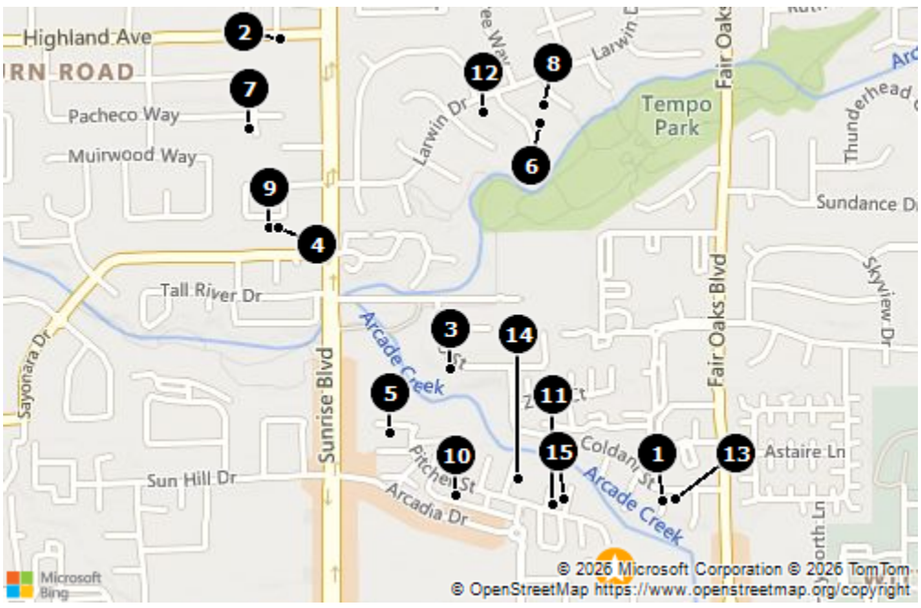
# ICE SiteX Report

**OrderID: 98184812**

## SiteX Property Information Report




## Subject Property Location

### 7999 BETSY ALY, CITRUS HEIGHTS, CA 95610-6939

| | | | |
|---|---|---|---|
| County: | **SACRAMENTO CA** | Census Tract: | 060670081.203003 |
| Property Use: | Single Family Residential | Zoning: | SPA |
| Parcel Number: | 243-0620-001-0000 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$528,000** | FSD: | 9 | Common Confidence Score: | 67 |
| Value Range: | $480,480 - $575,520 | ICE Confidence Score: | 91 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | | Tax Rate Code Area: | 6-008 |
| Assd Land Value: | $153,875 | Market Land Value: | | Tax Year: | 2025 |
| Assd Improvement: | $401,246 | Market Improvment Value: | | Total Taxable Value: | $8,217 |
| Total Assessed Value: | $555,121 | Total Assessor Market Value: | | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description
## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | | Bedrooms: | 3 | Pool: | |
| Building Area: | 1432 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 2022 | Partial Baths: | | Type Const: | Wood |
| Number of Buildings: | | Number of Rooms: | 5 | Ext Walls: | |
| Number of Units: | | Garage Type: | Attached | Heating: | Central |
| Number of Stories: | 1 | Number of Cars: | 2 | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History
## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/27/2022 | Sales Price: | $523,500 |
| Document #: | 2022052700902 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 04/27/2022 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 104 Subdivision: MITCHELL FARMS Map Ref: MB 424 PG 5
City/Muni/Twp: CITRUS HEIGHTS

## Prior Transfer

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

**Legal Description:**

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $7,993,500 | Median # of Bedrooms | 3 |
| Median Lot Size | SF | Median # of Baths | 2.5 |
| Median Living Area | 1,680 SF | Median Year Built | 2022 |
| Price Range - 2 Yrs | $401,000 to $670,000 | Age Range | 3 years to 66 years |
| Median Value | $550,000 | Median Age | 4 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .11Mi. | **6179 NEFF CT**<br>**CITRUS HEIGHTS, CA 95610-6929** | 08/05/2026 | $670,000 | $280 | 2389 | 7/3/2.5 | 2022 | SF | |

# ICE SiteX Report

**OrderID: 98184812**

APN: 243-0600-007-0000 Document #: 202608050831
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: MITCHELL FARMS MapRef: MB 424 PG 5 Abbreviated Description: Lot:7 Subdivision:MITCHELL FARMS Map Ref:MB 424 PG 5City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | .77Mi. | **7876 HIGHLAND AVE**<br>**CITRUS HEIGHTS, CA 95610-4512** | 08/04/2026 | $401,000 | $352 | 1136 | 6/3/1 | 1960 | 17,424 SF | |

APN: 211-0200-053-0000 Document #: 202608040015
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: N2NE4SE4SW4 S25T10NR06E MDBM Abbreviated Description: Sec/Twnship/Range:N2NE4SE4SW4 S25T10NR06E MDBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 3 | .33Mi. | **7978 COBB ST**<br>**CITRUS HEIGHTS, CA 95610-6937** | 07/21/2026 | $550,000 | $327 | 1680 | 6/3/2 | 2021 | SF | |

APN: 243-0610-070-0000 Document #: 202607210877
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 96 Subdivision: MITCHELL FARMS MapRef: MB 424 PG 5 Abbreviated Description: Lot:96 Subdivision:MITCHELL FARMS Map Ref:MB 424 PG 5City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 4 | .6Mi. | **6736 WYATT CIR**<br>**CITRUS HEIGHTS, CA 95610-4560** | 06/09/2026 | $586,000 | $290 | 2014 | 7/4/2.5 | 2023 | SF | |

APN: 211-0920-010-0000 Document #: 202606090884
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: WYATT RANCH MapRef: MB 418 PG 7 Abbreviated Description: Lot:10 Subdivision:WYATT RANCH Map Ref:MB 418 PG 7City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 5 | .33Mi. | **7862 PASEO DE DALY**<br>**CITRUS HEIGHTS, CA 95610-6927** | 05/08/2026 | $485,000 | $321 | 1508 | 5/3/2.5 | 2021 | SF | |

APN: 243-0630-082-0000 Document #: 202605081704
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 245 Section: 2 Subdivision: MITCHELL FARMS MapRef: MB 424 PG 5 Abbreviated Description: Lot:245 Section:2 Subdivision:MITCHELL FARMS Map Ref:MB 424 PG 5City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | .57Mi. | **6720 OLD OAK CT**<br>**CITRUS HEIGHTS, CA 95610-4616** | 04/07/2026 | $589,000 | $304 | 1936 | 7/3/3 | 1979 | 7,405 SF | Yes |

APN: 259-0060-019-0000 Document #: 202604070909
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 350 Subdivision: PLAT OF TEMPO UNIT NO 6 MapRef: MB 97 MAP 23 Abbreviated Description: Lot:350 Subdivision:PLAT OF TEMPO UNIT NO 6 Map Ref:MB 97 MAP 23City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 7 | .72Mi. | **6587 PACHECO WAY**<br>**CITRUS HEIGHTS, CA 95610-4558** | 04/01/2026 | $437,000 | $262 | 1662 | 7/3/2 | 1981 | 6,534 SF | |

APN: 211-0750-003-0000 Document #: 202604011216
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: PACHECO PARK MapRef: MB 143 MAP 22 Abbreviated Description: Lot:3 Subdivision:PACHECO PARK Map Ref:MB 143 MAP 22City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | .59Mi. | **6713 PLUM TREE CT**<br>**CITRUS HEIGHTS, CA 95610-4622** | 03/18/2026 | $550,000 | $351 | 1564 | 7/4/2 | 1973 | 8,276 SF | |

APN: 259-0080-033-0000 Document #: 202603180740
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 343 Subdivision: TEMPO UNIT NO 6 MapRef: MB 97 MAP 23 Abbreviated Description: Lot:343 Subdivision:TEMPO UNIT NO 6 Map Ref:MB 97 MAP 23City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | .61Mi. | **6732 WYATT CIR**<br>**CITRUS HEIGHTS, CA 95610-4560** | 03/13/2026 | $585,000 | $290 | 2014 | 7/4/2.5 | 2023 | SF | |

APN: 211-0920-009-0000 Document #: 202603130769
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: WYATT RANCH MapRef: MB 418 PG 7 Abbreviated Description: Lot:9 Subdivision:WYATT RANCH Map Ref:MB 418 PG 7City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | .22Mi. | **7946 PITCHER ST**<br>**CITRUS HEIGHTS, CA 95610-6950** | 02/18/2026 | $510,000 | $283 | 1798 | 6/4/3 | 2022 | SF | |

APN: 243-0630-023-0000 Document #: 202602181485
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 176 Subdivision: MITCHELL FARMS MapRef: MB 424 PG 5 Abbreviated Description: Lot:176 Subdivision:MITCHELL FARMS Map Ref:MB 424 PG 5City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 11 | .11Mi. | **6176 ALBERT ALY**<br>**CITRUS HEIGHTS, CA 95610-6944** | 02/11/2026 | $565,000 | $252 | 2241 | 7/4/3 | 2022 | SF | |

APN: 243-0620-041-0000 Document #: 202602111554
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 144 Subdivision: MITCHELL FARMS MapRef: MB 424 PG 5 Abbreviated Description: Lot:144 Subdivision:MITCHELL FARMS Map Ref:MB 424 PG 5City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 12 | .6Mi. | **7970 LARWIN DR**<br>**CITRUS HEIGHTS, CA 95610-4655** | 01/28/2026 | $549,000 | $389 | 1410 | 6/3/2 | 1979 | 7,841 SF | Yes |

APN: 259-0060-033-0000 Document #: 202601280700
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 364 Subdivision: TEMPO UNIT NO 6 MapRef: MB 97 PG 23 Abbreviated Description: Lot:364 Subdivision:TEMPO UNIT NO 6 Map Ref:MB 97 PG 23City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 13 | .12Mi. | **6188 ORSI CT**<br>**CITRUS HEIGHTS, CA 95610-6930** | 12/16/2025 | $560,000 | $257 | 2171 | 9/3/2.5 | 2022 | SF | |

APN: 243-0600-009-0000 Document #: 202512160723
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: MITCHELL FARMS MapRef: MB 424 PG 5 Abbreviated Description: Lot:9 Subdivision:MITCHELL FARMS Map Ref:MB 424 PG 5City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | .17Mi. | **6187 PASEO DE VOLLE**<br>**CITRUS HEIGHTS, CA 95610-6946** | 12/03/2025 | $474,000 | $289 | 1636 | 6/3/2.5 | 2023 | SF | |

APN: 243-0620-059-0000 Document #: 202512031172
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 191 Subdivision: MITCHELL FARMS MapRef: MB 20250529 PG 0575 Abbreviated Description: Lot:191 Subdivision:MITCHELL FARMS Map Ref:MB 20250529 PG 0575City/Muni/Twp:CITRUS HEIGHTS City/Muni/Twp: CITRUS HEIGHTS

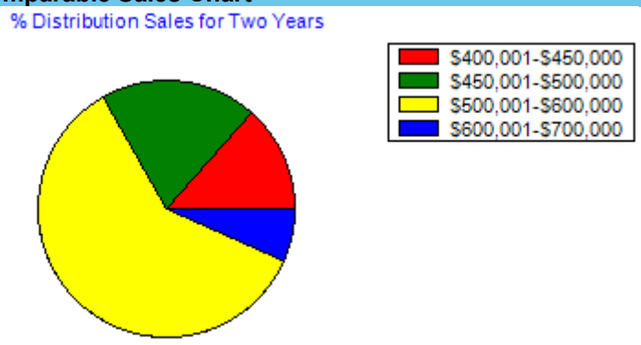
| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 15 | .11Mi. | **6177 FLORENCE ALY** | 11/26/2025 | $482,500 | $304 | 1583 | 5/3/2.5 | 2022 | SF | |

# ICE SiteX Report

**OrderID: 98184812**

**CITRUS HEIGHTS, CA 95610-6943**
APN: 243-0620-039-0000 Document #: 202511260930
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 142 Subdivision: MITCHELL FARMS MapRef: MB 424 PG 5 Abbreviated Description: Lot:142 Subdivision:MITCHELL FARMS Map Ref:MB 424 PG 5City/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. | **7999 BETSY ALY** | | | $555,121 | 1,432 | 5/3/2 | 2022 | | |
| .01Mi. | **7997 BETSY ALY** | | | $555,452 | 1,583 | 5/3/2.5 | 2022 | | |
| .02Mi. | **7995 BETSY ALY** | | | $580,670 | 1,784 | 5/3/2.5 | 2022 | | |
| .02Mi. | **7996 BETSY ALY** | | | $618,573 | 2,233 | 7/4/3 | 2022 | | |
| .03Mi. | **7993 BETSY ALY** | | | $518,416 | 1,583 | 5/3/2.5 | 2022 | | |
| .03Mi. | **7994 BETSY ALY** | | | $552,076 | 1,784 | 5/3/2.5 | 2021 | | |
| .03Mi. | **6163 SIBILLA ALY** | | | $588,729 | 1,795 | 5/3/2.5 | 2022 | | |
| .04Mi. | **7991 BETSY ALY** | | | $554,412 | 1,784 | 5/3/2.5 | 2021 | | |
| .04Mi. | **7992 BETSY ALY** | | | $535,007 | 1,594 | 5/3/2.5 | 2022 | | |
| .04Mi. | **6165 SIBILLA ALY** | | | $608,354 | 2,241 | 8/4/3 | 2021 | | |
| .04Mi. | **6166 JAMES ALY** | | | $502,000 | 1,432 | 5/3/2 | 2022 | | |
| .05Mi. | **6168 JAMES ALY** | | | $508,984 | 1,583 | 5/3/2.5 | 2022 | | |
| .05Mi. | **6167 JAMES ALY** | | | $541,636 | 1,432 | 5/3/2 | 2022 | | |
| .06Mi. | **6170 JAMES ALY** | | | $579,762 | 2,233 | 7/4/3 | 2022 | | |
| .06Mi. | **6169 JAMES ALY** | | | $547,685 | 1,795 | 5/3/2.5 | 2021 | | |
| .07Mi. | **7983 LIZZIE CIR** | | | $600,258 | 2,233 | 8/4/3 | 2022 | | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 44% | Households Occupied by Owners: | 52% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 37.7 years old | Households: | 19,096 |
| Median Household Income: | $78,139 | Households w/Family: | 61% |
| Household Income Per Capita: | $38,258 | Households w/Family Married: | 44% |
| Most Common Education Level: | Some College | Households w/Family Children: | 27% |

## 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 |
|---|---|---|---|---|
| 0.94Mi. | **Kingswood K-8 School**<br>Number of Students: 546<br>Student-Teacher Ratio: 20.02 | D | Public | EE - 8 |
| 1.20Mi. | **San Juan High School**<br>Number of Students: 559<br>Student-Teacher Ratio: 12.15<br>Advanced Placement: Yes | D | Public | 9 - 12 |

# ICE SiteX Report

**OrderID: 98184812**

## Flood Report

The Subject Property of **7999 BETSY ALY, CITRUS HEIGHTS, CA 95610-6939** 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** | 128% | HIGHER |
| **BURGLARY** | 101% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 112% | HIGHER |
| **FORCIBLE ROBBERY** | 130% | NOTABLY HIGHER |
| **AGGRAVATED ASSAULT** | 107% | SIMILAR |
| **FORCIBLE RAPE** | 116% | HIGHER |
| **MURDER** | 106% | SIMILAR |
| **OVERALL** | 103% | SIMILAR |

## Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

**Disclaimer:** THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
**Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.**