

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	4	3	N/A	\$404,000	05/11/2020
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,185	5,645	2020	SFR	

OWNER INFORMATION			
Owner Name	Aispuro Alicia M	Tax Billing Zip	95355
Tax Billing Address	3108 Bridgestone Ln	Tax Billing ZIP + 4 Code	7981
Tax Billing City & State	Modesto, CA	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$633,992	School District	SYLVAN UNION ELEMENTARY
Median Home Value Rating	8 / 10	Family Friendly Score	64 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	68 / 100	Walkable Score	61 / 100
Total Incidents (1 yr)	46	Q1 Home Price Forecast	\$640,875
Standardized Test Rank	44 / 100	Last 2 Yr Home Appreciation	6%

LOCATION INFORMATION			
Census Tract	9.15	Elementary School District	Sylvan Un
Mailing Carrier Route	R021	Flood Zone Code	X
Subdivision	Hillglen Roselle Sub	Flood Zone Panel	06099C0345F
Zoning	MOD R-1	Flood Zone Date	08/24/2021
Neighborhood Code	147-147	Within 250 Feet of Multiple Flood Zone	No
Comm College District Code	Yosemite Jt		

TAX INFORMATION			
APN	085-061-020-000	Lot #	1
Tax Area	002132	% Improved	61%
Block ID	11631		
Legal Description	HILLGLEN ROSELLE SUBDV (44M 60) BLK 11631 LOT 1		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$471,226	\$461,987	\$452,929
Assessed Value - Land	\$184,852	\$181,228	\$177,675
Assessed Value - Improved	\$286,374	\$280,759	\$275,254
YOY Assessed Change (\$)	\$9,239	\$9,058	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$6,606		
2023	\$6,861	\$255	3.87%
2024	\$7,475	\$614	8.95%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
City Of Modesto Cfd 2004-1vill	Actual	\$1,810.50	
City Of Modesto Cfd 2004-1vill	Actual	\$551.12	
Modesto 2001	Actual	\$155.42	.03364
Modesto High School 2022 Elec	Actual	\$104.68	.02266
Sylvan 2016 Refunding	Actual	\$81.28	.0176
Yosemite 2004	Actual	\$47.82	.01035
Series 2008 C	Actual	\$41.96	.00909
Yosemite 2022 Gob Refunding	Actual	\$31.42	.0068
Yosemite 2020 Gob Refunding Se	Actual	\$25.44	.00551
Sylvan Elem - 2017 Go Bond	Actual	\$5.50	.00119
Sylvan Elem - Bond 2010	Actual	\$2,855.14	
Total Of Special Assessments			0.1068
Total Estimated Tax Rate			

CHARACTERISTICS			
Lot Acres	0.1296	Cooling Type	Central
Lot Sq Ft	5,645	Heat Type	Central
Building Sq Ft	2,185	Construction	Wood
Quality	Average	Year Built	2020
Bedrooms	4	County Use Code	Single Family Resid
Total Baths	3	Universal Land Use	SFR
Full Baths	3	# of Buildings	1
Sewer	Storm		

SELL SCORE			
Rating	High	Value As Of	2025-09-21 04:33:34
Sell Score	650		

RENTAL TRENDS			
Estimated Value	3084	Cap Rate	3.2%
Estimated Value High	3412	Forecast Standard Deviation (FSD)	0.11
Estimated Value Low	2756		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	06/10/2020	Sale Type	Full
Settle Date	05/11/2020	Deed Type	Grant Deed
Sale Price	\$404,000	Owner Name	Aispuro Alicia M
Price Per Sq Ft	\$184.90	Seller Name	Dr Horton Ca3 Inc
Document Number	<a href="#">40015</a>	Title Company	First American Title
Recording Date	06/08/2021	06/10/2020	04/09/2019
Settle Date	05/25/2021	05/11/2020	04/05/2019
Sale Price		\$404,000	\$4,180,000
Nominal	Y		
Multi/Split Sale Type			Multi
Owner Name	Aispuro Alicia M	Lopez Tania N	Dr Horton Ca3 Inc
Seller Name	Lopez Tania N	Dr Horton Ca3 Inc	Modesto Roselle LLC
Document Number	54316	40015	21320
Deed Type	Grant Deed	Grant Deed	Grant Deed
Title Company	Old Republic Title	First American Title	First American Title Insurance

MORTGAGE HISTORY			
Mortgage Date	06/08/2021	06/10/2020	02/25/2019
Mortgage Amount	\$387,951	\$383,791	\$425,000
Mortgage Lender	Synergy One Lndg	Dhi Mtg Co Ltd Lp	Private Individual
Borrower Name	Aispuro Alicia M	Lopez Tania N	Modesto Roselle LLC
Borrower Name 2		Aispuro Alicia M	
Mortgage Purpose	Nominal	1st Time Sale	Refi
Mortgage Type	Conventional	Conventional	Private Party Lender
Mortgage Term	30	30	
Mortgage Term Code	Years	Years	

PROPERTY MAP



\*Lot Dimensions are Estimated

