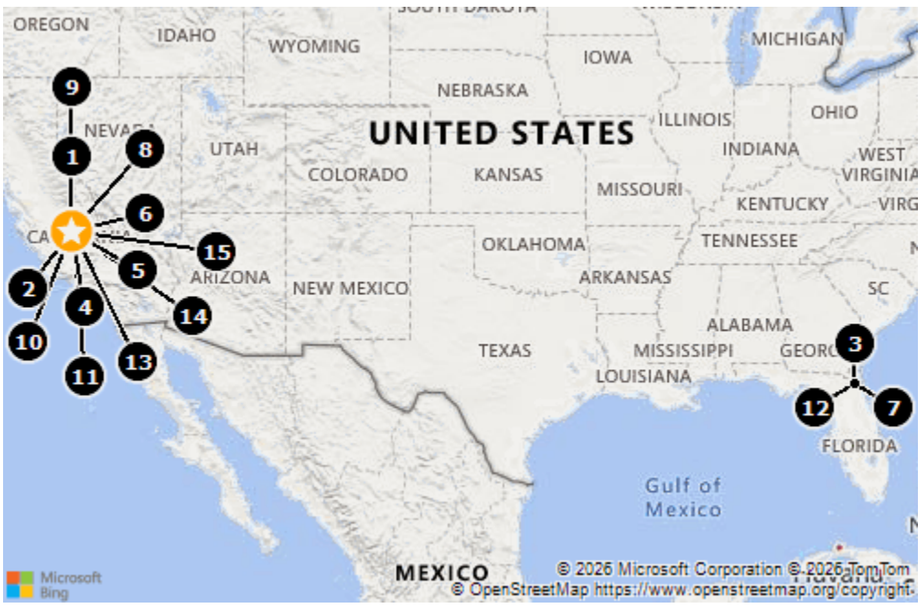
ICE SiteX Report

OrderID: 98282054

SiteX Property Information Report



Subject Property Location

3215 W COPPOLA AVE, VISALIA, CA 93277-6011

County:	**TULARE CA**	Census Tract:	061070020.032006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	121-310-061-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$423,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$384,930 - $461,070	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	6-008
Assd Land Value:	$86,593	Market Land Value:		Tax Year:	2025
Assd Improvement:	$238,134	Market Improvment Value:		Total Taxable Value:	$6,927
Total Assessed Value:	$324,727	Total Assessor Market Value:		Delinquent Year:	2022
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 33
Abbreviated Description: KAWEAH MANOR NO 7 LT 33

Property Characteristics

Lot Size:	11,684 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1953 SF	Baths:	2	Fireplace:	1
Year Built:	1976	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/12/2021	Sales Price:	N/A
Document #:	2021-0083393 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/11/2007	Sales Price:	$25,000
Document #:	2007-0063579 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/19/2007	Loan Amount:	N/A
Document #:	2007-0037108 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/13/2037	Type Finance:	
Legal Description:			

Lot: 33 Subdivision: KAWEAH MANOR UNIT #7
City/Muni/Twp: VISALIA

Prior Transfer

Recording Date:	07/20/2006	Sales Price:	$140,000
Document #:	2006-0075154 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	06/28/2006	Loan Amount:	N/A
Document #:	2006-0067591 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	07/01/2021	Type Finance:	

Legal Description:
Lot: 33 Subdivision: KAWEAH MANOR UNIT #7
City/Muni/Twp: VISALIA

Mortgage Record

Recording Date:	07/15/2005	Loan Amount:	N/A
Document #:	2005-0075449 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/09/2025	Type Finance:	FIX

Legal Description:
Lot: 33 Subdivision: KAWEAH MANOR UNIT #7
City/Muni/Twp: VISALIA

Prior Transfer

Recording Date:	05/19/2005	Sales Price:	$86,500
Document #:	2005-0052470 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/09/2005	Loan Amount:	N/A
Document #:	2005-0047886 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	05/01/2020	Type Finance:	

Legal Description:
Lot: 33 Subdivision: KAWEAH MANOR UNIT #7
City/Muni/Twp: VISALIA

Mortgage Record

Recording Date:	02/02/2004	Loan Amount:	N/A
Document #:	2004-0009788 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2019	Type Finance:	

Legal Description:
Lot: 33 Subdivision: KAWEAH MANOR UNIT #7
City/Muni/Twp: VISALIA

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	1979-36618 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 33
Abbreviated Description: KAWEAH MANOR NO 7 LT 33

Area Sales Analysis

Total Area Sales	$6,359,000	Median # of Bedrooms	2
Median Lot Size	5,662 SF	Median # of Baths	2
Median Living Area	1,417 SF	Median Year Built	1975
Price Range - 2 Yrs	$306,000 to $497,000	Age Range	48 years to 61 years
Median Value	$430,000	Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**3444 W COPPOLA AVE VISALIA, CA 93277-5912**	08/20/2026	$389,000	$232	1676	3/3/2	1975	8,793 SF	
		APN: 121-193-012-000 Document #: 2026-0041542 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: KAWEAH MANOR Legal Unit: 5 MapRef: MB 27 PG 21 Abbreviated Description: Lot:1 Subdivision:KAWEAH MANOR Legal Unit:5 Map Ref:MB 27 PG 21City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA								
2	.16Mi.	**3440 W PRYOR AVE VISALIA, CA 93277-5930**	08/17/2026	$325,000	$204	1592	7/3/2	1970	9,005 SF	Yes
		APN: 121-192-023-000 Document #: 2026-0040512 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Subdivision: KAWEAH MANOR UNIT NO 6 MapRef: MB 27 PG 52 Abbreviated Description: Lot:36 Subdivision:KAWEAH MANOR UNIT NO 6 Map Ref:MB 27 PG 52City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA								
3	.3Mi.	**3040 E COUNTRY AVE VISALIA, CA -**	08/14/2026	$422,000			//		4,791 SF	
		APN: 127-220-052-000 Document #: 2026-0040342 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 52 Subdivision: HIGGINS RANCH PHASE 1 MapRef: VOL 45 PG 38 Abbreviated Description: Lot:52 Subdivision:HIGGINS RANCH PHASE 1 Map Ref:VOL 45 PG 38City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA								
4	.28Mi.	**3050 W COUNTRY CT VISALIA, CA 93277-6064**	08/12/2026	$474,500			//		4,791 SF	
		APN: 127-220-051-000 Document #: 2026-0039779 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 51 Subdivision: HIGGINS RANCH PHASE 1 MapRef: VOL 45 PG 38 Abbreviated Description: Lot:51 Subdivision:HIGGINS RANCH PHASE 1 Map Ref:VOL 45 PG 38City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA								
5	.14Mi.	**2431 S UNIVERSITY ST VISALIA, CA 93277-5945**	08/07/2026	$430,000	$216	1988	8/3/2	1977	14,791 SF	Yes
		APN: 121-330-039-000 Document #: 2026-0039120 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: KAWEAH MANOR UNIT NO 8 MapRef: MB 28 PG 42 Abbreviated Description: Lot:33 Subdivision:KAWEAH MANOR UNIT NO 8 Map Ref:MB 28 PG 42City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

6	.24Mi.	**2231 S LINDA VISTA ST** **VISALIA, CA 93277-6162**	08/04/2026	$306,000	$215	1417	5/2/2	1978	6,891 SF	

APN: 121-041-040-000 Document #: 2026-0038386
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 MapRef: MB 28 PG 51 Abbreviated Description: Lot:2 Map Ref:MB 28 PG 51City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

7	.3Mi.	**3032 E COUNTRY AVE** **VISALIA, CA -**	07/30/2026	$418,000			//		4,791 SF	

APN: 127-220-053-000 Document #: 2026-0037624
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: HIGGINS RANCH PHASE 1 MapRef: VOL 45 PG 38 Abbreviated Description: Lot:53 Subdivision:HIGGINS RANCH PHASE 1 Map Ref:VOL 45 PG 38City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

8	.21Mi.	**3340 W WALNUT AVE** **VISALIA, CA 93277-4155**	07/22/2026	$345,000	$236	1458	/3/2	1972	9,000 SF	Yes

APN: 095-242-016-000 Document #: 2026-0036123
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: OAK MANOR NO 2 MapRef: MB 25 PG 25 Abbreviated Description: Lot:4 Subdivision:OAK MANOR NO 2 Map Ref:MB 25 PG 25City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

9	.09Mi.	**3230 W PRYOR AVE** **VISALIA, CA 93277-6016**	07/15/2026	$410,000	$256	1597	7/3/2	1976	9,256 SF	Yes

APN: 121-310-012-000 Document #: 2026-0034481
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: KAWEAH MANOR UNIT NO 6 MapRef: MB 27 PG 52 Abbreviated Description: Lot:24 Subdivision:KAWEAH MANOR UNIT NO 6 Map Ref:MB 27 PG 52City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

10	.31Mi.	**3047 W COUNTRY CT** **VISALIA, CA 93277-6064**	07/14/2026	$451,500			//		5,227 SF	

APN: 127-220-089-000 Document #: 2026-0034083
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 93 Subdivision: HIGGINS RANCH PHASE 1 MapRef: MB 45 PG 38 Abbreviated Description: Lot:93 Subdivision:HIGGINS RANCH PHASE 1 Map Ref:MB 45 PG 38City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

11	.3Mi.	**2945 E COUNTRY AVE** **VISALIA, CA 93277-6064**	07/10/2026	$478,500	$182	2623	/5/3		5,227 SF	

APN: 127-220-084-000 Document #: 2026-0033682
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 88 Subdivision: HIGGINS RANCH PHASE 1 MapRef: VOL 45 PG 38 Abbreviated Description: Lot:88 Subdivision:HIGGINS RANCH PHASE 1 Map Ref:VOL 45 PG 38City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

12	.3Mi.	**3020 E COUNTRY AVE** **VISALIA, CA -**	07/06/2026	$481,500			//		5,662 SF	

APN: 127-220-054-000 Document #: 2026-0032746
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: HIGGINS RANCH PHASE 1 MapRef: MB F PG 93 Abbreviated Description: Lot:54 Subdivision:HIGGINS RANCH PHASE 1 Map Ref:MB F PG 93City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

13	.3Mi.	**3041 E COUNTRY AVE** **VISALIA, CA 93277-6064**	07/06/2026	$497,000			//		5,227 SF	

APN: 127-220-088-000 Document #: 2026-0032789
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 92 Subdivision: HIGGINS RANCH PHASE 1 MapRef: VOL 45 PG 38 Abbreviated Description: Lot:92 Subdivision:HIGGINS RANCH PHASE 1 Map Ref:VOL 45 PG 38City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

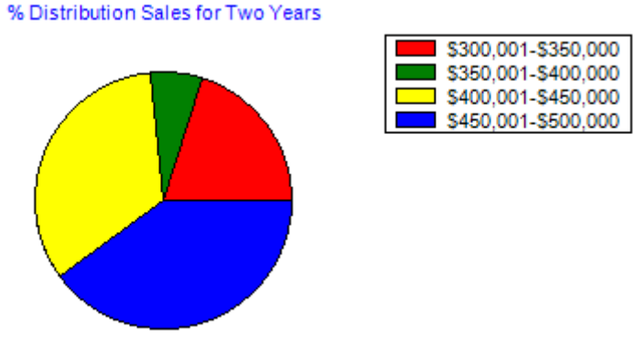
14	.3Mi.	**3033 E COUNTRY AVE** **VISALIA, CA 93277-6064**	06/30/2026	$437,000			//		5,227 SF	

APN: 127-220-087-000 Document #: 2026-0031823
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 91 Subdivision: HIGGINS RANCH PHASE 1 MapRef: VOL 45 PG 38 Abbreviated Description: Lot:91 Subdivision:HIGGINS RANCH PHASE 1 Map Ref:VOL 45 PG 38City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

15	.34Mi.	**3109 W HARVARD AVE** **VISALIA, CA 93277-4159**	06/24/2026	$494,000	$265	1864	7/4/3	1965	13,579 SF	Yes

APN: 095-215-007-000 Document #: 2026-0030515
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 96 Subdivision: OAK ESTATES NO 2 MapRef: MB 23 PG 20 Abbreviated Description: Lot:96 Subdivision:OAK ESTATES NO 2 Map Ref:MB 23 PG 20City/Muni/Twp:VISALIA City/Muni/Twp: VISALIA

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.

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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.	**3215 W COPPOLA AVE**			$324,727	1,953	6/3/2	1976	11,684 SF	Yes
.01Mi.	**2313 S REDWOOD DR**	**10/25/2001**		$107,200	1,711	/3/2	1976	8,744 SF	
.03Mi.	**2319 S REDWOOD DR**			$166,528	1,778	/4/2	1976	8,744 SF	
.03Mi.	**3235 W COPPOLA AVE**	**10/14/1994**		$258,510	1,884	8/3/2	1977	13,119 SF	Yes
.03Mi.	**3216 W COPPOLA AVE**	**02/09/1995**		$224,246	1,860	9/4/2	1978	7,579 SF	Yes
.03Mi.	**3226 W COPPOLA AVE**	**08/30/2011**		$128,115	1,623	7/3/2	1977	7,844 SF	Yes
.03Mi.	**3208 W COPPOLA AVE**			$242,675	1,570	6/3/2	1976	7,069 SF	
.04Mi.	**2310 S UNIVERSITY ST**	**10/06/2008**		$129,565	1,635	6/3/2	1976	9,933 SF	Yes
.04Mi.	**3236 W COPPOLA AVE**			$281,430	1,659	6/3/2	1977	7,823 SF	
.04Mi.	**2310 S REDWOOD DR**			$233,207	1,553	/3/2	1976	8,944 SF	Yes
.04Mi.	**2304 S REDWOOD DR**	**06/09/1995**		$234,320	1,963	/3/2	1976	10,995 SF	Yes
.04Mi.	**2327 S REDWOOD DR**	**09/13/2005**		$182,956	1,925	7/3/3	1977	8,744 SF	Yes
.04Mi.	**2316 S REDWOOD DR**			$120,121	1,584	6/3/2	1976	8,944 SF	Yes
.04Mi.	**3200 W COPPOLA AVE**			$475,462	2,185	8/4/2	1976	14,319 SF	Yes
.05Mi.	**2300 S REDWOOD DR**	**10/21/2010**		$239,578	1,906	8/5/3	1976	12,941 SF	Yes
.05Mi.	**2316 S UNIVERSITY ST**			$328,090	2,254	9/4/2	1978	8,050 SF	Pool/ Spa

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	35.2 years old	Households:	18,729
Median Household Income:	$71,667	Households w/Family:	75%
Household Income Per Capita:	$32,679	Households w/Family Married:	48%
Most Common Education Level:	Some College	Households w/Family Children:	39%

School District

School District Zone:	Visalia Unified School District	Students:	28,809
Number of Schools:	41	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.42Mi.	**Crestwood Elementary School** Number of Students: 594 Student-Teacher Ratio: 21.32	C	Public	KG - 6
1.06Mi.	**La Joya Middle School** Number of Students: 727 Student-Teacher Ratio: 23.21	C-	Public	7 - 8
1.17Mi.	**El Diamane High School** Number of Students: 1,890 Student-Teacher Ratio: 21.21 Advanced Placement: Yes	A-	Public	9 - 12

Flood Report

The Subject Property of **3215 W COPPOLA AVE, VISALIA, CA 93277-6011** 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	133%	NOTABLY HIGHER
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	116%	HIGHER
OVERALL	111%	HIGHER

Disaster Alerts

No alerts noted

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