ICE SiteX Report

OrderID: 98730045

SiteX Property Information Report



Subject Property Location

325 I ST, PETALUMA, CA 94952-5112

County:	**SONOMA CA**	Census Tract:	060971507.012008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	008-281-005-000	Thomas Bros Pg-Grid:	465-7E

Valuation

Value:	**$937,000**	FSD:	30	Common Confidence Score:	23
Value Range:	$655,900 - $1,218,100	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	3-000
Assd Land Value:	$284,453	Market Land Value:		Tax Year:	2026
Assd Improvement:	$429,472	Market Improvment Value:		Total Taxable Value:	$8,265
Total Assessed Value:	$713,925	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description
Property Characteristics

Lot Size:	7,500 SF	Bedrooms:	2	Pool:	
Building Area:	1440 SF	Baths:	2	Fireplace:	
Year Built:	1907	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	2	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	09/11/2023	Sales Price:	N/A
Document #:	2023042136 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/02/2021	Loan Amount:	N/A
Document #:	2021041110 BK-PG -	Loan Type:	VA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 6
Abbreviated Description: PORTION LOT6
City/Muni/Twp: PETALUMA

Prior Transfer

Recording Date:	03/02/2021	Sales Price:	N/A
Document #:	2021024826 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/05/2019	Sales Price:	$640,000
Document #:	2019062622 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/23/2019		
Document Type:			

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Legal Description:
Lot: 6
Abbreviated Description: PORTION OF LOT 6
City/Muni/Twp: PETALUMA

Prior Transfer

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

Area Sales Analysis

Total Area Sales	$16,754,454	Median # of Bedrooms	2
Median Lot Size	4,900 SF	Median # of Baths	1
Median Living Area	1,177 SF	Median Year Built	1940
Price Range - 2 Yrs	$500,000 to $2,085,454	Age Range	22 years to 136 years
Median Value	$1,130,000	Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**733 I ST** **PETALUMA, CA 94952-4906**	10/23/2026	$2,085,454	$2,413	864	4/2/1	1927	9,375 SF	
		APN: 008-231-084-000 Document #: 2026057648 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Subdivision: RAYMOND HEIGHTS Abbreviated Description: Lot:16 Subdivision:RAYMOND HEIGHTS City/Muni/Twp:PETALUMA City/Muni/Twp: PETALUMA								
2	.42Mi.	**38 MISSION DR** **PETALUMA, CA 94952-5239**	09/28/2026	$1,325,000	$819	1616	4/3/2	1965	6,840 SF	
		APN: 008-454-058-000 Document #: 2026049513 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5&6 MapRef: MB 1943 PG 728 Abbreviated Description: Map Ref:MB 1943 PG 728Abbreviated Description:PORTION LOTS5&6 City/Muni/Twp:PETALUMA City/Muni/Twp: PETALUMA								
3	.07Mi.	**705 5TH ST** **PETALUMA, CA 94952-5101**	09/28/2026	$1,400,000	$1,022	1369	6/3/1	1940	4,800 SF	
		APN: 008-281-013-000 Document #: 2026049474 Document Type: Price Code: R Land Use: Single Family Residential Legal: MapRef: LB 393 PG 292 Abbreviated Description: Map Ref:LB 393 PG 292City/Muni/Twp:PETALUMA City/Muni/Twp: PETALUMA								
4	.31Mi.	**8 GRANDVIEW AVE** **PETALUMA, CA 94952-5502**	08/18/2026	$720,000	$1,142	630	3/1/1	1936	3,600 SF	
		APN: 008-461-020-000 Document #: 2026042172 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PETALUMA City/Muni/Twp: PETALUMA								
5	.23Mi.	**925 5TH ST** **PETALUMA, CA 94952-5142**	08/03/2026	$1,000,000	$665	1503	5/2/1	1951	4,560 SF	
		APN: 008-313-024-000 Document #: 2026039576 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PETALUMA City/Muni/Twp: PETALUMA								
6	.25Mi.	**617 G ST** **PETALUMA, CA 94952-4182**	06/22/2026	$1,410,000	$1,297	1087	4/2/1	1942	5,000 SF	
		APN: 008-211-013-000 Document #: 2026030970 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PETALUMA City/Muni/Twp: PETALUMA								
7	.24Mi.	**417 F ST** **PETALUMA, CA 94952-4215**	06/15/2026	$851,000	$921	923	4/2/1	1890	2,700 SF	
		APN: 008-116-005-000 Document #: 2026029639 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Abbreviated Description: Lot:32 City/Muni/Twp:PETALUMA City/Muni/Twp: PETALUMA								
8	.25Mi.	**519 7TH ST** **PETALUMA, CA 94952-4925**	06/01/2026	$850,000	$787	1080	6/2/1	1962	6,895 SF	
		APN: 008-211-047-000 Document #: 2026027271 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PARCEL MAP NO 397 Abbreviated Description: Lot:1 Subdivision:PARCEL MAP NO 397 City/Muni/Twp:PETALUMA City/Muni/Twp: PETALUMA								
9	.08Mi.	**611 PETALUMA BLVD S** **PETALUMA, CA 94952-5130**	04/20/2026	$500,000	$465	1075	6/2/1	1915	5,644 SF	
		APN: 008-194-034-000 Document #: 2026019048 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PARCEL MAP NO 284 MapRef: MB 550 PG 7-9 Abbreviated Description: Lot:2 Subdivision:PARCEL MAP NO 284 Map Ref:MB 550 PG 7-9City/Muni/Twp:PETALUMA City/Muni/Twp: PETALUMA								
10	.19Mi.	**105 G ST** **PETALUMA, CA 94952-4239**	03/09/2026	$2,063,000	$1,007	2047	8/3/3	2004	2,456 SF	
		APN: 008-192-012-000 Document #: 2026011015 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: PARCEL MAP NO 334 MapRef: MB 642 PG 26-29 Abbreviated Description: Lot:3 Subdivision:PARCEL MAP NO 334 Map Ref:MB 642 PG 26-29City/Muni/Twp:PETALUMA City/Muni/Twp: PETALUMA								
11	.28Mi.	**510 F ST** **PETALUMA, CA 94952-4218**	12/09/2025	$1,260,000	$912	1381	3/3/2	1907	3,600 SF	
		APN: 008-181-015-000 Document #: 2025062756 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PETALUMA City/Muni/Twp: PETALUMA								
12	.32Mi.	**886 OLIVE ST** **PETALUMA, CA 94952-4947**	10/23/2025	$770,000	$957	804	4/2/1	1932	5,400 SF	

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APN: 008-253-006-000 Document #: 2025051164
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: HAWTHORNE SUBDIVISION MapRef: MB 47 PG 11 Abbreviated Description: Lot:9 Subdivision:HAWTHORNE SUBDIVISION Map Ref:MB 47 PG 11City/Muni/Twp:PETALUMA City/Muni/Twp: PETALUMA

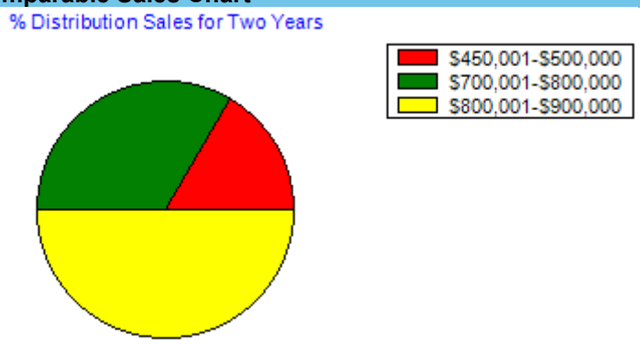
13	.1Mi.	**704 5TH ST** **PETALUMA, CA 94952-5137**	10/14/2025	$1,700,000	$1,181	1439	7/3/2	1940	5,000 SF

APN: 008-271-002-000 Document #: 2025049256
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 51 MapRef: MB 3 PG 29 Abbreviated Description: Lot:11 Block:51 Map Ref:MB 3 PG 29City/Muni/Twp:PETALUMA City/Muni/Twp: PETALUMA

14	.28Mi.	**501 MOUNTAIN VIEW AVE** **PETALUMA, CA 94952-5507**	10/09/2025	$820,000	$647	1267	5/3/1	1950	4,560 SF

APN: 008-462-001-000 Document #: 2025048598
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PETALUMA City/Muni/Twp: PETALUMA

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.	**325 I ST**			$713,925	1,440	2/2/2	1907	7,500 SF	
.01Mi.	**327 I ST**	**08/07/2003**		$465,604	992	5/1/1	1922	9,000 SF	
.01Mi.	**323 I ST**			$645,608	1,001	5/2/1	1910	5,000 SF	
.02Mi.	**710 PETALUMA BLVD S**			$1,298,917	1,689	5/3/2	1903	7,500 SF	
.02Mi.	**415 I ST**	**10/28/1999**		$578,478	1,822	5/3/2	1938	8,400 SF	
.03Mi.	**324 I ST**			$1,305,284	1,547	6/2/1	1925	5,000 SF	
.03Mi.	**417 I ST**			$829,811	1,057	5/2/1	1897	7,500 SF	
.04Mi.	**613 4TH ST**	**01/14/2011**		$581,513	1,037	4/2/1	1927	5,000 SF	
.04Mi.	**618 4TH ST**	**03/15/2006**		$57,230	1,100	4/3/1	1958	5,000 SF	
.04Mi.	**419 I ST**			$63,493	1,274	4/2/1	1954	5,000 SF	
.05Mi.	**616 4TH ST**	**12/23/2008**		$660,558	1,377	5/2/1	1948	5,000 SF	
.05Mi.	**611 4TH ST**			$760,582	986	4/2/1	1927	5,000 SF	
.05Mi.	**421 I ST**			$413,430	2,303	6/3/2	2008	5,000 SF	
.06Mi.	**614 4TH ST**	**09/08/2011**		$71,228	1,364	6/3/1	1949	5,000 SF	
.06Mi.	**612 PETALUMA BLVD S**	**06/15/2004**		$688,836	1,480	4/2/1	1923	6,700 SF	
.06Mi.	**418 I ST**			$695,497	1,400	4/3/1	1949	6,600 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	43.0 years old	Households:	14,609
Median Household Income:	$113,552	Households w/Family:	60%
Household Income Per Capita:	$65,000	Households w/Family Married:	48%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	28%

School District

School District Zone:	Petaluma City Elementary School District	Students:	2,184
Number of Schools:	8	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.52Mi.	**McNear Elementary School**	B+	Public	KG - 6

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Number of Students: 343
Student-Teacher Ratio: 22.87

0.52Mi. **McNear Elementary School** Number of Students: 343 Student-Teacher Ratio: 22.87	B+	Public	KG - 6
0.85Mi. **Petaluma High School** Number of Students: 1,193 Student-Teacher Ratio: 20.94 Advanced Placement: Yes	B	Public	9 - 12
0.85Mi. **Petaluma High School** Number of Students: 1,193 Student-Teacher Ratio: 20.94 Advanced Placement: Yes	B	Public	9 - 12
1.47Mi. **Petaluma Junior High School** Number of Students: 454 Student-Teacher Ratio: 19.12	B-	Public	7 - 8
1.47Mi. **Petaluma Junior High School** Number of Students: 454 Student-Teacher Ratio: 19.12	B-	Public	7 - 8

Flood Report

The Subject Property of **325 I ST, PETALUMA, CA 94952-5112** 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	75%	NOTABLY LOWER
BURGLARY	57%	NOTABLY LOWER
MOTOR VEHICLE THEFT	79%	LOWER
FORCIBLE ROBBERY	73%	NOTABLY LOWER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	91%	LOWER
MURDER	95%	SIMILAR
OVERALL	91%	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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