ICE SiteX Report

OrderID: 98697888

SiteX Property Information Report



Subject Property Location

3776 KENNEDY ST, LE GRAND, CA 95333-9690

County:	**MERCED CA**	Census Tract:	060470019.021004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	318-040-020-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$317,000**	FSD:	10	Common Confidence Score:	68
Value Range:	$285,300 - $348,700	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	79-005
Assd Land Value:	$79,590	Market Land Value:		Tax Year:	2026
Assd Improvement:	$238,771	Market Improvment Value:		Total Taxable Value:	$3,403
Total Assessed Value:	$318,361	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 18
Abbreviated Description: LE GRAND SUB #1 LOT 18

Property Characteristics

Lot Size:	6,704 SF	Bedrooms:	4	Pool:	
Building Area:	1196 SF	Baths:	1	Fireplace:	1
Year Built:	1972	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/18/2026	Sales Price:	N/A
Document #:	2026012628 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/07/2023	Sales Price:	$300,000
Document #:	2023007670 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/24/2023		
Document Type:			

Legal Description:
Lot: 18 Subdivision: LE GRAND SUBDIVISION NO 1 Map Ref: MB 19 PG 14
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/07/2023	Sales Price:	N/A
Document #:	2023007669 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/24/2023		
Document Type:			

Legal Description:
Lot: 18 Subdivision: LE GRAND SUBDIVISION NO 1 Map Ref: MB 19 PG 14
City/Muni/Twp: UNINCORPORATED

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Prior Transfer

Recording Date:	04/07/2023	Sales Price:	N/A
Document #:	2023007668 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/24/2023		
Document Type:			

Legal Description:
Lot: 18 Subdivision: LE GRAND SUBDIVISION NO 1 Map Ref: MB 19 PG 14
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/07/2023	Sales Price:	N/A
Document #:	2023007667 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/24/2023		
Document Type:			

Legal Description:
Lot: 18 Subdivision: LE GRAND SUBDIVISION NO 1 Map Ref: MB 19 PG 14
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/07/2023	Sales Price:	N/A
Document #:	2023007666 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/05/2023		
Document Type:			

Legal Description:
Lot: 18 Subdivision: LE GRAND SUBDIVISION NO 1 Map Ref: MB 19 PG 14

Prior Transfer

Recording Date:	03/01/2011	Sales Price:	N/A
Document #:	2011-007341 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/22/2011		
Document Type:			

Legal Description:
Lot: 18 Subdivision: LE GRAND SUBDIVISION #1 Map Ref: MAP19 PG14

Prior Transfer

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

Legal Description:
Lot: 18
Abbreviated Description: LE GRAND SUB #1 LOT 18

Area Sales Analysis

Total Area Sales	$2,938,000	Median # of Bedrooms	2
Median Lot Size	7,499 SF	Median # of Baths	1
Median Living Area	1,060 SF	Median Year Built	1977
Price Range - 2 Yrs	$90,000 to $435,000	Age Range	19 years to 116 years
Median Value	$300,000	Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.51Mi.	**13400 JEFFERSON ST** **LE GRAND, CA 95333-9769**	08/10/2026	$435,000	$227	1909	7/2/3	2007	25,600 SF	
		APN: 318-101-019-000 Document #: 2026021407 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S17T08SR16E MDBM Abbreviated Description: Sec/Twnship/Range:SW4 S17T08SR16E MDBM City/Muni/Twp:LE GRAND City/Muni/Twp: LE GRAND								
2	.52Mi.	**3915 SANTA FE AVE** **LE GRAND, CA 95333-9812**	07/27/2026	$150,000	$178	840	4/2/1	1925	7,499 SF	
		APN: 318-081-006-000 Document #: 2026020064 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: MAP OF THE TOWN OF LE GRAND MapRef: MB 2 PG 39 Abbreviated Description: Lot:2 Block:2 Subdivision:MAP OF THE TOWN OF LE GRAND Map Ref:MB 2 PG 39City/Muni/Twp:LE GRAND City/Muni/Twp: LE GRAND								
3	.63Mi.	**13286 MARSHALL ST** **LE GRAND, CA 95333-9762**	07/09/2026	$90,000	$102	875	5/3/1	1983	6,625 SF	
		APN: 318-134-005-000 Document #: 2026018462 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 1 Subdivision: BIRMINGHAM AND HUNTSMANS ADD TO LE GRAND MapRef: MB 5 PG 40 Abbreviated Description: Lot:11 Block:1 Subdivision:BIRMINGHAM AND HUNTSMANS ADD TO LE GRAND Map Ref:MB 5 PG 40City/Muni/Twp:LE GRAND City/Muni/Twp: LE GRAND								
4	.62Mi.	**13284 MARSHALL ST** **LE GRAND, CA 95333-9762**	06/10/2026	$233,000	$321	725	4/2/1	1943	6,625 SF	
		APN: 318-134-006-000 Document #: 2026015646 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: BIRMINGHAM AND HUNTSMANS ADD TO LE GRAND MapRef: MB 5 PG 40 Abbreviated Description: Lot:10 Block:1 Subdivision:BIRMINGHAM AND HUNTSMANS ADD TO LE GRAND Map Ref:MB 5 PG 40City/Muni/Twp:LE GRAND City/Muni/Twp: LE GRAND								
5	.65Mi.	**4235 COOK ST** **LE GRAND, CA 95333-9705**	06/02/2026	$425,000	$254	1672	6/2/1	1937	156,817 SF	
		APN: 318-120-016-000 Document #: 2026014325 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: IPSEN ADDITION MapRef: MB 2 PG 63 Abbreviated Description: Lot:6 Subdivision:IPSEN ADDITION Map Ref:MB 2 PG 63City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.31Mi.	**13162 ADAMS ST** **LE GRAND, CA 95333-8721**	04/06/2026	$180,000	$120	1491	8/2/1.5	1910	11,250 SF	
		APN: 318-064-008-000 Document #: 2026008756 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 5 Subdivision: MAP OF THE TOWN OF LE GRAND MERCED CO CAL MapRef: MB 1 PG 39 Abbreviated Description: Lot:15&16 Subdivision:MAP OF THE TOWN OF LE GRAND MERCED CO CAL Map Ref:MB 1 PG 39Abbreviated Description:SOUTH2 LOT15 City/Muni/Twp:LE GRAND City/Muni/Twp: LE GRAND

7	.17Mi.	**13180 JACKSON ST** **LE GRAND, CA 95333-9780**	04/06/2026	$360,000	$300	1200	6/3/2	2005	42,285 SF

APN: 318-032-020-000 Document #: 2026008741
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: MARIPOSA COLONY MapRef: VOL 3 PG 49 Abbreviated Description: Lot:27 Subdivision:MARIPOSA COLONY Map Ref:VOL 3 PG 49City/Muni/Twp:LE GRAND City/Muni/Twp: LE GRAND

8	.11Mi.	**12723 WASHINGTON AVE** **LE GRAND, CA 95333-9648**	12/16/2025	$300,000	$297	1008	5/3/1	1992	5,000 SF

APN: 318-024-007-000 Document #: 2025035682
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: AMERICAN HERITAGE HOMES NO 1 MapRef: VOL 34 PG 27-30 Abbreviated Description: Lot:33 Subdivision:AMERICAN HERITAGE HOMES NO 1 Map Ref:VOL 34 PG 27-30City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

9	.49Mi.	**3883 SANTA FE AVE** **LE GRAND, CA 95333-9607**	12/15/2025	$125,000	$138	900	5/2/1	1966	7,500 SF

APN: 318-081-002-000 Document #: 2025035563
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: MAP OF THE TOWN OF LE GRAND MERCED COUNTY CALIFORN MapRef: MB 2 PG 39 Abbreviated Description: Lot:6 Block:2 Subdivision:MAP OF THE TOWN OF LE GRAND MERCED COUNTY CALIFORN Map Ref:MB 2 PG 39City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

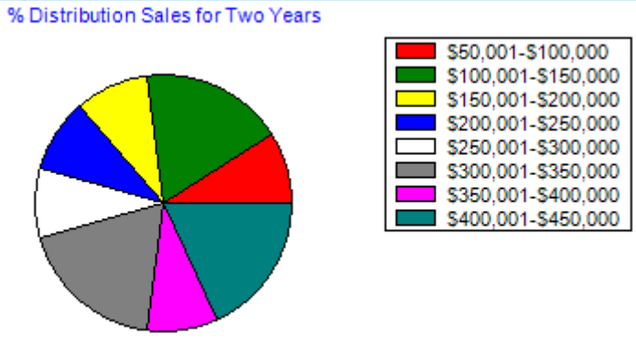
10	.06Mi.	**3833 KENNEDY ST** **LE GRAND, CA 95333-9687**	07/31/2025	$325,000	$241	1348	7/4/1	1977	6,000 SF

APN: 318-040-009-000 Document #: 2025020618
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: LE GRAND SUBDIVISION NO 1 MapRef: MB 19 PG 14 Abbreviated Description: Lot:7 Subdivision:LE GRAND SUBDIVISION NO 1 Map Ref:MB 19 PG 14City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.14Mi.	**12760 WASHINGTON AVE** **LE GRAND, CA 95333-9641**	07/22/2025	$315,000	$297	1060	5/3/1.5	1992	6,359 SF

APN: 318-031-001-000 Document #: 2025019784
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: AMERICAN HERICAN HERITAGE HOME NO 1 MapRef: VOL 34 PG 27-30 Abbreviated Description: Lot:62 Subdivision:AMERICAN HERICAN HERITAGE HOME NO 1 Map Ref:VOL 34 PG 27-30

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.	**3776 KENNEDY ST**			$318,361	1,196	6/4/1	1972	6,704 SF	
.01Mi.	**3788 KENNEDY ST**			$128,632	1,120	6/3/2	1976	6,701 SF	
.01Mi.	**12725 MC DOWELL ST**			$141,701	1,196	6/4/1.5	1972	7,090 SF	
.02Mi.	**12739 MC DOWELL ST**			$216,062	1,736	7/3/2	1979	8,049 SF	
.03Mi.	**3800 KENNEDY ST**			$46,604	1,040	7/3/1	1977	6,703 SF	
.03Mi.	**3773 KENNEDY ST**			$65,157	1,250	7/4/2	1976	6,000 SF	
.03Mi.	**3785 KENNEDY ST**			$40,474	900	6/2/1	1977	6,000 SF	
.03Mi.	**12755 MC DOWELL ST**			$173,811	1,589	7/3/2	1977	8,047 SF	
.03Mi.	**12697 MC DOWELL ST**			$210,827	1,430	7/4/1.5	1972	6,802 SF	
.04Mi.	**3797 KENNEDY ST**			$156,763	1,118	6/3/2	1976	6,000 SF	
.04Mi.	**3814 KENNEDY ST**			$84,249	1,120	6/3/2	1977	6,700 SF	
.04Mi.	**12724 MC DOWELL ST**			$117,820	1,212	6/4/2	1994	5,553 SF	
.04Mi.	**12726 MC DOWELL ST**			$127,900	1,261	7/4/2	1999	5,481 SF	
.04Mi.	**12714 MC DOWELL ST**			$76,938	1,225	6/4/2	1994	5,410 SF	
.04Mi.	**12728 MC DOWELL ST**			$122,982	1,008	5/3/1	1994	6,148 SF	
.04Mi.	**12767 MC DOWELL ST**			$231,854	1,294	5/2/2	1969	8,047 SF	

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Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	34.8 years old	Households:	814
Median Household Income:	$46,227	Households w/Family:	77%
Household Income Per Capita:	$20,270	Households w/Family Married:	53%
Most Common Education Level:	Some High School	Households w/Family Children:	39%

School District

School District Zone:	Le Grand Union High School District	Students:	504
Number of Schools:	2	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.36Mi.	**Le Grand High School** Number of Students: 484 Student-Teacher Ratio: 18.64 Advanced Placement: Yes	C	Public	9 - 12
0.36Mi.	**Le Grand High School** Number of Students: 484 Student-Teacher Ratio: 18.64 Advanced Placement: Yes	C	Public	9 - 12
0.42Mi.	**Le Grand Elementary School** Number of Students: 344 Student-Teacher Ratio: 18.07	C-	Public	KG - 8
0.42Mi.	**Le Grand Elementary School** Number of Students: 344 Student-Teacher Ratio: 18.07	C-	Public	KG - 8

Flood Report

The Subject Property of **3776 KENNEDY ST, LE GRAND, CA 95333-9690** 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	22%	SIGNIFICANTLY LOWER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	151%	NOTABLY HIGHER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	172%	NOTABLY HIGHER
FORCIBLE RAPE	172%	NOTABLY HIGHER
MURDER	155%	NOTABLY HIGHER
OVERALL	169%	NOTABLY 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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