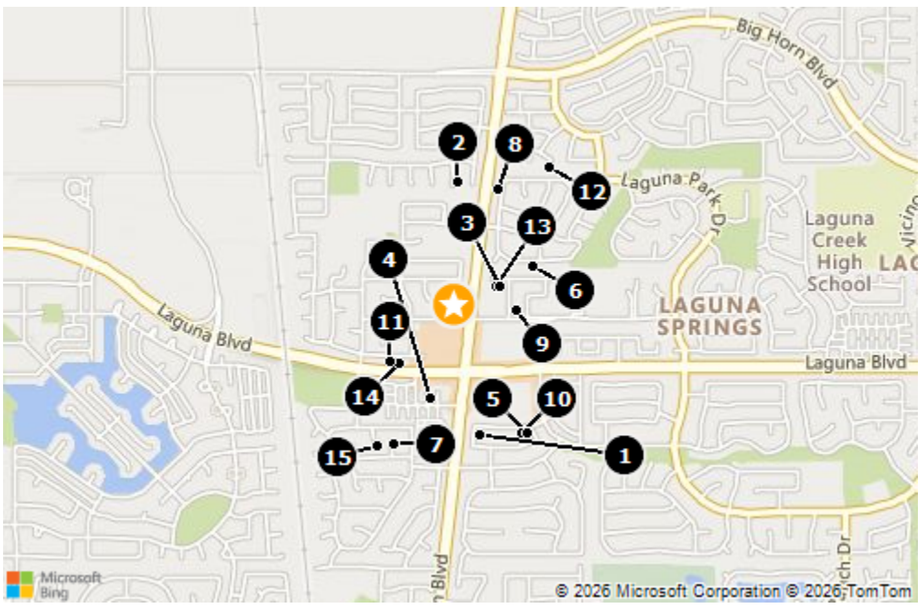
ICE SiteX Report

OrderID: 97994344

SiteX Property Information Report



Subject Property Location

4822 MISSION BEACH CT, ELK GROVE, CA 95758-5122

County:	**SACRAMENTO CA**	Census Tract:	060670096.181004
Property Use:	Single Family Residential	Zoning:	RD-5
Parcel Number:	119-0830-088-0000	Thomas Bros Pg-Grid:	357-4H

Valuation

Value:	**$559,000**	FSD:	9	Common Confidence Score:	71
Value Range:	$508,690 - $609,310	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	7-037
Assd Land Value:	$125,443	Market Land Value:		Tax Year:	2025
Assd Improvement:	$400,042	Market Improvment Value:		Total Taxable Value:	$7,950
Total Assessed Value:	$525,485	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 88
Abbreviated Description: LOT 88, SUNRISE LAGUNA WEST, AS MODIFIED BY R.O.S. BK 46, PG 6.EXC M/R. CONTG 7,318 SQ FT M/L.

Property Characteristics

Lot Size:	7,205 SF	Bedrooms:	3	Pool:	
Building Area:	1739 SF	Baths:	2	Fireplace:	1
Year Built:	1990	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Wood Shake
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/17/2011	Sales Price:	$301,600
Document #:	BK-PG 20041029-2327	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/02/2011	Sales Price:	$301,600
Document #:	BK-PG 20041029-2327	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/29/2004	Sales Price:	N/A
Document #:	BK-PG 20041029 -2326	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 88
Abbreviated Description: LOT 88, SUNRISE LAGUNA WEST, AS MODIFIED BY R.O.S. BK 46, PG 6.EXC M/R. CONTG 7,318 SQ FT M/L.

Prior Transfer

Recording Date:	10/29/2004	Sales Price:	$377,000
Document #:	BK-PG 20041029-2326	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/28/2004		

ICE SiteX Report

OrderID: 97994344

Document Type:
Legal Description:
Lot: 88 Subdivision: SUNRISE LAGUNA WEST Map Ref: MAP16 MB184
Abbreviated Description: LOTS1-9 36-58 71-76 84-94&96-100
City/Muni/Twp: ELK GROVE

Mortgage Record

Recording Date:	06/19/2002	Loan Amount:	N/A
Document #:	BK-PG 20020619-0571	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/29/2042	Type Finance:	

Legal Description:
Lot: 88 Subdivision: MAP OF SUNRISE LAGUNA WEST
Abbreviated Description: LOTS1-9 36-58 71-76 84-94&96-100
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	03/27/2000	Sales Price:	$157,000
Document #:	BK-PG 20000327-1303	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/15/2000		
Document Type:			

Legal Description:
Lot: 88 Subdivision: SUNRISE LAGUNA WEST Map Ref: MAP 119
Abbreviated Description: SUNRISE LAGUNA WEST LOT 88, SUNRISE LAGUNA WEST, AS MODIFIED BY R.O.S. BK 46, PG 6. EXC M/R. CONTG 7
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	07/09/1998	Sales Price:	N/A
Document #:	BK-PG 980709-0663	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/01/1998		
Document Type:			

Legal Description:
Subdivision: SUNRISE LAGUNA WEST
Abbreviated Description: SUNRISE LAGUNA WEST LOT 88 LOT 88, SUNRISE LAGUNA WEST, AS MODIFIED BY R.O.S. BK 46, PG 6. EXC M/R.

Prior Transfer

Recording Date:	10/22/1993	Sales Price:	N/A
Document #:	BK-PG 931022-1777	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/07/1993		
Document Type:			

Legal Description:
Lot: 88 Subdivision: SUNRISE LAGUNA WEST Map Ref: OR46 PG6

Area Sales Analysis

Total Area Sales	$8,691,500	Median # of Bedrooms	4
Median Lot Size	5,858 SF	Median # of Baths	2.5
Median Living Area	1,833 SF	Median Year Built	1991
Price Range - 2 Yrs	$445,000 to $829,000	Age Range	32 years to 37 years
Median Value	$555,000	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**4950 FELICIA WAY** **ELK GROVE, CA 95758-4160**	06/30/2026	$535,000	$298	1795	8/4/2.5	1994	4,794 SF	
		APN: 119-1290-093-0000 Document #: 202606300624 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 93 Subdivision: PLAT OF COUNTRY CLUB VILLAGE AT LAGUNA MapRef: MB 215 PG 16 Abbreviated Description: Lot:93 Subdivision:PLAT OF COUNTRY CLUB VILLAGE AT LAGUNA Map Ref:MB 215 PG 16City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE								
2	.31Mi.	**9013 LANETRY CT** **ELK GROVE, CA 95758-5103**	06/24/2026	$525,000	$373	1406	5/2/2	1989	5,858 SF	
		APN: 119-0810-028-0000 Document #: 202606240677 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 141 Subdivision: LAGUNA NORTH UNIT 2 MapRef: MB 182 MAP 1 Abbreviated Description: Lot:141 Subdivision:LAGUNA NORTH UNIT 2 Map Ref:MB 182 MAP 1City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE								
3	.13Mi.	**5016 KRISTA CT** **ELK GROVE, CA 95758-9561**	05/14/2026	$612,000	$316	1936	7/4/3	1990	7,307 SF	
		APN: 119-0840-008-0000 Document #: 202605141122 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: PLAT OF BETTYS ESTATES MapRef: MB 184 MAP 17 Abbreviated Description: Lot:8 Subdivision:PLAT OF BETTYS ESTATES Map Ref:MB 184 MAP 17City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE								
4	.24Mi.	**9425 LAGUNA POINTE WAY** **ELK GROVE, CA 95758-4080**	04/10/2026	$495,000	$410	1206	5/3/2.5	1994	2,537 SF	
		APN: 119-1410-071-0000 Document #: 202604100774 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 71 Subdivision: PLAT OF LAGUNA CREEK RANCH EAST UNIT NO 5 MapRef: MB 227 MAP 16 Abbreviated Description: Lot:71 Subdivision:PLAT OF LAGUNA CREEK RANCH EAST UNIT NO 5 Map Ref:MB 227 MAP 16City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE								
5	.38Mi.	**5141 LADY DI WAY** **ELK GROVE, CA 95758-4174**	04/09/2026	$445,000	$278	1600	7/3/2.5	1993	4,158 SF	
		APN: 119-1290-074-0000 Document #: 202604090006 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 74 Subdivision: COUNTRY CLUB VILLAGE AT LAGUNAXO MapRef: MB 215 PG 16 Abbreviated Description: Lot:74 Subdivision:COUNTRY CLUB VILLAGE AT LAGUNAXO Map Ref:MB 215 PG 16City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE								
6	.22Mi.	**5208 MISTY MEADOW WAY** **ELK GROVE, CA 95758-5236**	03/05/2026	$490,000	$317	1542	5/3/2	1989	5,775 SF	
		APN: 119-0740-067-0000 Document #: 202603051114 Document Type: Price Code: R								

ICE SiteX Report

OrderID: 97994344

Land Use: Single Family Residential
Legal: Lot: 95 Subdivision: LAGUNA PARK VILLAGE UNIT NO 2B MapRef: MB 87 PG 1774 Abbreviated Description: Lot:95 Subdivision:LAGUNA PARK VILLAGE UNIT NO 2B Map Ref:MB 87 PG 1774City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE

7	.37Mi.	**9281 ABERT CT** **ELK GROVE, CA 95758-4043**	02/19/2026	$829,000	$347	2388	7/4/3	1991	11,685 SF	Yes

APN: 119-1030-024-0000 Document #: 202602190664
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 127 Subdivision: LAGUNA MERIDIAN UNIT NO 2 MapRef: MB 2791 PG 532 Abbreviated Description: Lot:127 Subdivision:LAGUNA MERIDIAN UNIT NO 2 Map Ref:MB 2791 PG 532City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE

8	.32Mi.	**5013 EFTHEMIA WAY** **ELK GROVE, CA 95758-5206**	02/10/2026	$615,000	$256	2401	7/4/3	1990	6,050 SF	

APN: 119-0710-009-0000 Document #: 202602100622
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: LAGUNA PARK VILLAGE UNIT NO 1 MapRef: MB 178 MAP 17 Abbreviated Description: Lot:9 Subdivision:LAGUNA PARK VILLAGE UNIT NO 1 Map Ref:MB 178 MAP 17City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE

9	.16Mi.	**9135 BRIENNE WAY** **ELK GROVE, CA 95758-9559**	12/12/2025	$610,000	$315	1936	7/4/3	1990	6,438 SF	

APN: 119-0840-027-0000 Document #: 202512120813
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: BETTYS ESTATES MapRef: MB 860808 PG 642 Abbreviated Description: Lot:27 Subdivision:BETTYS ESTATES Map Ref:MB 860808 PG 642City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE

10	.36Mi.	**5104 FELICIA WAY** **ELK GROVE, CA 95758-4162**	11/17/2025	$555,000	$309	1795	8/4/2.5	1992	5,311 SF	

APN: 119-1290-106-0000 Document #: 202511171290
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 106 Subdivision: COUNTRY CLUB VILLAGE AT LAGUNA MapRef: MB 215 PG 16 Abbreviated Description: Lot:106 Subdivision:COUNTRY CLUB VILLAGE AT LAGUNA Map Ref:MB 215 PG 16City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE

11	.22Mi.	**4604 MYKONOS WAY** **ELK GROVE, CA 95758-7005**	10/16/2025	$580,000	$316	1833	7/4/2	1991	5,762 SF	

APN: 119-1000-098-0000 Document #: 202510161052
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: LAGUNA CREEK RANCH EAST UNIT NO 1 MapRef: MB 201 PG 1 Abbreviated Description: Lot:55 Subdivision:LAGUNA CREEK RANCH EAST UNIT NO 1 Map Ref:MB 201 PG 1City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE

12	.42Mi.	**5216 MARBLE CREEK CT** **ELK GROVE, CA 95758-5614**	10/14/2025	$525,000	$344	1522	6/3/2.5	1990	6,950 SF	

APN: 119-0590-099-0000 Document #: 202510141074
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: LAGUNA VISTA UNIT NO 11 MapRef: MB 200 MAP 15 Abbreviated Description: Lot:25 Subdivision:LAGUNA VISTA UNIT NO 11 Map Ref:MB 200 MAP 15City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE

13	.12Mi.	**5012 KRISTA CT** **ELK GROVE, CA 95758-9561**	10/14/2025	$680,000	$236	2871	9/5/3	1990	7,357 SF	Yes

APN: 119-0840-009-0000 Document #: 202510140850
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: BETTYS ESTATES MapRef: MB 184 MAP 17 Abbreviated Description: Lot:9 Subdivision:BETTYS ESTATES Map Ref:MB 184 MAP 17City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE

14	.2Mi.	**4612 MYKONOS WAY** **ELK GROVE, CA 95758-7007**	09/10/2025	$475,000	$259	1833	7/4/2	1991	5,762 SF	

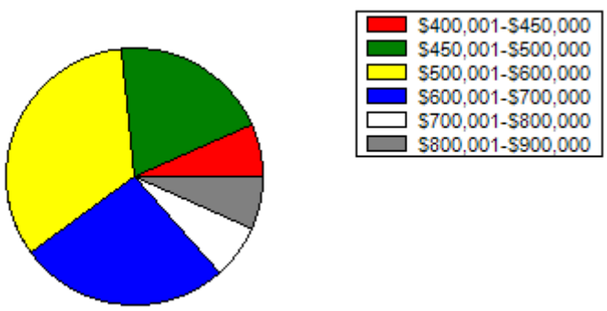
APN: 119-1000-096-0000 Document #: 202509101017
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: LAGUNA CREEK RANCH EAST UNIT NO 1 MapRef: MB 201 PG 1 Abbreviated Description: Lot:53 Subdivision:LAGUNA CREEK RANCH EAST UNIT NO 1 Map Ref:MB 201 PG 1City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE

15	.41Mi.	**9273 FABIUS CT** **ELK GROVE, CA 95758-4070**	09/04/2025	$720,500	$354	2030	9/4/3	1993	9,665 SF	Yes

APN: 119-1030-066-0000 Document #: 202509040983
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 170 Subdivision: LAGUNA MERIDIAN UNIT NO 3 MapRef: MB 204 PG 8 Abbreviated Description: Lot:170 Subdivision:LAGUNA MERIDIAN UNIT NO 3 Map Ref:MB 204 PG 8City/Muni/Twp:ELK GROVE City/Muni/Twp: ELK GROVE

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.

ICE SiteX Report

OrderID: 97994344

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.	**4822 MISSION BEACH CT**	**10/29/2004**		$525,485	1,739	8/3/2	1990	7,205 SF	
.01Mi.	**4818 MISSION BEACH CT**			$249,816	2,164	9/3/3	1990	7,284 SF	
.02Mi.	**4817 TEGAN RD**	**10/22/2009**		$324,684	2,164	9/3/3	1990	7,318 SF	
.02Mi.	**9133 STINSON BEACH WAY**			$359,775	1,739	8/3/2	1990	6,000 SF	
.02Mi.	**4813 TEGAN RD**	**06/21/2012**		$205,981	1,739	8/3/2	1990	5,720 SF	
.03Mi.	**9137 STINSON BEACH WAY**			$346,906	2,119	8/4/2.5	1989	5,355 SF	
.03Mi.	**9129 STINSON BEACH WAY**			$663,255	2,164	9/3/3	1990	5,355 SF	
.03Mi.	**4810 MISSION BEACH CT**			$647,700	2,164	9/3/3	1990	11,468 SF	Yes
.03Mi.	**4823 MISSION BEACH CT**	**12/21/2009**		$263,310	2,164	9/3/3	1990	8,230 SF	
.03Mi.	**4809 TEGAN RD**			$297,423	1,739	8/3/2	1990	5,720 SF	
.03Mi.	**9141 STINSON BEACH WAY**			$382,986	2,164	9/3/3	1993	7,057 SF	Yes
.03Mi.	**9125 STINSON BEACH WAY**			$583,664	1,739	8/3/2	1992	5,355 SF	
.03Mi.	**4819 MISSION BEACH CT**	**09/26/1997**		$234,532	2,119	8/4/2.5	1990	6,785 SF	
.03Mi.	**4811 MISSION BEACH CT**			$369,367	2,164	9/3/3	1990	8,322 SF	
.04Mi.	**4805 TEGAN RD**	**08/10/1990**		$350,800	2,164	9/3/3	1990	5,995 SF	
.04Mi.	**9121 STINSON BEACH WAY**			$387,360	2,164	9/3/3	1990	5,400 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	39.4 years old	Households:	22,589
Median Household Income:	$97,330	Households w/Family:	73%
Household Income Per Capita:	$43,055	Households w/Family Married:	54%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	37%

School District

School District Zone:	Elk Grove Unified School District	Students:	63,421
Number of Schools:	67	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.83Mi.	**Harriet G. Eddy Middle School** Number of Students: 1,034 Student-Teacher Ratio: 20.13	C	Public	7 - 8
1.09Mi.	**Laguna Creek High School** Number of Students: 2,142 Student-Teacher Ratio: 21.49 Advanced Placement: Yes	B+	Public	9 - 12
0.17Mi.	**Marion Mix Elementary School** Number of Students: 736 Student-Teacher Ratio: 23.74	C+	Public	KG - 6

Flood Report

The Subject Property of **4822 MISSION BEACH CT, ELK GROVE, CA 95758-5122** 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	72%	NOTABLY LOWER
BURGLARY	47%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	79%	LOWER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	40%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	93%	SIMILAR
MURDER	60%	NOTABLY LOWER
OVERALL	54%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 97994344

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.