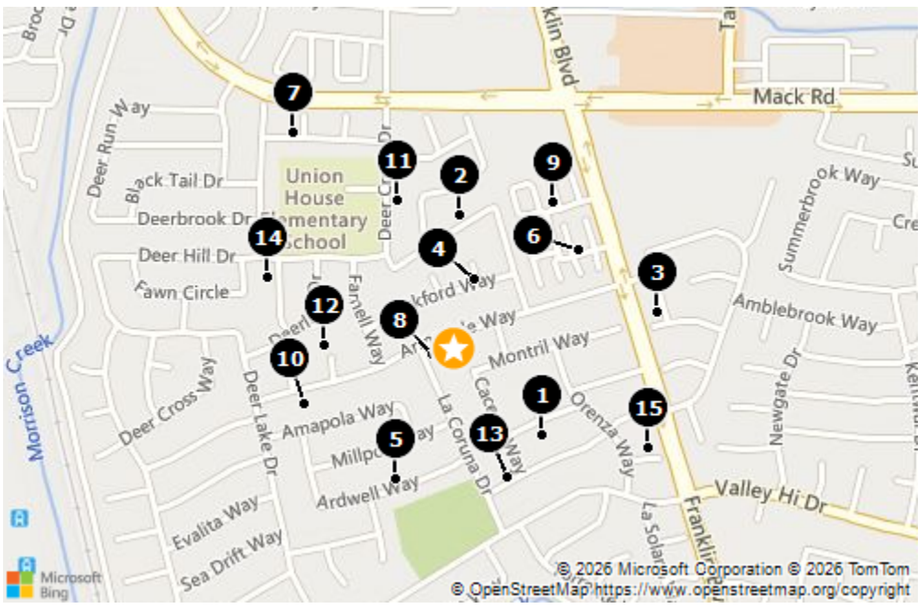
ICE SiteX Report

OrderID: 98388091

SiteX Property Information Report



Subject Property Location

4380 ARMADALE WAY, SACRAMENTO, CA 95823-4465

County:	**SACRAMENTO CA**	Census Tract:	060670096.012001
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	119-0300-028-0000	Thomas Bros Pg-Grid:	337-5H

Valuation

Value:	**$553,000**	FSD:	10	Common Confidence Score:	63
Value Range:	$497,700 - $608,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	3-117
Assd Land Value:	$109,242	Market Land Value:		Tax Year:	2025
Assd Improvement:	$369,342	Market Improvment Value:		Total Taxable Value:	$5,241
Total Assessed Value:	$478,584	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 176 Subdivision: MESA GRANDE 02 EXC M/R
Abbreviated Description: MESA GRANDE 02 EXC M/R, LOT 176

Property Characteristics

Lot Size:	7,150 SF	Bedrooms:	4	Pool:	
Building Area:	2009 SF	Baths:	2.5	Fireplace:	1
Year Built:	1981	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	8	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:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/13/2026	Sales Price:	N/A
Document #:	202602131164 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/12/2024	Loan Amount:	N/A
Document #:	202407120731 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2054	Type Finance:	

Legal Description:
Lot: 176 Subdivision: PLAT OF MESA GRANDE UNIT NO 2
City/Muni/Twp: SACRAMENTO

Prior Transfer

Recording Date:	06/21/2023	Sales Price:	N/A
Document #:	202306210004 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/13/2023		
Document Type:			

Legal Description:
Lot: 176 Subdivision: PLAT OF MESA GRANDE UNIT NO 2 Map Ref: MB 131 MAP 1
City/Muni/Twp: SACRAMENTO

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Prior Transfer

Recording Date:	01/10/2023	Sales Price:	N/A
Document #:	2023011000140 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/12/2022		
Document Type:			

Legal Description:
Lot: 176 Subdivision: PLAT OF MESA GRANDE UNIT NO 2 Map Ref: MB 131 MAP 1
City/Muni/Twp: SACRAMENTO

Prior Transfer

Recording Date:	10/02/2020	Sales Price:	N/A
Document #:	202010021301 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/18/2020		
Document Type:			

Legal Description:
Lot: 176 Subdivision: MESA GRANDE Map Ref: MB 131 PG 1
City/Muni/Twp: SACRAMENTO

Prior Transfer

Recording Date:	05/31/2013	Sales Price:	N/A
Document #:	BK-PG 20130531-0961	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/15/2013		
Document Type:			

Legal Description:
Lot: 176 Subdivision: MESA GRANDE Legal Unit: 2 Map Ref: MAP1 MB131
City/Muni/Twp: SACRAMENTO

Prior Transfer

Recording Date:	11/20/1996	Sales Price:	N/A
Document #:	BK-PG 961120-0587	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/06/1996		
Document Type:			

Legal Description:
Abbreviated Description: MESA GRANDE 02 EXC M/R LOT 176
City/Muni/Twp: SACRAMENTO

Prior Transfer

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

Legal Description:
Lot: 176 Subdivision: MESA GRANDE 02 EXC M/R
Abbreviated Description: MESA GRANDE 02 EXC M/R, LOT 176

Area Sales Analysis

Total Area Sales	$6,764,500	Median # of Bedrooms	4
Median Lot Size	6,600 SF	Median # of Baths	2
Median Living Area	1,558 SF	Median Year Built	1981
Price Range - 2 Yrs	$295,000 to $510,000	Age Range	9 years to 47 years
Median Value	$455,000	Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**4480 LINERAS WAY** **SACRAMENTO, CA 95823-5012**	09/09/2026	$430,000	$236	1820	8/4/2	1980	6,534 SF	
		APN: 119-0323-004-0000 Document #: 202609090992 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 104 Subdivision: MESA GRANDE UNIT NO 2 MapRef: MB 131 MAP 1 Abbreviated Description: Lot:104 Subdivision:MESA GRANDE UNIT NO 2 Map Ref:MB 131 MAP 1City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
2	.17Mi.	**7927 DEER CREEK DR** **SACRAMENTO, CA 95823-6030**	09/01/2026	$422,500	$379	1113	8/3/2	1979	5,600 SF	
		APN: 119-0241-008-0000 Document #: 202609010614 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 140 Subdivision: DEERFIELD UNIT NO 1 MapRef: MB 123 MAP 11 Abbreviated Description: Lot:140 Subdivision:DEERFIELD UNIT NO 1 Map Ref:MB 123 MAP 11City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
3	.26Mi.	**4631 COUNTRY SCENE WAY** **SACRAMENTO, CA 95823-4726**	08/19/2026	$295,000	$220	1338	5/3/2	1984	9,500 SF	
		APN: 117-0550-001-0000 Document #: 202608190951 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: COUNTRY SCENE UNIT NUMBER 1 MapRef: MB 131 PG 5 Abbreviated Description: Lot:1 Subdivision:COUNTRY SCENE UNIT NUMBER 1 Map Ref:MB 131 PG 5City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
4	.33Mi.	**11 MONTEROSA CT** **SACRAMENTO, CA 95823-5074**	08/06/2026	$507,000	$275	1840	7/4/2.5	1990	6,760 SF	
		APN: 119-0980-029-0000 Document #: 202608060764 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Subdivision: MESA GRANDE UNIT NO 8 MapRef: MB 197 PG 12 Abbreviated Description: Lot:29 Subdivision:MESA GRANDE UNIT NO 8 Map Ref:MB 197 PG 12City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
5	.18Mi.	**4305 ARDWELL WAY** **SACRAMENTO, CA 95823-5040**	07/02/2026	$480,000	$333	1438	5/3/2	1984	6,970 SF	
		APN: 119-0370-018-0000 Document #: 202607020476 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 468 Subdivision: PLAT OF MESA GRANDE UNIT NO 4 MapRef: MB 147 PG 27 Abbreviated Description: Lot:468 Subdivision:PLAT OF MESA GRANDE UNIT NO 4 Map Ref:MB 147 PG 27City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
6	.2Mi.	**7868 MONALDO WALK** **SACRAMENTO, CA 95823-6044**	06/15/2026	$422,500	$299	1413	5/3/2.5	2010	1,776 SF	

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APN: 119-2140-046-0000 Document #: 202606150764
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 95 Subdivision: VILLA TERRASSA SUBDIVISION NO P03 132 MapRef: MB 2007 PG 1094 Abbreviated Description: Lot:95 Subdivision:VILLA TERRASSA SUBDIVISION NO P03 132 Map Ref:MB 2007 PG 1094City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

7	.34Mi.	**1 SPIKE CT** **SACRAMENTO, CA 95823-4423**	06/10/2026	$480,000	$371	1293	7/4/2	1980	8,652 SF	

APN: 119-0250-015-0000 Document #: 202606101287
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: DEERFIELD UNIT NO 1 MapRef: MB 123 MAP 11 Abbreviated Description: Lot:15 Subdivision:DEERFIELD UNIT NO 1 Map Ref:MB 123 MAP 11City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

8	.03Mi.	**4360 ARMADALE WAY** **SACRAMENTO, CA 95823-4465**	06/10/2026	$474,000	$299	1584	7/3/2	1981	10,019 SF	Yes

APN: 119-0300-026-0000 Document #: 202606101126
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 174 Subdivision: MESA GRANDE UNIT NUMBER 2 MapRef: MB 131 PG 1 Abbreviated Description: Lot:174 Subdivision:MESA GRANDE UNIT NUMBER 2 Map Ref:MB 131 PG 1City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

9	.23Mi.	**7835 ZARAGOZA WALK** **SACRAMENTO, CA 95823-6046**	05/12/2026	$445,000	$246	1805	7/4/2.5	2017	1,584 SF	

APN: 119-2150-028-0000 Document #: 202605120622
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: VILLA TERRASSA SUBDIVISION NO P03 132 MapRef: MB 357 PG 4 Abbreviated Description: Lot:60 Subdivision:VILLA TERRASSA SUBDIVISION NO P03 132 Map Ref:MB 357 PG 4City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

10	.2Mi.	**4170 ARMADALE WAY** **SACRAMENTO, CA 95823-4460**	05/06/2026	$467,500	$282	1656	8/4/2	1983	6,600 SF	

APN: 119-0380-017-0000 Document #: 202605060574
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 546 Subdivision: MESA GRANDE UNIT NO 4 MapRef: MB 147 PG 27 Abbreviated Description: Lot:546 Subdivision:MESA GRANDE UNIT NO 4 Map Ref:MB 147 PG 27City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

11	.2Mi.	**7843 DEER CREEK DR** **SACRAMENTO, CA 95823-4428**	05/04/2026	$441,000	$341	1290	6/3/2	1979	5,600 SF	

APN: 119-0242-022-0000 Document #: 202605041083
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 102 Subdivision: PLAT OF DEERFIELD UNIT NO 1 MapRef: MB 123 MAP 11 Abbreviated Description: Lot:102 Subdivision:PLAT OF DEERFIELD UNIT NO 1 Map Ref:MB 123 MAP 11City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

12	.16Mi.	**15 VELOZ CT** **SACRAMENTO, CA 95823-4461**	04/07/2026	$510,000	$327	1558	7/4/2	1983	10,019 SF	

APN: 119-0370-074-0000 Document #: 202604070029
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 558 Subdivision: MESA GRANDE UNIT NO 4 MapRef: MB 147 MAP 27 Abbreviated Description: Lot:558 Subdivision:MESA GRANDE UNIT NO 4 Map Ref:MB 147 MAP 27City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

13	.18Mi.	**7998 CACERES WAY** **SACRAMENTO, CA 95823-5014**	03/23/2026	$455,000	$275	1650	6/3/2	1980	8,276 SF	

APN: 119-0322-008-0000 Document #: 202603230887
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: MESA GRANDE UNIT NO 1 MapRef: MB 130 MAP 16 Abbreviated Description: Lot:26 Subdivision:MESA GRANDE UNIT NO 1 Map Ref:MB 130 MAP 16City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

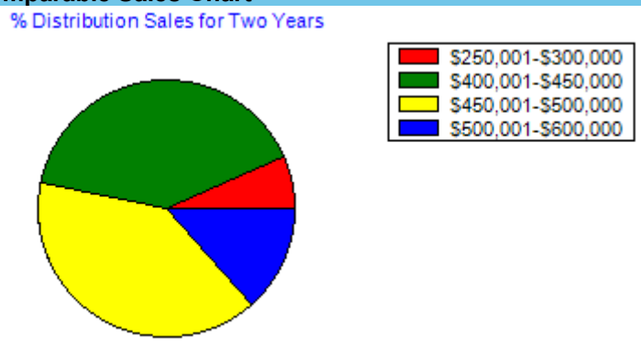
14	.25Mi.	**7884 WHITE STAG WAY** **SACRAMENTO, CA 95823-4438**	03/20/2026	$440,000	$340	1293	7/4/2	1980	5,400 SF	

APN: 119-0280-043-0000 Document #: 202603200967
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: PLAT OF DEERFIELD UNIT NO 2 MapRef: MB 130 MAP 18 Abbreviated Description: Lot:14 Subdivision:PLAT OF DEERFIELD UNIT NO 2 Map Ref:MB 130 MAP 18City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

15	.28Mi.	**9 ALCALA CT** **SACRAMENTO, CA 95823-5063**	02/27/2026	$495,000	$250	1973	8/4/2.5	1980	6,098 SF	

APN: 119-0324-014-0000 Document #: 202602271023
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 81 Subdivision: PLAT OF MESA GRANDE UNIT NO 1 MapRef: MB 130 MAP 16 Abbreviated Description: Lot:81 Subdivision:PLAT OF MESA GRANDE UNIT NO 1 Map Ref:MB 130 MAP 16City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

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.

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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.	**4380 ARMADALE WAY**			$478,584	2,009	8/4/2.5	1981	7,150 SF	
.01Mi.	**4390 ARMADALE WAY**	**11/29/1995**		$225,836	1,738	8/4/2	1981	7,150 SF	
.01Mi.	**4370 ARMADALE WAY**			$313,352	1,513	7/3/2	1981	7,150 SF	
.02Mi.	**4415 MONTRIL WAY**			$335,891	2,321	12/5/3	1981	11,326 SF	
.02Mi.	**4400 ARMADALE WAY**			$449,810	2,056	10/5/3	1981	7,150 SF	
.03Mi.	**7935 LA CORUNA DR**	**01/31/2007**		$476,945	2,009	8/4/2.5	1981	10,019 SF	
.03Mi.	**4360 ARMADALE WAY**			$324,958	1,584	7/3/2	1981	10,019 SF	Yes
.03Mi.	**4425 MONTRIL WAY**			$319,227	2,507	9/4/3	1981	7,841 SF	
.03Mi.	**4375 ARMADALE WAY**			$341,345	1,584	7/3/2	1981	6,988 SF	
.03Mi.	**4385 ARMADALE WAY**			$180,700	1,558	7/4/2	1981	6,988 SF	
.03Mi.	**4365 ARMADALE WAY**	**06/29/1988**		$206,685	1,956	8/4/2.5	1981	6,988 SF	
.03Mi.	**7954 CACERES WAY**			$281,986	2,009	8/4/2.5	1981	8,712 SF	Yes
.04Mi.	**7939 LA CORUNA DR**	**11/02/2000**		$191,192	1,738	8/4/2	1981	7,841 SF	
.04Mi.	**4410 ARMADALE WAY**			$389,673	2,009	8/4/2.5	1981	7,150 SF	
.04Mi.	**4395 ARMADALE WAY**	**04/30/1987**		$182,509	2,009	8/4/2.5	1981	6,988 SF	
.04Mi.	**4355 ARMADALE WAY**			$313,698	1,738	8/4/2	1981	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	33.3 years old	Households:	25,732
Median Household Income:	$57,473	Households w/Family:	75%
Household Income Per Capita:	$23,080	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

School District

School District Zone:	Elk Grove Unified School District	Students:	63,421
Number of Schools:	67	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.23Mi.	**Union House Elementary School** Number of Students: 795 Student-Teacher Ratio: 24.84	C+	Public	KG - 6
0.63Mi.	**Samuel Jackman Middle School** Number of Students: 909 Student-Teacher Ratio: 20.78	C-	Public	7 - 8
1.71Mi.	**Valley High School** Number of Students: 1,622 Student-Teacher Ratio: 19.61 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **4380 ARMADALE WAY, SACRAMENTO, CA 95823-4465** 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	109%	SIMILAR
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	129%	HIGHER
MURDER	96%	SIMILAR
OVERALL	95%	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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