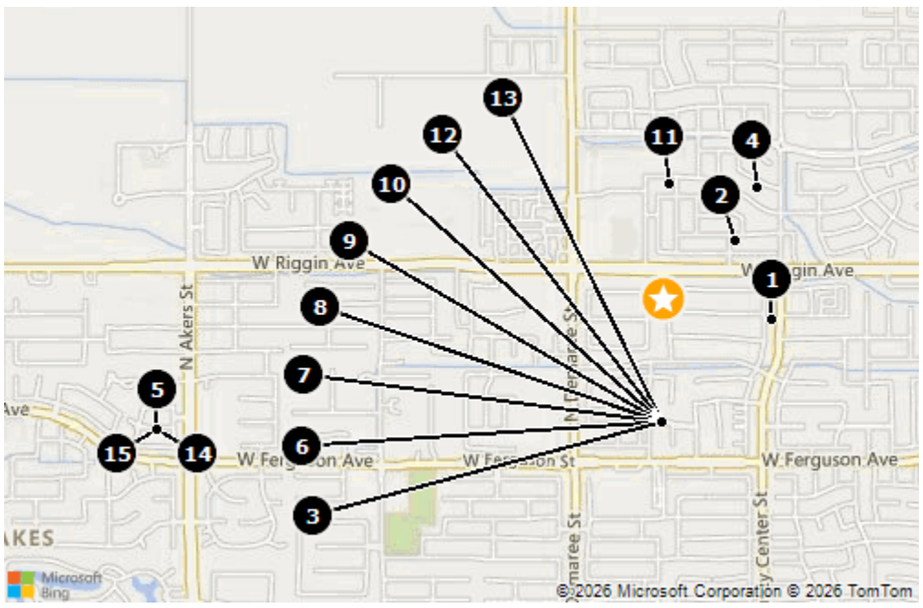
ICE SiteX Report

OrderID: 98197928

SiteX Property Information Report



Subject Property Location

2641 N MENDONCA ST, VISALIA, CA 93291-8090

County:	**TULARE CA**	Census Tract:	061070010.123008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	089-530-039-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$439,000**	FSD:	18	Common Confidence Score:	38
Value Range:	$359,980 - $518,020	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	6-215
Assd Land Value:	$64,386	Market Land Value:		Tax Year:	2025
Assd Improvement:	$249,825	Market Improvment Value:		Total Taxable Value:	$4,493
Total Assessed Value:	$314,211	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 82 Subdivision: STERLING OAKS
Abbreviated Description: LOT 82 AMENDED STERLING OAKS UNIT NO 1 RM 42-34

Property Characteristics

Lot Size:	10,412 SF	Bedrooms:	3	Pool:	
Building Area:	1646 SF	Baths:	2	Fireplace:	
Year Built:	2008	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/23/2026	Sales Price:	N/A
Document #:	2026-0003563 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/06/2012	Sales Price:	$228,900
Document #:	2012-0007022 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/05/2012	Sales Price:	N/A
Document #:	2012-0000505 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/22/2011		
Document Type:			
Legal Description:			

Lot: 82 Subdivision: STERLING OAKS Legal Unit: 1 Map Ref: MB41 PG82
City/Muni/Twp: VISALIA

Prior Transfer

Recording Date:	09/30/2008	Sales Price:	$228,900
Document #:	2008-0066190 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98197928

Document Type:
Legal Description:

Prior Transfer

Recording Date:	09/30/2008	Sales Price:	$224,500
Document #:	2008-0066188 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/16/2008		

Document Type:
Legal Description:
Lot: 82 Subdivision: STERLING OAKS UNIT #1 Map Ref: MB42 PG34
City/Muni/Twp: VISALIA

Prior Transfer

Recording Date:	09/19/2008	Sales Price:	N/A
Document #:	2008-0064006 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/27/2008		

Document Type:
Legal Description:
Lot: 82 Subdivision: AMENDED STERLING OAKS UNIT #1 Map Ref: MB42 PG34
City/Muni/Twp: VISALIA

Prior Transfer

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

Document Type:
Legal Description:
Lot: 82 Subdivision: STERLING OAKS
Abbreviated Description: LOT 82 AMENDED STERLING OAKS UNIT NO 1 RM 42-34

Area Sales Analysis

Total Area Sales	$7,419,000	Median # of Bedrooms	
Median Lot Size	5,227 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2005
Price Range - 2 Yrs	$400,000 to $699,000	Age Range	14 years to 22 years
Median Value	$451,500	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**2648 N VICKIE ST** **VISALIA, CA 93291-8715**	07/21/2026	$474,000	$252	1877	10/4/2	2012	9,296 SF	
		APN: 089-390-053-000 Document #: 2026-0036024 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 201 Subdivision: STERLING OAKS UNIT NO 2 MapRef: MB 41 PG 98 Abbreviated Description: Lot:201 Subdivision:STERLING OAKS UNIT NO 2 Map Ref:MB 41 PG 98City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA								
2	.24Mi.	**2863 W PRESCOTT AVE** **VISALIA, CA 93291-8636**	07/13/2026	$410,000	$286	1431	5/3/2	2006	7,264 SF	
		APN: 078-240-042-000 Document #: 2026-0033861 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 34 Subdivision: SHANNON RANCH UNITS NO 8 & 9 MapRef: MB 41 PG 43 Abbreviated Description: Lot:34 Subdivision:SHANNON RANCH UNITS NO 8 & 9 Map Ref:MB 41 PG 43City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA								
3	.38Mi.	**3949 W SUNNYVIEW AVE** **VISALIA, CA 93291-7655**	06/11/2026	$431,000			//		4,791 SF	
		APN: 077-910-094-000 Document #: 2026-0028319 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Subdivision: VICTORY OAKS Phase No: 2 MapRef: MB 45 PG 34 Abbreviated Description: Lot:19 Subdivision:VICTORY OAKS Phase No:2 Map Ref:MB 45 PG 34City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA								
4	.38Mi.	**2843 W BROOKE AVE** **VISALIA, CA 93291-6517**	06/08/2026	$400,000	$279	1430	5/3/2	2005	6,911 SF	
		APN: 078-220-056-000 Document #: 2026-0027652 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: SHANNON RANCH Legal Unit: 7&10 MapRef: MB 40 PG 55 Abbreviated Description: Lot:10 Subdivision:SHANNON RANCH Legal Unit:7&10 Map Ref:MB 40 PG 55City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA								
5	.38Mi.	**5033 W SUNNYVIEW AVE** **VISALIA, CA 93291-7640**	06/05/2026	$675,000			//		8,712 SF	
		APN: 077-930-028-000 Document #: 2026-0027513 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 54 Subdivision: SYCAMORE HEIGHTS MapRef: MB 45 PG 30 Abbreviated Description: Lot:54 Subdivision:SYCAMORE HEIGHTS Map Ref:MB 45 PG 30City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA								
6	.38Mi.	**4001 W SUNNYVIEW AVE** **VISALIA, CA 93291-7656**	06/02/2026	$430,000			//		4,791 SF	
		APN: 077-910-093-000 Document #: 2026-0026793 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Subdivision: VICTORY OAKS - PHASE 2 MapRef: MB 45 PG 34 Abbreviated Description: Lot:18 Subdivision:VICTORY OAKS - PHASE 2 Map Ref:MB 45 PG 34City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA								
7	.38Mi.	**4021 W SUNNYVIEW AVE** **VISALIA, CA 93291-7656**	05/29/2026	$405,000			//		4,791 SF	
		APN: 077-910-090-000 Document #: 2026-0026078 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: VICTORY OAKS PHASE 2 MapRef: MB 45 PG 34 Abbreviated Description: Lot:15 Subdivision:VICTORY OAKS PHASE 2 Map Ref:MB 45 PG 34City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA								
8	.38Mi.	**4015 W SUNNYVIEW AVE** **VISALIA, CA 93291-7656**	05/22/2026	$535,000			//		4,791 SF	
		APN: 077-910-091-000 Document #: 2026-0025133 Document Type: Price Code: R								

ICE SiteX Report

OrderID: 98197928

Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: VICTORY OAKS PHASE 2 MapRef: MB F PG 93 Abbreviated Description: Lot:16 Subdivision:VICTORY OAKS PHASE 2 Map Ref:MB F PG 93City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

9	.38Mi.	**4029 W SUNNYVIEW AVE** **VISALIA, CA 93291-7656**	05/21/2026	$435,000			//		4,791 SF

APN: 077-910-089-000 Document #: 2026-0024966
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: VICTORY OAKS - PHASE 2 MapRef: MB F PG 93 Abbreviated Description: Lot:14 Subdivision:VICTORY OAKS - PHASE 2 Map Ref:MB F PG 93City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

10	.38Mi.	**4007 W SUNNYVIEW AVE** **VISALIA, CA 93291-7656**	05/20/2026	$533,500			//		4,791 SF

APN: 077-910-092-000 Document #: 2026-0024505
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: VICTORY OAKS - PHASE 2 MapRef: MB 45 PG 34 Abbreviated Description: Lot:17 Subdivision:VICTORY OAKS - PHASE 2 Map Ref:MB 45 PG 34City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

11	.3Mi.	**3223 W SEDONA AVE** **VISALIA, CA 93291-6549**	05/15/2026	$465,000	$254	1828	10/4/2	2004	6,899 SF

APN: 078-220-018-000 Document #: 2026-0023720
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 123 Subdivision: SHANNON RANCH Legal Unit: 1 MapRef: MB 39 PG 78 Abbreviated Description: Lot:123 Subdivision:SHANNON RANCH Legal Unit:1 Map Ref:MB 39 PG 78City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

12	.38Mi.	**3943 W SUNNYVIEW AVE** **VISALIA, CA 93291-7655**	05/07/2026	$420,000			//		5,227 SF

APN: 077-910-095-000 Document #: 2026-0022167
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: VICTORY OAKS Phase No: 2 MapRef: MB 45 PG 34 Abbreviated Description: Lot:20 Subdivision:VICTORY OAKS Phase No:2 Map Ref:MB 45 PG 34City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

13	.38Mi.	**3937 W SUNNYVIEW AVE** **VISALIA, CA 93291-7655**	05/05/2026	$451,500			//		5,227 SF

APN: 077-910-096-000 Document #: 2026-0021510
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: VICTORY OAKS Phase No: 2 MapRef: MB 45 PG 34 Abbreviated Description: Lot:21 Subdivision:VICTORY OAKS Phase No:2 Map Ref:MB 45 PG 34City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

14	.38Mi.	**5016 W SUNNYVIEW AVE** **VISALIA, CA 93291-7640**	05/01/2026	$699,000			//		8,712 SF

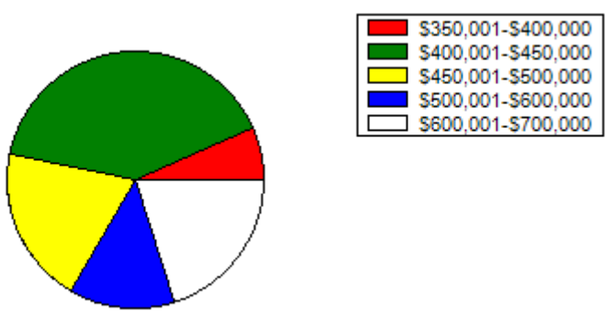
APN: 077-930-034-000 Document #: 2026-0021069
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: SYCAMORE HEIGHTS MapRef: MB 45 PG 30 Abbreviated Description: Lot:60 Subdivision:SYCAMORE HEIGHTS Map Ref:MB 45 PG 30City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

15	.38Mi.	**5021 W SUNNYVIEW AVE** **VISALIA, CA 93291-7640**	05/01/2026	$655,000			//		9,147 SF

APN: 077-930-026-000 Document #: 2026-0021000
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: SYCAMORE HEIGHTS MapRef: MB 45 PG 30 Abbreviated Description: Lot:52 Subdivision:SYCAMORE HEIGHTS Map Ref:MB 45 PG 30City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

Comparable Sales Chart

% Distribution Sales for Two Years



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

OrderID: 98197928

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.	**2641 N MENDONCA ST**			$314,211	1,646	6/3/2	2008	10,412 SF	
.02Mi.	**2635 N MENDONCA ST**			$375,448	2,259	9/4/2	2017	10,400 SF	
.02Mi.	**2647 N MENDONCA ST**			$398,759	2,259	7/4/2	2016	13,240 SF	Yes
.03Mi.	**2638 N LEILA ST**	**05/19/2009**		$51,510				12,591 SF	
.03Mi.	**2625 N MENDONCA ST**			$370,225	2,375	/4/2	2016	10,400 SF	
.03Mi.	**3443 W LARK AVE**			$364,424	2,259	9/4/2	2016	13,273 SF	
.04Mi.	**2624 N LEILA ST**			$51,510				12,591 SF	
.04Mi.	**3450 W LARK AVE**	**08/29/2008**		$495,315	2,414	9/4/3	2008	18,959 SF	Yes
.04Mi.	**3448 W ORIOLE AVE**			$276,330	1,876	9/4/2	2012	13,877 SF	
.04Mi.	**3500 W LARK AVE**			$857,284	3,508	/4/3	2020	22,623 SF	
.05Mi.	**2617 N MENDONCA ST**			$402,389	2,376	8/4/2	2016	10,400 SF	Yes
.05Mi.	**3444 W LARK AVE**			$409,010	2,376	/4/2	2016	11,279 SF	Yes
.05Mi.	**3435 W LARK AVE**			$400,323	2,259	8/4/2	2016	10,362 SF	Yes
.05Mi.	**2618 N LEILA ST**			$51,510				12,591 SF	
.05Mi.	**3434 W ORIOLE AVE**			$307,211	1,781	5/3/2	2012	10,500 SF	
.06Mi.	**3515 W LARK AVE**			$768,381	3,684	/4/4	2020	18,852 SF	Pool/ Spa

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	33.4 years old	Households:	19,232
Median Household Income:	$79,759	Households w/Family:	79%
Household Income Per Capita:	$31,069	Households w/Family Married:	56%
Most Common Education Level:	Some College	Households w/Family Children:	47%

School District

School District Zone:	Visalia Unified School District	Students:	28,809
Number of Schools:	41	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.85Mi.	**Oak Grove Elementary School**	A+	Public	KG - 6
Number of Students: 756 Student-Teacher Ratio: 25.83				
1.27Mi.	**Green Acres Middle School**	C+	Public	7 - 8
Number of Students: 761 Student-Teacher Ratio: 23.15				
2.30Mi.	**Redwood High School**	A	Public	9 - 12
Number of Students: 2,490 Student-Teacher Ratio: 24.07 Advanced Placement: Yes				

Flood Report

The Subject Property of **2641 N MENDONCA ST, VISALIA, CA 93291-8090** 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	109%	SIMILAR
BURGLARY	67%	NOTABLY LOWER
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	79%	LOWER
MURDER	80%	LOWER
OVERALL	69%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98197928

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.