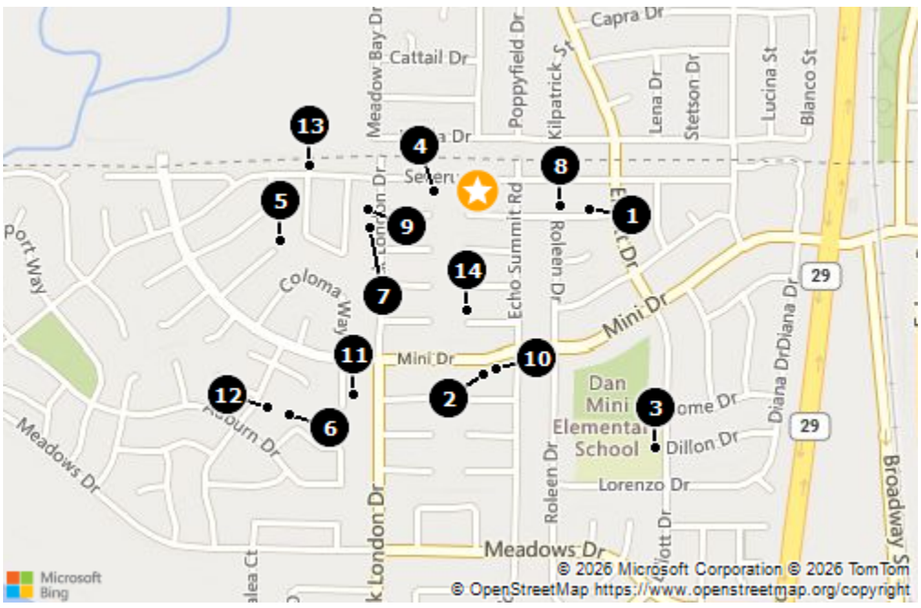
ICE SiteX Report

OrderID: 98605824

SiteX Property Information Report



Subject Property Location

1767 SEVERUS DR, VALLEJO, CA 94589-1546

County:	**SOLANO CA**	Census Tract:	060952518.034001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0067-065-420	Thomas Bros Pg-Grid:	509-4J

Valuation

Value:	**$484,000**	FSD:	25	Common Confidence Score:	27
Value Range:	$363,000 - $605,000	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	7-000
Assd Land Value:	$79,678	Market Land Value:		Tax Year:	2025
Assd Improvement:	$177,748	Market Improvment Value:		Total Taxable Value:	$4,463
Total Assessed Value:	$257,426	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 58 Subdivision: RIVER MEADOWS SUBDIVISION Legal Unit: 2
Abbreviated Description: RM BK 25 PG 8 LT 58 UN 2 RIVER MEADOWS SUBDIVISION

Property Characteristics

Lot Size:	4,791 SF	Bedrooms:	4	Pool:	
Building Area:	1232 SF	Baths:	2	Fireplace:	
Year Built:	1971	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/31/2025	Sales Price:	N/A
Document #:	202500051695 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/10/2025	Sales Price:	N/A
Document #:	202500026021 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/10/2024	Sales Price:	N/A
Document #:	202400023937 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/16/2024	Sales Price:	N/A
Document #:	202400002010 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	03/11/2020	Sales Price:	N/A
Document #:	202000019765 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/23/2020	Loan Amount:	N/A
Document #:	202000005820 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 58 Subdivision: MAP OF RIVER MEADOWS SUBDIVISION UNIT NO 2 VALLEJO
City/Muni/Twp: VALLEJO

Mortgage Record

Recording Date:	01/14/2020	Loan Amount:	N/A
Document #:	202000003082 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2050	Type Finance:	ADJ

Legal Description:
Lot: 58 Subdivision: MAP OF RIVER MEADOWS SUBDIVISION UNIT NO 2 VALLEJO
City/Muni/Twp: VALLEJO

Prior Transfer

Recording Date:	07/26/2019	Sales Price:	N/A
Document #:	201900049149 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/11/2019	Loan Amount:	N/A
Document #:	201900020842 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 58 Subdivision: MAP OF RIVER MEADOWS SUBDIVISION UNIT NO 2 VALLEJO

Prior Transfer

Recording Date:	08/29/2017	Sales Price:	N/A
Document #:	201700073464 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/17/2017	Loan Amount:	N/A
Document #:	201700059235 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 58 Subdivision: MAP OF RIVER MEADOWS SUBDIVISION UNIT #2
City/Muni/Twp: VALLEJO

Prior Transfer

Recording Date:	12/15/2016	Sales Price:	N/A
Document #:	201600114205 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/13/2016		
Document Type:			

Legal Description:
Lot: 58 Subdivision: MAP OF RIVER MEADOWS SUBDIVISION UNIT #2 Map Ref: MAP25 PG8
City/Muni/Twp: VALLEJO

Mortgage Record

Recording Date:	02/27/2015	Loan Amount:	N/A
Document #:	201500015319 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 58 Subdivision: MAP OF RIVER MEADOWS SUBDIVISION UNIT #2
City/Muni/Twp: VALLEJO

Prior Transfer

Recording Date:	09/19/2014	Sales Price:	$181,500
Document #:	201400071723 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/10/2014		
Document Type:			

Legal Description:
Lot: 58 Subdivision: MAP OF RIVER MEADOWS SUBDIVISION UNIT #2 Map Ref: MAP25 PG8
City/Muni/Twp: VALLEJO

Prior Transfer

Recording Date:	03/07/2014	Sales Price:	$215,000
Document #:	201400016460 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/05/2014		
Document Type:			

Legal Description:
Lot: 58 Subdivision: RIVER MEADOWS SUDIVISION Legal Unit: 2 Map Ref: MAP25 PG8

Prior Transfer

Recording Date:	11/28/2012	Sales Price:	$544,185
Document #:	201200120784 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	03/14/2012	Sales Price:	$544,185
Document #:	201200023549 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/06/2007	Sales Price:	$544,185
Document #:	200700075509 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/06/2006	Loan Amount:	N/A
Document #:	200600141160 BK-PG -	Loan Type:	Reverse Mortgage
TD Due Date:		Type Finance:	ADJ

Legal Description:
Lot: 58 Subdivision: MAP OF RIVER MEADOWS SUBDIVISION UNIT #2
City/Muni/Twp: VALLEJO

Prior Transfer

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

Legal Description:
Lot: 58 Subdivision: RIVER MEADOWS SUBDIVISION Legal Unit: 2
Abbreviated Description: RM BK 25 PG 8 LT 58 UN 2 RIVER MEADOWS SUBDIVISION

Area Sales Analysis

Total Area Sales	$6,429,500	Median # of Bedrooms	3.5
Median Lot Size	5,662 SF	Median # of Baths	2
Median Living Area	1,323 SF	Median Year Built	1971
Price Range - 2 Yrs	$163,500 to $560,000	Age Range	49 years to 64 years
Median Value	$502,500	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**1918 ALICE DR** **VALLEJO, CA 94589-1519**	09/18/2026	$375,000	$355	1056	6/3/1	1965	5,662 SF	
		APN: 0067-083-120 Document #: 202600044650 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 69 Subdivision: RANCHO VALLEJO UNIT NO 6 VALLEJO Legal Unit: 6 MapRef: MB 21 PG 28 Abbreviated Description: Lot:69 Subdivision:RANCHO VALLEJO UNIT NO 6 VALLEJO Legal Unit:6 Map Ref:MB 21 PG 28City/Muni/Twp:VALLEJO City/Muni/Twp: VALLEJO								
2	.23Mi.	**1821 MINI DR** **VALLEJO, CA 94589-1493**	09/16/2026	$560,000	$463	1207	4/3/2	1970	5,662 SF	
		APN: 0067-075-030 Document #: 202600044274 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 65 Subdivision: RIVER MEADOWS SUBDIVISION UNIT NO 1 MapRef: MB 24 PG 69 Abbreviated Description: Lot:65 Subdivision:RIVER MEADOWS SUBDIVISION UNIT NO 1 Map Ref:MB 24 PG 69City/Muni/Twp:VALLEJO City/Muni/Twp: VALLEJO								
3	.4Mi.	**1200 ELLIOTT DR** **VALLEJO, CA 94589-1509**	08/10/2026	$505,000	$321	1570	6/3/2	1962	5,662 SF	
		APN: 0067-122-170 Document #: 202600038283 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 34 Subdivision: RANCHO VALLEJO MapRef: MB 19 PG 73 Abbreviated Description: Lot:34 Subdivision:RANCHO VALLEJO Map Ref:MB 19 PG 73City/Muni/Twp:VALLEJO City/Muni/Twp: VALLEJO								
4	.06Mi.	**1731 SEVERUS DR** **VALLEJO, CA 94589-1546**	07/29/2026	$510,000	$398	1280	6/4/2	1971	5,662 SF	
		APN: 0067-065-480 Document #: 202600036114 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 52 Subdivision: RIVER MEADOWS SUBDIVISION 2 MapRef: MB 25 PG 8 Abbreviated Description: Lot:52 Subdivision:RIVER MEADOWS SUBDIVISION 2 Map Ref:MB 25 PG 8City/Muni/Twp:VALLEJO City/Muni/Twp: VALLEJO								
5	.26Mi.	**140 MARTEL CT** **VALLEJO, CA 94589-1428**	07/24/2026	$435,000	$380	1144	6/3/2	1977	6,534 SF	
		APN: 0067-324-320 Document #: 202600035471 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 50 Subdivision: SANDPIPER POINT SUBDIVISION UNIT NO 2 MapRef: MB 30 PG 54 Abbreviated Description: Lot:50 Subdivision:SANDPIPER POINT SUBDIVISION UNIT NO 2 Map Ref:MB 30 PG 54City/Muni/Twp:VALLEJO City/Muni/Twp: VALLEJO								
6	.37Mi.	**119 COLUMBIA WAY** **VALLEJO, CA 94589-1420**	06/29/2026	$520,000	$360	1441	7/4/2	1975	12,196 SF	
		APN: 0067-276-310 Document #: 202600030547 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Subdivision: SANDPIPER POINT SUBDIVISION UNIT NO 1 MapRef: MB 28 PG 38 Abbreviated Description: Lot:36 Subdivision:SANDPIPER POINT SUBDIVISION UNIT NO 1 Map Ref:MB 28 PG 38City/Muni/Twp:VALLEJO City/Muni/Twp: VALLEJO								
7	.14Mi.	**1335 JACK LONDON DR** **VALLEJO, CA 94589-1587**	05/29/2026	$439,000	$508	864	4/2/2	1971	4,791 SF	
		APN: 0067-064-060 Document #: 202600025577 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Subdivision: RIVER MEADOWS SUBDIVISION UNIT NO 2 MapRef: MB 1635 PG 142 Abbreviated Description: Lot:30 Subdivision:RIVER MEADOWS SUBDIVISION UNIT NO 2 Map Ref:MB 1635 PG 142City/Muni/Twp:VALLEJO City/Muni/Twp: VALLEJO								
8	.11Mi.	**1900 ALICE DR** **VALLEJO, CA 94589-1519**	05/05/2026	$500,000	$377	1323	6/3/2	1965	5,662 SF	
		APN: 0067-083-150 Document #: 202600020936 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 66 Subdivision: RANCHO VALLEJO UNIT NUMBER 6 MapRef: MB 21 PG 28 Abbreviated Description: Lot:66 Subdivision:RANCHO VALLEJO UNIT NUMBER 6 Map Ref:MB 21 PG 28City/Muni/Twp:VALLEJO City/Muni/Twp: VALLEJO

9	.14Mi.	**1355 JACK LONDON DR** **VALLEJO, CA 94589-1587**	04/07/2026	$460,000	$299	1536	7/4/2	1971	5,662 SF

APN: 0067-064-040 Document #: 202600015917
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27&28 Subdivision: RIVER MEADOWS UNIT NO 2 MapRef: MB 4 PG 74 Abbreviated Description: Lot:27&28 Subdivision:RIVER MEADOWS UNIT NO 2 Map Ref:MB 4 PG 74City/Muni/Twp:VALLEJO City/Muni/Twp: VALLEJO

10	.23Mi.	**1815 MINI DR** **VALLEJO, CA 94589-1493**	03/19/2026	$515,000	$389	1322	7/4/2	1970	6,098 SF

APN: 0067-075-020 Document #: 202600012638
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: RIVER MEADOWS SUBDIVISION UNIT NO 14 MapRef: MB 24 PG 69 Abbreviated Description: Lot:66 Subdivision:RIVER MEADOWS SUBDIVISION UNIT NO 14 Map Ref:MB 24 PG 69City/Muni/Twp:VALLEJO City/Muni/Twp: VALLEJO

11	.3Mi.	**112 DIAMOND SPRINGS CT** **VALLEJO, CA 94589-1422**	02/10/2026	$520,000	$360	1441	7/4/2	1974	5,227 SF

APN: 0067-284-230 Document #: 202600006078
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: SANDPIPER POINT SUB UNIT NO 1 VALLEJO SOLANO CO MapRef: MB 28 PG 38 Abbreviated Description: Lot:4 Subdivision:SANDPIPER POINT SUB UNIT NO 1 VALLEJO SOLANO CO Map Ref:MB 28 PG 38City/Muni/Twp:VALLEJO City/Muni/Twp: VALLEJO

12	.38Mi.	**212 SANDPIPER DR** **VALLEJO, CA 94589-1440**	01/21/2026	$163,500	$113	1441	6/4/2	1975	6,969 SF

APN: 0067-276-390 Document #: 202600002900
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: SANDPIPER POINT SUBDIVISION UNIT NO 1 MapRef: MB 28 PG 38 Abbreviated Description: Lot:28 Subdivision:SANDPIPER POINT SUBDIVISION UNIT NO 1 Map Ref:MB 28 PG 38City/Muni/Twp:VALLEJO City/Muni/Twp: VALLEJO

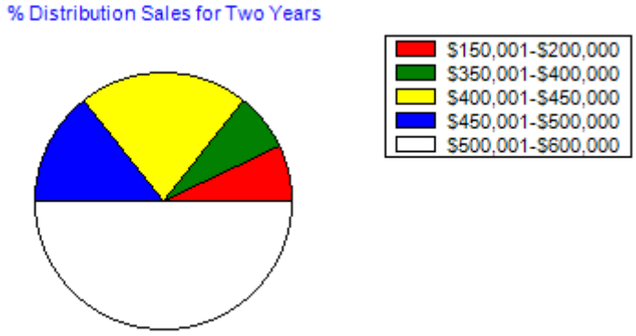
13	.21Mi.	**1634 SEVERUS DR** **VALLEJO, CA 94589-4400**	12/24/2025	$520,000	$360	1441	7/4/2	1977	5,227 SF

APN: 0067-331-070 Document #: 202500061876
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: SANDPIPER POINT SUBDIVISION UNIT NO 3 MapRef: MB 31 PG 37 Abbreviated Description: Lot:46 Subdivision:SANDPIPER POINT SUBDIVISION UNIT NO 3 Map Ref:MB 31 PG 37City/Muni/Twp:VALLEJO City/Muni/Twp: VALLEJO

14	.15Mi.	**160 SHARI CT** **VALLEJO, CA 94589-1552**	10/28/2025	$407,000	$471	864	4/2/1	1970	4,791 SF

APN: 0067-072-140 Document #: 202500050153
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: MAP OF RIVER MEADOWS SUBDIVISION UNIT NO 1 MapRef: MB 24 PG 69 Abbreviated Description: Lot:52 Subdivision:MAP OF RIVER MEADOWS SUBDIVISION UNIT NO 1 Map Ref:MB 24 PG 69City/Muni/Twp:VALLEJO City/Muni/Twp: VALLEJO

Comparable Sales Chart



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.

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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.	**1767 SEVERUS DR**			$257,426	1,232	6/4/2	1971	4,791 SF	
.01Mi.	**1761 SEVERUS DR**	**08/20/2007**		$62,901	1,280	6/4/2	1971	4,791 SF	
.01Mi.	**1773 SEVERUS DR**			$429,000	864	4/2/2	1971	4,791 SF	
.02Mi.	**150 HAMILTON CT**			$365,577	864	4/2/2	1970	4,791 SF	
.02Mi.	**160 HAMILTON CT**			$496,644	1,344	5/2/2	1971	4,791 SF	
.02Mi.	**1755 SEVERUS DR**	**07/07/2006**		$239,888	1,232	6/4/2	1971	5,662 SF	
.02Mi.	**1779 SEVERUS DR**	**10/19/2010**		$168,565	1,232	6/4/2	1971	5,662 SF	
.02Mi.	**140 HAMILTON CT**			$496,270	1,088	5/3/2	1971	4,791 SF	
.03Mi.	**130 HAMILTON CT**			$508,739	1,232	6/4/2	1971	4,791 SF	
.03Mi.	**1766 SEVERUS DR**	**03/25/1992**		$114,982	1,600	7/4/2	1971	5,662 SF	
.03Mi.	**170 HAMILTON CT**	**05/14/2007**		$145,864	1,088	5/3/2	1971	8,276 SF	
.03Mi.	**1749 SEVERUS DR**	**05/02/2006**		$97,876	1,354	6/3/2	1971	4,791 SF	
.03Mi.	**1785 SEVERUS DR**			$417,805	1,312	6/4/2	1971	4,791 SF	
.03Mi.	**1772 SEVERUS DR**			$312,584	1,232	6/4/2	1971	4,791 SF	
.03Mi.	**1760 SEVERUS DR**			$483,784	864	4/2/2	1971	4,791 SF	
.04Mi.	**120 HAMILTON CT**	**03/16/2011**		$209,073	1,280	6/4/2	1971	4,791 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	40.8 years old	Households:	9,752
Median Household Income:	$85,654	Households w/Family:	72%
Household Income Per Capita:	$36,271	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Vallejo City Unified School District	Students:	9,653
Number of Schools:	20	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.91Mi.	**Vallejo High School** Number of Students: 1,146 Student-Teacher Ratio: 18.35	D	Public	9 - 12
0.38Mi.	**Dan Mini Elementary School** Number of Students: 433 Student-Teacher Ratio: 24.08	C-	Public	KG - 5

Flood Report

The Subject Property of **1767 SEVERUS DR, VALLEJO, CA 94589-1546** 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	106%	SIMILAR
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	89%	LOWER
OVERALL	86%	LOWER

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

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