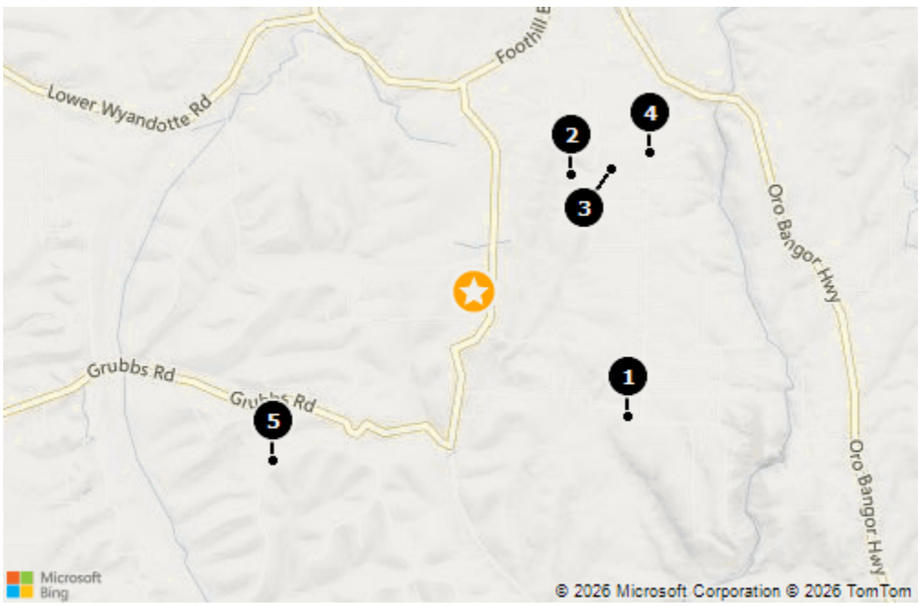
ICE SiteX Report

OrderID: 98689126

SiteX Property Information Report



Subject Property Location

21 BRAD CT, OROVILLE, CA 95966-8040

County:	**BUTTE CA**	Census Tract:	060070033.001036
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	027-010-007-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$898,000**	FSD:	6	Common Confidence Score:	90
Value Range:	$844,120 - $951,880	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	91-009
Assd Land Value:	$73,058	Market Land Value:		Tax Year:	2026
Assd Improvement:	$555,203	Market Improvment Value:		Total Taxable Value:	$6,625
Total Assessed Value:	$628,261	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description: BRAD CT

Property Characteristics

Lot Size:	10.500 AC	Bedrooms:	4	Pool:	
Building Area:	4025 SF	Baths:	3	Fireplace:	1
Year Built:	2004	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	3	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/26/2026	Sales Price:	N/A
Document #:	2026-0018313 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/27/2025	Loan Amount:	N/A
Document #:	2025-0028714 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2055	Type Finance:	
Legal Description:			

Lot: 3 Subdivision: LOCATELLI SUBDIVISION

Prior Transfer

Recording Date:	09/23/2025	Sales Price:	N/A
Document #:	2025-0025895 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/20/2024	Loan Amount:	N/A
Document #:	2024-0030180 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2054	Type Finance:	

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Legal Description:
Lot: 3 Subdivision: TOCATELLI SUBDIVISION
City/Muni/Twp: OROVILLE

Prior Transfer

Recording Date:	10/08/2024	Sales Price:	N/A
Document #:	2024-0026465 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/25/2024	Sales Price:	N/A
Document #:	2024-0025466 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/18/2023	Loan Amount:	N/A
Document #:	2023-0025274 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2043	Type Finance:	

Legal Description:
Lot: 3 Subdivision: LOCATELLI SUBDIVISION

Prior Transfer

Recording Date:	09/26/2017	Sales Price:	$530,000
Document #:	2017-0034419 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/16/2015	Sales Price:	$530,000
Document #:	2015-0044906 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/05/2007	Sales Price:	$415,500
Document #:	2007-0047517 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/13/2007	Loan Amount:	N/A
Document #:	2007-0043712 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 3 Subdivision: LOCATELLI SUBDIVISION
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	08/23/2005	Loan Amount:	N/A
Document #:	2005-0049964 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/17/2035	Type Finance:	

Legal Description:
Lot: 3 Subdivision: LOCATELLI SUBDIVISION

Prior Transfer

Recording Date:	02/09/2005	Sales Price:	$322,000
Document #:	2005-0007851 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/17/2004	Loan Amount:	N/A
Document #:	2004-0076844 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	01/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 3 Subdivision: LOCATELLI SUBDIVISION
City/Muni/Twp: PALERMO

Mortgage Record

Recording Date:	02/10/2004	Loan Amount:	N/A
Document #:	2004-0007349 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	

Legal Description:
Lot: 3 Subdivision: LOCATELLI SUBDIVISION

Prior Transfer

Recording Date:	04/24/2003	Sales Price:	$47,500
Document #:	2003-0025830 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/17/2003		
Document Type:			

Legal Description:
Lot: 3 Subdivision: LOCATELLI SUBDIVISION Map Ref: MAP130 PG3-6
City/Muni/Twp: UNINCORPORATED

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Prior Transfer

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

Legal Description:
Abbreviated Description: BRAD CT

Area Sales Analysis

Total Area Sales	$2,076,000	Median # of Bedrooms	3
Median Lot Size	222,157 SF	Median # of Baths	3
Median Living Area	2,376 SF	Median Year Built	1990
Price Range - 2 Yrs	$150,000 to $550,000	Age Range	18 years to 64 years
Median Value	$476,000	Median Age	36 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.99Mi.	**35 BLAZEFORD GULCH** **OROVILLE, CA 95966-9346**	05/21/2026	$540,000	$227	2376	/4/3	2008	212,138 SF	
		APN: 028-350-060-000 Document #: 2026-0014768 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: S07T18NR05E MDBM Abbreviated Description: Sec/Twnship/Range:S07T18NR05E MDBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.75Mi.	**67 NUGGET RANCH RD** **OROVILLE, CA 95966-9352**	04/06/2026	$550,000	$253	2170	/3/2	1994	374,617 SF	
		APN: 028-410-126-000 Document #: 2026-0010031 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 MapRef: MB 134 PG 49&50 Abbreviated Description: Lot:3 Map Ref:MB 134 PG 49&50City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.95Mi.	**43 FRIEDMAN CT** **OROVILLE, CA 95966-8228**	02/12/2026	$476,000	$180	2640	/3/3	1981	222,157 SF	AboveGround
		APN: 028-410-104-000 Document #: 2026-0005072 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 MapRef: MB 76 PG 70 Abbreviated Description: Lot:2 Map Ref:MB 76 PG 70City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.97Mi.	**MISSION OLIVE RD** **OROVILLE, CA 95966-**	10/15/2025	$150,000	$213	704	/2/1	1962	65,340 SF	
		APN: 079-400-017-000 Document #: 2025-0027740 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: WYANDOTTE AS SURVEYED BY WILLIAM EDMUNDS Sec/Twnship/Range: S36T19NR04E MDBM Abbreviated Description: Subdivision:WYANDOTTE AS SURVEYED BY WILLIAM EDMUNDS Sec/Twnship/Range:S36T19NR04E MDBM Abbreviated Description:PORTION LOT4 City/Muni/Twp:OROVILLE City/Muni/Twp: OROVILLE								
5	1.32Mi.	**202 BUTTE VISTA RD** **OROVILLE, CA 95966-9399**	09/17/2025	$360,000	$92	3904	/4/3	1990	333,235 SF	
		APN: 027-140-039-000 Document #: 2025-0025486 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: OFFICIAL MAP OF FORTUNE ACRES UNIT NO 1 MapRef: MB A PAGE 23,23A &24 Abbreviated Description: Lot:15 Subdivision:OFFICIAL MAP OF FORTUNE ACRES UNIT NO 1 Map Ref:MB A PAGE 23,23A &24City/Muni/Twp:OROVILLE City/Muni/Twp: OROVILLE								

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.	**21 BRAD CT**			$628,261	4,025	/4/3	2004	11 SF	
.1Mi.	**23 BETHRIDGE RD**			$400,041	1,902	/2/2	2004	10 SF	
.17Mi.	**104 BRYDEN WAY**			$425,675	2,187	/3/2	2004	10 SF	Yes
.19Mi.	**16 BETHRIDGE RD**			$523,002	2,163		2018	11 SF	
.19Mi.	**404 DUNSTONE DR**			$537,064	2,739	3/3/2	2019	11 SF	Yes
.23Mi.	**94 BETHRIDGE RD**			$467,676	2,505	/3/2	1995	10 SF	
.3Mi.	**136 BRYDEN WAY**			$500,638	2,640	8/3/2	1997	10 SF	
.32Mi.	**100 BETHRIDGE RD**			$456,906	1,883	/3/2	2006	10 SF	
.32Mi.	**421 DUNSTONE DR**			$46,431			1900	14 SF	
.43Mi.	**420 DUNSTONE DR**	**07/28/2011**		$220,990	2,305	/3/2	1974	34 SF	
.44Mi.	**305 DUNSTONE DR**			$242,421	2,228	/4/2	1989	26 SF	Yes
.45Mi.	**265 DUNSTONE DR**			$309,977	1,864	/4/2	1920	15 SF	
.55Mi.	**227 CULET RANCH RD**			$258,505	1,168	1/1/1	2018	5 SF	
.58Mi.	**183 KNOLL VIEW CT**			$156,994	1,092	/2/1	1953	5 SF	
.71Mi.	**96 CO CO LN**			$212,877	1,978	/3/2	1985	7 SF	
.78Mi.	**60 CO CO LN**			$176,798	1,521	/2/1	1993	5 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	45.5 years old	Households:	12,182
Median Household Income:	$67,818	Households w/Family:	64%
Household Income Per Capita:	$34,229	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Oroville Union High School District	Students:	2,230
Number of Schools:	4	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.51Mi.	**Las Plumas High School** Number of Students: 1,265 Student-Teacher Ratio: 19.37 Advanced Placement: Yes	C	Public	9 - 12
4.51Mi.	**Las Plumas High School** Number of Students: 1,265 Student-Teacher Ratio: 19.37 Advanced Placement: Yes	C	Public	9 - 12
4.05Mi.	**Ophir Elementary School** Number of Students: 452 Student-Teacher Ratio: 20.08	C+	Public	KG - 5
4.05Mi.	**Ophir Elementary School** Number of Students: 452 Student-Teacher Ratio: 20.08	C+	Public	KG - 5
5.41Mi.	**Ishi Hills Middle School** Number of Students: 294 Student-Teacher Ratio: 17.06	D	Public	6 - 8
5.41Mi.	**Ishi Hills Middle School** Number of Students: 294 Student-Teacher Ratio: 17.06	D	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	84%	LOWER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	86%	LOWER
OVERALL	107%	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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