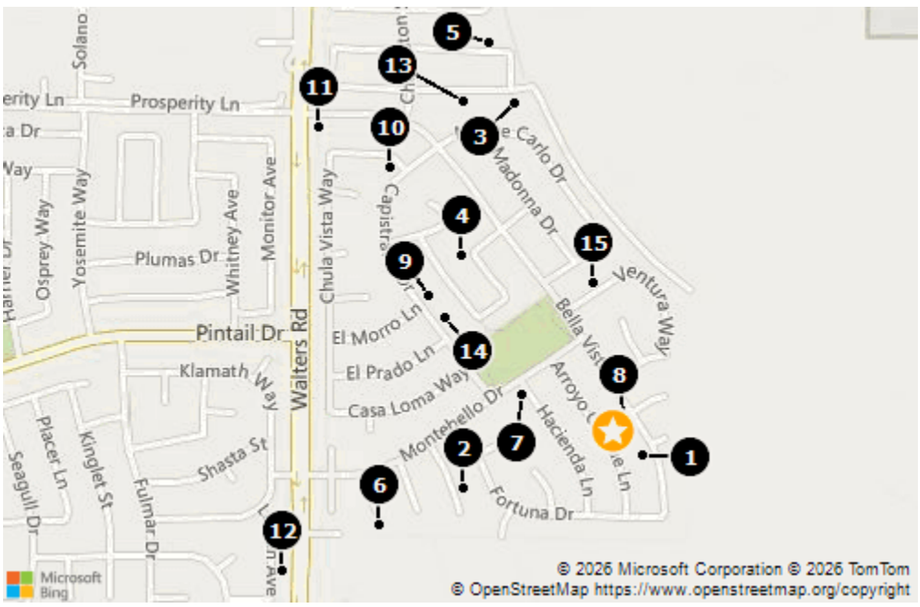
ICE SiteX Report

OrderID: 98394810

SiteX Property Information Report



Subject Property Location

519 ARROYO GRANDE LN, SUISUN CITY, CA 94585-3078

County:	**SOLANO CA**	Census Tract:	060952527.062002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0174-243-010	Thomas Bros Pg-Grid:	473-6D

Valuation

Value:	**$557,000**	FSD:	10	Common Confidence Score:	60
Value Range:	$501,300 - $612,700	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	5-006
Assd Land Value:	$138,010	Market Land Value:		Tax Year:	2025
Assd Improvement:	$353,856	Market Improvment Value:		Total Taxable Value:	$5,676
Total Assessed Value:	$491,866	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 77 Subdivision: MONTEBELLO VISTA Legal Unit: 3

Abbreviated Description:	RM BK 43 PG 3 LT 77 UN 3 MONTEBELLO VISTA
City/Muni/Twp:	SUISUN

Property Characteristics

Lot Size:	6,000 SF	Bedrooms:	3	Pool:	
Building Area:	1334 SF	Baths:	2	Fireplace:	1
Year Built:	1986	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/12/2026	Sales Price:	N/A
Document #:	202600001589 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/20/2022	Loan Amount:	N/A
Document #:	202200036103 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:

Lot: 77 Subdivision: FINAL MAP MONTEBELLO VISTA UNIT NO 3 SUBDIVISION
City/Muni/Twp: SUISUN CITY

Prior Transfer

Recording Date:	09/04/2020	Sales Price:	$445,500
Document #:	202000075726 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/27/2020		
Document Type:			

Legal Description:

Lot: 77 Subdivision: FINAL MAP MONTEBELLO VISTA UNIT NO 3 SUBDIVISION Map Ref: MB 43 PG 3
City/Muni/Twp: SUISUN CITY

ICE SiteX Report

OrderID: 98394810

Prior Transfer

Recording Date:	08/08/2018	Sales Price:	N/A
Document #:	201800053123 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/16/2011	Loan Amount:	N/A
Document #:	201100042608 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2031	Type Finance:	

Legal Description:
Lot: 77 Subdivision: MONTEBELLO VISTA UNIT #3 SUBDIVISION
City/Muni/Twp: SUISUN CITY

Prior Transfer

Recording Date:	01/13/2006	Sales Price:	N/A
Document #:	200600006314 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/12/2006		
Document Type:			

Legal Description:
Lot: 77 Subdivision: FINAL MAP MONTEBELLO VISTA UNIT #3 SUBDIVISION Map Ref: MAP43 PG3
City/Muni/Twp: SUISUN CITY

Mortgage Record

Recording Date:	10/26/2001	Loan Amount:	N/A
Document #:	2001-00125056 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2031	Type Finance:	

Legal Description:
Lot: 77 Subdivision: FINAL MAP MONTEBELLO VISTA UNIT #3 SUBDIVISION
City/Muni/Twp: SUISUN CITY

Prior Transfer

Recording Date:	04/28/2000	Sales Price:	$165,000
Document #:	2000-00033819 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/24/2000		
Document Type:			

Legal Description:
Subdivision: FINAL MAP OF MONTEBELLO VISTA UNIT #3
Abbreviated Description: MONTEBELLO VISTA UNIT 3 LOT 77 BOOK 43 PAGE 3
City/Muni/Twp: SUISUN CITY

Prior Transfer

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

Legal Description:
Lot: 77 Subdivision: MONTEBELLO VISTA Legal Unit: 3
Abbreviated Description: RM BK 43 PG 3 LT 77 UN 3 MONTEBELLO VISTA
City/Muni/Twp: SUISUN

Area Sales Analysis

Total Area Sales	$8,314,500	Median # of Bedrooms	3
Median Lot Size	6,807 SF	Median # of Baths	2
Median Living Area	1,466 SF	Median Year Built	1987
Price Range - 2 Yrs	$450,000 to $670,000	Age Range	22 years to 48 years
Median Value	$555,000	Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**526 BELLA VISTA DR** **SUISUN CITY, CA 94585-3072**	09/04/2026	$575,000	$390	1474	8/4/2	1987	6,699 SF	
		APN: 0174-233-040 Document #: 202600042688 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 61 Subdivision: MONTEBELLO VISTA UNIT NO 3 SUBDIVISION MapRef: MB 43 PG 3 Abbreviated Description: Lot:61 Subdivision:MONTEBELLO VISTA UNIT NO 3 SUBDIVISION Map Ref:MB 43 PG 3City/Muni/Twp:SUISUN CITY City/Muni/Twp: SUISUN CITY								
2	.2Mi.	**511 EL MAR CT** **SUISUN CITY, CA 94585-3005**	09/01/2026	$525,000	$416	1259	6/3/2	1981	5,662 SF	
		APN: 0174-182-490 Document #: 202600041953 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 71 Subdivision: MONTEBELLO VISTA Legal Unit: 1 MapRef: MB 37 PG 99 Abbreviated Description: Lot:71 Subdivision:MONTEBELLO VISTA Legal Unit:1 Map Ref:MB 37 PG 99City/Muni/Twp:SUISUN City/Muni/Twp: SUISUN								
3	.43Mi.	**1644 HICKAM CIR** **SUISUN CITY, CA 94585-1744**	09/01/2026	$665,000	$314	2117	9/4/2	2004	7,841 SF	
		APN: 0174-361-120 Document #: 202600042036 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: PETERSON RANCH UNIT NO 1 MapRef: MB 73 PG 75-78 Abbreviated Description: Lot:3 Subdivision:PETERSON RANCH UNIT NO 1 Map Ref:MB 73 PG 75-78City/Muni/Twp:SUISUN City/Muni/Twp: SUISUN								
4	.29Mi.	**709 PALERMO DR** **SUISUN CITY, CA 94585-3230**	08/25/2026	$567,000	$409	1384	6/3/2	1995	9,379 SF	Yes
		APN: 0174-312-050 Document #: 202600040809 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 41 Subdivision: MONTEBELLO VISTA UNIT NO 7 MapRef: MB 56 PG 70 Abbreviated Description: Lot:41 Subdivision:MONTEBELLO VISTA UNIT NO 7 Map Ref:MB 56 PG 70City/Muni/Twp:SUISUN CITY City/Muni/Twp: SUISUN CITY								
5	.52Mi.	**1664 HICKAM CIR** **SUISUN CITY, CA 94585-1744**	08/17/2026	$580,000	$367	1580	6/3/2	2003	6,160 SF	

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APN: 0174-361-190 Document #: 202600039361
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: PETERSON RANCH UNIT NO 1 MapRef: MB 73 PG 75-78 Abbreviated Description: Lot:46 Subdivision:PETERSON RANCH UNIT NO 1 Map Ref:MB 73 PG 75-78City/Muni/Twp:SUISUN CITY City/Muni/Twp: SUISUN CITY

6	.32Mi.	**510 CABANA CT** **SUISUN CITY, CA 94585-3003**	08/10/2026	$535,000	$336	1591	7/4/2	1985	10,454 SF

APN: 0174-182-160 Document #: 202600038242
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: MONTEBELLO VISTA UNIT NO 1 MapRef: MB 37 PG 99 Abbreviated Description: Lot:38 Subdivision:MONTEBELLO VISTA UNIT NO 1 Map Ref:MB 37 PG 99City/Muni/Twp:SUISUN CITY City/Muni/Twp: SUISUN CITY

7	.12Mi.	**1537 MONTEBELLO DR** **SUISUN CITY, CA 94585-3009**	08/10/2026	$545,000	$369	1474	8/4/2	1986	6,807 SF

APN: 0174-241-080 Document #: 202600038115
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 120 Subdivision: FINAL MAP MONTEBELLO VISTA UNIT NO 3 SUBDIVISION MapRef: MB 43 PG 3 Abbreviated Description: Lot:120 Subdivision:FINAL MAP MONTEBELLO VISTA UNIT NO 3 SUBDIVISION Map Ref:MB 43 PG 3City/Muni/Twp:SUISUN CITY City/Muni/Twp: SUISUN CITY

8	.02Mi.	**518 BELLA VISTA DR** **SUISUN CITY, CA 94585-3072**	08/06/2026	$555,000	$416	1334	6/3/2	1986	6,000 SF

APN: 0174-243-200 Document #: 202600037722
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: FINAL MAP MONTEBELLO VISTA MapRef: MB 1979 PG 108240 Abbreviated Description: Lot:57 Subdivision:FINAL MAP MONTEBELLO VISTA Map Ref:MB 1979 PG 108240City/Muni/Twp:SUISUN CITY City/Muni/Twp: SUISUN CITY

9	.29Mi.	**717 CAPISTRANO DR** **SUISUN CITY, CA 94585-3035**	08/03/2026	$562,500	$421	1334	6/3/2	1985	6,300 SF

APN: 0174-223-070 Document #: 202600036943
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: MONTEBELLO VISTA UNIT NO 2 CITY OF SUISUN CITY SOL MapRef: MB 41 PG 30 Abbreviated Description: Lot:101 Subdivision:MONTEBELLO VISTA UNIT NO 2 CITY OF SUISUN CITY SOL Map Ref:MB 41 PG 30City/Muni/Twp:SUISUN CITY City/Muni/Twp: SUISUN CITY

10	.44Mi.	**814 CAPISTRANO DR** **SUISUN CITY, CA 94585-3212**	07/16/2026	$566,000	$386	1466	7/3/2	1990	8,686 SF

APN: 0174-291-140 Document #: 202600033595
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 76 Subdivision: FINAL MAP OF MONTEBELLO VISTA UNIT NO 5 MapRef: MB 53 PG 91 Abbreviated Description: Lot:76 Subdivision:FINAL MAP OF MONTEBELLO VISTA UNIT NO 5 Map Ref:MB 53 PG 91City/Muni/Twp:SUISUN City/Muni/Twp: SUISUN

11	.54Mi.	**1500 BELLA VISTA DR** **SUISUN CITY, CA 94585-3223**	07/06/2026	$523,500	$414	1264	7/3/2	1995	9,118 SF

APN: 0174-292-010 Document #: 202600031533
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: FINAL MAP OF MONTEBELLO VISTA UNIT NO 5 MapRef: MB 53 PG 91 Abbreviated Description: Lot:1 Subdivision:FINAL MAP OF MONTEBELLO VISTA UNIT NO 5 Map Ref:MB 53 PG 91City/Muni/Twp:SUISUN CITY City/Muni/Twp: SUISUN CITY

12	.45Mi.	**509 LASSEN AVE** **SUISUN CITY, CA 94585-2329**	06/10/2026	$465,500	$303	1536	7/4/2	1978	6,969 SF

APN: 0173-263-190 Document #: 202600027433
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: QUAIL GLEN UNIT NO 7 MapRef: MB 35 PG 75 Abbreviated Description: Lot:29 Subdivision:QUAIL GLEN UNIT NO 7 Map Ref:MB 35 PG 75City/Muni/Twp:SUISUN CITY City/Muni/Twp: SUISUN CITY

13	.46Mi.	**1620 HICKAM CIR** **SUISUN CITY, CA 94585-1744**	05/12/2026	$670,000	$302	2216	8/4/3	2004	6,970 SF

APN: 0174-361-060 Document #: 202600022121
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: PETERSON RANCH UNIT NO 1 MapRef: MB 73 PG 75-78 Abbreviated Description: Lot:9 Subdivision:PETERSON RANCH UNIT NO 1 Map Ref:MB 73 PG 75-78City/Muni/Twp:SUISUN CITY City/Muni/Twp: SUISUN CITY

14	.26Mi.	**711 CAPISTRANO DR** **SUISUN CITY, CA 94585-3035**	04/30/2026	$450,000	$337	1334	6/3/2	1985	6,300 SF

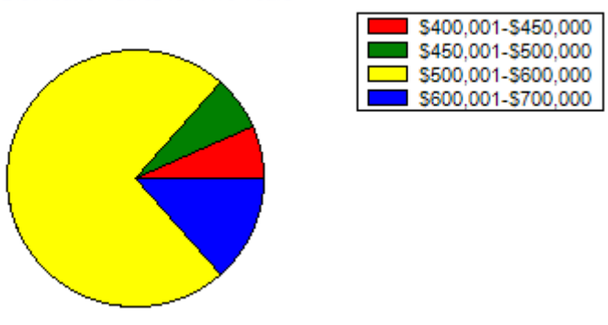
APN: 0174-223-040 Document #: 202600020040
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 98 Subdivision: MONTEBELLO VISTA UNIT NO 2 MapRef: MB 41 PG 30 Abbreviated Description: Lot:98 Subdivision:MONTEBELLO VISTA UNIT NO 2 Map Ref:MB 41 PG 30City/Muni/Twp:SUISUN CITY City/Muni/Twp: SUISUN CITY

15	.19Mi.	**1706 VENTURA WAY** **SUISUN CITY, CA 94585-3083**	04/08/2026	$530,000	$397	1334	6/3/2	1988	6,300 SF

APN: 0174-254-140 Document #: 202600016119
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: MONTEBELLO VISTA UNIT NO 4 MapRef: MB 49 PG 61 Abbreviated Description: Lot:52 Subdivision:MONTEBELLO VISTA UNIT NO 4 Map Ref:MB 49 PG 61City/Muni/Twp:SUISUN CITY City/Muni/Twp: SUISUN CITY

Comparable Sales Chart

% Distribution Sales for Two Years



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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.	**519 ARROYO GRANDE LN**			$491,866	1,334	6/3/2	1986	6,000 SF	
.01Mi.	**517 ARROYO GRANDE LN**			$376,701	1,530	6/3/2	1987	6,300 SF	
.01Mi.	**521 ARROYO GRANDE LN**			$406,199	1,334	6/3/2	1987	6,082 SF	
.02Mi.	**518 BELLA VISTA DR**			$572,220	1,334	6/3/2	1986	6,000 SF	
.02Mi.	**520 BELLA VISTA DR**			$460,814	1,334	6/3/2	1986	6,026 SF	
.02Mi.	**516 BELLA VISTA DR**			$251,201	1,530	6/3/2	1987	6,300 SF	
.02Mi.	**515 ARROYO GRANDE LN**			$397,747	1,334	6/3/2	1986	6,000 SF	
.02Mi.	**523 ARROYO GRANDE LN**	**12/30/2005**		$223,917	1,434	6/3/2	1987	6,305 SF	
.03Mi.	**518 ARROYO GRANDE LN**			$663,000	2,460	8/3/2	1986	6,300 SF	
.03Mi.	**516 ARROYO GRANDE LN**	**08/30/1990**		$309,099	1,892	7/3/2	1987	6,300 SF	
.03Mi.	**522 BELLA VISTA DR**			$443,748	1,434	7/3/2	1987	6,459 SF	
.03Mi.	**520 ARROYO GRANDE LN**			$543,206	1,474	8/4/2	1986	6,575 SF	
.03Mi.	**514 BELLA VISTA DR**			$451,780	1,334	6/3/2	1987	6,000 SF	
.03Mi.	**525 ARROYO GRANDE LN**	**12/17/2010**		$215,609	1,434	6/3/2	1987	6,124 SF	
.04Mi.	**513 ARROYO GRANDE LN**	**06/11/1987**		$273,872	2,151	6/3/2	1986	6,300 SF	
.04Mi.	**514 ARROYO GRANDE LN**	**08/03/2004**		$515,955	1,334	6/3/2	1986	6,000 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	38.3 years old	Households:	9,696
Median Household Income:	$89,076	Households w/Family:	71%
Household Income Per Capita:	$38,276	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Fairfield-Suisun Unified School District	Students:	20,359
Number of Schools:	31	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.86Mi.	**Crystal Middle School** Number of Students: 774 Student-Teacher Ratio: 22.72	D+	Public	6 - 8
3.13Mi.	**Armijo High School** Number of Students: 1,844 Student-Teacher Ratio: 20.92 Advanced Placement: Yes	C-	Public	9 - 12
0.83Mi.	**Dan O. Root II Health & Wellness Academy** Number of Students: 426 Student-Teacher Ratio: 25.82	C-	Public	KG - 8

Flood Report

The Subject Property of **519 ARROYO GRANDE LN, SUISUN CITY, CA 94585-3078** 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	81%	LOWER
BURGLARY	52%	NOTABLY LOWER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	108%	SIMILAR
MURDER	73%	NOTABLY LOWER
OVERALL	60%	NOTABLY LOWER

ICE SiteX Report

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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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Data deemed reliable, but not guaranteed.
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