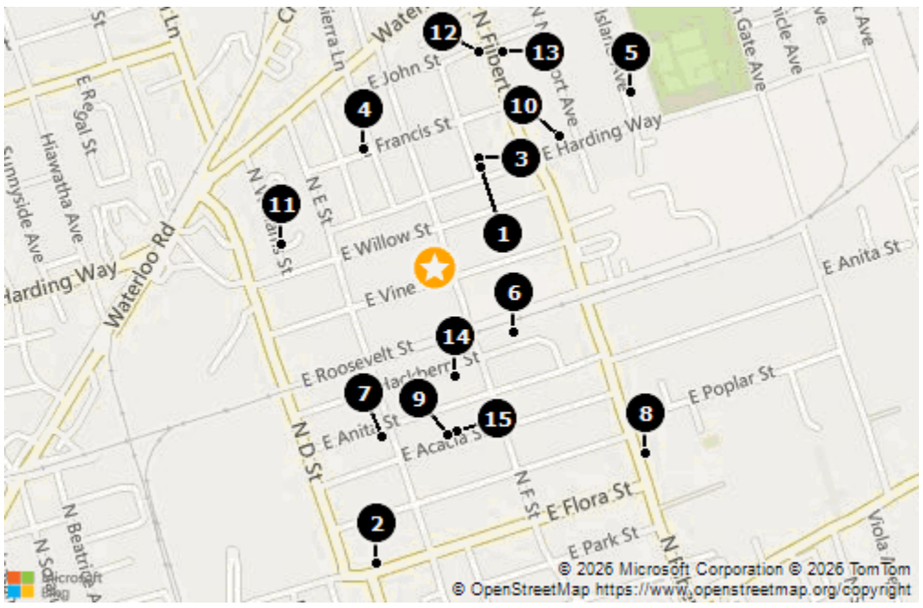
ICE SiteX Report

OrderID: 98485902

SiteX Property Information Report



Subject Property Location

2389 E VINE ST, STOCKTON, CA 95205-3829

County:	**SAN JOAQUIN CA**	Census Tract:	060770017.003021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	141-195-140-000	Thomas Bros Pg-Grid:	344-4J

Valuation

Value:	**$470,000**	FSD:	14	Common Confidence Score:	55
Value Range:	$404,200 - $535,800	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	118-105
Assd Land Value:	$130,000	Market Land Value:		Tax Year:	2026
Assd Improvement:	$324,500	Market Improvment Value:		Total Taxable Value:	$6,408
Total Assessed Value:	$454,500	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:	7,500 SF	Bedrooms:	4	Pool:	
Building Area:	1468 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	4	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/29/2025	Loan Amount:	N/A
Document #:	2025-035391 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: 17&18 Block: 5 Subdivision: EL RICADO TERRACE
Abbreviated Description: PORTION LOT18
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	04/17/2024	Loan Amount:	N/A
Document #:	2024-031486 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 17&18 Block: 5 Subdivision: EL RICADO TERRACE
Abbreviated Description: PORTION LOT18
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	11/07/2023	Sales Price:	N/A
Document #:	2023-091711 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	03/08/2022	Sales Price:	$450,000
Document #:	2022-030579 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/04/2022		
Document Type:			

Legal Description:
Lot: 17&18 Block: 5 Subdivision: EL RICADO TERRACE Map Ref: VOL 10 PG 57
Abbreviated Description: PORTION LOTS17&18
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	07/27/2006	Sales Price:	$137,000
Document #:	2006-160395 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	06/22/2006		
Document Type:			

Legal Description:
Lot: 17&18 Block: 5 Subdivision: EL RICADO TERRACE Map Ref: MAP10 PG57
Abbreviated Description: EXCEPT W50 FT THEREOF & W25 FT LOT18
City/Muni/Twp: STOCKTON

Prior Transfer

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

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

Area Sales Analysis

Total Area Sales	$4,411,264	Median # of Bedrooms	3
Median Lot Size	7,500 SF	Median # of Baths	1
Median Living Area	940 SF	Median Year Built	1947
Price Range - 2 Yrs	$124,000 to $475,000	Age Range	49 years to 85 years
Median Value	$280,000	Median Age	79 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**1402 MORRISON AVE** **STOCKTON, CA 95205-3538**	08/07/2026	$280,000	$252	1110	/3/1	1977	6,303 SF	
		APN: 141-286-090-000 Document #: 2026-071651 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 70 Subdivision: SIERRA HEIGHTS MapRef: VOL 11 PG 12 Abbreviated Description: Subdivision:SIERRA HEIGHTS Map Ref:VOL 11 PG 12Abbreviated Description:PORTION LOT70 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.38Mi.	**2215 E FLORA ST** **STOCKTON, CA 95205-4332**	07/20/2026	$261,500	$337	774	/2/1	1943	12,050 SF	
		APN: 141-203-150-000 Document #: 2026-065631 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 19 Subdivision: EL RICADO TERRACE MapRef: MB 10 PG 57 Abbreviated Description: Lot:10 Block:19 Subdivision:EL RICADO TERRACE Map Ref:MB 10 PG 57City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
3	.16Mi.	**1412 MORRISON AVE** **STOCKTON, CA 95205-3538**	07/14/2026	$290,000	$261	1110	/3/1	1977	9,800 SF	
		APN: 141-286-100-000 Document #: 2026-063806 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 69 Subdivision: SIERRA HEIGHTS Tract No: 3 MapRef: VOL 11 PG 12 Abbreviated Description: Lot:69 Subdivision:SIERRA HEIGHTS Tract No:3 Map Ref:VOL 11 PG 12City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.18Mi.	**1501 SIERRA LN** **STOCKTON, CA 95205-3558**	06/05/2026	$124,000	$246	504	/1/1	1947	2,500 SF	
		APN: 141-182-090-000 Document #: 2026-051419 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 5 Subdivision: BELVEDERE ADDITION MapRef: VOL 4 PG 1 Abbreviated Description: Lot:2 Block:5 Subdivision:BELVEDERE ADDITION Map Ref:VOL 4 PG 1City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.35Mi.	**1446 RHODE ISLAND AVE** **STOCKTON, CA 95205-3549**	04/15/2026	$330,000	$290	1135	/3/1	1956	8,582 SF	
		APN: 143-030-210-000 Document #: 2026-034318 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Subdivision: PAKE TRACT Tract No: 419 MapRef: VOL 14 PG 55 Abbreviated Description: Lot:13 Subdivision:PAKE TRACT Tract No:419 Map Ref:VOL 14 PG 55City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.13Mi.	**2421 HACKBERRY ST** **STOCKTON, CA 95205-3820**	03/03/2026	$410,000	$325	1260	/3/1	1943	8,040 SF	Yes
		APN: 141-260-040-000 Document #: 2026-017800 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Subdivision: EL RICADO TERRACE RE SUBDIVISION Tract No: 40 MapRef: MB 11 PG 46 Abbreviated Description: Lot:22 Subdivision:EL RICADO TERRACE RE SUBDIVISION Tract No:40 Map Ref:MB 11 PG 46City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
7	.23Mi.	**2246 E ANITA ST** **STOCKTON, CA 95205-3840**	02/24/2026	$189,000	$225	837	/2/1	1941	6,400 SF	
		APN: 141-142-170-000 Document #: 2026-014797 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 89 Subdivision: EL RICADO TERRACE RESUBDIVISION MapRef: VOL 11 PG 46&47 Abbreviated Description: Lot:89 Subdivision:EL RICADO TERRACE RESUBDIVISION Map Ref:VOL 11 PG 46&47City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
8	.37Mi.	**834 N FILBERT ST** **STOCKTON, CA 95205-4338**	02/24/2026	$475,000	$257	1844	/3/2	1953	19,000 SF	
		APN: 143-080-050-000 Document #: 2026-015001 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: A Subdivision: EL RICADO MapRef: VOL 6 PG 4 Abbreviated Description: Block:A Subdivision:EL RICADO Map Ref:VOL 6 PG 4Abbreviated Description:PORTION LOT7 City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								

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9	.21Mi.	**2327 E ACACIA ST** **STOCKTON, CA 95205-4327**	01/14/2026	$330,000	$312	1055	/2/1	1942	7,500 SF

APN: 141-201-120-000 Document #: 2026-003626
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Block: 14 Subdivision: EL RICADO TERRACE MapRef: VOL 10 PG 57 Abbreviated Description: Subdivision:EL RICADO TERRACE Map Ref:VOL 10 PG 57Abbreviated Description:PORTION LOT14 City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

10	.23Mi.	**1413 N NEWPORT AVE** **STOCKTON, CA 95205-3574**	12/26/2025	$412,000	$306	1345	/3/2	1948	9,011 SF

APN: 143-040-300-000 Document #: 2025-119030
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: GRAY ACRES MapRef: VOL 8 PG 61 Abbreviated Description: Lot:31 Subdivision:GRAY ACRES Map Ref:VOL 8 PG 61City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.19Mi.	**1404 WILLIAMS ST** **STOCKTON, CA 95205-3560**	12/24/2025	$219,000	$285	768	/2/1	1969	5,500 SF

APN: 141-160-200-000 Document #: 2025-118849
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16&17 Section: 43 Subdivision: C M WEBERS GRANT Abbreviated Description: Lot:16&17 Subdivision:C M WEBERS GRANT Abbreviated Description:PORTION LOT17; POR SEC43 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

12	.28Mi.	**1561 N FILBERT ST** **STOCKTON, CA 95205-3519**	12/12/2025	$223,500	$500	447	/1/1	1953	1,700 SF

APN: 141-284-010-000 Document #: 2025-111583
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: SIERRA HEIGHTS Tract No: 3 MapRef: VOL 11 PG 12 Abbreviated Description: Subdivision:SIERRA HEIGHTS Tract No:3 Map Ref:VOL 11 PG 12Abbreviated Description:PORTION LOT46 City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

13	.29Mi.	**1550 N FILBERT ST** **STOCKTON, CA 95205-3520**	12/08/2025	$250,000	$315	792	/1/1	1941	11,608 SF

APN: 141-283-010-000 Document #: 2025-109846
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: SIERRA HEIGHTS Tract No: 3 MapRef: VOL 11 PG 12 Abbreviated Description: Lot:51 Subdivision:SIERRA HEIGHTS Tract No:3 Map Ref:VOL 11 PG 12City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

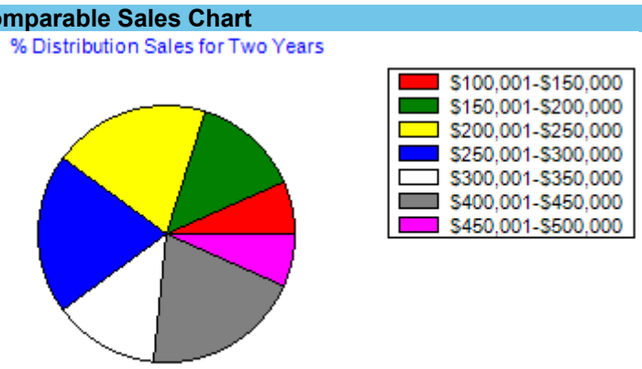
14	.14Mi.	**2346 HACKBERRY ST** **STOCKTON, CA 95205-3819**	10/30/2025	$175,000	$186	940	/3/1	1943	6,700 SF

APN: 141-143-150-000 Document #: 2025-093129
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: EL RICADO TERRACE RESUBDIVISION Tract No: 40 MapRef: MB 11 PG 46 Abbreviated Description: Lot:48 Subdivision:EL RICADO TERRACE RESUBDIVISION Tract No:40 Map Ref:MB 11 PG 46City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

15	.21Mi.	**2333 E ACACIA ST** **STOCKTON, CA 95205-4327**	10/06/2025	$442,264	$496	890	/3/1	1942	7,500 SF

APN: 141-201-130-000 Document #: 2025-084853
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 14 Subdivision: EL RICADO TERRACE MapRef: VOL 10 PG 57 Abbreviated Description: Block:14 Subdivision:EL RICADO TERRACE Map Ref:VOL 10 PG 57Abbreviated Description:PORTION LOT15

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.	**2389 E VINE ST**			$454,500	1,468	4/4/2	2022	7,500 SF	
.01Mi.	**1201 N F ST**			$405,756	1,195	/3/1	1956	7,500 SF	
.01Mi.	**2385 E VINE ST**	**10/27/1986**		$96,552	1,221	/3/1	1948	7,500 SF	
.02Mi.	**1227 N F ST**			$38,424	720	5/2/1	1959	5,000 SF	
.02Mi.	**2375 E VINE ST**			$174,014	840	/2/1	1926	6,400 SF	
.03Mi.	**2386 E WILLOW ST**			$292,400	870	/2/1	1956	7,500 SF	
.03Mi.	**2367 E VINE ST**			$338,130	594	/2/1	1937	4,500 SF	
.03Mi.	**2372 E WILLOW ST**			$307,749	1,008	5/3/1	1972	15,600 SF	
.03Mi.	**2390 E WILLOW ST**			$179,884	882	/2/1	1975	5,000 SF	
.03Mi.	**2392 E WILLOW ST**	**06/30/1999**		$45,710	609	/2/1	1946	5,000 SF	
.04Mi.	**2359 E VINE ST**			$362,100	880	/2/1	1946	6,750 SF	
.04Mi.	**2390 E VINE ST**	**03/20/2009**		$105,070	1,217	/3/2	1989	11,250 SF	
.04Mi.	**2402 E VINE ST**			$145,068	1,086	4/2/1	1946	3,750 SF	
.04Mi.	**2378 E VINE ST**	**06/15/2001**		$173,403	1,200	/3/2	2001	9,000 SF	
.04Mi.	**2368 E WILLOW ST**	**09/16/2008**		$157,607	1,040	/3/2	2000	5,625 SF	
.04Mi.	**1228 N F ST**			$162,542	1,554	/4/2	2005	11,250 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	30.9 years old	Households:	12,306
Median Household Income:	$54,444	Households w/Family:	76%
Household Income Per Capita:	$19,980	Households w/Family Married:	43%
Most Common Education Level:	Some High School	Households w/Family Children:	46%

School District

School District Zone:	Stockton Unified School District	Students:	33,648
Number of Schools:	54	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.63Mi.	**Roosevelt Elementary School** Number of Students: 297 Student-Teacher Ratio: 25	F	Public	KG - 8
0.42Mi.	**Fillmore Elementary School** Number of Students: 577 Student-Teacher Ratio: 26.24	D-	Public	KG - 8
3.52Mi.	**Stagg Senior High School** Number of Students: 1,677 Student-Teacher Ratio: 20.42	D+	Public	9 - 12
0.40Mi.	**Fremont Elementary School** Number of Students: 813 Student-Teacher Ratio: 25.74	F	Public	KG - 8
1.12Mi.	**King Elementary School** Number of Students: 942 Student-Teacher Ratio: 25.12	D+	Public	KG - 8

Flood Report

The Subject Property of **2389 E VINE ST, STOCKTON, CA 95205-3829** 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	126%	HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	115%	HIGHER
MURDER	122%	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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ICE SiteX Report

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