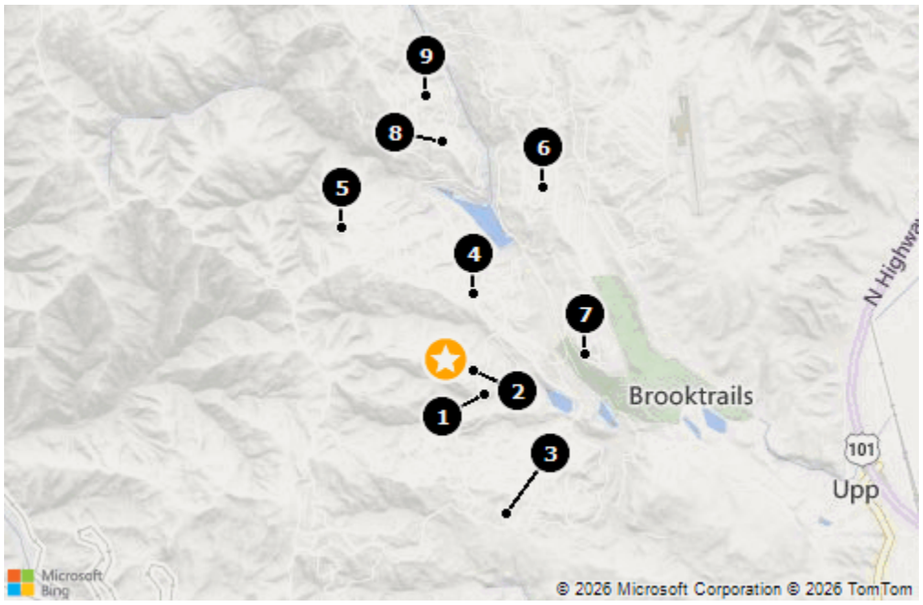
ICE SiteX Report

OrderID: 97524304

SiteX Property Information Report



Subject Property Location

24860 CLOVER CIR, WILLITS, CA 95490-9581

County:	**MENDOCINO CA**	Census Tract:	060450106.023007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	099-102-21-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$324,000**	FSD:	7	Common Confidence Score:	84
Value Range:	$301,320 - $346,680	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	153-012
Assd Land Value:	$76,851	Market Land Value:		Tax Year:	2025
Assd Improvement:	$247,876	Market Improvment Value:		Total Taxable Value:	$3,729
Total Assessed Value:	$324,727	Total Assessor Market Value:		Delinquent Year:	2020
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description: WAS 099-102-15 & 16

Property Characteristics

Lot Size:	16,988 SF	Bedrooms:	2	Pool:	
Building Area:	1160 SF	Baths:	1	Fireplace:	1
Year Built:	2002	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:		Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/12/2024	Loan Amount:	N/A
Document #:	2024-00311 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Lot: 37&388 Block: 107 Subdivision: BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No: 86
City/Muni/Twp: WILLITS

Prior Transfer

Recording Date:	10/03/2023	Sales Price:	N/A
Document #:	2023-07927 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/05/2021	Sales Price:	$28,215
Document #:	2021-05327 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/26/2021	Sales Price:	$227,406
Document #:	2021-04878 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	03/11/2021	Sales Price:	$300,000
Document #:	2021-03798 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/03/2021		
Document Type:			

Legal Description:
Lot: 37&38 Block: 107 Subdivision: BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No: 86 Map Ref: DR7 CASE 2 PG 2

Prior Transfer

Recording Date:	08/16/2013	Sales Price:	$228,000
Document #:	2013-12781 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/08/2013	Loan Amount:	N/A
Document #:	2013-12329 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2043	Type Finance:	

Legal Description:
Lot: 38 Block: 107 Subdivision: BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No: 86
City/Muni/Twp: WILLITS

Prior Transfer

Recording Date:	10/15/2007	Sales Price:	$76,000
Document #:	2007-18950 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/28/2007	Loan Amount:	N/A
Document #:	2007-17989 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/11/2022	Type Finance:	

Legal Description:
Lot: 38 Block: 107 Subdivision: BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No: 86
City/Muni/Twp: WILLITS

Prior Transfer

Recording Date:	09/28/2007	Sales Price:	$285,000
Document #:	2007-17987 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/19/2007		
Document Type:			

Legal Description:
Lot: 38 Block: 107 Subdivision: BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No: 86 Map Ref: CASE2 MB7 PG1
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	04/09/2002	Loan Amount:	N/A
Document #:	2002-08197 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2032	Type Finance:	

Legal Description:
Lot: 38 Block: 107 Subdivision: BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No: 86

Prior Transfer

Recording Date:	02/21/2002	Sales Price:	N/A
Document #:	2002-04262 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/19/2002		
Document Type:			

Legal Description:
Lot: 38 Block: 107 Subdivision: BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No: 86 Map Ref: CASE2 MB7 PG1

Prior Transfer

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

Legal Description:
Abbreviated Description: WAS 099-102-15 & 16

Area Sales Analysis

Total Area Sales	$2,933,500	Median # of Bedrooms	
Median Lot Size	14,973 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	1995
Price Range - 2 Yrs	$210,000 to $450,000	Age Range	26 years to 36 years
Median Value	$322,500	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**24663 CLOVER RD** **WILLITS, CA 95490-8548**	09/05/2025	$250,000			//		23,086 SF	
		APN: 100-021-14-00 Document #: 2025-07551 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 45&46 Block: 38 Subdivision: TRACT NO 86 BROOKTRAILS VACATION VILLAGE SUBDIVISI MapRef: CASE 2 PG 1 Abbreviated Description: Lot:45&46 Block:38 Subdivision:TRACT NO 86 BROOKTRAILS VACATION VILLAGE SUBDIVISI Map Ref:CASE 2 PG 1City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED							
2	.14Mi.	**1853 CLOVER DR** **WILLITS, CA 95490-8800**	09/02/2025	$310,000	$227	1360	/3/1	1990	6,969 SF	
		APN: 099-133-12-01 Document #: 2025-07400								

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 50 Block: 108 Subdivision: BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No: 86 MapRef: CASE 2 PG 2 Abbreviated Description: Lot:50 Block:108 Subdivision:BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No:86 Map Ref:CASE 2 PG 2City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

3	.82Mi.	**24034 WILLOW LN** **WILLITS, CA 95490-8441**	08/29/2025	$450,000		//		8,468 SF

APN: 100-281-10-01 Document #: 2025-07354
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 68&69 Block: 26 Subdivision: BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No: 86 MapRef: CASE 2 PG 2 Abbreviated Description: Lot:68&69 Block:26 Subdivision:BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No:86 Map Ref:CASE 2 PG 2City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

4	.37Mi.	**1101 PERCH LN** **WILLITS, CA 95490-8448**	08/05/2025	$415,000		//		20,851 SF

APN: 098-354-15-00 Document #: 2025-06558
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24&25 Block: 46 Subdivision: BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No: 86 MapRef: CASE 2 DR 7 PG 2 Abbreviated Description: Lot:24&25 Block:46 Subdivision:BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No:86 Map Ref:CASE 2 DR 7 PG 2City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

5	.83Mi.	**3500 PERCH DR** **WILLITS, CA 95490-9094**	08/04/2025	$210,000		//		7,430 SF

APN: 096-161-09-01 Document #: 2025-06487
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Block: 98 Subdivision: BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No: 86 MapRef: CASE 2 DR 7 PG 2 Abbreviated Description: Lot:27 Block:98 Subdivision:BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No:86 Map Ref:CASE 2 DR 7 PG 2City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

6	.99Mi.	**2006 LUPINE DR** **WILLITS, CA 95490-8035**	07/30/2025	$322,500		//		10,327 SF

APN: 098-163-17-01 Document #: 2025-06376
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 61 Block: 51 Subdivision: BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No: 86 MapRef: CASE 2 DR 7 PG 2 Abbreviated Description: Lot:61 Block:51 Subdivision:BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No:86 Map Ref:CASE 2 DR 7 PG 2City/Muni/Twp:WILLITS City/Muni/Twp: WILLITS

7	.69Mi.	**24949 COBB DR** **WILLITS, CA 95490-9512**	07/11/2025	$225,000		//		14,973 SF

APN: 099-162-03-00 Document #: 2025-05833
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: B Subdivision: BROOKTRAILS SUBDIVISION GOLF COURSE UNIT TWO MapRef: CASE 2 DR 2 PG 54 Abbreviated Description: Lot:7 Block:B Subdivision:BROOKTRAILS SUBDIVISION GOLF COURSE UNIT TWO Map Ref:CASE 2 DR 2 PG 54City/Muni/Twp:WILLITS City/Muni/Twp: WILLITS

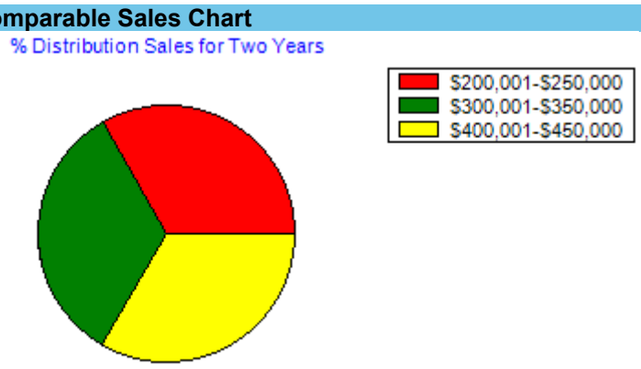
8	1.1Mi.	**2298 OTTER PL** **WILLITS, CA 95490-9424**	06/18/2025	$332,000		//		15,976 SF

APN: 098-063-16-01 Document #: 2025-05018
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Block: 90 Subdivision: BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No: 86 Abbreviated Description: Lot:28 Block:90 Subdivision:BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No:86

9	1.32Mi.	**26195 OTTER DR** **WILLITS, CA 95490-8046**	04/23/2025	$419,000	$195	2148	/3/2	2000 43,560 SF

APN: 097-072-14-00 Document #: 2025-03310
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 43&44 Block: 85 Subdivision: BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No: 86 MapRef: CASE 2 DR 7 PG 2 Abbreviated Description: Lot:43&44 Block:85 Subdivision:BROOKTRAILS VACATION VILLAGE SUBDIVISION Tract No:86 Map Ref:CASE 2 DR 7 PG 2City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

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.	**24860 CLOVER CIR**			$324,727	1,160	/2/1	2002	16,988 SF	
.02Mi.	**24820 CLOVER CIR**			$362,100				10,070 SF	
.02Mi.	**24870 CLOVER CIR**			$190,953				11,442 SF	
.03Mi.	**2012 CLOVER DR**			$172,160				17,424 SF	
.03Mi.	**2032 CLOVER DR**			$334,650	2,104	/3/2	1995	17,859 SF	
.04Mi.	**24871 CLOVER CIR**			$206,414				10,270 SF	
.05Mi.	**24801 CLOVER CIR**			$353,954	1,682	/3/2	2000	9,583 SF	
.06Mi.	**2055 CLOVER DR**			$245,407				5,050 SF	
.08Mi.	**1976 CLOVER DR**			$222,826				10,236 SF	
.09Mi.	**1966 CLOVER DR**			$278,185				8,936 SF	
.1Mi.	**1956 CLOVER DR**			$252,591				9,420 SF	
.11Mi.	**1885 CLOVER DR**			$323,739				14,364 SF	
.12Mi.	**2111 CLOVER DR**			$418,200				11,603 SF	
.12Mi.	**1881 CLOVER DR**			$191,877				8,435 SF	
.12Mi.	**2123 CLOVER DR**	**05/19/2010**		$309,051				20,037 SF	
.13Mi.	**1940 CLOVER DR**			$400,398				36 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	42.5 years old	Households:	5,638
Median Household Income:	$63,111	Households w/Family:	58%
Household Income Per Capita:	$35,445	Households w/Family Married:	42%
Most Common Education Level:	Some College	Households w/Family Children:	24%

School District

School District Zone:	Willits Unified School District	Students:	1,534
Number of Schools:	6	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.24Mi.	**Blosser Lane Elementary School** Number of Students: 335 Student-Teacher Ratio: 23.93	F	Public	3 - 5
2.50Mi.	**Brookside Elementary School** Number of Students: 350 Student-Teacher Ratio: 20	NA	Public	KG - 2
6.64Mi.	**Sherwood** Number of Students: 59 Student-Teacher Ratio: 15.95	B	Public	KG - 8
3.35Mi.	**Baechtel Grove Middle School** Number of Students: 331 Student-Teacher Ratio: 19.35	D	Public	6 - 8
2.58Mi.	**Willits High School** Number of Students: 397 Student-Teacher Ratio: 13.35 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **24860 CLOVER CIR, WILLITS, CA 95490-9581** 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	120%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	104%	SIMILAR
MURDER	115%	HIGHER
OVERALL	98%	SIMILAR

Disaster Alerts

No alerts noted

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