	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	205,168	1900	SFR	

OWNER INFORMATION			
Owner Name	Reed Wendell G (Te)	Tax Billing Zip	95353
Owner Name 2	Reed Norma M (Te)	Tax Billing ZIP + 4 Code	3191
Tax Billing Address	Po Box 3191	Owner Occupied	
Tax Billing City & State	Modesto, CA	Mail Opt Out Flag	

COMMUNITY INSIGHTS			
Median Home Value	\$479,697	School District	CALAVERAS UNIFIED
Median Home Value Rating	8 / 10	Family Friendly Score	29 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	32 / 100	Walkable Score	10 / 100
Total Incidents (1 yr)	111	Q1 Home Price Forecast	\$488,136
Standardized Test Rank	18 / 100	Last 2 Yr Home Appreciation	11%

LOCATION INFORMATION			
Census Tract	3.01	Topography	
Tract Number		Traffic	
Mailing Carrier Route	R002	School District	Calaveras
Subdivision		Comm College District Code	San Joaquin Delta Jt
Zoning	U	Elementary School District	
Section	36	Flood Zone Code	X
Map Page/Grid		Flood Zone Panel	06009C0400E
Location Influence		Flood Zone Date	12/17/2010
Neighborhood Code		Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
APN	016-009-003-000	Block ID	
Tax Area	51-135	Lot #	
Tax Appraisal Area		% Improved	
Water Tax Dist	Calaveras	Homestead Percent	
Fire Dept Tax Dist	San Andreas	Exemption(s)	
Legal Description	SR POR SW4 OF NW4 OF 36 T5R11		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$16,322	\$16,002	\$15,689
Assessed Value - Land	\$16,322	\$16,002	\$15,689
Assessed Value - Improved			
YOY Assessed Change (\$)	\$320	\$313	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$209		
2022	\$224	\$15	7.2%
2023	\$220	-\$4	-1.82%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
San Andreas Fire Protection	Actual	\$41.00	
Cusd General Oblig. Bonds	Actual	\$10.74	.06591
Calaveras County Go Bonds 07	Actual	\$2.76	.01692
Sanjoaquin Delta Coll Bonds	Actual	\$2.20	.0135

Total Of Special Assessments	Actual	\$41.00			
Total Estimated Tax Rate				0.0963	

CHARACTERISTICS					
Lot Frontage			Heat Type		
Lot Depth			Heat Fuel Type		
Lot Acres	4.71		Patio Type		
Lot Sq Ft	205,168		Parking Spaces		
Style	Conventional		Garage Type		
Gross Area			Garage Capacity		
Building Sq Ft			Garage Sq Ft		
Above Gnd Sq Ft			Roof Material		
Ground Floor Area			Construction		
2nd Floor Area			Exterior		
Basement Sq. Ft.			Floor Cover		
Stories			Foundation		
Condition			Pool		
Quality			Pool Size		
Total Units			Year Built	1900	
Total Rooms			Effective Year Built	1982	
Bedrooms			Other Impvs		
Total Baths			Other Rooms		
Full Baths			Equipment		
Half Baths			Condo Amenities		
Fireplace			Building Class		
Fireplace Count			Building Type		
Water			County Use Code	SFR Vacant Lot	
Sewer			Universal Land Use	SFR	
Cooling Type			# of Buildings	1	

SELL SCORE			
Rating	Very Low	Value As Of	2023-12-10 04:31:57
Sell Score	319		

LISTING INFORMATION			
Listing Number	17052949	Selling Date	
Status	Expired	Selling Price	
Status Change Date	02/14/2018	Listing Agent Name	
Listing Date	08/17/2017	Listing Office Name	CENTURY 21 TRI-DAM REALTY
Listing Price	\$85,000	Selling Broker Name	
Original Listing Price	\$85,000	Selling Agent Name	
Pending Date		Listing Cancellation Date	

Listing Number	
Status	
Listing Date	
Listing Price	
Original Listing Price	
Selling Date	
Selling Price	
Listing Expiration Date	
Listing Cancellation Date	

LAST MARKET SALE & SALES HISTORY			
Recording Date		Sale Type	
Settle Date		Deed Type	
Sale Price		Owner Name	Reed Wendell G (Te)
Price Per Sq Ft		Owner Name 2	Reed Norma M (Te)
Multi/Split Sale		Seller Name	
Document Number		Title Company	

Recording Date	02/10/2021	11/19/2020	12/21/2006	07/11/2002	07/11/2002
Settle Date	02/03/2021	11/07/2020	09/15/2006	05/28/2002	05/28/2002
Sale Price					
Nominal	Y	Y	Y	Y	Y
Multi/Split Sale Type	Multi	Multi	Multi	Multi	Multi

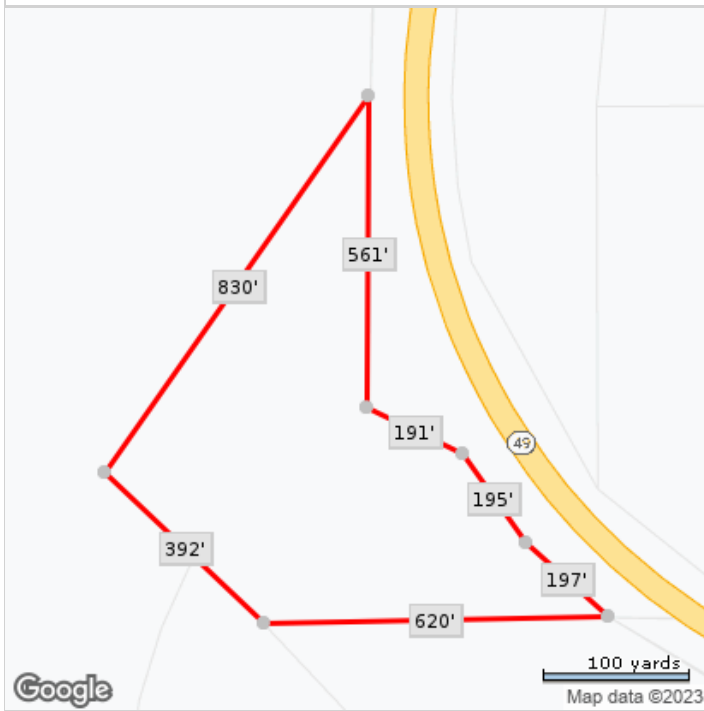
Owner Name	Reed Mandalay Family Ptshp Lp	Reed J & M Trust	Reed Trust	Reed Trust	Reed Wendell G
Seller Name	Reed J & M Trust	Reed Trust	Reed Trust	Reed Wendell G	Reed Rose Trust
Document Number	2861	17166	24547	13541	13540
Deed Type	Grant Deed	Grant Deed	Quit Claim Deed	Grant Deed	Grant Deed
Title Company	First American Title	First American Title	Attorney Only		

Recording Date	05/11/2001	09/21/1998	07/21/1998
Settle Date	05/07/2001	08/28/1998	05/04/1998
Sale Price			
Nominal	Y	Y	Y
Multi/Split Sale Type		Multi	Multi
Owner Name	Carrington Julia I 1999 Trust	Reed Trust Pt	Reed Trust Pt
Seller Name	Reed Trust	Reed Wendell & Norma	Reed Wendell & Norma
Document Number	7554	12817	9783
Deed Type	Grant Deed	Grant Deed	Grant Deed
Title Company			

MORTGAGE HISTORY
Mortgage Date
Mortgage Amount
Mortgage Lender
Borrower Name
Borrower Name 2
Mortgage Purpose
Mortgage Type
Interest Rate Type
Mortgage Int Rate
Mortgage Term
Mortgage Term Code

FORECLOSURE HISTORY
Document Type
Default Date
Foreclosure Filing Date
Recording Date
Document Number
Book Number
Page Number
Default Amount
Final Judgment Amount
Original Doc Date
Original Document Number
Original Book Page
Lien Type

PROPERTY MAP



*Lot Dimensions are Estimated

