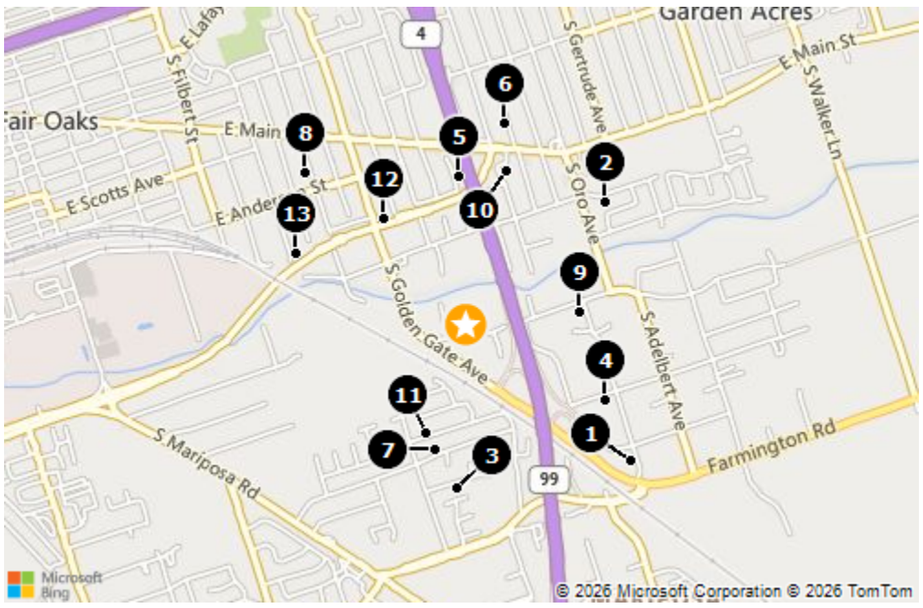
ICE SiteX Report

OrderID: 98305850

SiteX Property Information Report



Subject Property Location

3447 SECTION AVE, STOCKTON, CA 95205-7214

County:	**SAN JOAQUIN CA**	Census Tract:	060770020.003018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	173-090-140-000	Thomas Bros Pg-Grid:	345-7C

Valuation

Value:	**$370,000**	FSD:	17	Common Confidence Score:	40
Value Range:	$307,100 - $432,900	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	118-051
Assd Land Value:	$122,038	Market Land Value:		Tax Year:	2025
Assd Improvement:	$217,547	Market Improvment Value:		Total Taxable Value:	$5,204
Total Assessed Value:	$339,585	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: BURKETT GARDEN ACRES Map Ref: MB 173 PG 09

Property Characteristics

Lot Size:	22,700 SF	Bedrooms:	2	Pool:	
Building Area:	1170 SF	Baths:	2	Fireplace:	
Year Built:	1951	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	None
Number of Stories:	1	Number of Cars:	2	A/C:	N
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	10/14/2025	Loan Amount:	N/A
Document #:	2025-087449 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: 37 Subdivision: BURKETT GARDEN ACRES Tract No: 81
Abbreviated Description: PORTION LOT37
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	01/13/2025	Sales Price:	$249,287
Document #:	2025-002896 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/17/2024	Loan Amount:	N/A
Document #:	2024-049299 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2053	Type Finance:	

Legal Description:
Lot: 37 Subdivision: C M WEBERS GRANT Tract No: 81
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	06/07/2023	Sales Price:	$320,000

ICE SiteX Report

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Document #:	2023-044719 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/06/2023		
Document Type:			

Legal Description:
Lot: 37 Subdivision: BURKETT GARDEN ACRES Tract No: 81 Map Ref: MB 11 PG 84
Abbreviated Description: PORTION LOT37
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	06/07/2023	Sales Price:	N/A
Document #:	2023-044718 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/06/2023		
Document Type:			

Legal Description:
Lot: 37 Subdivision: TRACT NO 81 Map Ref: MB 11 PG 84
Abbreviated Description: PORTION LOT37
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	10/12/2016	Loan Amount:	N/A
Document #:	2016-124498 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 37 Subdivision: BURKETT GARDEN ACRES Tract No: 81

Prior Transfer

Recording Date:	08/17/2012	Sales Price:	$57,500
Document #:	2012-105624 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/09/2012		
Document Type:			

Legal Description:
Lot: 37 Subdivision: BURKETT GARDEN ACRES Tract No: 81 Map Ref: MAP11 PG64

Prior Transfer

Recording Date:	06/22/2012	Sales Price:	$239,914
Document #:	2012-078423 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/06/2012		
Document Type:			

Legal Description:
Lot: 37 Subdivision: BURKETT GARDEN ACRES Tract No: 81 Map Ref: MAP11 PG64

Mortgage Record

Recording Date:	12/20/2005	Loan Amount:	N/A
Document #:	2005-315780 BK-PG -	Loan Type:	Balloon
TD Due Date:	01/15/2036	Type Finance:	ADJ

Legal Description:
Lot: 37 Subdivision: BURKETT GARDEN ACRES Tract No: 81
Abbreviated Description: SOUTH1 AC LOT37 SEC56 57&67 C M WEBERS GRANT
City/Muni/Twp: STOCKTON

Prior Transfer

Recording Date:	11/17/2005	Sales Price:	N/A
Document #:	2005-288709 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/04/2005		
Document Type:			

Legal Description:
Lot: 37 Subdivision: BURKETT GARDEN ACRES Tract No: 81 Map Ref: OR11 PG64
Abbreviated Description: SOUTH1 AC POR LOT37 SEC56 57&67 C M WEBERS GRANT
City/Muni/Twp: STOCKTON

Prior Transfer

Recording Date:	09/09/1999	Sales Price:	N/A
Document #:	99114984 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/31/1999		
Document Type:			

Legal Description:
Lot: 37 Subdivision: BURKETT GARDEN ACRES Tract No: 81 Map Ref: MAP11 PG64
Abbreviated Description: C M WEBERS GRANT

Prior Transfer

Recording Date:	04/08/1999	Sales Price:	N/A
Document #:	99047468 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/02/1999		
Document Type:			

Legal Description:
Lot: 37 Section: 56,57 Subdivision: BURKETT GARDEN ACRES Tract No: 81 Map Ref: MAP11 PG64
Abbreviated Description: WEST2 S1 AC FRONT POR LOT37 SEC67 C M WEBERS GRANT

Prior Transfer

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

Legal Description:
Subdivision: BURKETT GARDEN ACRES Map Ref: MB 173 PG 09

ICE SiteX Report

OrderID: 98305850

Area Sales Analysis

Total Area Sales	$4,335,500	Median # of Bedrooms	3
Median Lot Size	7,680 SF	Median # of Baths	2
Median Living Area	1,192 SF	Median Year Built	1973
Price Range - 2 Yrs	$30,000 to $479,000	Age Range	1 years to 106 years
Median Value	$350,000	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.55Mi.	**2019 S OLIVE AVE** **STOCKTON, CA 95215-7438**	08/07/2026	$435,000	$318	1364	/3/2	1973	8,900 SF	
		APN: 173-140-270-000 Document #: 2026-071988 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: BURKETT GARDEN ACRES UNIT NO 2 MapRef: VOL 11 PG 107 Abbreviated Description: Subdivision:BURKETT GARDEN ACRES UNIT NO 2 Map Ref:VOL 11 PG 107Abbreviated Description:PORTION LOT3 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.48Mi.	**4156 GUERNSEY AVE** **STOCKTON, CA 95215-7320**	07/10/2026	$389,500	$336	1157	/3/2	1990	6,888 SF	
		APN: 173-380-370-000 Document #: 2026-062648 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 37 Subdivision: EAGLECREST UNIT NO 1 Tract No: 2103 MapRef: VOL 28 PG 89 Abbreviated Description: Lot:37 Subdivision:EAGLECREST UNIT NO 1 Tract No:2103 Map Ref:VOL 28 PG 89City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.42Mi.	**3106 CASTELLON WAY** **STOCKTON, CA 95205-7871**	07/10/2026	$393,000	$318	1232	/3/2	1988	5,000 SF	
		APN: 173-370-450-000 Document #: 2026-062655 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 96 Subdivision: THE VILLA UNIT NO 2 Tract No: 1657 MapRef: MB 27 PG 89 Abbreviated Description: Lot:96 Subdivision:THE VILLA UNIT NO 2 Tract No:1657 Map Ref:MB 27 PG 89City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
4	.41Mi.	**3918 E 4TH ST** **STOCKTON, CA 95215-7404**	06/23/2026	$350,000	$247	1412	/3/1	1975	10,500 SF	
		APN: 173-132-080-000 Document #: 2026-056820 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Subdivision: BURKETT GARDEN ACRES UNIT NO 2 MapRef: VOL 11 PG 107 Abbreviated Description: Lot:32 Subdivision:BURKETT GARDEN ACRES UNIT NO 2 Map Ref:VOL 11 PG 107City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.38Mi.	**1004 S GARDEN AVE** **STOCKTON, CA 95205-7246**	05/11/2026	$30,000	$37	792	/2/1	1926	7,918 SF	
		APN: 157-160-420-000 Document #: 2026-042673 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 64 Subdivision: BURKETT ACRES MapRef: VOL 8 PG 67 Abbreviated Description: Subdivision:BURKETT ACRES Map Ref:VOL 8 PG 67Abbreviated Description:PORTION LOT64 City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
6	.53Mi.	**915 S HINKLEY AVE** **STOCKTON, CA 95215-6720**	04/15/2026	$270,000	$420	642	/2/1	1928	4,860 SF	
		APN: 157-262-060-000 Document #: 2026-034172 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 184 Subdivision: BURKETT ACRES COMMUNITY MapRef: VOL 9 PG 37 Abbreviated Description: Lot:184 Subdivision:BURKETT ACRES COMMUNITY Map Ref:VOL 9 PG 37City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
7	.33Mi.	**3059 JULIET RD** **STOCKTON, CA 95205-7879**	04/03/2026	$415,000	$300	1379	/3/2	1988	5,982 SF	
		APN: 173-360-040-000 Document #: 2026-029828 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 105 Subdivision: THE VILLA UNIT NO 3 MapRef: VOL 27 PG 90 Abbreviated Description: Lot:105 Subdivision:THE VILLA UNIT NO 3 Map Ref:VOL 27 PG 90City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
8	.57Mi.	**815 S DAVID AVE** **STOCKTON, CA 95205-7120**	03/13/2026	$185,000	$200	923	/2/1	1920	9,472 SF	
		APN: 157-102-060-000 Document #: 2026-023187 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: BURKETT ACRES MapRef: VOL 8 PG 67 Abbreviated Description: Subdivision:BURKETT ACRES Map Ref:VOL 8 PG 67Abbreviated Description:PORTION LOT12 City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
9	.3Mi.	**3936 SECTION AVE** **STOCKTON, CA 95215-7423**	03/13/2026	$310,000	$357	868	/3/2	1947	8,300 SF	
		APN: 173-110-150-000 Document #: 2026-023258 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Subdivision: BURKETT GARDEN ACRES Tract No: 81 MapRef: VOL 11 PG 84 Abbreviated Description: Subdivision:BURKETT GARDEN ACRES Tract No:81 Map Ref:VOL 11 PG 84Abbreviated Description:PORTION LOT21 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
10	.41Mi.	**1044 S ANTEROS AVE** **STOCKTON, CA 95215-7314**	02/27/2026	$419,000	$351	1192	/4/1	1956	7,680 SF	
		APN: 157-273-230-000 Document #: 2026-016480 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 75 Subdivision: BURKETT ACRES MapRef: VOL 8 PG 67 Abbreviated Description: Subdivision:BURKETT ACRES Map Ref:VOL 8 PG 67Abbreviated Description:PORTION LOT75 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
11	.29Mi.	**3041 NICOLE ST** **STOCKTON, CA 95205-7784**	02/10/2026	$310,000	$213	1455	/4/2	1990	5,000 SF	
		APN: 173-390-270-000 Document #: 2026-010806 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Subdivision: SOUTHPARK UNIT NO 1 Tract No: 2036 MapRef: VOL 29 PG 69 Abbreviated Description: Lot:27 Subdivision:SOUTHPARK UNIT NO 1 Tract No:2036 Map Ref:VOL 29 PG 69City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON								
12	.35Mi.	**1044 S GOLDEN GATE AVE** **STOCKTON, CA 95205-7243**	01/06/2026	$350,000	$418	836	/3/1	1933	18,688 SF	
		APN: 157-110-210-000 Document #: 2026-000966 Document Type: Price Code: R Land Use: Single Family Residential								

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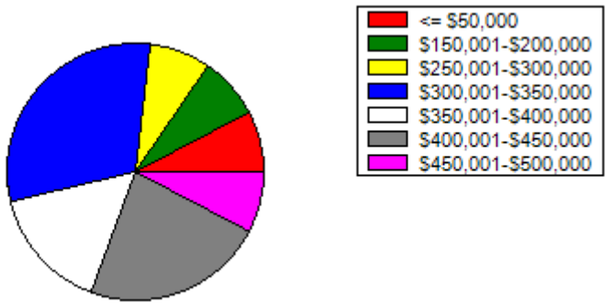
Legal: Lot: 38 Subdivision: BURKETT ACRES MapRef: MB 8 PG 67 Abbreviated Description: Subdivision:BURKETT ACRES Map Ref:MB 8 PG 67Abbreviated Description:PORTION LOT38 City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

13	.47Mi.	**1072 BURKETT AVE** **STOCKTON, CA 95205-7225**	12/29/2025	$479,000	$278	1722	/4/2	2025	6,700 SF

APN: 157-130-360-000 Document #: 2025-119501
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: PARCEL MAP COS 22 07 MapRef: MB 27 PG 76 Abbreviated Description: Lot:2 Subdivision:PARCEL MAP COS 22 07 Map Ref:MB 27 PG 76City/Muni/Twp:STOCKTON City/Muni/Twp: STOCKTON

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.	**3447 SECTION AVE**			$339,585	1,170	/2/2	1951	22,700 SF	
.01Mi.	**3469 SECTION AVE**	**12/03/2009**		$85,567	816	/2/1	1951	22,000 SF	
.01Mi.	**3443 SECTION AVE**	**01/04/2008**		$137,986	930	4/2/1	1952	22,215 SF	
.02Mi.	**3505 SECTION AVE**			$112,385	1,835	/2/1	1949	22,100 SF	
.03Mi.	**3425 SECTION AVE**	**06/30/2000**		$108,942	1,047	/3/1	1954	21,700 SF	
.04Mi.	**3417 SECTION AVE**			$301,716	672	/1/1	1949	13,100 SF	
.05Mi.	**3419 SECTION AVE**	**10/17/2002**		$125,555	875	/2/1	1949	6,900 SF	
.05Mi.	**3403 SECTION AVE**			$306,918	712	/2/1	1945	3,800 SF	
.06Mi.	**3535 SECTION AVE**	**07/19/2011**		$89,672	1,302	/2/1	1946	21,783 SF	
.06Mi.	**3509 SECTION AVE**			$435,783	1,196	/3/2	2002	2 SF	
.07Mi.	**3421 SECTION AVE**	**08/13/2009**		$65,937	1,465	/2/2	1950	4,500 SF	
.07Mi.	**3408 SECTION AVE**	**02/12/2002**		$128,822	851	/2/1	1951	27,649 SF	
.07Mi.	**3407 SECTION AVE**	**04/28/2006**		$121,396	1,229	/3/1	1965	4,000 SF	
.07Mi.	**3424 SECTION AVE**			$270,606	990	/2/1	1946	25,264 SF	
.07Mi.	**3444 SECTION AVE**	**09/14/2011**		$51,110	680	/2/1	1948	14,858 SF	
.07Mi.	**3547 SECTION AVE**	**08/16/2011**		$85,830	1,158	/2/1	1948	21,800 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	30.9 years old	Households:	12,306
Median Household Income:	$54,444	Households w/Family:	76%
Household Income Per Capita:	$19,980	Households w/Family Married:	43%
Most Common Education Level:	Some High School	Households w/Family Children:	46%

School District

School District Zone:	Stockton Unified School District	Students:	33,648
Number of Schools:	54	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.46Mi.	**Franklin High School** Number of Students: 2,065 Student-Teacher Ratio: 19.87	C	Public	9 - 12
0.58Mi.	**Montezuma Elementary School** Number of Students: 652 Student-Teacher Ratio: 20.82	D	Public	KG - 8
0.76Mi.	**Wilhelmina Henry Elementary School** Number of Students: 881 Student-Teacher Ratio: 25.23	D+	Public	KG - 8

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1.40Mi.	**Elmwood Elementary School**	D-	Public	KG - 8

Number of Students: 656
Student-Teacher Ratio: 27.22

Flood Report

The Subject Property of **3447 SECTION AVE, STOCKTON, CA 95205-7214** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	126%	HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	115%	HIGHER
MURDER	122%	HIGHER
OVERALL	124%	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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