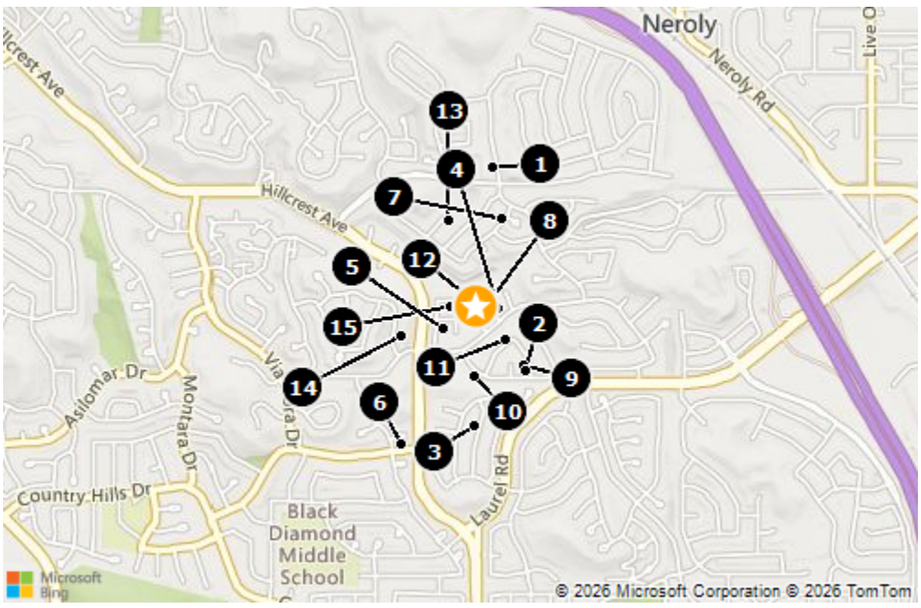
ICE SiteX Report

OrderID: 98214526

SiteX Property Information Report



Subject Property Location

4582 DONEGAL WAY, ANTIOCH, CA 94531-9445

County:	**CONTRA COSTA CA**	Census Tract:	060133020.094020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	053-362-044-9	Thomas Bros Pg-Grid:	

Valuation

Value:	**$714,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$656,880 - $771,120	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	1-002
Assd Land Value:	$98,788	Market Land Value:		Tax Year:	2025
Assd Improvement:	$468,716	Market Improvment Value:		Total Taxable Value:	$6,749
Total Assessed Value:	$567,504	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	053-362-044-9
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Tract No: 7505
Abbreviated Description: T7505 L94

Property Characteristics

Lot Size:	6,122 SF	Bedrooms:	5	Pool:	
Building Area:	2764 SF	Baths:	3	Fireplace:	
Year Built:	2014	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	10	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/25/2022	Sales Price:	$130,681
Document #:	2022-165577 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/09/2022	Sales Price:	$463,739
Document #:	2022-137991 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/31/2022	Loan Amount:	N/A
Document #:	2022-134423 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	
Legal Description:			

Lot: 94 Subdivision: SUBDIVISION 7505
City/Muni/Twp: ANTIOCH

Mortgage Record

Recording Date:	04/01/2021	Loan Amount:	N/A
Document #:	2021-098985 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2050	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 94
Abbreviated Description: SUBDIVISION 7505
City/Muni/Twp: ANTIOCH

Prior Transfer

Recording Date:	11/04/2016	Sales Price:	$463,739
Document #:	2016-239127 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/26/2015	Sales Price:	$472,500
Document #:	2015-033243 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/02/2014		
Document Type:			

Legal Description:
Lot: 94 Subdivision: SUBDIVISION 7505 Map Ref: MB451 PG27
City/Muni/Twp: ANTIOCH

Mortgage Record

Recording Date:	02/28/2012	Loan Amount:	N/A
Document #:	2012-045231 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 8,55-63,68
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESCRIPTION, BUT COMPLETE LEGAL NOT CAPTURED
City/Muni/Twp: ANTIOCH

Mortgage Record

Recording Date:	02/28/2012	Loan Amount:	N/A
Document #:	2012-045230 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	

Legal Description:
Lot: 8,55-63&68
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESCRIPTION, BUT COMPLETE LEGAL NOT CAPTURED
City/Muni/Twp: ANTIOCH

Mortgage Record

Recording Date:	04/09/2010	Loan Amount:	N/A
Document #:	2010-070380 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 8,55-63&68
City/Muni/Twp: ANTIOCH

Prior Transfer

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

Legal Description:
Tract No: 7505
Abbreviated Description: T7505 L94

Area Sales Analysis

Total Area Sales	$9,948,703	Median # of Bedrooms	4
Median Lot Size	6,690 SF	Median # of Baths	3
Median Living Area	2,435 SF	Median Year Built	2014
Price Range - 2 Yrs	$489,703 to $810,000	Age Range	7 years to 36 years
Median Value	$660,000	Median Age	12 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**4588 GOODE ST** **ANTIOCH, CA 94531-7194**	08/17/2026	$489,703	$240	2035	8/4/2.5	2019	10,228 SF	
		APN: 052-560-003-7 Document #: 2026-0086597 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 233 Subdivision: SUBDIVISION 885 NELSON RANCH 3 MapRef: MB 501 PG 20 Abbreviated Description: Lot:233 Subdivision:SUBDIVISION 885 NELSON RANCH 3 Map Ref:MB 501 PG 20City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH								
2	.2Mi.	**4794 HAWKINS ST** **ANTIOCH, CA 94531-9451**	07/17/2026	$720,000	$270	2661	10/5/4	2015	6,708 SF	
		APN: 053-760-006-6 Document #: 2026-0075611 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 287 Subdivision: SUBDIVISION 8388 MapRef: MB 451 PG 41 Abbreviated Description: Lot:287 Subdivision:SUBDIVISION 8388 Map Ref:MB 451 PG 41City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH								
3	.3Mi.	**4924 STIRRUP WAY** **ANTIOCH, CA 94531-8171**	07/15/2026	$595,000	$376	1579	8/3/2.5	1993	5,325 SF	
		APN: 053-404-006-8 Document #: 2026-0074781 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 336 Subdivision: CANADA HILLS III SUBDIVISION 7341 MapRef: MB 359 PG 49 Abbreviated Description: Lot:336 Subdivision:CANADA HILLS III SUBDIVISION 7341 Map Ref:MB 359 PG 49City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH								
4	.05Mi.	**4599 DONEGAL WAY** **ANTIOCH, CA 94531-9445**	06/30/2026	$650,000	$300	2163	9/4/2.5	2014	5,760 SF	
		APN: 053-362-076-1 Document #: 2026-0068798 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 126 Subdivision: SUBDIVISION 7505 MapRef: MB 451 PG 27 Abbreviated Description: Lot:126 Subdivision:SUBDIVISION 7505 Map Ref:MB 451 PG 27City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

5	.1Mi.	**4494 PIPER CT** **ANTIOCH, CA 94531-9444**	05/29/2026	$610,000	$282	2163	10/4/2.5	2013	4,545 SF	

APN: 053-353-007-7 Document #: 2026-0055976
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: SUBDIVISION 6909 MapRef: MB 333 PG 7 Abbreviated Description: Lot:69 Subdivision:SUBDIVISION 6909 Map Ref:MB 333 PG 7City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

6	.4Mi.	**4504 DEERHORN CT** **ANTIOCH, CA 94531-7127**	05/18/2026	$700,000	$287	2435	11/5/3	1991	6,630 SF	

APN: 053-192-017-1 Document #: 2026-0051574
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 166 Subdivision: SUBDIVISION 6733 MapRef: MB 305 PG 40 Abbreviated Description: Lot:166 Subdivision:SUBDIVISION 6733 Map Ref:MB 305 PG 40City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

7	.24Mi.	**4561 TEMBLOR WAY** **ANTIOCH, CA 94531-9395**	05/13/2026	$660,000	$266	2478	9/4/2.5	2001	6,721 SF	

APN: 053-660-003-4 Document #: 2026-0050264
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 566 Subdivision: SUBDIVISION 7219 MapRef: MB 430 PG 31 Abbreviated Description: Lot:566 Subdivision:SUBDIVISION 7219 Map Ref:MB 430 PG 31City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

8	.02Mi.	**4590 DONEGAL WAY** **ANTIOCH, CA 94531-9445**	04/27/2026	$665,000	$325	2045	9/3/2.5	2014	6,070 SF	

APN: 053-362-042-3 Document #: 2026- 042741
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 92 Subdivision: SUBDIVISION 7505 MapRef: MB 451 PG 27 Abbreviated Description: Lot:92 Subdivision:SUBDIVISION 7505 Map Ref:MB 451 PG 27City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

9	.19Mi.	**4790 HAWKINS ST** **ANTIOCH, CA 94531-9451**	04/03/2026	$750,000	$271	2764	10/5/3	2015	7,042 SF	

APN: 053-760-005-8 Document #: 2026- 033502
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 286 Subdivision: SUBDIVISION 8388 MapRef: MB 451 PG 41 Abbreviated Description: Lot:286 Subdivision:SUBDIVISION 8388 Map Ref:MB 451 PG 41City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

10	.18Mi.	**4867 BRAEMAR ST** **ANTIOCH, CA 94531-4709**	03/30/2026	$650,000	$255	2545	9/4/3	2015	6,690 SF	

APN: 053-750-017-5 Document #: 2026- 031199
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 262 Subdivision: SUBDIVISION 8387 MapRef: MB 451 PG 35 Abbreviated Description: Lot:262 Subdivision:SUBDIVISION 8387 Map Ref:MB 451 PG 35City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

11	.11Mi.	**4747 DUNDEE ST** **ANTIOCH, CA 94531-9449**	03/26/2026	$699,000	$274	2545	10/4/3	2014	5,012 SF	

APN: 053-750-005-0 Document #: 2026- 029925
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 250 Subdivision: SUBDIVISION 8387 MapRef: MB 451 PG 35 Abbreviated Description: Lot:250 Subdivision:SUBDIVISION 8387 Map Ref:MB 451 PG 35City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

12	.01Mi.	**4586 DONEGAL WAY** **ANTIOCH, CA 94531-9445**	03/13/2026	$675,000	$289	2333	9/4/3	2014	7,090 SF	

APN: 053-362-043-1 Document #: 2026- 024536
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 93 Subdivision: SUBDIVISION 7505 MapRef: MB 451 PG 27 Abbreviated Description: Lot:93 Subdivision:SUBDIVISION 7505 Map Ref:MB 451 PG 27City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

13	.22Mi.	**4316 BERRYESSA CT** **ANTIOCH, CA 94531-8201**	02/17/2026	$810,000	$314	2576	11/4/3	1990	18,295 SF	Yes

APN: 052-282-007-5 Document #: 2026- 015473
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 583 Subdivision: SUBDIVISION 6943 VIERA RANCH III MapRef: MB 329 PG 11 Abbreviated Description: Lot:583 Subdivision:SUBDIVISION 6943 VIERA RANCH III Map Ref:MB 329 PG 11City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

14	.21Mi.	**3345 BEAR RIDGE WAY** **ANTIOCH, CA 94531-7164**	11/17/2025	$630,000	$273	2305	9/3/2.5	1991	8,330 SF	

APN: 053-420-003-5 Document #: 2025- 129181
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: SUBDIVISION 7145 MapRef: MB 349 PG 33 Abbreviated Description: Lot:3 Subdivision:SUBDIVISION 7145 Map Ref:MB 349 PG 33City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

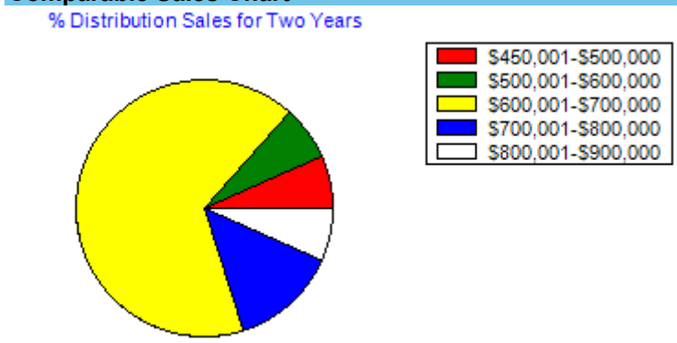
15	.07Mi.	**4554 DONEGAL WAY** **ANTIOCH, CA 94531-9445**	11/14/2025	$645,000	$233	2764	10/4/3	2014	5,280 SF	

APN: 053-362-051-4 Document #: 2025- 128544
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: SUBDIVISION 7505 MapRef: MB 451 PG 27 Abbreviated Description: Lot:101 Subdivision:SUBDIVISION 7505 Map Ref:MB 451 PG 27City/Muni/Twp:CITY OF ANTIOCH City/Muni/Twp: CITY OF ANTIOCH

ICE SiteX Report

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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.	**4582 DONEGAL WAY**			$567,504	2,764	10/5/3	2014	6,122 SF	
.01Mi.	**4578 DONEGAL WAY**			$541,664	2,333	9/4/3	2014	5,610 SF	
.01Mi.	**4586 DONEGAL WAY**			$527,724	2,333	9/4/3	2014	7,090 SF	
.02Mi.	**4574 DONEGAL WAY**			$585,643	2,163	9/3/2.5	2014	5,390 SF	
.02Mi.	**4590 DONEGAL WAY**			$494,551	2,045	9/3/2.5	2014	6,070 SF	
.02Mi.	**4585 BONRAVEN WAY**			$390,590	2,226	8/3/2.5	2006	5,715 SF	
.02Mi.	**4589 BONRAVEN WAY**			$685,000	2,422	9/4/3	2006	5,865 SF	
.03Mi.	**4581 BONRAVEN WAY**			$465,816	2,544	9/3/2.5	2006	4,950 SF	
.03Mi.	**4594 DONEGAL WAY**			$517,147	2,333	9/4/3	2014	6,020 SF	
.03Mi.	**4570 DONEGAL WAY**			$507,413	2,333	9/3/2.5	2014	5,530 SF	
.03Mi.	**4593 BONRAVEN WAY**	**03/02/2009**		$360,556	2,544	9/4/3	2006	5,355 SF	
.03Mi.	**4571 DONEGAL WAY**			$544,539	2,045	9/3/2.5	2014	4,930 SF	
.03Mi.	**4577 BONRAVEN WAY**	**09/29/2006**		$743,000	2,422	9/4/3	2006	4,503 SF	Yes
.03Mi.	**4567 DONEGAL WAY**			$541,034	2,163	9/4/2.5	2014	4,747 SF	
.03Mi.	**4575 DONEGAL WAY**			$564,861	2,545	9/3/2.5	2014	5,625 SF	
.04Mi.	**4563 DONEGAL WAY**			$568,213	2,333	9/4/3	2014	4,766 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	38.3 years old	Households:	13,248
Median Household Income:	$116,179	Households w/Family:	77%
Household Income Per Capita:	$43,766	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Antioch Unified School District	Students:	15,253
Number of Schools:	25	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.97Mi.	**Carmen Dragon Elementary School**	D+	Public	KG - 6
Number of Students: 495 Student-Teacher Ratio: 21.91				
0.73Mi.	**Black Diamond Middle School**	F	Public	7 - 8
Number of Students: 358 Student-Teacher Ratio: 21.28				
1.34Mi.	**Deer Valley High School**	C+	Public	9 - 12
Number of Students: 1,812 Student-Teacher Ratio: 23.07 Advanced Placement: Yes				

ICE SiteX Report

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Flood Report

The Subject Property of **4582 DONEGAL WAY, ANTIOCH, CA 94531-9445** 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	64%	NOTABLY LOWER
BURGLARY	63%	NOTABLY LOWER
MOTOR VEHICLE THEFT	75%	NOTABLY LOWER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	33%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	90%	LOWER
MURDER	50%	SIGNIFICANTLY LOWER
OVERALL	41%	SIGNIFICANTLY 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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