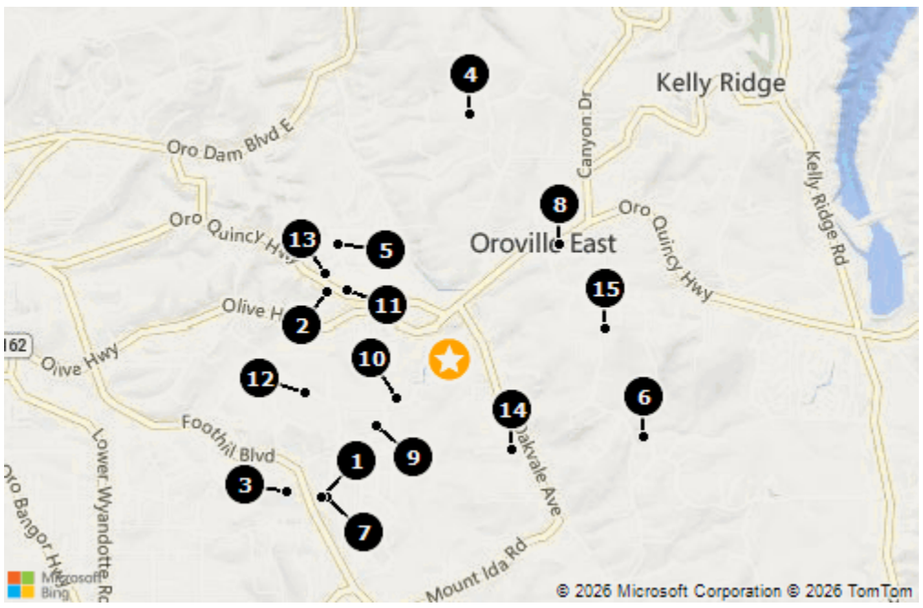
ICE SiteX Report

OrderID: 96686789

SiteX Property Information Report



Subject Property Location

4270 HILDALE AVE, OROVILLE, CA 95966-9578

County:	**BUTTE CA**	Census Tract:	060070031.001003
Property Use:	Single Family Residential	Zoning:	MDR
Parcel Number:	068-360-110-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$426,000**	FSD:	16	Common Confidence Score:	42
Value Range:	$357,840 - $494,160	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	91-001
Assd Land Value:	$60,820	Market Land Value:		Tax Year:	2025
Assd Improvement:	$278,069	Market Improvment Value:		Total Taxable Value:	$3,611
Total Assessed Value:	$338,889	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 273
Abbreviated Description: 001.06 AC LOT 273 OWFL 6

Property Characteristics

Lot Size:	1.050 AC	Bedrooms:	3	Pool:	
Building Area:	1772 SF	Baths:	2	Fireplace:	1
Year Built:	2002	Partial Baths:		Type Const:	Concrete
Number of Buildings:		Number of Rooms:		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:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/04/2019	Sales Price:	$351,000
Document #:	2019-0039433 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/23/2012	Sales Price:	$351,000
Document #:	2012-0018863 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/13/2005	Sales Price:	$70,908
Document #:	2005-0075374 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/05/2005	Loan Amount:	N/A
Document #:	2005-0073604 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2035	Type Finance:	
Legal Description:			
Lot: 1			

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Mortgage Record

Recording Date:	08/19/2005	Loan Amount:	N/A
Document #:	2005-0049217 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 1
City/Muni/Twp: OROVILLE

Mortgage Record

Recording Date:	08/27/2004	Loan Amount:	N/A
Document #:	2004-0052329 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2034	Type Finance:	

Legal Description:
Lot: 1
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	02/18/2004	Loan Amount:	N/A
Document #:	2004-0008681 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 1
Abbreviated Description: EXCEPTING THEREFROM NW35 FT
City/Muni/Twp: OROVILLE

Prior Transfer

Recording Date:	08/29/2002	Sales Price:	$234,000
Document #:	2002-0044856 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/22/2002		
Document Type:			

Legal Description:
Lot: 1 Map Ref: MAP41 PG20
Abbreviated Description: EXCEPTING THEREFROM NW35 FT
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	06/12/1997	Sales Price:	$24,000
Document #:	97-021369 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/05/1997		
Document Type:			

Legal Description:
Lot: 1 Map Ref: MAP41 PG20
Abbreviated Description: EXCEPTING THEREFROM NWLY35 FT
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	06/09/1997	Sales Price:	N/A
Document #:	97-020838 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/27/1997		
Document Type:			

Legal Description:
Lot: 1 Map Ref: OR41 PG20

Prior Transfer

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

Legal Description:
Lot: 273
Abbreviated Description: 001.06 AC LOT 273 OWFL 6

Area Sales Analysis

Total Area Sales	$5,658,500	Median # of Bedrooms	3
Median Lot Size	35,719 SF	Median # of Baths	2
Median Living Area	1,428 SF	Median Year Built	1964
Price Range - 2 Yrs	$87,000 to $668,000	Age Range	8 years to 91 years
Median Value	$385,000	Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.94Mi.	**86 GREENBANK AVE** **OROVILLE, CA 95966-6849**	01/12/2026	$325,000	$227	1428	7/3/2	2014	29,185 SF	
		APN: 079-070-056-000 Document #: 2026-0002096 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: BEING A PORTION OF LOT 289 OROVILLE WYANDOTTE FRUI MapRef: MB 59 PG 32&33 Abbreviated Description: Lot:2 Subdivision:BEING A PORTION OF LOT 289 OROVILLE WYANDOTTE FRUI Map Ref:MB 59 PG 32&33City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.7Mi.	**2760 ORO QUINCY HWY** **OROVILLE, CA 95966-9254**	01/09/2026	$405,000	$167	2421	/4/2	1935	304,921 SF	
		APN: 068-160-047-000 Document #: 2026-0001785 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4NE4 S15T19NR04E MDBM Abbreviated Description: Sec/Twnship/Range:SW4NE4 S15T19NR04E MDBM City/Muni/Twp:OROVILLE City/Muni/Twp: OROVILLE								
3	1.04Mi.	**2950 FOOTHILL BLVD** **OROVILLE, CA 95966-6836**	01/07/2026	$575,000	$342	1677	/3/3	1994	283,577 SF	Yes
		APN: 079-070-061-000 Document #: 2026-0000661								

ICE SiteX Report

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 293 Subdivision: OFFICIAL MAP OF OROVILLE WYANDOTTE FRUIT LANDS UNI MapRef: MB 10 PG 3A-5A Abbreviated Description: Lot:293 Subdivision:OFFICIAL MAP OF OROVILLE WYANDOTTE FRUIT LANDS UNI Map Ref:MB 10 PG 3A-5ACity/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

4	1.24Mi.	**164 PLUMAS DR** **OROVILLE, CA 95966-9245**	12/19/2025	$668,000	$172	3882	4/4/3	1985	206,475 SF	Yes

APN: 068-030-161-000 Document #: 2025-0033712
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 MapRef: MB 97 PG 64 Abbreviated Description: Lot:2 Map Ref:MB 97 PG 64City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

5	.8Mi.	**7 WESTWOOD WAY** **OROVILLE, CA 95966-9229**	12/19/2025	$185,000	$125	1471	/3/1	1964	10,018 SF	

APN: 068-190-091-000 Document #: 2025-0033633
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 30&31 Subdivision: OLIVE GLEN ESTATES REVISED MapRef: MB 35 PG 8-10 Abbreviated Description: Lot:30&31 Subdivision:OLIVE GLEN ESTATES REVISED Map Ref:MB 35 PG 8-10Abbreviated Description:PORTION LOT31 City/Muni/Twp:OROVILLE City/Muni/Twp: OROVILLE

6	1.05Mi.	**331 LA MIRADA AVE** **OROVILLE, CA 95966-9452**	12/19/2025	$399,000	$291	1368	/4/2	1957	192,972 SF	

APN: 079-330-007-000 Document #: 2025-0033685
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 94 Subdivision: OFFICIAL MAP OROVILLE WYANDOTTE FRUIT LANDS UNIT N MapRef: MB 11 PG 27-31 Abbreviated Description: Subdivision:OFFICIAL MAP OROVILLE WYANDOTTE FRUIT LANDS UNIT N Map Ref:MB 11 PG 27-31Abbreviated Description:PORTION LOT94 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

7	.91Mi.	**76 GREENBANK AVE** **OROVILLE, CA 95966-6849**	12/08/2025	$379,000	$167	2263	/3/2	1950	62,291 SF	Yes

APN: 079-070-013-000 Document #: 2025-0032542
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 289 Subdivision: OROVILLE WYANDOTTE FRUIT LANDS UNIT NO 6 MapRef: MB 10 PG 3A-5A Abbreviated Description: Subdivision:OROVILLE WYANDOTTE FRUIT LANDS UNIT NO 6 Map Ref:MB 10 PG 3A-5AAbbreviated Description:PORTION LOT289 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

8	.8Mi.	**4620 OLIVE HWY** **OROVILLE, CA 95966-5681**	12/05/2025	$365,000	$269	1352	/2/2	1958	35,719 SF	

APN: 068-140-049-000 Document #: 2025-0032399
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: OFFICIAL MAP OF OROVILLE WYANDOTTE FRUIT LANDS UNI MapRef: MB 11 PG 19&20 Abbreviated Description: Lot:56 Subdivision:OFFICIAL MAP OF OROVILLE WYANDOTTE FRUIT LANDS UNI Map Ref:MB 11 PG 19&20City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

9	.49Mi.	**19 ROSEMEL CT** **OROVILLE, CA 95966-7725**	12/05/2025	$445,000	$228	1946	/3/2	2001	13,503 SF	

APN: 068-400-004-000 Document #: 2025-0032431
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: MELROSE ESTATES MapRef: MB 151 PG 15-17 Abbreviated Description: Lot:4 Subdivision:MELROSE ESTATES Map Ref:MB 151 PG 15-17City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

10	.33Mi.	**4137 HILDALE AVE** **OROVILLE, CA 95966-7700**	12/04/2025	$385,000			//		38,768 SF	

APN: 068-342-010-000 Document #: 2025-0032371
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 266 Subdivision: OROVILLE WYANDOTTE FRUIT LANDS UNIT NO 6 MapRef: MB 10 PG 3A-5A Abbreviated Description: Lot:266 Subdivision:OROVILLE WYANDOTTE FRUIT LANDS UNIT NO 6 Map Ref:MB 10 PG 3A-5ACity/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.6Mi.	**37 WESTWOOD WAY** **OROVILLE, CA 95966-9233**	12/02/2025	$87,000	$85	1012	/3/1	1964	26,571 SF	

APN: 068-170-010-000 Document #: 2025-0032077
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 118 Subdivision: OLIVE GLEN ESTATES REVISED MapRef: MB 35 PG 8-10 Abbreviated Description: Lot:118 Subdivision:OLIVE GLEN ESTATES REVISED Map Ref:MB 35 PG 8-10City/Muni/Twp:OROVILLE City/Muni/Twp: OROVILLE

12	.74Mi.	**3930 HILDALE AVE** **OROVILLE, CA 95966-9588**	12/02/2025	$332,000	$235	1410	/3/2	1963	19,602 SF	

APN: 068-350-012-000 Document #: 2025-0032190
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 261 Subdivision: OFFICIAL MAP OF OROVILLE WYANDOTTE FRUIT LANDS UNI MapRef: MB 10 PG 3A-5A Abbreviated Description: Lot:261 Subdivision:OFFICIAL MAP OF OROVILLE WYANDOTTE FRUIT LANDS UNI Map Ref:MB 10 PG 3A-5ACity/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	.75Mi.	**3 SOUTHVIEW DR** **OROVILLE, CA 95966-9232**	12/01/2025	$397,500	$317	1252	3/3/2	2018	14,810 SF	

APN: 068-170-024-000 Document #: 2025-0031881
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 104 Subdivision: OLIVE GLEN ESTATES REVISED MapRef: MB 35 PG 8-10 Abbreviated Description: Lot:104 Subdivision:OLIVE GLEN ESTATES REVISED Map Ref:MB 35 PG 8-10City/Muni/Twp:OROVILLE City/Muni/Twp: OROVILLE

14	.53Mi.	**49 CRANE AVE** **OROVILLE, CA 95966-9402**	11/17/2025	$546,000	$254	2144	7/3/2	1979	57,935 SF	Yes

APN: 079-300-032-000 Document #: 2025-0030751
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: C MapRef: MB 42 PG 68 Abbreviated Description: Lot:C Map Ref:MB 42 PG 68City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

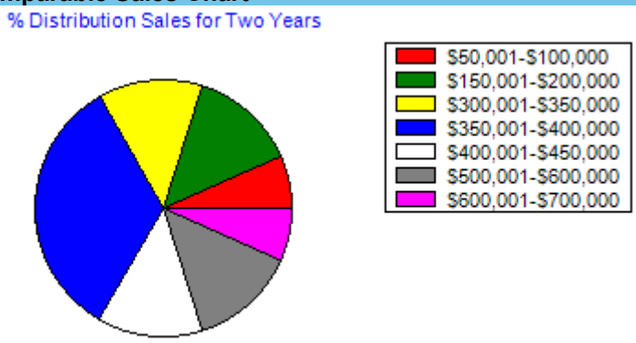
15	.8Mi.	**83 LA MIRADA AVE** **OROVILLE, CA 95966-9446**	10/30/2025	$165,000	$120	1370	/2/1	1948	9,583 SF	

APN: 069-430-030-000 Document #: 2025-0029095
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: OROVILLE WYANDOITE FRUIT LANDS Legal Unit: 3 MapRef: MB 11 PG 19 Abbreviated Description: Subdivision:OROVILLE WYANDOITE FRUIT LANDS Legal Unit:3 Map Ref:MB 11 PG 19Abbreviated Description:PORTION LOT72 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

ICE SiteX Report

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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.	**4270 HILDALE AVE**			$338,889	1,772	/3/2	2002	1 SF	
.02Mi.	**4250 HILDALE AVE**			$540,600	2,290	/3/2	2002	1 SF	
.02Mi.	**4290 HILDALE AVE**			$286,384	2,138	/3/2	1997	39,204 SF	Yes
.04Mi.	**4240 HILDALE AVE**			$474,300	1,572	2/2/2	1998	40,510 SF	
.04Mi.	**4302 HILDALE AVE**			$511,829	2,408	/3/2	2004	42,253 SF	
.06Mi.	**4308 HILDALE AVE**	**06/19/2012**		$498,349	2,031	/4/2	2003	1 SF	Yes
.07Mi.	**4230 HILDALE AVE**			$176,846	1,390	/2/1	1975	2 SF	
.08Mi.	**41 MONARCH CT**			$198,020	2,037	/3/2	1984	3 SF	
.09Mi.	**27 CASTLE CREEK DR**			$697,527	3,688	/4/4	2003	4 SF	Yes
.09Mi.	**25 CASTLE CREEK DR**			$561,354	2,465	/3/2	2002	4 SF	
.11Mi.	**4245 HILDALE AVE**			$286,748	1,906	/3/1	1953	2 SF	
.11Mi.	**4300 HILDALE AVE**			$311,224	1,556	/3/2	1973	2 SF	Yes
.11Mi.	**4267 HILDALE AVE**			$742,845	2,335	/4/3	2005	3 SF	
.12Mi.	**4231 HILDALE AVE**			$136,791	920	/2/1	1957	2 SF	
.12Mi.	**4184 HILDALE AVE**			$884,340	2,994	3/3/3	1985	3 SF	Yes
.14Mi.	**4223 HILDALE AVE**			$331,500	1,627	/3/2	1957	1 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	45.5 years old	Households:	12,182
Median Household Income:	$67,818	Households w/Family:	64%
Household Income Per Capita:	$34,229	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Oroville Union High School District	Students:	2,334
Number of Schools:	4	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.59Mi.	**Las Plumas High School** Number of Students: 1,245 Student-Teacher Ratio: 21.97 Advanced Placement: Yes	C+	Public	9 - 12
2.31Mi.	**Wyandotte Academy** Number of Students: 335 Student-Teacher Ratio: 19.14	B+	Public	KG - 5
0.32Mi.	**Ophir Elementary School** Number of Students: 374 Student-Teacher Ratio: 19.68	B-	Public	KG - 5
1.62Mi.	**Ishi Hills Middle School** Number of Students: 339 Student-Teacher Ratio: 20.11	C+	Public	6 - 8
2.40Mi.	**Central Middle School** Number of Students: 337 Student-Teacher Ratio: 20.06	D	Public	5 - 8

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	84%	LOWER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	86%	LOWER
OVERALL	107%	SIMILAR

Disaster Alerts

7/2/2024 - Thompson Fire 7/24/2024 - Park Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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