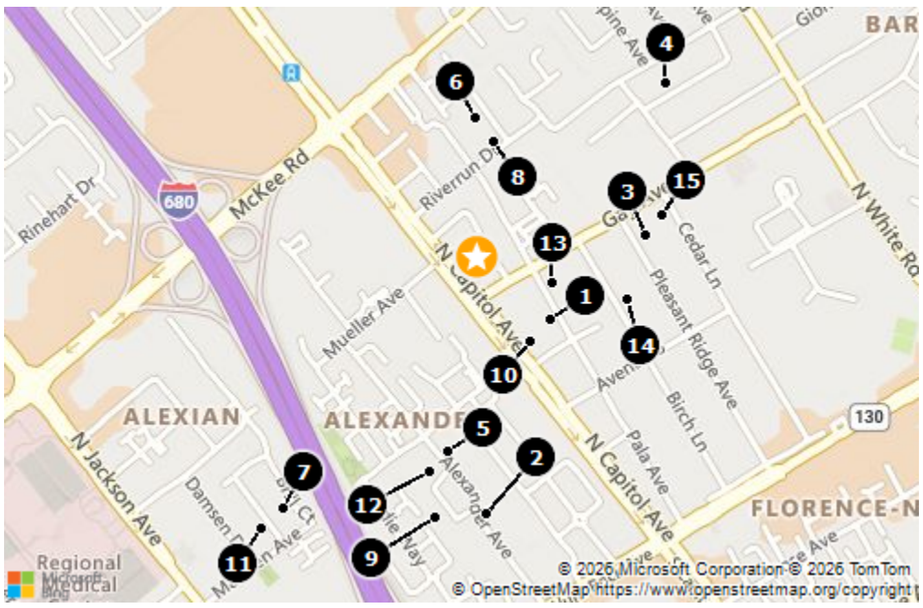
ICE SiteX Report

OrderID: 98282023

SiteX Property Information Report



Subject Property Location

2716 NICASIO CT, SAN JOSE, CA 95127-1883

County:	**SANTA CLARA CA**	Census Tract:	060855039.031008
Property Use:	Single Family Residential	Zoning:	A-PD
Parcel Number:	484-15-071	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,422,000**	FSD:	26	Common Confidence Score:	28
Value Range:	$1,052,280 - $1,791,720	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	17-007
Assd Land Value:	$271,220	Market Land Value:		Tax Year:	2025
Assd Improvement:	$617,798	Market Improvment Value:		Total Taxable Value:	$13,109
Total Assessed Value:	$889,018	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 59 Tract No: 9262

Abbreviated Description:	TR 9262 LOT 59
City/Muni/Twp:	SAN JOSE

Property Characteristics

Lot Size:	3,300 SF	Bedrooms:	4	Pool:	
Building Area:	2000 SF	Baths:	2.5	Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	2	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/11/2024	Sales Price:	$640,000
Document #:	25711078 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/07/2009	Sales Price:	N/A
Document #:	20460398 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/13/2008	Sales Price:	N/A
Document #:	19742369 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/01/2006	Sales Price:	N/A
Document #:	19089315 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 59 Tract No: 9262
Abbreviated Description: TR 9262 LOT 59
City/Muni/Twp: SAN JOSE

Prior Transfer

Recording Date:	09/01/2006	Sales Price:	N/A
Document #:	19089315 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/01/2006		
Document Type:			

Legal Description:
Lot: 59 Map Ref: MAP727 PG28-30
City/Muni/Twp: SAN JOSE

Prior Transfer

Recording Date:	06/12/2006	Sales Price:	N/A
Document #:	18971468 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/23/2006	Sales Price:	N/A
Document #:	18945582 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/17/2006	Loan Amount:	N/A
Document #:	18937388 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2046	Type Finance:	FIX

Legal Description:
Lot: 59 Tract No: 9262
City/Muni/Twp: SAN JOSE

Mortgage Record

Recording Date:	07/28/2005	Loan Amount:	N/A
Document #:	18499007 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 59 Tract No: 9262
City/Muni/Twp: SAN JOSE

Mortgage Record

Recording Date:	06/01/2004	Loan Amount:	N/A
Document #:	17822293 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 59 Tract No: 9262
City/Muni/Twp: SAN JOSE

Prior Transfer

Recording Date:	06/15/2001	Sales Price:	$590,000 Only portion of this parcel is conveyed
Document #:	15727793 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/05/2001		
Document Type:			

Legal Description:
Lot: 59 Tract No: 9262 Map Ref: MAP727 PG28-30
City/Muni/Twp: SAN JOSE

Area Sales Analysis

Total Area Sales	$15,418,500	Median # of Bedrooms	3
Median Lot Size	7,500 SF	Median # of Baths	2
Median Living Area	1,225 SF	Median Year Built	1947
Price Range - 2 Yrs	$525,000 to $1,785,000	Age Range	40 years to 80 years
Median Value	$1,050,000	Median Age	79 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**113 PALA AVE** **SAN JOSE, CA 95127-2344**	08/21/2026	$710,000	$620	1144	6/3/2	1946	7,500 SF	
		APN: 484-16-027 Document #: 26041312 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Block: 4 Subdivision: AMERICAN CITY SUBDIVISION MapRef: MB U PG 32 & 33 Abbreviated Description: Lot:21 Block:4 Subdivision:AMERICAN CITY SUBDIVISION Map Ref:MB U PG 32 & 33City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE								
2	.32Mi.	**52 ALEXANDER AVE** **SAN JOSE, CA 95116-1801**	08/10/2026	$1,065,500	$979	1088	6/2/1	1947	11,184 SF	
		APN: 484-04-013 Document #: 26034914 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Subdivision: ALAMO TERRACE Tract No: 255 MapRef: MB 8 PG 18 Abbreviated Description: Lot:19 Subdivision:ALAMO TERRACE Tract No:255 Map Ref:MB 8 PG 18City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE								
3	.22Mi.	**144 PLEASANT RIDGE AVE** **SAN JOSE, CA 95127-2347**	07/30/2026	$1,200,000	$864	1388	6/2/2	1948	8,100 SF	
		APN: 484-16-109 Document #: 26030414 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 93 Subdivision: PLEASANT RIDGE MANOR Tract No: 303 MapRef: MB 10 PG 30 & 31 Abbreviated Description: Lot:93 Subdivision:PLEASANT RIDGE MANOR Tract No:303 Map Ref:MB 10 PG 30 & 31City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE

4	.33Mi.	**2981 LITTLE WOOD LN** **SAN JOSE, CA 95127-1824**	07/14/2026	$1,080,000	$747	1445	7/4/2	1959	5,500 SF

APN: 484-13-019 Document #: 26016963
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 110 Subdivision: SUN VALLEY Tract No: 2286 Legal Unit: 2 MapRef: MB 112 PG 12 & 13 Abbreviated Description: Lot:110 Subdivision:SUN VALLEY Tract No:2286 Legal Unit:2 Map Ref:MB 112 PG 12 & 13City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE

5	.25Mi.	**88 ALEXANDER AVE** **SAN JOSE, CA 95116-1801**	05/12/2026	$525,000	$487	1077	5/2/1	1947	5,668 SF

APN: 484-04-022 Document #: 25987440
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: ALAMO TERRACE Tract No: 255 MapRef: MB 8 PG 18 Abbreviated Description: Lot:28 Subdivision:ALAMO TERRACE Tract No:255 Map Ref:MB 8 PG 18City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE

6	.18Mi.	**267 PENNYHILL DR** **SAN JOSE, CA 95127-1864**	04/17/2026	$1,128,000	$880	1281	7/3/2	1959	6,254 SF

APN: 484-10-002 Document #: 25974505
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 211 Subdivision: SUN VALLEY Tract No: 2286 Phase No: 2 MapRef: MB 112 PG 12 & 13 Abbreviated Description: Lot:211 Subdivision:SUN VALLEY Tract No:2286 Phase No:2 Map Ref:MB 112 PG 12 & 13City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE

7	.41Mi.	**159 BRILL CT** **SAN JOSE, CA 95116-1927**	04/13/2026	$745,000	$798	933	5/2/2	1986	2,640 SF

APN: 484-06-082 Document #: 25971542
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Tract No: 7843 MapRef: MB 557 PG 45 & 46 Abbreviated Description: Lot:28 Tract No:7843 Map Ref:MB 557 PG 45 & 46City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE

8	.15Mi.	**251 PENNYHILL DR** **SAN JOSE, CA 95127-1864**	03/24/2026	$1,050,000	$1,054	996	6/3/2	1959	7,316 SF

APN: 484-10-006 Document #: 25961743
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 215 Subdivision: SUN VALLEY Tract No: 2286 Legal Unit: 2 MapRef: MB 112 PG 12 & 13 Abbreviated Description: Lot:215 Subdivision:SUN VALLEY Tract No:2286 Legal Unit:2 Map Ref:MB 112 PG 12 & 13City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE

9	.34Mi.	**73 ALEXANDER CT** **SAN JOSE, CA 95116-1815**	03/19/2026	$1,100,000	$751	1464	8/4/2	1947	7,506 SF

APN: 484-03-029 Document #: 25959300
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Tract No: 255 MapRef: MB 8 PG 18 Abbreviated Description: Lot:13 Tract No:255 Map Ref:MB 8 PG 18City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE

10	.13Mi.	**116 N CAPITOL AVE** **SAN JOSE, CA 95127-2327**	03/12/2026	$1,785,000	$1,528	1168	6/3/2	1978	7,800 SF

APN: 484-16-140 Document #: 25955950
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 4 Subdivision: AMERICAN CITY SUBDIVISION MapRef: MB U PG 32 & 33 Abbreviated Description: Lot:3 Block:4 Subdivision:AMERICAN CITY SUBDIVISION Map Ref:MB U PG 32 & 33City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE

11	.45Mi.	**127 SCHOTT ST** **SAN JOSE, CA 95116-1933**	12/15/2025	$790,000	$846	933	5/2/2	1986	2,640 SF

APN: 484-06-052 Document #: 25918250
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 60 Tract No: 7843 MapRef: MB 557 PG 45 & 46 Abbreviated Description: Lot:60 Tract No:7843 Map Ref:MB 557 PG 45 & 46City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE

12	.28Mi.	**93 ALEXANDER CT** **SAN JOSE, CA 95116-1815**	08/21/2025	$1,025,000	$522	1962	9/5/2.5	1947	6,400 SF

APN: 484-03-024 Document #: 25858452
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: ALAMO TERRACE Tract No: 255 MapRef: MB 8 PG 18 Abbreviated Description: Lot:8 Subdivision:ALAMO TERRACE Tract No:255 Map Ref:MB 8 PG 18City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE

13	.11Mi.	**136 PALA AVE** **SAN JOSE, CA 95127-2343**	07/28/2025	$1,225,000	$202	6059	22//10	1947	13,654 SF

APN: 484-16-053 Document #: 25845906
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8,9 Block: 5 Subdivision: AMERICAN CITY SUBDIVISION Abbreviated Description: Lot:8,9 Block:5 Subdivision:AMERICAN CITY SUBDIVISION City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE

14	.2Mi.	**124 BIRCH LN** **SAN JOSE, CA 95127-2310**	07/16/2025	$1,020,000	$652	1564	7/3/1	1946	8,100 SF

APN: 484-16-076 Document #: 25835893
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: PLEASANT RIDGE MANOR Tract No: 303 MapRef: MB 10 PGS 30 AND 31 Abbreviated Description: Lot:38 Subdivision:PLEASANT RIDGE MANOR Tract No:303 Map Ref:MB 10 PGS 30 AND 31City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE

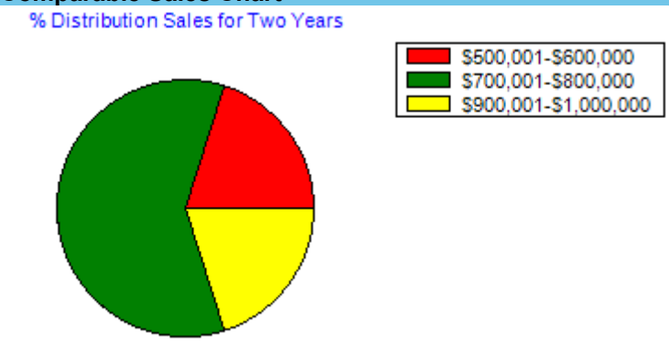
15	.24Mi.	**147 CEDAR LN** **SAN JOSE, CA 95127-2315**	06/09/2025	$970,000	$791	1225	6/3/1	1947	8,100 SF

APN: 484-16-113 Document #: 25818607
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 149 Subdivision: PLEASANT RIDGE MANOR Tract No: 303 MapRef: MB 10 PGS 30 AND 31 Abbreviated Description: Lot:149 Subdivision:PLEASANT RIDGE MANOR Tract No:303 Map Ref:MB 10 PGS 30 AND 31City/Muni/Twp:CITY OF SAN JOSE City/Muni/Twp: CITY OF SAN JOSE

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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.	**2716 NICASIO CT**	**09/01/2006**		$889,018	2,000	7/4/2.5	2000	3,300 SF	
.01Mi.	**2710 NICASIO CT**	**05/12/2006**		$1,035,854	1,864	7/4/2.5	2000	3,300 SF	
.01Mi.	**263 ZORIA FARMS LN**	**11/22/2006**		$987,075	1,864	7/4/2.5	2000	3,300 SF	
.01Mi.	**259 ZORIA FARMS LN**	**02/09/2001**		$882,978	2,000	7/4/2.5	2000	3,300 SF	
.02Mi.	**2721 GIUSEPPE CT**	**09/01/2006**		$797,722	2,000	7/4/2.5	2000	3,300 SF	
.02Mi.	**2727 GIUSEPPE CT**			$995,211	1,864	7/4/2.5	2000	3,300 SF	
.02Mi.	**2704 NICASIO CT**	**02/28/2012**		$577,774	1,606	6/3/2.5	2000	3,300 SF	
.02Mi.	**2731 GIUSEPPE CT**	**04/27/2012**		$540,090	1,606	6/3/2.5	2000	3,300 SF	
.02Mi.	**2715 GIUSEPPE CT**	**11/15/2011**		$527,532	1,606	6/3/2.5	2000	3,300 SF	
.02Mi.	**2723 NICASIO CT**			$888,128	2,000	7/4/2.5	2000	3,300 SF	
.02Mi.	**2717 NICASIO CT**			$871,179	1,864	7/4/2.5	2000	3,300 SF	
.03Mi.	**2711 NICASIO CT**			$1,022,897	2,000	7/4/2.5	2000	3,300 SF	
.03Mi.	**2729 NICASIO CT**			$735,507	1,864	7/4/2.5	2000	3,300 SF	
.03Mi.	**2705 NICASIO CT**			$483,323	1,606	6/3/2.5	2000	3,300 SF	
.03Mi.	**260 ZORIA FARMS LN**			$631,606	2,000	7/4/2.5	2000	3,300 SF	
.03Mi.	**264 ZORIA FARMS LN**			$646,487	2,000	7/4/2.5	2000	3,300 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	38.9 years old	Households:	16,783
Median Household Income:	$110,563	Households w/Family:	80%
Household Income Per Capita:	$38,901	Households w/Family Married:	55%
Most Common Education Level:	Some High School	Households w/Family Children:	37%

School District

School District Zone:	Alum Rock Union Elementary School District	Students:	7,259
Number of Schools:	22	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.50Mi.	**William Sheppard Middle School** Number of Students: 451 Student-Teacher Ratio: 17.33	C-	Public	6 - 8
0.50Mi.	**William Sheppard Middle School** Number of Students: 451 Student-Teacher Ratio: 17.33	C-	Public	6 - 8
0.50Mi.	**James Lick High School** Number of Students: 862 Student-Teacher Ratio: 19.68 Advanced Placement: Yes	D+	Public	9 - 12
0.50Mi.	**James Lick High School** Number of Students: 862 Student-Teacher Ratio: 19.68 Advanced Placement: Yes	D+	Public	9 - 12
0.19Mi.	**Russo / McEntee Academy** Number of Students: 322 Student-Teacher Ratio: 20.13	B-	Public	KG - 5

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0.19Mi.	**Russo / McEntee Academy**	B-	Public	KG - 5

Number of Students: 322
Student-Teacher Ratio: 20.13

Flood Report

The Subject Property of **2716 NICASIO CT, SAN JOSE, CA 95127-1883** is in **Zone D** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
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	77%	NOTABLY LOWER
BURGLARY	54%	NOTABLY LOWER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	143%	NOTABLY HIGHER
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	164%	NOTABLY HIGHER
MURDER	67%	NOTABLY LOWER
OVERALL	66%	NOTABLY 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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