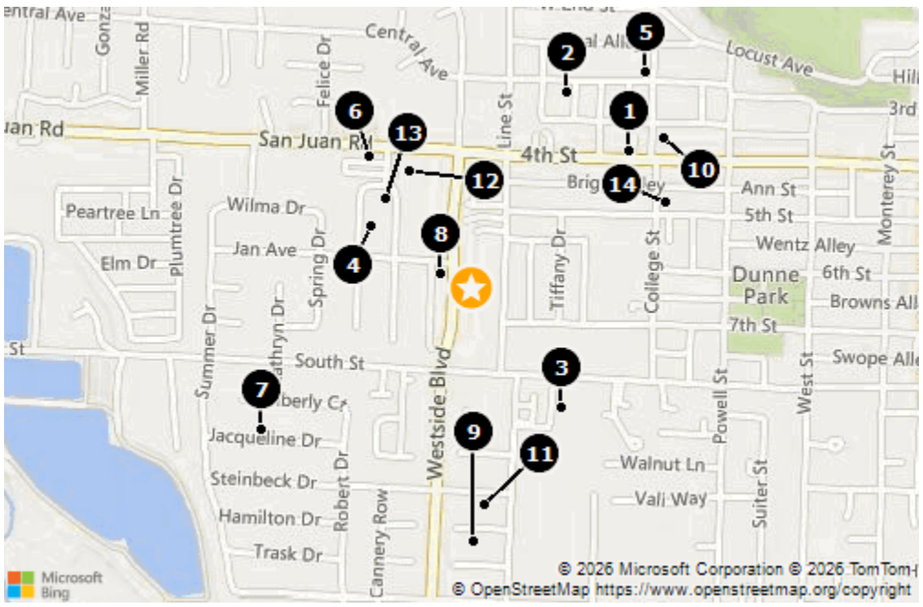
ICE SiteX Report

OrderID: 98671683

SiteX Property Information Report



Subject Property Location

620 WESTSIDE BLVD, HOLLISTER, CA 95023-3436

County:	**SAN BENITO CA**	Census Tract:	060690007.012015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	052-010-018-000	Thomas Bros Pg-Grid:	1039-4J

Valuation

Value:	**$627,000**	FSD:	12	Common Confidence Score:	54
Value Range:	$551,760 - $702,240	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	1-055
Assd Land Value:	$220,507	Market Land Value:		Tax Year:	2026
Assd Improvement:	$348,173	Market Improvment Value:		Total Taxable Value:	$6,972
Total Assessed Value:	$568,680	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: COLLEGE GROUNDS
Abbreviated Description: 620 WESTSIDE BLVD

Property Characteristics

Lot Size:	6,120 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/27/2026	Sales Price:	$569,800
Document #:	2026-0002469 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/10/2025	Sales Price:	N/A
Document #:	2025-0000183 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/12/2024	Loan Amount:	N/A
Document #:	2024-0008530 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2055	Type Finance:	
Legal Description:			

Lot: 3 Subdivision: PARCEL MAP MINOR SUBDIVISION NO 99 12

Prior Transfer

Recording Date:	07/30/2020	Sales Price:	N/A
Document #:	2020-0009090 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	06/29/2020	Sales Price:	N/A
Document #:	2020-0007490 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/24/2020		
Document Type:			

Legal Description:
Lot: 3 Subdivision: PARCEL MAP Map Ref: MB 9 PG 39
City/Muni/Twp: HOLLISTER

Prior Transfer

Recording Date:	09/06/2017	Sales Price:	N/A
Document #:	2017-0008127 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/25/2017	Sales Price:	$490,000
Document #:	2017-0007734 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/21/2017		
Document Type:			

Legal Description:
Lot: 3 Subdivision: PARCEL MAP MINOR SUBDIVISION #99-12 Map Ref: PM9 PG39
City/Muni/Twp: HOLLISTER

Prior Transfer

Recording Date:	09/02/2014	Sales Price:	$286,935
Document #:	2014-0006944 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/07/2014	Loan Amount:	N/A
Document #:	2014-0006219 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2044	Type Finance:	

Legal Description:
Lot: 3 Subdivision: PARCEL MAP MINOR SUBDIVISION #99-12
City/Muni/Twp: HOLLISTER

Prior Transfer

Recording Date:	04/05/2013	Sales Price:	$315,000
Document #:	2013-0003518 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/02/2013		
Document Type:			

Legal Description:
Lot: 3 Subdivision: MINOR SUBDIVISION #99-12 Map Ref: PM9 PG39
City/Muni/Twp: HOLLISTER

Prior Transfer

Recording Date:	01/30/2013	Sales Price:	$217,000
Document #:	2013-0000935 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/22/2013		
Document Type:			

Legal Description:
Lot: 3 Map Ref: PM9 PG39
City/Muni/Twp: HOLLISTER

Prior Transfer

Recording Date:	03/20/2012	Sales Price:	$512,000
Document #:	2012-0002588 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/26/2006	Sales Price:	$415,500
Document #:	2006-0007867 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/09/2006	Loan Amount:	N/A
Document #:	2006-0006776 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2036	Type Finance:	FIX

Legal Description:
Lot: 3 Subdivision: MINOR SUBDIVISION #99-2
City/Muni/Twp: HOLLISTER

Prior Transfer

Recording Date:	08/30/2005	Sales Price:	$271,200
Document #:	2005-0015320 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/03/2005	Sales Price:	N/A
Document #:	2005-0013608 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/25/2005		
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 3 Subdivision: MINOR SUBDIVISION #99-2 Map Ref: PM9 PG39
City/Muni/Twp: HOLLISTER

Prior Transfer

Recording Date:	07/29/2003	Sales Price:	$339,000
Document #:	2003-0014919 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/22/2003		
Document Type:			

Legal Description:
Lot: 3 Map Ref: PM9 PG39
Abbreviated Description: PARCEL MAP MINOR SUB #99-2
City/Muni/Twp: HOLLISTER

Prior Transfer

Recording Date:	07/15/2003	Sales Price:	$339,000
Document #:	2003-0013803 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/13/2003		
Document Type:			

Legal Description:
Lot: 3 Map Ref: PM1 PG109
City/Muni/Twp: HOLLISTER

Prior Transfer

Recording Date:	07/15/2003	Sales Price:	N/A
Document #:	2003-0013802 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/27/2003		
Document Type:			

Legal Description:
Lot: 3 Map Ref: PM1 PG109
City/Muni/Twp: HOLLISTER

Prior Transfer

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

Legal Description:
Subdivision: COLLEGE GROUNDS
Abbreviated Description: 620 WESTSIDE BLVD

Area Sales Analysis

Total Area Sales	$9,519,000	Median # of Bedrooms	3
Median Lot Size	5,305 SF	Median # of Baths	1.5
Median Living Area	1,085 SF	Median Year Built	1961
Price Range - 2 Yrs	$510,000 to $850,000	Age Range	5 years to 126 years
Median Value	$696,250	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**742 4TH ST** **HOLLISTER, CA 95023-3604**	09/23/2026	$510,000	$491	1037	6/2/2	1910	5,400 SF	
		APN: 053-210-020-000 Document #: 2026-0007088 Document Type: Price Code: R Land Use: Single Family Residential Legal: MapRef: MB 4 PG 3 Abbreviated Description: Map Ref:MB 4 PG 3City/Muni/Twp:HOLLISTER City/Muni/Twp: HOLLISTER								
2	.28Mi.	**827 CENTRAL AVE** **HOLLISTER, CA 95023-3526**	07/13/2026	$540,000	$714	756	5/2/1	1920	4,830 SF	
		APN: 053-220-026-000 Document #: 2026-0005096 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5&6 Block: 4 Subdivision: PIERCES ADDITION MapRef: VOL 2 PG 4 Abbreviated Description: Lot:5&6 Block:4 Subdivision:PIERCES ADDITION Map Ref:VOL 2 PG 4City/Muni/Twp:HOLLISTER City/Muni/Twp: HOLLISTER								
3	.19Mi.	**801 SOUTH ST** **HOLLISTER, CA 95023-4525**	07/07/2026	$850,000	$322	2637	/4/2		26,814 SF	
		APN: 055-040-002-000 Document #: 2026-0004962 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Subdivision: THE SAN JUSTO RANCHO MapRef: VOL 1 PG 64 Abbreviated Description: Subdivision:THE SAN JUSTO RANCHO Map Ref:VOL 1 PG 64Abbreviated Description:PORTION LOT31 City/Muni/Twp:HOLLISTER City/Muni/Twp: HOLLISTER								
4	.15Mi.	**551 GABRIELE CT** **HOLLISTER, CA 95023-3277**	07/02/2026	$745,000	$392	1899	6/3/2	2020	3,793 SF	
		APN: 052-300-016-000 Document #: 2026-0004881 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 62 Subdivision: TRACT NO 347 MapRef: MB F PG 93 Abbreviated Description: Lot:62 Subdivision:TRACT NO 347 Map Ref:MB F PG 93City/Muni/Twp:HOLLISTER City/Muni/Twp: HOLLISTER								
5	.36Mi.	**706 CENTRAL AVE** **HOLLISTER, CA 95023-3525**	06/12/2026	$697,500	$616	1132	7/3/2	1922	6,608 SF	
		APN: 053-270-017-000 Document #: 2026-0004378 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11A&12 Block: 3 Subdivision: PIERCES ADDITION MapRef: VOL 2 PG 4 Abbreviated Description: Lot:11A&12 Block:3 Subdivision:PIERCES ADDITION Map Ref:VOL 2 PG 4Abbreviated Description:EAST9FT LOT12 City/Muni/Twp:HOLLISTER City/Muni/Twp: HOLLISTER								
6	.22Mi.	**1131 JULIA CIR** **HOLLISTER, CA 95023-3272**	06/04/2026	$615,000	$384	1600	6/3/2	2020	1,391 SF	
		APN: 052-080-010-000 Document #: 2026-0004145 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Subdivision: TRACT NO 347 MapRef: MB 16 PG 57 Abbreviated Description: Lot:9 Subdivision:TRACT NO 347 Map Ref:MB 16 PG 57City/Muni/Twp:HOLLISTER City/Muni/Twp: HOLLISTER								

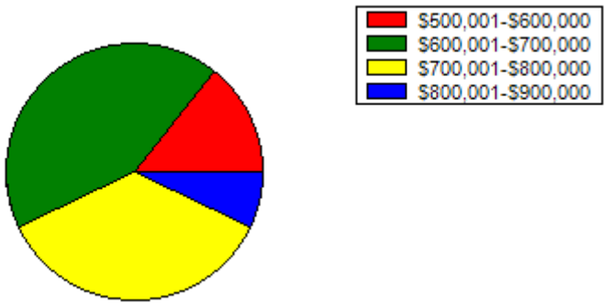
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7	.33Mi.	**1190 JACQUELINE DR** **HOLLISTER, CA 95023-2412**	05/29/2026	$695,000			//		5,928 SF
	APN: 058-070-064-000 Document #: 2026-0003982 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 67 Subdivision: HILLVIEW SUBDIVISION PHASE 2 Tract No: 270 MapRef: MB 12 PG 52 Abbreviated Description: Lot:67 Subdivision:HILLVIEW SUBDIVISION PHASE 2 Tract No:270 Map Ref:MB 12 PG 52City/Muni/Twp:HOLLISTER City/Muni/Twp: HOLLISTER							
8	.04Mi.	**601 CHAPARRAL CT** **HOLLISTER, CA 95023-3460**	05/19/2026	$620,000			//		5,209 SF
	APN: 052-290-001-000 Document #: 2026-0003767 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Subdivision: CHAPARRAL COURT Tract No: 227 MapRef: MB 10 PG 98 Abbreviated Description: Lot:26 Subdivision:CHAPARRAL COURT Tract No:227 Map Ref:MB 10 PG 98City/Muni/Twp:HOLLISTER City/Muni/Twp: HOLLISTER							
9	.33Mi.	**931 HELD CT** **HOLLISTER, CA 95023-2437**	04/20/2026	$760,000			//		6,000 SF
	APN: 058-050-060-000 Document #: 2026-0002988 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Subdivision: EDEN WEST UNIT NO 3 & 4 Tract No: 212 MapRef: MB 15 PG 64 Abbreviated Description: Lot:16 Subdivision:EDEN WEST UNIT NO 3 & 4 Tract No:212 Map Ref:MB 15 PG 64City/Muni/Twp:HOLLISTER City/Muni/Twp: HOLLISTER							
10	.32Mi.	**367 COLLEGE ST** **HOLLISTER, CA 95023-3687**	04/17/2026	$615,000	$632	973	/3/1		3,942 SF
	APN: 053-150-003-000 Document #: 2026-0002975 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:HOLLISTER City/Muni/Twp: HOLLISTER							
11	.28Mi.	**941 STEINBECK DR** **HOLLISTER, CA 95023-2421**	02/12/2026	$749,000	$395	1892	/5/3	2000	6,174 SF
	APN: 058-050-039-000 Document #: 2026-0000973 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: EDEN WEST UNIT II Tract No: 212 MapRef: MB 12 PG 19 Abbreviated Description: Lot:24 Subdivision:EDEN WEST UNIT II Tract No:212 Map Ref:MB 12 PG 19City/Muni/Twp:HOLLISTER City/Muni/Twp: HOLLISTER							
12	.17Mi.	**1000 BRIDGET CIR** **HOLLISTER, CA 95023-3268**	02/11/2026	$620,000	$449	1378	6/3/2	2021	1,390 SF
	APN: 052-080-030-000 Document #: 2026-0000927 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Subdivision: TRACT NO 347 MapRef: MB 16 PG 57 Abbreviated Description: Lot:29 Subdivision:TRACT NO 347 Map Ref:MB 16 PG 57City/Muni/Twp:HOLLISTER City/Muni/Twp: HOLLISTER							
13	.16Mi.	**500 DURAN DR** **HOLLISTER, CA 95023-3266**	01/15/2026	$752,500			//		4,662 SF
	APN: 052-300-022-000 Document #: 2026-0000342 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 56 Subdivision: SOLORIO PARK I Tract No: 347 MapRef: MB 16 PG 57 Abbreviated Description: Lot:56 Subdivision:SOLORIO PARK I Tract No:347 Map Ref:MB 16 PG 57City/Muni/Twp:HOLLISTER City/Muni/Twp: HOLLISTER							
14	.28Mi.	**696 5TH ST** **HOLLISTER, CA 95023-3608**	12/30/2025	$750,000	$564	1328	/3/1	1900	8,400 SF
	APN: 053-400-010-000 Document #: 2025-0008195 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: 1 MapRef: VOL 1 PG 59 Abbreviated Description: Block:1 Map Ref:VOL 1 PG 59City/Muni/Twp:HOLLISTER City/Muni/Twp: HOLLISTER							

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.

ICE SiteX Report

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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.	**620 WESTSIDE BLVD**			$568,680				6,120 SF	
.01Mi.	**630 WESTSIDE BLVD**			$315,224	1,880	/4/2	2003	6,073 SF	
.01Mi.	**600 WESTSIDE BLVD**			$201,545				10,160 SF	
.02Mi.	**640 WESTSIDE BLVD**			$331,774	1,880	/4/2	2002	6,302 SF	
.02Mi.	**638 LINE ST**			$514,423	1,046	/2/1	1937	10,256 SF	
.03Mi.	**634 LINE ST**			$193,169	1,016	/3/1	1900	10,070 SF	
.03Mi.	**640 LINE ST**			$237,246	1,438	/3/2	1946	7,200 SF	
.04Mi.	**621 CHAPARRAL CT**			$259,562				4,472 SF	
.04Mi.	**631 CHAPARRAL CT**			$259,562				4,472 SF	
.04Mi.	**611 CHAPARRAL CT**			$259,562				4,472 SF	
.04Mi.	**641 CHAPARRAL CT**			$259,562				4,472 SF	
.04Mi.	**654 LINE ST**			$475,135				8,260 SF	
.04Mi.	**651 CHAPARRAL CT**			$259,562				4,472 SF	
.04Mi.	**601 CHAPARRAL CT**			$256,029				5,209 SF	
.05Mi.	**661 CHAPARRAL CT**			$259,562				4,472 SF	
.05Mi.	**700 LINE ST**			$631,322	3,026	9/5/3	1904	11,138 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	36.2 years old	Households:	18,430
Median Household Income:	$98,198	Households w/Family:	79%
Household Income Per Capita:	$39,530	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	46%

School District

School District Zone:	Hollister School District	Students:	5,909
Number of Schools:	10	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.47Mi.	**Accelerated Achievement Academy** Number of Students: 151 Student-Teacher Ratio: 27.4	A+	Public	5 - 8
0.47Mi.	**Accelerated Achievement Academy** Number of Students: 151 Student-Teacher Ratio: 27.4	A+	Public	5 - 8
0.24Mi.	**R. O. Hardin Elementary School** Number of Students: 461 Student-Teacher Ratio: 23.05	F	Public	KG - 5
0.24Mi.	**R. O. Hardin Elementary School** Number of Students: 461 Student-Teacher Ratio: 23.05	F	Public	KG - 5
0.82Mi.	**Hollister High School** Number of Students: 3,316 Student-Teacher Ratio: 23.09 Advanced Placement: Yes	C+	Public	9 - 12
0.82Mi.	**Hollister High School** Number of Students: 3,316 Student-Teacher Ratio: 23.09 Advanced Placement: Yes	C+	Public	9 - 12
1.10Mi.	**Rancho San Justo** Number of Students: 653 Student-Teacher Ratio: 20.47	D+	Public	6 - 8
1.10Mi.	**Rancho San Justo** Number of Students: 653 Student-Teacher Ratio: 20.47	D+	Public	6 - 8
1.63Mi.	**Hollister Dual Language Academy** Number of Students: 858 Student-Teacher Ratio: 23.7	C+	Public	KG - 8
1.63Mi.	**Hollister Dual Language Academy** Number of Students: 858 Student-Teacher Ratio: 23.7	C+	Public	KG - 8

ICE SiteX Report

OrderID: 98671683

Flood Report

The Subject Property of **620 WESTSIDE BLVD, HOLLISTER, CA 95023-3436** 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	108%	SIMILAR
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	89%	LOWER
OVERALL	84%	LOWER

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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