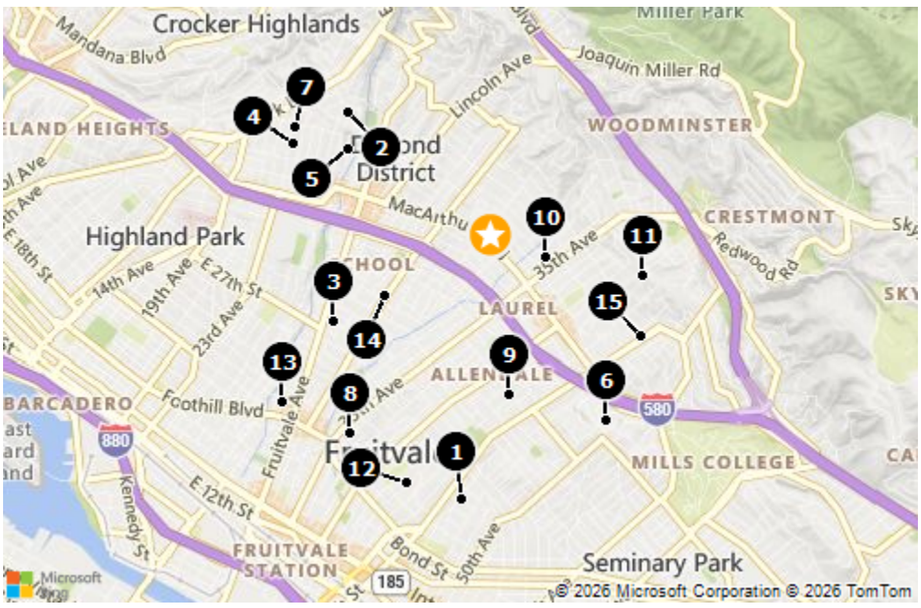
# ICE SiteX Report

**OrderID: 98671666**

## SiteX Property Information Report




## Subject Property Location

### 3019 FLORIDA ST, OAKLAND, CA 94602-3326

| | | | |
|---|---|---|---|
| County: | **ALAMEDA CA** | Census Tract: | 060014067.003007 |
| Property Use: | Duplex (2 units, any combination) | Zoning: | |
| Parcel Number: | 28-939-18 | Thomas Bros Pg-Grid: | 650-5E |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$625,000** | FSD: | 6 | Common Confidence Score: | 90 |
| Value Range: | $587,500 - $662,500 | ICE Confidence Score: | 94 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | | Tax Rate Code Area: | 17-001 |
| Assd Land Value: | $246,729 | Market Land Value: | | Tax Year: | 2025 |
| Assd Improvement: | $575,701 | Market Improvment Value: | | Total Taxable Value: | $13,914 |
| Total Assessed Value: | $822,430 | Total Assessor Market Value: | | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Block: H  Subdivision: LAUREL GROVE PARK

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 4,000 SF | Bedrooms: | 2 | Pool: | |
| Building Area: | 2544 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1946 | Partial Baths: | | Type Const: | Wood |
| Number of Buildings: | | Number of Rooms: | 10 | Ext Walls: | |
| Number of Units: | 2 | Garage Type: | | Heating: | |
| Number of Stories: | 1 | Number of Cars: | | A/C: | |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/10/2026 | Sales Price: | $749,134 |
| Document #: | 2026047767 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/02/2023 | Sales Price: | N/A |
| Document #: | 2023049639 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/14/2023 | Sales Price: | $775,000 |
| Document #: | 2023042505 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 04/13/2023 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 43&44  Block: H  Subdivision: LAUREL GROVE PARK Map Ref: MB 16 PG 12
Abbreviated Description: PORTION LOT44
City/Muni/Twp: OAKLAND

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/27/2006 | Loan Amount: | N/A |
| Document #: | 2006030276 BK-PG - | Loan Type: | Credit Line (Revolving) |

# ICE SiteX Report

**OrderID: 98671666**

| | | | |
|---|---|---|---|
| TD Due Date: | | Type Finance: | VAR |

**Legal Description:**
Lot: 43&44 Block: H Subdivision: LAUREL GROVE PARK
City/Muni/Twp: OAKLAND

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/18/2005 | Sales Price: | N/A |
| Document #: | 2005354007 BK-PG - | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 07/07/2005 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 43&44 Block: H Subdivision: LAUREL GROVE PARK Map Ref: MB16 PG12
Abbreviated Description: SOUTHEASTERN15 FT LOT44
City/Muni/Twp: OAKLAND

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/11/2005 | Sales Price: | N/A |
| Document #: | 2005287468 BK-PG - | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 07/07/2005 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 43&44 Block: H Subdivision: LAUREL GROVE PARK Map Ref: MB16 PG12
Abbreviated Description: SOUTHEASTERN15 FT LOT44
City/Muni/Twp: OAKLAND

## Prior Transfer

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

**Legal Description:**
Block: H Subdivision: LAUREL GROVE PARK

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $11,955,000 | Median # of Bedrooms | 3 |
| Median Lot Size | 4,680 SF | Median # of Baths | 2 |
| Median Living Area | 1,832 SF | Median Year Built | 1923 |
| Price Range - 2 Yrs | $275,000 to $2,000,000 | Age Range | 65 years to 126 years |
| Median Value | $820,000 | Median Age | 103 years |

## Comparable Sales Data

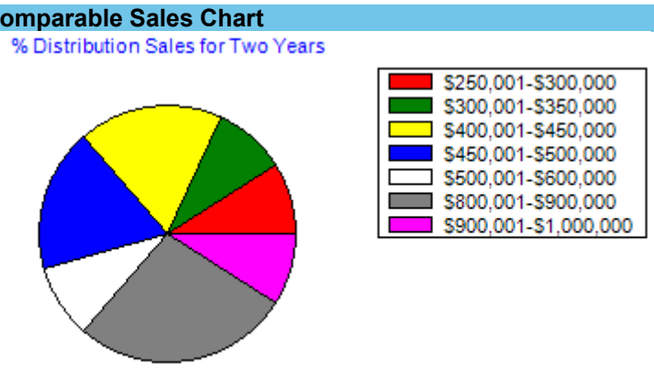
| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1.36Mi. | **4500 SAN CARLOS AVE**<br>**OAKLAND, CA 94601-4741** | 08/19/2026 | $450,000 | $339 | 1324 | 7/3/2 | 1925 | 3,530 SF | |
| | | APN: 36-2414-1-1 Document #: 2026106987<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 1 Block: H Subdivision: FRUITVALE BOULEVARD TRACT MapRef: MB 20 PG 33 Abbreviated Description: Lot:1 Block:H Subdivision:FRUITVALE BOULEVARD TRACT Map Ref:MB 20 PG 33Abbreviated Description:LOT: PORTION OF LOT 2 City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |
| 2 | .96Mi. | **4355 EVERETT AVE**<br>**OAKLAND, CA 94602-1758** | 08/06/2026 | $1,300,000 | $618 | 2103 | 8/3/2 | 1923 | 4,400 SF | |
| | | APN: 24-541-5 Document #: 2026101616<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 38 Subdivision: FOURTH AVENUE TERRACE EXTENSION MapRef: MB 24 PG 3 Abbreviated Description: Lot:38 Subdivision:FOURTH AVENUE TERRACE EXTENSION Map Ref:MB 24 PG 3City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |
| 3 | .92Mi. | **3022 LYNDE ST**<br>**OAKLAND, CA 94601-2727** | 07/31/2026 | $480,000 | $271 | 1769 | 8/3/2 | 1925 | 6,560 SF | |
| | | APN: 27-851-11 Document #: 2026098931<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Abbreviated Description: City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |
| 4 | 1.12Mi. | **3920 ARDLEY AVE**<br>**OAKLAND, CA 94602-1615** | 07/30/2026 | $2,000,000 | $757 | 2642 | 11/5/4 | 1910 | 5,000 SF | |
| | | APN: 24-525-38 Document #: 2026098648<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 33 Block: J Subdivision: FOURTH AVENUE TERRACE MapRef: MB 22 PG 93 Abbreviated Description: Lot:33 Block:J Subdivision:FOURTH AVENUE TERRACE Map Ref:MB 22 PG 93City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |
| 5 | .86Mi. | **3957 CANON AVE**<br>**OAKLAND, CA 94602-2223** | 07/16/2026 | $820,000 | $432 | 1898 | // | 1956 | 3,500 SF | |
| | | APN: 24-520-7 Document #: 2026092652<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 22,23 Subdivision: DIMOND PARK Abbreviated Description: Lot:22,23 Subdivision:DIMOND PARK Abbreviated Description:LOT: PORTIONS OF LOTS 22 AND 23 City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |
| 6 | 1.12Mi. | **25 REDDING PL**<br>**OAKLAND, CA 94619-2635** | 06/30/2026 | $505,000 | $311 | 1619 | 9/5/2 | 1924 | 9,429 SF | |
| | | APN: 36-2501-20 Document #: 2026084952<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Abbreviated Description: City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |
| 7 | 1.15Mi. | **1415 HAMPEL ST**<br>**OAKLAND, CA 94602-1307** | 06/29/2026 | $850,000 | $463 | 1832 | 8/3/2 | 1919 | 4,000 SF | |
| | | APN: 24-525-1 Document #: 2026084616<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 43,44 Block: J Subdivision: FOURTH AVENUE TERRACE MapRef: MB 22 PG 93 Abbreviated Description: Lot:43,44 Block:J Subdivision:FOURTH AVENUE TERRACE Map Ref:MB 22 PG 93Abbreviated Description:LOT: WESTERN 40 FEET OF LOTS 43 AND 44 City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |
| 8 | 1.24Mi. | **2031 CROSBY AVE** | 06/26/2026 | $340,000 | $190 | 1782 | 8/2/2 | 1924 | 5,780 SF | |

# ICE SiteX Report

**OrderID: 98671666**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | **OAKLAND, CA 94601-3604** | | | | | | | |
| | APN: 32-2116-25 Document #: 2026084021<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 92,93 Subdivision: REDWOOD PARK MapRef: MB 21 PG 15 Abbreviated Description: Lot:92,93 Subdivision:REDWOOD PARK Map Ref:MB 21 PG 15City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |
| 9 | .82Mi. | **4031 PENNIMAN AVE**<br>**OAKLAND, CA 94619-1714** | 06/23/2026 | $450,000 | $310 | 1450 | 10/4/2 | 1954 | 3,590 SF |
| | APN: 32-2055-4 Document #: 2026082062<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 69 Subdivision: ALLENDALE PARKS MapRef: MB 26 PG 33 Abbreviated Description: Lot:69 Subdivision:ALLENDALE PARKS Map Ref:MB 26 PG 33City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |
| 10 | .3Mi. | **3753 MIDVALE AVE**<br>**OAKLAND, CA 94602-3936** | 05/22/2026 | $470,000 | $448 | 1048 | // | 1916 | 3,219 SF |
| | APN: 28-942-37-2 Document #: 2026067772<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 9 Block: 10 Subdivision: SUBDIVISION OF FRUITVALE HEIGHTS MapRef: MB 22 PG 94 Abbreviated Description: Block:10 Subdivision:SUBDIVISION OF FRUITVALE HEIGHTS Map Ref:MB 22 PG 94Abbreviated Description:LOT: PORTION OF LOT 9 City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |
| 11 | .82Mi. | **4114 39TH AVE**<br>**OAKLAND, CA 94619-2206** | 05/12/2026 | $1,145,000 | $532 | 2152 | 8/4/2 | 1915 | 24,198 SF |
| | APN: 30-1927-24-5 Document #: 2026062421<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 247-257 Subdivision: ROSA LEE TRACT NO 2 MapRef: MB 16 PG 29 Abbreviated Description: Lot:247-257 Subdivision:ROSA LEE TRACT NO 2 Map Ref:MB 16 PG 29Abbreviated Description:LOT: PORTION OF LOTS 248,249,252,253,256,257,258 City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |
| 12 | 1.33Mi. | **2063 ROSEDALE AVE**<br>**OAKLAND, CA 94601-4249** | 05/08/2026 | $965,000 | $312 | 3086 | 8/4/2 | 1912 | 6,220 SF |
| | APN: 32-2094-13 Document #: 2026061476<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 10,11 Block: 10 Subdivision: BOULEVARD PARK MapRef: MB 21 PG 50 Abbreviated Description: Lot:10,11 Subdivision:BOULEVARD PARK Map Ref:MB 21 PG 50Abbreviated Description:LOT: NORTHEASTERN 22 FEET OF LOT 10, AND THE SOUTHWESTERN 30 FEET OF LOT 11 City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |
| 13 | 1.36Mi. | **2915 E 22ND ST**<br>**OAKLAND, CA 94601-2589** | 05/04/2026 | $275,000 | $162 | 1688 | 8/3/2 | 1918 | 2,800 SF |
| | APN: 26-748-3 Document #: 2026058191<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 1,2 Block: B Subdivision: KING TRACT ON FRUITVALE AVE MapRef: MB 8 PG 19 Abbreviated Description: Lot:1,2 Block:B Subdivision:KING TRACT ON FRUITVALE AVE Map Ref:MB 8 PG 19City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |
| 14 | .62Mi. | **3121 COOLIDGE AVE**<br>**OAKLAND, CA 94602-2711** | 04/20/2026 | $850,000 | $254 | 3344 | 13/5/4 | 1900 | 6,359 SF |
| | APN: 27-856-32 Document #: 2026051100<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 5,6 Block: E Subdivision: NICOL TRACT MapRef: MB 9 PG 76 Abbreviated Description: Lot:5,6 Block:E Subdivision:NICOL TRACT Map Ref:MB 9 PG 76City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |
| 15 | .92Mi. | **3859 HIGH ST**<br>**OAKLAND, CA 94619-2150** | 04/20/2026 | $1,055,000 | $356 | 2963 | 10/5/3 | 1961 | 4,680 SF |
| | APN: 30-1939-20 Document #: 2026051508<br>Document Type: Price Code: R<br>Land Use: Duplex (2 units, any combination)<br>Legal: Lot: 133,134 Subdivision: JESSIE JONES TRACT MapRef: MB 19 PG 13 Abbreviated Description: Lot:133,134 Subdivision:JESSIE JONES TRACT Map Ref:MB 19 PG 13Abbreviated Description:LOT: SOUTHWESTERLY 12-1/2 FEET OF LOT 134 City/Muni/Twp:CITY OF OAKLAND City/Muni/Twp: CITY OF OAKLAND | | | | | | | | |

## 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.

# ICE SiteX Report

**OrderID: 98671666**

## 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. | **3019 FLORIDA ST** | | | $822,430 | 2,544 | 10/2/2 | 1946 | 4,000 SF | |
| .02Mi. | **3022 MACARTHUR BLVD** | | | $352,073 | 1,998 | 10/5/3 | 2019 | 3,600 SF | |
| .04Mi. | **3658 MAPLE AVE** | | | $912,631 | 2,552 | 9/4/3 | 1918 | 5,100 SF | |
| .04Mi. | **3049 FLORIDA ST** | | | $623,509 | 1,560 | 6//2 | 1950 | 4,800 SF | |
| .05Mi. | **3651 MAPLE AVE** | | | $623,908 | 1,464 | 8/2/2 | 1941 | 2,610 SF | |
| .05Mi. | **3059 FLORIDA ST** | | | $640,560 | 1,868 | 9/4/2 | 1924 | 4,000 SF | |
| .06Mi. | **3058 MACARTHUR BLVD** | **03/07/2006** | | $885,050 | 1,666 | 9/3/2 | 1922 | 4,500 SF | |
| .07Mi. | **3010 GEORGIA ST** | **08/30/2011** | | $347,177 | 2,101 | 8/3/2 | 1922 | 5,000 SF | |
| .07Mi. | **2951 FLORIDA ST** | | | $827,885 | 2,204 | 10/4/3 | 1924 | 5,360 SF | |
| .08Mi. | **3054 GEORGIA ST** | | | $527,650 | 1,614 | 8/2/2 | 1926 | 5,000 SF | |
| .08Mi. | **3040 KANSAS ST** | | | $287,814 | 1,904 | 8/4/2 | 1951 | 7,450 SF | |
| .09Mi. | **3647 LAUREL AVE** | | | $370,108 | 1,464 | 4/3/2 | 1912 | 4,500 SF | |
| .09Mi. | **3629 LAUREL AVE** | | | $254,156 | 2,168 | 10/4/2 | 1946 | 4,500 SF | |
| .09Mi. | **3532 MAPLE AVE** | **09/17/2009** | | $250,141 | 1,166 | | 1925 | 2,597 SF | |
| .09Mi. | **3058 GEORGIA ST** | **12/27/2002** | | $372,385 | 2,457 | 11/6/2 | 1918 | 5,000 SF | |
| .12Mi. | **3026 DAKOTA ST** | **06/06/1991** | | $336,804 | 2,157 | 8/4/3 | 1906 | 5,000 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 38% | Households Occupied by Owners: | 57% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 43.0 years old | Households: | 12,664 |
| Median Household Income: | $119,963 | Households w/Family: | 61% |
| Household Income Per Capita: | $72,361 | Households w/Family Married: | 48% |
| Most Common Education Level: | Bachelor's Degree | Households w/Family Children: | 24% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Oakland Unified School District | Students: | 33,838 |
| Number of Schools: | 84 | Rating: | D+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 2.36Mi. | **Skyline High School**<br>Number of Students: 1,250<br>Student-Teacher Ratio: 15.45<br>Advanced Placement: Yes | C+ | Public | 9 - 12 |
| 0.21Mi. | **Bret Harte Middle School**<br>Number of Students: 337<br>Student-Teacher Ratio: 12.35 | D- | Public | 6 - 8 |
| 0.53Mi. | **Laurel Elementary School**<br>Number of Students: 473<br>Student-Teacher Ratio: 27.03 | D+ | Public | KG - 5 |

## Flood Report

The Subject Property of **3019 FLORIDA ST, OAKLAND, CA 94602-3326** 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** | 115% | HIGHER |
| **BURGLARY** | 83% | LOWER |
| **MOTOR VEHICLE THEFT** | 98% | SIMILAR |
| **FORCIBLE ROBBERY** | 51% | NOTABLY LOWER |
| **AGGRAVATED ASSAULT** | 122% | HIGHER |
| **FORCIBLE RAPE** | 60% | NOTABLY LOWER |
| **MURDER** | 97% | SIMILAR |
| **OVERALL** | 111% | HIGHER |

## 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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# ICE SiteX Report

**OrderID: 98671666**

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Data deemed reliable, but not guaranteed.

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