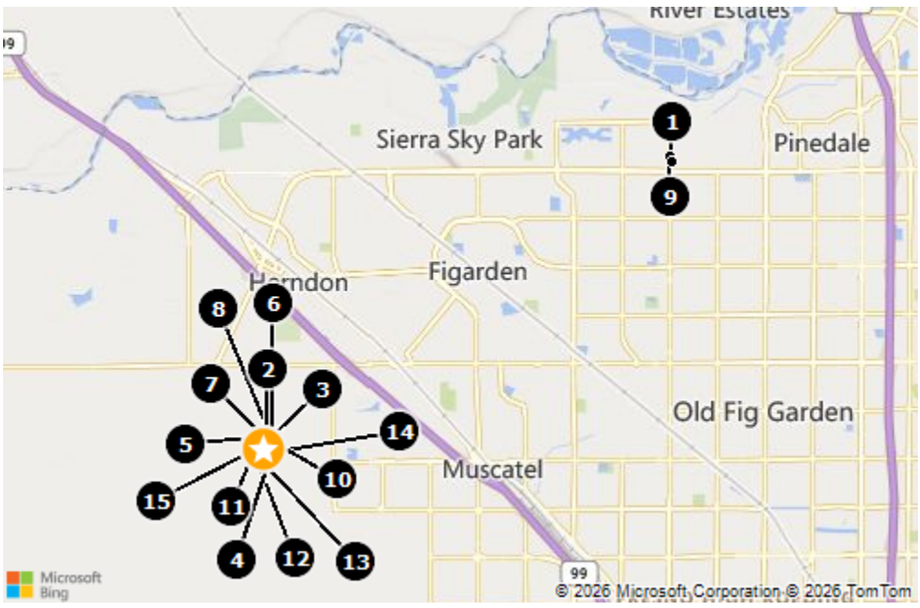
ICE SiteX Report

OrderID: 97938867

SiteX Property Information Report



Subject Property Location

6231 W SWIFT AVE, FRESNO, CA 93723-4078

County:	**FRESNO CA**	Census Tract:	060190038.121000
Property Use:	Single Family Residential	Zoning:	RS5
Parcel Number:	512-242-02S	Thomas Bros Pg-Grid:	

Valuation

Value:	**$453,000**	FSD:	7	Common Confidence Score:	77
Value Range:	$421,290 - $484,710	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	5-392
Assd Land Value:	$81,600	Market Land Value:		Tax Year:	2025
Assd Improvement:	$342,618	Market Improvment Value:		Total Taxable Value:	$6,045
Total Assessed Value:	$424,218	Total Assessor Market Value:		Delinquent Year:	2024
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Tract No: 6258
Abbreviated Description: SUR RT LOT 10 OF TRACT NO 6258 BK 90 PGS 78-81

Property Characteristics

Lot Size:	3,200 SF	Bedrooms:	4	Pool:	
Building Area:	2044 SF	Baths:	2.75	Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/01/2026	Sales Price:	N/A
Document #:	2026-0032457 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/18/2024	Sales Price:	$408,439
Document #:	2024-0116496 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/25/2024	Sales Price:	$416,000
Document #:	2024-0027784 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/11/2024		
Document Type:			
Legal Description:			

Lot: 10 Subdivision: TRACT NO 6258 Map Ref: MB 90 PG 78-81
City/Muni/Twp: FRESNO

Prior Transfer

Recording Date:	10/12/2023	Sales Price:	$13,940,000
			Multiple Parcels Involved in this transaction

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Document #:	2023-0095141 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/10/2023		
Document Type:			

Legal Description:
Lot: 1-3&7-16 Subdivision: TRACT NO 6258 Map Ref: MB 90 PG 78-81

Prior Transfer

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

Legal Description:
Lot: 10 Tract No: 6258
Abbreviated Description: SUR RT LOT 10 OF TRACT NO 6258 BK 90 PGS 78-81

Area Sales Analysis

Total Area Sales	$7,480,000	Median # of Bedrooms	3
Median Lot Size	3,256 SF	Median # of Baths	2.25
Median Living Area	1,564 SF	Median Year Built	2023
Price Range - 2 Yrs	$360,000 to $740,000	Age Range	2 years to 4 years
Median Value	$440,000	Median Age	3 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**7118 W WILLIS AVE** **FRESNO, CA 93723-4165**	07/06/2026	$440,000	$281	1564	/3/1.75		5,000 SF	
		APN: 512-312-12 Document #: 2026-0065839 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35 Subdivision: TRACT NO 6212 MapRef: MB 93 PG 27-30 Abbreviated Description: Lot:35 Subdivision:TRACT NO 6212 Map Ref:MB 93 PG 27-30City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO								
2	.07Mi.	**4188 N CONTESSA AVE** **FRESNO, CA 93723-4117**	06/29/2026	$735,000	$240	3058	/5/3.5	2023	7,776 SF	
		APN: 512-261-11S Document #: 2026-0063813 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Subdivision: TRACT NO 6272 MapRef: DOC 2025-0117021 Abbreviated Description: Lot:20 Subdivision:TRACT NO 6272 Map Ref:DOC 2025-0117021City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO								
3	.14Mi.	**6254 W HOLLAND AVE** **FRESNO, CA 93723-4159**	04/30/2026	$550,000	$229	2400	/4/2.5	2024	6,678 SF	
		APN: 512-184-15 Document #: 2026-0042927 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: TRACT NO 6272 MapRef: VOL 92 PG 1-3 Abbreviated Description: Lot:6 Subdivision:TRACT NO 6272 Map Ref:VOL 92 PG 1-3City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO								
4	.1Mi.	**4085 N SANDRINI AVE** **FRESNO, CA 93723-3900**	04/09/2026	$395,000	$254	1553	/3/2.5	2022	2,679 SF	
		APN: 512-245-22S Document #: 2026-0035752 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 88 Tract No: 6528 MapRef: MB 90 PG 78-81 Abbreviated Description: Lot:88 Tract No:6528 Map Ref:MB 90 PG 78-81City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO								
5	.14Mi.	**6270 W HOLLAND AVE** **FRESNO, CA 93723-4159**	03/30/2026	$740,000	$228	3243	/5/3.5	2023	9,576 SF	
		APN: 512-184-16 Document #: 2026-0031998 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Subdivision: TRACT 6272 MapRef: VOL 92 PG 1-3 Abbreviated Description: Lot:17 Subdivision:TRACT 6272 Map Ref:VOL 92 PG 1-3City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO								
6	.09Mi.	**6122 W SWIFT AVE** **FRESNO, CA 93723-4146**	12/08/2025	$435,000	$222	1955	/4/2.5	2022	2,720 SF	
		APN: 512-253-03S Document #: 2025-0117183 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 61 Subdivision: TRACT 6271 MapRef: MB 91 PG 63 Abbreviated Description: Lot:61 Subdivision:TRACT 6271 Map Ref:MB 91 PG 63City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO								
7	.14Mi.	**6230 W HOLLAND AVE** **FRESNO, CA 93723-4159**	08/01/2025	$738,000	$227	3243	/5/3.5	2023	6,678 SF	
		APN: 512-234-13 Document #: 2025-0073224 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: TRACT 6272 Abbreviated Description: Lot:5 Subdivision:TRACT 6272 City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO								
8	.13Mi.	**6105 W RICHERT AVE** **FRESNO, CA 93723-4144**	07/30/2025	$360,000	$309	1163	/2/2	2022	2,600 SF	
		APN: 512-254-08S Document #: 2025-0072318 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 78 Tract No: 6271 MapRef: MB 91 PG 63-66 Abbreviated Description: Lot:78 Tract No:6271 Map Ref:MB 91 PG 63-66City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO								
9	.03Mi.	**7109 W WILLIS AVE** **FRESNO, CA 93723-4165**	07/15/2025	$403,000			//		5,250 SF	
		APN: 512-313-03 Document #: 2025-0067181 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Subdivision: TRACT NO 6212 MapRef: VOL 93 PG 27-30 Abbreviated Description: Lot:31 Subdivision:TRACT NO 6212 Map Ref:VOL 93 PG 27-30City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO								
10	.12Mi.	**6126 W RICHERT AVE** **FRESNO, CA 93723-4144**	07/03/2025	$415,000	$203	2044	/4/2.75	2022	2,600 SF	
		APN: 512-255-05S Document #: 2025-0063257 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 87 Subdivision: TRACT 6271 MapRef: MB 91 PG 63-66 Abbreviated Description: Lot:87 Subdivision:TRACT 6271 Map Ref:MB 91 PG 63-66City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO								
11	.12Mi.	**6364 W HADLEY AVE**	06/27/2025	$427,000			//		2,961 SF	

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FRESNO, CA 93723-4138
APN: 512-285-01S Document #: 2025-0061648
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 121 Subdivision: TRACT 6308 MapRef: VOL 92 PG 44-48 Abbreviated Description: Lot:121 Subdivision:TRACT 6308 Map Ref:VOL 92 PG 44-48City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO

12	.11Mi.	**6340 W HADLEY AVE**	05/30/2025	$439,500		//		2,914 SF

FRESNO, CA 93723-4138
APN: 512-285-09S Document #: 2025-0052401
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 140 Subdivision: TRACT 6308 Abbreviated Description: Lot:140 Subdivision:TRACT 6308 City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO

13	.08Mi.	**6304 W HADLEY AVE**	04/28/2025	$463,000		//		3,256 SF

FRESNO, CA 93723-4138
APN: 512-287-02S Document #: 2025-0040995
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 142 Subdivision: TRACT 6308 Tract No: 6308 MapRef: VOL 92 PG 44-48 Abbreviated Description: Lot:142 Subdivision:TRACT 6308 Tract No:6308 Map Ref:VOL 92 PG 44-48City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO

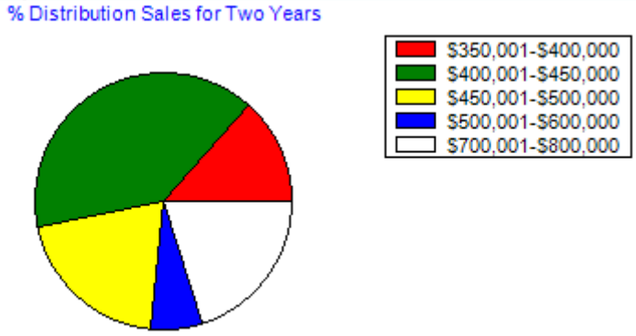
14	.15Mi.	**6292 W HADLEY AVE**	04/22/2025	$479,500		//		3,256 SF

FRESNO, CA 93723-4140
APN: 512-287-03S Document #: 2025-0038910
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 143 Subdivision: TRACT 6308 MapRef: DOC 2022-0106828 Abbreviated Description: Lot:143 Subdivision:TRACT 6308 Map Ref:DOC 2022-0106828City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO

15	.1Mi.	**4161 N CRESTA AVE**	04/01/2025	$460,000	$239	1924	/4/2.25	2024	3,174 SF

FRESNO, CA 93723-4130
APN: 512-275-09S Document #: 2025-0031751
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 134 Subdivision: TRACT NO 6308 MapRef: VOL 92 PG 44-48 Abbreviated Description: Lot:134 Subdivision:TRACT NO 6308 Map Ref:VOL 92 PG 44-48City/Muni/Twp:FRESNO City/Muni/Twp: FRESNO

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.	**6231 W SWIFT AVE**			$424,218	2,044	/4/2.75	2024	3,200 SF	
.01Mi.	**6219 W SWIFT AVE**			$401,125	1,553	/3/2.5	2024	3,200 SF	
.01Mi.	**6243 W SWIFT AVE**			$429,012	1,955	/4/2.5	2024	3,900 SF	
.02Mi.	**6207 W SWIFT AVE**			$449,922	2,044	/4/2.75	2024	3,200 SF	
.02Mi.	**6220 W WILLIS AVE**			$405,167	1,955	/4/2.5	2022	4,050 SF	
.02Mi.	**6232 W WILLIS AVE**			$373,437	1,955	/4/2.5	2022	5,896 SF	
.02Mi.	**6208 W WILLIS AVE**			$381,078	1,955	/4/2.5	2022	3,120 SF	
.02Mi.	**6195 W SWIFT AVE**			$417,588	1,806	/3/2.5	2024	3,200 SF	
.02Mi.	**6234 W SWIFT AVE**			$458,898	1,806	/3/2.5	2021	3,680 SF	
.03Mi.	**6222 W SWIFT AVE**			$455,000	1,908	/4/2.5	2021	3,680 SF	
.03Mi.	**6246 W SWIFT AVE**			$416,466	1,806	/3/2.5	2024	4,140 SF	
.03Mi.	**4143 N CONTESSA AVE**			$438,600	2,044	/4/2.75	2022	4,290 SF	
.03Mi.	**6196 W WILLIS AVE**			$488,685	1,908	/4/2.5	2022	3,280 SF	
.03Mi.	**6210 W SWIFT AVE**			$462,570	1,955	/4/2.5	2021	3,680 SF	
.03Mi.	**6183 W SWIFT AVE**			$450,942	2,044	/4/2.75	2024	3,200 SF	
.03Mi.	**4159 N OLINDA AVE**			$427,000	1,852	/4/2.25	2024	3,750 SF	

Rent vs. Own

Households Occupied by Renters: NA

Households Occupied by Owners: NA

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Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **6231 W SWIFT AVE, FRESNO, CA 93723-4078** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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