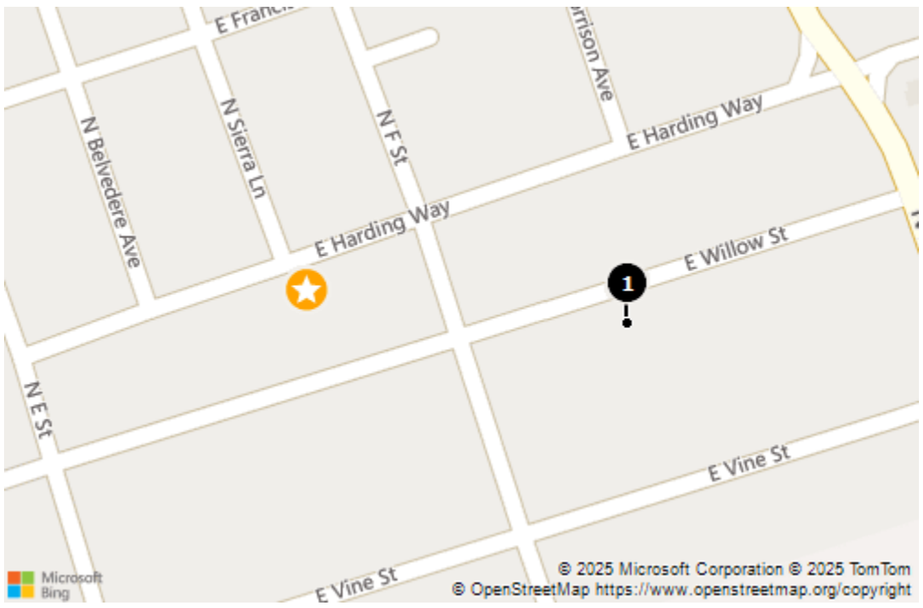
ICE SiteX Report

OrderID: 94476936

SiteX Property Information Report



Subject Property Location

2376 E HARDING WAY, STOCKTON, CA 95205-3526

County:	**SAN JOAQUIN CA**	Census Tract:	060770017.003013
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	141-194-120-000	Thomas Bros Pg-Grid:	344-4J

Valuation

Value:	**$306,000**	FSD:	15
Value Range:	$260,100 - $351,900	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2024	Market Value Year:		Tax Rate Code Area:	118-105
Assd Land Value:	$63,672	Market Land Value:		Tax Year:	2024
Assd Improvement:	$206,935	Market Improvment Value:		Total Taxable Value:	$3,370
Total Assessed Value:	$270,607	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: EL RICADO TERRACE Map Ref: MB 141 PG 19

Property Characteristics

Lot Size:	4,500 SF	Bedrooms:	3	Pool:	
Building Area:	1248 SF	Baths:	2	Fireplace:	
Year Built:	1993	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	None
Number of Stories:	1	Number of Cars:		A/C:	N
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/18/2024	Sales Price:	$250,381
Document #:	2024-114954 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/10/2020	Sales Price:	$112,917
Document #:	2020-173368 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/25/2020	Sales Price:	$255,000
Document #:	2020-165117 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/20/2020		
Document Type:	Grant Deed		
Legal Description:			

Lot: 7 Block: 2 Subdivision: EL RICARDO TERRACE Map Ref: VOL 10 PG 57
Abbreviated Description: NORTH60FT LOT7
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	06/10/2016	Sales Price:	$115,000

ICE SiteX Report

OrderID: 94476936

Document #:	2016-067115 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/03/2016		
Document Type:	Grant Deed		

Legal Description:
Lot: 7 Block: 2 Subdivision: EL RICARDO TERRACE Map Ref: MAP10 PG57
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	11/10/2015	Sales Price:	$62,000
Document #:	2015-134739 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/06/2015		
Document Type:	Grant Deed		

Legal Description:
Lot: 7 Block: 2 Subdivision: EL RICARDO TERRACE Map Ref: MAP10 PG57
City/Muni/Twp: STOCKTON

Prior Transfer

Recording Date:	09/22/2015	Sales Price:	$82,000
Document #:	2015-114568 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/22/2015	Sales Price:	$71,725
Document #:	2015-114567 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/18/2015		
Document Type:	Deed in Lieu of Foreclosure		

Legal Description:
Lot: 7 Block: 2 Subdivision: EL RICARDO TERRACE Map Ref: MB10 PG57
City/Muni/Twp: STOCKTON

Prior Transfer

Recording Date:	12/19/2005	Sales Price:	$65,200
Document #:	2005-314791 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/30/2005	Sales Price:	$102,500
Document #:	2005-298167 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/28/2005		
Document Type:	Grant Deed		

Legal Description:
Lot: 7 Block: 2 Subdivision: EL RICARDO TERRACE Map Ref: MB10 PG57
Abbreviated Description: NOTH60 FT LOT7

Mortgage Record

Recording Date:	02/27/1998	Loan Amount:	N/A
Document #:	98023310 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2028	Type Finance:	

Legal Description:
Lot: 7 Block: 2 Subdivision: EL RICARDO TERRACE
Abbreviated Description: NORTH60 FT LOT7 BLK2

Prior Transfer

Recording Date:	04/16/1997	Sales Price:	N/A
Document #:	97037552 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/10/1997		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 7 Block: 2 Subdivision: EL RICARDO TERRACE Map Ref: MB10 PG57
Abbreviated Description: NORTH60 FT LOT7 BLK2
City/Muni/Twp: STOCKTON

Prior Transfer

Recording Date:	10/23/1995	Sales Price:	N/A
Document #:	95098040 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/23/1995		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 7 Block: 2 Subdivision: EL RICARDO TERRACE Map Ref: MB10 PG57
Abbreviated Description: NORTH60 FT LOT7
City/Muni/Twp: STOCKTON

Prior Transfer

Recording Date:	11/22/1994	Sales Price:	N/A
Document #:	94126606 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/21/1994		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 7 Block: 2 Subdivision: EL RICARDO TERRACE Map Ref: MAP10 PG57
Abbreviated Description: NORTH60 FT LOT7
City/Muni/Twp: STOCKTON

Prior Transfer

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

ICE SiteX Report

OrderID: 94476936

Legal Description:
Subdivision: EL RICADO TERRACE Map Ref: MB 141 PG 19

Area Sales Analysis

Total Area Sales	$140,000	Median # of Bedrooms	2
Median Lot Size	11,250 SF	Median # of Baths	1
Median Living Area	720 SF	Median Year Built	1979
Price Range - 2 Yrs	$140,000 to $140,000	Age Range	46 years to 46 years
Median Value	$140,000	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**2432 E WILLOW ST** **STOCKTON, CA 95205-3838**	08/09/2024	$140,000	$194	720	/2/1	1979	11,250 SF	

APN: 141-270-380-000 Document #: 2024-066832
Document Type: Grant Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 4 Block: 6 Subdivision: EL RICADO TERRACE MapRef: VOL 10 PG 57 Abbreviated Description: Lot:4 Block:6 Subdivision:EL RICADO TERRACE Map Ref:VOL 10 PG 57City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

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.	**2376 E HARDING WAY**			$270,607	1,248	/3/2	1993	4,500 SF	
.11Mi.	**2432 E WILLOW ST**	**05/30/2007**		$46,152	720	/2/1	1979	11,250 SF	
.16Mi.	**1452 WILLIAMS ST**			$12,733				2 SF	
.16Mi.	**1452 WILLIAMS ST**			$18,945				2 SF	
.25Mi.	**1732 CHEROKEE RD**			$20,634				2 SF	
.48Mi.	**2629 WATERLOO RD**			$42,448				2 SF	
.48Mi.	**2629 WATERLOO RD**			$40,902				2 SF	
.48Mi.	**2629 WATERLOO RD**			$41,557				2 SF	
.48Mi.	**2629 WATERLOO RD**			$68,897				2 SF	
.48Mi.	**2629 WATERLOO RD**			$35,433				2 SF	
.53Mi.	**1550 N GOLDEN GATE AVE**			$41,616				9,000 SF	
.57Mi.	**2951 CHARLES ST**			$209,075	933	/3/2	1999	5,000 SF	
.6Mi.	**2340 SANGUINETTI LN**			$10,936				37,991 SF	
.65Mi.	**2220 TOTTEN AVE**			$159,290	1,248	/3/2	1998	4,800 SF	
.66Mi.	**2922 FLORIDA AVE**	**09/24/2001**		$108,612	1,744	/3/2	1988	10,000 SF	
.67Mi.	**2240 TOTTEN AVE**	**10/31/1997**		$107,222	1,104	/3/2	1997	9,702 SF	

Rent vs. Own

Households Occupied by Renters:	50%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	31.0 years old	Households:	11,850
Median Household Income:	$48,275	Households w/Family:	75%
Household Income Per Capita:	$18,825	Households w/Family Married:	44%
Most Common Education Level:	Some High School	Households w/Family Children:	47%

School District

School District Zone:	Stockton Unified School District	Students:	36,190
Number of Schools:	55	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.49Mi.	**Fillmore Elementary School** Number of Students: 649 Student-Teacher Ratio: 27.04	C	Public	KG - 8
3.47Mi.	**Stagg Senior High School** Number of Students: 1,839 Student-Teacher Ratio: 23.16	D+	Public	9 - 12
0.45Mi.	**Fremont Elementary School** Number of Students: 824 Student-Teacher Ratio: 23.16	D-	Public	KG - 8
1.20Mi.	**King Elementary School** Number of Students: 1,025 Student-Teacher Ratio: 25.31	C-	Public	KG - 8
1.71Mi.	**Roosevelt Elementary School** Number of Students: 389	D+	Public	KG - 8

ICE SiteX Report

OrderID: 94476936

Student-Teacher Ratio: 21.61

Flood Report

The Subject Property of **2376 E HARDING WAY, STOCKTON, CA 95205-3526** 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	135%	NOTABLY HIGHER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	139%	NOTABLY HIGHER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	116%	HIGHER
MURDER	124%	HIGHER
OVERALL	126%	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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