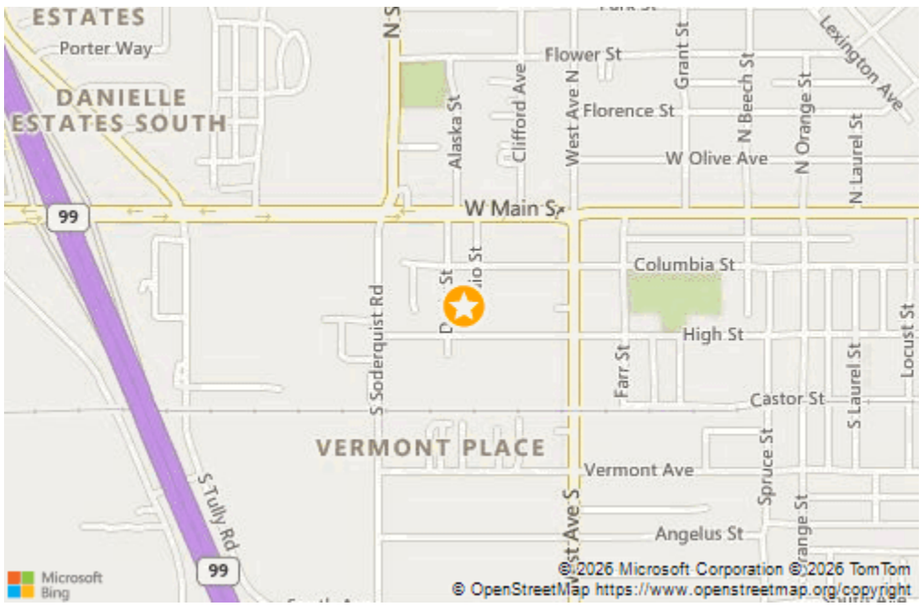
ICE SiteX Report

OrderID: 97524431

SiteX Property Information Report



Subject Property Location

250 DAVIS ST, TURLOCK, CA 95380-5238

County:	**STANISLAUS CA**	Census Tract:	060990038.022005
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Land Zoning:	
Parcel Number:	050-002-012-000	Thomas Bros Pg-Grid:	629-7H

Valuation

Value:	**$379,000**	FSD:	7	Common Confidence Score:	82
Value Range:	$352,470 - $405,530	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	7-189
Assd Land Value:	$222,853	Market Land Value:		Tax Year:	2025
Assd Improvement:	$68,978	Market Improvment Value:		Total Taxable Value:	$3,132
Total Assessed Value:	$291,831	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description
Property Characteristics

Lot Size:	10,263 SF	Bedrooms:	2	Pool:	
Building Area:	972 SF	Baths:	1.5	Fireplace:	
Year Built:	1987	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	01/20/2026	Sales Price:	N/A
Document #:	2026-0002483 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/26/2022	Sales Price:	$275,000
Document #:	2022-0039169 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/25/2022		
Document Type:			

Legal Description:
Lot: 7 Subdivision: CROW AND BROWDER COLONY Map Ref: VOL 2 PG 11
Abbreviated Description: PORTION LOT7
City/Muni/Twp: TURLOCK

Prior Transfer

Recording Date:	04/11/2022	Sales Price:	N/A
Document #:	2022-0026626 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/03/2022		
Document Type:			

Legal Description:
Lot: 7 Subdivision: CROW AND BROWDER COLONY Map Ref: VOL 2 PG 11
Abbreviated Description: PORTION LOT7
City/Muni/Twp: TURLOCK

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Prior Transfer

Recording Date:	07/29/2021	Sales Price:	$202,796
Document #:	2021-0071905 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/23/2021		
Document Type:			

Legal Description:
Lot: 7 Subdivision: CROW AND BROWDER COLONY Map Ref: VOL 2 PG 11
Abbreviated Description: PORTION LOT7
City/Muni/Twp: TURLOCK

Prior Transfer

Recording Date:	01/06/2021	Sales Price:	N/A
Document #:	2021-0001384 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/27/2020	Sales Price:	$195,000
Document #:	2020-0053349 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/15/2020		
Document Type:			

Legal Description:
Lot: 7 Subdivision: CROW AND BROWDER COLONY Map Ref: VOL 2 PG 11
Abbreviated Description: PORTION LOT7
City/Muni/Twp: TURLOCK

Prior Transfer

Recording Date:	06/08/2017	Sales Price:	N/A
Document #:	2017-0041489 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/08/2015	Sales Price:	N/A
Document #:	2015-0080351 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/25/2013		
Document Type:			

Legal Description:
Lot: 7 Subdivision: CROW & BROWDER COLONY Map Ref: MAP2 PG11
City/Muni/Twp: TURLOCK

Prior Transfer

Recording Date:	06/02/2015	Sales Price:	$50,000
Document #:	2015-0041916 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/08/2005	Sales Price:	$16,287
Document #:	2005-0022698 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/01/2004	Loan Amount:	N/A
Document #:	2004-0084451 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 7 Subdivision: CROW & BROWDER COLONY Sec/Twnship/Range: E2NW4 S22T05SR10E MDB&M
Abbreviated Description: PORTION E2 LOT7

Mortgage Record

Recording Date:	07/17/1997	Loan Amount:	N/A
Document #:	97-0054219 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 7 Subdivision: CROW & BROWDER COLONY
Abbreviated Description: PORTION E2 LOT7
City/Muni/Twp: UNINCORPORATED

Prior Transfer

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

Legal Description:

No Comparable Sales Found

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.	**250 DAVIS ST**			$291,831	972	/2/1.5	1987	10,263 SF	
.19Mi.	**211 FARR ST**							7,000 SF	
.19Mi.	**211 FARR ST**			$226,422	1,440	/2/2	1991	7,000 SF	
.28Mi.	**1091 ANGELUS ST**			$22,754				13,068 SF	
.29Mi.	**565 WEST AVE S**			$248,958	1,152	/3/2	1986	9,466 SF	
.5Mi.	**1278 MAGIC SANDS WAY**			$19,247				8 SF	
.51Mi.	**1270 MAGIC SANDS WAY**	**02/01/2005**		$21,900				8 SF	
.51Mi.	**1276 MAGIC SANDS WAY**	**11/19/2007**		$19,300				8 SF	
.51Mi.	**1264 MAGIC SANDS WAY**	**11/24/2008**		$14,157				8 SF	
.52Mi.	**1262 MAGIC SANDS WAY**			$21,224				8 SF	
.52Mi.	**1266 MAGIC SANDS WAY**			$11,376				8 SF	
.53Mi.	**1252 MAGIC SANDS WAY**			$17,200				8 SF	
.54Mi.	**1250 MAGIC SANDS WAY**			$15,800				8 SF	
.54Mi.	**1248 MAGIC SANDS WAY**			$51,500				8 SF	
.54Mi.	**1246 MAGIC SANDS WAY**			$9,465				8 SF	
.55Mi.	**1244 MAGIC SANDS WAY**			$20,777				8 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	32.9 years old	Households:	13,892
Median Household Income:	$64,330	Households w/Family:	69%
Household Income Per Capita:	$29,382	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Turlock Unified School District	Students:	13,488
Number of Schools:	14	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.05Mi.	**Cunningham Elementary School** Number of Students: 597 Student-Teacher Ratio: 21.32	C-	Public	KG - 6
2.61Mi.	**Turlock Junior High School** Number of Students: 1,294 Student-Teacher Ratio: 21.58	C	Public	7 - 8
1.65Mi.	**Turlock High School** Number of Students: 2,479 Student-Teacher Ratio: 20.87 Advanced Placement: Yes	B+	Public	9 - 12
1.70Mi.	**Dutcher Middle School** Number of Students: 810 Student-Teacher Ratio: 21.71	B	Public	6 - 8

Flood Report

The Subject Property of **250 DAVIS ST, TURLOCK, CA 95380-5238** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	113%	HIGHER
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	110%	HIGHER
MURDER	122%	HIGHER
OVERALL	128%	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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