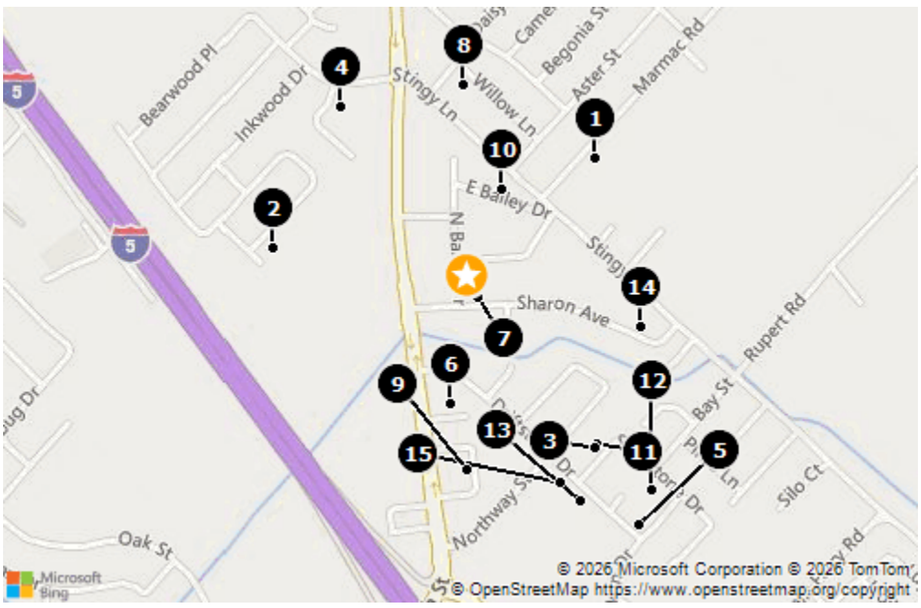
ICE SiteX Report

OrderID: 98508964

SiteX Property Information Report



Subject Property Location

2789 N BAILEY DR, ANDERSON, CA 96007-3606

County:	**SHASTA CA**	Census Tract:	060890121.012002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	201-370-020-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$342,000**	FSD:	19	Common Confidence Score:	36
Value Range:	$277,020 - $406,980	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	2-001
Assd Land Value:	$44,617	Market Land Value:		Tax Year:	2026
Assd Improvement:	$207,483	Market Improvment Value:		Total Taxable Value:	$3,909
Total Assessed Value:	$252,100	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: NYE SUBDIVISION

Property Characteristics

Lot Size:	12,196 SF	Bedrooms:	5	Pool:	
Building Area:	1689 SF	Baths:	2	Fireplace:	
Year Built:	1962	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	03/21/2025	Loan Amount:	N/A
Document #:	2025-0005795 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: 9 Block: 5 Subdivision: NYE SUBDIVISION

Prior Transfer

Recording Date:	12/09/2024	Sales Price:	N/A
Document #:	2024-0027876 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/15/2023	Loan Amount:	N/A
Document #:	2023-0024266 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2049	Type Finance:	

Legal Description:
Lot: 9 Block: 5 Subdivision: NYE SUBDIVISION
City/Muni/Twp: ANDERSON

Prior Transfer

Recording Date:	08/05/2022	Sales Price:	N/A
Document #:	2022-0023803 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 98508964

Legal Description:

Mortgage Record

Recording Date:	08/03/2022	Loan Amount:	N/A
Document #:	2022-0023597 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2049	Type Finance:	

Legal Description:
Lot: 9 Block: 5 Subdivision: NYE SUBDIVISION
City/Muni/Twp: ANDERSON

Prior Transfer

Recording Date:	10/16/2019	Sales Price:	N/A
Document #:	2019-0030746 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/25/2019	Sales Price:	$226,000
Document #:	2019-0028321 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/19/2019		
Document Type:			

Legal Description:
Lot: 9 Block: 5 Subdivision: NYE SUBDIVISION Map Ref: MB 7 PG 5
City/Muni/Twp: ANDERSON

Prior Transfer

Recording Date:	09/25/2019	Sales Price:	N/A
Document #:	2019-0028320 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/19/2019		
Document Type:			

Legal Description:
Lot: 9 Block: 5 Subdivision: NYE SUBDIVISION Map Ref: MB 7 PG 5
City/Muni/Twp: ANDERSON

Prior Transfer

Recording Date:	01/05/2017	Sales Price:	N/A
Document #:	2017-0000314 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/07/2011	Sales Price:	$300,000
Document #:	2011-0010346 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/01/2011		
Document Type:			

Legal Description:
Lot: 3&4 Block: 5 Subdivision: NYE SUBDIVISION Map Ref: MAP7 PG5
City/Muni/Twp: ANDERSON

Prior Transfer

Recording Date:	09/23/2010	Sales Price:	N/A
Document #:	2010-0029208 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/15/2010		
Document Type:			

Legal Description:
Lot: 3&4 Block: 5 Subdivision: NYE SUBDIVISION Map Ref: MAP7 PG5
City/Muni/Twp: ANDERSON

Prior Transfer

Recording Date:	07/18/2008	Sales Price:	$165,000
Document #:	2008-0024974 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/11/2008		
Document Type:			

Legal Description:
Lot: 9 Block: 5 Subdivision: NYE SUBDIVISION Map Ref: MAP7 PG5
City/Muni/Twp: ANDERSON

Prior Transfer

Recording Date:	05/08/2007	Sales Price:	$215,878
Document #:	2007-0021665 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/01/2007		
Document Type:			

Legal Description:
Lot: 9 Block: 5 Subdivision: NYE SUBDIVISION Map Ref: MAP7 PG5

Prior Transfer

Recording Date:	02/01/2007	Sales Price:	$196,000
Document #:	2007-0005332 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/10/2006	Sales Price:	$172,000
Document #:	2006-0001329 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	01/03/2006	Sales Price:	$32,250
Document #:	2006-0000063 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/29/2005	Loan Amount:	N/A
Document #:	2005-0071438 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	11/21/2025	Type Finance:	

Legal Description:
Lot: 9 Block: 5 Subdivision: MAP OF NYE SUBDIVISION
City/Muni/Twp: ANDERSON

Prior Transfer

Recording Date:	11/29/2005	Sales Price:	$245,000
Document #:	2005-0071436 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/18/2005		
Document Type:			

Legal Description:
Lot: 9 Block: 5 Subdivision: MAP OF NYE SUBDIVISION Map Ref: MAP7 PG5
City/Muni/Twp: ANDERSON

Prior Transfer

Recording Date:	06/10/2005	Sales Price:	$154,200
Document #:	2005-0032549 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/21/2005	Loan Amount:	N/A
Document #:	2005-0022511 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/15/2025	Type Finance:	

Legal Description:
Lot: 9 Block: 5 Subdivision: MAP OF NYE SUBDIVISION
City/Muni/Twp: ANDERSON

Mortgage Record

Recording Date:	04/21/2005	Loan Amount:	N/A
Document #:	2005-0022510 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2035	Type Finance:	

Legal Description:
Lot: 9 Block: 5 Subdivision: MAP OF NYE SUBDIVISION
City/Muni/Twp: ANDERSON

Prior Transfer

Recording Date:	01/16/2003	Sales Price:	$159,000
Document #:	2003-0003059 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/03/2003		
Document Type:			

Legal Description:
Lot: 9 Block: 5 Subdivision: NYE SUBDIVISION Map Ref: MAP7 PG5
City/Muni/Twp: ANDERSON

Prior Transfer

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

Legal Description:
Subdivision: NYE SUBDIVISION

Area Sales Analysis

Total Area Sales	$4,874,000	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	2
Median Living Area	1,373 SF	Median Year Built	1993
Price Range - 2 Yrs	$225,000 to $375,000	Age Range	3 years to 76 years
Median Value	$322,000	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**3061 MARMAC RD** **ANDERSON, CA 96007-3724**	09/25/2026	$369,000	$285	1293	/3/2	1957	15,681 SF	
		APN: 201-480-017-000 Document #: 2026-0022472 Document Type: Price Code: R Land Use: Single Family Residential Legal: Section: 41 Subdivision: P B READING GRANT Abbreviated Description: Subdivision:P B READING GRANT Abbreviated Description:PORTION SEC41 City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON								
2	.24Mi.	**3351 SOUTHWOOD DR** **ANDERSON, CA 96007-4725**	08/24/2026	$310,000	$245	1262	/3/2	2004	6,969 SF	
		APN: 201-880-009-000 Document #: 2026-0019420 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 166 Subdivision: RAVENWOOD ESTATES PHASE 5 MapRef: MB 23 PG 38 Abbreviated Description: Lot:166 Subdivision:RAVENWOOD ESTATES PHASE 5 Map Ref:MB 23 PG 38City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON								
3	.27Mi.	**2720 SANDSTONE DR** **ANDERSON, CA 96007-4617**	08/13/2026	$345,000	$247	1392	3/3/2	1993	6,969 SF	
		APN: 201-780-049-000 Document #: 2026-0018527								

ICE SiteX Report

OrderID: 98508964

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 115 Subdivision: CREEKSIDE SUBDIVISION NO 89 2 MapRef: MB 19 PG 48 Abbreviated Description: Lot:115 Subdivision:CREEKSIDE SUBDIVISION NO 89 2 Map Ref:MB 19 PG 48City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON

4	.26Mi.	**3409 CAMDEN CT** **ANDERSON, CA 96007-0466**	08/06/2026	$375,000	$268	1396	6/3/2	2023	8,276 SF	

APN: 201-990-018-000 Document #: 2026-0018002
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: TSM 15 01 PARKSIDE GROVE MapRef: MB 25 PG 21 Abbreviated Description: Lot:18 Subdivision:TSM 15 01 PARKSIDE GROVE Map Ref:MB 25 PG 21City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON

5	.35Mi.	**2705 LIMESTONE CT** **ANDERSON, CA 96007-4607**	06/15/2026	$369,000	$227	1625	/4/2	1993	7,840 SF	

APN: 201-780-065-000 Document #: 2026-0013418
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 131 Subdivision: CREEKSIDE SUBDIVSION NO 89 2 MapRef: MB 19 PG 48 Abbreviated Description: Lot:131 Subdivision:CREEKSIDE SUBDIVSION NO 89 2 Map Ref:MB 19 PG 48City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON

6	.17Mi.	**2771 NORTH ST** **ANDERSON, CA 96007-3620**	06/05/2026	$365,000	$265	1373	3/3/2	2001	15,681 SF	Yes

APN: 201-340-054-000 Document #: 2026-0012658
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: B Section: 45 Subdivision: PARCEL MAP NO 01 01 MapRef: MB 34 PG 3 Abbreviated Description: Lot:B Section:45 Subdivision:PARCEL MAP NO 01 01 Map Ref:MB 34 PG 3City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON

7	.02Mi.	**2779 N BAILEY DR** **ANDERSON, CA 96007-3606**	06/03/2026	$225,000	$212	1058	/3/1	1956	6,534 SF	

APN: 201-400-005-000 Document #: 2026-0012427
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: C Subdivision: KENNICOTT SUBDIVISION UNIT NO 1 MapRef: MB 9 PG 18 Abbreviated Description: Lot:1 Block:C Subdivision:KENNICOTT SUBDIVISION UNIT NO 1 Map Ref:MB 9 PG 18City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON

8	.24Mi.	**3426 WILLOW LN** **ANDERSON, CA 96007-3734**	05/29/2026	$270,000	$273	988	/3/1	1964	7,405 SF	

APN: 201-530-027-000 Document #: 2026-0011824
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 103 Subdivision: RAVENWOOD ESTATES UNIT NO 1 MapRef: MB 11 PG 29 Abbreviated Description: Lot:103 Subdivision:RAVENWOOD ESTATES UNIT NO 1 Map Ref:MB 11 PG 29City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON

9	.25Mi.	**2648 TREMONTO RD** **ANDERSON, CA 96007-3549**	05/13/2026	$350,000	$186	1877	/4/2	1950	7,840 SF	

APN: 201-340-011-000 Document #: 2026-0010669
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: BUENAVENTURA SUBDIVISION MapRef: MB 8 PG 6 Abbreviated Description: Lot:8 Subdivision:BUENAVENTURA SUBDIVISION Map Ref:MB 8 PG 6City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON

10	.12Mi.	**3267 E BAILEY DR** **ANDERSON, CA 96007-3604**	04/21/2026	$322,000	$223	1442	/3/2	1951	11,761 SF	

APN: 201-370-003-000 Document #: 2026-0008710
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3 Subdivision: NYE SUBDIVISION MapRef: MB 7 PG 5 Abbreviated Description: Lot:3 Block:3 Subdivision:NYE SUBDIVISION Map Ref:MB 7 PG 5City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON

11	.26Mi.	**2740 SANDSTONE DR** **ANDERSON, CA 96007-4617**	04/16/2026	$335,000	$259	1290	/3/2	1994	6,969 SF	

APN: 201-780-048-000 Document #: 2026-0008342
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 114 Subdivision: CREEKSIDE SUBDIVISION NO 89 2 MapRef: MB 19 PG 48 Abbreviated Description: Lot:114 Subdivision:CREEKSIDE SUBDIVISION NO 89 2 Map Ref:MB 19 PG 48City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON

12	.34Mi.	**2863 SANDSTONE DR** **ANDERSON, CA 96007-4622**	04/16/2026	$304,000	$199	1521	/3/2	2002	7,405 SF	

APN: 201-780-058-000 Document #: 2026-0008350
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 124 Subdivision: CREEKSIDE SUBDIVISION NO 89 2 MapRef: MB 19 PG 48 Abbreviated Description: Lot:124 Subdivision:CREEKSIDE SUBDIVISION NO 89 2 Map Ref:MB 19 PG 48City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON

13	.31Mi.	**3100 DRIFTSTONE DR** **ANDERSON, CA 96007-4602**	03/27/2026	$315,000	$227	1382	/3/2	1994	6,969 SF	

APN: 201-780-004-000 Document #: 2026-0006791
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: CREEKSIDE SUBDIVISION NO 89 2 MapRef: MB 19 PG 48 Abbreviated Description: Lot:69 Subdivision:CREEKSIDE SUBDIVISION NO 89 2 Map Ref:MB 19 PG 48City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON

14	.22Mi.	**3081 SHARON AVE** **ANDERSON, CA 96007-3663**	02/11/2026	$315,000	$297	1058	/3/1	1956	6,534 SF	

APN: 201-420-015-000 Document #: 2026-0003197
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Block: 1 Subdivision: FIRST ADDITION TO KENNICOTT SUBDIVISION MapRef: MB 9 PG 23 Abbreviated Description: Lot:15 Block:1 Subdivision:FIRST ADDITION TO KENNICOTT SUBDIVISION Map Ref:MB 9 PG 23City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON

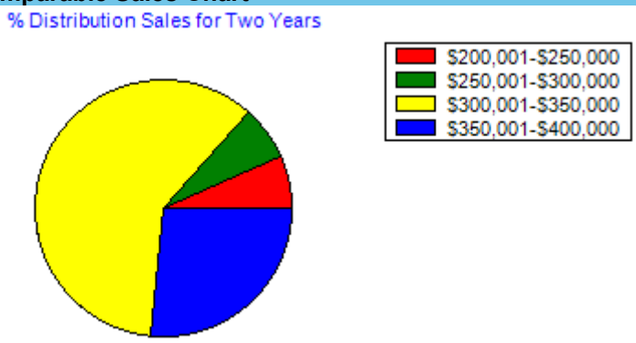
15	.28Mi.	**3130 DRIFTSTONE DR** **ANDERSON, CA 96007-4602**	02/10/2026	$305,000	$236	1290	/3/2	1993	6,969 SF	

APN: 201-780-001-000 Document #: 2026-0003043
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: CREEKSIDE SUBDIVISION NO 89 2 MapRef: MB 19 PG 48 Abbreviated Description: Lot:66 Subdivision:CREEKSIDE SUBDIVISION NO 89 2 Map Ref:MB 19 PG 48City/Muni/Twp:ANDERSON City/Muni/Twp: ANDERSON

ICE SiteX Report

OrderID: 98508964

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.	**2789 N BAILEY DR**			$252,100	1,689	5/5/2	1962	12,196 SF	
.01Mi.	**3284 W BAILEY DR**			$335,000	1,696	/3/2	1965	12,196 SF	
.02Mi.	**2779 N BAILEY DR**			$208,318	1,058	/3/1	1956	6,534 SF	
.03Mi.	**3245 SHARON AVE**			$259,781	1,058	3/3/1	1956	6,534 SF	
.03Mi.	**2790 N BAILEY DR**			$184,847	1,608	/4/2	1958	10,630 SF	Yes
.03Mi.	**3274 W BAILEY DR**			$125,942	1,377	/3/2	1962	12,196 SF	
.03Mi.	**2786 N BAILEY DR**			$272,958	1,122	/3/1	1955	10,454 SF	
.03Mi.	**2776 N BAILEY DR**			$129,050	1,058	/3/1	1956	7,550 SF	
.03Mi.	**2800 N BAILEY DR**			$353,381	1,772	3/3/2	1962	10,454 SF	
.04Mi.	**3235 SHARON AVE**			$271,750	1,202	/3/1	1956	6,534 SF	
.04Mi.	**2821 N BAILEY DR**			$122,252	1,102	/3/1	1954	16,766 SF	
.04Mi.	**3275 SHARON AVE**			$110,341	1,058	/3/1	1956	6,611 SF	
.04Mi.	**2810 N BAILEY DR**			$59,788	1,040	/2/1	1965	10,454 SF	
.04Mi.	**3227 SHARON AVE**			$265,302	1,058	3/3/1	1956	6,534 SF	
.04Mi.	**3285 W BAILEY DR**			$221,981	1,420	/3/1	1956	16,117 SF	
.05Mi.	**3264 W BAILEY DR**			$224,915	1,380	/4/2	1963	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	42.3 years old	Households:	9,815
Median Household Income:	$62,699	Households w/Family:	58%
Household Income Per Capita:	$32,042	Households w/Family Married:	43%
Most Common Education Level:	Some College	Households w/Family Children:	26%

School District

School District Zone:	Cascade Union Elementary School District	Students:	1,014
Number of Schools:	4	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.78Mi.	**Anderson Heights Elementary School** Number of Students: 261 Student-Teacher Ratio: 17.4	D+	Public	KG - 5
1.78Mi.	**Anderson Heights Elementary School** Number of Students: 261 Student-Teacher Ratio: 17.4	D+	Public	KG - 5
1.21Mi.	**Anderson Middle School** Number of Students: 341 Student-Teacher Ratio: 17.09	D+	Public	6 - 8
1.21Mi.	**Anderson Middle School** Number of Students: 341 Student-Teacher Ratio: 17.09	D+	Public	6 - 8
0.52Mi.	**Meadow Lane Elementary School** Number of Students: 398 Student-Teacher Ratio: 18.95	C+	Public	KG - 5
0.52Mi.	**Meadow Lane Elementary School**	C+	Public	KG - 5

ICE SiteX Report

OrderID: 98508964

Number of Students: 398
Student-Teacher Ratio: 18.95

Flood Report

The Subject Property of **2789 N BAILEY DR, ANDERSON, CA 96007-3606** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	85%	LOWER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	107%	SIMILAR
MURDER	103%	SIMILAR
OVERALL	97%	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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