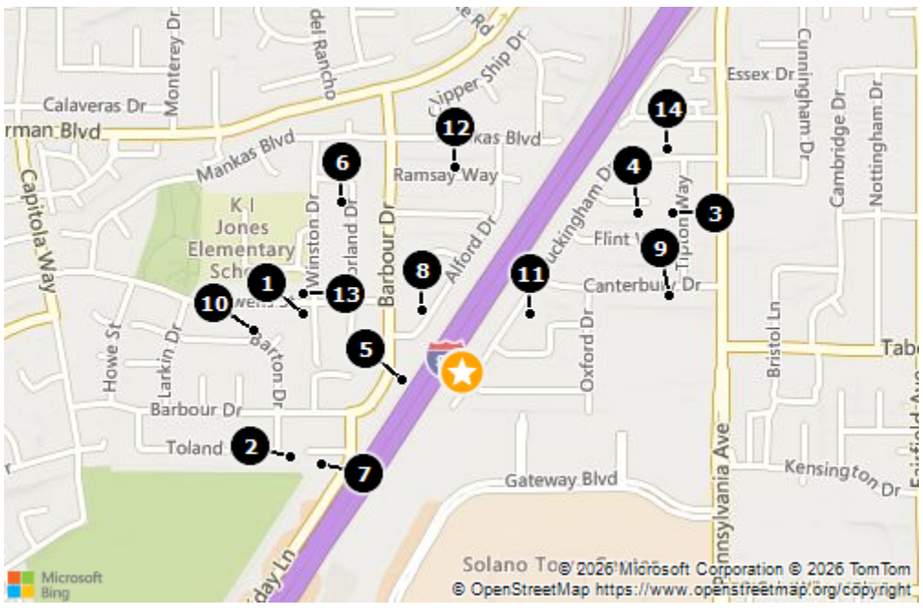
ICE SiteX Report

OrderID: 97834959

SiteX Property Information Report



Subject Property Location

1912 BUCKINGHAM DR, FAIRFIELD, CA 94533-1807

County:	**SOLANO CA**	Census Tract:	060952526.041000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0034-295-060	Thomas Bros Pg-Grid:	

Valuation

Value:	**$447,000**	FSD:	20	Common Confidence Score:	34
Value Range:	$357,600 - $536,400	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	3-000
Assd Land Value:	$82,861	Market Land Value:		Tax Year:	2024
Assd Improvement:	$254,512	Market Improvment Value:		Total Taxable Value:	$5,337
Total Assessed Value:	$337,373	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 41 Block: C Subdivision: MONTE VISTA MANOR Legal Unit: H
Abbreviated Description: RM BK 20 PG 4 BLK C LT 41 UN H MONTE VISTA MANOR
City/Muni/Twp: FAIRFIELD

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	3	Pool:	
Building Area:	1228 SF	Baths:	2	Fireplace:	1
Year Built:	1963	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:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/23/2018	Sales Price:	N/A
Document #:	201800034920 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/21/2018		
Document Type:			

Legal Description:
Lot: 41 Block: C Subdivision: MONTE VISTA MANOR Legal Unit: H Map Ref: MB20 PG4
City/Muni/Twp: FAIRFIELD

Prior Transfer

Recording Date:	02/02/2016	Sales Price:	$158,964
Document #:	201600008189 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/15/2016	Sales Price:	$245,000
Document #:	201600003068 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/06/2016		
Document Type:			

Legal Description:
Lot: 41 Block: C Subdivision: MONTE VISTA MANOR UNIT H Map Ref: MAP20 PG4
City/Muni/Twp: FAIRFIELD

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Prior Transfer

Recording Date:	01/15/2016	Sales Price:	N/A
Document #:	201600003067 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/06/2016		
Document Type:			

Legal Description:
Lot: 41 Block: C Subdivision: MONTE VISTA MANOR UNIT H Map Ref: MAP20 PG4
City/Muni/Twp: FAIRFIELD

Prior Transfer

Recording Date:	08/05/2013	Sales Price:	$153,900
Document #:	201300077165 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/14/2013	Loan Amount:	N/A
Document #:	201300016522 BK-PG -	Loan Type:	VA
TD Due Date:	02/01/2043	Type Finance:	FIX

Legal Description:
Lot: 41 Block: C Subdivision: MONTE MANOR Legal Unit: H
City/Muni/Twp: FAIRFIELD

Mortgage Record

Recording Date:	08/08/2012	Loan Amount:	N/A
Document #:	201200079950 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2042	Type Finance:	

Legal Description:
Lot: 41 Block: C Subdivision: MONTE MANOR Legal Unit: H

Prior Transfer

Recording Date:	08/08/2012	Sales Price:	$150,000
Document #:	201200079816 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/23/2011	Sales Price:	$150,000
Document #:	201100045200 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/16/2011		
Document Type:			

Legal Description:
Lot: 41 Block: C Subdivision: MONTE MANOR UNIT H Map Ref: MAP20 PG4
City/Muni/Twp: FAIRFIELD

Prior Transfer

Recording Date:	03/11/2003	Sales Price:	N/A
Document #:	200300037952 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/16/2002		
Document Type:			

Legal Description:
Lot: 41 Block: C Subdivision: MONTE VISTA MANOR UNIT H Map Ref: MAP20 PG4

Prior Transfer

Recording Date:	03/11/2003	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	200300037951 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/16/2002		
Document Type:			

Legal Description:
Lot: 41 Block: C Subdivision: MONTE VISTA MANOR UNIT H Map Ref: MAP20 PG4

Prior Transfer

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

Legal Description:
Lot: 41 Block: C Subdivision: MONTE VISTA MANOR Legal Unit: H
Abbreviated Description: RM BK 20 PG 4 BLK C LT 41 UN H MONTE VISTA MANOR
City/Muni/Twp: FAIRFIELD

Area Sales Analysis

Total Area Sales	$7,025,500	Median # of Bedrooms	3
Median Lot Size	6,098 SF	Median # of Baths	2
Median Living Area	1,687 SF	Median Year Built	1968
Price Range - 2 Yrs	$220,000 to $599,000	Age Range	38 years to 65 years
Median Value	$537,250	Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**1896 WINSTON CT FAIRFIELD, CA 94534-3027**	05/29/2026	$400,000	$188	2125	8/3/3	1988	8,176 SF	

APN: 0152-154-010 Document #: 202600025576
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: MOUNTAIN VIEW ESTATES MapRef: MB 45 PG 31 Abbreviated Description: Lot:6 Subdivision:MOUNTAIN VIEW ESTATES Map Ref:MB 45 PG 31City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD

ICE SiteX Report

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2	.24Mi.	**1706 BARTON DR** **FAIRFIELD, CA 94534-3408**	04/28/2026	$588,000	$304	1929	10/4/2	1972	6,969 SF	Yes

APN: 0152-185-220 Document #: 202600019278
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: PIEDMONT VILLAGE UNIT NO 1 MapRef: MB 25 PG 46 Abbreviated Description: Lot:53 Subdivision:PIEDMONT VILLAGE UNIT NO 1 Map Ref:MB 25 PG 46City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD

3	.34Mi.	**2119 TIPTON WAY** **FAIRFIELD, CA 94533-1824**	04/02/2026	$455,000	$430	1056	6/3/2	1961	5,662 SF	

APN: 0034-262-060 Document #: 202600015060
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: MONTE VISTA MANOR UNIT D MapRef: MB 19 PG 34 Abbreviated Description: Lot:6 Subdivision:MONTE VISTA MANOR UNIT D Map Ref:MB 19 PG 34City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD

4	.3Mi.	**1337 AVON WAY** **FAIRFIELD, CA 94533-1801**	03/23/2026	$480,000	$349	1372	6/3/2	1964	5,662 SF	

APN: 0034-271-070 Document #: 202600012862
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Block: D Subdivision: MONTE VISTA MANOR UNIT G MapRef: MB 20 PG 88 Abbreviated Description: Lot:24 Block:D Subdivision:MONTE VISTA MANOR UNIT G Map Ref:MB 20 PG 88City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD

5	.08Mi.	**1858 BARBOUR DR** **FAIRFIELD, CA 94534-3406**	03/19/2026	$534,500	$359	1487	7/3/2	1968	8,276 SF	

APN: 0152-173-030 Document #: 202600012630
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: MONTE VISTA MANOR UNIT K MapRef: MB 23 PG 69 Abbreviated Description: Lot:18 Subdivision:MONTE VISTA MANOR UNIT K Map Ref:MB 23 PG 69City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD

6	.27Mi.	**2045 DORLAND DR** **FAIRFIELD, CA 94534-3011**	03/18/2026	$550,000	$426	1290	7/3/2	1968	6,534 SF	

APN: 0152-132-040 Document #: 202600012292
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: MONTE VISTA MANOR UNIT N MapRef: MB 24 PG 18 Abbreviated Description: Lot:34 Subdivision:MONTE VISTA MANOR UNIT N Map Ref:MB 24 PG 18City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD

7	.21Mi.	**2635 ALVARADO CT** **FAIRFIELD, CA 94534-3401**	02/09/2026	$565,000	$385	1466	6/3/2	1974	6,098 SF	

APN: 0152-174-120 Document #: 202600005910
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: PIEDMONT VILLAGE UNIT NO 3 MapRef: MB 26 PG 17 Abbreviated Description: Lot:3 Subdivision:PIEDMONT VILLAGE UNIT NO 3 Map Ref:MB 26 PG 17City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD

8	.1Mi.	**1737 ALFORD DR** **FAIRFIELD, CA 94534-1829**	12/19/2025	$505,000	$244	2068	9/4/3	1966	7,405 SF	

APN: 0152-163-140 Document #: 202500061206
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: MONTE VISTA MANOR UNIT I MapRef: MB 21 PG 94 Abbreviated Description: Lot:35 Subdivision:MONTE VISTA MANOR UNIT I Map Ref:MB 21 PG 94City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD

9	.28Mi.	**1331 CANTERBURY DR** **FAIRFIELD, CA 94533-1810**	12/18/2025	$540,000	$303	1780	7/4/2	1961	6,098 SF	

APN: 0034-265-010 Document #: 202500060963
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: B Subdivision: MONTE VISTA MANOR UNIT D MapRef: MB 19 PG 34 Abbreviated Description: Lot:6 Block:B Subdivision:MONTE VISTA MANOR UNIT D Map Ref:MB 19 PG 34City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD

10	.27Mi.	**1770 BARTON DR** **FAIRFIELD, CA 94534-3462**	10/31/2025	$220,000	$114	1929	9/4/2	1972	6,098 SF	

APN: 0152-193-200 Document #: 202500051666
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: PIEDMONT VILLAGE UNIT NO 1 MapRef: MB 25 PG 46 Abbreviated Description: Lot:38 Subdivision:PIEDMONT VILLAGE UNIT NO 1 Map Ref:MB 25 PG 46City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD

11	.11Mi.	**1965 BUCKINGHAM DR** **FAIRFIELD, CA 94533-1857**	09/19/2025	$581,000	$317	1828	6/3/2	1966	5,662 SF	

APN: 0034-282-040 Document #: 202500043050
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: F Subdivision: MONTE VISTA MANOR UNIT F FAIRFIELD SOLANO COUNTY C MapRef: MB 20 PG 44 Abbreviated Description: Lot:9 Block:F Subdivision:MONTE VISTA MANOR UNIT F FAIRFIELD SOLANO COUNTY C Map Ref:MB 20 PG 44City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD

12	.26Mi.	**2524 RAMSAY WAY** **FAIRFIELD, CA 94534-1845**	08/13/2025	$599,000	$334	1790	7/3/2	1968	5,662 SF	

APN: 0152-122-060 Document #: 202500036579
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: MONTE VISTA MANOR UNIT J MapRef: MB 22 PG 57 Abbreviated Description: Lot:40 Subdivision:MONTE VISTA MANOR UNIT J Map Ref:MB 22 PG 57City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD

13	.23Mi.	**2700 OWENS ST** **FAIRFIELD, CA 94534-3020**	07/18/2025	$553,000	$347	1593	7/4/2	1972	6,098 SF	

APN: 0152-151-020 Document #: 202500032350
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: MONTE VISTA MANOR MapRef: MB 24 PG 18 Abbreviated Description: Lot:49 Subdivision:MONTE VISTA MANOR Map Ref:MB 24 PG 18City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD

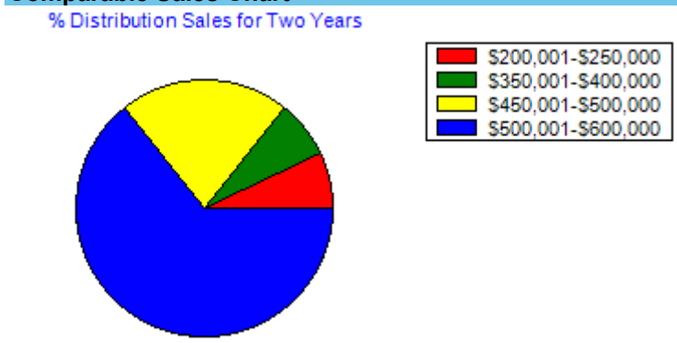
14	.39Mi.	**1330 BUCKINGHAM DR** **FAIRFIELD, CA 94533-1803**	07/11/2025	$455,000	$331	1372	6/3/2	1966	5,662 SF	

APN: 0034-261-060 Document #: 202500031216
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: C Subdivision: MONTE VISTA MANOR MapRef: MB 19 PG 34 Abbreviated Description: Lot:6 Block:C Subdivision:MONTE VISTA MANOR Map Ref:MB 19 PG 34City/Muni/Twp:FAIRFIELD City/Muni/Twp: FAIRFIELD

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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.

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.	**1912 BUCKINGHAM DR**			$337,373	1,228	6/3/2	1963	6,534 SF	
.01Mi.	**1906 BUCKINGHAM DR**	**07/23/1998**		$203,670	1,372	6/3/2	1963	6,534 SF	
.01Mi.	**1918 BUCKINGHAM DR**			$178,546	1,144	6/3/2	1963	6,534 SF	
.02Mi.	**1900 BUCKINGHAM DR**			$405,500	1,144	6/3/2	1963	6,098 SF	
.02Mi.	**1924 BUCKINGHAM DR**			$399,174	1,372	6/3/2	1963	6,534 SF	
.03Mi.	**1460 WESTMINSTER DR**			$492,135	1,805	7/3/2	1963	5,662 SF	
.03Mi.	**1899 BUCKINGHAM DR**			$535,806	1,456	7/4/2	1963	6,969 SF	
.03Mi.	**1894 BUCKINGHAM DR**			$252,648	1,468	6/3/2	1963	6,098 SF	
.03Mi.	**1930 BUCKINGHAM DR**	**09/04/2008**		$157,614	1,098	5/3/1	1962	6,534 SF	
.04Mi.	**1921 BUCKINGHAM DR**	**10/09/2003**		$334,112	1,664	6/3/2	1963	5,662 SF	
.04Mi.	**1893 BUCKINGHAM DR**			$110,796	1,238	6/3/2	1963	6,534 SF	
.05Mi.	**1927 BUCKINGHAM DR**			$375,478	1,309	6/3/2	1963	10,018 SF	
.05Mi.	**1936 BUCKINGHAM DR**	**10/07/2011**		$144,435	1,082	5/2/2	1963	6,534 SF	
.05Mi.	**1454 WESTMINSTER DR**			$412,045	1,144	6/3/2	1963	6,098 SF	
.05Mi.	**1888 BUCKINGHAM DR**	**09/13/2011**		$109,020	1,372	6/3/2	1963	8,276 SF	
.05Mi.	**1461 WESTMINSTER DR**	**03/06/2008**		$497,617	2,266	7/4/2	1963	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	35.0 years old	Households:	25,870
Median Household Income:	$82,826	Households w/Family:	71%
Household Income Per Capita:	$36,794	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Fairfield-Suisun Unified School District	Students:	20,359
Number of Schools:	31	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.29Mi.	**David Weir Preparatory Academy** Number of Students: 699 Student-Teacher Ratio: 27.8	B+	Public	KG - 8
2.18Mi.	**Grange Middle School** Number of Students: 944 Student-Teacher Ratio: 22.6	D+	Public	6 - 8
1.53Mi.	**Fairfield High School** Number of Students: 1,605 Student-Teacher Ratio: 23.76 Advanced Placement: Yes	D	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **1912 BUCKINGHAM DR, FAIRFIELD, CA 94533-1807** 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	111%	HIGHER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	113%	HIGHER
OVERALL	105%	SIMILAR

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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