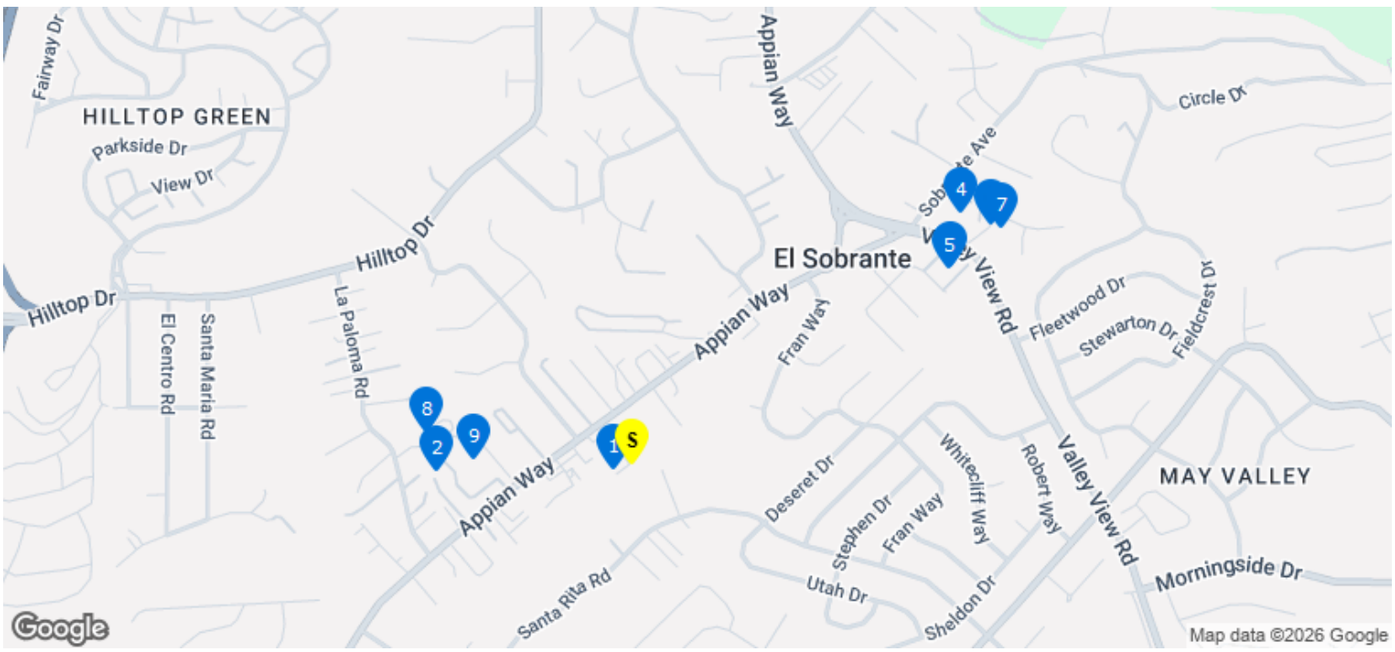
# ICE SiteX Report

**OrderID: 98761705**

## SiteX Property Information Report




## Subject Property Location

### 4750 APPIAN WAY, EL SOBRANTE, CA 94803-1836

| | | | |
|---|---|---|---|
| County: | **CONTRA COSTA CA** | Census Tract: | 3602.00 |
| Property Use: | Condominium Unit (Residential) | Zoning: | |
| Parcel Number: | 425-300-064-2 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$284,000** | FSD: | 15 | Common Confidence Score: | 47 |
| Value Range: | $241,400 - $326,600 | ICE Confidence Score: | 85 | | |

## 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: | $5,001 |
| Total Assessed Value: | $301,519 | Total Assessor Market Value: | | Delinquent Year: | |
| | | | | Tax Account ID: | 425-300-064-2 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Tract No: 5860
Abbreviated Description: T05860 L B BG0006 U0064

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | | Bedrooms: | 2 | Pool: | |
| Building Area: | 943 SF | Baths: | 1.5 | Fireplace: | |
| Year Built: | 1973 | Partial Baths: | 1 | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 4 | Ext Walls: | |
| Number of Units: | | Garage Type: | Carport | Heating: | |
| 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: | 01/16/2024 | Sales Price: | N/A |
| Document #: | 2024-004147 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/23/2020 | Loan Amount: | N/A |
| Document #: | 2020-013617 BK-PG - | Loan Type: | Credit Line (Revolving) |
| Contract Date: | 01/15/2020 | | |
| TD Due Date: | | Type Finance: | VAR |

**Legal Description:**
Subdivision: SUBDIVISION 5860 Legal Unit: 64 Map Ref: 0
Abbreviated Description: CONDO NAME: PEBBLE CREEK CONDOMINIUMS
City/Muni/Twp: EL SOBRANTE

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/15/2020 | Loan Amount: | N/A |
| Document #: | 2020-008004 BK-PG - | Loan Type: | Conventional |
| Contract Date: | 01/06/2020 | | |
| TD Due Date: | 02/01/2050 | Type Finance: | ADJ |

# ICE SiteX Report

**OrderID: 98761705**

**Legal Description:**
Subdivision: SUBDIVISION 5860 Legal Unit: 64 Map Ref: 0
Abbreviated Description: CONDO NAME: PEBBLE CREEK CONDOMINIUMS
City/Muni/Twp: EL SOBRANTE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/04/2019 | Sales Price: | N/A |
| Document #: | 2019-082632 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/08/2018 | Loan Amount: | N/A |
| Document #: | 2018-182045 BK-PG - | Loan Type: | Commercial Loan |
| Contract Date: | 11/05/2018 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Subdivision: SUBDIVISION 5860 Legal Unit: 60-64 Map Ref: 0

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/24/2016 | Sales Price: | $2,400,000 |
| Document #: | 2016-170784 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/05/2016 | Loan Amount: | N/A |
| Document #: | 2016-156011 BK-PG - | Loan Type: | Unknown Loan Type |
| Contract Date: | 08/01/2016 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Subdivision: SUBDIVISION 5860 Legal Unit: 20-22 Map Ref: 0
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<br>Multiple Parcels Involved in this transaction |
| Document #: | 2016-156010 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 08/03/2016 | | |
| Document Type: | Deed | | |

**Legal Description:**
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<br>Multiple Parcels Involved in this transaction |
| Document #: | 2011-181486 BK-PG - | Type of Sale: | Forced Sale |
| Contract Date: | 09/01/2011 | | |
| Document Type: | Deed | | |

**Legal Description:**
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: | |
| Document Type: | Assignment | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/04/2008 | Sales Price: | $2,564,000 |
| Document #: | 2008-124735 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/27/2008 | Sales Price: | $11,500,000 |
| Document #: | 2008-117147 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/01/2008 | Loan Amount: | N/A |
| Document #: | 2008-068899 BK-PG - | Loan Type: | Unknown Loan Type |
| Contract Date: | 03/27/2008 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Subdivision: PEBBLE CREEK CONDOMINIUMS Legal Unit: 64 Map Ref: 0
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 |

# ICE SiteX Report

**OrderID: 98761705**

Contract Date: 10/03/2005
TD Due Date: Type Finance:
**Legal Description:**
Map Ref: 0
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
Contract Date: 10/03/2005
TD Due Date: Type Finance:
**Legal Description:**
Map Ref: 0
Abbreviated Description: MAP SUB5860
City/Muni/Twp: UNINCORPORATED

## Mortgage Record

Recording Date: 10/19/2005 Loan Amount: N/A
Document #: 2005-400049 BK-PG - Loan Type: Building or Construction Loan
Contract Date: 10/13/2005
TD Due Date: Type Finance:
**Legal Description:**
Map Ref: MB270 PG18
Abbreviated Description: MAP SUB5860

## 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: Non Residential Transfer
Contract Date: 10/13/2005
Document Type: Deed
**Legal Description:**
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: Non Arms-Length Transfer
Contract Date: 05/20/2004
Document Type: Deed
**Legal Description:**
Map Ref: MB270 PG18
Abbreviated Description: SUBDIVISION5860
City/Muni/Twp: UNINCORPORATED

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,773,000 | Median # of Bedrooms | 2 |
| Median Lot Size | 1,224 SF | Median # of Baths | 2 |
| Median Living Area | 1,248 SF | Median Year Built | 1981 |
| Price Range - 2 Yrs | $210,000 to $530,000 | Age Range | 42 years to 54 years |
| Median Value | $435,000 | Median Age | 45 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .03Mi. | **4740 APPIAN WAY**<br>**EL SOBRANTE, CA 94803-1830** | 09/29/2026 | $210,000 | $309 | 680 | 3/1/1 | 1973 | SF | |
| | | APN: 425-300-009-7 Document #: 2026-0102009<br>Document Type: Grant Deed Price Code:<br>Land Use: Condominium Unit (Residential)<br>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 | | | | | | | | |
| 2 | .17Mi. | **408 COLINA WAY**<br>**EL SOBRANTE, CA 94803-1891** | 10/15/2026 | $715,000 | $335 | 2132 | 7/3/2.5 | 2016 | 2,036 SF | |
| | | APN: 425-310-011-1 Document #: 2026-0111029<br>Document Type: Grant Deed Price Code:<br>Land Use: Cluster home (Residential)<br>Legal: Lot: 11 Subdivision: SUBDIVISION 8791 MapRef: MB 512 PG 13 - 17 Abbreviated Description: Lot:11 Subdivision:SUBDIVISION 8791 Map Ref:MB 512 PG 13 - 17City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA | | | | | | | | |
| 3 | .18Mi. | **4273 SANTA RITA RD**<br>**EL SOBRANTE, CA 94803-2306** | 02/26/2026 | $685,000 | $451 | 1519 | 7/3/2 | 2006 | 6,800 SF | |
| | | APN: 425-220-008-6 Document #: 2026- 019062<br>Document Type: Grant Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 89 Subdivision: SANTA RITA ACRES Legal Unit: 2 MapRef: MB 22 PG 649 Abbreviated Description: Subdivision:SANTA RITA ACRES Legal Unit:2 Map Ref:MB 22 PG 649Abbreviated Description:LOT: PORTION OF LOT 89 City/Muni/Twp:UNINCORPORATED AREA City/Muni/ Twp: UNINCORPORATED AREA | | | | | | | | |
| 4 | .2Mi. | **431 COLINA WAY**<br>**EL SOBRANTE, CA 94803-1891** | 05/29/2026 | $729,000 | $368 | 1981 | 7/3/3 | 2017 | 2,639 SF | |
| | | APN: 425-310-003-8 Document #: 2026-0056253<br>Document Type: Grant Deed Price Code:<br>Land Use: Cluster home (Residential)<br>Legal: Lot: 3 Subdivision: SUBDIVISION 8791 MapRef: MB 512 PG 13 Abbreviated Description: Lot:3 Subdivision:SUBDIVISION 8791 Map Ref:MB 512 PG 13City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA | | | | | | | | |
| 5 | .22Mi. | **4661 DRIFTWOOD CT**<br>**EL SOBRANTE, CA 94803-1805** | 06/10/2026 | $713,000 | $668 | 1068 | 5/3/2 | 1956 | 9,100 SF | |
| | | APN: 425-081-037-3 Document #: 2026-0060960<br>Document Type: Grant Deed Price Code:<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 98761705**

Legal: Lot: 50 Tract No: 2293 MapRef: VOL 63 PG 17 Abbreviated Description: Lot:50 Tract No:2293 Map Ref:VOL 63 PG 17City/Muni/Twp:CITY OF EL SOBRANTE City/Muni/Twp: CITY OF EL SOBRANTE

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | .24Mi. | **4324 FRAN WAY**<br>**RICHMOND, CA 94803-1926** | 09/14/2026 | $780,000 | $434 | 1798 | 8/4/2 | 1964 | 13,300 SF |

APN: 425-262-021-8 Document #: 2026-0096587
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: SUBDIVISION 3048 Tract No: 3048 MapRef: MB 95 PG 23 Abbreviated Description: Lot:69 Subdivision:SUBDIVISION 3048 Tract No:3048 Map Ref:MB 95 PG 23City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | .24Mi. | **4321 FRAN WAY**<br>**RICHMOND, CA 94803-1925** | 08/03/2026 | $820,000 | $562 | 1460 | 7/3/2 | 1964 | 5,500 SF |

APN: 425-261-025-0 Document #: 2026-0081010
Document Type: Grant Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: SUBDIVISION 3048 MapRef: MB 95 PG 23 Abbreviated Description: Lot:25 Subdivision:SUBDIVISION 3048 Map Ref:MB 95 PG 23City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | .24Mi. | **476 COLINA WAY**<br>**EL SOBRANTE, CA 94803-1891** | 03/10/2026 | $725,000 | $340 | 2132 | 7/3/2.5 | 2019 | 1,972 SF |

APN: 425-310-025-1 Document #: 2026- 023323
Document Type: Grant Deed Price Code:
Land Use: Cluster home (Residential)
Legal: Lot: 25 Subdivision: SUBDIVISION 8791 MapRef: MB 512 PG 13 - 17 Abbreviated Description: Lot:25 Subdivision:SUBDIVISION 8791 Map Ref:MB 512 PG 13 - 17City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | .26Mi. | **3020 DESERET DR**<br>**RICHMOND, CA 94803-2331** | 05/20/2026 | $830,000 | $440 | 1885 | 8/3/2 | 1957 | 6,500 SF |

APN: 431-155-006-7 Document #: 2026-0052891
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 225 Tract No: 2203 MapRef: MB 59 PG 20 Abbreviated Description: Lot:225 Tract No:2203 Map Ref:MB 59 PG 20City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .27Mi. | **508 CHABRE CT**<br>**EL SOBRANTE, CA 94803-1717** | 08/28/2026 | $435,000 | $349 | 1248 | 7/2/2.5 | 1980 | 640 SF |

APN: 425-280-005-9 Document #: 2026-0091659
Document Type: Grant Deed Price Code: A
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

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .29Mi. | **3027 KEITH DR**<br>**RICHMOND, CA 94803-2332** | 07/27/2026 | $775,000 | $395 | 1960 | 10/4/3 | 1957 | 6,000 SF |

APN: 431-155-030-7 Document #: 2026-0078703
Document Type: Grant Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: 249 Tract No: 2203 MapRef: MB 59 PG 20 Abbreviated Description: Lot:249 Tract No:2203 Map Ref:MB 59 PG 20City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .29Mi. | **557 CHABRE CT**<br>**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: Grant Deed Price Code:
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

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .33Mi. | **4140 FRAN WAY**<br>**RICHMOND, CA 94803-1934** | 03/11/2026 | $3,200,000 | $327 | 9790 | // | 1976 | 19,602 SF |

APN: 425-262-001-0 Document #: 2026- 023920
Document Type: Grant Deed Price Code:
Land Use: Apartment house (5+ units)
Legal: Lot: 1 Subdivision: SUBDIVISION 9105 MapRef: MB 509 PG 14 Abbreviated Description: Lot:1 Subdivision:SUBDIVISION 9105 Map Ref:MB 509 PG 14City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .37Mi. | **9 MARVIN CT**<br>**EL SOBRANTE, CA 94803-1619** | 10/09/2026 | $675,000 | $481 | 1404 | 6/3/2 | 1964 | 6,970 SF |

APN: 426-241-010-5 Document #: 2026-0108762
Document Type: Grant Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 247 Subdivision: SAN PABLO RANCHO Abbreviated Description: Subdivision:SAN PABLO RANCHO Abbreviated Description:LOT: PORTION OF LOT 247 City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .39Mi. | **4522 SANTA RITA RD**<br>**RICHMOND, CA 94803-2411** | 10/16/2026 | $835,000 | $362 | 2305 | 9/5/3 | 1957 | 6,500 SF |

APN: 431-161-004-4 Document #: 2026-0111334
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 332 Tract No: 2203 MapRef: MB 59 PG 20 Abbreviated Description: Lot:332 Tract No:2203 Map Ref:MB 59 PG 20City/Muni/Twp:CITY OF RICHMOND City/Muni/Twp: CITY OF RICHMOND

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 16 | .4Mi. | **742 LA PALOMA RD**<br>**EL SOBRANTE, CA 94803-1738** | 08/25/2026 | $615,000 | $606 | 1015 | 6/2/1 | 1939 | 10,019 SF |

APN: 425-072-020-0 Document #: 2026-0089790
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 182 Subdivision: SANTA RITA ACRES Legal Unit: 3 MapRef: MB 22 PG 663 Abbreviated Description: Subdivision:SANTA RITA ACRES Legal Unit:3 Map Ref:MB 22 PG 663Abbreviated Description:LOT: PORTION OF LOT 182 City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 17 | .4Mi. | **557 RINCON RD**<br>**EL SOBRANTE, CA 94803-1630** | 03/03/2026 | $809,000 | $816 | 992 | 5/2/1 | 1940 | 40,385 SF |

APN: 426-243-017-8 Document #: 2026- 020835
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 248 Subdivision: THE SAN PABLO RANCHO Abbreviated Description: Subdivision:THE SAN PABLO RANCHO Abbreviated Description:LOT: PORTION OF LOT 248 City/Muni/Twp:EL SOBRANTE City/Muni/Twp: EL SOBRANTE

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 18 | .41Mi. | **4139 SANTA RITA RD**<br>**EL SOBRANTE, CA 94803-2304** | 06/18/2026 | $580,000 | $901 | 644 | 4/2/1 | 1939 | 19,600 SF |

APN: 425-210-031-0 Document #: 2026-0064547
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: A MapRef: MB 28 PG 21 Abbreviated Description: Lot:A Map Ref:MB 28 PG 21City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 19 | .41Mi. | **4778 HILLTOP DR**<br>**EL SOBRANTE, CA 94803-1646** | 05/08/2026 | $600,000 | $576 | 1041 | 5/3/1 | 1952 | 10,000 SF |

APN: 426-221-004-2 Document #: 2026-0048137

# ICE SiteX Report

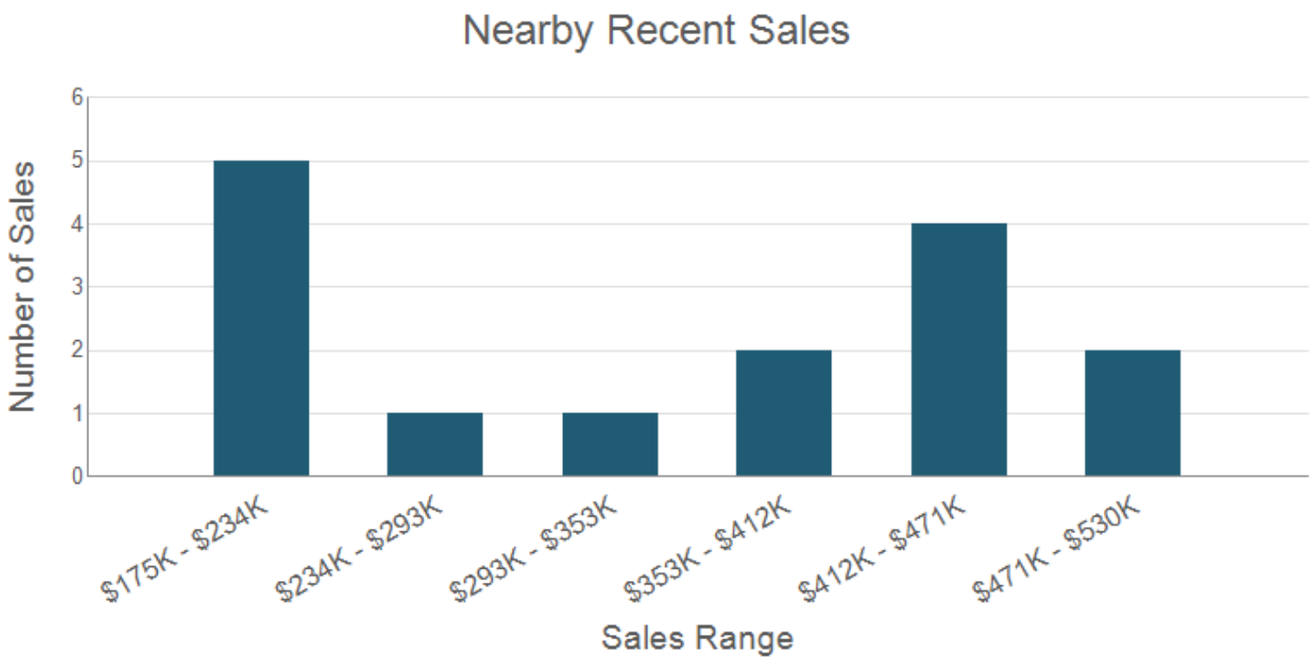
**OrderID: 98761705**

Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 202 Subdivision: SANTA RITA ACRES Legal Unit: 4 MapRef: MB 23 PG 727 Abbreviated Description: Subdivision:SANTA RITA ACRES Legal Unit:4 Map Ref:MB 23 PG 727Abbreviated Description:LOT: NORTH 50 FEET, (FRONT AND REAR MEASUREMENTS), OF LOT 202 City/Muni/Twp:UNINCORPORATED AREA City/Muni/Twp: UNINCORPORATED AREA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 20 | .41Mi. | **4800 HILLTOP DR EL SOBRANTE, CA 94803-1648** | 03/09/2026 | $760,000 | $497 | 1528 | 7/4/2 | 1941 | 15,246 SF |

APN: 426-221-005-9 Document #: 2026- 022932
Document Type: Grant Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 203 Subdivision: SANTA RITA ACRES Legal Unit: 4 MapRef: MB 23 PG 727 Abbreviated Description: Lot:203 Subdivision:SANTA RITA ACRES Legal Unit:4 Map Ref:MB 23 PG 727City/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.

## 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. | **4750 APPIAN WAY** | | | $301,519 | 943 | 4/2/1.5 | 1973 | | |
| 0Mi. | **4750 APPIAN WAY** | | | $301,519 | 943 | 4/2/1.5 | 1973 | | |
| 0Mi. | **4750 APPIAN WAY** | | | $124,133 | 943 | 4/2/1.5 | 1973 | | |
| .01Mi. | **4750 APPIAN WAY** | | | $256,562 | 908 | 4/2/1 | 1973 | | |
| .01Mi. | **4750 APPIAN WAY** | | | $301,519 | 1,100 | 5/3/1.5 | 1973 | | |
| .01Mi. | **4750 APPIAN WAY** | | | $301,519 | 1,100 | 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. | **4752 APPIAN WAY** | | | $285,000 | 663 | 3/1/1 | 1953 | | |
| .02Mi. | **4752 APPIAN WAY** | | | $230,000 | 680 | 3/1/1 | 1973 | | |
| .02Mi. | **4748 APPIAN WAY** | | | $301,519 | 1,218 | 5/3/1.5 | 1973 | | |
| .02Mi. | **4752 APPIAN WAY** | | | $267,000 | 663 | 3/1/1 | 1973 | | |
| .02Mi. | **4752 APPIAN WAY** | | | $243,000 | 680 | 3/1/1 | 1973 | | |
| .02Mi. | **4752 APPIAN WAY** | | | $243,000 | 680 | 3/1/1 | 1973 | | |
| .02Mi. | **4752 APPIAN WAY** | | | $281,000 | 663 | 3/1/1 | 1973 | | |
| .02Mi. | **4748 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% |

# ICE SiteX Report

**OrderID: 98761705**

## 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 |
|---|---|---|---|---|
| 0.93Mi. | **Crespi Middle School**<br>Number of Students: 372<br>Student-Teacher Ratio: 18.51 | D- | Public | 7 - 8 |
| 0.75Mi. | **DeAnza High School**<br>Number of Students: 1,047<br>Student-Teacher Ratio: 22.91<br>Advanced Placement: Yes | D | Public | 9 - 12 |
| 0.54Mi. | **Murphy Elementary School**<br>Number of Students: 460<br>Student-Teacher Ratio: 21.9 | D+ | Public | KG - 6 |

## Flood Report

The Subject Property of **4750 APPIAN WAY, EL SOBRANTE, CA 94803-1836** 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

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