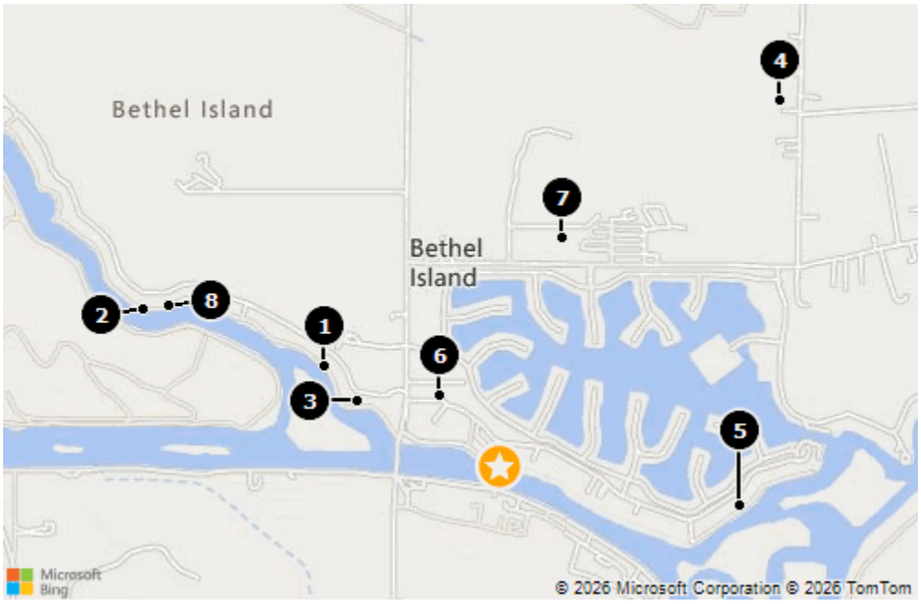
ICE SiteX Report

OrderID: 98184634

SiteX Property Information Report



Subject Property Location

3250 STONE RD, BETHEL ISLAND, CA 94511-0508

County:	**CONTRA COSTA CA**	Census Tract:	060133010.001017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	031-102-052-3	Thomas Bros Pg-Grid:	

Valuation

Value:	**$533,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$474,370 - $591,630	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	82-007
Assd Land Value:	$169,793	Market Land Value:		Tax Year:	2025
Assd Improvement:	$493,354	Market Improvment Value:		Total Taxable Value:	$8,379
Total Assessed Value:	$663,147	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	031-102-052-3
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Subdivision: FARRAR PROPERTY #2
Abbreviated Description: FARRAR PROPERTY #2 LOT 13 & TR ADJ

Property Characteristics

Lot Size:	18,131 SF	Bedrooms:	3	Pool:	
Building Area:	1792 SF	Baths:	2	Fireplace:	
Year Built:	1983	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/27/2026	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	2026- 008617 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/29/2024		
Document Type:			

Legal Description:
Lot: 13 Block: 2 Subdivision: BETHEL SUBDIVISION Map Ref: MB 27 PG 60
City/Muni/Twp: UNINCORPORATED AREA

Prior Transfer

Recording Date:	07/28/2021	Sales Price:	$655,000
			Multiple Parcels Involved in this transaction
Document #:	2021-210801 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/21/2021		
Document Type:			

Legal Description:
Lot: 13 Block: 2 Subdivision: BETHEL SUBDIVISION
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/03/2018	Sales Price:	N/A
Document #:	2018-050976 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/09/2018		
Document Type:			

ICE SiteX Report

OrderID: 98184634

Legal Description:
Lot: 13 Block: 2 Subdivision: BETHEL SUBDIVISION Map Ref: MB 27 PG 60

Prior Transfer

Recording Date:	04/19/2016	Sales Price:	$60,000
Document #:	2016-071342 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/18/2012	Sales Price:	$100,000
Document #:	2012-143790 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/22/2010	Sales Price:	N/A
Document #:	2010-079969 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/08/2010		
Document Type:			

Legal Description:
Lot: 13 Block: 2 Subdivision: BETHEL SUBDIVISION Map Ref: MAP27 PG60
City/Muni/Twp: BETHEL ISLAND

Prior Transfer

Recording Date:	04/01/2010	Sales Price:	$100,000
Document #:	2010-064004 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/16/2006	Sales Price:	$100,000
Document #:	2006-368784 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/31/2006	Loan Amount:	N/A
Document #:	2006-349817 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	11/07/2031	Type Finance:	

Legal Description:
Lot: 13 Block: 2 Subdivision: BETHEL SUBDIVISION Sec/Twnship/Range: PART SW4 S15T02NR03E MDB&M
Abbreviated Description: PART NW4 SEC22 TWP02N RNG03E MDB&M
City/Muni/Twp: BETHEL ISLAND

Prior Transfer

Recording Date:	03/22/2006	Sales Price:	$150,000
Document #:	2006-087873 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/23/2006	Sales Price:	N/A
Document #:	2006-056621 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/17/2006		
Document Type:			

Legal Description:
Lot: 13 Block: 2 Subdivision: BETHEL SUBDIVISION Map Ref: MAP27 PG60
City/Muni/Twp: BETHEL ISLAND

Prior Transfer

Recording Date:	09/09/2005	Sales Price:	$100,000
Document #:	2005-344286 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/25/2005	Loan Amount:	N/A
Document #:	2005-322403 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	08/07/2030	Type Finance:	

Legal Description:
Lot: 13 Block: 2 Subdivision: BETHEL SUBDIVISION Sec/Twnship/Range: PART SW4 S15T02NR03E MDB&M
Abbreviated Description: PART NW4 SEC22 TWP02N RNG03E MDB&M

Mortgage Record

Recording Date:	02/02/2005	Loan Amount:	N/A
Document #:	2005-038032 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 13
City/Muni/Twp: BETHEL ISLAND

Mortgage Record

Recording Date:	04/01/1998	Loan Amount:	N/A
Document #:	98-069313 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2028	Type Finance:	

ICE SiteX Report

OrderID: 98184634

Legal Description:
Lot: 13 Block: 2 Subdivision: BETHEL SUBDIVISION

Prior Transfer

Recording Date:	05/30/1997	Sales Price:	$170,000
Document #:	97-093493 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/27/1997		
Document Type:			

Legal Description:
Abbreviated Description: BETHEL SUB LOT 13 BLK 2 LESS 7/8 MR
City/Muni/Twp: UNINCORPORATED

Prior Transfer

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

Legal Description:
Lot: 13 Subdivision: FARRAR PROPERTY #2
Abbreviated Description: FARRAR PROPERTY #2 LOT 13 & TR ADJ

Area Sales Analysis

Total Area Sales	$4,960,000	Median # of Bedrooms	2.5
Median Lot Size	9,375 SF	Median # of Baths	2
Median Living Area	1,582 SF	Median Year Built	1976
Price Range - 2 Yrs	$200,000 to $1,045,000	Age Range	14 years to 86 years
Median Value	$723,750	Median Age	50 years

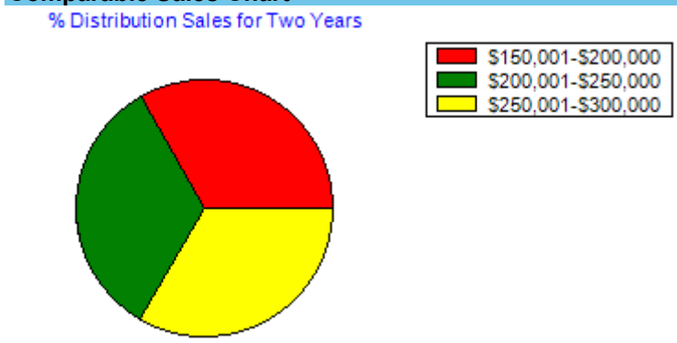
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.52Mi.	**2796 TAYLOR RD** **BETHEL ISLAND, CA 94511-0078**	05/14/2026	$849,000	$397	2136	8/3/2.5	1981	10,250 SF	
		APN: 031-070-022-4 Document #: 2026-0050584 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: ANGLERS RANCH SUBDIVISION NUMBER TWO MapRef: MB 26 PG 919 Sec/Twnship/ Range: E2SE4S16T02NR03EMDM Abbreviated Description: Lot:2 Block:2 Subdivision:ANGLERS RANCH SUBDIVISION NUMBER TWO Map Ref:MB 26 PG 919Sec/Twnship/Range:E2SE4S16T02NR03EMDM City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA								
2	1Mi.	**2362 TAYLOR RD** **BETHEL ISLAND, CA 94511-0075**	02/27/2026	$263,500	$288	914	5/2/1	2012	8,190 SF	
		APN: 031-052-019-2 Document #: 2026- 019854 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 54,55 Block: 2 Subdivision: ANGLERS RANCH SUBDIVISION NUMBER TWO MapRef: MB 26 PG 919 Sec/Twnship/ Range: NE4SW4S16T02NR03EMDM Abbreviated Description: Lot:54,55 Block:2 Subdivision:ANGLERS RANCH SUBDIVISION NUMBER TWO Map Ref:MB 26 PG 919Sec/Twnship/Range:NE4SW4S16T02NR03EMDM Abbreviated Description:LOT: PORTION OF LOT 55 City/Muni/ Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA								
3	.4Mi.	**2878 TAYLOR RD** **BETHEL ISLAND, CA 94511-0079**	02/17/2026	$740,000	$540	1369	5/2/3	1982	8,500 SF	
		APN: 031-080-035-4 Document #: 2026- 015486 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: ANGLERS RANCH SUBDIVISION NO 2 MapRef: MB 26 PG 919 Sec/Twnship/ Range: SE4SE4S16T02NR03EMDM Abbreviated Description: Lot:12 Block:1 Subdivision:ANGLERS RANCH SUBDIVISION NO 2 Map Ref:MB 26 PG 919Sec/Twnship/Range:SE4SE4S16T02NR03EMDM City/Muni/Twp:CITY OF BETHEL ISLAND City/Muni/Twp: CITY OF BETHEL ISLAND								
4	1.17Mi.	**6943 PIPER RD** **BETHEL ISLAND, CA 94511-0600**	02/11/2026	$707,500	$376	1880	8/4/2	1968	60,113 SF	
		APN: 029-060-006-3 Document #: 2026- 013821 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4S15T02NR03EMDM Abbreviated Description: Sec/Twnship/Range:NE4S15T02NR03EMDM City/Muni/ Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA								
5	.63Mi.	**3824 STONE RD** **BETHEL ISLAND, CA 94511-0528**	01/23/2026	$1,045,000	$280	3727	9/2/2	2002	15,950 SF	
		APN: 031-140-062-6 Document #: 2026- 007739 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 54 Subdivision: SANDMOUND PARK MapRef: MB 27 PG 19 Abbreviated Description: Lot:54 Subdivision:SANDMOUND PARK Map Ref:MB 27 PG 19City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA								
6	.24Mi.	**3071 STONE RD** **BETHEL ISLAND, CA 94511-0509**	12/12/2025	$230,000	$386	595	3/1/1	1947	5,940 SF	
		APN: 031-092-008-7 Document #: 2025- 138877 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: FARRAR PARK MapRef: MB 27 PG 17 Abbreviated Description: Lot:24 Subdivision:FARRAR PARK Map Ref:MB 27 PG 17City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA								
7	.59Mi.	**3393 GATEWAY RD** **BETHEL ISLAND, CA 94511-0679**	10/27/2025	$925,000	$515	1794	8/3/2	1972	144,620 SF	
		APN: 029-050-012-3 Document #: 2025- 113063 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4S15T02NR03EMDM Abbreviated Description: Sec/Twnship/Range:NW4S15T02NR03EMDM City/Muni/ Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA								
8	.95Mi.	**2394 TAYLOR RD** **BETHEL ISLAND, CA 94511-0075**	09/30/2025	$200,000	$250	797	5/3/2	1940	7,350 SF	
		APN: 031-052-026-7 Document #: 2025- 101997 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 48 Block: 2 Subdivision: ANGLERS RANCH SUBDIVISION NUMBER TWO MapRef: VOL 26 PG 919 Sec/Twnship/ Range: NE4SW4S16T02NR03EMDM Abbreviated Description: Lot:48 Block:2 Subdivision:ANGLERS RANCH SUBDIVISION NUMBER TWO Map Ref:VOL 26 PG 919Sec/Twnship/Range:NE4SW4S16T02NR03EMDM								

ICE SiteX Report

OrderID: 98184634

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.	**3250 STONE RD**			$663,147	1,792	8/3/2	1983	18,131 SF	
.01Mi.	**665 RIVERVIEW PL**			$89,243	896	4/2/1	1947	17,937 SF	
.02Mi.	**3268 STONE RD**	**09/04/2008**		$450,699	1,683	6/2/2	1962	23,541 SF	
.03Mi.	**3274 STONE RD**	**01/19/1994**		$328,165	1,782	6/2/2	1965	18,709 SF	
.03Mi.	**649 RIVERVIEW PL**	**02/17/2000**		$582,794	2,906	7/2/2	1994	18,079 SF	
.04Mi.	**3286 STONE RD**			$790,500	1,653	6/2/2	1984	18,901 SF	
.04Mi.	**3210 STONE RD**			$403,768	2,016	5/2/2	1990	18,508 SF	
.05Mi.	**3232 STONE RD**	**04/14/1999**		$109,710	997	5/2/1	1947	4,420 SF	
.05Mi.	**3200 STONE RD**			$324,959	1,172	5/3/1.5	1946	18,734 SF	
.06Mi.	**3300 STONE RD**	**09/01/2011**		$270,977	1,388	7/3/1	1955	19,280 SF	
.06Mi.	**3222 STONE RD**	**08/01/2001**		$235,078	988	5/2/1	1949	7,700 SF	
.06Mi.	**611 RIVERVIEW PL**	**05/19/1994**		$567,501	2,483	8/4/3	1943	24,593 SF	
.07Mi.	**607 RIVERVIEW PL**	**12/16/2002**		$195,337	3,150	7/4/3	1986	34,283 SF	
.08Mi.	**3225 STONE RD**	**06/13/2000**		$44,936	1,175	4/2/1.5	1953	7,812 SF	
.09Mi.	**3192 STONE RD**			$335,551	904	5/2/2	1947	6,765 SF	
.1Mi.	**3265 WELLS RD**			$549,847	1,451	6/3/2	2007	20,473 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	36.8 years old	Households:	1,066
Median Household Income:	$89,756	Households w/Family:	46%
Household Income Per Capita:	$56,120	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	17%

School District

School District Zone:	Oakley Union Elementary School District	Students:	5,131
Number of Schools:	9	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.27Mi.	**Iron House Elementary School** Number of Students: 503 Student-Teacher Ratio: 24.54	D+	Public	KG - 5
3.27Mi.	**Iron House Elementary School** Number of Students: 503 Student-Teacher Ratio: 24.54	D+	Public	KG - 5
3.22Mi.	**Delta Vista Middle School** Number of Students: 873 Student-Teacher Ratio: 21.61	D	Public	6 - 8
3.22Mi.	**Delta Vista Middle School** Number of Students: 873 Student-Teacher Ratio: 21.61	D	Public	6 - 8
5.44Mi.	**Freedom High School** Number of Students: 2,460 Student-Teacher Ratio: 21.52 Advanced Placement: Yes	C	Public	9 - 12

ICE SiteX Report

OrderID: 98184634

5.44Mi. **Freedom High School**		C	Public	9 - 12
Number of Students: 2,460				
Student-Teacher Ratio: 21.52				
Advanced Placement: Yes				

Flood Report

The Subject Property of **3250 STONE RD, BETHEL ISLAND, CA 94511-0508** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	155%	NOTABLY HIGHER
BURGLARY	178%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	68%	NOTABLY LOWER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	188%	NOTABLY HIGHER
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	146%	NOTABLY HIGHER
OVERALL	187%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.