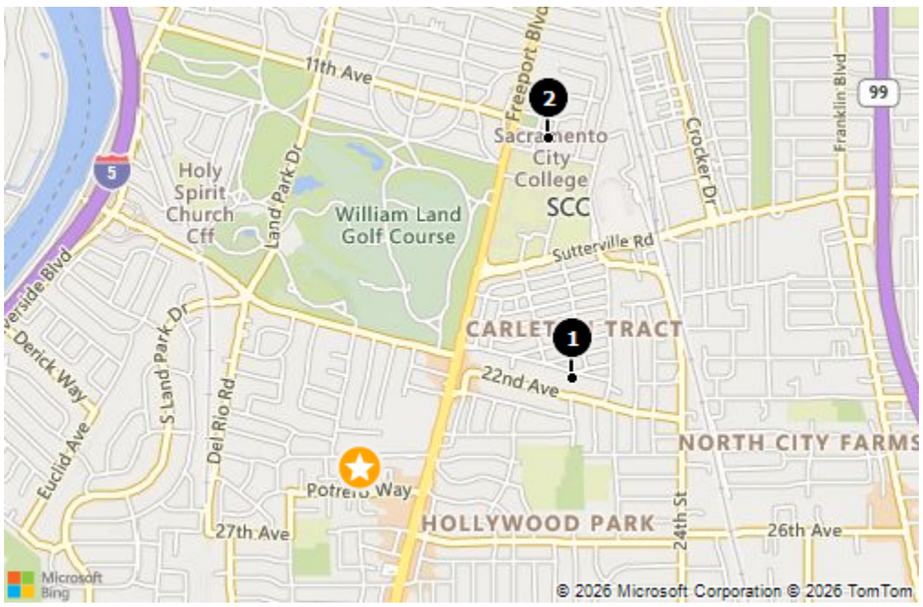
ICE SiteX Report

OrderID: 98262772

SiteX Property Information Report



Subject Property Location

1722 WENTWORTH AVE, SACRAMENTO, CA 95822-1921

County:	**SACRAMENTO CA**	Census Tract:	060670033.001012
Property Use:	Single Family Residential - Two or more SFR on one parcel	Zoning:	R-1-EA-4
Parcel Number:	017-0161-058-0000	Thomas Bros Pg-Grid:	317-3C

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	3-007
Assd Land Value:	$95,790	Market Land Value:		Tax Year:	2025
Assd Improvement:	$262,158	Market Improvment Value:		Total Taxable Value:	$9,728
Total Assessed Value:	$357,948	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 56 Sec/Twnship/Range: SEC 24 TWN 08N RNG 04E
Abbreviated Description: LOT 56, MEAD TR & A POR OF THE SW 1/4 OF SEC 24,T 8 N, R 4 E, MDB&M DESC AS BEG AT THE SW COR OF SD LOT 56, TH FR SD POB N

Property Characteristics

Lot Size:	13,504 SF	Bedrooms:	9	Pool:	
Building Area:	2795 SF	Baths:	5	Fireplace:	2
Year Built:	1960	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	16	Ext Walls:	
Number of Units:	2	Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/13/2005	Sales Price:	$296,000
Document #:	BK-PG 20030307-1947	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/12/2005	Sales Price:	$150,000
Document #:	BK-PG 20040708-0447	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/28/2005	Loan Amount:	N/A
Document #:	BK-PG 20051128-3069	Loan Type:	Unknown
TD Due Date:	12/01/2035	Type Finance:	FIX

Legal Description:
Lot: 56 Subdivision: PLAT OF MEAD TRACT
City/Muni/Twp: SACRAMENTO

Mortgage Record

Recording Date:	07/08/2004	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98262772

Document #:	BK-PG 20040708-0447	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 56 Subdivision: PLAT OF MEAD TRACT Sec/Twnship/Range: POR SW4 S24T08NR04E MDB&M
City/Muni/Twp: SACRAMENTO

Prior Transfer

Recording Date:	03/07/2003	Sales Price:	N/A
Document #:	BK-PG 20030307-1946	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/05/2003		
Document Type:			

Legal Description:
Lot: 56 Subdivision: MEAD TRACT Map Ref: MAP18 MB9
City/Muni/Twp: SACRAMENTO

Prior Transfer

Recording Date:	03/16/1998	Sales Price:	$160,000
Document #:	BK-PG 980316-0744	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/04/1998		
Document Type:			

Legal Description:
Subdivision: MEAD TRACT
Abbreviated Description: LOT 56, MEAD TR & A POR OF THE SW 1/4 OF SEC 24, T 8 N, R 4 E, MDB&M DESC AS BEG AT THE SW COR O F S
City/Muni/Twp: SACRAMENTO

Prior Transfer

Recording Date:	03/16/1998	Sales Price:	N/A
Document #:	BK-PG 19980316 -0744	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 56 Sec/Twnship/Range: SEC 24 TWN 08N RNG 04E
Abbreviated Description: LOT 56, MEAD TR & A POR OF THE SW 1/4 OF SEC 24,T 8 N, R 4 E, MDB&M DESC AS BEG AT THE SW COR OF SD LOT 56, TH FR SD POB N

Area Sales Analysis

Total Area Sales	$1,345,000	Median # of Bedrooms	2
Median Lot Size	6,534 SF	Median # of Baths	1
Median Living Area	719 SF	Median Year Built	1959
Price Range - 2 Yrs	$605,000 to $740,000	Age Range	67 years to 67 years
Median Value	$672,500	Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.58Mi.	**2170 20TH AVE** **SACRAMENTO, CA 95822-1579**	05/20/2026	$605,000	$420	1438	8/4/2	1959	8,276 SF	
2	.96Mi.	**2222 11TH AVE** **SACRAMENTO, CA 95818-4327**	03/16/2026	$740,000			//		4,792 SF	

APN: 018-0082-011-0000 Document #: 202605201655
Document Type: Price Code: R
Land Use: Single Family Residential - Two or more SFR on one parcel
Legal: Lot: 779 Subdivision: PLAT OF CARLETON MapRef: MB 2791 PG 614 Abbreviated Description: Lot:779 Subdivision:PLAT OF CARLETON Map Ref:MB 2791 PG 614City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

APN: 013-0196-003-0000 Document #: 202603160685
Document Type: Price Code: R
Land Use: Single Family Residential - Two or more SFR on one parcel
Legal: Lot: 79 Subdivision: WRIGHT KIMBROUGH COLLEGE PLAZA TRACT MapRef: MB 19 MAP 40 Abbreviated Description: Subdivision:WRIGHT KIMBROUGH COLLEGE PLAZA TRACT Map Ref:MB 19 MAP 40Abbreviated Description:PORTION LOT79 City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

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.

ICE SiteX Report

OrderID: 98262772

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.	**1722 WENTWORTH AVE**	**03/16/1998**		$357,948	2,795	16/9/5	1960	13,504 SF	
.04Mi.	**1801 POTRERO WAY**			$794,661	3,328	14/7/4	1955	17,424 SF	
.04Mi.	**1811 POTRERO WAY**			$649,458	2,809	11/6/3	1940	10,635 SF	
.06Mi.	**1901 POTRERO WAY**			$873,496	3,791	14/7/5	2020	14,375 SF	
.09Mi.	**4761 MEAD AVE**			$812,403	2,592	8/4/3.5	2006	5,663 SF	
.11Mi.	**1833 SHERWOOD AVE**	**01/24/1994**		$207,323	1,237	8/3/2	1968	5,227 SF	
.13Mi.	**4695 FRANCIS CT**	**02/16/2007**		$793,809	2,073	8/3/3	1946	8,320 SF	
.22Mi.	**1800 ARICA WAY**			$481,199	2,147	9/3/3	1948	8,276 SF	
.22Mi.	**4530 MARION CT**			$816,000	2,393	9/5/3.5	1924	6,098 SF	
.29Mi.	**1711 OREGON DR**	**08/23/2000**		$195,105	1,356	8/3/2	1948	6,098 SF	
.32Mi.	**2149 SHIELAH WAY**			$381,826	1,805	9/4/3	1938	6,098 SF	
.43Mi.	**4620 DEL RIO RD**			$1,136,553	2,993	10/4/5	1958	25,265 SF	Yes
.49Mi.	**1436 SHIRLEY DR**			$398,234	1,598	8/4/2	1950	7,841 SF	
.51Mi.	**2075 18TH AVE**	**02/10/1983**		$109,836				6,970 SF	
.51Mi.	**4112 LOTUS AVE**			$544,308	2,343	10/5/2.5	1940	13,068 SF	
.53Mi.	**2108 20TH AVE**			$57,685				8,276 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	37.1 years old	Households:	16,999
Median Household Income:	$72,367	Households w/Family:	63%
Household Income Per Capita:	$37,546	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Sacramento City Unified School District	Students:	37,913
Number of Schools:	73	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.29Mi.	**C. K. McClatchy High School**	B	Public	9 - 12
Number of Students: 2,569 Student-Teacher Ratio: 24.98 Advanced Placement: Yes				
1.45Mi.	**California Middle School**	C	Public	7 - 8
Number of Students: 782 Student-Teacher Ratio: 19.11				
0.20Mi.	**Sutterville Elementary School**	B+	Public	KG - 6
Number of Students: 408 Student-Teacher Ratio: 25.5				

Flood Report

The Subject Property of **1722 WENTWORTH AVE, SACRAMENTO, CA 95822-1921** 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	119%	HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	117%	HIGHER
MURDER	115%	HIGHER
OVERALL	116%	HIGHER

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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ICE SiteX Report

OrderID: 98262772

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