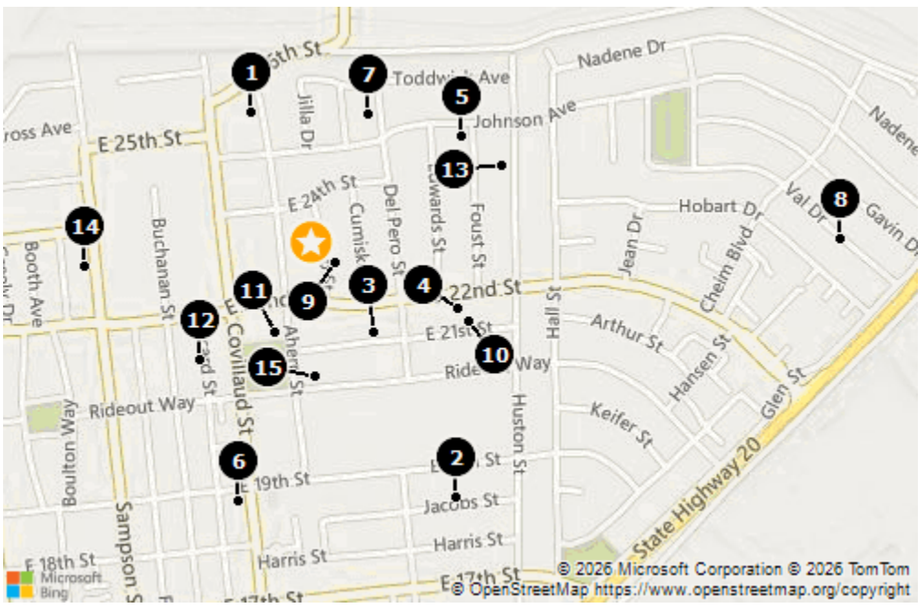
ICE SiteX Report

OrderID: 97524260

SiteX Property Information Report



Subject Property Location

2302 BUBB ST, MARYSVILLE, CA 95901-3336

County:	**YUBA CA**	Census Tract:	061150402.011014
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	008-082-003-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$380,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$338,200 - $421,800	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	1-001
Assd Land Value:	$74,284	Market Land Value:		Tax Year:	2025
Assd Improvement:	$334,280	Market Improvment Value:		Total Taxable Value:	$4,555
Total Assessed Value:	$408,564	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Subdivision: TRIPLETT MANOR
Abbreviated Description: L-8 BL-6 TRIPLETT MANOR

Property Characteristics

Lot Size:	7,052 SF	Bedrooms:	3	Pool:	
Building Area:	1392 SF	Baths:	2	Fireplace:	1
Year Built:	1960	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/25/2025	Sales Price:	$315,425
Document #:	2025-013376 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/22/2025	Loan Amount:	N/A
Document #:	2025-000789 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2025	Type Finance:	

Legal Description:
Lot: 8 Block: 6 Subdivision: TRIPLETT MANOR
City/Muni/Twp: MARYSVILLE

Mortgage Record

Recording Date:	09/03/2024	Loan Amount:	N/A
Document #:	2024-009550 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 8 Block: 6 Subdivision: TRIPLETT MANOR
City/Muni/Twp: MARYSVILLE

Prior Transfer

Recording Date:	04/15/2022	Sales Price:	$228,000

ICE SiteX Report

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Document #:	2022-006201 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/06/2022	Sales Price:	$385,000
Document #:	2022-005611 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/31/2022		
Document Type:			

Legal Description:
Lot: 8 Block: 6 Subdivision: TRIPLETT MANOR Map Ref: MB 5 PG 48
City/Muni/Twp: MARYSVILLE

Prior Transfer

Recording Date:	05/04/2021	Sales Price:	N/A
Document #:	2021-008181 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/20/2021	Loan Amount:	N/A
Document #:	2021-007079 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: 8 Block: 6 Subdivision: TRIPLETT MANOR
City/Muni/Twp: MARYSVILLE

Prior Transfer

Recording Date:	02/25/2019	Sales Price:	N/A
Document #:	2019-002128 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/08/2019	Sales Price:	$225,000
Document #:	2019-001554 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/24/2019		
Document Type:			

Legal Description:
Lot: 8 Block: 6 Subdivision: TRIPLETT MANOR Map Ref: MB 5 PG 48
City/Muni/Twp: MARYSVILLE

Mortgage Record

Recording Date:	06/02/2005	Loan Amount:	N/A
Document #:	2005R-012452 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	06/01/2035	Type Finance:	

Legal Description:
Lot: 8 Block: 6 Subdivision: TRIPLETT MANOR
City/Muni/Twp: MARYSVILLE

Prior Transfer

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

Legal Description:
Subdivision: TRIPLETT MANOR
Abbreviated Description: L-8 BL-6 TRIPLETT MANOR

Area Sales Analysis

Total Area Sales	$5,477,000	Median # of Bedrooms	3
Median Lot Size	5,809 SF	Median # of Baths	2
Median Living Area	1,296 SF	Median Year Built	1959
Price Range - 2 Yrs	$180,000 to $599,000	Age Range	51 years to 76 years
Median Value	$360,000	Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**2504 AHERN ST** **MARYSVILLE, CA 95901-3321**	05/12/2026	$599,000	$358	1670	7/4/2	1965	14,257 SF	Yes
		APN: 008-042-002-000 Document #: 2026-005003 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: TRACT NO 110 MapRef: MB 7 PG 8 Abbreviated Description: Lot:3 Subdivision:TRACT NO 110 Map Ref:MB 7 PG 8City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE								
2	.36Mi.	**921 JACOBS ST** **MARYSVILLE, CA 95901-3945**	04/30/2026	$297,500	$317	936	5/2/1	1952	5,260 SF	
		APN: 008-211-019-000 Document #: 2026-004461 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 30 Subdivision: RESUBDIVISION OF A PORTION OF BLOCKS 31 AND 32 TRI MapRef: MB F PG 93 Abbreviated Description: Lot:19 Block:30 Subdivision:RESUBDIVISION OF A PORTION OF BLOCKS 31 AND 32 TRI Map Ref:MB F PG 93City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE								
3	.14Mi.	**721 E 21ST ST** **MARYSVILLE, CA 95901-3303**	04/13/2026	$180,000	$128	1402	6/3/1	1959	5,809 SF	
		APN: 008-124-013-000 Document #: 2026-003737 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 13 Block: 5 Subdivision: TRIPLETT MANOR MapRef: MB 5 PG 48 Abbreviated Description: Lot:13 Block:5 Subdivision:TRIPLETT MANOR Map Ref:MB 5 PG 48City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

4	.2Mi.	**904 E 22ND ST** **MARYSVILLE, CA 95901-3404**	04/02/2026	$420,000	$261	1605	6/4/2	1965	5,751 SF	

APN: 008-135-006-000 Document #: 2026-003356
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 4 Subdivision: TRIPLET MANOR MapRef: MB 5 PG 48 Abbreviated Description: Lot:6 Block:4 Subdivision:TRIPLET MANOR Map Ref:MB 5 PG 48City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

5	.23Mi.	**916 JOHNSON AVE** **MARYSVILLE, CA 95901-3438**	03/31/2026	$372,000	$272	1364	6/4/2	1973	6,345 SF	

APN: 008-091-001-000 Document #: 2026-003220
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19 Block: 11 Subdivision: TRIPLETT MANOR MapRef: MB 5 PG 48 Abbreviated Description: Lot:19 Block:11 Subdivision:TRIPLETT MANOR Map Ref:MB 5 PG 48City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

6	.33Mi.	**430 E 19TH ST** **MARYSVILLE, CA 95901-3857**	03/02/2026	$320,000	$303	1053	6/3/1	1950	5,396 SF	

APN: 008-201-002-000 Document #: 2026-002136
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Block: 6 Subdivision: TRIPLETT PARK MapRef: MB 4 PG 42 Abbreviated Description: Lot:16 Block:6 Subdivision:TRIPLETT PARK Map Ref:MB 4 PG 42City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

7	.18Mi.	**2444 DEL PERO ST** **MARYSVILLE, CA 95901-3411**	02/10/2026	$378,000	$274	1375	6/3/2	1975	7,156 SF	

APN: 008-052-003-000 Document #: 2026-001387
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 19 Subdivision: TRIPLETT MANOR MapRef: MB 5 PG 48 Abbreviated Description: Lot:3 Block:19 Subdivision:TRIPLETT MANOR Map Ref:MB 5 PG 48City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

8	.25Mi.	**2417 FOUST ST** **MARYSVILLE, CA 95901-3422**	12/29/2025	$360,000	$306	1176	6/3/2	1973	7,415 SF	

APN: 008-092-023-000 Document #: 2025-014947
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Block: 12 Subdivision: TRIPLETT MANOR MapRef: MB 5 PG 48 Abbreviated Description: Lot:16 Block:12 Subdivision:TRIPLETT MANOR Map Ref:MB 5 PG 48City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

9	.04Mi.	**2225 BUBB ST** **MARYSVILLE, CA 95901-3333**	12/23/2025	$404,500	$312	1296	5/3/2	1960	6,388 SF	

APN: 008-122-008-000 Document #: 2025-014806
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 8 Subdivision: TRIPLETT MANOR MapRef: MB 5 PG 48 Abbreviated Description: Lot:4 Block:8 Subdivision:TRIPLETT MANOR Map Ref:MB 5 PG 48City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

10	.22Mi.	**909 E 21ST ST** **MARYSVILLE, CA 95901-3903**	12/18/2025	$332,000	$265	1250	6/3/2	1959	5,537 SF	

APN: 008-135-016-000 Document #: 2025-014589
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Block: 4 Subdivision: TRIPLETT MANOR MapRef: MB 5 PG 48 Abbreviated Description: Lot:16 Block:4 Subdivision:TRIPLETT MANOR Map Ref:MB 5 PG 48City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

11	.12Mi.	**2136 AHERN ST** **MARYSVILLE, CA 95901-3313**	11/13/2025	$419,000	$227	1844	8/4/2	1959	14,937 SF	

APN: 008-152-002-000 Document #: 2025-012731
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 24 Subdivision: TRIPLETT PARK MapRef: MB 4 PG 24 Abbreviated Description: Lot:3 Block:24 Subdivision:TRIPLETT PARK Map Ref:MB 4 PG 24City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

12	.21Mi.	**2122 SICARD ST** **MARYSVILLE, CA 95901-3832**	10/28/2025	$315,000	$262	1199	5/3/1	1952	4,679 SF	

APN: 008-151-024-000 Document #: 2025-012130
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Block: 2 Subdivision: RESUBDIVISION OF BLOCK 2 TRIPLETT PARK MapRef: MB 4 PG 43 Abbreviated Description: Lot:13 Block:2 Subdivision:RESUBDIVISION OF BLOCK 2 TRIPLETT PARK Map Ref:MB 4 PG 43City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

13	.26Mi.	**2404 HUSTON ST** **MARYSVILLE, CA 95901-3429**	10/24/2025	$355,000	$302	1175	6/3/2	1966	5,643 SF	

APN: 008-092-004-000 Document #: 2025-011999
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Block: 12 Subdivision: TRIPLETT MANOR MapRef: MB 5 PG 48 Abbreviated Description: Lot:22 Block:12 Subdivision:TRIPLETT MANOR Map Ref:MB 5 PG 48City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

14	.29Mi.	**2234 SAMPSON ST** **MARYSVILLE, CA 95901-3223**	09/22/2025	$365,000	$253	1440	7/3/1	1951	4,898 SF	

APN: 008-104-004-000 Document #: 2025-010559
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: COLLEGE VIEW PARK NO 2 MapRef: MB 3 PG 50 Abbreviated Description: Lot:65 Subdivision:COLLEGE VIEW PARK NO 2 Map Ref:MB 3 PG 50City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

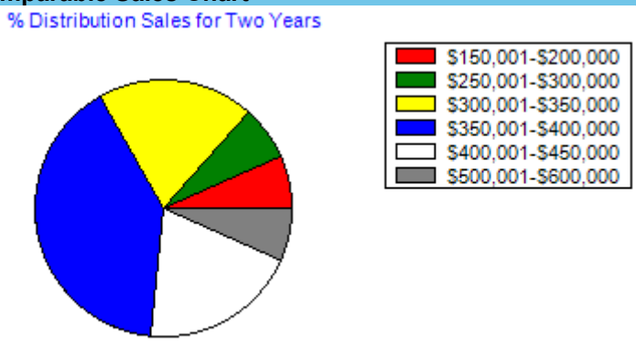
15	.17Mi.	**613 RIDEOUT WAY** **MARYSVILLE, CA 95901-3325**	09/15/2025	$360,000	$295	1220	6/3/2	1959	6,122 SF	Yes

APN: 008-125-021-000 Document #: 2025-010251
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Block: 1 Subdivision: TRIPLETT MANOR MapRef: MB 5 PG 48 Abbreviated Description: Lot:21 Block:1 Subdivision:TRIPLETT MANOR Map Ref:MB 5 PG 48

ICE SiteX Report

OrderID: 97524260

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.	**2302 BUBB ST**			$408,564	1,392	6/3/2	1960	7,052 SF	
.01Mi.	**2230 BUBB ST**			$144,980	1,704	6/3/2	1960	6,564 SF	
.01Mi.	**2310 BUBB ST**			$135,693	1,392	6/3/2	1960	7,270 SF	
.02Mi.	**2225 AHERN ST**			$220,641	1,910	6/4/1	1959	14,749 SF	
.02Mi.	**2309 AHERN ST**			$156,154	1,844	7/3/1	1959	14,853 SF	Yes
.03Mi.	**2222 BUBB ST**			$150,223	1,392	6/3/2	1960	7,206 SF	Yes
.03Mi.	**2301 BUBB ST**			$116,532	1,296	5/3/2	1960	5,814 SF	
.03Mi.	**2309 BUBB ST**			$120,685	1,296	5/3/2	1960	6,141 SF	
.03Mi.	**2231 BUBB ST**			$129,144	1,296	5/3/2	1960	5,766 SF	
.03Mi.	**2318 BUBB ST**			$202,139	1,839	8/3/2	1973	8,352 SF	
.04Mi.	**2315 BUBB ST**			$64,078	1,392	6/3/2	1960	7,223 SF	
.04Mi.	**2217 AHERN ST**			$351,383	2,117	7/3/2	1965	14,046 SF	
.04Mi.	**2225 BUBB ST**			$170,669	1,296	5/3/2	1960	6,388 SF	
.04Mi.	**2319 AHERN ST**			$228,448	1,333	7/3/1	1959	14,400 SF	
.04Mi.	**2214 BUBB ST**			$60,835	1,392	6/3/2	1960	7,116 SF	
.05Mi.	**2302 CUMISKEY ST**			$211,942	1,296	5/3/2	1960	5,830 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	35.2 years old	Households:	14,064
Median Household Income:	$62,947	Households w/Family:	68%
Household Income Per Capita:	$29,522	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Marysville Joint Unified School District	Students:	10,446
Number of Schools:	23	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.24Mi.	**Kynoch Elementary School** Number of Students: 678 Student-Teacher Ratio: 23.38	D	Public	KG - 6
0.66Mi.	**Marysville High School** Number of Students: 1,034 Student-Teacher Ratio: 19.86 Advanced Placement: Yes	C-	Public	9 - 12
0.31Mi.	**Anna McKenney Intermediate School** Number of Students: 590 Student-Teacher Ratio: 21.26	D-	Public	7 - 8

ICE SiteX Report

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Flood Report

The Subject Property of **2302 BUBB ST, MARYSVILLE, CA 95901-3336** 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	117%	HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	115%	HIGHER
MURDER	115%	HIGHER
OVERALL	108%	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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