mi.	**230 PORTOLA AVE**			$85,169	1,736	//2	1922	9,371 SF	Yes
.04Mi.	**207 PORTOLA AVE**			$287,864	2,299	7/3/2	1935	9,310 SF	
.04Mi.	**219 PORTOLA AVE**			$181,116	1,152	5/2/1	1922	9,310 SF	
.05Mi.	**235 DOLORES AVE**			$378,849	2,198	6/3/2	1936	9,264 SF	
.05Mi.	**201 PORTOLA AVE**			$324,727	1,125	6/3/1	1922	9,304 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	36.1 years old	Households:	5,313
Median Household Income:	$69,479	Households w/Family:	76%
Household Income Per Capita:	$32,477	Households w/Family Married:	47%
Most Common Education Level:	Some College	Households w/Family Children:	42%

School District

School District Zone:	Exeter Unified School District	Students:	2,597
Number of Schools:	7	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.13Mi.	**Exeter Union High School**	A-	Public	9 - 12
Number of Students: 909 Student-Teacher Ratio: 24.01 Advanced Placement: Yes				
0.94Mi.	**Wilson Middle School**	C	Public	6 - 8
Number of Students: 523				

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Student-Teacher Ratio: 18.87

0.48Mi.	**Rocky Hill Elementary**	A-	Public	KG - 5

Number of Students: 554
Student-Teacher Ratio: 21.31

Flood Report

The Subject Property of **214 PORTOLA AVE, EXETER, CA 93221-1230** 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	102%	SIMILAR
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	118%	HIGHER
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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