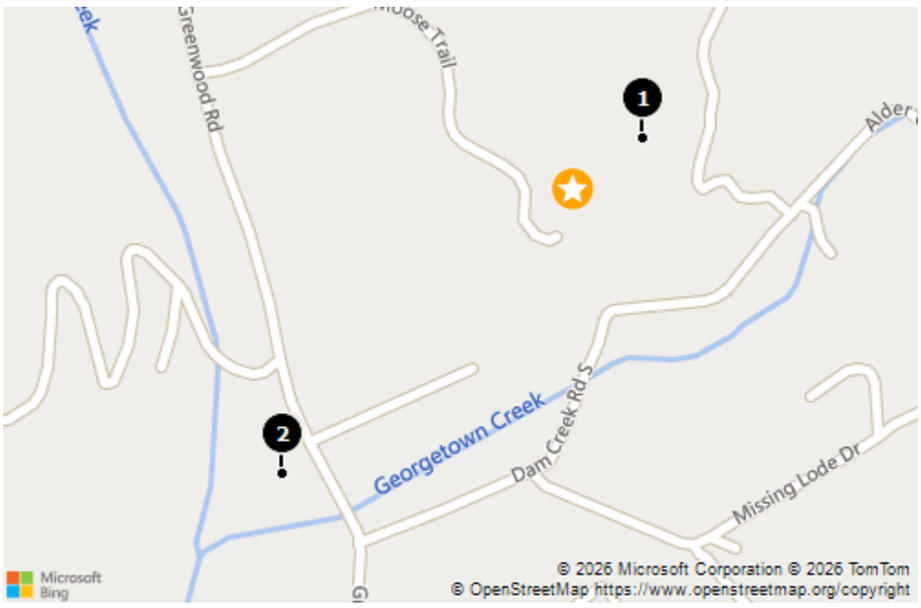
ICE SiteX Report

OrderID: 98345453

SiteX Property Information Report



Subject Property Location

2909 MOOSE TRL, GREENWOOD, CA 95635-9232

County:	**EL DORADO CA**	Census Tract:	060170306.063004
Property Use:	Single Family Residential	Zoning:	RE10
Parcel Number:	060-050-048-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$360,000**	FSD:	15	Common Confidence Score:	47
Value Range:	$306,000 - $414,000	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	83-053
Assd Land Value:	$134,211	Market Land Value:		Tax Year:	2025
Assd Improvement:	$208,080	Market Improvment Value:		Total Taxable Value:	$3,819
Total Assessed Value:	$342,291	Total Assessor Market Value:		Delinquent Year:	2023
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description: PM 5/139/D

Property Characteristics

Lot Size:	2.050 AC	Bedrooms:	1	Pool:	
Building Area:	1540 SF	Baths:	2	Fireplace:	2
Year Built:	1953	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	4	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/28/2025	Sales Price:	N/A
Document #:	2025-0008133 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/17/2023	Sales Price:	N/A
Document #:	2023-0019656 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/07/2023	Sales Price:	$329,000
Document #:	2023-0018699 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/26/2023		
Document Type:			
Legal Description:			

Lot: 7 Map Ref: MB 5 PG 139 Sec/Twnship/Range: S18T12NR10E MDBM
Abbreviated Description: PORTION LOT7
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/18/2014	Sales Price:	$126,400
Document #:	2014-0014479 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date: 04/09/2014
Document #: 2014-0013075 BK-PG -
Contract Date: 04/04/2014
Document Type:
Legal Description:
Lot: 7 Map Ref: PM5 PG139 Sec/Twnship/Range: S18T12NR10E MDB&M
City/Muni/Twp: UNINCORPORATED

Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT

Prior Transfer

Recording Date: 02/03/2011
Document #: 2011-0005626 BK-PG -
Document Type:
Legal Description:

Sales Price: $158,000
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 01/21/2011
Document #: 2011-0003561 BK-PG -
Contract Date: 01/18/2011
Document Type:
Legal Description:
Lot: 7 Map Ref: PM5 PG139 Sec/Twnship/Range: S18T12NR10E MDB&M
City/Muni/Twp: UNINCORPORATED

Sales Price: $158,000
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 09/17/2007
Document #: 2007-0059534 BK-PG -
Contract Date: 09/06/2007
Document Type:
Legal Description:
Lot: 7 Map Ref: PM5 PG139 Sec/Twnship/Range: S18T12NR10E MDB&M
Abbreviated Description: PARCEL D
City/Muni/Twp: UNINCORPORATED

Sales Price: $188,000
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 03/08/2007
Document #: 2007-0015850 BK-PG -
Contract Date: 02/28/2007
Document Type:
Legal Description:
Lot: 7 Map Ref: PM5 PG139 Sec/Twnship/Range: S18T12NR10E MDB&M
City/Muni/Twp: UNINCORPORATED

Sales Price: N/A
Type of Sale: Non-Arms Length Transfer

Prior Transfer

Recording Date: 03/01/2007
Document #: 2007-0014233 BK-PG -
Contract Date: 02/13/2007
Document Type:
Legal Description:
Lot: 7 Map Ref: PM5 PG139 Sec/Twnship/Range: S18T12NR10E MDB&M
Abbreviated Description: PARCEL D
City/Muni/Twp: UNINCORPORATED

Sales Price: $150,669
Type of Sale: Full Amount on Deed

Prior Transfer

Recording Date: 07/10/2006
Document #: 2006-0045736 BK-PG -
Document Type:
Legal Description:

Sales Price: $144,000
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 07/08/2003
Document #: 2003-0067835 BK-PG -
TD Due Date: 07/01/2033
Legal Description:
Lot: 7 Sec/Twnship/Range: S18T12NR10E MDB&M
Abbreviated Description: PORTION LOT7

Loan Amount: N/A
Loan Type: Unknown
Type Finance:

Prior Transfer

Recording Date: 09/17/2002
Document #: 2002-0069559 BK-PG -
Contract Date: 09/06/2002
Document Type:
Legal Description:
Lot: 7 Map Ref: PM5 PG139 Sec/Twnship/Range: S18T12NR10E MDB&M
Abbreviated Description: PARCEL D
City/Muni/Twp: UNINCORPORATED

Sales Price: $158,000
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 04/09/2002
Document #: 2002-0025440 BK-PG -
TD Due Date: 04/01/2032
Legal Description:
Lot: 7 Sec/Twnship/Range: S18T12NR10E MDB&M
Abbreviated Description: PORTION LOT7
City/Muni/Twp: UNINCORPORATED

Loan Amount: N/A
Loan Type: Unknown
Type Finance:

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Prior Transfer

Recording Date:	07/12/2001	Sales Price:	$100,000
Document #:	2001-0043230 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/10/2001		
Document Type:			

Legal Description:
Lot: D Map Ref: PM5 PG139
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:
Abbreviated Description: PM 5/139/D

Area Sales Analysis

Total Area Sales	$1,044,000	Median # of Bedrooms	3
Median Lot Size	74,270 SF	Median # of Baths	2
Median Living Area	1,630 SF	Median Year Built	2002
Price Range - 2 Yrs	$479,000 to $565,000	Age Range	12 years to 36 years
Median Value	$522,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**2940 MOOSE TRL GREENWOOD, CA 95635-9232**	03/24/2026	$479,000	$381	1256	5/3/2	1990	74,923 SF	
		APN: 060-050-045-000 Document #: 2026-0009409 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 MapRef: MB 5 PG 139 Sec/Twnship/Range: S18T12NR10E MDB&M Abbreviated Description: Map Ref:MB 5 PG 139Sec/Twnship/ Range:S18T12NR10E MDB&M Abbreviated Description:PORTION LOT7 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.26Mi.	**2840 GREENWOOD RD GREENWOOD, CA 95635-9201**	08/15/2025	$565,000	$281	2004	6/3/2	2014	73,617 SF	
		APN: 060-060-006-000 Document #: 2025-0023237 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Sec/Twnship/Range: SW4 S18T12NR10E MDBM Abbreviated Description: Lot:10 Sec/Twnship/Range:SW4 S18T12NR10E MDBM								

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.	**2909 MOOSE TRL**			$342,291	1,540	4/1/2	1953	2 SF	
.06Mi.	**2940 MOOSE TRL**			$504,072	1,256	5/3/2	1990	2 SF	
.07Mi.	**2920 MOOSE TRL**			$400,396	1,949	6/2/2	2005	2 SF	
.14Mi.	**4000 ALDER GLEN WAY**	**10/30/2001**		$144,257	1,014	5/2/2	1978	2 SF	
.26Mi.	**2840 GREENWOOD RD**			$565,000	2,004	6/3/2	2014	2 SF	
.38Mi.	**2641 GREENWOOD RD**			$317,491	1,830	8/5/3	1878	33,105 SF	
.41Mi.	**2627 GREENWOOD RD**	**04/19/2010**		$161,922	1,152	4/2/1	1959	10,890 SF	
.42Mi.	**2625 GREENWOOD RD**	**02/25/2004**		$114,682	1,163	4/2/1	1938	3,049 SF	
.44Mi.	**2960 GREENWOOD RD**			$460,490	1,745	7/3/2	2004	2 SF	
.47Mi.	**4146 RICCI RD**	**02/25/2008**		$160,002	978	4/2/1	1948	26,136 SF	
.47Mi.	**4146 RICCI RD**	**11/12/2003**		$32,003				1 SF	
.53Mi.	**4067 MAIN ST**			$189,423	1,106	4/2/2	1976	26,136 SF	
.55Mi.	**4057 MAIN ST**				744	4/2/1	1933	22,215 SF	
.56Mi.	**4057 MAIN ST**			$305,099	1,168	6/1/2	1972	12,196 SF	
.56Mi.	**4064 MAIN ST**			$224,752	1,155	//3	1935	20,037 SF	
.57Mi.	**4396 FIRE VIEW CIR**	**04/15/2003**		$273,131	1,260	6/3/2	2003	2 SF	Yes

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	45.8 years old	Households:	704
Median Household Income:	$76,906	Households w/Family:	63%
Household Income Per Capita:	$43,627	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	10%

School District

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

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.40Mi.	**Northside STEAM School** Number of Students: 283 Student-Teacher Ratio: 21.77	A	Public	KG - 6
3.96Mi.	**Golden Sierra Junior Senior High School** Number of Students: 436 Student-Teacher Ratio: 15.54 Advanced Placement: Yes	C-	Public	7 - 12

Flood Report

The Subject Property of **2909 MOOSE TRL, GREENWOOD, CA 95635-9232** 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	18%	SIGNIFICANTLY LOWER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	3%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	108%	SIMILAR
MURDER	65%	NOTABLY LOWER
OVERALL	100%	SIMILAR

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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