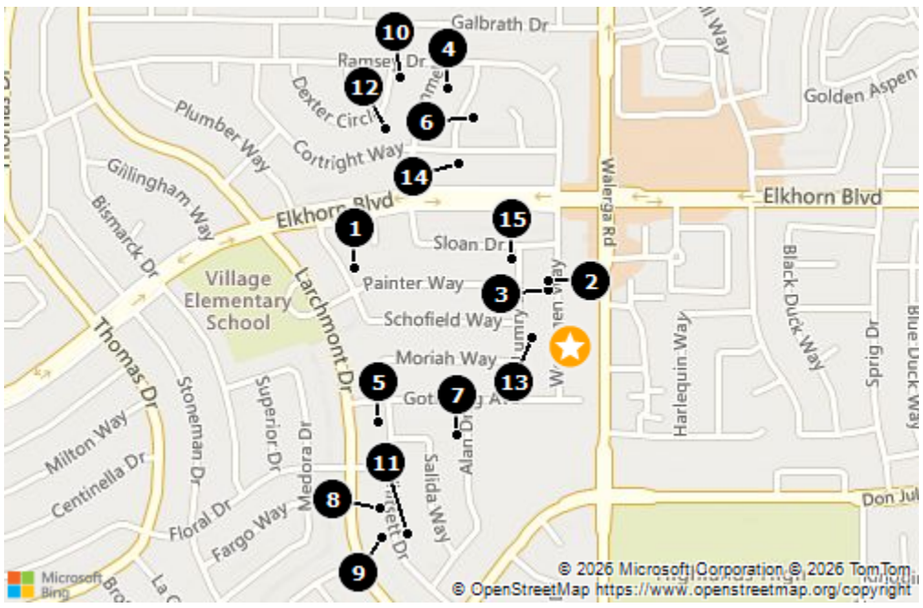
ICE SiteX Report

OrderID: 98162003

SiteX Property Information Report



Subject Property Location

6820 WEDDIGEN WAY, NORTH HIGHLANDS, CA 95660-3525

County:	**SACRAMENTO CA**	Census Tract:	060670074.024000
Property Use:	Single Family Residential	Zoning:	RD-5
Parcel Number:	200-0184-001-0000	Thomas Bros Pg-Grid:	258-2J

Valuation

Value:	**$407,000**	FSD:	19	Common Confidence Score:	37
Value Range:	$329,670 - $484,330	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	59-023
Assd Land Value:	$98,505	Market Land Value:		Tax Year:	2025
Assd Improvement:	$98,505	Market Improvment Value:		Total Taxable Value:	$6,972
Total Assessed Value:	$197,010	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1711 Subdivision: LARCHMONT VILLAGE 11 EXC M/R
Abbreviated Description: LARCHMONT VILLAGE 11 EXC M/R, LOT 1711

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	3	Pool:	
Building Area:	1325 SF	Baths:	1	Fireplace:	1
Year Built:	1959	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/28/2012	Sales Price:	$144,694
Document #:	BK-PG 20111228-1374	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/08/2012	Loan Amount:	N/A
Document #:	BK-PG 20121108-1579	Loan Type:	FHA
TD Due Date:	12/01/2042	Type Finance:	

Legal Description:
Lot: 1711 Subdivision: LARCHMONT VILLAGE Legal Unit: 11
City/Muni/Twp: UNINCOPORATED

Prior Transfer

Recording Date:	01/25/2012	Sales Price:	$147,910
Document #:	BK-PG 20080303-1372	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/28/2011	Loan Amount:	N/A
Document #:	BK-PG 20111228-1374	Loan Type:	FHA
TD Due Date:	01/01/2042	Type Finance:	

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Legal Description:
Lot: 1711 Subdivision: LARCHMONT VILLAGE Legal Unit: 11
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	03/03/2008	Sales Price:	N/A
Document #:	BK-PG 20080303 -1370	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1711 Subdivision: LARCHMONT VILLAGE 11 EXC M/R
Abbreviated Description: LARCHMONT VILLAGE 11 EXC M/R, LOT 1711

Prior Transfer

Recording Date:	03/03/2008	Sales Price:	$150,000
Document #:	BK-PG 20080303-1370	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/17/2007		
Document Type:			

Legal Description:
Lot: 1711 Subdivision: LARCHMONT VILLAGE UNIT #11 Map Ref: MAP28 MB52
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	06/24/1996	Sales Price:	N/A
Document #:	BK-PG 960624-0259	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/12/1996		
Document Type:			

Legal Description:
Lot: 1711 Subdivision: PLAT LARCHMONT VILLAGE UNIT #11 Map Ref: MB52 MAP28

Area Sales Analysis

Total Area Sales	$5,657,500	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	2
Median Living Area	1,152 SF	Median Year Built	1962
Price Range - 2 Yrs	$187,500 to $449,000	Age Range	63 years to 68 years
Median Value	$400,000	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**4125 SCHOFIELD WAY** **NORTH HIGHLANDS, CA 95660-3518**	07/09/2026	$187,500	$185	1013	5/3/1	1961	6,098 SF	
		APN: 200-0162-008-0000 Document #: 202607090751 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2135 Subdivision: LARCHMONT VILLAGE UNIT NO 14 MapRef: MB 62 MAP 8 Abbreviated Description: Lot:2135 Subdivision:LARCHMONT VILLAGE UNIT NO 14 Map Ref:MB 62 MAP 8City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.09Mi.	**6917 WEDDIGEN WAY** **NORTH HIGHLANDS, CA 95660-3526**	06/16/2026	$326,000	$248	1311	6/3/2	1962	6,534 SF	
		APN: 200-0175-003-0000 Document #: 202606160967 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2209 Subdivision: LARCHMONT VILLAGE UNIT NO 14 MapRef: MB 62 MAP 8 Abbreviated Description: Lot:2209 Subdivision:LARCHMONT VILLAGE UNIT NO 14 Map Ref:MB 62 MAP 8City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.08Mi.	**6913 WEDDIGEN WAY** **NORTH HIGHLANDS, CA 95660-3526**	06/02/2026	$440,000	$381	1154	6/4/2	1962	6,534 SF	
		APN: 200-0175-004-0000 Document #: 202606020444 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2208 Subdivision: LARCHMONT VILLAGE UNIT NO 14 MapRef: MB 8 Abbreviated Description: Lot:2208 Subdivision:LARCHMONT VILLAGE UNIT NO 14 Map Ref:MB 8City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.36Mi.	**7116 KIMMEL DR** **NORTH HIGHLANDS, CA 95660-3538**	05/29/2026	$355,000	$426	832	4/2/1	1963	6,098 SF	
		APN: 200-0074-006-0000 Document #: 202605290811 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2478 Subdivision: LARCHMONT VILLAGE UNIT NO 16 MapRef: MB 70 PG 23 Abbreviated Description: Lot:2478 Subdivision:LARCHMONT VILLAGE UNIT NO 16 Map Ref:MB 70 PG 23City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.26Mi.	**6717 WHITSETT DR** **NORTH HIGHLANDS, CA 95660-3831**	05/21/2026	$337,000	$305	1102	5/3/1.5	1959	6,534 SF	
		APN: 200-0271-003-0000 Document #: 202605210516 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1650 Subdivision: PLAT OF LARCHMONT VILLAGE UNIT NO 11 MapRef: MB 52 PG 28 Abbreviated Description: Lot:1650 Subdivision:PLAT OF LARCHMONT VILLAGE UNIT NO 11 Map Ref:MB 52 PG 28City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.31Mi.	**7108 CANAVERAL WAY** **NORTH HIGHLANDS, CA 95660-3530**	04/27/2026	$430,000	$372	1154	6/4/2	1963	8,276 SF	
		APN: 200-0073-003-0000 Document #: 202604270421 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2441 Subdivision: LARCHMONT VILLAGE UNIT NO 16 MapRef: MB 23 Abbreviated Description: Lot:2441 Subdivision:LARCHMONT VILLAGE UNIT NO 16 Map Ref:MB 23City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
7	.18Mi.	**4233 ALAN DR** **NORTH HIGHLANDS, CA 95660-3812**	04/17/2026	$400,000	$362	1102	5/3/1.5	1959	6,098 SF	
		APN: 200-0272-009-0000 Document #: 202604170690 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1744 Subdivision: LARCHMONT VILLAGE UNIT NO 11 MapRef: MB 52 PG 28 Abbreviated Description: Lot:1744 Subdivision:LARCHMONT VILLAGE UNIT NO 11 Map Ref:MB 52 PG 28City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
8	.32Mi.	**6617 WHITSETT DR** **NORTH HIGHLANDS, CA 95660-3829**	04/15/2026	$400,000	$347	1152	5/3/2	1958	6,534 SF	
		APN: 200-0282-004-0000 Document #: 202604151180 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 1503 Subdivision: LARCHMONT VILLAGE UNIT NO 10 MapRef: MB 3603 PG 531 Abbreviated Description: Lot:1503 Subdivision:LARCHMONT VILLAGE UNIT NO 10 Map Ref:MB 3603 PG 531City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

9	.34Mi.	**6605 WHITSETT DR** **NORTH HIGHLANDS, CA 95660-3829**	04/14/2026	$415,000	$278	1488	6/3/2	1960	6,970 SF

APN: 200-0282-007-0000 Document #: 202604140650
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1506 Subdivision: LARCHMONT VILLAGE UNIT NO 10 MapRef: MB 51 PG 10 Abbreviated Description: Lot:1506 Subdivision:LARCHMONT VILLAGE UNIT NO 10 Map Ref:MB 51 PG 10City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

10	.4Mi.	**4120 RAMSEY DR** **NORTH HIGHLANDS, CA 95660-3450**	04/08/2026	$370,000	$248	1488	5/3/2	1963	10,890 SF

APN: 200-0063-019-0000 Document #: 202604081304
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2409 Subdivision: LARCHMONT VILLAGE UNIT NO 15 ANNEX MapRef: MB 69 PG 10 Abbreviated Description: Lot:2409 Subdivision:LARCHMONT VILLAGE UNIT NO 15 ANNEX Map Ref:MB 69 PG 10City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.31Mi.	**6600 WHITSETT DR** **NORTH HIGHLANDS, CA 95660-3830**	03/27/2026	$410,000	$244	1674	7/4/1.5	1960	7,841 SF

APN: 200-0283-007-0000 Document #: 202603270903
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1526 Subdivision: LARCHMONT VILLAGE UNIT NO 10 MapRef: MB 51 PG 10 Abbreviated Description: Lot:1526 Subdivision:LARCHMONT VILLAGE UNIT NO 10 Map Ref:MB 51 PG 10City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO

12	.36Mi.	**4112 DEXTER CIR** **NORTH HIGHLANDS, CA 95660-3413**	03/23/2026	$449,000	$345	1298	7/4/2	1963	8,712 SF

APN: 200-0063-014-0000 Document #: 202603230691
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2404 Subdivision: LARCHMONT VILLAGE UNIT NO 15 ANNEX MapRef: MB 69 MAP 10 Abbreviated Description: Lot:2404 Subdivision:LARCHMONT VILLAGE UNIT NO 15 ANNEX Map Ref:MB 69 MAP 10City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	.05Mi.	**6824 LUMRY ST** **NORTH HIGHLANDS, CA 95660-3509**	02/13/2026	$346,000	$384	901	5/3/1	1962	6,534 SF

APN: 200-0175-010-0000 Document #: 202602130615
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2202 Subdivision: LARCHMONT VILLAGE UNIT NO 14 MapRef: MB 62 MAP 8 Abbreviated Description: Lot:2202 Subdivision:LARCHMONT VILLAGE UNIT NO 14 Map Ref:MB 62 MAP 8City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

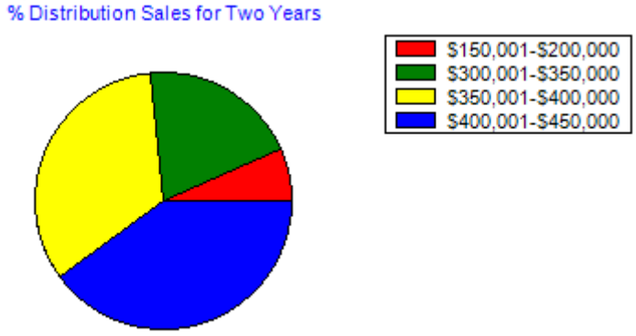
14	.27Mi.	**4218 CORTRIGHT WAY** **NORTH HIGHLANDS, CA 95660-3532**	01/30/2026	$405,000	$400	1012	5/3/1.5	1963	6,534 SF

APN: 200-0076-003-0000 Document #: 202601300695
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2445 Subdivision: LARCHMONT VILLAGE MapRef: MB 70 PG 23 Abbreviated Description: Lot:2445 Subdivision:LARCHMONT VILLAGE Map Ref:MB 70 PG 23City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

15	.13Mi.	**4256 SLOAN DR** **NORTH HIGHLANDS, CA 95660-3523**	01/13/2026	$387,000	$381	1015	5/3/2	1961	7,405 SF

APN: 200-0172-010-0000 Document #: 202601130702
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2163 Subdivision: LARCHMONT VILLAGE UNIT NO 14 MapRef: MB 62 MAP 8 Abbreviated Description: Lot:2163 Subdivision:LARCHMONT VILLAGE UNIT NO 14 Map Ref:MB 62 MAP 8City/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.

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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.	**6820 WEDDIGEN WAY**	**03/03/2008**		$197,010	1,325	5/3/1	1959	6,098 SF	
.01Mi.	**6816 WEDDIGEN WAY**			$320,397	1,102	5/3/1.5	1959	6,098 SF	
.01Mi.	**6824 WEDDIGEN WAY**	**11/04/2010**		$147,320	901	5/3/1	1962	5,663 SF	
.02Mi.	**6812 WEDDIGEN WAY**			$371,422	1,013	5/3/1	1960	6,098 SF	
.03Mi.	**6828 WEDDIGEN WAY**	**10/02/2001**		$54,654	1,633	7/4/2	1962	6,098 SF	
.03Mi.	**6821 WEDDIGEN WAY**			$128,702	1,013	5/3/1	1960	6,098 SF	
.03Mi.	**6817 WEDDIGEN WAY**	**06/24/2009**		$195,723	1,152	5/3/2	1959	6,098 SF	
.03Mi.	**6825 WEDDIGEN WAY**			$208,626	1,154	6/4/2	1962	6,534 SF	
.03Mi.	**6808 WEDDIGEN WAY**			$271,280	1,304	6/3/2	1959	6,098 SF	
.04Mi.	**6813 WEDDIGEN WAY**			$243,717	1,102	5/3/1.5	1960	6,098 SF	
.04Mi.	**6829 WEDDIGEN WAY**			$319,619	1,646	7/4/3	1963	6,534 SF	
.04Mi.	**6900 WEDDIGEN WAY**			$210,836	1,015	5/3/2	1962	6,098 SF	
.04Mi.	**6809 WEDDIGEN WAY**			$284,451	1,013	5/3/1	1960	6,098 SF	
.05Mi.	**6804 WEDDIGEN WAY**			$445,706	1,102	5/3/1.5	1959	6,098 SF	
.05Mi.	**6901 WEDDIGEN WAY**			$346,680	1,180	6/3/1.5	1963	6,534 SF	
.05Mi.	**6820 LUMRY ST**			$278,876	1,152	5/3/2	1960	6,098 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	32.0 years old	Households:	11,010
Median Household Income:	$62,692	Households w/Family:	71%
Household Income Per Capita:	$25,133	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Twin Rivers Unified School District	Students:	24,849
Number of Schools:	44	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.37Mi.	**Village Elementary School** Number of Students: 463 Student-Teacher Ratio: 24.38	D	Public	KG - 8
0.40Mi.	**Highlands High School** Number of Students: 778 Student-Teacher Ratio: 18.99 Advanced Placement: Yes	C	Public	9 - 12
0.14Mi.	**Allison Elementary School** Number of Students: 391 Student-Teacher Ratio: 23	D+	Public	KG - 6

Flood Report

The Subject Property of **6820 WEDDIGEN WAY, NORTH HIGHLANDS, CA 95660-3525** 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	120%	HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	114%	HIGHER
MURDER	119%	HIGHER
OVERALL	109%	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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ICE SiteX Report

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