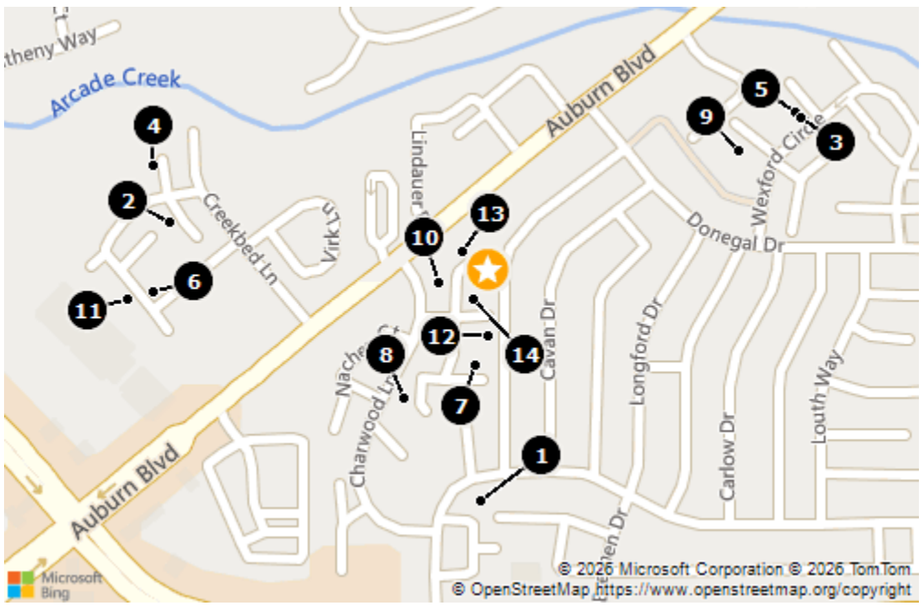
ICE SiteX Report

OrderID: 98382435

SiteX Property Information Report



Subject Property Location

6368 PORT GIBSON CT, CITRUS HEIGHTS, CA 95621-5268

County:	**SACRAMENTO CA**	Census Tract:	060670081.352006
Property Use:	Planned Unit Development (PUD) (Residential)	Zoning:	RD20
Parcel Number:	229-0910-020-0000	Thomas Bros Pg-Grid:	259-4E

Valuation

Value:	**$273,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$248,430 - $297,570	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	6-009
Assd Land Value:	$83,232	Market Land Value:		Tax Year:	2025
Assd Improvement:	$234,090	Market Improvment Value:		Total Taxable Value:	$3,783
Total Assessed Value:	$317,322	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 114 Subdivision: HERITAGE MANOR 03
Abbreviated Description: HERITAGE MANOR 03, LOT 114

Property Characteristics

Lot Size:	1,107 SF	Bedrooms:	2	Pool:	
Building Area:	1228 SF	Baths:	1.5	Fireplace:	1
Year Built:	1980	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Wood Shake
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/06/2026	Sales Price:	$294,820
Document #:	202604060633 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/26/2025	Loan Amount:	N/A
Document #:	202508260356 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2053	Type Finance:	

Legal Description:
Lot: 114 Subdivision: HERITAGE MANOR UNIT NO 3
City/Muni/Twp: CITRUS HEIGHTS

Mortgage Record

Recording Date:	02/01/2024	Loan Amount:	N/A
Document #:	202402010067 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2053	Type Finance:	

Legal Description:
Lot: 114 Subdivision: HERITAGE MANOR UNIT NO 3
City/Muni/Twp: CITRUS HEIGHTS

Prior Transfer

Recording Date:	05/25/2023	Sales Price:	$305,000

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Document #:	202305250611 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/24/2023		
Document Type:			

Legal Description:
Lot: 114 Subdivision: HERITAGE MANOR UNIT NO 3 Map Ref: MB 133 MAP 15
City/Muni/Twp: CITRUS HEIGHTS

Prior Transfer

Recording Date:	09/01/2021	Sales Price:	N/A
Document #:	2021090101009 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/12/2021		
Document Type:			

Legal Description:
Lot: 114 Subdivision: HERITAGE MANOR UNIT NO 3 Map Ref: MB 133 MAP 15
City/Muni/Twp: CITRUS HEIGHTS

Prior Transfer

Recording Date:	05/25/2011	Sales Price:	N/A
Document #:	BK-PG 20110525-0351	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/16/2011		
Document Type:			

Legal Description:
Lot: 114 Subdivision: HERITAGE MANOR Legal Unit: 3 Map Ref: MAP15 MB133
City/Muni/Twp: CITRUS HEIGHTS

Prior Transfer

Recording Date:	02/25/2011	Sales Price:	$160,000
Document #:	BK-PG 20061211-0326	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/31/2011	Sales Price:	$67,500
Document #:	BK-PG 20110131-0942	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/27/2011		
Document Type:			

Legal Description:
Lot: 114 Subdivision: HERITAGE MANOR Legal Unit: 3 Map Ref: MAP15 MB133
City/Muni/Twp: CITRUS HEIGHTS

Prior Transfer

Recording Date:	12/12/2006	Sales Price:	$142,980
Document #:	BK-PG 20030516-1679	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/11/2006	Sales Price:	N/A
Document #:	BK-PG 20061211-0325	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/09/2006		
Document Type:			

Legal Description:
Lot: 114 Subdivision: HERITAGE MANOR UNIT #3 Map Ref: MAP15 MB133
City/Muni/Twp: CITRUS HEIGHTS

Prior Transfer

Recording Date:	05/16/2003	Sales Price:	$145,000
Document #:	BK-PG 20030516-1678	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/12/2003		
Document Type:			

Legal Description:
Lot: 114 Subdivision: HERITAGE MANOR UNIT #3 Map Ref: MAP15 MB133
City/Muni/Twp: CITRUS HEIGHTS

Prior Transfer

Recording Date:	11/24/1999	Sales Price:	$77,000
Document #:	BK-PG 991124-1335	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/22/1999		
Document Type:			

Legal Description:
Lot: 114 Subdivision: HERITAGE MANOR UNIT #3 Map Ref: MAP 229
Abbreviated Description: HERITAGE MANOR 03
City/Muni/Twp: CITRUS HEIGHTS

Prior Transfer

Recording Date:	01/19/1995	Sales Price:	$20,000
Document #:	BK-PG 950119-1040	Type of Sale:	Partial Sale Amount
Contract Date:	01/18/1995		
Document Type:			

Legal Description:
Lot: 114 Subdivision: HERITAGE MANOR UNIT #3 Map Ref: MB133 MAP15

Prior Transfer

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

Legal Description:
Lot: 114 Subdivision: HERITAGE MANOR 03
Abbreviated Description: HERITAGE MANOR 03, LOT 114

ICE SiteX Report

OrderID: 98382435

Area Sales Analysis

Total Area Sales	$4,289,000	Median # of Bedrooms	3
Median Lot Size	1,100 SF	Median # of Baths	1.5
Median Living Area	1,283 SF	Median Year Built	1980
Price Range - 2 Yrs	$270,000 to $389,000	Age Range	36 years to 54 years
Median Value	$300,000	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**6244 TISHIMINGO CT** **CITRUS HEIGHTS, CA 95621-5217**	09/09/2026	$300,000	$276	1084	5/2/1.5	1980	998 SF	
		APN: 229-0800-016-0000 Document #: 202609090866 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 33 Subdivision: HERITAGE MANOR UNIT NO 2 MapRef: MB 125 MAP 14 Abbreviated Description: Lot:33 Subdivision:HERITAGE MANOR UNIT NO 2 Map Ref:MB 125 MAP 14City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS								
2	.2Mi.	**6340 SLIPPERY CREEK LN** **CITRUS HEIGHTS, CA 95621-4851**	07/06/2026	$270,000	$210	1284	6/3/2.5	1981	1,187 SF	
		APN: 229-0930-003-0000 Document #: 202607061175 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 6 Subdivision: CREEKSIDE COMMUNITY MapRef: MB 143 PG 17 Abbreviated Description: Lot:6 Subdivision:CREEKSIDE COMMUNITY Map Ref:MB 143 PG 17City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS								
3	.22Mi.	**6361 WEXFORD CIR** **CITRUS HEIGHTS, CA 95621-4930**	06/22/2026	$345,000	$256	1344	7/3/2.5	1973	1,344 SF	
		APN: 229-0420-013-0000 Document #: 202606220982 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 40 Subdivision: GREENBACK TOWNEHOMES UNIT NO 1 MapRef: MB 87 MAP 18 Abbreviated Description: Lot:40 Subdivision:GREENBACK TOWNEHOMES UNIT NO 1 Map Ref:MB 87 MAP 18City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS								
4	.22Mi.	**6349 SLIPPERY CREEK LN** **CITRUS HEIGHTS, CA 95621-4859**	06/08/2026	$300,000	$279	1075	5/2/2.5	1981	1,104 SF	
		APN: 229-0930-020-0000 Document #: 202606080762 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 23 Subdivision: CREEKSIDE COMMUNITY MapRef: MB 143 PG 17 Abbreviated Description: Lot:23 Subdivision:CREEKSIDE COMMUNITY Map Ref:MB 143 PG 17City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS								
5	.22Mi.	**6359 WEXFORD CIR** **CITRUS HEIGHTS, CA 95621-4930**	06/03/2026	$320,000	$241	1323	6/3/1.5	1972	1,344 SF	
		APN: 229-0420-012-0000 Document #: 202606030895 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 39 Subdivision: GREENBACK TOWNEHOMES UNIT NO 1 MapRef: MB 87 PG 18 Abbreviated Description: Lot:39 Subdivision:GREENBACK TOWNEHOMES UNIT NO 1 Map Ref:MB 87 PG 18City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS								
6	.21Mi.	**6233 OAK VALLEY LN** **CITRUS HEIGHTS, CA 95621-4855**	05/28/2026	$330,000	$253	1304	6/3/2.5	1982	1,176 SF	
		APN: 229-0920-041-0000 Document #: 202605280994 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 69 Subdivision: CREEKSIDE COMMUNITY UNIT NO 2 MapRef: MB 143 MAP 18 Abbreviated Description: Lot:69 Subdivision:CREEKSIDE COMMUNITY UNIT NO 2 Map Ref:MB 143 MAP 18City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS								
7	.06Mi.	**6324 PORT GIBSON CT** **CITRUS HEIGHTS, CA 95621-5266**	04/07/2026	$300,000	$233	1283	6/3/1.5	1980	1,096 SF	
		APN: 229-0900-057-0000 Document #: 202604070960 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 129 Subdivision: HERITAGE MANOR UNIT NO 3 MapRef: MB 133 PG 15 Abbreviated Description: Lot:129 Subdivision:HERITAGE MANOR UNIT NO 3 Map Ref:MB 133 PG 15City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS								
8	.1Mi.	**6313 PORT GIBSON CT** **CITRUS HEIGHTS, CA 95621-5265**	04/06/2026	$305,000	$248	1228	5/2/1.5	1980	1,032 SF	
		APN: 229-0900-043-0000 Document #: 202604060669 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 90 Subdivision: PLAT OF HERITAGE MANOR UNIT NO 3 MapRef: MB 133 MAP 15 Abbreviated Description: Lot:90 Subdivision:PLAT OF HERITAGE MANOR UNIT NO 3 Map Ref:MB 133 MAP 15City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS								
9	.18Mi.	**6325 WEXFORD CIR** **CITRUS HEIGHTS, CA 95621-4949**	03/23/2026	$389,000	$294	1323	6/3/1.5	1972	1,376 SF	
		APN: 229-0410-022-0000 Document #: 202603230835 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 22 Subdivision: PLAT OF GREENBACK TOWNEHOMES UNIT NO 1 MapRef: MB 87 MAP 18 Abbreviated Description: Lot:22 Subdivision:PLAT OF GREENBACK TOWNEHOMES UNIT NO 1 Map Ref:MB 87 MAP 18City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS								
10	.03Mi.	**6355 PORT GIBSON CT** **CITRUS HEIGHTS, CA 95621-5267**	02/26/2026	$270,000	$210	1283	6/3/1.5	1980	952 SF	
		APN: 229-0910-009-0000 Document #: 202602260682 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 104 Subdivision: HERITAGE MANOR UNIT NO 3 MapRef: MB 133 MAP 15 Abbreviated Description: Lot:104 Subdivision:HERITAGE MANOR UNIT NO 3 Map Ref:MB 133 MAP 15City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS								
11	.23Mi.	**6230 OAK VALLEY LN** **CITRUS HEIGHTS, CA 95621-4849**	02/24/2026	$290,000	$200	1448	5/3/2.5	1990	1,215 SF	
		APN: 229-0930-044-0000 Document #: 202602240648 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 45 Subdivision: PLAT OF CREEKSIDE COMMUNITY UNIT NO 2 MapRef: MB 143 MAP 18 Abbreviated Description: Lot:45 Subdivision:PLAT OF CREEKSIDE COMMUNITY UNIT NO 2 Map Ref:MB 143 MAP 18City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS								
12	.04Mi.	**6336 PORT GIBSON CT** **CITRUS HEIGHTS, CA 95621-5266**	02/17/2026	$285,000	$232	1228	5/2/1.5	1980	992 SF	
		APN: 229-0900-063-0000 Document #: 202602170772 Document Type: Price Code: R Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 123 Subdivision: HERITAGE MANOR UNIT NO 3 MapRef: MB 133 PG 15 Abbreviated Description: Lot:123 Subdivision:HERITAGE MANOR UNIT NO 3 Map Ref:MB 133 PG 15City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS								
13	.02Mi.	**6363 PORT GIBSON CT**	02/09/2026	$305,000	$237	1283	6/3/1.5	1980	1,034 SF	

ICE SiteX Report

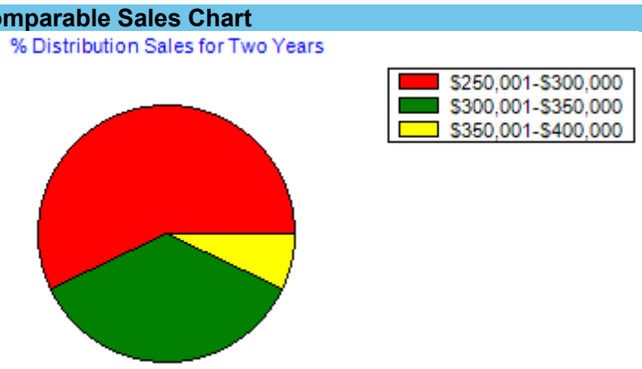
OrderID: 98382435

CITRUS HEIGHTS, CA 95621-5268
APN: 229-0910-013-0000 Document #: 202602090394
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 108 Subdivision: HERITAGE MANOR UNIT NO 3 MapRef: MB 133 PG 15 Abbreviated Description: Lot:108 Subdivision:HERITAGE MANOR UNIT NO 3 Map Ref:MB 133 PG 15City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS

14	.02Mi.	**6346 PORT GIBSON CT**	01/20/2026	$280,000	$218	1283	6/3/2	1980	983 SF

CITRUS HEIGHTS, CA 95621-5267
APN: 229-0910-025-0000 Document #: 202601200822
Document Type: Price Code: R
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 118 Subdivision: HERITAGE MANOR UNIT NO 3 MapRef: MB 133 MAP 15 Abbreviated Description: Lot:118 Subdivision:HERITAGE MANOR UNIT NO 3 Map Ref:MB 133 MAP 15City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS

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.	**6368 PORT GIBSON CT**			$317,322	1,228	5/2/1.5	1980	1,107 SF	
0Mi.	**6364 PORT GIBSON CT**			$335,000	1,283	6/3/1.5	1980	1,107 SF	
.01Mi.	**6372 PORT GIBSON CT**			$303,796	1,050	5/2/1	1980	2,072 SF	
.01Mi.	**6360 PORT GIBSON CT**			$217,521	1,050	5/2/1	1980	1,906 SF	
.02Mi.	**6365 PORT GIBSON CT**	**09/08/1995**		$94,658	1,228	5/2/1.5	1980	945 SF	
.02Mi.	**6340 PORT GIBSON CT**			$162,238	1,469	6/3/1.5	1980	2,072 SF	
.02Mi.	**6342 PORT GIBSON CT**			$154,512	1,283	6/3/1.5	1980	1,195 SF	
.02Mi.	**6363 PORT GIBSON CT**			$250,986	1,283	6/3/1.5	1980	1,034 SF	
.02Mi.	**6344 PORT GIBSON CT**			$249,892	1,228	5/2/1.5	1980	1,080 SF	
.02Mi.	**6361 PORT GIBSON CT**			$82,886	1,228	5/2/1.5	1980	965 SF	
.02Mi.	**6367 PORT GIBSON CT**			$234,254	1,050	5/2/1.5	1980	1,849 SF	
.02Mi.	**6346 PORT GIBSON CT**	**07/24/1998**		$126,799	1,283	6/3/2	1980	983 SF	
.02Mi.	**6359 PORT GIBSON CT**			$248,199	1,469	6/3/2	1980	2,197 SF	
.03Mi.	**6348 PORT GIBSON CT**			$344,892	1,469	7/3/2	1980	2,057 SF	
.03Mi.	**6369 PORT GIBSON CT**	**05/20/2011**		$96,073	1,469	6/3/2	1980	1,849 SF	
.03Mi.	**6371 PORT GIBSON CT**	**08/18/2000**		$137,101	1,228	5/2/1.5	1980	1,010 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	39.6 years old	Households:	17,063
Median Household Income:	$75,954	Households w/Family:	61%
Household Income Per Capita:	$37,272	Households w/Family Married:	40%
Most Common Education Level:	Some College	Households w/Family Children:	26%

School District

School District Zone:	San Juan Unified School District	Students:	39,446
Number of Schools:	68	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.53Mi.	**Sylvan Middle School**	D+	Public	6 - 8
Number of Students: 604				
Student-Teacher Ratio: 22.36				
1.55Mi.	**San Juan High School**	D	Public	9 - 12
Number of Students: 559				
Student-Teacher Ratio: 12.15				

ICE SiteX Report

OrderID: 98382435

Advanced Placement: Yes

0.36Mi.	**Arlington Heights Elementary School**	C-	Public	EE - 5

Number of Students: 329
Student-Teacher Ratio: 26.3

Flood Report

The Subject Property of **6368 PORT GIBSON CT, CITRUS HEIGHTS, CA 95621-5268** 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	129%	HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	97%	SIMILAR
MURDER	108%	SIMILAR
OVERALL	100%	SIMILAR

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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