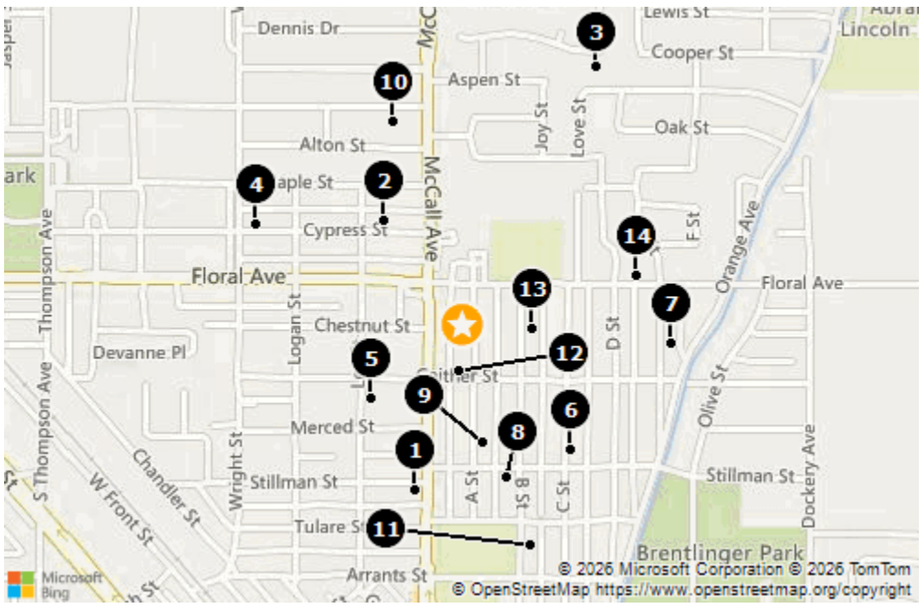
ICE SiteX Report

OrderID: 97528444

SiteX Property Information Report



Subject Property Location

2843 A ST, SELMA, CA 93662-2801

County:	**FRESNO CA**	Census Tract:	060190070.021007
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	389-061-05	Thomas Bros Pg-Grid:	1505-1A

Valuation

Value:	**$279,000**	FSD:	17	Common Confidence Score:	39
Value Range:	$231,570 - $326,430	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	11-001
Assd Land Value:	$65,000	Market Land Value:		Tax Year:	2025
Assd Improvement:	$140,000	Market Improvment Value:		Total Taxable Value:	$3,432
Total Assessed Value:	$205,000	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9,10 Block: 1
Abbreviated Description: LOT 9 N 7.5 FT LOT 10 BLK 1 BOOKER ADDITION SELMA

Property Characteristics

Lot Size:	4,625 SF	Bedrooms:	2	Pool:	
Building Area:	1248 SF	Baths:	1	Fireplace:	
Year Built:	1924	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:	1	A/C:	Refrig
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/23/2025	Sales Price:	$338,751
Document #:	2025-0122095 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/19/2025	Sales Price:	$345,000
Document #:	2025-0027908 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/04/2025		
Document Type:			

Legal Description:
Lot: 9&10 Block: 1 Subdivision: BOOKER ADDITION Map Ref: MB 5 PG 24
Abbreviated Description: NORTH4 LOT10
City/Muni/Twp: SELMA

Prior Transfer

Recording Date:	11/13/2024	Sales Price:	N/A
Document #:	2024-0105332 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/07/2024	Sales Price:	$205,000

ICE SiteX Report

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Document #:	2024-0103599 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/24/2024		
Document Type:			

Legal Description:
Lot: 9&10 Block: 1 Subdivision: BOOKER ADDITION Map Ref: MB 5 PG 24
Abbreviated Description: NORTH4 LOT10
City/Muni/Twp: SELMA

Prior Transfer

Recording Date:	11/07/2024	Sales Price:	N/A
Document #:	2024-0103598 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/28/2024		
Document Type:			

Legal Description:
Lot: 9&10 Block: 1 Subdivision: BOOKER ADDITION Map Ref: MB 5 PG 24
City/Muni/Twp: SELMA

Prior Transfer

Recording Date:	12/01/2017	Sales Price:	N/A
Document #:	2017-0155473 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/01/2017		
Document Type:			

Legal Description:
Lot: 9&10 Block: 1 Subdivision: BOOKER ADDITION Map Ref: MB 5 PG 24
Abbreviated Description: PORTION LOT10
City/Muni/Twp: SELMA

Prior Transfer

Recording Date:	03/09/2005	Sales Price:	$20,150
Document #:	2005-0052474 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/08/2005	Loan Amount:	N/A
Document #:	2005-0029628 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 9&10 Block: 1 Subdivision: BOOKER ADDITION TO THE TOWN OF SELMA
Abbreviated Description: N4 LOT10

Mortgage Record

Recording Date:	09/03/1999	Loan Amount:	N/A
Document #:	99131790 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2014	Type Finance:	

Legal Description:
Lot: 9&10 Block: 1 Subdivision: BOOKER ADDITION TO THE TOWN OF SELMA
Abbreviated Description: NORTH4 LOT10 BLK1

Prior Transfer

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

Legal Description:
Lot: 9,10 Block: 1
Abbreviated Description: LOT 9 N 7.5 FT LOT 10 BLK 1 BOOKER ADDITION SELMA

Area Sales Analysis

Total Area Sales	$4,749,500	Median # of Bedrooms	3
Median Lot Size	7,300 SF	Median # of Baths	1.625
Median Living Area	1,356 SF	Median Year Built	1925
Price Range - 2 Yrs	$187,000 to $455,000	Age Range	30 years to 111 years
Median Value	$350,000	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**2629 MCCALL AVE** **SELMA, CA 93662-3131**	04/24/2026	$350,000	$181	1932	/3/1	1915	7,200 SF	
		APN: 389-135-06 Document #: 2026-0041018 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: UNION ADDITION MapRef: MB 3 PG 10 Abbreviated Description: Subdivision:UNION ADDITION Map Ref:MB 3 PG 10City/Muni/Twp:SELMA City/Muni/Twp: SELMA								
2	.17Mi.	**2040 CYPRESS ST** **SELMA, CA 93662-2846**	04/24/2026	$360,000	$157	2291	/4/1.5	1950	10,033 SF	
		APN: 358-215-13 Document #: 2026-0040882 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: OARCEL MAP NO 7973 MapRef: MB 67 PG 43 Abbreviated Description: Lot:1 Subdivision:OARCEL MAP NO 7973 Map Ref:MB 67 PG 43City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.37Mi.	**1607 COOPER ST** **SELMA, CA 93662-2945**	04/08/2026	$393,500	$296	1328	/4/2	1996	7,400 SF	
		APN: 358-561-17 Document #: 2026-0035438 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Subdivision: TARCT NO 4730 MapRef: MB 59 PG 71&72 Abbreviated Description: Lot:17 Subdivision:TARCT NO 4730 Map Ref:MB 59 PG 71&72City/Muni/Twp:SELMA City/Muni/Twp: SELMA								
4	.3Mi.	**2234 CYPRESS ST** **SELMA, CA 93662-2819**	03/02/2026	$275,000	$198	1384	/4/1.75	1950	7,620 SF	

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APN: 358-211-09 Document #: 2026-0019988
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18&19 Block: 4 Subdivision: BONNIE VIEW TRACT MapRef: MB 2 PG 37 Abbreviated Description: Lot:18&19 Block:4 Subdivision:BONNIE VIEW TRACT Map Ref:MB 2 PG 37City/Muni/Twp:SELMA City/Muni/Twp: SELMA

5	.15Mi.	**2766 LEE ST** **SELMA, CA 93662-3037**	02/27/2026	$290,000	$301	963	/2/1	1925	5,406 SF	

APN: 389-095-02 Document #: 2026-0019502
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11-13 Block: 1 Subdivision: UNION ADDITION MapRef: MB 3 PG 39 Abbreviated Description: Lot:11-13 Block:1 Subdivision:UNION ADDITION Map Ref:MB 3 PG 39City/Muni/Twp:SELMA City/Muni/Twp: SELMA

6	.22Mi.	**2710 C ST** **SELMA, CA 93662-3121**	01/09/2026	$300,000	$278	1076	/3/1	1922	7,200 SF	

APN: 389-104-12 Document #: 2026-0001982
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: 2 Subdivision: SCHOOL VIEW ADDITION TO SELMA MapRef: MB 7 PG 45 Abbreviated Description: Lot:21&22 Block:2 Subdivision:SCHOOL VIEW ADDITION TO SELMA Map Ref:MB 7 PG 45City/Muni/Twp:SELMA City/Muni/Twp: SELMA

7	.27Mi.	**2828 E ST** **SELMA, CA 93662-2909**	12/16/2025	$374,000	$230	1622	/2/1.75	1947	9,000 SF	

APN: 389-072-06 Document #: 2025-0119843
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12-14 Subdivision: SIERRA VISTA ADDITION MapRef: MB 12 PG 23 Abbreviated Description: Lot:12-14 Subdivision:SIERRA VISTA ADDITION Map Ref:MB 12 PG 23City/Muni/Twp:SELMA City/Muni/Twp: SELMA

8	.2Mi.	**2643 B ST** **SELMA, CA 93662-3110**	12/09/2025	$455,000	$195	2329	/4/2	1920	7,800 SF	Yes

APN: 389-143-01 Document #: 2025-0117764
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 13 Subdivision: BOOKER ADDITION MapRef: MB 5 PG 24 Abbreviated Description: Lot:1&2 Block:13 Subdivision:BOOKER ADDITION Map Ref:MB 5 PG 24City/Muni/Twp:SELMA City/Muni/Twp: SELMA

9	.16Mi.	**2718 A ST** **SELMA, CA 93662-3104**	12/03/2025	$371,000	$232	1594	/3/2	1925	7,200 SF	

APN: 389-102-12 Document #: 2025-0116259
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23&24 Block: 10 Subdivision: BOOKER ADDITION MapRef: MB 5 PG 24 Abbreviated Description: Lot:23&24 Block:10 Subdivision:BOOKER ADDITION Map Ref:MB 5 PG 24City/Muni/Twp:SELMA City/Muni/Twp: SELMA

10	.28Mi.	**2019 OAK ST** **SELMA, CA 93662-2443**	11/26/2025	$350,000	$227	1540	/3/1.75	1991	6,936 SF	

APN: 358-522-03 Document #: 2025-0114477
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: TRACT NO 4319 DANCER MEADOW MapRef: MB 52 PG 34&35 Abbreviated Description: Lot:13 Subdivision:TRACT NO 4319 DANCER MEADOW Map Ref:MB 52 PG 34&35City/Muni/Twp:SELMA City/Muni/Twp: SELMA

11	.3Mi.	**2530 B ST** **SELMA, CA 93662-3109**	11/21/2025	$336,000	$268	1252	/2/1	1918	8,040 SF	

APN: 389-145-08 Document #: 2025-0112869
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18-20 Block: 19 Subdivision: BOOKER ADDITION MapRef: MB 5 PG 24 Abbreviated Description: Lot:18-20 Block:19 Subdivision:BOOKER ADDITION Map Ref:MB 5 PG 24City/Muni/Twp:SELMA City/Muni/Twp: SELMA

12	.06Mi.	**1910 GAITHER ST** **SELMA, CA 93662-2858**	11/17/2025	$187,000	$176	1062	/2/1	1922	2,160 SF	

APN: 389-061-12 Document #: 2025-0111110
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 1 Subdivision: BOOKER ADDITION MapRef: MB 5 PG 24 Abbreviated Description: Subdivision:BOOKER ADDITION Map Ref:MB 5 PG 24Abbreviated Description:WEST36FT LOTS19&20 City/Muni/Twp:SELMA City/Muni/Twp: SELMA

13	.09Mi.	**2842 B ST** **SELMA, CA 93662-2804**	11/05/2025	$363,000	$390	930	/2/1	1924	7,200 SF	Yes

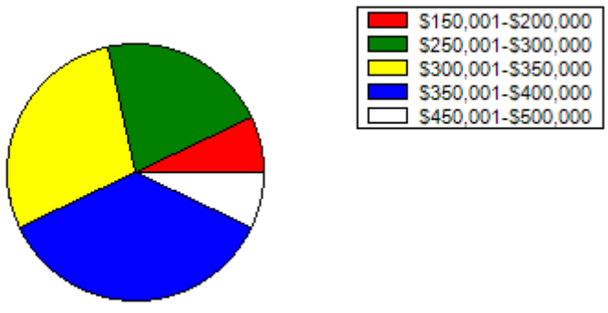
APN: 389-063-15 Document #: 2025-0107768
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31&32 Block: 3 Subdivision: BOOKER ADDITION MapRef: MB 5 PG 24 Abbreviated Description: Lot:31&32 Block:3 Subdivision:BOOKER ADDITION Map Ref:MB 5 PG 24City/Muni/Twp:SELMA City/Muni/Twp: SELMA

14	.24Mi.	**1528 FLORAL AVE** **SELMA, CA 93662-2912**	10/29/2025	$345,000	$306	1127	/3/1.75	1954	8,775 SF	

APN: 358-231-10 Document #: 2025-0105486
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: FLORAL HEIGHTS Tract No: 1328 MapRef: MB 16 PG 66 Abbreviated Description: Lot:41 Subdivision:FLORAL HEIGHTS Tract No:1328 Map Ref:MB 16 PG 66City/Muni/Twp:SELMA City/Muni/Twp: SELMA

Comparable Sales Chart

% Distribution Sales for Two Years



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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.	**2843 A ST**			$205,000	1,248	/2/1	1924	4,625 SF	
.01Mi.	**2835 A ST**			$159,350	1,032	/2/1	1924	4,625 SF	
.01Mi.	**2845 A ST**			$224,192	1,516	/2/1.75	1930	7,500 SF	
.02Mi.	**2829 A ST**			$47,389	954	/2/1	1920	9,375 SF	
.02Mi.	**2851 A ST**	**12/08/2009**		$92,190	995	/2/1	1920	5,625 SF	
.03Mi.	**2840 MCCALL AVE**			$73,872	2,124	/3/1	1920	7,500 SF	
.03Mi.	**2819 A ST**			$218,906	2,652	/3/1.75	1984	7,500 SF	
.03Mi.	**2844 A ST**	**05/13/2011**		$122,170	1,422	/3/1.75	1924	7,200 SF	
.04Mi.	**2848 A ST**	**01/03/2012**		$119,313	1,200	/3/1	1959	7,200 SF	
.04Mi.	**2838 A ST**			$49,244	794	/2/1	1920	7,200 SF	
.04Mi.	**2852 A ST**			$180,404	820	/2/1	1925	7,200 SF	
.04Mi.	**2815 A ST**	**07/16/2003**		$110,268	1,200	/3/1.75	1987	5,625 SF	
.05Mi.	**2860 A ST**			$58,698	1,326	/4/1.75	1972	7,200 SF	
.05Mi.	**2809 A ST**	**02/28/1995**		$67,152	1,433	/3/1.5	1930	5,400 SF	
.05Mi.	**2816 MCCALL AVE**	**04/21/1977**		$50,758	1,667	/3/2	1920	7,500 SF	
.05Mi.	**2820 A ST**	**01/25/2002**		$36,669	1,156	/3/1	1922	7,200 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	34.1 years old	Households:	8,875
Median Household Income:	$52,295	Households w/Family:	77%
Household Income Per Capita:	$20,040	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

School District

School District Zone:	Selma Unified School District	Students:	5,914
Number of Schools:	12	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.13Mi.	**Theodore Roosevelt Elementary School** Number of Students: 634 Student-Teacher Ratio: 26.98	B	Public	KG - 6
0.52Mi.	**Selma High School** Number of Students: 1,721 Student-Teacher Ratio: 19.49 Advanced Placement: Yes	B	Public	9 - 12
0.74Mi.	**Abraham Lincoln Middle School** Number of Students: 892 Student-Teacher Ratio: 18.37	B-	Public	7 - 8

Flood Report

The Subject Property of **2843 A ST, SELMA, CA 93662-2801** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	101%	SIMILAR
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	74%	NOTABLY LOWER
OVERALL	75%	NOTABLY LOWER

Disaster Alerts

No alerts noted

ICE SiteX Report

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Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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