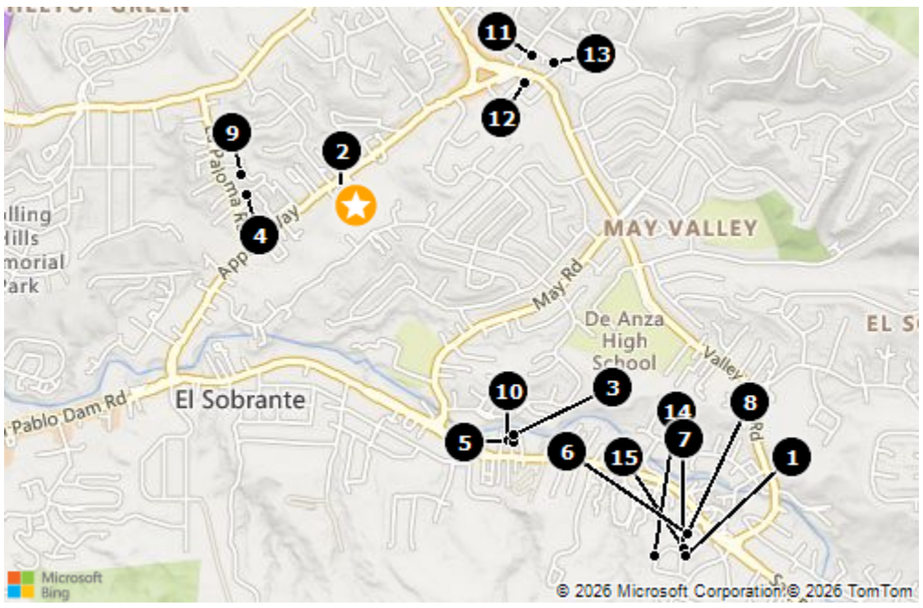
ICE SiteX Report

OrderID: 98665640

SiteX Property Information Report



Subject Property Location

4746 APPIAN WAY, EL SOBRANTE, CA 94803-1834

County:	**CONTRA COSTA CA**	Census Tract:	060133602.001004
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	425-300-040-2	Thomas Bros Pg-Grid:	

Valuation

Value:	**$312,000**	FSD:	11	Common Confidence Score:	65
Value Range:	$277,680 - $346,320	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	85-004
Assd Land Value:	$187,738	Market Land Value:		Tax Year:	2026
Assd Improvement:	$113,781	Market Improvment Value:		Total Taxable Value:	$5,021
Total Assessed Value:	$301,519	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	425-300-040-2
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Tract No: 5860
Abbreviated Description: T05860 L B BG0004 U0040

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1218 SF	Baths:	1.5	Fireplace:	
Year Built:	1973	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	2	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/15/2023	Sales Price:	N/A
Document #:	2023-132811 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/23/2020	Loan Amount:	N/A
Document #:	2020-013617 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: A Subdivision: SUBDIVISION 5860 Legal Unit: 40
Abbreviated Description: CONDO NAME: PEBBLE CREEK CONDOMINIUMS
City/Muni/Twp: EL SOBRANTE

Mortgage Record

Recording Date:	01/15/2020	Loan Amount:	N/A
Document #:	2020-008057 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2050	Type Finance:	ADJ

Legal Description:
Lot: A Subdivision: SUBDIVISION 5860 Legal Unit: 40
Abbreviated Description: CONDO NAME: PEBBLE CREEK CONDOMINIUMS
City/Muni/Twp: EL SOBRANTE

ICE SiteX Report

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Prior Transfer

Recording Date:	08/24/2016	Sales Price:	$2,400,000
Document #:	2016-170784 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/05/2016	Loan Amount:	N/A
Document #:	2016-156011 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: A Subdivision: SUBDIVISION 5860 Legal Unit: 20-22
Abbreviated Description: CONDO NAME: PEBBLE CREEK CONDOMINIUMS; UNITS: 31 34-37 40-45 50-54 60 61 63 64 72 74-77&79
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	08/05/2016	Sales Price:	$3,100,000 Multiple Parcels Involved in this transaction
Document #:	2016-156010 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/03/2016		
Document Type:			

Legal Description:
Lot: A Subdivision: SUBDIVISION 5860 Legal Unit: 20-22 Map Ref: MB270 PG18&19
Abbreviated Description: CONDO NAME: PEBBLE CREEK CONDOMINIUMS; UNITS: 31 34-37 40-45 50-54 60 61 63 64 72 74-77&79
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	09/06/2011	Sales Price:	$1,500,000 Multiple Parcels Involved in this transaction
Document #:	2011-181486 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/01/2011		
Document Type:			

Legal Description:
Lot: A Legal Unit: 20,22 Map Ref: MAP270 PG18&19
Abbreviated Description: UNIT: 31 34-37 40-45 50-54 60-64 72 74-77&79
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	08/25/2011	Sales Price:	$9,800,000
Document #:	2011-173782 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/04/2008	Sales Price:	$2,564,000
Document #:	2008-124735 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/27/2008	Sales Price:	$11,500,000
Document #:	2008-117147 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/01/2008	Loan Amount:	N/A
Document #:	2008-068899 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: A Subdivision: PEBBLE CREEK CONDOMINIUMS Legal Unit: 40
Abbreviated Description: SUBDIVISION5860
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	01/29/2007	Loan Amount:	N/A
Document #:	2007-026568 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: A
Abbreviated Description: PRIOR REF 2005-400050 10/19/2005: MAP SUB5860
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	10/19/2005	Loan Amount:	N/A
Document #:	2005-400050 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: A
Abbreviated Description: MAP SUB5860
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	10/19/2005	Sales Price:	$9,800,000 Multiple Parcels Involved in this transaction
Document #:	2005-400048 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/13/2005		
Document Type:			

ICE SiteX Report

OrderID: 98665640

Legal Description:
Lot: A Map Ref: MB270 PG18
Abbreviated Description: MAP SUB5860

Prior Transfer

Recording Date:	05/25/2004	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	2004-198179 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/20/2004		
Document Type:			

Legal Description:
Lot: A Map Ref: MB270 PG18
Abbreviated Description: SUBDIVISION5860
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:
Tract No: 5860
Abbreviated Description: T05860 L B BG0004 U0040

Area Sales Analysis

Total Area Sales	$4,935,500	Median # of Bedrooms	2
Median Lot Size	SF	Median # of Baths	1.5
Median Living Area	1,230 SF	Median Year Built	1978
Price Range - 2 Yrs	$110,000 to $530,000	Age Range	42 years to 54 years
Median Value	$370,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.23Mi.	**5306 RIDGEVIEW CIR** **EL SOBRANTE, CA 94803-3458**	10/05/2026	$175,000	$286	611	3/1/1	1978	SF	
		APN: 435-250-012-0 Document #: 2026-0105116 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: A Subdivision: SUBDIVISION 5152 MapRef: MB 208 PG 15 Abbreviated Description: Lot:A Subdivision:SUBDIVISION 5152 Map Ref:MB 208 PG 15City/Muni/Twp:CITY OF SOBRANTE City/Muni/Twp: CITY OF SOBRANTE								
2	.04Mi.	**4740 APPIAN WAY** **EL SOBRANTE, CA 94803-1830**	09/29/2026	$210,000	$308	680	3/1/1	1973	SF	
		APN: 425-300-009-7 Document #: 2026-0102009 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: A Subdivision: SUBDIVISION 5860 Legal Unit: 9 MapRef: MB 270 PG 18 & 19 Abbreviated Description: Lot:A Subdivision:SUBDIVISION 5860 Legal Unit:9 Map Ref:MB 270 PG 18 & 19City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA								
3	.71Mi.	**130 CREEKSIDE CT** **EL SOBRANTE, CA 94803-3258**	09/21/2026	$385,500	$300	1284	7/2/2	1984	SF	
		APN: 431-440-015-3 Document #: 2026-0099039 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: A Subdivision: SUBDIVISION 5370 Legal Unit: 15 MapRef: MB 256 PG 49 Abbreviated Description: Lot:A Subdivision:SUBDIVISION 5370 Legal Unit:15 Map Ref:MB 256 PG 49City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA								
4	.28Mi.	**508 CHABRE CT** **EL SOBRANTE, CA 94803-1717**	08/28/2026	$435,000	$348	1248	7/2/2.5	1980	640 SF	
		APN: 425-280-005-9 Document #: 2026-0091659 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 5 Subdivision: SUBDIVISION 5308 MapRef: MB 220 PG 3 Abbreviated Description: Lot:5 Subdivision:SUBDIVISION 5308 Map Ref:MB 220 PG 3City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA								
5	.73Mi.	**118 CREEKSIDE CT** **EL SOBRANTE, CA 94803-3258**	08/10/2026	$448,000	$296	1512	7/2/2	1984	SF	
		APN: 431-440-009-6 Document #: 2026-0083778 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Subdivision: SUBDIVISION 5370 Legal Unit: 9 MapRef: MB 256 PG 49 Abbreviated Description: Subdivision:SUBDIVISION 5370 Legal Unit:9 Map Ref:MB 256 PG 49City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA								
6	1.21Mi.	**5290 SAN PABLO DAM RD** **EL SOBRANTE, CA 94803-3393**	08/07/2026	$200,000	$333	600	3/1/1	1978	SF	
		APN: 435-250-113-6 Document #: 2026-0082892 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: A Subdivision: SUBDIVISION 51523 Legal Unit: 113 MapRef: MB 208 PG 15 Abbreviated Description: Lot:A Subdivision:SUBDIVISION 51523 Legal Unit:113 Map Ref:MB 208 PG 15City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA								
7	1.22Mi.	**5310 RIDGEVIEW CIR** **EL SOBRANTE, CA 94803-3455**	07/02/2026	$250,000	$409	611	3/1/1	1978	SF	
		APN: 435-250-018-7 Document #: 2026-0070184 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: A Subdivision: SUBDIVISION 5152 MapRef: MB 208 PG 15 Abbreviated Description: Lot:A Subdivision:SUBDIVISION 5152 Map Ref:MB 208 PG 15City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA								
8	1.19Mi.	**5290 SAN PABLO DAM RD** **EL SOBRANTE, CA 94803-3353**	05/21/2026	$232,000	$386	600	3/1/1	1978	SF	
		APN: 435-250-126-8 Document #: 2026-0053106 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: A Subdivision: SUBDIVISION 51523 Legal Unit: 126 MapRef: MB 208 PG 15 Abbreviated Description: Lot:A Subdivision:SUBDIVISION 51523 Legal Unit:126 Map Ref:MB 208 PG 15								
9	.3Mi.	**557 CHABRE CT** **EL SOBRANTE, CA 94803-1718**	04/29/2026	$530,000	$352	1504	8/3/2.5	1984	1,224 SF	
		APN: 425-280-032-3 Document #: 2026- 044157 Document Type: Price Code: R								

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Land Use: Condominium Unit (Residential)
Legal: Subdivision: SUBDIVISION 5308 Legal Unit: 32 MapRef: MB 220 PG 3 Abbreviated Description: Subdivision:SUBDIVISION 5308 Legal Unit:32 Map Ref:MB 220 PG 3City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA

10	.71Mi.	**121 CREEKSIDE CT** **EL SOBRANTE, CA 94803-3258**	03/27/2026	$480,000	$337	1423	8/3/2	1984	SF

APN: 431-440-006-2 Document #: 2026- 030798
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SUBDIVISION 5370 Legal Unit: 6 MapRef: MB 12419 PG 81 Abbreviated Description: Subdivision:SUBDIVISION 5370 Legal Unit:6 Map Ref:MB 12419 PG 81City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA

11	.59Mi.	**302 ASH LN** **EL SOBRANTE, CA 94803-1455**	02/17/2026	$370,000	$291	1269	6/2/1.5	1984	SF

APN: 430-500-002-0 Document #: 2026- 015348
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: A Subdivision: SUBDIVISION 6208 Legal Unit: 2 MapRef: MB 270 PG 11 Abbreviated Description: Lot:A Subdivision:SUBDIVISION 6208 Legal Unit:2 Map Ref:MB 270 PG 11City/Muni/Twp:CITY OF EL SOBRANTE City/Muni/Twp: CITY OF EL SOBRANTE

12	.54Mi.	**371 JOAN VISTA ST** **EL SOBRANTE, CA 94803-1913**	01/12/2026	$440,000	$357	1230	6/3/1.5	1972	SF

APN: 425-270-006-9 Document #: 2026- 003256
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: A Subdivision: SUBDIVISION 4250 Legal Unit: 6 MapRef: MB 147 PG 11 Abbreviated Description: Lot:A Subdivision:SUBDIVISION 4250 Legal Unit:6 Map Ref:MB 147 PG 11City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA

13	.62Mi.	**107 ALICE LN** **EL SOBRANTE, CA 94803-1447**	12/05/2025	$405,000	$319	1267	6/2/2	1984	SF

APN: 430-500-013-7 Document #: 2025- 136079
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: A Subdivision: SUBDIVISION 6208 Legal Unit: 13 MapRef: MB 270 PG 11 Abbreviated Description: Lot:A Subdivision:SUBDIVISION 6208 Legal Unit:13 Map Ref:MB 270 PG 11City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

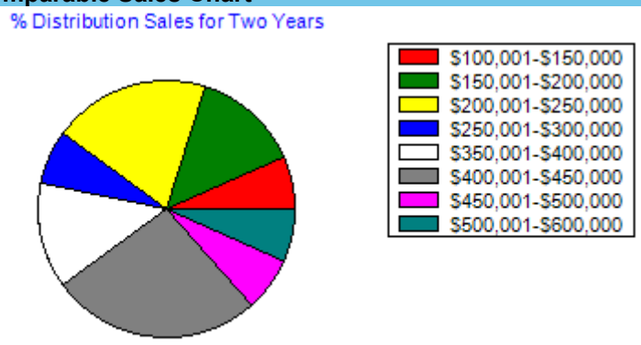
14	1.18Mi.	**5318 RIDGEVIEW CIR** **EL SOBRANTE, CA 94803-3450**	11/25/2025	$110,000	$180	611	3/1/1	1978	SF

APN: 435-250-045-0 Document #: 2025- 132722
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: A Subdivision: SUBDIVISION 5152 Legal Unit: 45 MapRef: MB 208 PG 15 Abbreviated Description: Lot:A Subdivision:SUBDIVISION 5152 Legal Unit:45 Map Ref:MB 208 PG 15

15	1.22Mi.	**5310 RIDGEVIEW CIR** **EL SOBRANTE, CA 94803-3455**	10/01/2025	$265,000	$433	611	3/1/1	1978	SF

APN: 435-250-017-9 Document #: 2025- 103010
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: A Subdivision: SUBDIVISION 5152 Legal Unit: 17 MapRef: MB 208 PG 15 Abbreviated Description: Lot:A Subdivision:SUBDIVISION 5152 Legal Unit:17 Map Ref:MB 208 PG 15City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA

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.	**4746 APPIAN WAY**			$301,519	1,218	5/3/1.5	1973		
0Mi.	**4746 APPIAN WAY**			$301,519	1,218	5/3/1.5	1973		
.01Mi.	**4744 APPIAN WAY**			$301,519	943	4/2/1.5	1973		
.01Mi.	**4744 APPIAN WAY**			$301,519	943	4/2/1.5	1973		
.01Mi.	**4746 APPIAN WAY**			$301,519	1,218	5/3/1.5	1973		
.01Mi.	**4744 APPIAN WAY**			$301,519	943	4/2/1.5	1973		
.01Mi.	**4744 APPIAN WAY**			$301,519	943	4/2/1.5	1973		
.01Mi.	**4746 APPIAN WAY**			$301,519	1,390	5/3/1.5	1973		
.01Mi.	**4744 APPIAN WAY**			$205,262	943	4/2/1.5	1973		
.02Mi.	**4744 APPIAN WAY**			$335,000	943	4/2/1.5	1973		
.02Mi.	**4746 APPIAN WAY**			$301,519	1,218	5/3/1.5	1973		
.02Mi.	**4748 APPIAN WAY**			$301,519	1,218	5/3/1.5	1973		
.02Mi.	**4748 APPIAN WAY**			$301,519	1,218	5/3/1.5	1973		
.02Mi.	**4744 APPIAN WAY**			$301,519	943	4/2/1.5	1973		
.02Mi.	**4748 APPIAN WAY**			$301,519	1,218	5/3/1.5	1973		
.02Mi.	**4746 APPIAN WAY**			$301,519	1,218	5/3/1.5	1973		

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	43.8 years old	Households:	9,077
Median Household Income:	$110,237	Households w/Family:	74%
Household Income Per Capita:	$52,229	Households w/Family Married:	53%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

School District Zone:	West Contra Costa Unified School District	Students:	25,244
Number of Schools:	54	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.96Mi.	**Crespi Middle School** Number of Students: 372 Student-Teacher Ratio: 18.51	D-	Public	7 - 8
0.74Mi.	**DeAnza High School** Number of Students: 1,047 Student-Teacher Ratio: 22.91 Advanced Placement: Yes	D	Public	9 - 12
0.54Mi.	**Murphy Elementary School** Number of Students: 460 Student-Teacher Ratio: 21.9	D+	Public	KG - 6

Flood Report

The Subject Property of **4746 APPIAN WAY, EL SOBRANTE, CA 94803-1834** 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	96%	SIMILAR
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	114%	HIGHER
MURDER	76%	NOTABLY LOWER
OVERALL	92%	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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ICE SiteX Report

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