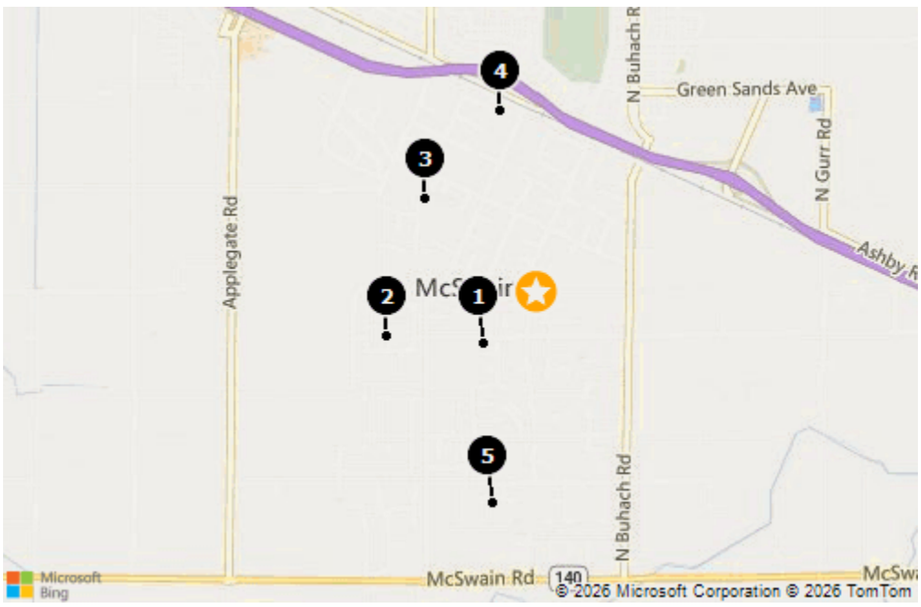
ICE SiteX Report

OrderID: 97573623

SiteX Property Information Report



Subject Property Location

5469 MULBERRY AVE, ATWATER, CA 95301-9441

County:	**MERCED CA**	Census Tract:	060470007.022000
Property Use:	Multi-Family Dwellings (Generic, any combination 2+)	Zoning:	
Parcel Number:	207-130-003-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$891,000**	FSD:	20	Common Confidence Score:	35
Value Range:	$712,800 - $1,069,200	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	89-006
Assd Land Value:	$190,000	Market Land Value:		Tax Year:	2025
Assd Improvement:	$535,000	Market Improvment Value:		Total Taxable Value:	$4,956
Total Assessed Value:	$725,000	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	BIV

Assessment Legal Description

Sec/Twnship/Range: SEC 18 TWN 7S RNG 13E
Abbreviated Description: POR PARCEL 4 PM 18-23 SEC 18/7/13

Property Characteristics

Lot Size:	1.060 AC	Bedrooms:	3	Pool:	
Building Area:	2001 SF	Baths:	2	Fireplace:	1
Year Built:	1977	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:	2	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
Mortgage Record

Recording Date:	12/06/2022	Loan Amount:	N/A
Document #:	2022041858 BK-PG -	Loan Type:	Assumption
TD Due Date:	08/01/2037	Type Finance:	

Legal Description:
Lot: 4
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	09/20/2018	Sales Price:	$476,250
Document #:	2018-029339 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/19/2007	Sales Price:	$417,000
Document #:	2007-040959 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/11/2007	Sales Price:	N/A
Document #:	2007-039520 BK-PG -	Type of Sale:	Non-Arms Length Transfer

ICE SiteX Report

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Contract Date: 07/06/2007
Document Type:
Legal Description:
Lot: 4 Map Ref: PM18 PG23
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	09/25/2006	Sales Price:	N/A
Document #:	2006-066118 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/14/2006		
Document Type:			

Legal Description:
Lot: 4 Map Ref: MB18 PG23 Sec/Twnship/Range: POR SE4 S18T07SR13E MDB&M
City/Muni/Twp: ATWATER

Prior Transfer

Recording Date:	07/25/2006	Sales Price:	$55,000
Document #:	2006-051658 BK-PG 3756-0981	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/05/2006	Sales Price:	$116,942
Document #:	2006-047183 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/14/2006	Loan Amount:	N/A
Document #:	2006-042251 BK-PG -	Loan Type:	Commercial
TD Due Date:	07/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 4 Sec/Twnship/Range: POR SE4 S18T07NR13E MDB&M
Abbreviated Description: PARCEL4 EXC THEREFROM N10 FT
City/Muni/Twp: ATWATER

Prior Transfer

Recording Date:	06/14/2006	Sales Price:	$625,000
Document #:	2006-042250 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/01/2006		
Document Type:			

Legal Description:
Lot: 4 Map Ref: MB18 PG23 Sec/Twnship/Range: POR SE4 S18T07SR13E MDB&M
Abbreviated Description: PARCEL4 EXC THEREFROM N10 FT
City/Muni/Twp: ATWATER

Prior Transfer

Recording Date:	04/15/2005	Sales Price:	$55,000
Document #:	2005-027574 BK-PG 3756-0981	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/07/2005	Sales Price:	$116,942
Document #:	2005-008639 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/03/2002	Loan Amount:	N/A
Document #:	2002-062480 BK-PG -	Loan Type:	Commercial
TD Due Date:	03/01/2028	Type Finance:	

Legal Description:
Lot: 4 Sec/Twnship/Range: POR SE4 S18T07SR13E MDM
City/Muni/Twp: ATWATER

Prior Transfer

Recording Date:	05/10/2001	Sales Price:	N/A
Document #:	019657 BK-PG 4181-0410	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/07/2001		
Document Type:			

Legal Description:
Lot: 4 Map Ref: PM18 PG23
Abbreviated Description: NORTH10.00 FT PCL4

Mortgage Record

Recording Date:	08/07/1998	Loan Amount:	N/A
Document #:	028202 BK-PG 3756-0981	Loan Type:	Commercial
TD Due Date:	08/01/2018	Type Finance:	

Legal Description:
Lot: 4 Sec/Twnship/Range: POR N2NW4SE4 S18T07SR13E MDB&M

Mortgage Record

Recording Date:	04/15/1998	Loan Amount:	N/A
Document #:	013025 BK-PG 3710-0217	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 4 Sec/Twnship/Range: POR SE4 S18T07SR13E MDM

ICE SiteX Report

OrderID: 97573623

Prior Transfer

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

Legal Description:
Sec/Twnship/Range: SEC 18 TWN 7S RNG 13E
Abbreviated Description: POR PARCEL 4 PM 18-23 SEC 18/7/13

Area Sales Analysis

Total Area Sales	$4,163,000	Median # of Bedrooms	4
Median Lot Size	43,560 SF	Median # of Baths	2.5
Median Living Area	2,470 SF	Median Year Built	1998
Price Range - 2 Yrs	$545,000 to $1,125,000	Age Range	21 years to 75 years
Median Value	$853,000	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**5673 ELLIOTT AVE** **ATWATER, CA 95301-6226**	02/17/2026	$650,000	$399	1626	8/2/1.5	1951	43,560 SF	Yes
		APN: 207-140-016-000 Document #: 2026003782 Document Type: Price Code: R Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 1 Sec/Twnship/Range: W2SE4SW4 S1T07SR13E MDBM Abbreviated Description: Lot:1 Sec/Twnship/Range:W2SE4SW4 S1T07SR13E MDBM City/Muni/Twp:ATWATER City/Muni/Twp: ATWATER								
2	.82Mi.	**2253 DYLLAN AVE** **ATWATER, CA 95301-9213**	12/29/2025	$990,000	$319	3097	10/4/4	2004	43,996 SF	Yes
		APN: 207-280-040-000 Document #: 2025036588 Document Type: Price Code: R Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 46 Subdivision: WILLOW CREST ESTATES MapRef: VOL 57 PG 46-49 Abbreviated Description: Lot:46 Subdivision:WILLOW CREST ESTATES Map Ref:VOL 57 PG 46-49City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.74Mi.	**2950 HAPPY VALLEY CT** **ATWATER, CA 95301-9461**	07/30/2025	$853,000	$345	2470	9/4/2.5	1998	43,560 SF	
		APN: 207-350-006-000 Document #: 2025020474 Document Type: Price Code: R Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 15 Subdivision: PLEASANT VALLEY SUBDIVISION Abbreviated Description: Lot:15 Subdivision:PLEASANT VALLEY SUBDIVISION City/Muni/Twp:ATWATER City/Muni/Twp: ATWATER								
4	.96Mi.	**5617 SOUTHERN PACIFIC AVE** **ATWATER, CA 95301-9507**	07/21/2025	$545,000	$442	1233	5/2/2	1995	43,560 SF	Yes
		APN: 207-010-016-000 Document #: 2025019671 Document Type: Price Code: R Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 1 MapRef: VOL 46 PG 11 Abbreviated Description: Lot:1 Map Ref:VOL 46 PG 11								
5	1.12Mi.	**5655 KETTLE ROCK DR** **ATWATER, CA 95301-8035**	05/02/2025	$1,125,000	$357	3144	11/4/3	2005	43,560 SF	Yes
		APN: 207-252-013-000 Document #: 2025012354 Document Type: Price Code: R Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 16 Subdivision: CEDAR SPRINGS ESTATES MapRef: MB 62 PG 23&24 Abbreviated Description: Lot:16 Subdivision:CEDAR SPRINGS ESTATES Map Ref:MB 62 PG 23&24City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								

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.	**5469 MULBERRY AVE**			$725,000	2,001	6/3/2	1977	1 SF	
.09Mi.	**2481 STATION AVE**			$890,000	864	6/2/1	1970	1 SF	
.14Mi.	**5576 ZEINER CT**			$631,309	3,032	8/4/3	1991	1 SF	Yes
.15Mi.	**5317 MULBERRY AVE**			$406,198	1,371	7/3/2	1974	1 SF	Yes
.21Mi.	**5540 NUTCRACKER CT**			$541,792	1,909	8/3/2	1990	1 SF	Yes
.23Mi.	**5700 MULBERRY AVE**			$566,729	1,191	5/2/1.5	2002	2 SF	Yes
.26Mi.	**2695 STATION AVE**			$532,887	2,335	9/4/3	1989	1 SF	Yes
.26Mi.	**2709 STATION AVE**			$599,927	2,775	10/4/3	1991	5 SF	Yes
.33Mi.	**2171 STATION AVE**			$1,490,000	639	3/1/1	1983	4 SF	Yes
.33Mi.	**5531 FLEMING RD**			$222,308	1,977	7/3/2	1958	2 SF	
.34Mi.	**5261 ELLIOTT AVE**			$637,500	1,469	6/3/1.5	1952	38,332 SF	
.35Mi.	**2794 STATION AVE**			$212,720	1,396	12/3/2	1902	34,412 SF	
.35Mi.	**5370 FLEMING RD**			$766,494	1,759	8/3/2	1976	1 SF	Yes
.36Mi.	**5241 ELLIOTT AVE**			$506,009	1,500	6/3/2	1971	2 SF	Yes
.37Mi.	**5673 ELLIOTT AVE**			$265,684	1,626	8/2/1.5	1951	1 SF	Yes
.4Mi.	**2084 STATION AVE**			$375,270	1,802	5/3/2	1984	1 SF	Yes

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	59%

ICE SiteX Report

OrderID: 97573623

Demographics & Income

Median Age:	34.1 years old	Households:	12,618
Median Household Income:	$71,232	Households w/Family:	79%
Household Income Per Capita:	$29,137	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	McSwain Union Elementary School District	Students:	912
Number of Schools:	1	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.89Mi.	**McSwain Elementary School** Number of Students: 912 Student-Teacher Ratio: 20.93	C+	Public	KG - 8
1.89Mi.	**McSwain Elementary School** Number of Students: 912 Student-Teacher Ratio: 20.93	C+	Public	KG - 8
1.80Mi.	**Buhach Colony High School** Number of Students: 1,704 Student-Teacher Ratio: 22.51 Advanced Placement: Yes	B-	Public	9 - 12
1.80Mi.	**Buhach Colony High School** Number of Students: 1,704 Student-Teacher Ratio: 22.51 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **5469 MULBERRY AVE, ATWATER, CA 95301-9441** 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	107%	SIMILAR
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	89%	LOWER
FORCIBLE RAPE	111%	HIGHER
MURDER	96%	SIMILAR
OVERALL	93%	SIMILAR

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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