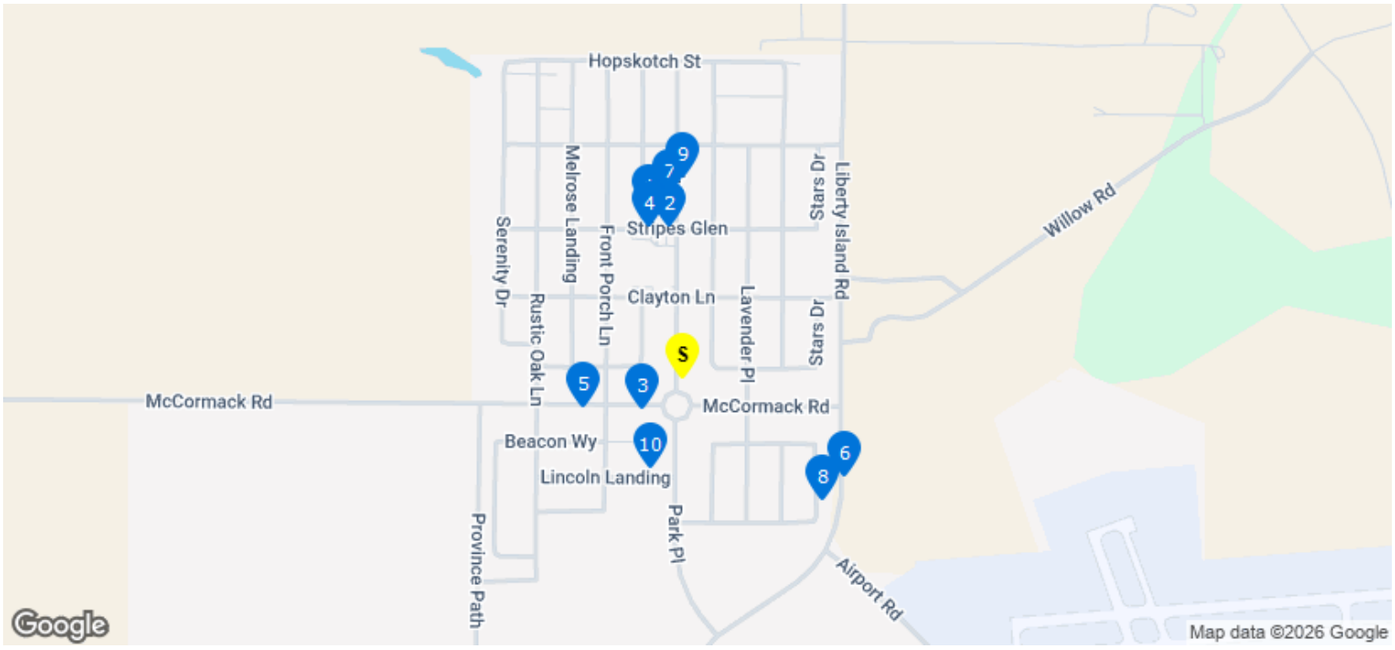
ICE SiteX Report

OrderID: 98775514

SiteX Property Information Report



Subject Property Location

2025 PARK PL, RIO VISTA, CA 94571-5213

County:	**SOLANO CA**	Census Tract:	2535.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0176-421-050	Thomas Bros Pg-Grid:	

Valuation

Value:	**$472,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$429,520 - $514,480	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	4-020
Assd Land Value:	$140,454	Market Land Value:		Tax Year:	2025
Assd Improvement:	$367,157	Market Improvment Value:		Total Taxable Value:	$6,359
Total Assessed Value:	$507,611	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 224 Subdivision: LIBERTY PHASE 1 Legal Unit: 1
Abbreviated Description: RM PG 4 LT 224 UN 1 LIBERTY PHASE 1

Property Characteristics

Lot Size:	6,000 SF	Bedrooms:	2	Pool:	
Building Area:		Baths:	2	Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:		Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/28/2026	Sales Price:	$487,900
Document #:	202600041525 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/24/2025	Sales Price:	$487,900
Document #:	202500033496 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	06/14/2024	Loan Amount:	N/A
Document #:	202400024910 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/10/2024		
TD Due Date:	07/01/2054	Type Finance:	

Legal Description:
Subdivision: LIBERTY Phase No: 1 Map Ref: MB 84 PG 10
City/Muni/Twp: RIO VISTA

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Prior Transfer

Recording Date:	06/14/2024	Sales Price:	N/A
Document #:	202400024909 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/10/2024		
Document Type:	Deed		

Legal Description:
Subdivision: LIBERTY Phase No: 1 Map Ref: MB 84 PG 10
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	08/30/2023	Sales Price:	$342,000 Multiple Parcels Involved in this transaction
Document #:	202300037620 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	08/25/2023		
Document Type:	Deed		

Legal Description:
Subdivision: LIBERTY PHASE 1 Map Ref: MB 84 PG 10
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	10/07/2022	Sales Price:	$8,128,500 Multiple Parcels Involved in this transaction
Document #:	202200064613 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/05/2022		
Document Type:	Deed		

Legal Description:
Subdivision: LIBERTY PHASE 1 Map Ref: MB 84 PG 10
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	07/05/2019	Sales Price:	$19,337,500 Multiple Parcels Involved in this transaction
Document #:	201900043111 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	06/28/2019		
Document Type:	Deed		

Legal Description:

Area Sales Analysis

Total Area Sales	$5,102,000	Median # of Bedrooms	3
Median Lot Size	6,051 SF	Median # of Baths	2
Median Living Area	1,635 SF	Median Year Built	2019
Price Range - 2 Yrs	$455,000 to $532,000	Age Range	2 years to 8 years
Median Value	$524,500	Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**2031 REUNION LN** **RIO VISTA, CA 94571-2318**	10/05/2026	$455,000			/2/2	2023	5,300 SF	
		APN: 0176-422-050 Document #: 202600047553 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 569 Subdivision: LBTY Phase No: 2 MapRef: MB 84 PG 39 Abbreviated Description: Lot:569 Subdivision:LBTY Phase No:2 Map Ref:MB 84 PG 39City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA								
2	.08Mi.	**2071 REUNION LN** **RIO VISTA, CA 94571-2318**	09/03/2026	$389,000			/2/2	2022	5,300 SF	
		APN: 0176-404-060 Document #: 202600042553 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 574 Subdivision: LIBERTY PHASE 2 MapRef: MB 84 PG 39 Abbreviated Description: Lot:574 Subdivision:LIBERTY PHASE 2 Map Ref:MB 84 PG 39City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA								
3	.16Mi.	**2079 REVIVAL LN** **RIO VISTA, CA 94571-2312**	07/10/2026	$325,000			/2/2	2021	5,000 SF	
		APN: 0176-406-050 Document #: 202600032442 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 611 Subdivision: LBTY PHASE 2 MapRef: MB 84 PG 39 Abbreviated Description: Lot:611 Subdivision:LBTY PHASE 2 Map Ref:MB 84 PG 39City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA								
4	.21Mi.	**2210 FRONT PORCH LN** **RIO VISTA, CA 94571-5303**	06/08/2026	$521,000			//		7,366 SF	
		APN: 0176-373-100 Document #: 202600026927 Document Type: Grant Deed Price Code: Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 127 Phase No: 1 MapRef: MB 84 PG 10 Abbreviated Description: Lot:127 Phase No:1 Map Ref:MB 84 PG 10City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA								
5	.22Mi.	**2220 FRONT PORCH LN** **RIO VISTA, CA 94571-5303**	07/02/2026	$470,000			//		6,000 SF	
		APN: 0176-373-110 Document #: 202600031292 Document Type: Grant Deed Price Code: Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 126 Subdivision: LBTY Phase No: 1 MapRef: MB 84 PG 10 Abbreviated Description: Lot:126 Subdivision:LBTY Phase No:1 Map Ref:MB 84 PG 10City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA								
6	.22Mi.	**2211 LAVENDER PL** **RIO VISTA, CA 94571-2317**	05/29/2026	$390,000	$231	1686	/2/2	2021	5,366 SF	
		APN: 0176-382-110 Document #: 202600025533 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 421 Subdivision: LIBERTY Phase No: 2 MapRef: MB 84 PG 39 Abbreviated Description: Lot:421 Subdivision:LIBERTY Phase No:2 Map Ref:MB 84 PG 39City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA								
7	.24Mi.	**4398 ARTISAN PATH** **RIO VISTA, CA 94571-5206**	05/29/2026	$626,000	$291	2149	/4/2	2019	6,566 SF	
		APN: 0176-453-100 Document #: 202600025530								

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Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 724 Subdivision: LIBERTY Phase No: 2 MapRef: MB 84 PG 39 Abbreviated Description: Lot:724 Subdivision:LIBERTY Phase No:2 Map Ref:MB 84 PG 39City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

8 .26Mi. **2210 RUSTIC OAK LN** 08/14/2026 $640,000 // 7,366 SF
RIO VISTA, CA 94571-5311
APN: 0176-371-100 Document #: 202600039054
Document Type: Grant Deed Price Code:
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 41 Subdivision: LBTY Phase No: 1 MapRef: MB 84 PG 10 Abbreviated Description: Lot:41 Subdivision:LBTY Phase No:1 Map Ref:MB 84 PG 10City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

9 .26Mi. **2193 RUSTIC OAK LN** 07/01/2026 $600,000 // 7,366 SF
RIO VISTA, CA 94571-5310
APN: 0176-392-010 Document #: 202600031078
Document Type: Grant Deed Price Code:
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 32 Subdivision: LIBERTY Phase No: 1 MapRef: MB 84 PG 10 Abbreviated Description: Lot:32 Subdivision:LIBERTY Phase No:1 Map Ref:MB 84 PG 10City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

10 .27Mi. **2271 PARK PL** 09/08/2026 $420,000 // 6,000 SF
RIO VISTA, CA 94571-5300
APN: 0176-374-030 Document #: 202600042936
Document Type: Grant Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 152 Subdivision: LIBERTY Phase No: 1 MapRef: MB 84 PG 10 Abbreviated Description: Lot:152 Subdivision:LIBERTY Phase No:1 Map Ref:MB 84 PG 10City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

11 .31Mi. **2275 REVIVAL LN** 08/28/2026 $340,000 $271 1255 /2/2 2019 5,000 SF
RIO VISTA, CA 94571-2314
APN: 0176-383-030 Document #: 202600041588
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 391 Subdivision: LBTY Phase No: 2 MapRef: MB 84 PG 39 Abbreviated Description: Lot:391 Subdivision:LBTY Phase No:2 Map Ref:MB 84 PG 39City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

12 .32Mi. **2283 REVIVAL LN** 10/16/2026 $390,000 $270 1446 /2/2 2021 5,000 SF
RIO VISTA, CA 94571-2314
APN: 0176-383-020 Document #: 202600049375
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 392 Subdivision: LBTY MapRef: MB 84 PG 39 Abbreviated Description: Lot:392 Subdivision:LBTY Map Ref:MB 84 PG 39City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

13 .34Mi. **2335 FRONT PORCH LN** 09/30/2026 $339,500 /2/2 2022 4,500 SF
RIO VISTA, CA 94571-5322
APN: 0176-544-100 Document #: 202600046448
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 864 Subdivision: LBTY PHASE 3 MapRef: MB 92 PG 98-115 Abbreviated Description: Lot:864 Subdivision:LBTY PHASE 3 Map Ref:MB 92 PG 98-115City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

14 .35Mi. **2274 STARS DR** 09/14/2026 $412,000 $273 1508 /3/2 2019 5,308 SF
RIO VISTA, CA 94571-2311
APN: 0176-385-100 Document #: 202600043727
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 343 Subdivision: LBTY Phase No: 2 MapRef: MB F PG 93 Abbreviated Description: Lot:343 Subdivision:LBTY Phase No:2 Map Ref:MB F PG 93City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

15 .38Mi. **2383 FRONT PORCH LN** 10/09/2026 $390,000 /2/2 2023 4,500 SF
RIO VISTA, CA 94571-5322
APN: 0176-544-060 Document #: 202600048241
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 860 Subdivision: LBTY Phase No: 3 MapRef: MB 92 PG 98-115 Abbreviated Description: Lot:860 Subdivision:LBTY Phase No:3 Map Ref:MB 92 PG 98-115City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

16 .38Mi. **2329 MELROSE LNDG** 07/09/2026 $305,000 $263 1160 /2/2 2021 3,224 SF
RIO VISTA, CA 94571-5317
APN: 0176-543-200 Document #: 202600032299
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 887 Subdivision: LIBERTY PHASE 3 MapRef: MB 92 PG 98-115 Abbreviated Description: Lot:887 Subdivision:LIBERTY PHASE 3 Map Ref:MB 92 PG 98-115City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

17 .39Mi. **2395 FRONT PORCH LN** 07/21/2026 $422,000 /2/2 2022 4,500 SF
RIO VISTA, CA 94571-5322
APN: 0176-544-050 Document #: 202600034670
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 859 Subdivision: LIBERTY PHASE 3 MapRef: MB 92 PG 98-115 Abbreviated Description: Lot:859 Subdivision:LIBERTY PHASE 3 Map Ref:MB 92 PG 98-115City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

18 .43Mi. **2424 REVIVAL PL** 07/06/2026 $439,500 // 4,770 SF
RIO VISTA, CA 94571-2325
APN: 0176-362-110 Document #: 202600031486
Document Type: Grant Deed Price Code:
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 464 Subdivision: LIBERTY PHASE 3 MapRef: MB 92 PG 98-115 Abbreviated Description: Lot:464 Subdivision:LIBERTY PHASE 3 Map Ref:MB 92 PG 98-115City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

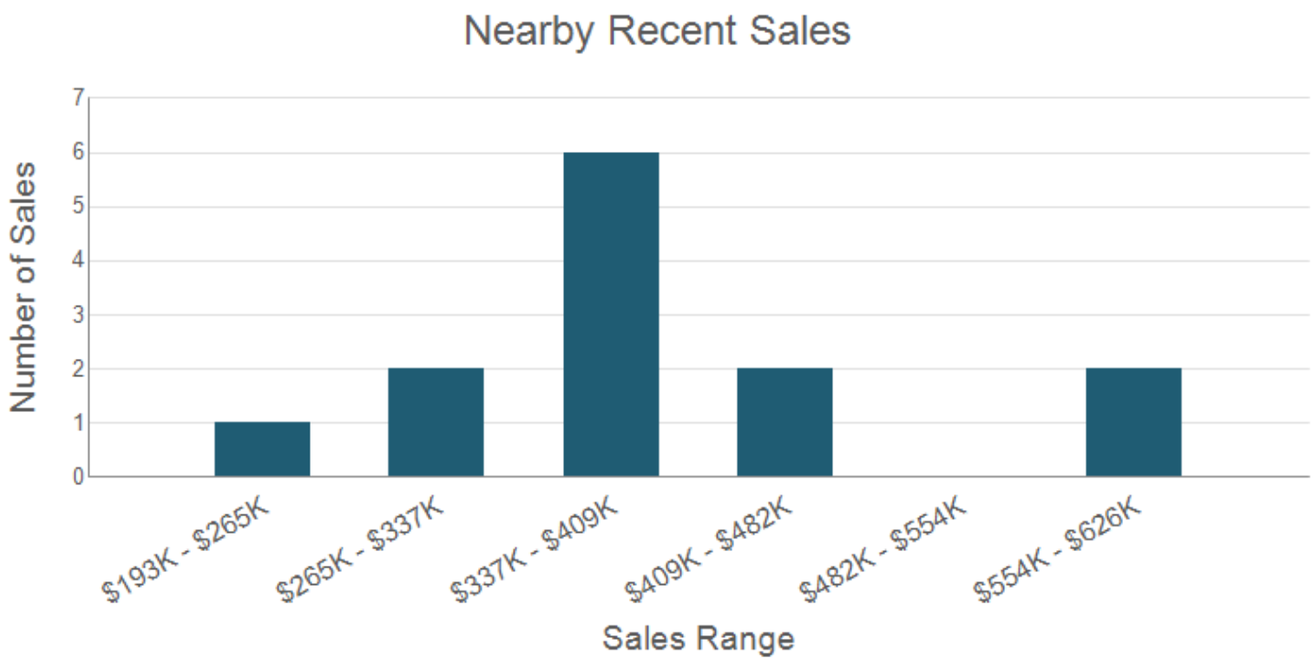
19 .47Mi. **2345 SERENITY DR** 07/08/2026 $360,000 // 3,160 SF
RIO VISTA, CA 94571-5329
APN: 0176-541-430 Document #: 202600032013
Document Type: Grant Deed Price Code:
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 312 Subdivision: LBTY PHASE 3 MapRef: MB 92 PG 98-115 Abbreviated Description: Lot:312 Subdivision:LBTY PHASE 3 Map Ref:MB 92 PG 98-115City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

20 .47Mi. **2357 SERENITY DR** 06/04/2026 $357,500 // 3,682 SF
RIO VISTA, CA 94571-5329
APN: 0176-541-270 Document #: 202600026520
Document Type: Grant Deed Price Code:
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 314 Subdivision: SUBDIVISION MAP ENTITLED LIBERTY PHASE 3 MapRef: MB 92 PG 98-115 Abbreviated Description: Lot:314 Subdivision:SUBDIVISION MAP ENTITLED LIBERTY PHASE 3 Map Ref:MB 92 PG 98-115City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

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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.	**2025 PARK PL**			$507,611		/2/2	2023	6,000 SF	
.01Mi.	**2015 PARK PL**			$462,066		/3/2	2023	6,000 SF	
.01Mi.	**2035 PARK PL**			$470,156		/2/2	2023	6,000 SF	
.02Mi.	**2026 ESPANA LN**			$623,140		/2/2	2022	5,804 SF	
.02Mi.	**2036 ESPANA LN**			$514,578		/3/3	2022	6,000 SF	
.02Mi.	**2016 ESPANA LN**			$489,019		/3/2	2023	6,213 SF	
.02Mi.	**2045 PARK PL**			$507,609		/6/4	2023	6,000 SF	
.03Mi.	**2046 ESPANA LN**			$518,823		/2/2	2023	6,000 SF	
.03Mi.	**2024 PARK PL**			$441,025		/4/4	2023	5,000 SF	
.03Mi.	**2016 PARK PL**			$416,054		/2/2	2023	5,000 SF	
.03Mi.	**2032 PARK PL**			$399,409		/2/2	2023	5,000 SF	
.03Mi.	**2008 PARK PL**			$391,086		/2/2	2023	5,000 SF	
.03Mi.	**2055 PARK PL**			$453,510		/2/2	2023	6,000 SF	
.03Mi.	**4525 PRAIRIE PATH**			$434,480		/3/2	2022	9,699 SF	
.04Mi.	**2040 PARK PL**			$415,015		/2/2	2023	5,000 SF	
.04Mi.	**2056 ESPANA LN**			$383,916		/3/2	2023	6,000 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	58.1 years old	Households:	5,105
Median Household Income:	$81,477	Households w/Family:	55%
Household Income Per Capita:	$53,484	Households w/Family Married:	42%
Most Common Education Level:	Some College	Households w/Family Children:	8%

School District

School District Zone:	River Delta Joint Unified School District	Students:	1,714
Number of Schools:	11	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.48Mi.	**Riverview Middle School** Number of Students: 160 Student-Teacher Ratio: 17.9	C	Public	6 - 8
3.26Mi.	**Rio Vista High School** Number of Students: 317 Student-Teacher Ratio: 16.79	D	Public	9 - 12

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Advanced Placement: Yes

2.65Mi.	**D. H. White Elementary School**	D+	Public	KG - 5

Number of Students: 432
Student-Teacher Ratio: 21.6

Flood Report

The Subject Property of **2025 PARK PL, RIO VISTA, CA 94571-5213** 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	99%	SIMILAR
BURGLARY	148%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	62%	NOTABLY LOWER
AGGRAVATED ASSAULT	158%	NOTABLY HIGHER
FORCIBLE RAPE	50%	SIGNIFICANTLY LOWER
MURDER	119%	HIGHER
OVERALL	145%	NOTABLY 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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Data deemed reliable, but not guaranteed.
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