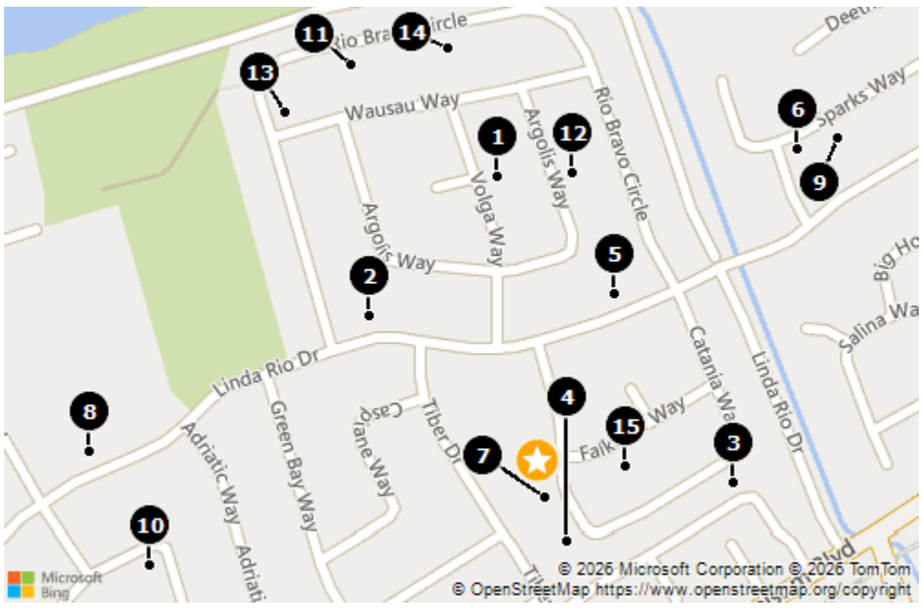
ICE SiteX Report

OrderID: 98237881

SiteX Property Information Report



Subject Property Location

2724 CATANIA WAY, SACRAMENTO, CA 95826-2227

County:	**SACRAMENTO CA**	Census Tract:	060670091.063000
Property Use:	Single Family Residential	Zoning:	RD-5
Parcel Number:	075-0546-029-0000	Thomas Bros Pg-Grid:	299-6A

Valuation

Value:	**$509,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$463,190 - $554,810	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	53-064
Assd Land Value:	$167,260	Market Land Value:		Tax Year:	2025
Assd Improvement:	$287,834	Market Improvment Value:		Total Taxable Value:	$5,379
Total Assessed Value:	$455,094	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 172 Subdivision: COLLEGE GREENS EAST 04
Abbreviated Description: COLLEGE GREENS EAST 04, LOT 172

Property Characteristics

Lot Size:	7,400 SF	Bedrooms:	3	Pool:	
Building Area:	1229 SF	Baths:	2	Fireplace:	1
Year Built:	1977	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/22/2026	Sales Price:	N/A
Document #:	202606220356 BK-PG 20041102-2531	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/16/2011	Sales Price:	$257,000
Document #:	BK-PG 20041102-2531	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/02/2004	Sales Price:	N/A
Document #:	BK-PG 20041102 -2530	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 172 Subdivision: COLLEGE GREENS EAST 04
Abbreviated Description: COLLEGE GREENS EAST 04, LOT 172

Prior Transfer

Recording Date:	11/02/2004	Sales Price:	$326,500
Document #:	BK-PG 20041102-2530	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/14/2004		

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Document Type:
Legal Description:
Lot: 172 Subdivision: COLLEGE GREENS FAST UNIT #4 Map Ref: MAP98 PG18
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	12/26/2002	Loan Amount:	N/A
Document #:	BK-PG 20021226-0568	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/10/2032	Type Finance:	

Legal Description:
Lot: 172 Subdivision: COLLEGE GREENS EAST UNIT #4
City/Muni/Twp: SACRAMENTO

Prior Transfer

Recording Date:	12/16/2002	Sales Price:	N/A
Document #:	BK-PG 20021216-1341	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/22/2002		
Document Type:			

Legal Description:
Lot: 172 Subdivision: COLLEGE GREENS EAST UNIT #4 Map Ref: MAP98 PG18

Prior Transfer

Recording Date:	09/29/2000	Sales Price:	$160,000
Document #:	BK-PG 20000929-0023	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/08/2000		
Document Type:			

Legal Description:
Lot: 172 Subdivision: COLLEGE GREENS EAST UNIT #4 Map Ref: MAP 075
Abbreviated Description: COLLEGE GREENS EAST 04

Prior Transfer

Recording Date:	07/19/2000	Sales Price:	N/A
Document #:	BK-PG 20000719-0424	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/05/2000		
Document Type:			

Legal Description:
Lot: 172 Subdivision: COLLEGE GREENS EAST UNIT #4 Map Ref: MAP 075
Abbreviated Description: COLLEGE GREENS EAST 04

Prior Transfer

Recording Date:	05/19/2000	Sales Price:	N/A
Document #:	BK-PG 20000519-0115	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/15/2000		
Document Type:			

Legal Description:
Lot: 172 Subdivision: COLLEGE GREENS EAST UNIT #4 Map Ref: MAP 075
Abbreviated Description: COLLEGE GREENS EAST 04

Prior Transfer

Recording Date:	10/07/1998	Sales Price:	N/A
Document #:	BK-PG 981007-0040	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/25/1998		
Document Type:			

Legal Description:
Subdivision: COLLEGE GREENS EAST UNIT #4
Abbreviated Description: COLLEGE GREENS EAST 04 LOT 172
City/Muni/Twp: SACRAMENTO

Prior Transfer

Recording Date:	09/30/1998	Sales Price:	N/A
Document #:	BK-PG 980930-1781	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/25/1998		
Document Type:			

Legal Description:
Subdivision: COLLEGE GREENS EAST UNIT #4
Abbreviated Description: COLLEGE GREENS EAST 04 LOT 172
City/Muni/Twp: SACRAMENTO

Prior Transfer

Recording Date:	09/10/1997	Sales Price:	N/A
Document #:	BK-PG 970910-0408	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/09/1997		
Document Type:			

Legal Description:
Lot: 172 Subdivision: PLAT OF COLLEGE GREENS EAST UNIT #18
City/Muni/Twp: SACRAMENTO

Area Sales Analysis

Total Area Sales	$7,556,500	Median # of Bedrooms	3
Median Lot Size	5,500 SF	Median # of Baths	2
Median Living Area	1,607 SF	Median Year Built	1977
Price Range - 2 Yrs	$378,000 to $629,000	Age Range	48 years to 62 years
Median Value	$500,000	Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**2625 VOLGA WAY**	08/14/2026	$400,000	$222	1794	9/4/2.5	1977	5,500 SF	

ICE SiteX Report

OrderID: 98237881

SACRAMENTO, CA 95826-2236
APN: 075-0612-005-0000 Document #: 202608140901
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 287 Subdivision: COLLEGE GREENS EAST UNIT NO 5 MapRef: MB 104 PG 3 Abbreviated Description: Lot:287 Subdivision:COLLEGE GREENS EAST UNIT NO 5 Map Ref:MB 104 PG 3City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

2	.14Mi.	**9241 LINDA RIO DR**	08/07/2026	$590,000	$328	1794	9/4/2.5	1976	6,300 SF	Yes

SACRAMENTO, CA 95826-2209
APN: 075-0490-057-0000 Document #: 202608070962
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 127 Subdivision: COLLEGE GREENS Legal Unit: 1 MapRef: MB 94 MAP 4 Abbreviated Description: Lot:127 Subdivision:COLLEGE GREENS Legal Unit:1 Map Ref:MB 94 MAP 4City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

3	.13Mi.	**2788 CATANIA WAY**	07/09/2026	$500,000	$317	1574	7/3/2	1976	5,500 SF	

SACRAMENTO, CA 95826-2227
APN: 075-0546-013-0000 Document #: 202607090599
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 188 Subdivision: COLLEGE GREENS EAST UNIT NO 4 MapRef: MB 98 PG 18 Abbreviated Description: Lot:188 Subdivision:COLLEGE GREENS EAST UNIT NO 4 Map Ref:MB 98 PG 18City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

4	.06Mi.	**2744 CATANIA WAY**	07/01/2026	$445,000	$362	1229	6/3/2	1977	5,400 SF	

SACRAMENTO, CA 95826-2227
APN: 075-0546-024-0000 Document #: 202607011343
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 177 Subdivision: COLLEGE GREENS EAST Legal Unit: 4 MapRef: MB 98 PG 18 Abbreviated Description: Lot:177 Subdivision:COLLEGE GREENS EAST Legal Unit:4 Map Ref:MB 98 PG 18City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

5	.12Mi.	**9291 LINDA RIO DR**	06/15/2026	$530,000	$351	1509	6/3/2	1977	5,500 SF	

SACRAMENTO, CA 95826-2249
APN: 075-0542-003-0000 Document #: 202606151004
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 245 Subdivision: COLLEGE GREENS EAST UNIT NO 4 MapRef: MB 98 PG 18 Abbreviated Description: Lot:245 Subdivision:COLLEGE GREENS EAST UNIT NO 4 Map Ref:MB 98 PG 18City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

6	.26Mi.	**2631 TOPEKA WAY**	02/05/2026	$421,000	$324	1297	6/3/2	1978	5,000 SF	

SACRAMENTO, CA 95827-1043
APN: 075-0654-001-0000 Document #: 202602050439
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 470 Subdivision: LARCHMONT BUTTERFIELD UNIT NO 6 MapRef: MB 110 MAP 5 Abbreviated Description: Lot:470 Subdivision:LARCHMONT BUTTERFIELD UNIT NO 6 Map Ref:MB 110 MAP 5City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

7	.02Mi.	**2732 CATANIA WAY**	02/05/2026	$500,000	$233	2138	8/4/2	1977	6,300 SF	

SACRAMENTO, CA 95826-2227
APN: 075-0546-027-0000 Document #: 202602050817
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 174 Subdivision: PLAT OF COLLEGE GREENS EAST UNIT NO 4 MapRef: MB 98 MAP 18 Abbreviated Description: Lot:174 Subdivision:PLAT OF COLLEGE GREENS EAST UNIT NO 4 Map Ref:MB 98 MAP 18City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

8	.28Mi.	**9143 LINDA RIO DR**	01/14/2026	$500,000	$356	1402	5/3/2	1964	8,110 SF	

SACRAMENTO, CA 95826-2252
APN: 075-0074-001-0000 Document #: 202601141008
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: LARCHMONT RIVIERA UNIT NO 1 MapRef: MB 691230 PG 249 Abbreviated Description: Lot:54 Subdivision:LARCHMONT RIVIERA UNIT NO 1 Map Ref:MB 691230 PG 249City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

9	.28Mi.	**9374 SPARKS WAY**	01/12/2026	$443,000	$385	1148	6/3/2	1978	5,460 SF	

SACRAMENTO, CA 95827-1065
APN: 075-0654-003-0000 Document #: 202601120645
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 472 Subdivision: LARCHMONT BUTTERFIELD UNIT NO 6 MapRef: MB 110 MAP 5 Abbreviated Description: Lot:472 Subdivision:LARCHMONT BUTTERFIELD UNIT NO 6 Map Ref:MB 110 MAP 5City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

10	.25Mi.	**9137 HARVEST WAY**	11/24/2025	$532,000	$296	1794	9/4/2.5	1977	6,083 SF	

SACRAMENTO, CA 95826-2205
APN: 075-0580-023-0000 Document #: 202511240849
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 162 Subdivision: COLLEGE GREENS EAST UNIT NO 3 MapRef: MB 730406 PG 72 Abbreviated Description: Lot:162 Subdivision:COLLEGE GREENS EAST UNIT NO 3 Map Ref:MB 730406 PG 72City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.28Mi.	**2579 RIO BRAVO CIR**	10/31/2025	$560,000	$355	1574	7/3/2	1978	5,500 SF	

SACRAMENTO, CA 95826-2234
APN: 075-0611-017-0000 Document #: 202510310439
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 364 Subdivision: COLLEGE GREENS EAST UNIT NO 6 MapRef: MB 104 PG 23 Abbreviated Description: Lot:364 Subdivision:COLLEGE GREENS EAST UNIT NO 6 Map Ref:MB 104 PG 23City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

12	.18Mi.	**2740 ARGOLIS WAY**	10/10/2025	$563,500	$314	1794	9/4/2.5	1978	5,774 SF	Yes

SACRAMENTO, CA 95826-2244
APN: 075-0620-020-0000 Document #: 202510100572
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 401 Subdivision: PLAT OF COLLEGE GREENS EAST UNIT NO 6 MapRef: MB 104 MAP 23 Abbreviated Description: Lot:401 Subdivision:PLAT OF COLLEGE GREENS EAST UNIT NO 6 Map Ref:MB 104 MAP 23City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	.27Mi.	**9201 WAUSAU WAY**	10/08/2025	$378,000	$210	1794	9/4/2.5	1977	7,791 SF	Yes

SACRAMENTO, CA 95826-2238
APN: 075-0611-012-0000 Document #: 202510080051
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 325 Subdivision: COLLEGE GREENS EAST UNIT NO 5 MapRef: MB 104 MAP 3 Abbreviated Description: Lot:325 Subdivision:COLLEGE GREENS EAST UNIT NO 5 Map Ref:MB 104 MAP 3City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

14	.27Mi.	**2549 RIO BRAVO CIR**	10/02/2025	$565,000	$351	1607	7/3/2	1978	5,500 SF	

SACRAMENTO, CA 95826-2234
APN: 075-0611-023-0000 Document #: 202510020856
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 370 Subdivision: COLLEGE GREEN EAST UNIT NO 6 MapRef: MB 104 MAP 23 Abbreviated Description: Lot:370 Subdivision:COLLEGE GREEN EAST UNIT NO 6 Map Ref:MB 104 MAP 23City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

ICE SiteX Report

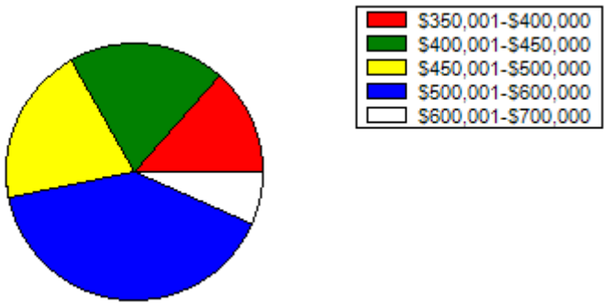
OrderID: 98237881

15	.06Mi.	**9212 FALKLAND WAY** **SACRAMENTO, CA 95826-2231**	07/30/2025	$629,000	$350	1794	8/4/2.5	1976	5,500 SF	Yes

APN: 075-0545-007-0000 Document #: 202507300736
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 206 Subdivision: COLLEGE GREENS EAST UNIT NO 4 Abbreviated Description: Lot:206 Subdivision:COLLEGE GREENS EAST UNIT NO 4
City/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.	**2724 CATANIA WAY**	**11/02/2004**		$455,094	1,229	6/3/2	1977	7,400 SF	
.01Mi.	**2728 CATANIA WAY**	**12/15/2005**		$568,226	2,362	10/5/3	1977	7,000 SF	
.02Mi.	**2716 CATANIA WAY**			$303,396	1,794	9/4/2.5	1977	5,500 SF	
.02Mi.	**2732 CATANIA WAY**	**09/30/2011**		$191,232	2,138	8/4/2	1977	6,300 SF	
.03Mi.	**2741 TIBER DR**	**09/15/2010**		$281,716	1,574	7/3/2	1975	6,748 SF	Yes
.03Mi.	**2737 TIBER DR**			$361,048	1,926	8/4/2	1975	7,550 SF	Yes
.03Mi.	**2745 TIBER DR**			$212,453	1,238	5/3/2	1978	5,916 SF	
.03Mi.	**2712 CATANIA WAY**			$468,180	1,574	7/3/2	1977	5,500 SF	
.03Mi.	**2731 CATANIA WAY**	**02/17/1977**		$123,358	1,794	9/4/2.5	1977	8,100 SF	
.03Mi.	**2736 CATANIA WAY**			$343,173	1,794	9/4/2.5	1977	5,600 SF	
.03Mi.	**2721 CATANIA WAY**	**09/19/2005**		$215,771	1,574	7/3/2	1977	9,000 SF	Yes
.04Mi.	**2749 TIBER DR**			$347,204	1,792	9/4/2.5	1975	5,500 SF	
.04Mi.	**2717 CATANIA WAY**	**10/27/2010**		$269,035	1,229	6/3/2	1977	5,500 SF	
.04Mi.	**2708 CATANIA WAY**			$686,599	1,794	9/4/2.5	1977	5,500 SF	Yes
.04Mi.	**2737 CATANIA WAY**			$227,566	1,465	7/4/2	1976	5,800 SF	
.04Mi.	**2801 TIBER DR**			$443,700	1,229	6/3/2	1975	5,500 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	34.5 years old	Households:	16,397
Median Household Income:	$76,647	Households w/Family:	56%
Household Income Per Capita:	$41,342	Households w/Family Married:	37%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

School District

School District Zone:	Sacramento City Unified School District	Students:	37,913
Number of Schools:	73	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.20Mi.	**Albert Einstein Middle School** Number of Students: 579 Student-Teacher Ratio: 23.1	D	Public	7 - 8
0.33Mi.	**O.W. Erlewine Elementary School** Number of Students: 300 Student-Teacher Ratio: 23.89	B-	Public	KG - 6
1.67Mi.	**Rosemont High School** Number of Students: 1,485 Student-Teacher Ratio: 19.62 Advanced Placement: Yes	C+	Public	9 - 12

ICE SiteX Report

OrderID: 98237881

Flood Report

The Subject Property of **2724 CATANIA WAY, SACRAMENTO, CA 95826-2227** 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	133%	NOTABLY HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	133%	NOTABLY HIGHER
FORCIBLE RAPE	99%	SIMILAR
MURDER	124%	HIGHER
OVERALL	114%	HIGHER

Disaster Alerts

No alerts noted

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Data deemed reliable, but not guaranteed.
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