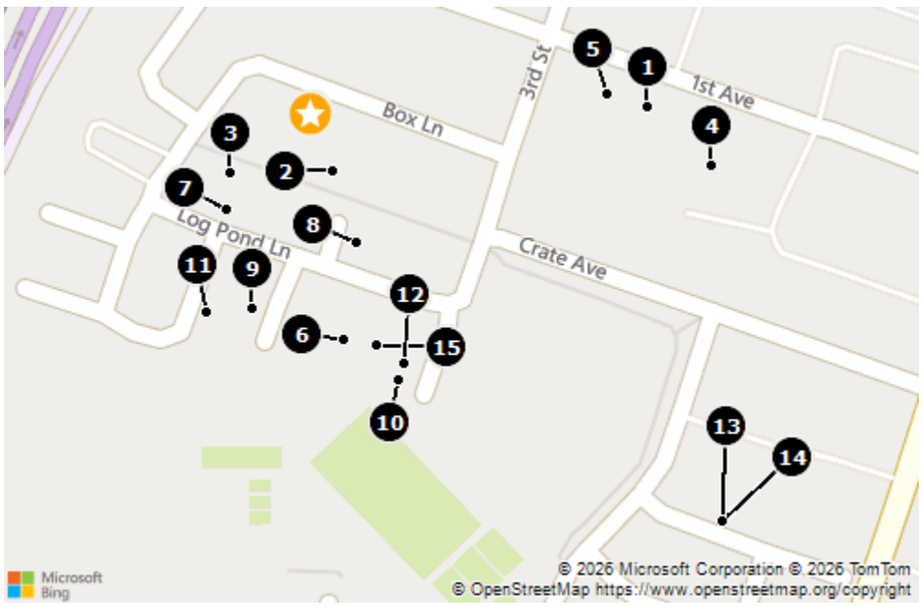
ICE SiteX Report

OrderID: 98444916

SiteX Property Information Report



Subject Property Location

198 BOX LN, SACRAMENTO, CA 95818-1126

County:	**SACRAMENTO CA**	Census Tract:	060670022.002001
Property Use:	Condominium Unit (Residential)	Zoning:	R-4-PUD
Parcel Number:	009-0450-023-0007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$370,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$333,000 - $407,000	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	3-005
Assd Land Value:	$129,890	Market Land Value:		Tax Year:	2025
Assd Improvement:	$301,997	Market Improvment Value:		Total Taxable Value:	$5,329
Total Assessed Value:	$431,887	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description: UNIT 83A OF THE MILL AT BROADWAY NO.4 PHASE 7 -LANE HOMES REC IN 20190912-1453

Property Characteristics

Lot Size:		Bedrooms:	1	Pool:	
Building Area:	801 SF	Baths:	1	Fireplace:	
Year Built:	2020	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	4	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	3	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/29/2026	Sales Price:	N/A
Document #:	202605291231 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/28/2021	Sales Price:	$264,300
Document #:	202106280328 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/10/2021	Sales Price:	$399,000
Document #:	202106101678 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/03/2021		
Document Type:			
Legal Description:			

Lot: 1 Subdivision: FINAL MAP OF NORTHWEST LAND PARK PHASE 3 Phase No: 7 Legal Unit: 83A Map Ref: MB 404 PG 3
Abbreviated Description: CONDO NAME: THE MILL AT BROADWAY NO 4; BLDG 83; POR LOT1
City/Muni/Twp: SACRAMENTO

Mortgage Record

Recording Date:	10/23/2020	Loan Amount:	N/A
Document #:	202010231859 BK-PG -	Loan Type:	New Conventional

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TD Due Date: 11/01/2050 Type Finance:

Legal Description:

Subdivision: THE MILL AT BROADWAY NO 4 Phase No: 7 Legal Unit: 83A

Abbreviated Description: BUILDING 83

City/Muni/Twp: SACRAMENTO

Prior Transfer

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

Legal Description:

Abbreviated Description: UNIT 83A OF THE MILL AT BROADWAY NO.4 PHASE 7 -LANE HOMES REC IN 20190912-1453

Area Sales Analysis

Total Area Sales	$6,275,500	Median # of Bedrooms	2
Median Lot Size	SF	Median # of Baths	2.5
Median Living Area	1,015 SF	Median Year Built	2020
Price Range - 2 Yrs	$352,000 to $617,500	Age Range	6 years to 7 years
Median Value	$425,000	Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**312 1ST AVE** **SACRAMENTO, CA 95818-2084**	08/04/2026	$362,000	$451	801	4/1/1	2019	SF	
		APN: 009-0286-036-0006 Document #: 202608040389 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: GREENVIEW ESTATES PHASE IV Tract No: 15 Legal Unit: 56 MapRef: MB 401 PG 3 Abbreviated Description: Subdivision:GREENVIEW ESTATES PHASE IV Tract No:15 Legal Unit:56 Map Ref:MB 401 PG 3City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
2	.02Mi.	**218 BOX LN** **SACRAMENTO, CA 95818-1128**	05/12/2026	$400,000	$383	1042	4/2/2.5	2020	SF	
		APN: 009-0450-023-0001 Document #: 202605120569 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: THE MILL AT BROADWAY NO 4 Phase No: 7 Legal Unit: 80A MapRef: MB 404 PG 3 Abbreviated Description: Subdivision:THE MILL AT BROADWAY NO 4 Phase No:7 Legal Unit:80A Map Ref:MB 404 PG 3Abbreviated Description:BUILDING 80 City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
3	.03Mi.	**165 LOG POND LN** **SACRAMENTO, CA 95818-1130**	05/07/2026	$430,000	$411	1045	4/2/2.5	2020	SF	
		APN: 009-0450-029-0005 Document #: 202605071618 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: THE MILL AT BROADWAY NO 4 Phase No: 10 MapRef: MB 404 PG 3 Abbreviated Description: Subdivision:THE MILL AT BROADWAY NO 4 Phase No:10 Map Ref:MB 404 PG 3Abbreviated Description:BUILDING 39 City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
4	.1Mi.	**310 1ST AVE** **SACRAMENTO, CA 95818-2084**	04/22/2026	$352,000	$439	801	3/1/1	2019	SF	
		APN: 009-0286-036-0004 Document #: 202604221013 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: THE MILL AT BROADWAY NO 2 Legal Unit: 55B MapRef: MB 401 PG 3 Abbreviated Description: Subdivision:THE MILL AT BROADWAY NO 2 Legal Unit:55B Map Ref:MB 401 PG 3Abbreviated Description:BUILDING 55 City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
5	.09Mi.	**304 1ST AVE** **SACRAMENTO, CA 95818-2084**	03/11/2026	$355,000	$443	801	4/1/1	2019	SF	
		APN: 009-0286-036-0002 Document #: 202603110538 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: THE MILL AT BROADWAY NO 2 Phase No: 8 Legal Unit: 54B MapRef: MB 870728 PG 293 Abbreviated Description: Subdivision:THE MILL AT BROADWAY NO 2 Phase No:8 Legal Unit:54B Map Ref:MB 870728 PG 293Abbreviated Description:BUILDING 54 City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
6	.07Mi.	**248 LOG POND LN** **SACRAMENTO, CA 95818-1135**	02/11/2026	$425,000	$400	1061	4/2/2.5	2020	SF	
		APN: 009-0520-002-0018 Document #: 202602111285 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 4 Subdivision: THE MILL AT BROADWAY NO 4 Phase No: 3 Legal Unit: 40 MapRef: MB 8707 PG 293 Abbreviated Description: Lot:4 Subdivision:THE MILL AT BROADWAY NO 4 Phase No:3 Legal Unit:40 Map Ref:MB 8707 PG 293City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
7	.04Mi.	**175 LOG POND LN** **SACRAMENTO, CA 95818-1131**	01/23/2026	$430,000	$423	1015	4/2/2.5	2020	SF	
		APN: 009-0450-029-0007 Document #: 202601230553 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 2 Subdivision: THE MILL AT BROADWAY NO 4 Legal Unit: 41 MapRef: MB 8707 PG 293 Abbreviated Description: Lot:2 Subdivision:THE MILL AT BROADWAY NO 4 Legal Unit:41 Map Ref:MB 8707 PG 293City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
8	.04Mi.	**239 LOG POND LN** **SACRAMENTO, CA 95818-1135**	01/06/2026	$408,000	$401	1015	4/1/1.5	2020	SF	
		APN: 009-0450-016-0008 Document #: 202601061108 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 2 Subdivision: THE MILL AT BROADWAY NO 4 Phase No: 5 MapRef: MB 404 PG 3 Abbreviated Description: Lot:2 Subdivision:THE MILL AT BROADWAY NO 4 Phase No:5 Map Ref:MB 404 PG 3City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
9	.06Mi.	**212 LOG POND LN** **SACRAMENTO, CA 95818-1133**	01/06/2026	$430,000	$425	1010	4/2/2.5	2020	SF	
		APN: 009-0520-004-0013 Document #: 202601061128 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: THE MILL AT BROADWAY NO 4 PHASE 6 VILLAS BUILDING Legal Unit: 18A MapRef: MB 404 PG 3 Abbreviated Description: Subdivision:THE MILL AT BROADWAY NO 4 PHASE 6 VILLAS BUILDING Legal Unit:18A Map Ref:MB 404 PG 3Abbreviated Description:BUILDING 18 City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
10	.09Mi.	**278 LOG POND LN** **SACRAMENTO, CA 95818-1137**	12/12/2025	$430,000	$425	1010	4/2/2.5	2019	SF	

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APN: 009-0520-002-0001 Document #: 202512120686
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 4 Subdivision: THE MILL AT BROADWAY NO 4 Phase No: 1 MapRef: MB 8707 PG 293 Abbreviated Description: Lot:4 Subdivision:THE MILL AT BROADWAY NO 4 Phase No:1 Map Ref:MB 8707 PG 293

11	.07Mi.	**202 LOG POND LN** **SACRAMENTO, CA 95818-1133**	09/30/2025	$390,000	$367	1061	4/2/2.5	2020	SF

APN: 009-0520-006-0008 Document #: 202509300740
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 4 Subdivision: THE MILL AT BROADWAY NO 4 Phase No: 37 Legal Unit: 24 MapRef: MB 20190816 PG 1301 Abbreviated Description: Subdivision:THE MILL AT BROADWAY NO 4 Phase No:37 Map Ref:MB 20190816 PG 1301Abbreviated Description:BUILDING 24 City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

12	.08Mi.	**280 LOG POND LN** **SACRAMENTO, CA 95818-1137**	09/26/2025	$430,000	$425	1010	4/2/2.5	2019	SF

APN: 009-0520-002-0003 Document #: 202509260746
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 4 Subdivision: THE MILL AT BROADWAY NO 4 Phase No: 1 Legal Unit: 24 MapRef: MB 404 PG 3 Abbreviated Description: Lot:4 Subdivision:THE MILL AT BROADWAY NO 4 Phase No:1 Legal Unit:24 Map Ref:MB 404 PG 3City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

13	.18Mi.	**451 TAILOFF LN** **SACRAMENTO, CA 95818-2878**	08/19/2025	$617,500	$427	1445	5/2/3	2019	SF

APN: 009-0410-025-0005 Document #: 202508190438
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE MILL AT BROADWAY NO 3 Phase No: 2 Legal Unit: 401 MapRef: MB 385 PG 0006 Abbreviated Description: Subdivision:THE MILL AT BROADWAY NO 3 Phase No:2 Legal Unit:401 Map Ref:MB 385 PG 0006City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

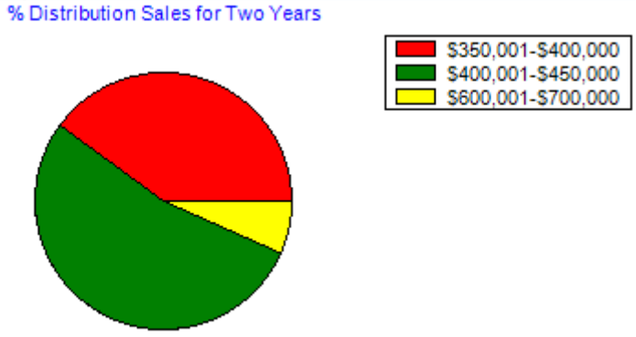
14	.19Mi.	**451 TAILOFF LN** **SACRAMENTO, CA 95818-2878**	08/18/2025	$370,000	$320	1156	4/2/2	2019	SF

APN: 009-0410-025-0002 Document #: 202508180569
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 4 Subdivision: NORTHWEST LAND PARK PHASE 1 Legal Unit: 202 MapRef: MB 385 PG 6 Abbreviated Description: Subdivision:NORTHWEST LAND PARK PHASE 1 Legal Unit:202 Map Ref:MB 385 PG 6Abbreviated Description:PORTION LOT4; BLDG 106 City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

15	.08Mi.	**270 LOG POND LN** **SACRAMENTO, CA 95818-1137**	08/15/2025	$446,000	$441	1010	4/2/2.5	2020	SF

APN: 009-0520-002-0013 Document #: 202508150965
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE MILL AT BROADWAY NO 4 Phase No: 3 Legal Unit: 7 MapRef: MB 404 PG 3 Abbreviated Description: Subdivision:THE MILL AT BROADWAY NO 4 Phase No:3 Legal Unit:7 Map Ref:MB 404 PG 3City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

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.	**198 BOX LN**			$431,887	801	4/1/1	2020		
0Mi.	**200 BOX LN**			$315,541	626	3/1/1	2020		
.01Mi.	**194 BOX LN**			$391,917	801	4/1/1	2020		
.01Mi.	**170 BOX LN**			$403,788	801	4/1/1	2020		
.01Mi.	**174 BOX LN**			$398,967	801	4/1/1	2020		
.01Mi.	**168 BOX LN**			$311,931	626	3/1/1	2020		
.01Mi.	**192 BOX LN**			$392,646	626	3/1/1	2020		
.01Mi.	**204 BOX LN**			$318,491	626	3/1/1	2020		
.01Mi.	**212 BOX LN**			$324,004	626	3/1/1	2020		
.01Mi.	**188 BOX LN**			$453,198	927	4/2/2	2020		
.01Mi.	**216 BOX LN**			$438,345	927	4/2/2	2020		
.01Mi.	**206 BOX LN**			$451,012	801	4/1/1	2020		
.01Mi.	**180 BOX LN**			$448,803	927	4/2/2	2020		
.02Mi.	**186 BOX LN**			$509,378	1,042	4/2/2.5	2020		
.02Mi.	**210 BOX LN**			$381,272	801	4/1/1	2020		
.02Mi.	**176 BOX LN**			$322,066	626	3/1/1	2020		

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **198 BOX LN, SACRAMENTO, CA 95818-1126** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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