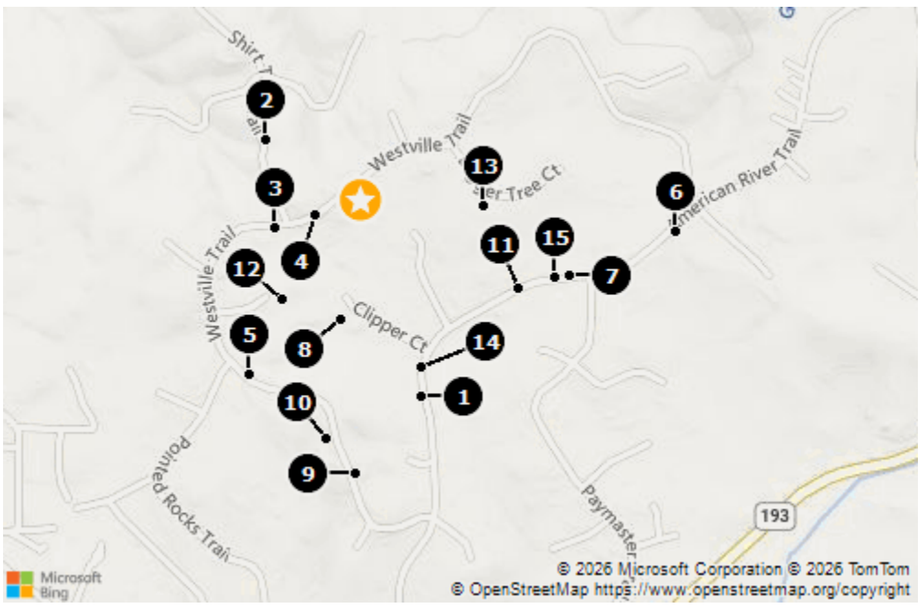
ICE SiteX Report

OrderID: 98722655

SiteX Property Information Report



Subject Property Location

2535 WESTVILLE TRL, COOL, CA 95614-2008

County:	**EL DORADO CA**	Census Tract:	060170306.013002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	072-102-001-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$634,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$564,260 - $703,740	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	83-048
Assd Land Value:	$81,181	Market Land Value:		Tax Year:	2026
Assd Improvement:	$603,996	Market Improvment Value:		Total Taxable Value:	$7,444
Total Assessed Value:	$685,177	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: AUBURN LK TRLS 1
Abbreviated Description: L 230 AUBURN LK TRLS 1

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	3	Pool:	
Building Area:	2299 SF	Baths:	2	Fireplace:	1
Year Built:	1988	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/17/2026	Sales Price:	$621,534
Document #:	2026-0019952 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/18/2022	Sales Price:	$468,239
Document #:	2022-0022180 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/10/2022	Sales Price:	$633,000
Document #:	2022-0021188 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/04/2022		
Document Type:			
Legal Description:			

Lot: 230 Subdivision: AUBURN LAKE TRAILS UNIT NO 1 Map Ref: MB E PG 55
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	05/10/2022	Sales Price:	N/A
Document #:	2022-0021187 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT

ICE SiteX Report

OrderID: 98722655

Contract Date: 05/09/2022
Document Type:
Legal Description:
Lot: 230 Subdivision: AUBURN LAKE TRAILS UNIT NO 1 Map Ref: MB E PG 55
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	08/27/2020	Sales Price:	$459,250
Document #:	2020-0045029 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/03/2020	Loan Amount:	N/A
Document #:	2020-0038987 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2050	Type Finance:	

Legal Description:
Lot: 230 Subdivision: AUBURN LAKE TRAILS UNIT NO 1
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	11/20/2019	Sales Price:	$435,000
Document #:	2019-0049651 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/29/2019	Loan Amount:	N/A
Document #:	2019-0045855 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2049	Type Finance:	

Legal Description:
Lot: 230 Subdivision: AUBURN LAKE TRAILS UNIT NO 1
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	01/02/2019	Sales Price:	$435,000
Document #:	2019-0000091 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/26/2018		
Document Type:			

Legal Description:
Lot: 230 Subdivision: AUBURN LAKE TRAILS UNIT NO 1 Map Ref: MB E PG 55
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	02/17/2010	Sales Price:	$210,000
Document #:	2010-0007036 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/16/2005	Sales Price:	N/A
Document #:	2005-0012934 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/27/2005		
Document Type:			

Legal Description:
Lot: 230 Subdivision: AUBURN LAKE TRAILS UNIT 1 Map Ref: MB E PG55

Mortgage Record

Recording Date:	01/02/2003	Loan Amount:	N/A
Document #:	2003-0000149 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2033	Type Finance:	

Legal Description:
Lot: 230 Subdivision: AUBURN LAKE TRAILS UNIT #1
City/Muni/Twp: UNINCORPORATED

Prior Transfer

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

Legal Description:
Subdivision: AUBURN LK TRLS 1
Abbreviated Description: L 230 AUBURN LK TRLS 1

Area Sales Analysis

Total Area Sales	$6,920,500	Median # of Bedrooms	3
Median Lot Size	13,503 SF	Median # of Baths	2
Median Living Area	1,643 SF	Median Year Built	1987
Price Range - 2 Yrs	$335,000 to $599,000	Age Range	20 years to 51 years
Median Value	$450,000	Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**1575 AMERICAN RIVER TRL COOL, CA 95614-2144**	10/21/2026	$360,000	$245	1465	6/3/2	1981	11,761 SF	

APN: 072-072-024-000 Document #: 2026-0033766
Document Type: Price Code: R

ICE SiteX Report

OrderID: 98722655

Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: AUBURN LAKE TRAILS UNIT 1 MapRef: MB E PG 55 Abbreviated Description: Lot:87 Subdivision:AUBURN LAKE TRAILS UNIT 1 Map Ref:MB E PG 55City/Muni/Twp:EL DORADO City/Muni/Twp: EL DORADO

2	.1Mi.	**2551 SHIRT TAIL TRL** **COOL, CA 95614-2027**	10/13/2026	$565,000	$291	1939	6/3/2	1987	97,139 SF	

APN: 072-202-007-000 Document #: 2026-0032805
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 399 Subdivision: AUBURN LAKE TRAILS UNIT NO 2 MapRef: MB E PG 56 Abbreviated Description: Lot:399 Subdivision:AUBURN LAKE TRAILS UNIT NO 2 Map Ref:MB E PG 56City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

3	.11Mi.	**2581 WESTVILLE TRL** **COOL, CA 95614-2006**	08/21/2026	$482,000	$257	1875	6/3/2	1986	16,117 SF	

APN: 072-093-006-000 Document #: 2026-0027245
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 223 Subdivision: AUBURN LAKE TRAILS UNIT NO 1 MapRef: MB E PG 55 Abbreviated Description: Lot:223 Subdivision:AUBURN LAKE TRAILS UNIT NO 1 Map Ref:MB E PG 55City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

4	.08Mi.	**2566 WESTVILLE TRL** **COOL, CA 95614-2009**	08/05/2026	$599,000	$226	2643	8/3/2	1991	31,363 SF	

APN: 072-092-001-000 Document #: 2026-0025503
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 176 Subdivision: AUBURN LAKE TRAILS UNIT NO 1 MapRef: MB E PG 55 Abbreviated Description: Lot:176 Subdivision:AUBURN LAKE TRAILS UNIT NO 1 Map Ref:MB E PG 55City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

5	.23Mi.	**2685 WESTVILLE TRL** **COOL, CA 95614-2002**	07/28/2026	$430,000	$261	1643	5/3/2	1984	22,215 SF	

APN: 072-082-014-000 Document #: 2026-0024648
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 204 Subdivision: AUBURN LAKE TRAILS UNIT NO 1 MapRef: MB E PG 55 Abbreviated Description: Lot:204 Subdivision:AUBURN LAKE TRAILS UNIT NO 1 Map Ref:MB E PG 55City/Muni/Twp:EL DORADO City/Muni/Twp: EL DORADO

6	.22Mi.	**1626 AMERICAN RIVER TRL** **COOL, CA 95614-2143**	06/29/2026	$450,000	$286	1568	3/3/2	1995	10,890 SF	

APN: 072-124-006-000 Document #: 2026-0021193
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: AUBURN LAKE TRAILS UNIT NO 1 MapRef: MB E PG 55 Abbreviated Description: Lot:36 Subdivision:AUBURN LAKE TRAILS UNIT NO 1 Map Ref:MB E PG 55City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

7	.27Mi.	**1685 AMERICAN RIVER TRL** **COOL, CA 95614-2142**	06/17/2026	$492,500	$273	1799	6/3/2	2006	11,761 SF	

APN: 072-131-004-000 Document #: 2026-0020029
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: AUBURN LAKE TRAILS UNIT NO 1 MapRef: MB E PG 55 Abbreviated Description: Lot:49 Subdivision:AUBURN LAKE TRAILS UNIT NO 1 Map Ref:MB E PG 55City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

8	.15Mi.	**2796 CLIPPER CT** **COOL, CA 95614-2039**	06/16/2026	$430,000	$286	1503	6/3/2	1988	15,245 SF	

APN: 072-122-008-000 Document #: 2026-0019883
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 78 Subdivision: AUBURN LAKE TRAILS UNIT 1 MapRef: MB E PG 55 Abbreviated Description: Lot:78 Subdivision:AUBURN LAKE TRAILS UNIT 1 Map Ref:MB E PG 55City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

9	.34Mi.	**2777 WESTVILLE TRL** **COOL, CA 95614-2002**	04/28/2026	$599,000	$219	2735	8/4/3	1991	19,166 SF	

APN: 072-072-010-000 Document #: 2026-0013878
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 190 Subdivision: AUBURN LAKE TRAILS Legal Unit: 1 MapRef: MB E PG 55 Abbreviated Description: Lot:190 Subdivision:AUBURN LAKE TRAILS Legal Unit:1 Map Ref:MB E PG 55City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

10	.3Mi.	**2750 WESTVILLE TRL** **COOL, CA 95614-2003**	04/14/2026	$389,000	$315	1232	5/3/2	1978	12,632 SF	

APN: 072-071-004-000 Document #: 2026-0012117
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 122 Subdivision: AUBURN LAKE TRAILS UNIT NO 1 MapRef: MB E PG 55 Abbreviated Description: Lot:122 Subdivision:AUBURN LAKE TRAILS UNIT NO 1 Map Ref:MB E PG 55City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.21Mi.	**1657 AMERICAN RIVER TRL** **COOL, CA 95614-2142**	03/25/2026	$400,000	$252	1584	6/3/2	1988	11,325 SF	

APN: 072-123-007-000 Document #: 2026-0009641
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: AUBURN LAKE TRAILS UNIT NO 1 MapRef: MB E PG 55 Abbreviated Description: Lot:54 Subdivision:AUBURN LAKE TRAILS UNIT NO 1 Map Ref:MB E PG 55City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

12	.16Mi.	**1276 COON CT** **COOL, CA 95614-2041**	02/27/2026	$490,000	$223	2195	5/2/2	1988	13,503 SF	

APN: 072-082-007-000 Document #: 2026-0006642
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 211 Subdivision: AUBURN LAKE TRAILS UNIT 1 MapRef: MB E PG 55 Abbreviated Description: Lot:211 Subdivision:AUBURN LAKE TRAILS UNIT 1 Map Ref:MB E PG 55City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	.16Mi.	**1654 DIGGER TREE CT** **COOL, CA 95614-2038**	02/05/2026	$500,000	$218	2288	9/5/3	1987	12,632 SF	Spa Only

APN: 072-104-016-000 Document #: 2026-0004370
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 241 Subdivision: AUBURN LAKE TRAILS UNIT 1 MapRef: MB E PG 55 Abbreviated Description: Lot:241 Subdivision:AUBURN LAKE TRAILS UNIT 1 Map Ref:MB E PG 55City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

14	.21Mi.	**1593 AMERICAN RIVER TRL** **COOL, CA 95614-2144**	01/13/2026	$335,000	$317	1056	5/2/2	1977	16,988 SF	

APN: 072-122-002-000 Document #: 2026-0002077
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 84 Subdivision: AUBURN LAKE TRAILS UNIT NO 1 MapRef: MB E PG 55 Abbreviated Description: Lot:84 Subdivision:AUBURN LAKE TRAILS UNIT NO 1 Map Ref:MB E PG 55City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

15	.26Mi.	**1679 AMERICAN RIVER TRL** **COOL, CA 95614-2142**	09/23/2025	$399,000	$295	1350	5/3/2	1975	11,325 SF	

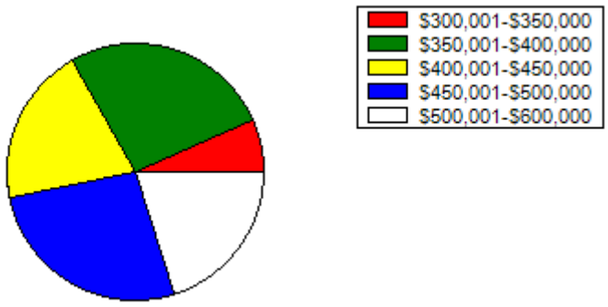
ICE SiteX Report

OrderID: 98722655

APN: 072-131-003-000 Document #: 2025-0026960
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: AUBURN LAKE TRAILS UNIT NO 1 MapRef: MB E MAP 55 Abbreviated Description: Lot:50 Subdivision:AUBURN LAKE TRAILS UNIT NO 1 Map Ref:MB E MAP 55City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**2535 WESTVILLE TRL**			$685,177	2,299	6/3/2	1988	10,454 SF	
.01Mi.	**2529 WESTVILLE TRL**			$379,105	1,842	6/3/2	1992	10,890 SF	
.01Mi.	**2541 WESTVILLE TRL**			$607,241	2,964	8/4/3	1990	10,890 SF	
.03Mi.	**2523 WESTVILLE TRL**			$304,000	1,585	6/3/2	1988	10,890 SF	
.03Mi.	**2547 WESTVILLE TRL**			$288,876	2,308	6/3/3	1988	10,454 SF	
.04Mi.	**2519 WESTVILLE TRL**			$366,530	1,933	6/3/2	1990	11,325 SF	
.04Mi.	**2553 WESTVILLE TRL**			$390,644	2,066	6/3/2	1991	10,890 SF	
.04Mi.	**2534 WESTVILLE TRL**			$405,755	1,210	5/2/2	1973	16,988 SF	
.05Mi.	**2540 WESTVILLE TRL**	**05/23/2005**		$177,697	1,414	5/3/2	1987	23,522 SF	
.05Mi.	**2513 WESTVILLE TRL**			$376,604	1,845	6/3/2	1988	10,454 SF	
.06Mi.	**2546 WESTVILLE TRL**			$452,621	1,979	6/3/2	1994	23,522 SF	
.06Mi.	**2559 WESTVILLE TRL**			$521,617	3,143	7/4/3	1989	16,988 SF	
.07Mi.	**2505 WESTVILLE TRL**			$391,947	1,729	6/3/2	1986	15,245 SF	
.07Mi.	**2780 LAST CHANCE CT**			$437,702	2,228	7/4/2	1981	13,503 SF	
.08Mi.	**2566 WESTVILLE TRL**			$486,510	2,643	8/3/2	1991	31,363 SF	
.08Mi.	**2565 WESTVILLE TRL**	**06/07/2005**		$409,000	2,367	7/4/2	1992	16,552 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	86%

Demographics & Income

Median Age:	55.3 years old	Households:	1,615
Median Household Income:	$119,151	Households w/Family:	73%
Household Income Per Capita:	$60,292	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Black Oak Mine Unified School District	Students:	1,238
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.29Mi.	**Northside STEAM School**	B+	Public	KG - 6
Number of Students: 283 Student-Teacher Ratio: 21.77				
8.63Mi.	**Golden Sierra Junior Senior High School**	C+	Public	7 - 12
Number of Students: 436 Student-Teacher Ratio: 15.54 Advanced Placement: Yes				

ICE SiteX Report

OrderID: 98722655

Flood Report

The Subject Property of **2535 WESTVILLE TRL, COOL, CA 95614-2008** 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	51%	NOTABLY LOWER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	50%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	78%	LOWER
MURDER	130%	NOTABLY HIGHER
OVERALL	88%	LOWER

Disaster Alerts

No alerts noted

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Data deemed reliable, but not guaranteed.
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