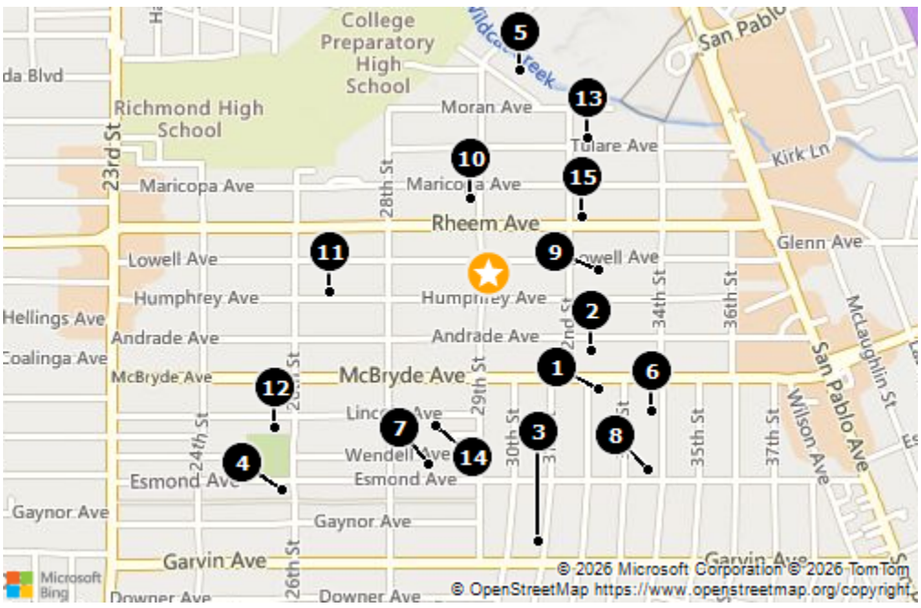
ICE SiteX Report

OrderID: 97899371

SiteX Property Information Report



Subject Property Location

2900 LOWELL AVE, RICHMOND, CA 94804-1164

County:	**CONTRA COSTA CA**	Census Tract:	060133720.002006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	526-240-001-2	Thomas Bros Pg-Grid:	

Valuation

Value:	**$587,000**	FSD:	7	Common Confidence Score:	87
Value Range:	$545,910 - $628,090	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	8-001
Assd Land Value:	$416,160	Market Land Value:		Tax Year:	2025
Assd Improvement:	$129,009	Market Improvment Value:		Total Taxable Value:	$9,432
Total Assessed Value:	$545,169	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	526-240-001-2
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 43,44 Block: 2 Subdivision: ANDRADE EXP
Abbreviated Description: ANDRADE EXP LOTS 43 & 44 BLK 2

Property Characteristics

Lot Size:	5,000 SF	Bedrooms:	2	Pool:	
Building Area:	851 SF	Baths:	1	Fireplace:	
Year Built:	1942	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/29/2024	Sales Price:	N/A
Document #:	2024-0072846 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/29/2024		
Document Type:			

Legal Description:
Lot: 43,44 Block: 2 Subdivision: THE ANDRADE EXPOSITION TRACT CONTRA COSTA Map Ref: VOL 5 PG 122
City/Muni/Twp: CITY OF RICHMOND

Prior Transfer

Recording Date:	05/13/2024	Sales Price:	N/A
Document #:	2024-044789 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/13/2024		
Document Type:			

Legal Description:
Lot: 43&44 Block: 2 Subdivision: MAP OF THE ANDRADE EXPOSITION TRACT CONTRA COSTA C Map Ref: VOL 5 PG 122
City/Muni/Twp: RICHMOND

Prior Transfer

Recording Date:	07/27/2022	Sales Price:	N/A
Document #:	2022-119115 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/27/2022		
Document Type:			

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Legal Description:
Lot: 43&44 Block: 2 Subdivision: MAP OF THE ANDRADE EXPOSITION TRACT CONTRA COSTA C Map Ref: VOL 5 PG 122
City/Muni/Twp: RICHMOND

Prior Transfer

Recording Date:	07/22/2022	Sales Price:	$360,000
Document #:	2022-117138 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/19/2022		
Document Type:			

Legal Description:
Lot: 43&44 Block: 2 Subdivision: MAP OF THE ANDRADE EXPOSITION TRACT CONTRA COSTA C Map Ref: VOL 5 PG 122
City/Muni/Twp: RICHMOND

Prior Transfer

Recording Date:	05/20/2016	Sales Price:	$285,000
Document #:	2016-095971 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/17/2016		
Document Type:			

Legal Description:
Lot: 43&44 Block: 2 Subdivision: MAP OF ANDRADE EXPOSITION TRACT Map Ref: MAP5 PG122
City/Muni/Twp: RICHMOND

Prior Transfer

Recording Date:	11/30/2015	Sales Price:	$285,000
Document #:	2015-246694 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/20/2015		
Document Type:			

Legal Description:
Lot: 43&44 Block: 2 Subdivision: MAP OF ANDRADE EXPOSITION TRACT Map Ref: MAP5 PG122
City/Muni/Twp: RICHMOND

Prior Transfer

Recording Date:	01/14/1999	Sales Price:	N/A
Document #:	99-010902 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/24/1998		
Document Type:			

Legal Description:
Subdivision: MAP OF ANDRADE EXPOSITION TRACT
Abbreviated Description: ANDRADE EXP LOTS 43 & 44 BLK 2

Prior Transfer

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

Legal Description:
Lot: 43,44 Block: 2 Subdivision: ANDRADE EXP
Abbreviated Description: ANDRADE EXP LOTS 43 & 44 BLK 2

Area Sales Analysis

Total Area Sales	$9,403,000	Median # of Bedrooms	3
Median Lot Size	5,000 SF	Median # of Baths	1
Median Living Area	1,061 SF	Median Year Built	1941
Price Range - 2 Yrs	$455,000 to $912,000	Age Range	58 years to 110 years
Median Value	$600,000	Median Age	85 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**3200 MCBRYDE AVE** **RICHMOND, CA 94804-1159**	06/15/2026	$590,000	$712	828	5/2/1	1941	4,400 SF	
2	.17Mi.	**3220 ANDRADE AVE** **RICHMOND, CA 94804-1112**	06/09/2026	$505,000	$306	1645	9/3/2	1941	5,000 SF	
3	.35Mi.	**821 31ST ST** **RICHMOND, CA 94804-1327**	06/08/2026	$912,000	$781	1167	6/2/1	1939	5,000 SF	
4	.39Mi.	**2542 ESMOND AVE** **RICHMOND, CA 94804-1300**	06/03/2026	$600,000	$757	792	4/2/1	1916	3,052 SF	
5	.26Mi.	**2929 HOWARD ST** **RICHMOND, CA 94804-1131**	05/14/2026	$745,000	$395	1886	7/3/1.5	1938	7,237 SF	

1 .2Mi. **3200 MCBRYDE AVE** **RICHMOND, CA 94804-1159** 06/15/2026 $590,000 $712 828 5/2/1 1941 4,400 SF
APN: 524-070-001-2 Document #: 2026-0062435
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1,2 Block: 7 Subdivision: RICHMOND CITY CENTER MapRef: VOL 9 PG 214 Abbreviated Description: Lot:1,2 Subdivision:RICHMOND CITY CENTER Map Ref:VOL 9 PG 214Abbreviated Description:LOT: NORTH 87.75 FEET OF LOTS 1 AND 2 City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

2 .17Mi. **3220 ANDRADE AVE** **RICHMOND, CA 94804-1112** 06/09/2026 $505,000 $306 1645 9/3/2 1941 5,000 SF
APN: 526-100-003-7 Document #: 2026-0060277
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 41,42 Block: 8 Subdivision: ANDRADE EXPOSITION TRACT MapRef: MB 5 PG 122 Abbreviated Description: Lot:41,42 Block:8 Subdivision:ANDRADE EXPOSITION TRACT Map Ref:MB 5 PG 122City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

3 .35Mi. **821 31ST ST** **RICHMOND, CA 94804-1327** 06/08/2026 $912,000 $781 1167 6/2/1 1939 5,000 SF
APN: 524-120-010-3 Document #: 2026-0059621
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19,20 Block: 12 Subdivision: RICHMOND CITY CENTER MapRef: MB 9 PG 214 Abbreviated Description: Lot:19,20 Block:12 Subdivision:RICHMOND CITY CENTER Map Ref:MB 9 PG 214City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

4 .39Mi. **2542 ESMOND AVE** **RICHMOND, CA 94804-1300** 06/03/2026 $600,000 $757 792 4/2/1 1916 3,052 SF
APN: 528-180-012-7 Document #: 2026-0057660
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Block: 10 Subdivision: ALVARADO TRACT MapRef: MB 1 PG 5 Abbreviated Description: Lot:20 Block:10 Subdivision:ALVARADO TRACT Map Ref:MB 1 PG 5City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

5 .26Mi. **2929 HOWARD ST** **RICHMOND, CA 94804-1131** 05/14/2026 $745,000 $395 1886 7/3/1.5 1938 7,237 SF
APN: 526-192-017-6 Document #: 2026-0050599

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16,17,99 Block: 17 Subdivision: ANDRADE HOME TRACT MapRef: MB 2 PG 50 Abbreviated Description: Lot:16,17,99 Block:17 Subdivision:ANDRADE HOME TRACT Map Ref:MB 2 PG 50Abbreviated Description:LOT: PORTION OF LOT 99 City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

6	.27Mi.	**971 34TH ST** **RICHMOND, CA 94805-1312**	02/18/2026	$685,000	$410	1668	9/3/3	1931	4,400 SF

APN: 524-060-006-3 Document #: 2026- 015985
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12,11 Block: 6 Subdivision: RICHMOND CITY CENTER MapRef: MB 9 PG 214 Abbreviated Description: Lot:12,11 Block:6 Subdivision:RICHMOND CITY CENTER Map Ref:MB 9 PG 214Abbreviated Description:LOT: SOUTHERLY 9 FEET 4 INCHES OF LOT 11 City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

7	.26Mi.	**2839 ESMOND AVE** **RICHMOND, CA 94804-1313**	02/06/2026	$755,000	$451	1672	7/4/2	1925	4,756 SF

APN: 528-132-008-4 Document #: 2026- 012276
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8,9 Block: 8 Subdivision: ALVARADO TRACT MapRef: MB 1 PG 5 Abbreviated Description: Lot:8,9 Subdivision:ALVARADO TRACT Map Ref:MB 1 PG 5Abbreviated Description:LOT: EAST 13.75 FEET OF LOT 8 City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

8	.32Mi.	**3315 ESMOND AVE** **RICHMOND, CA 94805-1322**	01/27/2026	$515,000	$588	875	6/3/1	1941	5,000 SF

APN: 524-060-015-4 Document #: 2026- 008285
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29,30 Block: 6 Subdivision: RICHMOND CITY CENTER MapRef: MB 9 PG 214 Abbreviated Description: Lot:29,30 Block:6 Subdivision:RICHMOND CITY CENTER Map Ref:MB 9 PG 214City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

9	.14Mi.	**3226 LOWELL AVE** **RICHMOND, CA 94804-1166**	01/13/2026	$735,000	$649	1131	7/3/1	1942	5,000 SF

APN: 526-120-004-1 Document #: 2026- 003743
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 39,40 Block: 6 Subdivision: THE ANDRADE EXPOSITION TRACT CONTRA COSTA MapRef: MB 5 PG 122 Abbreviated Description: Lot:39,40 Block:6 Subdivision:THE ANDRADE EXPOSITION TRACT CONTRA COSTA Map Ref:MB 5 PG 122City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

10	.1Mi.	**2878 MARICOPA AVE** **RICHMOND, CA 94804-1014**	12/15/2025	$510,000	$534	955	4/2/1	1941	5,000 SF

APN: 526-290-011-0 Document #: 2025- 139602
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20,21 Block: 12 Subdivision: THE ANDRADE HOME TRACT CONTRA COSTA COUNTY MapRef: MB 2 PG 50 Abbreviated Description: Lot:20,21 Block:12 Subdivision:THE ANDRADE HOME TRACT CONTRA COSTA COUNTY Map Ref:MB 2 PG 50City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

11	.2Mi.	**2633 HUMPHREY AVE** **RICHMOND, CA 94804-1234**	11/10/2025	$570,000	$393	1447	6/3/2	1948	5,000 SF

APN: 527-210-021-4 Document #: 2025- 126518
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8,9 Block: 6 Subdivision: THE PERES ANDRADE TRACT MapRef: MB 1 PG 22 Abbreviated Description: Lot:8,9 Block:6 Subdivision:THE PERES ANDRADE TRACT Map Ref:MB 1 PG 22City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

12	.34Mi.	**2532 LINCOLN AVE** **RICHMOND, CA 94804-1209**	11/10/2025	$455,000	$506	898	5/2/1	1968	2,500 SF

APN: 528-151-018-9 Document #: 2025- 126619
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 4 Subdivision: ANDRADE BOULEVARD TRACT CONTRA COSTA COUNT MapRef: MB 1 PG 6 Abbreviated Description: Lot:5 Block:4 Subdivision:ANDRADE BOULEVARD TRACT CONTRA COSTA COUNT Map Ref:MB 1 PG 6City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

13	.22Mi.	**3215 TULARE AVE** **RICHMOND, CA 94804-1151**	11/05/2025	$600,000	$587	1021	6/3/1	1951	5,000 SF

APN: 526-160-012-5 Document #: 2025- 125288
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16,17 Block: 18 Subdivision: ANDRADE HOME TRACT MapRef: MB 2 PG 50 Abbreviated Description: Lot:16,17 Block:18 Subdivision:ANDRADE HOME TRACT Map Ref:MB 2 PG 50City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

14	.21Mi.	**2846 LINCOLN AVE** **RICHMOND, CA 94804-1324**	10/17/2025	$575,000	$618	930	5/3/1	1942	5,000 SF

APN: 528-131-007-7 Document #: 2025- 109407
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11,12 Block: 4 Subdivision: ANDRADE ADDITION MapRef: MB E PG 107 Abbreviated Description: Lot:11,12 Block:4 Subdivision:ANDRADE ADDITION Map Ref:MB E PG 107City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

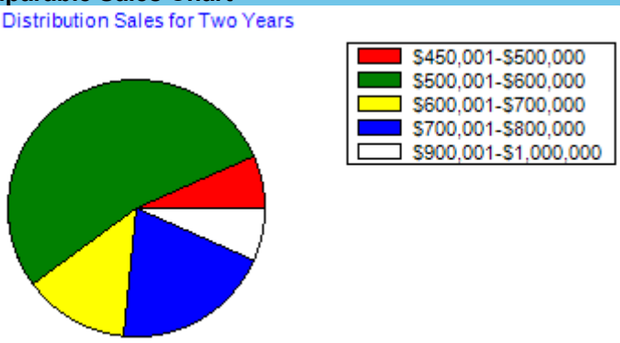
15	.14Mi.	**3201 RHEEM AVE** **RICHMOND, CA 94804-1145**	10/07/2025	$651,000	$613	1061	7/3/1	1941	5,000 SF

APN: 526-140-024-5 Document #: 2025- 104749
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19,20 Block: 20 Subdivision: ANDRADE HOME TRACT MapRef: MB 2 PG 50 Abbreviated Description: Lot:19,20 Block:20 Subdivision:ANDRADE HOME TRACT Map Ref:MB 2 PG 50City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

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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.	**2900 LOWELL AVE**			$545,169	851	6/2/1	1942	5,000 SF	
.01Mi.	**2910 LOWELL AVE**			$200,955	1,366	6/3/2	1949	5,000 SF	
.02Mi.	**2901 HUMPHREY AVE**			$595,335	1,381	6/3/1	1951	5,000 SF	
.02Mi.	**2886 LOWELL AVE**	**04/20/2005**		$619,716	1,037	6/3/1	1941	5,000 SF	
.02Mi.	**2918 LOWELL AVE**	**03/10/2008**		$114,304	1,000	6/3/1	1941	5,000 SF	
.03Mi.	**2919 HUMPHREY AVE**			$587,826	798	5/2/1	1941	5,000 SF	
.03Mi.	**2887 HUMPHREY AVE**	**04/27/2006**		$642,000	1,372	6/3/1.5	1943	5,000 SF	
.03Mi.	**2901 LOWELL AVE**			$437,464	1,005	6/3/1	1941	4,000 SF	
.03Mi.	**2926 LOWELL AVE**			$490,823	810	5/2/1	1941	5,000 SF	
.03Mi.	**2878 LOWELL AVE**			$255,878	2,144	8/4/2	1941	5,000 SF	
.03Mi.	**2911 LOWELL AVE**	**11/16/2009**		$299,012	790	5/2/1	1941	4,000 SF	
.03Mi.	**2927 HUMPHREY AVE**			$121,826	660	4/2/1	1942	5,000 SF	
.03Mi.	**2919 LOWELL AVE**			$696,151	1,529	7/3/2	1942	4,000 SF	
.03Mi.	**2879 HUMPHREY AVE**	**10/14/1994**		$235,126	1,301	6/3/1.5	1942	5,000 SF	
.04Mi.	**2887 LOWELL AVE**			$258,589	832	5/3/1	1941	5,000 SF	
.04Mi.	**2870 LOWELL AVE**			$49,746	832	5/2/1	1941	5,000 SF	

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	36.4 years old	Households:	16,028
Median Household Income:	$80,975	Households w/Family:	64%
Household Income Per Capita:	$43,208	Households w/Family Married:	39%
Most Common Education Level:	Some High School	Households w/Family Children:	36%

School District

School District Zone:	West Contra Costa Unified School District	Students:	25,244
Number of Schools:	54	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.46Mi.	**Richmond High School** Number of Students: 1,280 Student-Teacher Ratio: 22.37 Advanced Placement: Yes	D+	Public	9 - 12
0.95Mi.	**Helms Middle School** Number of Students: 558 Student-Teacher Ratio: 22.15	F	Public	7 - 8
0.24Mi.	**Ford Elementary School** Number of Students: 371 Student-Teacher Ratio: 23.19	F	Public	KG - 6

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Flood Report

The Subject Property of **2900 LOWELL AVE, RICHMOND, CA 94804-1164** 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	138%	NOTABLY HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	133%	NOTABLY HIGHER
FORCIBLE RAPE	111%	HIGHER
MURDER	129%	HIGHER
OVERALL	132%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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