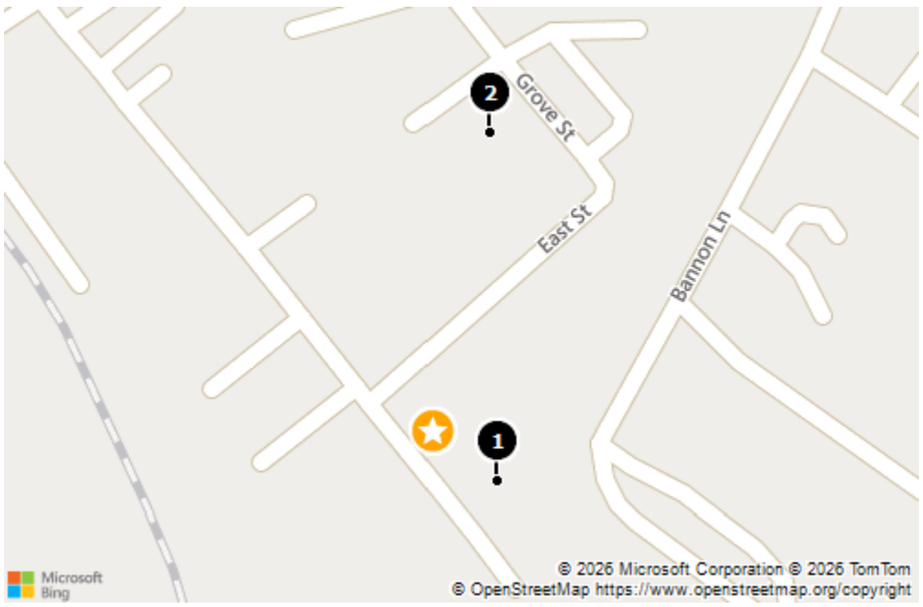
ICE SiteX Report

OrderID: 97670607

SiteX Property Information Report



Subject Property Location

200 EAST ST, PENNGROVE, CA 94951

County:	**SONOMA CA**	Census Tract:	060971506.072000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	047-166-015-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$737,000**	FSD:	36	Common Confidence Score:	19
Value Range:	$471,680 - $1,002,320	ICE Confidence Score:	64		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	138-008
Assd Land Value:	$301,875	Market Land Value:		Tax Year:	2025
Assd Improvement:	$220,124	Market Improvment Value:		Total Taxable Value:	$8,780
Total Assessed Value:	$521,999	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description: 81 FM PT OF 47-166-01 PM 7070

Property Characteristics

Lot Size:	21,536 SF	Bedrooms:	2	Pool:	
Building Area:	916 SF	Baths:	1	Fireplace:	Yes
Year Built:	1900	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	4	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:	5	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/19/2014	Sales Price:	N/A
Document #:	2014066293 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/18/2014		
Document Type:			

Legal Description:
Lot: 2 Map Ref: PM7070 MAP310 PG2
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	05/31/2012	Sales Price:	N/A
Document #:	2012052225 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/31/2012		
Document Type:			

Legal Description:
Lot: 2 Map Ref: PM7070 MAP310 PG2
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	05/31/2012	Sales Price:	N/A
Document #:	12R052225 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Abbreviated Description: 81 FM PT OF 47-166-01 PM 7070

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Mortgage Record

Recording Date:	08/09/2005	Loan Amount:	N/A
Document #:	2005115812 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/25/2035	Type Finance:	

Legal Description:
Lot: 2
Abbreviated Description: PARCEL MAP #7070
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	05/17/2005	Loan Amount:	N/A
Document #:	2005067601 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	06/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 2
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/30/2004	Sales Price:	$485,000
Document #:	20040063652 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/26/2004		
Document Type:			

Legal Description:
Lot: 2 Map Ref: PM7070 MB310 PG2
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/30/2004	Sales Price:	$400,000
Document #:	20040063608 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/26/2004		
Document Type:			

Legal Description:
Lot: 2 Map Ref: PM7070 MB310 PG2
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$3,050,000	Median # of Bedrooms	3.5
Median Lot Size	24,139 SF	Median # of Baths	2.5
Median Living Area	2,542 SF	Median Year Built	1990
Price Range - 2 Yrs	$1,350,000 to $1,700,000	Age Range	26 years to 45 years
Median Value	$1,525,000	Median Age	36 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**501 OAK ST PENNGROVE, CA 94951-**	09/04/2025	$1,350,000	$743	1816	6/3/2	1981	33,385 SF	
		APN: 047-166-016-000 Document #: 2025042439 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 MapRef: MB 19 PG 1 Abbreviated Description: Lot:3 Map Ref:MB 19 PG 1City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.1Mi.	**270 OLGA MARIA CT PENNGROVE, CA 94951-**	07/22/2025	$1,700,000	$520	3268	9/4/3	2000	14,892 SF	
		APN: 047-164-022-000 Document #: 2025033996 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: BAHNSEN SUBDIVISION MapRef: MB 610 PG 23-25 Abbreviated Description: Lot:3 Subdivision:BAHNSEN SUBDIVISION Map Ref:MB 610 PG 23-25								

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.	**200 EAST ST**	**05/31/2012**		$521,999	916	4/2/1	1900	21,536 SF	
.02Mi.	**240 EAST ST**	**01/26/2012**		$313,117	1,910	7/3/2	1981	20,619 SF	
.03Mi.	**501 OAK ST**	**02/08/2012**		$401,939	1,816	6/3/2	1981	33,385 SF	
.04Mi.	**205 EAST ST**			$177,623	1,669	5/3/2	1930	20,000 SF	
.05Mi.	**488 OAK ST**	**05/18/2004**		$1,004,820	652	3/1/1	1920	39,500 SF	
.06Mi.	**500 OAK ST**			$1,048,583	2,656	7/3/3	1914	1 SF	
.07Mi.	**460 OAK ST**			$1,000,679	2,168	5/3/2	1995	25,082 SF	
.07Mi.	**484 OAK ST**			$855,119	1,766	6/2/2	2007	15,957 SF	
.07Mi.	**264 EAST ST**			$943,440	2,251	9/4/2	2014	26,600 SF	
.08Mi.	**440 OAK ST**			$913,396	2,150	7/3/2	1995	23,457 SF	
.08Mi.	**267 EAST ST**	**09/29/2006**		$1,473,751	3,031	8/4/3	2004	18,332 SF	
.09Mi.	**409 OAK ST**	**01/10/2002**		$183,459	1,620	6/3/1	1912	19,901 SF	
.09Mi.	**410 OAK ST**	**08/24/2004**		$519,754	2,139	8/3/2	1994	12,485 SF	
.1Mi.	**420 OAK ST**			$952,746	2,241	7/3/2	1995	37,442 SF	Yes
.1Mi.	**270 OLGA MARIA CT**			$1,834,980	3,268	9/4/3	2000	14,892 SF	
.1Mi.	**272 OLGA MARIA CT**			$1,340,470	3,041	8/4/2	2003	18,731 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	48.5 years old	Households:	1,421
Median Household Income:	$120,479	Households w/Family:	60%
Household Income Per Capita:	$59,157	Households w/Family Married:	50%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	27%

School District

School District Zone:	Petaluma City Elementary School District	Students:	2,184
Number of Schools:	8	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.52Mi.	**Penngrove Elementary School** Number of Students: 472 Student-Teacher Ratio: 29.5	B+	Public	KG - 6
0.52Mi.	**Penngrove Elementary School** Number of Students: 472 Student-Teacher Ratio: 29.5	B+	Public	KG - 6
4.72Mi.	**Petaluma High School** Number of Students: 1,193 Student-Teacher Ratio: 20.94 Advanced Placement: Yes	A-	Public	9 - 12
4.72Mi.	**Petaluma High School** Number of Students: 1,193 Student-Teacher Ratio: 20.94 Advanced Placement: Yes	A-	Public	9 - 12
4.33Mi.	**Petaluma Junior High School** Number of Students: 454 Student-Teacher Ratio: 19.12	C-	Public	7 - 8
4.33Mi.	**Petaluma Junior High School** Number of Students: 454 Student-Teacher Ratio: 19.12	C-	Public	7 - 8

Flood Report

The Subject Property of **200 EAST ST, PENNGROVE, CA 94951** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	96%	SIMILAR
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	66%	NOTABLY LOWER
FORCIBLE ROBBERY	134%	NOTABLY HIGHER
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	112%	HIGHER
MURDER	78%	LOWER
OVERALL	75%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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