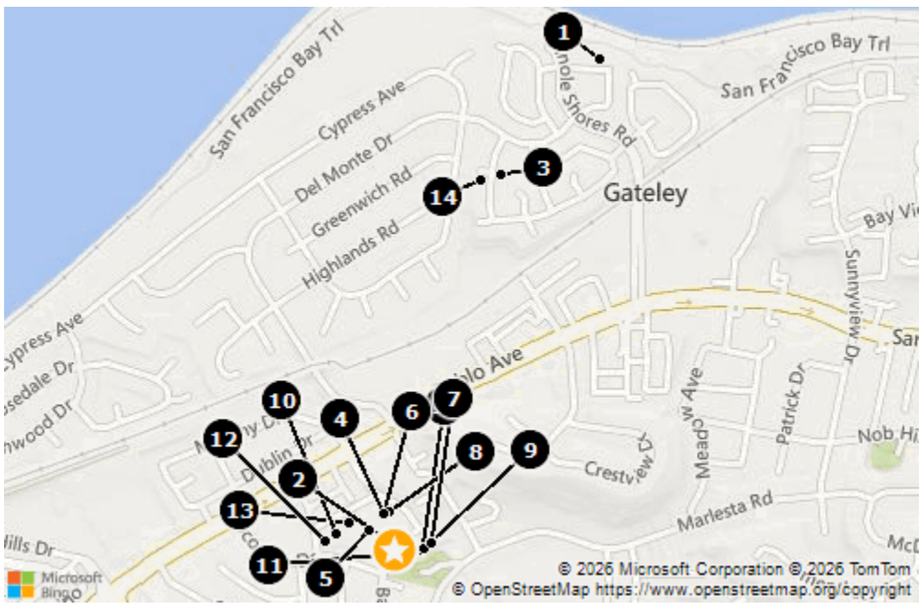
ICE SiteX Report

OrderID: 98388142

SiteX Property Information Report



Subject Property Location

316 DURSEY DR, PINOLE, CA 94564-2665

County:	**CONTRA COSTA CA**	Census Tract:	060133591.022003
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	403-530-032-8	Thomas Bros Pg-Grid:	

Valuation

Value:	**$337,000**	FSD:	7	Common Confidence Score:	87
Value Range:	$313,410 - $360,590	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	6-023
Assd Land Value:	$187,693	Market Land Value:		Tax Year:	2025
Assd Improvement:	$241,792	Market Improvment Value:		Total Taxable Value:	$6,279
Total Assessed Value:	$429,485	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	403-530-032-8
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Subdivision: WILLOWBROOK Tract No: 7185
Abbreviated Description: T7185 B3 U316

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	996 SF	Baths:	2	Fireplace:	
Year Built:	1991	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
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:	12/07/2020	Sales Price:	$221,850
Document #:	2020-304124 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/17/2020	Sales Price:	$389,000
Document #:	2020-277447 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/13/2020		
Document Type:			
Legal Description:			

Subdivision: SUBDIVISION NO 7185 Legal Unit: 316 Map Ref: MB 331 PG 46
Abbreviated Description: BUILDING 3
City/Muni/Twp: PINOLE

Prior Transfer

Recording Date:	04/15/2013	Sales Price:	$238,000
Document #:	2013-093011 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/27/2013	Loan Amount:	N/A

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Document #:	2013-076394 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2043	Type Finance:	

Legal Description:
Subdivision: SUBDIVISION #7185 Legal Unit: 316
City/Muni/Twp: PINOLE

Prior Transfer

Recording Date:	06/23/2005	Sales Price:	$213,750
Document #:	2005-229911 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/25/2005	Loan Amount:	N/A
Document #:	2005-186889 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2035	Type Finance:	FIX

Legal Description:
Subdivision: WILLOWBROOK Legal Unit: 316
Abbreviated Description: BUILDING3 SUB #7185
City/Muni/Twp: PINOLE

Mortgage Record

Recording Date:	04/30/2003	Loan Amount:	N/A
Document #:	2003-197982 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2033	Type Finance:	ADJ

Legal Description:
Subdivision: WILLOWBROOK Legal Unit: 316
Abbreviated Description: BUILDING3 SUB #7185
City/Muni/Twp: PINOLE

Prior Transfer

Recording Date:	11/29/2001	Sales Price:	$195,000
Document #:	2001-365278 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/20/2001		
Document Type:			

Legal Description:
Subdivision: WILLOWBROOK Legal Unit: 316
City/Muni/Twp: PINOLE

Prior Transfer

Recording Date:	11/29/2001	Sales Price:	N/A
Document #:	2001-365277 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/26/2001		
Document Type:			

Legal Description:
Legal Unit: 316
City/Muni/Twp: PINOLE

Prior Transfer

Recording Date:	08/17/1995	Sales Price:	$100,000
Document #:	95-135892 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/10/1995		
Document Type:			

Legal Description:
Subdivision: WILLOWBROOK SUBDIVISION #7185 Legal Unit: 316 Map Ref: MB15479 PG1
City/Muni/Twp: PINOLE

Prior Transfer

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

Legal Description:
Subdivision: WILLOWBROOK Tract No: 7185
Abbreviated Description: T7185 B3 U316

Area Sales Analysis

Total Area Sales	$5,888,500	Median # of Bedrooms	2
Median Lot Size	SF	Median # of Baths	2
Median Living Area	996 SF	Median Year Built	1991
Price Range - 2 Yrs	$270,000 to $575,000	Age Range	35 years to 38 years
Median Value	$395,000	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.68Mi.	**720 LIVE OAK LN** **PINOLE, CA 94564-2364**	09/16/2026	$445,000	$423	1052	5/2/2	1988	SF	

APN: 402-320-040-7 Document #: 2026-0097552
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 2 Subdivision: SUBDIVISION 6652 MapRef: MB 295 PG 44 Abbreviated Description: Lot:2 Subdivision:SUBDIVISION 6652 Map Ref:MB 295 PG 44City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

2	.02Mi.	**303 DURSEY DR** **PINOLE, CA 94564-2665**	08/14/2026	$275,000	$276	996	7/2/2	1991	SF	

APN: 403-530-019-5 Document #: 2026-0086022
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)

ICE SiteX Report

OrderID: 98388142

Legal: Subdivision: SUBDIVISION NO 7185 Legal Unit: 303 MapRef: MB 331 PG 46 Abbreviated Description: Subdivision:SUBDIVISION NO 7185 Legal Unit:303 Map Ref:MB 331 PG 46Abbreviated Description:CONDO/PUD:WILLOWBROOK City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

3	.5Mi.	**413 DOHRMANN LN** **PINOLE, CA 94564-2367**	08/03/2026	$575,000	$412	1395	8/3/2.5	1991	SF

APN: 402-340-005-6 Document #: 2026-0081286
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 2 Tract No: 6523 Legal Unit: 23 MapRef: MB 295 PG 46 Abbreviated Description: Lot:2 Tract No:6523 Legal Unit:23 Map Ref:MB 295 PG 46City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

4	.05Mi.	**512 DURSEY DR** **PINOLE, CA 94564-2667**	07/13/2026	$317,500	$318	996	7/2/2	1991	SF

APN: 403-530-056-7 Document #: 2026-0073389
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: SUBDIVISION 7185 Legal Unit: 512 MapRef: MB 331 PG 46 Abbreviated Description: Lot:1 Subdivision:SUBDIVISION 7185 Legal Unit:512 Map Ref:MB 331 PG 46Abbreviated Description:BUILDING 5; CONDO/PUD:WILLOWBROOK City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

5	.04Mi.	**603 WATERFORD PL** **PINOLE, CA 94564-2672**	06/26/2026	$270,000	$395	682	6/1/1	1991	SF

APN: 403-530-063-3 Document #: 2026-0067692
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SUBDIVISION NO 7185 Legal Unit: 603 MapRef: MB 331 PG 46 Abbreviated Description: Subdivision:SUBDIVISION NO 7185 Legal Unit:603 Map Ref:MB 331 PG 46Abbreviated Description:BUILDING 6; CONDO/PUD:WILLOWBROOK City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

6	.05Mi.	**511 DURSEY DR** **PINOLE, CA 94564-2667**	06/10/2026	$345,000	$346	996	7/2/2	1991	SF

APN: 403-530-055-9 Document #: 2026-0060706
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SUBDIVISION NO 7185 Legal Unit: 511 MapRef: MB 331 PG 46 Abbreviated Description: Subdivision:SUBDIVISION NO 7185 Legal Unit:511 Map Ref:MB 331 PG 46Abbreviated Description:BUILDING 5; CONDO/PUD:WILLOWBROOK City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

7	.05Mi.	**115 DURSEY DR** **PINOLE, CA 94564-2663**	05/15/2026	$430,000	$353	1218	8/3/2	1991	SF

APN: 403-530-008-8 Document #: 2026-0050807
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SUBDIVISION NO 7185 Legal Unit: 115 MapRef: MB 331 PG 46 Abbreviated Description: Subdivision:SUBDIVISION NO 7185 Legal Unit:115 Map Ref:MB 331 PG 46Abbreviated Description:BUILDING 1; CONDO/PUD:WILLOWBROOK City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

8	.05Mi.	**506 DURSEY DR** **PINOLE, CA 94564-2667**	01/15/2026	$395,000	$396	996	7/2/2	1991	SF

APN: 403-530-050-0 Document #: 2026- 004544
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SUBDIVISION 7185 Legal Unit: 506 MapRef: MB 331 PG 46 Abbreviated Description: Subdivision:SUBDIVISION 7185 Legal Unit:506 Map Ref:MB 331 PG 46Abbreviated Description:BUILDING 5; CONDO/PUD:WILLOWBROOK City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

9	.04Mi.	**111 DURSEY DR** **PINOLE, CA 94564-2663**	10/14/2025	$457,000	$377	1209	8/3/2	1991	SF

APN: 403-530-006-2 Document #: 2025- 107638
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SUBDIVISION 7185 Legal Unit: 111 MapRef: MB 331 PG 46 Abbreviated Description: Subdivision:SUBDIVISION 7185 Legal Unit:111 Map Ref:MB 331 PG 46Abbreviated Description:BUILDING 1; CONDO/PUD:WILLOWBROOK City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

10	.08Mi.	**801 WATERFORD PL** **PINOLE, CA 94564-2670**	09/18/2025	$400,000	$401	996	7/2/2	1991	SF

APN: 403-530-091-4 Document #: 2025- 097579
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SUBDIVISION NO 7185 Phase No: 1 Legal Unit: 801 MapRef: MB 331 PG 46 Abbreviated Description: Subdivision:SUBDIVISION NO 7185 Phase No:1 Legal Unit:801 Map Ref:MB 331 PG 46Abbreviated Description:CONDO/PUD:WILLOWBROOK City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

11	.02Mi.	**207 DURSEY DR** **PINOLE, CA 94564-2664**	09/03/2025	$395,000	$425	928	7/2/1	1991	SF

APN: 403-530-015-3 Document #: 2025- 089549
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SUBDIVISION NO 7185 Legal Unit: 207 MapRef: MB 331 PG 46 Abbreviated Description: Subdivision:SUBDIVISION NO 7185 Legal Unit:207 Map Ref:MB 331 PG 46Abbreviated Description:CONDO/PUD:WILLOWBROOK City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

12	.09Mi.	**912 WATERFORD PL** **PINOLE, CA 94564-2675**	08/28/2025	$295,000	$394	748	6/1/1	1991	SF

APN: 403-530-106-0 Document #: 2025- 087902
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SUBDIVISION NO 7185 Legal Unit: 912 MapRef: MB 331 PG 46 Abbreviated Description: Subdivision:SUBDIVISION NO 7185 Legal Unit:912 Map Ref:MB 331 PG 46Abbreviated Description:BUILDING 9; CONDO/PUD:WILLOWBROOK City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

13	.07Mi.	**709 WATERFORD PL** **PINOLE, CA 94564-2669**	08/22/2025	$369,000	$397	928	7/2/1	1991	SF

APN: 403-530-084-9 Document #: 2025- 085948
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SUBDIVISION NO 7185 Legal Unit: 709 MapRef: MB 331 PG 46 Abbreviated Description: Subdivision:SUBDIVISION NO 7185 Legal Unit:709 Map Ref:MB 331 PG 46Abbreviated Description:BUILDING 7; CONDO/PUD:WILLOWBROOK City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

14	.48Mi.	**418 DOHRMANN LN** **PINOLE, CA 94564-2300**	07/30/2025	$470,000	$298	1572	8/3/2.5	1991	SF

APN: 402-340-016-3 Document #: 2025- 076653
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 2 Tract No: 6523 Legal Unit: 34 MapRef: MB 295 PG 46 Abbreviated Description: Lot:2 Tract No:6523 Legal Unit:34 Map Ref:MB 295 PG 46City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

ICE SiteX Report

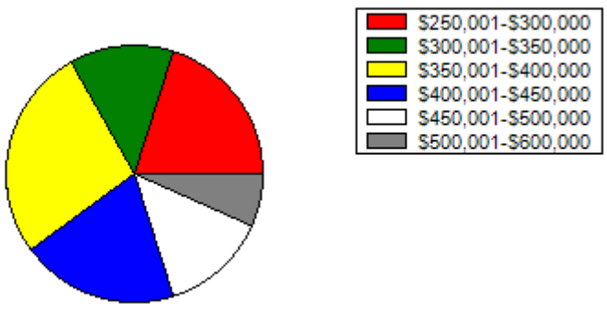
OrderID: 98388142

15	.03Mi.	**109 DURSEY DR** **PINOLE, CA 94564-2663**	07/28/2025	$450,000	$369	1218	8/3/2	1991	SF

APN: 403-530-005-4 Document #: 2025- 075456
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SUBDIVISION 7185 Legal Unit: 109 MapRef: MB 331 PG 46 Abbreviated Description: Subdivision:SUBDIVISION 7185 Legal Unit:109 Map Ref:MB 331 PG 46Abbreviated Description:BUILDING 1; CONDO/PUD:WILLOWBROOK City/Muni/Twp:CITY OF PINOLE City/Muni/Twp: CITY OF PINOLE

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**316 DURSEY DR**			$429,485	996	7/2/2	1991		
0Mi.	**315 DURSEY DR**			$418,000	996	7/2/2	1991		
.01Mi.	**307 DURSEY DR**	**05/09/2011**		$137,197	996	7/2/2	1991		
.01Mi.	**308 DURSEY DR**			$415,000	996	7/2/2	1991		
.01Mi.	**314 DURSEY DR**			$391,829	996	7/2/2	1991		
.01Mi.	**313 DURSEY DR**			$418,000	996	7/2/2	1991		
.01Mi.	**306 DURSEY DR**	**08/17/1990**		$120,462	996	7/2/2	1991		
.01Mi.	**305 DURSEY DR**	**01/14/1993**		$125,870	996	7/2/2	1991		
.01Mi.	**312 DURSEY DR**	**03/21/1991**		$252,380	996	7/2/2	1991		
.01Mi.	**311 DURSEY DR**	**03/09/2004**		$327,875	996	7/2/2	1991		
.01Mi.	**304 DURSEY DR**			$409,000	996	7/2/2	1991		
.01Mi.	**303 DURSEY DR**			$400,000	996	7/2/2	1991		
.02Mi.	**205 DURSEY DR**	**02/26/2004**		$220,990	928	7/2/1	1991		
.02Mi.	**206 DURSEY DR**			$356,197	928	7/2/1	1991		
.02Mi.	**201 DURSEY DR**	**06/27/2003**		$304,298	928	7/2/1	1991		
.02Mi.	**202 DURSEY DR**			$403,000	928	7/2/1	1991		

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	43.6 years old	Households:	7,340
Median Household Income:	$107,983	Households w/Family:	71%
Household Income Per Capita:	$50,997	Households w/Family Married:	48%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

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
0.71Mi.	**Pinole Middle School** Number of Students: 381 Student-Teacher Ratio: 25.2	D+	Public	7 - 8
1.73Mi.	**Pinole Valley High School** Number of Students: 1,245 Student-Teacher Ratio: 24.79 Advanced Placement: Yes	B+	Public	9 - 12
0.24Mi.	**Shannon Elementary School** Number of Students: 355	B-	Public	KG - 6

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Student-Teacher Ratio: 20.88

Flood Report

The Subject Property of **316 DURSEY DR, PINOLE, CA 94564-2665** 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	92%	SIMILAR
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	81%	LOWER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	98%	SIMILAR
MURDER	94%	SIMILAR
OVERALL	103%	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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