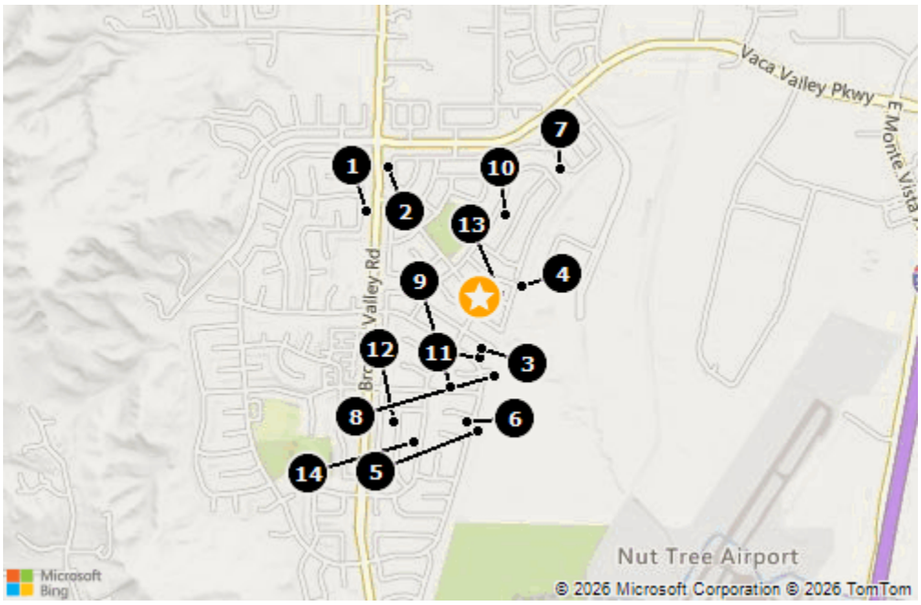
# ICE SiteX Report

**OrderID: 98703521**

## SiteX Property Information Report




## Subject Property Location

### 776 TIPPERARY DR, VACAVILLE, CA 95688-8500

| | | | |
|---|---|---|---|
| County: | **SOLANO CA** | Census Tract: | 060952532.061025 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 0133-325-030 | Thomas Bros Pg-Grid: | 433-1E |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$687,000** | FSD: | 11 | Common Confidence Score: | 60 |
| Value Range: | $611,430 - $762,570 | ICE Confidence Score: | 89 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | | Tax Rate Code Area: | 6-057 |
| Assd Land Value: | $167,325 | Market Land Value: | | Tax Year: | 2025 |
| Assd Improvement: | $468,515 | Market Improvment Value: | | Total Taxable Value: | $7,281 |
| Total Assessed Value: | $635,840 | Total Assessor Market Value: | | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 66 Subdivision: RIDGEVIEW Legal Unit: 5
Abbreviated Description: RM BK 55 PG 52 LT 66 UN 5 RIDGEVIEW

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 6,836 SF | Bedrooms: | 4 | Pool: | |
| Building Area: | 1911 SF | Baths: | 2 | Fireplace: | 1 |
| Year Built: | 1990 | Partial Baths: | 1 | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 8 | Ext Walls: | |
| Number of Units: | | Garage Type: | Garage | Heating: | Central |
| Number of Stories: | 2 | Number of Cars: | 2 | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/27/2026 | Sales Price: | $580,976 |
| Document #: | 202600041302 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/06/2026 | Sales Price: | $580,976 |
| Document #: | 202600010394 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/16/2021 | Sales Price: | N/A |
| Document #: | 202100065439 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/25/2021 | Loan Amount: | N/A |
| Document #: | 202100057805 BK-PG - | Loan Type: | VA |
| TD Due Date: | 06/01/2051 | Type Finance: | |

# ICE SiteX Report

**OrderID: 98703521**

**Legal Description:**
Lot: 66 Subdivision: RIDGEVIEW UNIT NO 5 VACAVILLE SOLANO COUNTY CALIFO
City/Muni/Twp: VACAVILLE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/24/2020 | Sales Price: | $570,000 |
| Document #: | 202000050559 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 06/19/2020 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 66 Subdivision: RIDGEVIEW UNIT NO 5 VACAVILLE SOLANO COUNTY CALIFO Map Ref: MB 55 PG 52
City/Muni/Twp: VACAVILLE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/23/2019 | Sales Price: | $112,000 |
| Document #: | 201900048161 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/06/2012 | Sales Price: | N/A |
| Document #: | 201200054995 BK-PG - | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 01/27/2012 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 66 Subdivision: RIDGEVIEW UNIT #5 Map Ref: MAP55 PG52
Abbreviated Description: PRIOR REF 201200041178 05/02/2012
City/Muni/Twp: VACAVILLE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/06/2012 | Sales Price: | N/A |
| Document #: | 201200054994 BK-PG - | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 01/27/2012 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 66 Subdivision: RIDGEVIEW UNIT #5 Map Ref: MAP55 PG52
Abbreviated Description: PRIOR REF 201200041177 05/02/2012
City/Muni/Twp: VACAVILLE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/02/2012 | Sales Price: | N/A |
| Document #: | 201200041178 BK-PG - | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 01/27/2012 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 66 Subdivision: RIDGEVIEW UNIT #5 Map Ref: MAP65 PG52
City/Muni/Twp: VACAVILLE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/02/2012 | Sales Price: | N/A |
| Document #: | 201200041177 BK-PG - | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 01/27/2012 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 66 Subdivision: RIDGEVIEW UNIT #5 Map Ref: MAP65 PG52
City/Muni/Twp: VACAVILLE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/19/2011 | Sales Price: | $126,200 |
| Document #: | 201100093350 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/07/2011 | Loan Amount: | N/A |
| Document #: | 201100089182 BK-PG - | Loan Type: | New Conventional |
| TD Due Date: | 10/01/2026 | Type Finance: | |

**Legal Description:**
Lot: 66 Subdivision: RIDGEVIEW Legal Unit: 5

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/26/2003 | Sales Price: | N/A |
| Document #: | 200300204930 BK-PG - | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 11/24/2003 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 66 Subdivision: RIDGEVIEW UNIT #5 Map Ref: MAP65 PG52
City/Muni/Twp: VACAVILLE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/11/1999 | Sales Price: | $62,000 |
| Document #: | 1999-00020756 BK-PG - | Type of Sale: | Price Unconfirmed |
| Contract Date: | 03/05/1999 | | |
| Document Type: | | | |

**Legal Description:**
Subdivision: RIDGEVIEW UNIT #5
Abbreviated Description: RIDGEVIEW UNIT 5 LOT 66 BOOK 55 PAGE 52
City/Muni/Twp: VACAVILLE

# ICE SiteX Report

**OrderID: 98703521**

## Prior Transfer

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

**Legal Description:**
Lot: 66 Subdivision: RIDGEVIEW Legal Unit: 5
Abbreviated Description: RM BK 55 PG 52 LT 66 UN 5 RIDGEVIEW

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $9,009,500 | Median # of Bedrooms | 3 |
| Median Lot Size | 6,590 SF | Median # of Baths | 2 |
| Median Living Area | 1,809 SF | Median Year Built | 1988 |
| Price Range - 2 Yrs | $490,000 to $880,000 | Age Range | 27 years to 39 years |
| Median Value | $635,000 | Median Age | 38 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .36Mi. | **341 BALD EAGLE DR**<br>**VACAVILLE, CA 95688-1057** | 10/06/2026 | $490,000 | $323 | 1514 | 7/3/2 | 1995 | 5,665 SF | |
| | | APN: 0123-361-200 Document #: 202600047741<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 44 Subdivision: GLEN EAGLE RANCH UNIT NO 4 MapRef: MB 56 PG 47 Abbreviated Description: Lot:44 Subdivision:GLEN EAGLE RANCH UNIT NO 4 Map Ref:MB 56 PG 47City/Muni/Twp:VACAVILLE City/Muni/Twp: VACAVILLE | | | | | | | | |
| 2 | .4Mi. | **517 EDENDERRY DR**<br>**VACAVILLE, CA 95688-8578** | 10/01/2026 | $635,000 | $348 | 1822 | 9/4/2 | 1999 | 5,220 SF | |
| | | APN: 0133-421-190 Document #: 202600046606<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 40 Subdivision: RIDGEVIEW UNIT NO 10 MapRef: MB 67 PG 61 Abbreviated Description: Lot:40 Subdivision:RIDGEVIEW UNIT NO 10 Map Ref:MB 67 PG 61City/Muni/Twp:VACAVILLE City/Muni/Twp: VACAVILLE | | | | | | | | |
| 3 | .13Mi. | **624 ROSCOMMON PL**<br>**VACAVILLE, CA 95688-9255** | 09/30/2026 | $699,000 | $309 | 2262 | 7/3/2 | 1989 | 6,354 SF | |
| | | APN: 0133-294-050 Document #: 202600046337<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 78 Section: 9 Subdivision: RIDGEVIEW UNIT 4 MapRef: MB 51 PG 54 Abbreviated Description: Lot:78 Section:9 Subdivision:RIDGEVIEW UNIT 4 Map Ref:MB 51 PG 54Abbreviated Description:PORTION LOT37 City/Muni/Twp:VACAVILLE City/Muni/Twp: VACAVILLE | | | | | | | | |
| 4 | .11Mi. | **772 DERRY CIR**<br>**VACAVILLE, CA 95688-8509** | 09/11/2026 | $635,000 | $371 | 1708 | 8/3/2 | 1990 | 6,620 SF | |
| | | APN: 0133-326-190 Document #: 202600043593<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 11 Subdivision: RIDGEVIEW UNIT NO 5 MapRef: MB 55 PG 52 Abbreviated Description: Lot:11 Subdivision:RIDGEVIEW UNIT NO 5 Map Ref:MB 55 PG 52City/Muni/Twp:VACAVILLE City/Muni/Twp: VACAVILLE | | | | | | | | |
| 5 | .34Mi. | **567 SHANNON DR**<br>**VACAVILLE, CA 95688-9397** | 08/13/2026 | $532,000 | $475 | 1120 | 6/3/2 | 1988 | 7,200 SF | |
| | | APN: 0133-272-050 Document #: 202600039001<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 65 Section: 9 Subdivision: RIDGEVIEW UNIT 3S MapRef: MB 49 PG 9 Abbreviated Description: Lot:65 Section:9 Subdivision:RIDGEVIEW UNIT 3S Map Ref:MB 49 PG 9Abbreviated Description:PORTION LOT37 City/Muni/Twp:VACAVILLE City/Muni/Twp: VACAVILLE | | | | | | | | |
| 6 | .31Mi. | **572 SHANNON DR**<br>**VACAVILLE, CA 95688-9209** | 08/10/2026 | $660,000 | $367 | 1796 | 8/4/2 | 1988 | 6,914 SF | |
| | | APN: 0133-271-250 Document #: 202600038106<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 35 Subdivision: RIDGEVIEW UNIT NO 3 MapRef: MB 49 PG 9 Abbreviated Description: Lot:35 Subdivision:RIDGEVIEW UNIT NO 3 Map Ref:MB 49 PG 9City/Muni/Twp:VACAVILLE City/Muni/Twp: VACAVILLE | | | | | | | | |
| 7 | .39Mi. | **976 CASHEL CIR**<br>**VACAVILLE, CA 95688-8572** | 07/28/2026 | $810,000 | $336 | 2410 | 9/4/3 | 1999 | 6,000 SF | Yes |
| | | APN: 0133-375-040 Document #: 202600035740<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 13 Subdivision: RIDGEVIEW UNIT NO 7 MapRef: MB 58 PG 31 Abbreviated Description: Lot:13 Subdivision:RIDGEVIEW UNIT NO 7 Map Ref:MB 58 PG 31City/Muni/Twp:VACAVILLE City/Muni/Twp: VACAVILLE | | | | | | | | |
| 8 | .2Mi. | **651 SHANNON CT**<br>**VACAVILLE, CA 95688-9213** | 06/11/2026 | $675,000 | $339 | 1988 | 7/3/2 | 1988 | 9,085 SF | |
| | | APN: 0133-264-050 Document #: 202600027584<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 78 Subdivision: RIDGEVIEW Legal Unit: 3 MapRef: MB 49 PG 9 Abbreviated Description: Lot:78 Subdivision:RIDGEVIEW Map Ref:MB 49 PG 9Abbreviated Description:PORTION LOT37 City/Muni/Twp:VACAVILLE City/Muni/Twp: VACAVILLE | | | | | | | | |
| 9 | .24Mi. | **190 WATERFORD DR**<br>**VACAVILLE, CA 95688-9221** | 05/20/2026 | $590,000 | $526 | 1120 | 6/3/2 | 1988 | 6,000 SF | |
| | | APN: 0133-263-280 Document #: 202600023705<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Subdivision: RIDGEVIEW UNIT 3 MapRef: MB 49 PG 9 Sec/Twnship/Range: S09T06NR01W MDBM Abbreviated Description: Lot:7 Subdivision:RIDGEVIEW UNIT 3 Map Ref:MB 49 PG 9Sec/Twnship/Range:S09T06NR01W MDBM City/Muni/Twp:VACAVILLE City/Muni/Twp: VACAVILLE | | | | | | | | |
| 10 | .21Mi. | **257 BANTRY DR**<br>**VACAVILLE, CA 95688-8559** | 05/06/2026 | $880,000 | $368 | 2389 | 8/4/3 | 1995 | 8,025 SF | Yes |
| | | APN: 0133-352-010 Document #: 202600021239<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 62 Subdivision: MAP OF RIDGEVIEW UNIT NO 6 MapRef: MB 58 PG 36 Abbreviated Description: Lot:62 Subdivision:MAP OF RIDGEVIEW UNIT NO 6 Map Ref:MB 58 PG 36City/Muni/Twp:VACAVILLE City/Muni/Twp: VACAVILLE | | | | | | | | |
| 11 | .15Mi. | **681 SHANNON DR**<br>**VACAVILLE, CA 95688-9207** | 05/01/2026 | $588,000 | $463 | 1268 | 6/3/2 | 1988 | 6,286 SF | |
| | | APN: 0133-264-100 Document #: 202600020268<br>Document Type: Price Code: R<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 98703521**

Legal: Lot: 83 Subdivision: RIDGEVIEW UNIT 3 MapRef: MB 49 PG 9 Abbreviated Description: Lot:83 Subdivision:RIDGEVIEW UNIT 3 Map Ref:MB 49 PG 9City/Muni/Twp:VACAVILLE City/Muni/Twp: VACAVILLE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 12 | .38Mi. | **384 DUBLIN WAY**<br>**VACAVILLE, CA 95688-9387** | 04/28/2026 | $600,000 | $301 | 1988 | 7/3/2 | 1988 | 6,559 SF | |

APN: 0133-255-060 Document #: 202600019507
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: RIDGEVIEW UNIT NO 2 VACAVILLE SOLANO COUNTY CA MapRef: MB 48 PG 3 Abbreviated Description: Lot:65 Subdivision:RIDGEVIEW UNIT NO 2 VACAVILLE SOLANO COUNTY CA Map Ref:MB 48 PG 3City/Muni/Twp:VACAVILLE City/Muni/Twp: VACAVILLE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 13 | .05Mi. | **113 DERRY CT**<br>**VACAVILLE, CA 95688-8515** | 03/27/2026 | $635,500 | $332 | 1911 | 8/4/2 | 1990 | 6,945 SF | Yes |

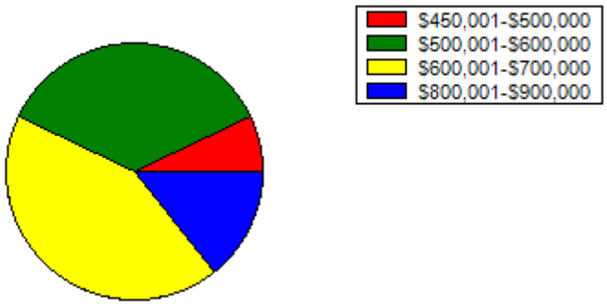
APN: 0133-325-250 Document #: 202600014111
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: RIDGEVIEW UNIT NO 5 MapRef: MB 55 PG 52 Abbreviated Description: Lot:44 Subdivision:RIDGEVIEW UNIT NO 5 Map Ref:MB 55 PG 52City/Muni/Twp:VACAVILLE City/Muni/Twp: VACAVILLE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | .39Mi. | **597 TIPPERARY DR**<br>**VACAVILLE, CA 95688-9374** | 03/27/2026 | $580,000 | $457 | 1268 | 6/3/2 | 1987 | 7,956 SF | |

APN: 0133-242-120 Document #: 202600014100
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 99 Subdivision: RIDGEVIEW UNIT 2 MapRef: MB 48 PG 3 Abbreviated Description: Lot:99 Subdivision:RIDGEVIEW UNIT 2 Map Ref:MB 48 PG 3City/Muni/Twp:VACAVILLE City/Muni/Twp: VACAVILLE

## Comparable Sales Chart

% Distribution Sales for Two Years




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. | **776 TIPPERARY DR** | | | $635,840 | 1,911 | 8/4/2 | 1990 | 6,836 SF | |
| .01Mi. | **770 TIPPERARY DR** | **12/04/2009** | | $441,061 | 2,262 | 7/3/2 | 1990 | 6,523 SF | Yes |
| .01Mi. | **782 TIPPERARY DR** | | | $508,687 | 2,434 | 9/5/3 | 1991 | 8,596 SF | Yes |
| .02Mi. | **131 DERRY CT** | | | $368,239 | 2,262 | 7/3/2 | 1990 | 9,053 SF | Yes |
| .02Mi. | **125 DERRY CT** | | | $414,910 | 2,107 | 8/4/3 | 1990 | 11,394 SF | Yes |
| .02Mi. | **788 TIPPERARY DR** | | | $585,642 | 1,708 | 8/3/2 | 1990 | 8,620 SF | Yes |
| .03Mi. | **764 TIPPERARY DR** | | | $695,568 | 2,434 | 9/5/3 | 1990 | 7,407 SF | Yes |
| .03Mi. | **743 ANTRIM LN** | **12/09/2003** | | $472,724 | 1,708 | 8/3/2 | 1990 | 9,020 SF | |
| .03Mi. | **137 DERRY CT** | **03/20/2009** | | $442,722 | 1,911 | 8/4/2 | 1990 | 10,197 SF | Yes |
| .04Mi. | **765 TIPPERARY DR** | | | $738,216 | 2,297 | 8/4/2 | 2019 | 8,320 SF | |
| .04Mi. | **794 TIPPERARY DR** | **02/19/2008** | | $404,561 | 2,262 | 7/3/2 | 1991 | 7,554 SF | |
| .04Mi. | **758 TIPPERARY DR** | | | $571,141 | 1,708 | 8/3/2 | 1990 | 8,308 SF | |
| .04Mi. | **119 DERRY CT** | **06/30/2003** | | $554,657 | 2,434 | 9/5/3 | 1990 | 7,748 SF | Yes |
| .04Mi. | **731 DERRY CIR** | **09/16/2005** | | $635,680 | 1,708 | 8/3/2 | 1990 | 10,234 SF | Yes |
| .04Mi. | **737 DERRY CIR** | | | $603,728 | 2,434 | 9/5/3 | 1990 | 10,055 SF | Yes |
| .05Mi. | **875 DERRY CIR** | **04/17/1992** | | $386,354 | 2,434 | 9/5/3 | 1991 | 6,422 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 28% | Households Occupied by Owners: | 69% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 40.7 years old | Households: | 14,832 |
| Median Household Income: | $116,211 | Households w/Family: | 77% |
| Household Income Per Capita: | $53,940 | Households w/Family Married: | 54% |
| Most Common Education Level: | Some College | Households w/Family Children: | 32% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Vacaville Unified School District | Students: | 12,717 |
| Number of Schools: | 18 | Rating: | C+ |

# ICE SiteX Report

**OrderID: 98703521**

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 2.28Mi. | **Vacaville High School**<br>Number of Students: 2,044<br>Student-Teacher Ratio: 21.27 | B- | Public | 9 - 12 |
| 0.63Mi. | **Browns Valley Elementary School**<br>Number of Students: 806<br>Student-Teacher Ratio: 22.38 | A- | Public | KG - 6 |
| 2.48Mi. | **Willis Jepson Middle School**<br>Number of Students: 954<br>Student-Teacher Ratio: 20.81 | C+ | Public | 7 - 8 |

## Flood Report

The Subject Property of **776 TIPPERARY DR, VACAVILLE, CA 95688-8500** 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** | 75% | NOTABLY LOWER |
| **BURGLARY** | 95% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 79% | LOWER |
| **FORCIBLE ROBBERY** | 100% | SIMILAR |
| **AGGRAVATED ASSAULT** | 87% | LOWER |
| **FORCIBLE RAPE** | 84% | LOWER |
| **MURDER** | 86% | LOWER |
| **OVERALL** | 89% | LOWER |

## Disaster Alerts

No alerts noted

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