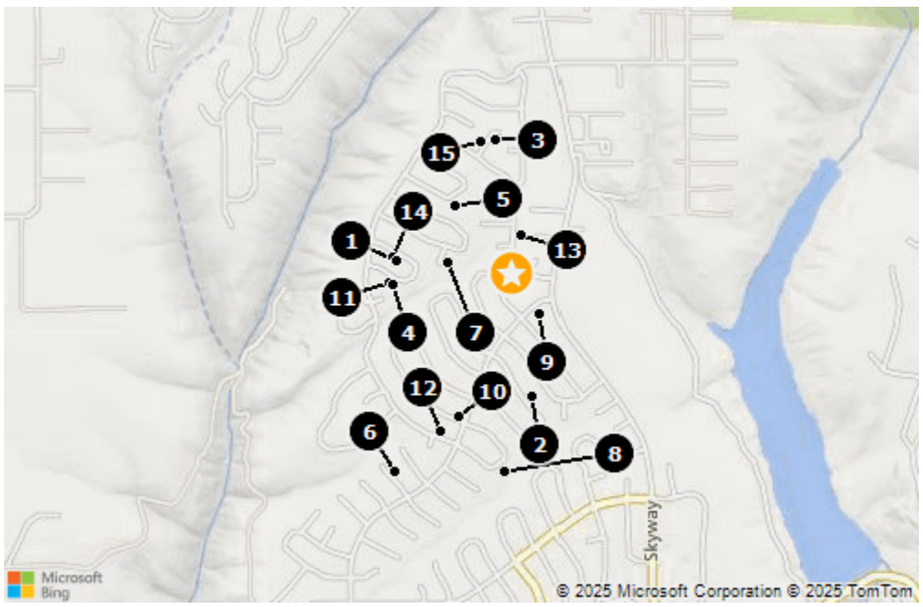
ICE SiteX Report

OrderID: 95924472

SiteX Property Information Report



Subject Property Location

6398 CUMBERLAND RD, MAGALIA, CA 95954-8912

County:	**BUTTE CA**	Census Tract:	060070017.032006
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	064-320-048-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$194,000**	FSD:	31
Value Range:	$133,860 - $254,140	Confidence Score:	69

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	93-014
Assd Land Value:	$16,403	Market Land Value:		Tax Year:	2025
Assd Improvement:	$145,000	Market Improvment Value:		Total Taxable Value:	$1,725
Total Assessed Value:	$161,403	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 48
Abbreviated Description: PARADISE PINES UNIT 4 LOT 48

Property Characteristics

Lot Size:	14,374 SF	Bedrooms:	2	Pool:	
Building Area:	1026 SF	Baths:	2	Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached	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:	07/21/2023	Loan Amount:	N/A
Document #:	2023-0019090 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	08/01/2054	Type Finance:	

Legal Description:
Lot: 48 Subdivision: PARADISE PINES UNIT NO 4
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	09/10/2019	Sales Price:	$15,000
Document #:	2019-0040287 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/09/2019		
Document Type:	Grant Deed		

Legal Description:
Lot: 48 Subdivision: PARADISE PINES UNIT NO 4 Map Ref: MB 35 PG 97-101
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	03/17/2009	Sales Price:	$20,000
Document #:	2009-0008810 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	03/03/2009	Sales Price:	$10,995
Document #:	2009-0006845 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/03/2009	Sales Price:	$60,000
Document #:	2009-0006844 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/25/2009		
Document Type:	Grant Deed		

Legal Description:
Lot: 48 Subdivision: PARADISE PINES UNIT #4 Map Ref: MAP35 PG97-101
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	02/22/2008	Loan Amount:	N/A
Document #:	2008-0006533 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 48 Subdivision: PARADISE PINES UNIT 4

Prior Transfer

Recording Date:	04/12/2006	Sales Price:	$13,000
Document #:	2006-0018143 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/12/2006	Loan Amount:	N/A
Document #:	2006-0018141 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 48 Subdivision: PARADISE PINES UNIT 4

Mortgage Record

Recording Date:	02/24/2005	Loan Amount:	N/A
Document #:	2005-0010697 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 48 Subdivision: PARADISE PINES UNIT #4
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	02/24/2005	Loan Amount:	N/A
Document #:	2005-0010696 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 48 Subdivision: PARADISE PINES UNIT #4
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	08/19/2002	Sales Price:	N/A
Document #:	2002-0042750 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/05/2002		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 48 Subdivision: PARADISE PINES UNIT #4 Map Ref: MAP35 PG97-101
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	08/19/2002	Sales Price:	$40,000
Document #:	2002-0042749 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/05/2002		
Document Type:	Grant Deed		

Legal Description:
Lot: 48 Subdivision: PARADISE PINES UNIT #4 Map Ref: MAP35 PG97-101
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	03/18/2002	Sales Price:	$35,835
Document #:	2002-0013524 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/13/2002		
Document Type:	Trustee's Deed (Certificate of Title)		

Legal Description:
Lot: 48 Subdivision: PARADISE PINES UNIT #4 Map Ref: MAP35 PG97-101

Prior Transfer

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

Legal Description:
Lot: 48
Abbreviated Description: PARADISE PINES UNIT 4 LOT 48

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Area Sales Analysis

Total Area Sales	$1,814,500	Median # of Bedrooms	2
Median Lot Size	10,454 SF	Median # of Baths	2
Median Living Area	1,280 SF	Median Year Built	1978
Price Range - 2 Yrs	$15,000 to $215,000	Age Range	1 years to 53 years
Median Value	$125,000	Median Age	47 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**14281 MANATEE CIR** **MAGALIA, CA 95954-9608**	08/26/2025	$200,000	$127	1568	2/2/2	1987	10,018 SF	
		APN: 064-450-048-000 Document #: 2025-0022501 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 33 Subdivision: PARADISE PINES UNIT NO 6 MapRef: MB 35 PG 92-94 Abbreviated Description: Lot:33 Subdivision:PARADISE PINES UNIT NO 6 Map Ref:MB 35 PG 92-94City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.31Mi.	**14174 NORWICH CIR** **MAGALIA, CA 95954-9410**	08/13/2025	$186,000	$129	1440	3/3/2	1979	10,454 SF	
		APN: 064-360-017-000 Document #: 2025-0021355 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 173 Subdivision: PARADISE PINES UNIT NO 4 MapRef: MB 35 PG 97-101 Abbreviated Description: Lot:173 Subdivision:PARADISE PINES UNIT NO 4 Map Ref:MB 35 PG 97-101City/Muni/Twp:MAGALIA City/Muni/Twp: MAGALIA								
3	.33Mi.	**14402 TULANE CT** **MAGALIA, CA 95954-9614**	07/15/2025	$215,000	$148	1452	/2/2	1984	10,454 SF	
		APN: 064-400-053-000 Document #: 2025-0018527 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 88 Subdivision: PARADISE PINES UNIT NO 5 WHICH MAP WAS RECORDED IN MapRef: MB 35 PG 88-91 Abbreviated Description: Lot:88 Subdivision:PARADISE PINES UNIT NO 5 WHICH MAP WAS RECORDED IN Map Ref:MB 35 PG 88-91City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.3Mi.	**14246 MANATEE CIR** **MAGALIA, CA 95954-9608**	06/16/2025	$100,000	$83	1200	/2/2	1974	10,018 SF	
		APN: 064-450-013-000 Document #: 2025-0016115 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 13 Subdivision: PARADISE PINES UNIT NO 6 MapRef: MB 35 PG 92-94 Abbreviated Description: Lot:13 Subdivision:PARADISE PINES UNIT NO 6 Map Ref:MB 35 PG 92-94City/Muni/Twp:MAGALIA City/Muni/Twp: MAGALIA								
5	.22Mi.	**14338 BETHANY CIR** **MAGALIA, CA 95954-9612**	05/23/2025	$60,000	$44	1344	7/2/2	1974	11,325 SF	
		APN: 064-390-045-000 Document #: 2025-0013596 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 41 Subdivision: PARADISE PINES UNIT NO 5 MapRef: MB 35 PG 88-91 Abbreviated Description: Lot:41 Subdivision:PARADISE PINES UNIT NO 5 Map Ref:MB 35 PG 88-91City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.57Mi.	**6255 SEABURY CT** **MAGALIA, CA 95954-9418**	02/25/2025	$190,000	$148	1280	3/3/2	2021	12,196 SF	
		APN: 064-590-023-000 Document #: 2025-0003973 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 99 Subdivision: PARADISE PINES UNIT NO 11 MapRef: MB 38 PG 17-19 Abbreviated Description: Lot:99 Subdivision:PARADISE PINES UNIT NO 11 Map Ref:MB 38 PG 17-19City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
7	.16Mi.	**14304 CULVER CT** **MAGALIA, CA 95954-9610**	02/20/2025	$15,000			//	1972	10,890 SF	
		APN: 064-440-017-000 Document #: 2025-0003606 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 61 Subdivision: PARADISE PINES UNIT NO 6 Legal Unit: 6 MapRef: MB 35 PG 92-94 Abbreviated Description: Lot:61 Subdivision:PARADISE PINES UNIT NO 6 Legal Unit:6 Map Ref:MB 35 PG 92-94City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
8	.49Mi.	**14084 TEMPLE CIR** **MAGALIA, CA 95954-9413**	01/02/2025	$135,500	$86	1566	/3/2	2024	10,454 SF	
		APN: 064-480-026-000 Document #: 2025-0000054 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 27 Subdivision: PARADISE PINES UNIT NO 8 MapRef: MB 38 PG 1-4 Abbreviated Description: Lot:27 Subdivision:PARADISE PINES UNIT NO 8 Map Ref:MB 38 PG 1-4City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
9	.12Mi.	**14178 CRESTON RD** **MAGALIA, CA 95954-8829**	12/23/2024	$90,000	$72	1248	/2/2	1977	10,454 SF	
		APN: 064-330-040-000 Document #: 2024-0032871 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 238 Subdivision: PARADISE PINES UNIT NO 4 MapRef: MB 35 PG 97-101 Abbreviated Description: Lot:238 Subdivision:PARADISE PINES UNIT NO 4 Map Ref:MB 35 PG 97-101City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
10	.37Mi.	**14078 WINGATE CIR** **MAGALIA, CA 95954-9474**	12/18/2024	$35,000	$29	1200	/2/2	1979	11,325 SF	
		APN: 064-550-015-000 Document #: 2024-0032507 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 72 Subdivision: PARADISE PINES UNIT NO 10 MapRef: MB 38 PG 11-14 Abbreviated Description: Lot:72 Subdivision:PARADISE PINES UNIT NO 10 Map Ref:MB 38 PG 11-14City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
11	.31Mi.	**14242 MANATEE CIR** **MAGALIA, CA 95954-9608**	10/10/2024	$125,000	$75	1648	7/2/2	1978	10,018 SF	
		APN: 064-450-012-000 Document #: 2024-0026753 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 12 Subdivision: PARADISE PINES UNIT NO 6 MapRef: MB 35 PG 92-94 Abbreviated Description: Lot:12 Subdivision:PARADISE PINES UNIT NO 6 Map Ref:MB 35 PG 92-94City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
12	.43Mi.	**14062 WYCLIFF WAY** **MAGALIA, CA 95954-9619**	10/04/2024	$205,000	$164	1248	2/2/2	1978	10,454 SF	
		APN: 064-550-040-000 Document #: 2024-0026297 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 76 Subdivision: PARADISE PINES UNIT NO 10 MapRef: MB 38 PG 11-14 Abbreviated Description: Lot:76 Subdivision:PARADISE PINES UNIT NO 10 Map Ref:MB 38 PG 11-14City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								

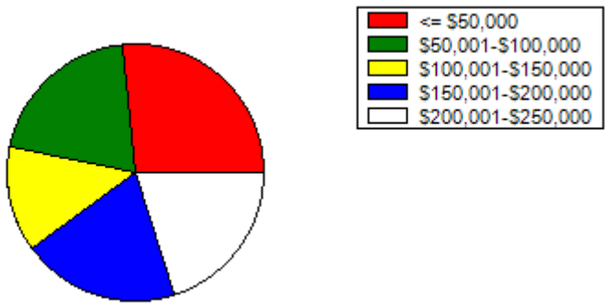
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13	.1Mi.	**6375 CUMBERLAND RD** **MAGALIA, CA 95954-8911**	10/04/2024	$20,000	$30	660	4/2/1	1976	11,325 SF	
	APN: 064-320-025-000 Document #: 2024-0026348 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 25 Subdivision: PARADISE PINES UNIT NO 4 MapRef: MB 35 PG 97-101 Abbreviated Description: Lot:25 Subdivision:PARADISE PINES UNIT NO 4 Map Ref:MB 35 PG 97-101City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
14	.3Mi.	**14287 MANATEE CIR** **MAGALIA, CA 95954-9608**	09/19/2024	$213,000	$147	1440	/2/2	1977	10,018 SF	Yes
	APN: 064-450-049-000 Document #: 2024-0025025 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 32 Subdivision: PARADISE PINES UNIT NO 6 Legal Unit: 6 MapRef: MB 35 PG 92-94 Abbreviated Description: Lot:32 Subdivision:PARADISE PINES UNIT NO 6 Legal Unit:6 Map Ref:MB 35 PG 92-94City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
15	.33Mi.	**14389 TULANE CT** **MAGALIA, CA 95954-9614**	08/14/2024	$25,000			//	1973	10,018 SF	
	APN: 064-400-045-000 Document #: 2024-0021028 Document Type: Grant Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 80 Subdivision: PARADISE PINES UNIT NO 5 MapRef: MB 35 PG 88-91 Abbreviated Description: Lot:80 Subdivision:PARADISE PINES UNIT NO 5 Map Ref:MB 35 PG 88-91City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								

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.

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.	**6398 CUMBERLAND RD**			$161,403	1,026	/2/2	2024	14,374 SF	
.03Mi.	**14243 SHERWOOD CIR**			$265,301	1,296	7/2/2	2020	10,018 SF	
.04Mi.	**6397 CUMBERLAND RD**			$3,060	1,248	/2/2	1976	11,761 SF	
.04Mi.	**6397 CUMBERLAND RD**			$67,626	1,248	6/2/2	1976	11,761 SF	
.04Mi.	**14247 SHERWOOD CIR**	**11/30/2011**		$106,461	1,223	7/2/2	2019	8,944 SF	
.05Mi.	**6376 CANTON CT**			$172,445	1,440	/2/2	1977	12,196 SF	
.05Mi.	**6374 CANTON CT**			$13,384	1,392	/3/2	1973	10,890 SF	
.05Mi.	**6374 CANTON CT**			$53,538	1,392	/2/2	1973	10,890 SF	
.06Mi.	**14230 HARVARD CT**			$130,466	1,213	7/2/2	2020	10,018 SF	
.06Mi.	**14249 CALDWELL CT**			$135,067	1,440	8/2/2	1974	11,761 SF	
.07Mi.	**14236 SHERWOOD CIR**			$209,154	1,994	/2/2	1982	14,374 SF	
.07Mi.	**6372 CANTON CT**			$265,301	1,749	/3/2	1999	25,700 SF	
.08Mi.	**14225 SHERWOOD CIR**			$79,635	960	/2/1	1981	14,374 SF	
.08Mi.	**14251 CALDWELL CT**			$79,633	1,464		1974	10,890 SF	
.08Mi.	**14251 CALDWELL CT**			$21,721	1,464	/2/2	1974	10,890 SF	
.08Mi.	**6375 CANTON CT**			$68,894			1982	10,454 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	48.0 years old	Households:	3,234
Median Household Income:	$64,593	Households w/Family:	63%
Household Income Per Capita:	$32,953	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Paradise Unified School District	Students:	1,533
Number of Schools:	11	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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4.58Mi. **Paradise Senior High School** Number of Students: 440 Student-Teacher Ratio: 15.01		B-	Public	9 - 12
0.95Mi. **Pine Ridge** Number of Students: 184 Student-Teacher Ratio: 16.58		B	Public	KG - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	98%	SIMILAR
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	81%	LOWER
MURDER	98%	SIMILAR
OVERALL	126%	HIGHER

Disaster Alerts

1/31/2024 - Severe Tornados, Flooding 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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