ICE SiteX Report

OrderID: 98665627

SiteX Property Information Report



Subject Property Location

250 N 13TH ST, MONTAGUE, CA 96064-8036

County:	**SISKIYOU CA**	Census Tract:	060930003.002086
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	052-021-110-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$209,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$186,010 - $231,990	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	5-000
Assd Land Value:	$33,660	Market Land Value:		Tax Year:	2026
Assd Improvement:	$196,860	Market Improvment Value:		Total Taxable Value:	$2,386
Total Assessed Value:	$230,520	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 150 Subdivision: TOWN OF MONTAGUE
Abbreviated Description: BLK 150 LOTS 3 4 5 & 6

Property Characteristics

Lot Size:	15,005 SF	Bedrooms:	3	Pool:	
Building Area:	1792 SF	Baths:	2	Fireplace:	
Year Built:	1965	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/20/2026	Sales Price:	N/A
Document #:	2026-0002493 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/13/2026	Sales Price:	$105,000
Document #:	2026-0000238 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/20/2025	Sales Price:	$226,000
Document #:	2025-0003920 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/16/2025		
Document Type:			
Legal Description:			

Lot: 3-6 Block: 150 Map Ref: MB 2 PG 9
City/Muni/Twp: MONTAGUE

Prior Transfer

Recording Date:	06/06/2025	Sales Price:	N/A
Document #:	2025-0003626 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"

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Contract Date: 06/06/2025
Document Type:
Legal Description:
Lot: 3-6 Block: 150 Map Ref: MB 2 PG 9-12
City/Muni/Twp: MONTAGUE

Prior Transfer

Recording Date: 11/03/2015
Document #: 2015-0010089 BK-PG -
Contract Date: 11/03/2015
Document Type:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Legal Description:
Lot: 3-6 Block: 150 Map Ref: MAP2 PG9 1/2
City/Muni/Twp: MONTAGUE

Prior Transfer

Recording Date: 08/17/2015
Document #: 15-0007674 BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 08/06/2015
Document #: 2015-0007372 BK-PG -
Contract Date: 08/04/2015
Document Type:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Legal Description:
Lot: 3-6 Block: 150 Map Ref: MAP2 PG9 1/2
City/Muni/Twp: MONTAGUE

Prior Transfer

Recording Date: 06/04/2008
Document #: 08-0006348 BK-PG -
Contract Date: 05/28/2008
Document Type:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Legal Description:
Lot: 3-6 Block: 150 Subdivision: TOWN OF MONTAGUE Map Ref: MB2 PG9 1/2
City/Muni/Twp: MONTAGUE

Mortgage Record

Recording Date: 12/31/2007
Document #: 07-0016219 BK-PG -
TD Due Date:
Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance: VAR
Legal Description:
Lot: 3-6 Block: 150 Subdivision: TOWN OF MONTAGUE
City/Muni/Twp: MONTAGUE

Prior Transfer

Recording Date: 09/10/2004
Document #: 04-0014583 BK-PG -
Contract Date: 09/03/2004
Document Type:
Sales Price: $135,000
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 3-6 Block: 150 Subdivision: TOWN OF MONTAGUE Map Ref: MAP2 PG9 1/2
City/Muni/Twp: MONTAGUE

Mortgage Record

Recording Date: 06/13/2002
Document #: 2002061308722 BK-PG -
TD Due Date: 07/01/2032
Loan Amount: N/A
Loan Type: Unknown
Type Finance:
Legal Description:
Lot: 3-6 Block: 150 Subdivision: TOWN OF MONTAGUE

Prior Transfer

Recording Date:
Document #: BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Per Assessor Transaction History
Legal Description:
Lot: 6 Block: 150 Subdivision: TOWN OF MONTAGUE
Abbreviated Description: BLK 150 LOTS 3 4 5 & 6

Area Sales Analysis

Total Area Sales	$2,557,500	Median # of Bedrooms	3
Median Lot Size	11,243 SF	Median # of Baths	1
Median Living Area	1,068 SF	Median Year Built	1966
Price Range - 2 Yrs	$10,000 to $265,000	Age Range	22 years to 126 years
Median Value	$180,000	Median Age	60 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**140 N 16TH ST** **MONTAGUE, CA 96064-8053**	09/24/2026	$10,000			//		7,497 SF	

APN: 052-091-050-000 Document #: 2026-0006541
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 173 MapRef: LB 2 PG 9 Abbreviated Description: Lot:6&7 Block:173 Map Ref:LB 2 PG 9City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE

ICE SiteX Report

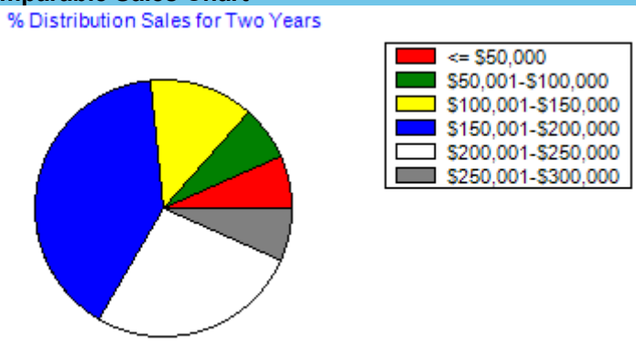
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2	.2Mi.	**130 S 13TH ST** **MONTAGUE, CA 96064-8038**	09/08/2026	$175,000			//		7,503 SF
		APN: 052-111-070-000 Document #: 2026-0006205 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7&8 Block: 152 Subdivision: TOWN OF MONTAGUE Abbreviated Description: Lot:7&8 Block:152 Subdivision:TOWN OF MONTAGUE City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE							
3	.12Mi.	**241 N 12TH ST** **MONTAGUE, CA 96064-8035**	07/16/2026	$126,500	$140	903	4/2/1	1952	14,968 SF
		APN: 052-023-020-000 Document #: 2026-0004741 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 23-26 Block: 124 MapRef: LB 2 PG 9-12 Abbreviated Description: Lot:23-26 Block:124 Map Ref:LB 2 PG 9-12City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE							
4	.48Mi.	**331 E KING ST** **MONTAGUE, CA 96064-8006**	04/29/2026	$75,000	$71	1056	7/3/1	1961	15,006 SF
		APN: 052-141-070-000 Document #: 2026-0002691 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1-4 Block: 77 MapRef: MB 2 PG 9 Abbreviated Description: Lot:1-4 Block:77 Map Ref:MB 2 PG 9City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE							
5	.37Mi.	**321 N 9TH ST** **MONTAGUE, CA 96064-9218**	04/28/2026	$210,000	$224	936	5/2/1	1966	15,452 SF
		APN: 052-272-200-000 Document #: 2026-0002663 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: 73 Tract No: 14 MapRef: VOL 270 PG 402 Abbreviated Description: Block:73 Tract No:14 Map Ref:VOL 270 PG 402City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE							
6	.28Mi.	**210 S 12TH ST** **MONTAGUE, CA 96064-8034**	03/04/2026	$215,000	$223	962	5/2/1	1977	15,002 SF
		APN: 052-162-050-000 Document #: 2026-0001370 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3-6 Block: 140 MapRef: MB 2 PG 9 Abbreviated Description: Lot:3-6 Block:140 Map Ref:MB 2 PG 9City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE							
7	.23Mi.	**260 N 16TH ST** **MONTAGUE, CA 96064-8054**	12/22/2025	$180,000	$160	1120	6/3/2	2003	7,505 SF
		APN: 052-011-040-000 Document #: 2025-0008543 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2&3 Block: 174 MapRef: MB 2 PG 91 Abbreviated Description: Lot:2&3 Block:174 Map Ref:MB 2 PG 91City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE							
8	.57Mi.	**220 S 7TH ST** **MONTAGUE, CA 96064-8028**	12/08/2025	$210,000	$149	1404	5/3/2	2004	11,248 SF
		APN: 052-142-110-000 Document #: 2025-0008217 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10-16 Block: 58 Abbreviated Description: Lot:10-16 Block:58 City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE							
9	.11Mi.	**221 N 15TH ST** **MONTAGUE, CA 96064-8050**	11/24/2025	$265,000	$242	1092	5/3/2	1978	7,492 SF
		APN: 052-013-270-000 Document #: 2025-0007919 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20&21 Block: 163 MapRef: MB 2 PG 0 Abbreviated Description: Lot:20&21 Block:163 Map Ref:MB 2 PG 0City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE							
10	.21Mi.	**120 S 12TH ST** **MONTAGUE, CA 96064-8034**	11/14/2025	$148,000	$179	824	4/1/1	1906	11,246 SF
		APN: 052-112-090-000 Document #: 2025-0007683 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6-8 Block: 141 Abbreviated Description: Lot:6-8 Block:141 City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE							
11	.23Mi.	**501 W WEBB ST** **MONTAGUE, CA 96064-8020**	10/21/2025	$195,000	$170	1144	6/3/2	1982	9,001 SF
		APN: 052-101-160-000 Document #: 2025-0007053 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Subdivision: WEBB STREET SUBDIVISION MapRef: MB 6 PG 187 Abbreviated Description: Lot:9 Subdivision:WEBB STREET SUBDIVISION Map Ref:MB 6 PG 187City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE							
12	.49Mi.	**320 S 9TH ST** **MONTAGUE, CA 96064-9250**	08/21/2025	$175,000	$145	1204	3/3/1	1946	11,243 SF
		APN: 052-202-030-000 Document #: 2025-0005565 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4-6 Block: 86 Subdivision: ADDITION MapRef: MB 2 PG 9 Abbreviated Description: Lot:4-6 Block:86 Subdivision:ADDITION Map Ref:MB 2 PG 9City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE							
13	.55Mi.	**200 S 7TH ST** **MONTAGUE, CA 96064-8028**	07/18/2025	$218,000	$171	1272	6/3/2	2004	9,371 SF
		APN: 052-142-090-000 Document #: 2025-0004530 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1-5 Block: 58 Abbreviated Description: Block:58 Abbreviated Description:EAST2 LOT1-5 City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE							
14	.03Mi.	**261 N 14TH ST** **MONTAGUE, CA 96064-8044**	07/11/2025	$185,000	$173	1068	6/2/1	1900	7,497 SF
		APN: 052-021-020-000 Document #: 2025-0004420 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29&30 Block: 150 MapRef: MB 1 PG 91 Abbreviated Description: Lot:29&30 Block:150 Map Ref:MB 1 PG 91City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE							
15	.16Mi.	**100 N 14TH ST** **MONTAGUE, CA 96064-8043**	07/01/2025	$170,000	$149	1134	6/3/1	1900	11,243 SF
		APN: 052-093-140-000 Document #: 2025-0004182 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14-16 Block: 162 MapRef: MB 2 MAP 9 Abbreviated Description: Lot:14-16 Block:162 Map Ref:MB 2 MAP 9City/Muni/Twp:MONTAGUE City/Muni/Twp: MONTAGUE							

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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.	**250 N 13TH ST**			$230,520	1,792	7/3/2	1965	15,005 SF	
.01Mi.	**270 N 13TH ST**			$132,054	1,032	5/2/1	1987	7,497 SF	
.02Mi.	**240 N 13TH ST**			$182,171	1,090	7/2/1	1953	14,993 SF	
.03Mi.	**261 N 14TH ST**			$185,000	1,068	6/2/1	1900	7,497 SF	
.03Mi.	**251 N 14TH ST**			$168,393	1,848	6/3/2	1959	14,997 SF	
.04Mi.	**271 N 14TH ST**			$74,983				7,505 SF	
.04Mi.	**210 N 13TH ST**			$81,262	1,088	4/2/1	1914	15,001 SF	
.04Mi.	**231 N 14TH ST**			$38,401				11,254 SF	
.04Mi.	**251 N 13TH ST**			$160,088	976	6/3/1	1964	7,497 SF	
.04Mi.	**251 W SPIERS ST**			$81,261	784	4/2/1	1959	14,997 SF	
.05Mi.	**231 N 13TH ST**			$120,256	960	6/3/2	1997	15,001 SF	
.05Mi.	**300 W SPIERS ST**			$126,253	1,456	5/3/2	1974	16,332 SF	
.05Mi.	**200 N 13TH ST**	**11/25/2002**		$86,195				7,492 SF	
.06Mi.	**350 W PRATHER ST**	**04/23/2008**		$140,114	1,572	7/3/2	1956	18,760 SF	
.06Mi.	**340 W SPIERS ST**	**07/11/2000**		$77,878				22,736 SF	
.06Mi.	**260 W SPIERS ST**	**04/19/2011**		$123,889				38,683 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	47.2 years old	Households:	1,635
Median Household Income:	$58,107	Households w/Family:	64%
Household Income Per Capita:	$29,973	Households w/Family Married:	48%
Most Common Education Level:	Some College	Households w/Family Children:	26%

School District

School District Zone:	Montague Elementary School District	Students:	178
Number of Schools:	1	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.45Mi.	**Montague Elementary School** Number of Students: 178 Student-Teacher Ratio: 19.8	B-	Public	KG - 8
0.45Mi.	**Montague Elementary School** Number of Students: 178 Student-Teacher Ratio: 19.8	B-	Public	KG - 8
5.64Mi.	**Yreka High School** Number of Students: 612 Student-Teacher Ratio: 17.41 Advanced Placement: Yes	B-	Public	9 - 12
5.64Mi.	**Yreka High School** Number of Students: 612 Student-Teacher Ratio: 17.41 Advanced Placement: Yes	B-	Public	9 - 12

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Flood Report

The Subject Property of **250 N 13TH ST, MONTAGUE, CA 96064-8036** 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	44%	SIGNIFICANTLY LOWER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	57%	NOTABLY LOWER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	132%	NOTABLY HIGHER
MURDER	111%	HIGHER
OVERALL	103%	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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