

| | | | | | |
|---|-------------------|-----------------------------|-------------------------|--------------------|------------------|
|  | Beds N/A | Full Baths N/A | Half Baths N/A | Sale Price N/A | Sale Date N/A |
| | Bldg Sq Ft N/A | Lot Sq Ft 205,168 | Yr Built 1900 | Type 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 T5R1 1 | | |

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 |
| Settle Date | 02/03/2021 | 11/07/2020 | 09/15/2006 |
| Sale Price | | | 05/28/2002 |
| Nominal | Y | Y | 07/11/2002 |
| Multi/Split Sale Type | Multi | Multi | 07/11/2002 |
| | | | 05/28/2002 |
| | | | 05/28/2002 |
| | | | 05/28/2002 |
| | | | 05/28/2002 |

| 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

