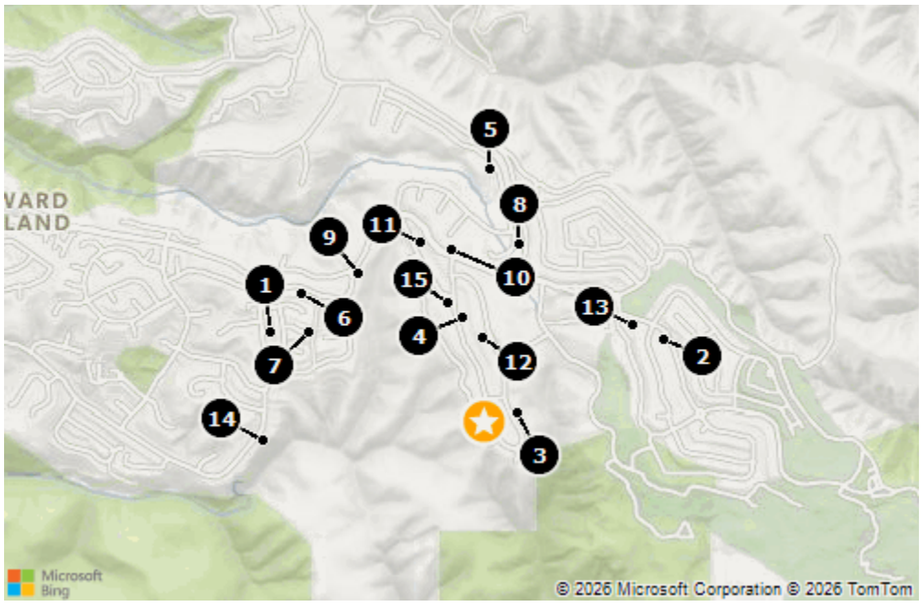
ICE SiteX Report

OrderID: 98134500

SiteX Property Information Report



Subject Property Location

28863 BAILEY RANCH RD, HAYWARD, CA 94542-2168

County:	**ALAMEDA CA**	Census Tract:	060014351.034000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	85A-6426-3	Thomas Bros Pg-Grid:	

Valuation

Value:	**$2,071,000**	FSD:	10	Common Confidence Score:	62
Value Range:	$1,863,900 - $2,278,100	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	25-156
Assd Land Value:	$538,551	Market Land Value:		Tax Year:	2025
Assd Improvement:	$1,256,619	Market Improvment Value:		Total Taxable Value:	$23,051
Total Assessed Value:	$1,795,170	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description
Property Characteristics

Lot Size:	10,024 SF	Bedrooms:	5	Pool:	Yes
Building Area:	3238 SF	Baths:	3	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	9	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:	3	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	04/23/2024	Sales Price:	N/A
Document #:	2024052257 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/09/2024	Sales Price:	N/A
Document #:	2024004800 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/04/2024		
Document Type:			

Legal Description:

Lot: 10 Tract No: 7109 Map Ref: MB 251 PG 24-33
City/Muni/Twp: HAYWARD

Prior Transfer

Recording Date:	07/12/2022	Sales Price:	N/A
Document #:	2022126038 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/24/2022		
Document Type:			

Legal Description:

Lot: 10 Tract No: 7109 Map Ref: MB 251 PG 24-33
City/Muni/Twp: HAYWARD

Prior Transfer

Recording Date:	07/09/2012	Sales Price:	$1,000,000
Document #:	2012217404 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	04/25/2008	Sales Price:	$1,000,000
Document #:	2008139907 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/14/2006	Sales Price:	$822,500
Document #:	2006424614 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/24/2006	Loan Amount:	N/A
Document #:	2006396962 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	11/01/2021	Type Finance:	
Legal Description:			
Lot: 10 Tract No: 7109			
City/Muni/Twp: HAYWARD			

Prior Transfer

Recording Date:	10/24/2006	Sales Price:	$1,340,000
Document #:	2006396960 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/16/2006		
Document Type:			
Legal Description:			
Lot: 10 Tract No: 7109 Map Ref: MB251 PG24-33			
City/Muni/Twp: HAYWARD			

Prior Transfer

Recording Date:	06/23/2006	Sales Price:	$686,000
Document #:	2006242836 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/09/2005	Sales Price:	$686,000
Document #:	2005234427 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/07/2005	Sales Price:	$150,000
Document #:	2005231619 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/19/2005	Loan Amount:	N/A
Document #:	2005205810 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	06/01/2035	Type Finance:	ADJ
Legal Description:			
Lot: 10 Tract No: 7109			

Mortgage Record

Recording Date:	07/23/2004	Loan Amount:	N/A
Document #:	2004338566 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/01/2019	Type Finance:	
Legal Description:			
Lot: 10 Tract No: 7109			

Mortgage Record

Recording Date:	04/26/2004	Loan Amount:	N/A
Document #:	2004176209 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2034	Type Finance:	ADJ
Legal Description:			
Lot: 10 Tract No: 7109			

Prior Transfer

Recording Date:	04/25/2003	Sales Price:	$959,000
Document #:	2003242553 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/16/2003		
Document Type:			
Legal Description:			
Lot: 10 Tract No: 7109 Map Ref: MB251 PG24-33			
City/Muni/Twp: HAYWARD			

Prior Transfer

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

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$26,824,000	Median # of Bedrooms	4
Median Lot Size	10,442 SF	Median # of Baths	3
Median Living Area	3,045 SF	Median Year Built	1996
Price Range - 2 Yrs	$899,000 to $2,500,000	Age Range	8 years to 54 years
Median Value	$1,875,000	Median Age	30 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.6Mi.	**27966 EL PORTAL DR** **HAYWARD, CA 94542-2510**	06/24/2026	$1,190,000	$601	1980	7/4/2	1972	7,700 SF	
		APN: 81D-1904-72 Document #: 2026082443 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 86 Tract No: 3283 MapRef: MB 67 PG 82 TO 90 Abbreviated Description: Lot:86 Tract No:3283 Map Ref:MB 67 PG 82 TO 90City/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD								
2	.51Mi.	**23 STONEBRAE RD** **HAYWARD, CA 94542-7934**	06/16/2026	$2,500,000	$662	3772	13/3/4	2018	13,433 SF	
		APN: 85A-6434-3 Document #: 2026078828 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 123 Tract No: 7736 MapRef: MB 299 PG 39 - 67 Abbreviated Description: Lot:123 Tract No:7736 Map Ref:MB 299 PG 39 - 67City/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD								
3	.09Mi.	**28862 BAY HEIGHTS RD** **HAYWARD, CA 94542-2164**	04/14/2026	$1,875,000	$636	2944	9/5/3	2003	9,021 SF	
		APN: 85A-6426-20 Document #: 2026048696 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Tract No: 7109 MapRef: MB 251 PG 24-33 Abbreviated Description: Lot:27 Tract No:7109 Map Ref:MB 251 PG 24-33City/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD								
4	.27Mi.	**28828 BAILEY RANCH RD** **HAYWARD, CA 94542-2169**	02/13/2026	$2,340,000	$631	3705	11/7/4	2000	15,315 SF	
		APN: 85A-6423-26 Document #: 2026020060 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Tract No: 6169 MapRef: MB 247 PG 18-28 Abbreviated Description: Lot:26 Tract No:6169 Map Ref:MB 247 PG 18-28City/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD								
5	.65Mi.	**28475 FOX HOLLOW DR** **HAYWARD, CA 94542-2246**	02/03/2026	$1,724,000	$471	3653	10/5/3	1994	13,109 SF	
		APN: 425-490-39-1 Document #: 2026012911 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 114 Tract No: 4007 MapRef: MB 181 PG 40-48 Abbreviated Description: Lot:114 Tract No:4007 Map Ref:MB 181 PG 40-48City/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD								
6	.56Mi.	**3621 LA MESA DR** **HAYWARD, CA 94542-2527**	01/29/2026	$899,000	$531	1693	5/3/2	1972	8,352 SF	
		APN: 81D-1904-22 Document #: 2026010818 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Tract No: 3283 MapRef: MB 67 PG 82 TO 90 Abbreviated Description: Lot:28 Tract No:3283 Map Ref:MB 67 PG 82 TO 90City/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD								
7	.51Mi.	**3608 SISKIYOU CT** **HAYWARD, CA 94542-2519**	01/21/2026	$1,360,000	$532	2552	8/4/3	1973	9,462 SF	Yes
		APN: 81D-1904-51 Document #: 2026007753 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 57 Tract No: 3283 MapRef: MB 67 PG 82 TO 90 Abbreviated Description: Lot:57 Tract No:3283 Map Ref:MB 67 PG 82 TO 90City/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD								
8	.46Mi.	**4520 RIDING CLUB CT** **HAYWARD, CA 94542-2238**	12/17/2025	$1,775,000	$582	3045	8/4/3	1996	9,658 SF	
		APN: 425-490-122 Document #: 2025161904 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Tract No: 4007 MapRef: MB 181 PG 40-48 Abbreviated Description: Lot:36 Tract No:4007 Map Ref:MB 181 PG 40-48City/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD								
9	.5Mi.	**3695 SKYLINE DR** **HAYWARD, CA 94542-2520**	10/28/2025	$1,075,000	$666	1612	6/3/2	1976	8,424 SF	
		APN: 81D-1907-21 Document #: 2025135203 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 70 Tract No: 3413 MapRef: MB 78 PG 88 TO 92 Abbreviated Description: Lot:70 Tract No:3413 Map Ref:MB 78 PG 88 TO 92City/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD								
10	.45Mi.	**4460 QUICKSILVER CT** **HAYWARD, CA 94542-2234**	10/20/2025	$1,950,000	$640	3045	9/4/3	1994	16,236 SF	
		APN: 425-490-144 Document #: 2025131748 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 57 Tract No: 4007 MapRef: MB 122 PG 49 ET SEQ Abbreviated Description: Lot:57 Tract No:4007 Map Ref:MB 122 PG 49 ET SEQCity/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD								
11	.5Mi.	**4110 MYSTIC VIEW CT** **HAYWARD, CA 94542-2166**	10/10/2025	$2,025,000	$646	3133	9/5/3	2000	8,772 SF	
		APN: 85A-6423-40 Document #: 2025127843 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 40 Tract No: 6169 MapRef: MB 247 PG 18-28 Abbreviated Description: Lot:40 Tract No:6169 Map Ref:MB 247 PG 18-28City/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD								
12	.22Mi.	**28835 BAY HEIGHTS RD** **HAYWARD, CA 94542-2165**	10/07/2025	$2,173,000	$622	3489	10/5/3	2000	10,442 SF	
		APN: 85A-6425-18 Document #: 2025125027 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 55 Tract No: 7109 MapRef: MB 251 PG 24-33 Abbreviated Description: Lot:55 Tract No:7109 Map Ref:MB 251 PG 24-33City/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD								
13	.45Mi.	**7 STONEBRAE RD**	08/12/2025	$2,500,000	$636	3927	10/4/4	2010	14,265 SF	

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HAYWARD, CA 94542-7934
APN: 85A-6432-88 Document #: 2025101447
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 119 Tract No: 7736 MapRef: MB 299 PG 39 - 67 Abbreviated Description: Lot:119 Tract No:7736 Map Ref:MB 299 PG 39 - 67City/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD

14	.57Mi.	**3495 SKYLINE DR**	08/11/2025	$1,250,000	$691	1808	6/3/2	1979	11,265 SF

HAYWARD, CA 94542-2619
APN: 81D-2088-63 Document #: 2025100797
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 71 Tract No: 3912 MapRef: MB 108 PG 61 Abbreviated Description: Lot:71 Tract No:3912 Map Ref:MB 108 PG 61City/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD

15	.32Mi.	**28817 BAILEY RANCH RD**	07/11/2025	$2,188,000	$698	3133	9/5/3	2000	11,872 SF

HAYWARD, CA 94542-2168
APN: 85A-6423-50 Document #: 2025088092
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 50 Tract No: 6169 MapRef: MB 247 PGS 18-28 Abbreviated Description: Lot:50 Tract No:6169 Map Ref:MB 247 PGS 18-28City/Muni/Twp:CITY OF HAYWARD City/Muni/Twp: CITY OF HAYWARD

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.	**28863 BAILEY RANCH RD**			$1,795,170	3,238	9/5/3	2003	10,024 SF	Yes
.02Mi.	**28861 BAILEY RANCH RD**			$1,270,768	2,944	9/5/3	2003	9,584 SF	
.02Mi.	**28865 BAILEY RANCH RD**			$861,965	3,705	11/7/4	2003	9,392 SF	
.03Mi.	**28862 BAILEY RANCH RD**	**05/05/2003**		$1,276,401	3,705	/7/4	2007	9,647 SF	
.03Mi.	**28867 BAILEY RANCH RD**			$1,550,412	2,670	8/4/3	2003	8,490 SF	
.03Mi.	**28859 BAILEY RANCH RD**			$2,000,000	3,495	9/5/3	2003	8,913 SF	
.04Mi.	**28864 BAILEY RANCH RD**	**12/31/2001**		$1,190,468	2,850	8/4/3	2000	9,492 SF	Yes
.04Mi.	**28860 BAILEY RANCH RD**	**01/30/2009**		$1,034,040	3,133	9/5/3	2000	8,667 SF	
.05Mi.	**28866 BAILEY RANCH RD**	**04/25/2002**		$1,172,749	3,238	9/5/3	2000	9,992 SF	
.05Mi.	**28869 BAILEY RANCH RD**	**02/05/2008**		$1,808,567	3,238	9/5/3	2003	8,379 SF	
.05Mi.	**28858 BAILEY RANCH RD**	**03/30/2005**		$1,042,754	2,670	8/4/3	2000	9,133 SF	
.05Mi.	**28857 BAILEY RANCH RD**	**05/16/2005**		$1,875,000	3,705	11/7/4	2003	9,230 SF	
.05Mi.	**28861 BAY HEIGHTS RD**			$1,887,000	3,489	10/5/3	2000	9,913 SF	
.05Mi.	**28859 BAY HEIGHTS RD**	**08/27/2001**		$1,362,273	3,705	11/7/4	2000	9,631 SF	
.06Mi.	**28868 BAILEY RANCH RD**			$1,150,132	3,133	9/5/3	2000	9,906 SF	Yes
.06Mi.	**28857 BAY HEIGHTS RD**			$1,912,500	3,133	9/5/3	2000	8,985 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	38.5 years old	Households:	5,376
Median Household Income:	$133,280	Households w/Family:	71%
Household Income Per Capita:	$61,105	Households w/Family Married:	60%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	28%

School District

School District Zone:	Hayward Unified School District	Students:	17,377
Number of Schools:	28	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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0.35Mi. **Stonebrae Elementary School** Number of Students: 605 Student-Teacher Ratio: 21.76		A-	Public	KG - 6
3.51Mi. **Bret Harte Middle School** Number of Students: 465 Student-Teacher Ratio: 21.95		C-	Public	7 - 8
3.16Mi. **Hayward High School** Number of Students: 1,580 Student-Teacher Ratio: 19.13 Advanced Placement: Yes		C	Public	9 - 12

Flood Report

The Subject Property of **28863 BAILEY RANCH RD, HAYWARD, CA 94542-2168** 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	79%	LOWER
BURGLARY	60%	NOTABLY LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	168%	NOTABLY HIGHER
MURDER	70%	NOTABLY LOWER
OVERALL	59%	NOTABLY LOWER

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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