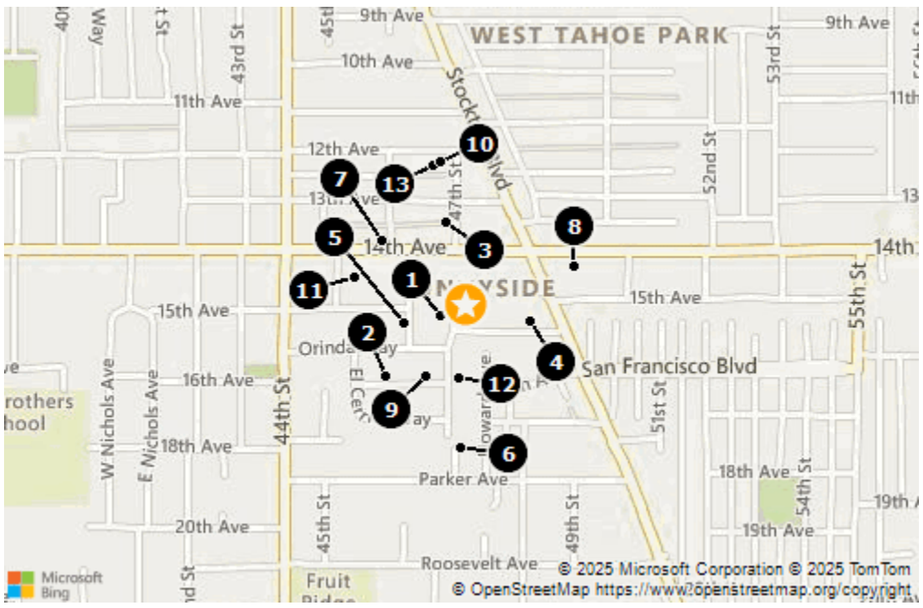
ICE SiteX Report

OrderID: 96071503

SiteX Property Information Report



Subject Property Location

4742 15TH AVE, SACRAMENTO, CA 95820-2923

County:	**SACRAMENTO CA**	Census Tract:	060670044.011004
Property Use:	Single Family Residential	Zoning:	RD-5
Parcel Number:	020-0103-002-0000	Thomas Bros Pg-Grid:	317-2H

Valuation

Value:	**$480,000**	FSD:	10
Value Range:	$432,000 - $528,000	Confidence Score:	90

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	53-028
Assd Land Value:	$30,779	Market Land Value:		Tax Year:	2025
Assd Improvement:	$119,443	Market Improvment Value:		Total Taxable Value:	$3,994
Total Assessed Value:	$150,222	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 49 Subdivision: SUNNYSIDE 01 ADD
Abbreviated Description: SUNNYSIDE 01 ADD, LOT 49

Property Characteristics

Lot Size:	4,356 SF	Bedrooms:	3	Pool:	
Building Area:	1423 SF	Baths:	1	Fireplace:	1
Year Built:	1934	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/19/2019	Sales Price:	$173,992
Document #:	BK-PG 20180216-0610	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/07/2018	Sales Price:	$144,000
Document #:	BK-PG 20160915-0240	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/16/2018	Loan Amount:	N/A
Document #:	BK-PG 20180216-0610	Loan Type:	FHA
TD Due Date:	03/01/2048	Type Finance:	
Legal Description:			

Lot: 49 Subdivision: PLAT OF SUNNYSIDE ADDITION 1

Mortgage Record

Recording Date:	09/15/2016	Loan Amount:	N/A
Document #:	BK-PG 20160915-0240	Loan Type:	New Conventional
TD Due Date:	10/01/2046	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 49 Subdivision: PLAT OF SUNNYSIDE ADDITION NO 1

Prior Transfer

Recording Date:	07/15/2013	Sales Price:	$86,400
Document #:	BK-PG 20030227-2949	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/28/2013	Sales Price:	$122,000
Document #:	BK-PG 20130628-1543	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/27/2013		
Document Type:	Grant Deed		

Legal Description:
Lot: 49 Subdivision: SUNNYSIDE ADDITION #1 Map Ref: MAP27 MB17
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	02/27/2003	Loan Amount:	N/A
Document #:	BK-PG 20030227-2949	Loan Type:	Unknown
TD Due Date:	03/01/2033	Type Finance:	

Legal Description:
Lot: 49 Subdivision: SUNNYSIDE ADDITIONS #1

Mortgage Record

Recording Date:	03/31/1999	Loan Amount:	N/A
Document #:	BK-PG 990331-2350	Loan Type:	Unknown
TD Due Date:	04/01/2014	Type Finance:	

Legal Description:
Lot: 49 Subdivision: SUNNYSIDE ADDITION #1

Prior Transfer

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

Legal Description:
Lot: 49 Subdivision: SUNNYSIDE 01 ADD
Abbreviated Description: SUNNYSIDE 01 ADD, LOT 49

Area Sales Analysis

Total Area Sales	$3,669,000	Median # of Bedrooms	2
Median Lot Size	5,227 SF	Median # of Baths	1
Median Living Area	1,020 SF	Median Year Built	1948
Price Range - 2 Yrs	$53,000 to $405,000	Age Range	42 years to 107 years
Median Value	$290,000	Median Age	77 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**4012 47TH ST** **SACRAMENTO, CA 95820-2930**	10/31/2025	$182,000	$199	912	5/3/1	1983	4,792 SF	
		APN: 020-0102-007-0000 Document #: 202510310893 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 54 Subdivision: SUNNYSIDE ADDITION NO1 MapRef: MB 17 MAP 27 Abbreviated Description: Lot:54 Subdivision:SUNNYSIDE ADDITION NO1 Map Ref:MB 17 MAP 27City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.14Mi.	**4541 SUMMIT WAY** **SACRAMENTO, CA 95820-4046**	09/10/2025	$390,000	$368	1058	5/2/1	1949	5,227 SF	
		APN: 020-0162-017-0000 Document #: 202509101273 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 46 Subdivision: ARNOLD TRACT NO 3 MapRef: MB 25 PG 27 Abbreviated Description: Lot:46 Subdivision:ARNOLD TRACT NO 3 Map Ref:MB 25 PG 27City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.11Mi.	**3822 47TH ST** **SACRAMENTO, CA 95820-1328**	08/13/2025	$339,000	$368	920	5/2/1	1925	4,356 SF	
		APN: 014-0292-008-0000 Document #: 202508130854 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 7&8 Block: E Subdivision: FAIRMOND MapRef: MB 10 MAP 8 Abbreviated Description: Block:E Subdivision:FAIRMOND Map Ref:MB 10 MAP 8Abbreviated Description:SOUTH45FT LOTS7&8 City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO								
4	.09Mi.	**4761 16TH AVE** **SACRAMENTO, CA 95820-2924**	08/01/2025	$405,000	$418	968	6/2/1	1924	4,356 SF	
		APN: 020-0103-020-0000 Document #: 202508010728 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 35 Subdivision: SUNNYSIDE MapRef: MB 14 PG 48 Abbreviated Description: Lot:35 Subdivision:SUNNYSIDE Map Ref:MB 14 PG 48City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.08Mi.	**4010 46TH ST** **SACRAMENTO, CA 95820-2928**	07/07/2025	$280,000	$274	1020	6/2/1	1949	4,792 SF	
		APN: 020-0093-017-0000 Document #: 202507070975 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 23 Subdivision: VINE STREET ADDITION TO OAK PARK MapRef: MB 7 MAP 36 Abbreviated Description: Lot:23 Subdivision:VINE STREET ADDITION TO OAK PARK Map Ref:MB 7 MAP 36City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.18Mi.	**4711 PARKER AVE** **SACRAMENTO, CA 95820-4014**	05/29/2025	$53,000	$52	1016	4/2/1	1948	5,663 SF	
		APN: 020-0181-013-0000 Document #: 202505290484 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 2803 Subdivision: PLAT OF SACRAMENTO HEIGHTS MapRef: MB 5 MAP 50 Abbreviated Description: Lot:2803 Subdivision:PLAT OF SACRAMENTO HEIGHTS Map Ref:MB 5 MAP 50City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

7	.13Mi.	**4557 14TH AVE** **SACRAMENTO, CA 95820-2903**	05/15/2025	$195,000	$208	936	4/2/1	1920	3,920 SF

APN: 014-0285-011-0000 Document #: 202505150704
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: F Subdivision: FAIRMOND MapRef: MB 10 MAP 8 Abbreviated Description: Lot:9 Block:F Subdivision:FAIRMOND Map Ref:MB 10 MAP 8City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

8	.15Mi.	**4908 14TH AVE** **SACRAMENTO, CA 95820-3006**	04/30/2025	$370,000	$369	1002	5/2/1	1930	5,227 SF

APN: 021-0021-004-0000 Document #: 202504300893
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: VINA VISTA MapRef: MB 7 MAP 43 Abbreviated Description: Lot:5 Block:1 Subdivision:VINA VISTA Map Ref:MB 7 MAP 43City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

9	.1Mi.	**4611 SUMMIT WAY** **SACRAMENTO, CA 95820-4046**	02/14/2025	$160,000	$116	1369	6/3/1	1951	5,227 SF

APN: 020-0162-012-0000 Document #: 202502140894
Document Type: Grant Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: ARNOLD TRACT NO 3 MapRef: MB 25 PG 27 Abbreviated Description: Lot:51 Subdivision:ARNOLD TRACT NO 3 Map Ref:MB 25 PG 27City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

10	.18Mi.	**4648 12TH AVE** **SACRAMENTO, CA 95820-1439**	01/23/2025	$350,000	$343	1020	5/2/1	1918	4,356 SF

APN: 014-0291-008-0000 Document #: 202501231099
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: C Subdivision: PLAT OF FAIRMONT MapRef: MB 10 MAP 8 Abbreviated Description: Lot:7 Block:C Subdivision:PLAT OF FAIRMONT Map Ref:MB 10 MAP 8City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

11	.14Mi.	**3939 45TH ST** **SACRAMENTO, CA 95820-2909**	01/08/2025	$285,000	$194	1464	7/3/2	1960	10,454 SF

APN: 020-0092-020-0000 Document #: 202501080639
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: VINE STREET ADDITION TO OAK PARK MapRef: MB 7 MAP 36 Abbreviated Description: Lot:30 Subdivision:VINE STREET ADDITION TO OAK PARK Map Ref:MB 7 MAP 36

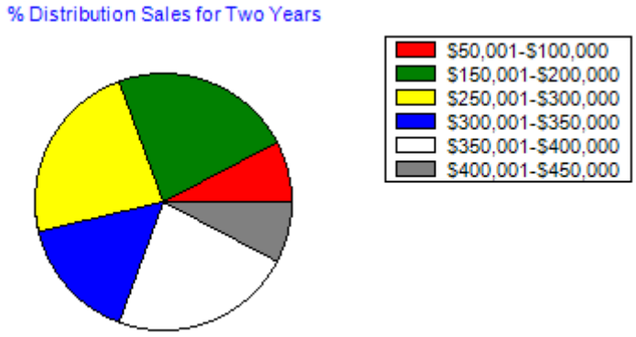
12	.09Mi.	**4121 47TH ST** **SACRAMENTO, CA 95820-4032**	12/27/2024	$370,000	$344	1073	5/3/1	1949	5,227 SF

APN: 020-0171-033-0000 Document #: 202412270524
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: PLAT OF ARNOLD TRACT NO 3 MapRef: MB 25 MAP 27 Abbreviated Description: Lot:24 Subdivision:PLAT OF ARNOLD TRACT NO 3 Map Ref:MB 25 MAP 27City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	.18Mi.	**4640 12TH AVE** **SACRAMENTO, CA 95820-1439**	10/18/2024	$290,000	$263	1102	5/2/1	1923	6,534 SF

APN: 014-0291-007-0000 Document #: 202410181181
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: C Subdivision: FAIRMOND MapRef: MB 10 MAP 8 Abbreviated Description: Lot:6 Block:C Subdivision:FAIRMOND Map Ref:MB 10 MAP 8City/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.	**4742 15TH AVE**			$150,222	1,423	7/3/1	1934	4,356 SF	
.01Mi.	**4700 15TH AVE**			$23,557	960	6/3/1	1926	3,920 SF	
.01Mi.	**4744 15TH AVE**	**06/04/2010**		$116,158	1,412	5/3/1	1923	4,356 SF	
.02Mi.	**4746 15TH AVE**			$38,186	1,456	6/3/1	1930	4,356 SF	
.02Mi.	**4013 47TH ST**			$273,405	2,346	8/5/2	1938	6,534 SF	Yes
.02Mi.	**4748 15TH AVE**			$76,449	980	5/2/1	1914	4,356 SF	
.02Mi.	**4660 15TH AVE**			$75,852	960	6/3/1	1924	3,920 SF	
.03Mi.	**4731 16TH AVE**			$248,799	934	4/2/1	1942	4,458 SF	
.03Mi.	**4703 15TH AVE**			$126,961	1,512	7/4/2	1924	4,356 SF	
.03Mi.	**4733 16TH AVE**			$234,090	1,152	5/3/1	1942	4,509 SF	
.03Mi.	**4745 15TH AVE**			$157,786	2,198	8/5/3	1924	4,356 SF	
.03Mi.	**4701 15TH AVE**			$122,576	1,027	6/3/1	1924	4,356 SF	
.03Mi.	**4012 47TH ST**			$106,638	912	5/3/1	1983	4,792 SF	
.03Mi.	**4747 15TH AVE**	**02/14/2012**		$110,519	1,054	5/3/2	1971	4,356 SF	
.03Mi.	**4685 15TH AVE**	**04/23/2007**		$117,202	913	5/2/1	1924	4,356 SF	
.04Mi.	**4749 15TH AVE**			$116,445	1,028	5/3/2	1924	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	36.2 years old	Households:	13,564
Median Household Income:	$63,900	Households w/Family:	58%
Household Income Per Capita:	$34,426	Households w/Family Married:	34%
Most Common Education Level:	Some College	Households w/Family Children:	28%

School District

School District Zone:	Sacramento City Unified School District	Students:	40,711
Number of Schools:	73	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.86Mi.	**Will C. Wood Middle School** Number of Students: 708 Student-Teacher Ratio: 23.06	B	Public	7 - 8
0.76Mi.	**Father Keith B. Kenny Elementary School** Number of Students: 304 Student-Teacher Ratio: 23.38	C	Public	KG - 6
1.40Mi.	**Hiram Johnson High School** Number of Students: 1,879 Student-Teacher Ratio: 24.56 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **4742 15TH AVE, SACRAMENTO, CA 95820-2923** 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	114%	HIGHER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	134%	NOTABLY HIGHER
FORCIBLE RAPE	117%	HIGHER
MURDER	118%	HIGHER
OVERALL	128%	HIGHER

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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ICE SiteX Report

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Data deemed reliable, but not guaranteed.

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