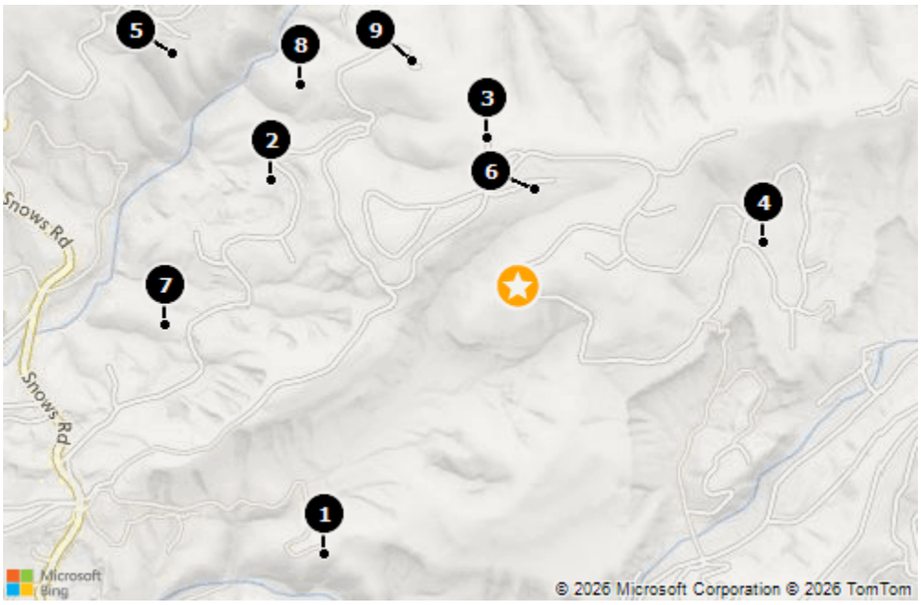
ICE SiteX Report

OrderID: 98220963

SiteX Property Information Report



Subject Property Location

6020 PUERTA DEL SOL, CAMINO, CA 95709-9131

County:	**EL DORADO CA**	Census Tract:	060170314.052004
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	077-780-041-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$793,000**	FSD:	46	Common Confidence Score:	15
Value Range:	$428,220 - $1,157,780	ICE Confidence Score:	54		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	85-016
Assd Land Value:	$132,487	Market Land Value:		Tax Year:	2025
Assd Improvement:	$521,583	Market Improvment Value:		Total Taxable Value:	$12,342
Total Assessed Value:	$654,070	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	BV

Assessment Legal Description

Subdivision: RANCHO DEL SOL 2
Abbreviated Description: L 149 RANCHO DEL SOL 2

Property Characteristics

Lot Size:	3.100 AC	Bedrooms:	5	Pool:	Yes
Building Area:	4488 SF	Baths:	3	Fireplace:	2
Year Built:	1987	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	12	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/19/2023	Sales Price:	N/A
Document #:	2023-0019993 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/12/2020	Sales Price:	N/A
Document #:	2020-0056970 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/18/2020	Sales Price:	$592,500
Document #:	2020-0051071 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/15/2020		
Document Type:			
Legal Description:			

Lot: 149 Subdivision: RANCHO DEL SOL UNIT 2 Map Ref: MB F MAP 136
City/Muni/Twp: CAMINO

Prior Transfer

Recording Date:	03/02/2011	Sales Price:	$50,000
Document #:	2011-0009730 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	02/24/2011	Loan Amount:	N/A
Document #:	2011-0008800 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2026	Type Finance:	

Legal Description:
Lot: 149 Subdivision: RANCHO DEL SOL Legal Unit: 2
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	05/31/2007	Sales Price:	N/A
Document #:	2007-0036194 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/15/2007		
Document Type:			

Legal Description:
Lot: 149 Subdivision: RANCHO DEL SOL UNIT #2 Map Ref: MAP F PG136
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	03/21/2003	Loan Amount:	N/A
Document #:	2003-0028013 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2018	Type Finance:	

Legal Description:
Lot: 149 Subdivision: RANCHO DEL SOL UNIT #2

Mortgage Record

Recording Date:	03/25/1998	Loan Amount:	N/A
Document #:	98-0015406 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 149 Subdivision: RANCHO DEL SOL UNIT #2

Prior Transfer

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

Legal Description:
Subdivision: RANCHO DEL SOL 2
Abbreviated Description: L 149 RANCHO DEL SOL 2

Area Sales Analysis

Total Area Sales	$6,646,500	Median # of Bedrooms	3
Median Lot Size	210,396 SF	Median # of Baths	2
Median Living Area	1,972 SF	Median Year Built	1993
Price Range - 2 Yrs	$443,000 to $1,078,000	Age Range	22 years to 37 years
Median Value	$670,000	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.79Mi.	**1000 THUNDERCLOUD LN CAMINO, CA 95709-**	07/17/2026	$995,500	$541	1840	6/3/2	2004	3,442,560 SF	
		APN: 077-011-063-000 Document #: 2026-0023671 Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Sec/Twnship/Range: N2NE4 S21T10NR12E MDBM Abbreviated Description: Sec/Twnship/Range:N2NE4 S21T10NR12E MDBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.71Mi.	**4649 PUERTA DEL SOL CAMINO, CA 95709-9134**	06/11/2026	$840,000	$307	2735	6/3/2	2003	198,199 SF	
		APN: 077-820-008-000 Document #: 2026-0019003 Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Lot: 417 Subdivision: RANCHO DEL SOL UNIT NO 4 MapRef: MB H PG 63 Abbreviated Description: Lot:417 Subdivision:RANCHO DEL SOL UNIT NO 4 Map Ref:MB H PG 63City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.41Mi.	**4685 PINTA CT CAMINO, CA 95709-9127**	06/11/2026	$443,000	$224	1972	6/3/2	1989	131,116 SF	
		APN: 077-740-011-000 Document #: 2026-0019057 Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Lot: 43 Subdivision: RANCHO DEL SOL SUBDIVISION MapRef: MB F PG 90 Abbreviated Description: Lot:43 Subdivision:RANCHO DEL SOL SUBDIVISION Map Ref:MB F PG 90City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.63Mi.	**2960 ESCONDITO CIR CAMINO, CA 95709-9112**	05/21/2026	$495,000	$280	1764	6/3/2	1989	160,737 SF	
		APN: 077-750-026-000 Document #: 2026-0016707 Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Lot: 65 Subdivision: RANCHO DEL SOL MapRef: MB F PG 90 Abbreviated Description: Lot:65 Subdivision:RANCHO DEL SOL Map Ref:MB F PG 90City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	1.12Mi.	**4300 REYNOLDS LN CAMINO, CA 95709-**	04/14/2026	$610,000	$381	1600	6/3/2	1999	889,499 SF	
		APN: 043-540-002-000 Document #: 2026-0012110 Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Lot: 2 MapRef: MB 8 PG 140 Abbreviated Description: Map Ref:MB 8 PG 140Abbreviated Description:STR: SE4 S08&SW4S09&NE4 S17T10NR12E MDBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.22Mi.	**4730 COLORADO CT CAMINO, CA 95709-9109**	02/20/2026	$900,000	$297	3025	7/3/3	1993	130,681 SF	
		APN: 077-780-020-000 Document #: 2026-0005838								

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Document Type: Price Code: R
Land Use: Rural/Agricultural Residence
Legal: Lot: 163 Subdivision: RANCHO DEL SOL UNIT NO 2 MapRef: MB F PG 136 Abbreviated Description: Lot:163 Subdivision:RANCHO DEL SOL UNIT NO 2 Map Ref:MB F PG 136City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

7	.9Mi.	**4351 PUERTA DEL SOL CAMINO, CA 95709-9142**	11/06/2025	$615,000	$190	3226	8/4/2	2000	210,396 SF

APN: 077-840-009-000 Document #: 2025-0031826
Document Type: Price Code: R
Land Use: Rural/Agricultural Residence
Legal: Lot: 9 Subdivision: RANCHO DEL SOL UNIT NO 3 MapRef: MB H PG 141 Abbreviated Description: Lot:9 Subdivision:RANCHO DEL SOL UNIT NO 3 Map Ref:MB H PG 141City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

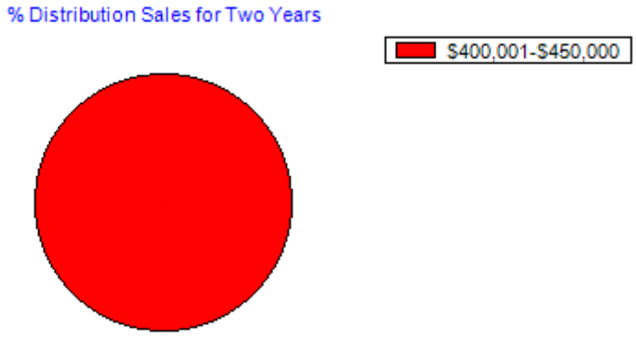
8	.78Mi.	**4665 PUERTA DEL SOL CAMINO, CA 95709-9134**	10/16/2025	$1,078,000	$336	3200	9/4/3	1991	1,827,349 SF

APN: 043-520-087-000 Document #: 2025-0029450
Document Type: Price Code: R
Land Use: Rural/Agricultural Residence
Legal: Lot: A MapRef: MB 2612 PG 715 Abbreviated Description: Lot:A Map Ref:MB 2612 PG 715City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

9	.72Mi.	**2165 VITA GRANDE CT CAMINO, CA 95709-9133**	05/29/2025	$670,000	$392	1708	8/3/2	1991	440,393 SF

APN: 043-520-065-000 Document #: 2025-0015182
Document Type: Price Code: R
Land Use: Rural/Agricultural Residence
Legal: Lot: 2 MapRef: MB 41 PG 91 Abbreviated Description: Lot:2 Map Ref:MB 41 PG 91City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

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.	**6020 PUERTA DEL SOL**			$654,070	4,488	12/5/3	1987	3 SF	Yes
.09Mi.	**6071 PUERTA DEL SOL**			$693,846	2,536	7/3/2	1999	13 SF	
.09Mi.	**6080 PUERTA DEL SOL**	**10/03/2001**		$647,000	3,406	8/3/3	2000	3 SF	
.15Mi.	**4850 QUESTA MIRADA CT**			$552,641	3,364	10/4/3	1991	3 SF	
.16Mi.	**4860 QUESTA MIRADA CT**			$1,117,061	4,415	9/4/4	2020	3 SF	
.17Mi.	**5150 PUERTA DEL SOL**			$787,582	2,458	/3/2	2003	8 SF	
.17Mi.	**6111 PUERTA DEL SOL**			$313,997	2,408	9/4/2	1989	3 SF	
.19Mi.	**4710 COLORADO CT**			$665,694	1,960	6/3/2	1989	3 SF	
.2Mi.	**4870 QUESTA MIRADA CT**			$795,905	3,328	8/3/3	1993	3 SF	
.21Mi.	**4863 QUESTA MIRADA CT**	**09/16/2005**		$561,000	2,492	7/3/2	1990	3 SF	
.21Mi.	**5080 PUERTA DEL SOL**	**07/21/2005**		$648,333	2,765	8/5/3	2004	7 SF	
.22Mi.	**4730 COLORADO CT**			$899,823	3,025	7/3/3	1993	3 SF	
.23Mi.	**5900 PUERTA DEL SOL**			$450,838	3,274	8/4/3	1991	6 SF	
.24Mi.	**4640 PARQUE DEL ROBLES CIR**	**09/26/2002**		$402,430	2,930	12/3/4	1990	4 SF	
.25Mi.	**4760 COLORADO CT**			$493,636	2,791	8/3/2	1990	3 SF	
.25Mi.	**6131 PUERTA DEL SOL**	**07/19/2010**		$456,000	2,026	5/3/2	2007	5 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	53.5 years old	Households:	2,116
Median Household Income:	$86,868	Households w/Family:	72%
Household Income Per Capita:	$52,770	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

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School District

School District Zone:	Gold Oak Union Elementary School District	Students:	388
Number of Schools:	2	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.66Mi.	**Pleasant Valley Middle School** Number of Students: 117 Student-Teacher Ratio: 14.59	D	Public	6 - 8
4.21Mi.	**Gold Oak Elementary School** Number of Students: 270 Student-Teacher Ratio: 19.23	D+	Public	KG - 5
4.21Mi.	**Gold Oak Elementary School** Number of Students: 270 Student-Teacher Ratio: 19.23	D+	Public	KG - 5
10.80Mi.	**Union Mine High School** Number of Students: 1,033 Student-Teacher Ratio: 21.12 Advanced Placement: Yes	B	Public	9 - 12
10.80Mi.	**Union Mine High School** Number of Students: 1,033 Student-Teacher Ratio: 21.12 Advanced Placement: Yes	B	Public	9 - 12
8.92Mi.	**El Dorado High School** Number of Students: 1,135 Student-Teacher Ratio: 20.76 Advanced Placement: Yes	B+	Public	9 - 12
8.92Mi.	**El Dorado High School** Number of Students: 1,135 Student-Teacher Ratio: 20.76 Advanced Placement: Yes	B+	Public	9 - 12
2.66Mi.	**Pleasant Valley Middle School** Number of Students: 117 Student-Teacher Ratio: 14.59	D	Public	6 - 8

Flood Report

The Subject Property of **6020 PUERTA DEL SOL, CAMINO, CA 95709-9131** 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	104%	SIMILAR
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	145%	NOTABLY HIGHER
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	111%	HIGHER
MURDER	106%	SIMILAR
OVERALL	87%	LOWER

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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