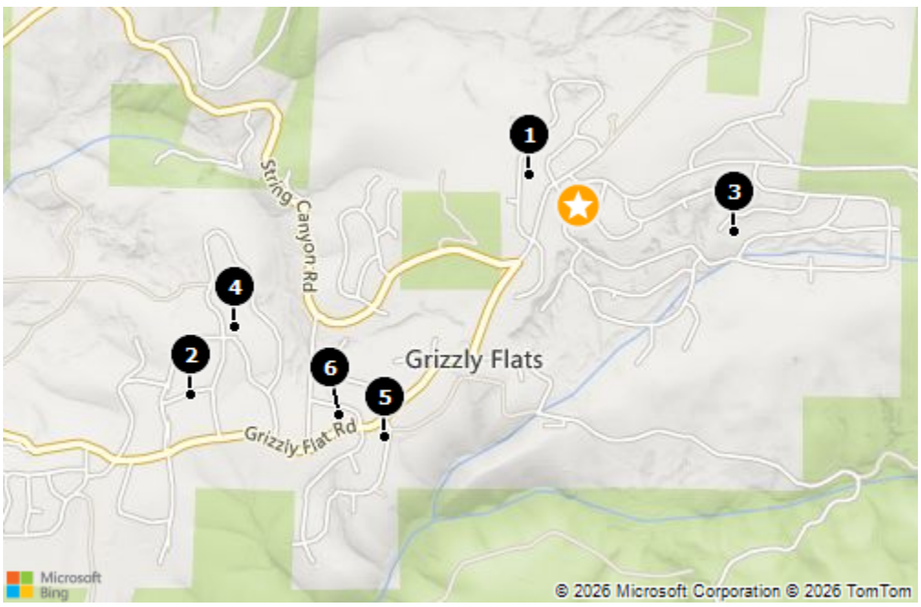
ICE SiteX Report

OrderID: 98056446

SiteX Property Information Report



Subject Property Location

7131 WINDING WAY, GRIZZLY FLATS, CA 95636-9788

County:	**EL DORADO CA**	Census Tract:	060170314.092064
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	041-495-001-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$383,000**	FSD:	9	Common Confidence Score:	80
Value Range:	$348,530 - $417,470	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	93-013
Assd Land Value:	$100,000	Market Land Value:		Tax Year:	2025
Assd Improvement:	$310,000	Market Improvment Value:		Total Taxable Value:	$4,422
Total Assessed Value:	$410,000	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: GRIZZLY PK 2
Abbreviated Description: L 16 GRIZZLY PK 2

Property Characteristics

Lot Size:	18,730 SF	Bedrooms:	3	Pool:	
Building Area:	1419 SF	Baths:	2	Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	Wall
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/09/2026	Sales Price:	N/A
Document #:	2026-0011553 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/15/2024	Loan Amount:	N/A
Document #:	2024-0022909 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2034	Type Finance:	

Legal Description:
Lot: 16 Subdivision: GRIZZLY PARK NO 2
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	08/15/2024	Sales Price:	$410,000
Document #:	2024-0022907 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/14/2024		
Document Type:			

Legal Description:
Lot: 16 Subdivision: GRIZZLY PARK NO 2 Map Ref: MB D MAP 79
City/Muni/Twp: EL DORADO

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Mortgage Record

Recording Date:	01/08/2024	Loan Amount:	N/A
Document #:	2024-0000518 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 16 Subdivision: GRIZZLY PARK NO 2 SUBDIVISION

Prior Transfer

Recording Date:	12/21/2022	Sales Price:	$25,000
Document #:	2022-0047279 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/13/2022		
Document Type:			

Legal Description:
Lot: 16 Subdivision: GRIZZLY PARK NO 2 SUBDIVISION Map Ref: MB D PG 79
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	10/21/2021	Sales Price:	$164,203
Document #:	2021-0066241 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/02/2021	Sales Price:	$25,000
Document #:	2021-0056795 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/26/2021	Sales Price:	$125,000
Document #:	2021-0055342 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/18/2021	Loan Amount:	N/A
Document #:	2021-0053463 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2051	Type Finance:	

Legal Description:
Lot: 16 Subdivision: GRIZZLY PARK NO 2 SUBDIVISION
City/Muni/Twp: GRIZZLY FLATS

Mortgage Record

Recording Date:	08/23/2019	Loan Amount:	N/A
Document #:	2019-0034776 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/01/2049	Type Finance:	VAR

Legal Description:
Lot: 16 Subdivision: GRIZZLY PARK NO 2 SUBDIVISION

Prior Transfer

Recording Date:	01/20/2017	Sales Price:	$97,079
Document #:	2017-0002861 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/27/2016	Loan Amount:	N/A
Document #:	2016-0063529 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2047	Type Finance:	

Legal Description:
Lot: 16 Subdivision: GRIZZLY PARK #2 SUBDIVISION
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	03/09/2012	Sales Price:	$101,000
Document #:	2012-0011635 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/30/2012		
Document Type:			

Legal Description:
Lot: 16 Subdivision: GRIZZLY PARK #2 SUBDIVISION Map Ref: MAP D PG79

Prior Transfer

Recording Date:	12/08/2011	Sales Price:	$88,000
Document #:	2011-0058441 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/05/2011		
Document Type:			

Legal Description:
Lot: 16 Subdivision: GRIZZLY PARK #2 SUBDIVISION Map Ref: MAP D PG79

Prior Transfer

Recording Date:	03/01/2006	Sales Price:	$178,288
Document #:	2006-0013760 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/14/2006	Loan Amount:	N/A

ICE SiteX Report

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Document #:	2006-0009829 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	03/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 16 Subdivision: GRIZZLY PARK #2 SUBDIVISION

Prior Transfer

Recording Date:	05/03/2004	Sales Price:	$223,000
Document #:	2004-0034229 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	04/21/2004		
Document Type:			

Legal Description:
Lot: 16 Subdivision: GRIZZLY PARK #2 SUBDIVISION Map Ref: MAP D PG79

Mortgage Record

Recording Date:	04/30/2003	Loan Amount:	N/A
Document #:	2003-0042676 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2033	Type Finance:	FIX

Legal Description:
Lot: 16 Subdivision: GRIZZLY PARK #2 SUBDIVISION
City/Muni/Twp: GRIZZLY FLATS

Prior Transfer

Recording Date:	11/18/1999	Sales Price:	$93,000
Document #:	99-0071190 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/15/1999		
Document Type:			

Legal Description:
Subdivision: GRIZZLY PK 2
Abbreviated Description: L 16
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	05/25/1999	Sales Price:	N/A
Document #:	99-0032889 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/19/1999		
Document Type:			

Legal Description:
Subdivision: GRIZZLY PK 2
Abbreviated Description: L 16

Prior Transfer

Recording Date:	04/05/1999	Sales Price:	$120,518
Document #:	99-0021641 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/26/1999		
Document Type:			

Legal Description:
Subdivision: GRIZZLY PK 2
Abbreviated Description: L 16

Prior Transfer

Recording Date:	11/15/1996	Sales Price:	$110,000
Document #:	057902 BK-PG 4806-355	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/11/1996		
Document Type:			

Legal Description:
Subdivision: GRIZZLY PK 2
Abbreviated Description: L 16
City/Muni/Twp: GRIZZLY FLATS

Prior Transfer

Recording Date:	03/22/1996	Sales Price:	$10,000
Document #:	014134 BK-PG 4657-060	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/18/1996		
Document Type:			

Legal Description:
Lot: 16 Subdivision: GRIZZLY PARK #2 SUBDIVISION Map Ref: MB D PG79
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	03/22/1996	Sales Price:	N/A
Document #:	014133 BK-PG 4657-059	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/18/1996		
Document Type:			

Legal Description:
Lot: 16 Subdivision: GRIZZLY PARK #2 SUBDIVISION Map Ref: MB D PG79
City/Muni/Twp: UNINCORPORATED

Prior Transfer

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

Legal Description:
Subdivision: GRIZZLY PK 2
Abbreviated Description: L 16 GRIZZLY PK 2

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$1,954,500	Median # of Bedrooms	3
Median Lot Size	17,642 SF	Median # of Baths	2
Median Living Area	1,614 SF	Median Year Built	1991
Price Range - 2 Yrs	$239,500 to $390,000	Age Range	2 years to 56 years
Median Value	$350,000	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**6828 TYLER DR** **GRIZZLY FLATS, CA 95636-9515**	04/09/2026	$239,500	$249	960	6/3/2	1991	19,166 SF	
		APN: 041-482-006-000 Document #: 2026-0011595 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 87 Subdivision: GRIZZLY PARK UNIT NO 2 MapRef: MB D PG 79 Abbreviated Description: Lot:87 Subdivision:GRIZZLY PARK UNIT NO 2 Map Ref:MB D PG 79City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	1.1Mi.	**7028 SUGAR PINE DR** **GRIZZLY FLATS, CA 95636-9738**	03/18/2026	$240,000	$136	1756	4/3/2	1986	52,272 SF	
		APN: 041-393-003-000 Document #: 2026-0008793 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 65 Subdivision: GRIZZLY PARK SUBDIVISION MapRef: MB D PG 43 Abbreviated Description: Lot:65 Subdivision:GRIZZLY PARK SUBDIVISION Map Ref:MB D PG 43City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.4Mi.	**4954 DEERTRACK CT** **GRIZZLY FLATS, CA 95636-9770**	02/17/2026	$365,000	$218	1673	6/3/2	1970	16,117 SF	
		APN: 041-591-003-000 Document #: 2026-0005453 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Subdivision: GRIZZLY PARK UNIT NO 4 MapRef: MB E PG 8 Abbreviated Description: Lot:36 Subdivision:GRIZZLY PARK UNIT NO 4 Map Ref:MB E PG 8City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.92Mi.	**5096 MOUNT PLEASANT DR** **GRIZZLY FLATS, CA 95636-9719**	11/07/2025	$390,000	$137	2827	7/3/3	2006	41,817 SF	
		APN: 041-423-001-000 Document #: 2025-0032070 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Subdivision: GRIZZLY PARK SUBDIVISION MapRef: MB D PG 43 Abbreviated Description: Lot:20 Subdivision:GRIZZLY PARK SUBDIVISION Map Ref:MB D PG 43City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.76Mi.	**5253 WOODED GLEN RD** **GRIZZLY FLATS, CA 95636-9737**	07/07/2025	$335,000			//		12,196 SF	
		APN: 041-722-001-000 Document #: 2025-0019001 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 84 Subdivision: GRIZZLY PARK UNIT NO 7 MapRef: MB E PG 75 Abbreviated Description: Lot:84 Subdivision:GRIZZLY PARK UNIT NO 7 Map Ref:MB E PG 75City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.8Mi.	**5145 GOLDEN ASPEN** **GRIZZLY FLATS, CA 95636-9749**	04/07/2025	$385,000	$247	1554	/3/2	2024	13,503 SF	
		APN: 041-712-003-000 Document #: 2025-0009101 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Subdivision: GRIZZLY PARK UNIT NO 7 MapRef: MB E PG 75 Abbreviated Description: Lot:36 Subdivision:GRIZZLY PARK UNIT NO 7 Map Ref:MB E PG 75City/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.	**7131 WINDING WAY**			$410,000	1,419	/3/2	2024	18,730 SF	
.06Mi.	**7090 WINDING WAY**			$378,850	1,260	5/2/2	2022	13,939 SF	
.07Mi.	**4925 SCIARONI RD**			$382,763	1,260	6/3/2	2021	12,196 SF	
.08Mi.	**7156 WINDING WAY**			$31,212				16,117 SF	
.11Mi.	**4949 SCIARONI RD**			$220,506	1,530	7/3/2	2022	21,344 SF	
.11Mi.	**7134 CAPPS CROSSING RD**	**02/22/2006**		$356,950	2,510	/3/3	2024	14,810 SF	
.11Mi.	**4860 SCIARONI RD**			$70,539	1,062	5/3/1	1970	15,245 SF	
.13Mi.	**6810 TYLER DR**			$89,856	1,232	6/3/1	1973	18,730 SF	
.14Mi.	**6820 TYLER DR**			$180,385	1,176	6/3/1	1974	19,166 SF	
.15Mi.	**6828 TYLER DR**			$355,504	960	6/3/2	1991	19,166 SF	
.16Mi.	**6840 TYLER DR**			$303,242	1,470	7/3/2	2005	22,651 SF	
.17Mi.	**4970 SCIARONI RD**			$228,988	1,700	5/3/2	2019	23,086 SF	
.19Mi.	**7112 QUIETWOOD DR**	**05/15/1997**		$195,728	2,048	5/3/2	1996	15,681 SF	
.24Mi.	**7200 GRIZZLY CREEK DR**	**01/27/2009**		$195,608	1,334	7/5/2	1991	24,829 SF	
.25Mi.	**7212 GRIZZLY CREEK DR**	**04/03/2002**		$163,346	1,249	6/2/2	1994	16,117 SF	
.3Mi.	**6987 TYLER DR**			$292,417	1,678	/4/2	2024	14,374 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	53.4 years old	Households:	48
Median Household Income:	$88,735	Households w/Family:	70%
Household Income Per Capita:	$49,037	Households w/Family Married:	68%
Most Common Education Level:	Some College	Households w/Family Children:	32%

School District

School District Zone:	Pioneer Union Elementary School District	Students:	292
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
10.58Mi.	**Pioneer Elementary School** Number of Students: 162 Student-Teacher Ratio: 36	D+	Public	KG - 5
10.58Mi.	**Pioneer Elementary School** Number of Students: 162 Student-Teacher Ratio: 36	D+	Public	KG - 5
10.58Mi.	**Walt Tyler Elementary School** Number of Students: 31 Student-Teacher Ratio: 8.86	C-	Public	KG - 5
10.58Mi.	**Walt Tyler Elementary School** Number of Students: 31 Student-Teacher Ratio: 8.86	C-	Public	KG - 5
10.60Mi.	**Mountain Creek Middle School** Number of Students: 99 Student-Teacher Ratio: 16.45	B+	Public	6 - 8
10.60Mi.	**Mountain Creek Middle School** Number of Students: 99 Student-Teacher Ratio: 16.45	B+	Public	6 - 8
17.21Mi.	**Union Mine High School** Number of Students: 1,033 Student-Teacher Ratio: 21.12 Advanced Placement: Yes	B	Public	9 - 12
17.21Mi.	**Union Mine High School** Number of Students: 1,033 Student-Teacher Ratio: 21.12 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **7131 WINDING WAY, GRIZZLY FLATS, CA 95636-9788** 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.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	13%	SIGNIFICANTLY LOWER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	3%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	146%	NOTABLY HIGHER
MURDER	77%	NOTABLY LOWER
OVERALL	112%	HIGHER

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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