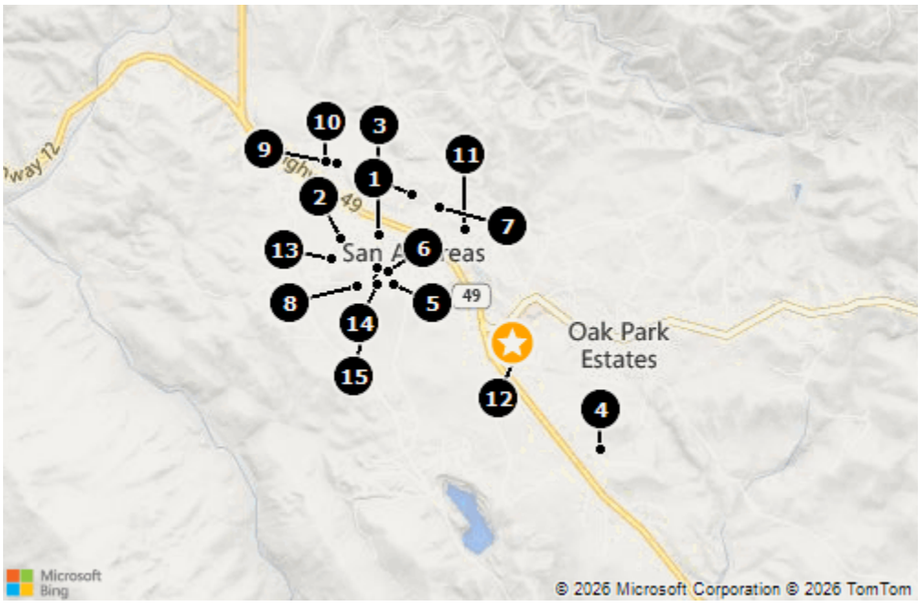
ICE SiteX Report

OrderID: 98692463

SiteX Property Information Report



Subject Property Location

477 TOYON DR, SAN ANDREAS, CA 95249-9722

County:	**CALAVERAS CA**	Census Tract:	060090003.013013
Property Use:	Single Family Residential	Zoning:	RR
Parcel Number:	044-026-008-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$359,000**	FSD:	13	Common Confidence Score:	54
Value Range:	$312,330 - $405,670	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	51-047
Assd Land Value:	$27,601	Market Land Value:		Tax Year:	2026
Assd Improvement:	$364,345	Market Improvment Value:		Total Taxable Value:	$7,407
Total Assessed Value:	$391,946	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 47 Subdivision: TOYANZA Legal Unit: 2
Abbreviated Description: TOYANZA SUB UNIT 2 LOT 47

Property Characteristics

Lot Size:	12,632 SF	Bedrooms:	4	Pool:	
Building Area:	1637 SF	Baths:	2	Fireplace:	1
Year Built:	2002	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:		Number of Cars:	2	A/C:	Central
Style:	Modern	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/09/2026	Sales Price:	$348,570
Document #:	2026-002839 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/13/2021	Sales Price:	N/A
Document #:	2021-009018 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/11/2021		
Document Type:			

Legal Description:
Lot: 47 Subdivision: TOYANZA SUBDIVISION UNIT 2 TRACT 428 Map Ref: MB 6 PG 43
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	05/13/2021	Sales Price:	$355,000
Document #:	2021-009017 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/11/2021		
Document Type:			

Legal Description:
Lot: 47 Subdivision: TOYANZA SUBDIVISION UNIT 2 TRACT 426 Map Ref: MB 6 PG 43
City/Muni/Twp: UNINCORPORATED

ICE SiteX Report

OrderID: 98692463

Prior Transfer

Recording Date:	03/11/2016	Sales Price:	N/A
Document #:	2016-02889 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/10/2016		
Document Type:			

Legal Description:
Lot: 47 Subdivision: TOYANZA SUBDIVISION UNIT 2 TRACT 426 Map Ref: MAP6 PG43

Prior Transfer

Recording Date:	03/15/2013	Sales Price:	N/A
Document #:	2013 04137 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/13/2013		
Document Type:			

Legal Description:
Lot: 47 Subdivision: TOYANZA SUBDIVISION Tract No: 426 Legal Unit: 2 Map Ref: MB6 PG43
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	03/15/2013	Sales Price:	$144,451
Document #:	2013 04136 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/06/2013		
Document Type:			

Legal Description:
Lot: 47 Subdivision: TOYANZA SUBDIVISION Tract No: 426 Legal Unit: 2 Map Ref: MB6 PG43
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	10/18/2006	Sales Price:	N/A
Document #:	2006-19938 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/31/2004	Sales Price:	$277,500
Document #:	2004-19142 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/23/2004		
Document Type:			

Legal Description:
Lot: 47 Subdivision: TOYANZA SUBDIVISION UNIT 2 Tract No: 426 Map Ref: MAP6 PG43
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	07/09/2003	Sales Price:	N/A
Document #:	2003-16387 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/09/2003		
Document Type:			

Legal Description:
Lot: 47 Subdivision: TOYANZA SUBDIVISION UNIT 2 TRACT 426 Map Ref: MAP6 PG43

Prior Transfer

Recording Date:	08/09/2002	Sales Price:	N/A
Document #:	2002-15506 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/09/2002		
Document Type:			

Legal Description:
Lot: 47 Subdivision: TOYANZA SUBDIVISION UNIT 2 TRACT 426 Map Ref: MAP6 PG43
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	07/10/2002	Sales Price:	$185,000
Document #:	2002-13417 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/02/2002		
Document Type:			

Legal Description:
Lot: 47 Subdivision: TOYANZA SUBDIVISION UNIT 2 TRACT 426 Map Ref: MAP6 PG43

Prior Transfer

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

Legal Description:
Lot: 47 Subdivision: TOYANZA Legal Unit: 2
Abbreviated Description: TOYANZA SUB UNIT 2 LOT 47

Area Sales Analysis

Total Area Sales	$4,688,500	Median # of Bedrooms	3
Median Lot Size	14,810 SF	Median # of Baths	2
Median Living Area	1,277 SF	Median Year Built	1957
Price Range - 2 Yrs	$150,000 to $580,000	Age Range	34 years to 103 years
Median Value	$325,000	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.91Mi.	**270 PIXLEY AVE** **SAN ANDREAS, CA 95249-9619**	09/14/2026	$325,000	$214	1518	/3/2	1970	21,344 SF	

APN: 042-012-011-000 Document #: 2026-008044
Document Type: Price Code: R

ICE SiteX Report

OrderID: 98692463

Land Use: Single Family Residential
Legal: Lot: 13 Block: 6 Subdivision: SAN ANDREAS TOWNSITE Legal Unit: 6 Abbreviated Description: Block:6 Subdivision:SAN ANDREAS TOWNSITE Legal Unit:6 Abbreviated Description:PORTION LOT13 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

2	1.03Mi.	**457 RUSSELL RD** **SAN ANDREAS, CA 95249-9613**	08/20/2026	$342,500	$348	984	/3/1	1957	17,859 SF

APN: 042-009-001-000 Document #: 2026-007287
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Block: 14 Subdivision: SAN ANDREAS TOWNSITE Legal Unit: 14 Abbreviated Description: Block:14 Subdivision:SAN ANDREAS TOWNSITE Legal Unit:14 Abbreviated Description:PORTION LOT17 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

3	.88Mi.	**203 MARKET ST** **SAN ANDREAS, CA 95249-9531**	08/06/2026	$298,000	$365	816	/2/1	1923	10,018 SF

APN: 042-019-004-000 Document #: 2026-006826
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Block: 14 Subdivision: TOWNSITE OF SAN ANDREAS Abbreviated Description: Block:14 Subdivision:TOWNSITE OF SAN ANDREAS Abbreviated Description:PORTION LOT13 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

4	.71Mi.	**1385 SADDLEBACK DR** **SAN ANDREAS, CA 95249-9730**	07/17/2026	$580,000	$290	1999	/3/2.5	1988	131,116 SF

APN: 044-024-010-000 Document #: 2026-006136
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: A Subdivision: SADDLEBACK ESTATES MapRef: MB 7 PG 96 Abbreviated Description: Lot:A Subdivision:SADDLEBACK ESTATES Map Ref:MB 7 PG 96City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

5	.67Mi.	**291 SUNSET ST** **SAN ANDREAS, CA 95249-9608**	07/16/2026	$150,000	$130	1152	/2/1	1952	15,681 SF

APN: 042-041-033-000 Document #: 2026-006092
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: HILLMONT SUBDIVISION MapRef: MB 2 PG 14 Abbreviated Description: Lot:5 Subdivision:HILLMONT SUBDIVISION Map Ref:MB 2 PG 14City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

6	.73Mi.	**265 OAK ST** **SAN ANDREAS, CA 95249-9551**	06/05/2026	$315,000	$330	952	/3/1	1956	12,632 SF

APN: 042-041-009-000 Document #: 2026-004898
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: HILLMONT SUBDIVISION MapRef: MB 2 PG 14 Abbreviated Description: Lot:20 Subdivision:HILLMONT SUBDIVISION Map Ref:MB 2 PG 14City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

7	.79Mi.	**268 N CALIFORNIA ST** **SAN ANDREAS, CA 95249-9575**	06/04/2026	$325,000	$292	1111	/3/2	1950	12,632 SF

APN: 042-014-006-000 Document #: 2026-004862
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 5 Abbreviated Description: Block:5 Abbreviated Description:PORTION LOT7 City/Muni/Twp:SAN ANDREAS City/Muni/Twp: SAN ANDREAS

8	.84Mi.	**451 SUNSET ST** **SAN ANDREAS, CA 95249-9742**	05/28/2026	$211,000	$101	2089	/4/2	1960	14,810 SF

APN: 044-003-002-000 Document #: 2026-004537
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: OAK KNOLL SUBDIVISION MapRef: MB 2 PG 24 Abbreviated Description: Lot:2 Subdivision:OAK KNOLL SUBDIVISION Map Ref:MB 2 PG 24City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

9	1.27Mi.	**534 GOLD OAK RD** **SAN ANDREAS, CA 95249-9556**	05/11/2026	$345,000	$270	1277	/3/2	1965	18,295 SF

APN: 042-006-024-000 Document #: 2026-003983
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 47 Block: 6 Subdivision: SAN ANDREAS TOWNSITE Abbreviated Description: Lot:47 Block:6 Subdivision:SAN ANDREAS TOWNSITE City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

10	1.33Mi.	**600 GOLD OAK RD** **SAN ANDREAS, CA 95249-9557**	04/14/2026	$328,000	$240	1361	/3/2.5	1965	12,632 SF

APN: 042-006-006-000 Document #: 2026-003087
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: GOLD OAK TERRACE MapRef: MB 2 PG 61 Abbreviated Description: Lot:3 Subdivision:GOLD OAK TERRACE Map Ref:MB 2 PG 61City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.62Mi.	**308 POPE ST** **SAN ANDREAS, CA 95249-9467**	04/14/2026	$180,000	$186	967	/3/1	1948	14,374 SF

APN: 042-023-013-000 Document #: 2026-003097
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Block: 3 Abbreviated Description: Block:3 Abbreviated Description:PORTION LOT17 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

12	.06Mi.	**366 SCENIC CT** **SAN ANDREAS, CA 95249-9726**	04/14/2026	$340,000	$248	1367	/3/2	1992	8,712 SF

APN: 044-026-026-000 Document #: 2026-003100
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: TOYANZA SUBDIVISION Tract No: 426 Legal Unit: 2 MapRef: MB 6 PG 43 Abbreviated Description: Lot:63 Subdivision:TOYANZA SUBDIVISION Tract No:426 Legal Unit:2 Map Ref:MB 6 PG 43City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	1.02Mi.	**553 RUSSELL RD** **SAN ANDREAS, CA 95249-9613**	04/08/2026	$329,000	$294	1118	/3/2	1964	10,018 SF

APN: 044-004-008-000 Document #: 2026-002811
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: SUNSET VILLAGE MapRef: MB 1 PG 76 Abbreviated Description: Lot:8 Subdivision:SUNSET VILLAGE Map Ref:MB 1 PG 76City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

14	.74Mi.	**363 SUNSET ST** **SAN ANDREAS, CA 95249-9608**	04/07/2026	$250,000	$173	1440	/3/1.5	1956	17,424 SF

APN: 042-041-037-000 Document #: 2026-002783
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: HILLMONT SUBDIVISION MapRef: MB 2 PG 14 Abbreviated Description: Lot:9 Subdivision:HILLMONT SUBDIVISION Map Ref:MB 2 PG 14City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

15	.8Mi.	**316 OAK ST** **SAN ANDREAS, CA 95249-9563**	02/25/2026	$370,000	$194	1906	/3/2	1954	20,037 SF

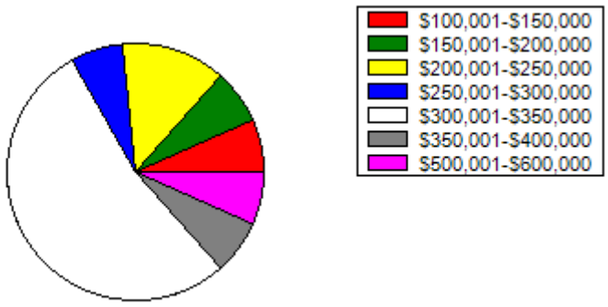
ICE SiteX Report

OrderID: 98692463

APN: 042-041-003-000 Document #: 2026-001452
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: HILLMONT SUBDIVISION MapRef: MB 2 PG 14 Abbreviated Description: Lot:28 Subdivision:HILLMONT SUBDIVISION Map Ref:MB 2 PG 14City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**477 TOYON DR**			$391,946	1,637	/4/2	2002	12,632 SF	
.02Mi.	**463 TOYON DR**			$255,986	1,533	6/3/2	2001	10,890 SF	
.02Mi.	**489 TOYON DR**			$358,824	1,533	6/3/2	2002	10,454 SF	
.02Mi.	**341 SCENIC CT**			$234,870	1,640	/3/2	2002	20,037 SF	
.03Mi.	**503 TOYON DR**			$313,494	1,406	6/3/2	2001	8,276 SF	
.03Mi.	**353 SCENIC CT**			$231,681	1,535	8/4/2	2001	8,712 SF	
.03Mi.	**459 TOYON DR**			$254,510	1,430	/3/2	2002	7,840 SF	
.04Mi.	**346 SCENIC CT**			$216,502	1,640	/3/2	2002	13,503 SF	
.04Mi.	**508 TERRACE VIEW CT**			$286,570	1,586	/3/2	2002	11,325 SF	
.04Mi.	**460 TOYON DR**			$276,526	1,640	/3/2	2002	9,147 SF	
.05Mi.	**429 TOYON DR**			$288,978	1,398	7/3/2	2006	7,840 SF	
.05Mi.	**515 TERRACE VIEW CT**			$271,674	1,586	/3/2	2002	12,196 SF	
.05Mi.	**361 SCENIC CT**			$318,302	1,406	/3/2	2001	7,405 SF	
.05Mi.	**450 TOYON CT**			$313,352	1,636	/3/2	2002	10,454 SF	
.05Mi.	**520 TERRACE VIEW CT**			$248,825	1,640	/3/2	2002	14,810 SF	
.06Mi.	**446 TOYANZA DR**	**07/01/1993**		$204,536	1,674	/3/2	1961	6,969 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	50.9 years old	Households:	1,825
Median Household Income:	$56,314	Households w/Family:	73%
Household Income Per Capita:	$36,316	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Calaveras Unified School District	Students:	2,858
Number of Schools:	9	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.79Mi.	**San Andreas Elementary School** Number of Students: 334 Student-Teacher Ratio: 25.59	D	Public	KG - 8
4.91Mi.	**Toyon Middle School** Number of Students: 522 Student-Teacher Ratio: 20.93	D-	Public	6 - 8
1.05Mi.	**Calaveras High School** Number of Students: 703 Student-Teacher Ratio: 20.82 Advanced Placement: Yes	C-	Public	8 - 12

ICE SiteX Report

OrderID: 98692463

Flood Report

The Subject Property of **477 TOYON DR, SAN ANDREAS, CA 95249-9722** 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	58%	NOTABLY LOWER
BURGLARY	53%	NOTABLY LOWER
MOTOR VEHICLE THEFT	32%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	56%	NOTABLY LOWER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	93%	SIMILAR
MURDER	90%	LOWER
OVERALL	94%	SIMILAR

Disaster Alerts

9/2/2025 - 2-7 Fire 8/4/2026 - Gann Fire

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