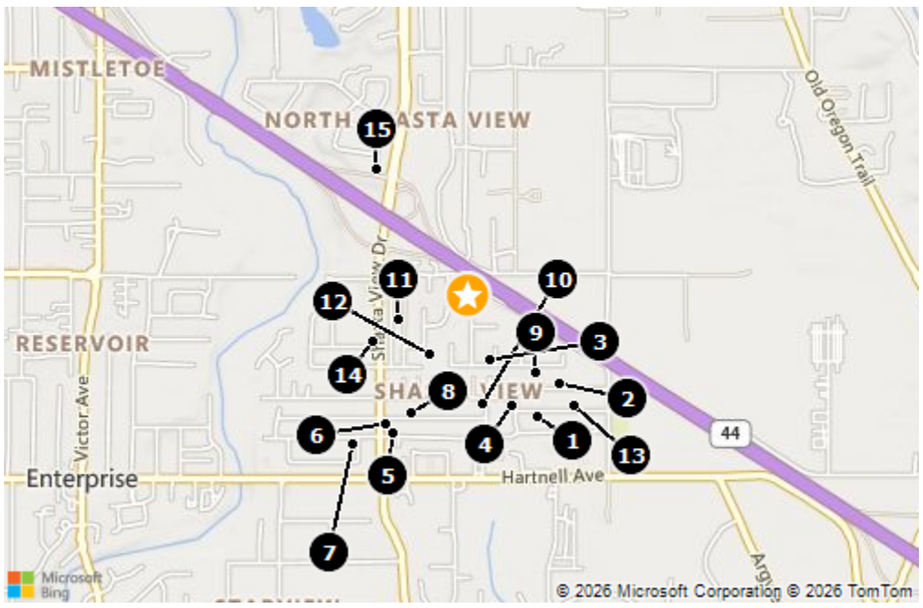
ICE SiteX Report

OrderID: 98722715

SiteX Property Information Report



Subject Property Location

2540 CLOVER CREEK ST, REDDING, CA 96002-1558

County:	**SHASTA CA**	Census Tract:	060890113.004011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	109-230-025-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$393,000**	FSD:	8	Common Confidence Score:	77
Value Range:	$361,560 - $424,440	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	1-002
Assd Land Value:	$51,000	Market Land Value:		Tax Year:	2026
Assd Improvement:	$346,698	Market Improvment Value:		Total Taxable Value:	$4,370
Total Assessed Value:	$397,698	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: FOREST HILLS RANCHETTES II

Property Characteristics

Lot Size:	7,840 SF	Bedrooms:	3	Pool:	
Building Area:	1522 SF	Baths:	2	Fireplace:	
Year Built:	1999	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/18/2026	Sales Price:	N/A
Document #:	2026-0013759 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/05/2024	Sales Price:	$390,000
Document #:	2024-0027665 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/04/2024		
Document Type:			

Legal Description:

Lot: 3 Subdivision: FOREST HILLS RANCHETTES II Map Ref: MB 22 PG 16
City/Muni/Twp: REDDING

Prior Transfer

Recording Date:	04/12/2022	Sales Price:	$372,500
Document #:	2022-0011778 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/08/2022		
Document Type:			

Legal Description:

Lot: 3 Subdivision: FOREST HILLS RANCHETTES II Map Ref: MB 22 PG 16
City/Muni/Twp: REDDING

ICE SiteX Report

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Prior Transfer

Recording Date:	02/04/2021	Sales Price:	N/A
Document #:	2021-0004567 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/13/2021	Loan Amount:	N/A
Document #:	2021-0001292 BK-PG -	Loan Type:	VA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 3 Subdivision: FOREST HILLS RANCHETTES
City/Muni/Twp: REDDING

Prior Transfer

Recording Date:	10/08/2019	Sales Price:	N/A
Document #:	2019-0029731 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/27/2019	Loan Amount:	N/A
Document #:	2019-0028616 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2049	Type Finance:	

Legal Description:
Lot: 3 Subdivision: FOREST HILLS RANCHETTES II
City/Muni/Twp: REDDING

Prior Transfer

Recording Date:	06/05/2015	Sales Price:	$143,467
Document #:	2015-0016016 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/20/2015	Sales Price:	$200,000
Document #:	2015-0014112 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/03/2015		
Document Type:			

Legal Description:
Lot: 3 Subdivision: FOREST HILLS RANCHETTES II Map Ref: MAP22 PG16
City/Muni/Twp: REDDING

Prior Transfer

Recording Date:	09/19/2012	Sales Price:	$170,000
Document #:	2012-0031403 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/30/2012	Loan Amount:	N/A
Document #:	2012-0028966 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2042	Type Finance:	

Legal Description:
Lot: 3 Subdivision: FOREST HILLS RANCHETTES

Mortgage Record

Recording Date:	05/07/2004	Loan Amount:	N/A
Document #:	2004-0025894 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2034	Type Finance:	FIX

Legal Description:
Lot: 3 Subdivision: FOREST HILLS RANCHETTES II
City/Muni/Twp: REDDING

Prior Transfer

Recording Date:	03/18/2003	Sales Price:	$185,000
Document #:	2003-0016161 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/06/2003		
Document Type:			

Legal Description:
Lot: 3 Subdivision: FOREST HILLS RANCHETTES II Map Ref: MAP22 PG16
City/Muni/Twp: REDDING

Prior Transfer

Recording Date:	12/21/2001	Sales Price:	N/A
Document #:	2001-0055244 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/21/2001		
Document Type:			

Legal Description:
Lot: 3 Subdivision: FOREST HILLS RANCHETTES II Map Ref: MAP22 PG16
City/Muni/Twp: REDDING

Prior Transfer

Recording Date:	10/25/1999	Sales Price:	N/A
Document #:	1999-0041995 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/19/1999		
Document Type:			

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Legal Description:
Lot: 3 Subdivision: FOREST HILLS RANCHETTES II Map Ref: MAP22 PG16
City/Muni/Twp: REDDING

Prior Transfer

Recording Date:	07/06/1998	Sales Price:	$28,000 Only portion of this parcel is conveyed
Document #:	025621 BK-PG 3717-475	Type of Sale:	Price Unconfirmed
Contract Date:	06/30/1998		
Document Type:			

Legal Description:
Lot: 3 Subdivision: FOREST HILLS RANCHETTES II Map Ref: MAP22 PG16
City/Muni/Twp: REDDING

Prior Transfer

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

Legal Description:
Subdivision: FOREST HILLS RANCHETTES II

Area Sales Analysis

Total Area Sales	$5,197,500	Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	2
Median Living Area	1,630 SF	Median Year Built	1971
Price Range - 2 Yrs	$175,000 to $440,000	Age Range	19 years to 69 years
Median Value	$347,500	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**2831 SQUIRE AVE** **REDDING, CA 96002-1721**	09/30/2026	$175,000	$106	1640	/3/2	1971	11,247 SF	
		APN: 109-140-043-000 Document #: 2026-0022825 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 43 Subdivision: TRACT NO 1095 B COUNTY SQUARE ESTATES SUBDIVISION MapRef: MB 13 PG 15 Abbreviated Description: Lot:43 Subdivision:TRACT NO 1095 B COUNTY SQUARE ESTATES SUBDIVISION Map Ref:MB 13 PG 15City/Muni/Twp:REDDING City/Muni/Twp: REDDING								
2	.31Mi.	**2878 WILSON AVE** **REDDING, CA 96002-1709**	09/21/2026	$410,000	$207	1980	3/3/2	1970	13,068 SF	
		APN: 109-140-007-000 Document #: 2026-0022075 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: COUNTRY SQUIRE ESTATES SUBDIVISION NO 2 Tract No: 1095-B MapRef: MB 13 PG 15 Abbreviated Description: Lot:7 Subdivision:COUNTRY SQUIRE ESTATES SUBDIVISION NO 2 Tract No:1095-B Map Ref:MB 13 PG 15City/Muni/Twp:REDDING City/Muni/Twp: REDDING								
3	.17Mi.	**2782 CAMULOS WAY** **REDDING, CA 96002-1545**	09/10/2026	$359,000	$266	1347	/3/2	1980	8,712 SF	
		APN: 109-240-016-000 Document #: 2026-0020802 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Subdivision: CLOVER CREEK ESTATES MapRef: MB 16 PG 7 Abbreviated Description: Lot:16 Subdivision:CLOVER CREEK ESTATES Map Ref:MB 16 PG 7City/Muni/Twp:REDDING City/Muni/Twp: REDDING								
4	.29Mi.	**2814 OAKVIEW DR** **REDDING, CA 96002-1722**	09/09/2026	$440,000	$204	2156	/3/2	1971	11,325 SF	
		APN: 109-140-014-000 Document #: 2026-0020692 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Subdivision: TRACT NO 1095 B COUNTRY SQUIRE ESTATES SUBDIVISION MapRef: MB 13 PG 15 Abbreviated Description: Lot:14 Subdivision:TRACT NO 1095 B COUNTRY SQUIRE ESTATES SUBDIVISION Map Ref:MB 13 PG 15City/Muni/Twp:REDDING City/Muni/Twp: REDDING								
5	.38Mi.	**2468 HAWN AVE** **REDDING, CA 96002-1732**	08/14/2026	$315,000	$253	1243	/3/2	1957	8,200 SF	
		APN: 109-190-055-000 Document #: 2026-0018635 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 3 Subdivision: SHASTA MEADOWS SUBDIVISION MapRef: MB 9 PG 32 Abbreviated Description: Lot:2 Block:3 Subdivision:SHASTA MEADOWS SUBDIVISION Map Ref:MB 9 PG 32City/Muni/Twp:REDDING City/Muni/Twp: REDDING								
6	.38Mi.	**2455 BELLADONNA ST** **REDDING, CA 96002-1739**	06/26/2026	$330,000	$212	1552	4/4/2	1960	8,712 SF	
		APN: 109-190-083-000 Document #: 2026-0014490 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35 Subdivision: LINCOLN SHASTA MEADOWS SUBDIVISION MapRef: MB 10 PG 26 Abbreviated Description: Lot:35 Subdivision:LINCOLN SHASTA MEADOWS SUBDIVISION Map Ref:MB 10 PG 26Abbreviated Description:FIRST ADDITION City/Muni/Twp:REDDING City/Muni/Twp: REDDING								
7	.46Mi.	**2379 HAWN AVE** **REDDING, CA 96002-1627**	06/23/2026	$306,000	$237	1288	/3/2	1957	10,890 SF	
		APN: 109-190-011-000 Document #: 2026-0014167 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: SHASTA MEADOWS SUBDIVISION MapRef: MB 9 PG 28 Abbreviated Description: Lot:1 Block:2 Subdivision:SHASTA MEADOWS SUBDIVISION Map Ref:MB 9 PG 28City/Muni/Twp:REDDING City/Muni/Twp: REDDING								
8	.32Mi.	**2522 BELLADONNA ST** **REDDING, CA 96002-1738**	06/18/2026	$285,000	$247	1150	/3/2	1961	8,276 SF	
		APN: 109-170-030-000 Document #: 2026-0013817 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Subdivision: KENNICOTT SHASTA MEADOWS SUBDIVISION MapRef: MB 11 PG 10 Abbreviated Description: Lot:33 Subdivision:KENNICOTT SHASTA MEADOWS SUBDIVISION Map Ref:MB 11 PG 10City/Muni/Twp:REDDING City/Muni/Twp: REDDING								
9	.25Mi.	**2867 CAMULOS WAY** **REDDING, CA 96002-1768**	06/02/2026	$415,000	$229	1807	3/3/2	1987	9,583 SF	
		APN: 109-270-022-000 Document #: 2026-0012264 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Subdivision: IVY HILL SUBDIVISION MapRef: MB 18 PG 19 Abbreviated Description: Subdivision:IVY HILL SUBDIVISION Map Ref:MB 18 PG 19City/Muni/Twp:REDDING City/Muni/Twp: REDDING

10	.27Mi.	**2687 WILSON AVE** **REDDING, CA 96002-1706**	05/15/2026	$325,000	$188	1723	/4/2	1969	8,712 SF	

APN: 109-170-013-000 Document #: 2026-0010825
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13&14 Subdivision: SHASTA MEADOWS SUBDIVISION MapRef: MB 8 PG 32 Abbreviated Description: Subdivision:SHASTA MEADOWS SUBDIVISION Map Ref:MB 8 PG 32Abbreviated Description:PORTION LOTS13&14 City/Muni/Twp:REDDING City/Muni/Twp: REDDING

11	.18Mi.	**2596 RAINBOW LN** **REDDING, CA 96002-1506**	04/17/2026	$355,000	$243	1456	/3/2	1976	8,276 SF	Yes

APN: 109-110-004-000 Document #: 2026-0008447
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: MELODY MANOR SUBDIVISION Tract No: 1400 MapRef: MB 14 PG 86 Abbreviated Description: Lot:4 Subdivision:MELODY MANOR SUBDIVISION Tract No:1400 Map Ref:MB 14 PG 86City/Muni/Twp:REDDING City/Muni/Twp: REDDING

12	.17Mi.	**2571 ERIN LN** **REDDING, CA 96002-1507**	04/13/2026	$399,000	$244	1630	/3/2	1978	8,712 SF	Yes

APN: 109-120-064-000 Document #: 2026-0008044
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: MELODY MANOR UNIT 4 MapRef: MB 15 PG 26 Abbreviated Description: Lot:35 Subdivision:MELODY MANOR UNIT 4 Map Ref:MB 15 PG 26City/Muni/Twp:REDDING City/Muni/Twp: REDDING

13	.38Mi.	**2912 SQUIRE AVE** **REDDING, CA 96002-1718**	04/02/2026	$410,000	$228	1798	/3/2	1968	10,890 SF	

APN: 109-140-033-000 Document #: 2026-0007346
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: TRACT NO 1095 B COUNTRY SQUIRE ESTATES SUBDIVISION MapRef: MB 13 PG 15 Abbreviated Description: Lot:33 Subdivision:TRACT NO 1095 B COUNTRY SQUIRE ESTATES SUBDIVISION Map Ref:MB 13 PG 15City/Muni/Twp:REDDING City/Muni/Twp: REDDING

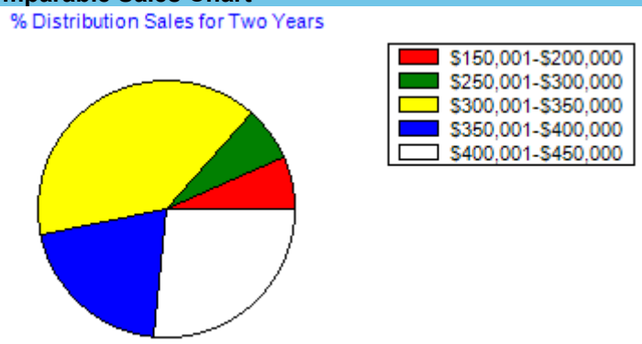
14	.26Mi.	**2390 KERRY AVE** **REDDING, CA 96002-1526**	03/17/2026	$347,500	$174	1989	/4/2	1978	7,405 SF	

APN: 109-100-029-000 Document #: 2026-0005924
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: MELODY MANOR SUBDIVISION UNIT 5 MapRef: MB 15 PG 29 Abbreviated Description: Lot:47 Subdivision:MELODY MANOR SUBDIVISION UNIT 5 Map Ref:MB 15 PG 29City/Muni/Twp:REDDING City/Muni/Twp: REDDING

15	.39Mi.	**2385 SHINING STAR WAY** **REDDING, CA 96003-9321**	03/05/2026	$326,000	$255	1275	3/3/2	2007	2,613 SF	

APN: 109-410-026-000 Document #: 2026-0004982
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 99 Subdivision: THE VILLAGES AT SHASTA VIEW GARDENS MapRef: MB 23 PG 74 Abbreviated Description: Lot:99 Subdivision:THE VILLAGES AT SHASTA VIEW GARDENS Map Ref:MB 23 PG 74City/Muni/Twp:REDDING City/Muni/Twp: REDDING

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.

ICE SiteX Report

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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.	**2540 CLOVER CREEK ST**			$397,698	1,522	/3/2	1999	7,840 SF	
.02Mi.	**2520 CLOVER CREEK ST**			$191,648	1,100	/2/1	1999	9,147 SF	
.02Mi.	**2680 FOREST CT**			$277,535	1,527	/3/2	1999	8,276 SF	
.02Mi.	**2640 FOREST CT**			$222,113	1,340	3/3/2	1998	12,129 SF	
.03Mi.	**2675 GOODWATER AVE**			$193,068	1,300	/3/2	1998	12,051 SF	
.03Mi.	**2527 VELIA ST**			$224,913	1,448	3/3/2	1978	7,405 SF	
.03Mi.	**2539 VELIA ST**			$367,677	1,690	/3/2	1978	7,405 SF	
.04Mi.	**2515 VELIA ST**			$268,457	1,440	3/3/2	1978	7,405 SF	
.04Mi.	**2551 VELIA ST**			$290,700	1,525	/3/2	1977	7,405 SF	
.04Mi.	**2667 FOREST CT**			$362,613	1,658	/3/2	1980	13,503 SF	
.06Mi.	**2633 FOREST CT**			$359,900	1,490	3/3/2	1979	13,068 SF	
.06Mi.	**2563 VELIA ST**			$230,458	1,413	3/3/2	1979	7,317 SF	
.06Mi.	**2524 VELIA ST**			$183,193	1,518	/3/2	1977	7,405 SF	
.06Mi.	**2536 VELIA ST**			$243,900	1,440	/3/2	1978	7,405 SF	
.07Mi.	**2512 VELIA ST**			$395,086	1,518	/3/2	1977	7,405 SF	Yes
.07Mi.	**2548 VELIA ST**			$119,952	1,400	/3/2	1977	10,324 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	39.3 years old	Households:	13,458
Median Household Income:	$74,130	Households w/Family:	62%
Household Income Per Capita:	$35,343	Households w/Family Married:	45%
Most Common Education Level:	Some College	Households w/Family Children:	30%

School District

School District Zone:	Shasta Union High School District	Students:	4,200
Number of Schools:	5	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.80Mi.	**Enterprise High School** Number of Students: 1,148 Student-Teacher Ratio: 21.27 Advanced Placement: Yes	B	Public	9 - 12
1.80Mi.	**Enterprise High School** Number of Students: 1,148 Student-Teacher Ratio: 21.27 Advanced Placement: Yes	B	Public	9 - 12
1.90Mi.	**Parsons Junior High School** Number of Students: 522 Student-Teacher Ratio: 19.2	B-	Public	6 - 8
1.90Mi.	**Parsons Junior High School** Number of Students: 522 Student-Teacher Ratio: 19.2	B-	Public	6 - 8
0.81Mi.	**Shasta Meadows Elementary School** Number of Students: 320 Student-Teacher Ratio: 24.62	C+	Public	KG - 5
0.81Mi.	**Shasta Meadows Elementary School** Number of Students: 320 Student-Teacher Ratio: 24.62	C+	Public	KG - 5

Flood Report

The Subject Property of **2540 CLOVER CREEK ST, REDDING, CA 96002-1558** 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.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	89%	LOWER
MURDER	103%	SIMILAR
OVERALL	84%	LOWER

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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