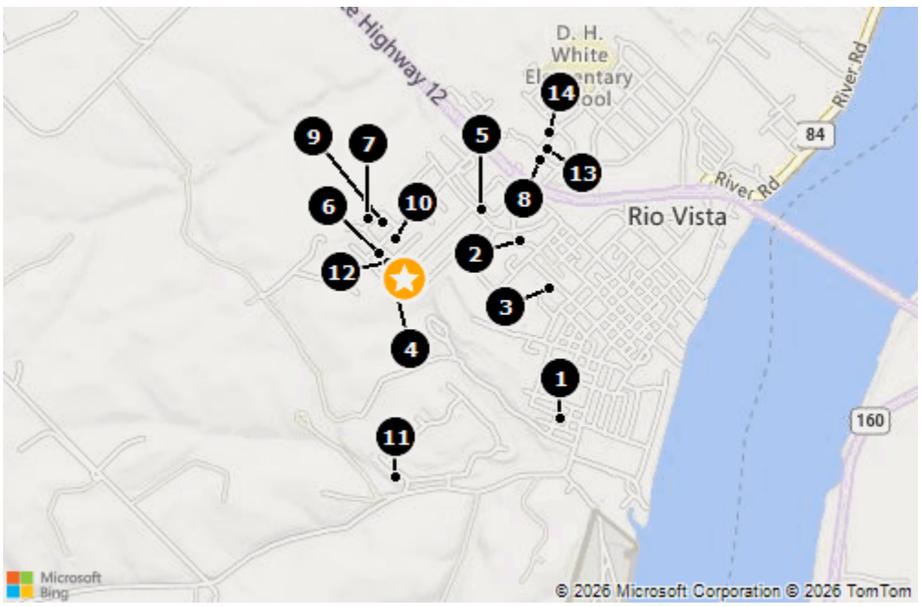
ICE SiteX Report

OrderID: 98224740

SiteX Property Information Report



Subject Property Location

7 SHASTA DR, RIO VISTA, CA 94571-1511

County:	**SOLANO CA**	Census Tract:	060952535.023052
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0049-263-260	Thomas Bros Pg-Grid:	516-5G

Valuation

Value:	**$442,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$402,220 - $481,780	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	4-000
Assd Land Value:	$148,569	Market Land Value:		Tax Year:	2024
Assd Improvement:	$350,198	Market Improvment Value:		Total Taxable Value:	$5,306
Total Assessed Value:	$498,767	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Subdivision: DROUIN PARK Legal Unit: 4
Abbreviated Description: RM BK 24 PG 33 LT 13 UN 4 DROUIN PARK
City/Muni/Twp: RIO VISTA

Property Characteristics

Lot Size:	6,969 SF	Bedrooms:	4	Pool:	
Building Area:	1218 SF	Baths:	2	Fireplace:	
Year Built:	1971	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Garage	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:	06/26/2025	Sales Price:	N/A
Document #:	202500028630 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/16/2024	Sales Price:	$461,487
Document #:	202400001933 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/21/2023	Loan Amount:	N/A
Document #:	202300035785 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 13 Subdivision: DROUIN PARK Legal Unit: 4
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	02/28/2022	Sales Price:	N/A
Document #:	202200015096 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98224740

Document Type:
Legal Description:

Prior Transfer

Recording Date:	02/16/2022	Sales Price:	$470,000
Document #:	202200012387 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/11/2022		
Document Type:			

Legal Description:
Lot: 13 Subdivision: DROUIN PARK UNIT NO 4 RIO VISTA SOLANO COUNTY CALI Map Ref: MB 24 PG 33
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	07/17/2020	Sales Price:	N/A
Document #:	202000058054 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/14/2020	Loan Amount:	N/A
Document #:	202000056568 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Lot: 13 Subdivision: DROUIN PARK Legal Unit: 4
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	11/01/2019	Sales Price:	N/A
Document #:	201900078912 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/08/2019	Sales Price:	N/A
Document #:	201900070952 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/03/2019		
Document Type:			

Legal Description:
Lot: 13 Subdivision: DROUIN PARK UNIT NO 4 RIO VISTA SOLANO COUNTY CALI Map Ref: MB 24 PG 33
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	04/04/2017	Sales Price:	N/A
Document #:	201700027756 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/16/2017	Loan Amount:	N/A
Document #:	201700023028 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2047	Type Finance:	

Legal Description:
Lot: 13 Subdivision: DROUIN PARK UNIT #4
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	08/04/2016	Sales Price:	N/A
Document #:	201600066751 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/15/2016	Sales Price:	$280,000
Document #:	201600059582 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/12/2016		
Document Type:			

Legal Description:
Lot: 13 Subdivision: DROUIN PARK UNIT #4 Map Ref: MAP24 PG33
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	11/06/2012	Sales Price:	$139,725
Document #:	201200113082 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/18/2012	Loan Amount:	N/A
Document #:	201200105642 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2042	Type Finance:	

Legal Description:
Lot: 13 Subdivision: DROUIN PARK Legal Unit: 4
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	04/26/2011	Sales Price:	$300,000
Document #:	201100036422 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98224740

Document Type:
Legal Description:

Prior Transfer

Recording Date:	04/12/2011	Sales Price:	$30,000
Document #:	201100032065 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/15/2011	Loan Amount:	N/A
Document #:	201100022115 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2041	Type Finance:	

Legal Description:
Lot: 13 Subdivision: DROUIN PARK Legal Unit: 4
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	03/15/2011	Sales Price:	$135,000
Document #:	201100022114 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/02/2011		
Document Type:			

Legal Description:
Lot: 13 Subdivision: DROUIN PARK UNIT #4 Map Ref: MAP24 PG33
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	07/24/2007	Sales Price:	$65,000
Document #:	200700081520 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/17/2007	Sales Price:	$260,000
Document #:	200700078627 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/22/2007	Loan Amount:	N/A
Document #:	200700070316 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/12/2022	Type Finance:	

Legal Description:
Lot: 13 Subdivision: DROUIN PARK UNIT #4
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	06/22/2007	Sales Price:	N/A
Document #:	200700070314 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/19/2007		
Document Type:			

Legal Description:
Lot: 13 Subdivision: DROUIN PARK UNIT #4 Map Ref: MAP24 PG33
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	06/15/2005	Sales Price:	$266,900
Document #:	200500088197 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/29/2005	Loan Amount:	N/A
Document #:	200500062223 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2020	Type Finance:	

Legal Description:
Lot: 13 Subdivision: DROUIN PARK UNIT #4
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	04/29/2005	Sales Price:	$325,000
Document #:	200500062221 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/19/2005		
Document Type:			

Legal Description:
Lot: 13 Subdivision: DROUIN PARK UNIT #4 Map Ref: MAP24 PG33
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	01/18/2005	Sales Price:	$198,225
Document #:	200500007779 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/30/2004	Loan Amount:	N/A
Document #:	200400189495 BK-PG -	Loan Type:	Unknown

ICE SiteX Report

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TD Due Date:	01/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 13 Subdivision: DROUIN PARK UNIT #4
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	06/24/2004	Sales Price:	N/A
Document #:	200400085810 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/26/2004		
Document Type:			

Legal Description:
Lot: 13 Subdivision: DROUIN PARK Legal Unit: 4 Map Ref: MAP24 PG33
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	10/09/2001	Sales Price:	N/A
Document #:	2001-00116688 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/19/2001		
Document Type:			

Legal Description:
Lot: 13 Subdivision: DROUIN PARK UNIT #4 Map Ref: MAP24 PG33
City/Muni/Twp: RIO VISTA

Prior Transfer

Recording Date:	10/09/2001	Sales Price:	$170,000
Document #:	2001-00116687 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/19/2001		
Document Type:			

Legal Description:
Lot: 13 Subdivision: DROUIN PARK UNIT #4 Map Ref: MAP24 PG33
City/Muni/Twp: RIO VISTA

Mortgage Record

Recording Date:	01/29/1998	Loan Amount:	N/A
Document #:	1998-00006159 BK-PG -	Loan Type:	VA
TD Due Date:	02/01/2028	Type Finance:	

Legal Description:
Lot: 13 Subdivision: DROUIN PARK UNIT #4

Prior Transfer

Recording Date:	08/25/1995	Sales Price:	$121,000
Document #:	1995-00051405 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/22/1995		
Document Type:			

Legal Description:
Lot: 13 Subdivision: DROUIN PARK UNIT #4 Map Ref: MAP24 PG33
City/Muni/Twp: RIO VISTA

Prior Transfer

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

Legal Description:
Lot: 13 Subdivision: DROUIN PARK Legal Unit: 4
Abbreviated Description: RM BK 24 PG 33 LT 13 UN 4 DROUIN PARK
City/Muni/Twp: RIO VISTA

Area Sales Analysis

Total Area Sales	$6,222,500	Median # of Bedrooms	3
Median Lot Size	6,316 SF	Median # of Baths	2
Median Living Area	1,421 SF	Median Year Built	1973
Price Range - 2 Yrs	$240,000 to $625,000	Age Range	23 years to 88 years
Median Value	$455,000	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.54Mi.	**531 S 3RD ST** **RIO VISTA, CA 94571-1933**	08/14/2026	$240,000	$194	1234	4/2/1	1951	8,100 SF	

APN: 0049-186-060 Document #: 202600039219
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9-12 Block: 31 Subdivision: MAP OF PERRYS ADDITION TO THE TOWN OF NEW RIO VIST MapRef: MB 2 PG 34 Abbreviated Description: Lot:9-12 Block:31 Subdivision:MAP OF PERRYS ADDITION TO THE TOWN OF NEW RIO VIST Map Ref:MB 2 PG 34City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

2	.31Mi.	**830 MORGAN LN** **RIO VISTA, CA 94571-1539**	07/29/2026	$450,000	$317	1416	6/3/2	1971	6,098 SF	

APN: 0049-149-100 Document #: 202600036149
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: PLEASANT HILLS MORGAN TRACT REDEVELOPMENT PROJECT MapRef: MB 20 PG 1 Abbreviated Description: Lot:8 Subdivision:PLEASANT HILLS MORGAN TRACT REDEVELOPMENT PROJECT Map Ref:MB 20 PG 1City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

3	.37Mi.	**531 CALIFORNIA ST** **RIO VISTA, CA 94571-1612**	07/15/2026	$355,000	$356	997	5/2/1	1938	6,098 SF	

APN: 0049-151-080 Document #: 202600033462
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: HILLCREST SUBDIVISION MapRef: MB 7 PG 50 Abbreviated Description: Lot:7 Block:2 Subdivision:HILLCREST SUBDIVISION Map Ref:MB 7 PG 50City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

ICE SiteX Report

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4	.03Mi.	**6 ESPERSON CT** **RIO VISTA, CA 94571-1500**	05/22/2026	$515,000	$308	1671	6/3/2	1987	7,760 SF

APN: 0049-291-200 Document #: 202600024382
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: DROUIN PARK Legal Unit: 7 MapRef: MB 45 PG 40 Abbreviated Description: Lot:20 Subdivision:DROUIN PARK Legal Unit:7 Map Ref:MB 45 PG 40City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

5	.27Mi.	**180 SIERRA AVE** **RIO VISTA, CA 94571-1515**	05/01/2026	$399,000	$361	1104	5/3/2	1963	5,662 SF

APN: 0049-264-050 Document #: 202600020395
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: DROUIN PARK Legal Unit: 1 MapRef: MB 956 PG 459 Abbreviated Description: Lot:27 Subdivision:DROUIN PARK Legal Unit:1 Map Ref:MB 956 PG 459City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

6	.09Mi.	**23 SHASTA DR** **RIO VISTA, CA 94571-1511**	04/29/2026	$485,000	$375	1291	7/3/2	1980	7,405 SF

APN: 0049-283-010 Document #: 202600019746
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: DROUIN PARK UNIT NO 6 MapRef: MB 956 PG 459 Abbreviated Description: Lot:2 Subdivision:DROUIN PARK UNIT NO 6 Map Ref:MB 956 PG 459City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

7	.18Mi.	**17 AMADOR CIR** **RIO VISTA, CA 94571-1542**	03/24/2026	$510,000	$286	1779	7/3/2	1983	6,098 SF

APN: 0049-281-100 Document #: 202600013237
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: DROUIN PARK UNIT NO 6 MapRef: MB 36 PG 65 Abbreviated Description: Lot:10 Subdivision:DROUIN PARK UNIT NO 6 Map Ref:MB 36 PG 65City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

8	.46Mi.	**949 FLORES WAY** **RIO VISTA, CA 94571-1415**	03/06/2026	$320,000	$191	1667	6/3/1	1959	6,534 SF

APN: 0178-181-100 Document #: 202600010241
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: HIGHLAND ESTATES MapRef: MB 17 PG 56 Abbreviated Description: Lot:18 Subdivision:HIGHLAND ESTATES Map Ref:MB 17 PG 56City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

9	.15Mi.	**28 AMADOR CIR** **RIO VISTA, CA 94571-1541**	02/13/2026	$480,000	$336	1426	7/3/2	1981	5,662 SF

APN: 0049-282-070 Document #: 202600006577
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: DROUIN PARK UNIT NO 6 MapRef: MB 956 PG 459 Abbreviated Description: Lot:34 Subdivision:DROUIN PARK UNIT NO 6 Map Ref:MB 956 PG 459City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

10	.1Mi.	**445 DROUIN DR** **RIO VISTA, CA 94571-1546**	02/13/2026	$495,000	$312	1584	8/4/2	1980	5,662 SF

APN: 0049-284-030 Document #: 202600006563
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: DROUIN PARK UNIT NO 6 MapRef: MB 956 PG 459 Abbreviated Description: Lot:25 Subdivision:DROUIN PARK UNIT NO 6 Map Ref:MB 956 PG 459City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

11	.5Mi.	**213 BORDEAUX WAY** **RIO VISTA, CA 94571-1111**	01/06/2026	$625,000	$245	2544	10/4/3	2003	10,500 SF

APN: 0049-331-040 Document #: 202600000582
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: VINEYARD BLUFFS MapRef: MB 70 PG 59 Abbreviated Description: Lot:12 Subdivision:VINEYARD BLUFFS Map Ref:MB 70 PG 59City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

12	.06Mi.	**17 SHASTA DR** **RIO VISTA, CA 94571-1511**	12/23/2025	$440,000	$402	1092	6/2/1	1976	6,969 SF

APN: 0049-263-310 Document #: 202500061736
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: DROUIN PARK UNIT NO 5 MapRef: MB 27 PG 68 Abbreviated Description: Lot:2 Subdivision:DROUIN PARK UNIT NO 5 Map Ref:MB 27 PG 68City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

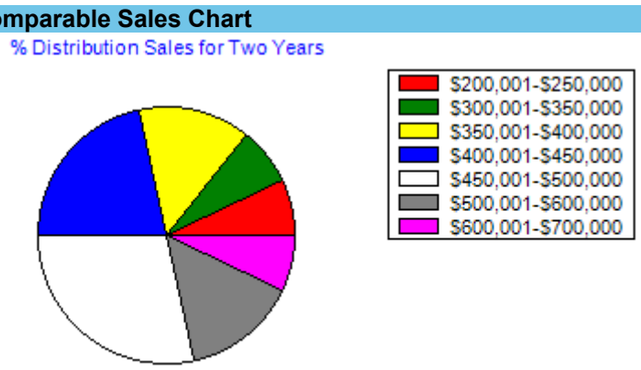
13	.49Mi.	**835 ELM WAY** **RIO VISTA, CA 94571-1411**	12/17/2025	$448,500	$274	1632	6/3/1	1959	6,098 SF

APN: 0178-182-070 Document #: 202500060769
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

14	.52Mi.	**814 ELM WAY** **RIO VISTA, CA 94571-1412**	12/12/2025	$460,000	$366	1255	6/3/2	1960	6,534 SF

APN: 0178-181-170 Document #: 202500059912
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: HIGHLAND ESTATES RIO VISTA SOLANO COUNTY CALIFORNI MapRef: MB 17 PG 56 Abbreviated Description: Lot:25 Subdivision:HIGHLAND ESTATES RIO VISTA SOLANO COUNTY CALIFORNI Map Ref:MB 17 PG 56City/Muni/Twp:RIO VISTA City/Muni/Twp: RIO VISTA

Comparable Sales Chart



ICE SiteX Report

OrderID: 98224740

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.	**7 SHASTA DR**			$498,767	1,218	6/4/2	1971	6,969 SF	
.01Mi.	**9 SHASTA DR**			$294,758	1,006	5/3/1	1971	6,969 SF	
.01Mi.	**5 SHASTA DR**	**05/17/1999**		$108,348	1,376	6/3/2	1971	6,969 SF	
.02Mi.	**4 ESPERSON CT**	**05/18/2010**		$271,063	2,085	8/4/2	1987	7,225 SF	
.02Mi.	**3 SHASTA DR**			$483,786	1,006	6/4/2	1970	6,969 SF	
.02Mi.	**11 SHASTA DR**	**10/17/2007**		$226,750	1,534	5/3/2	1971	6,969 SF	
.03Mi.	**2 ESPERSON CT**			$371,538	2,116	7/3/2	1996	6,975 SF	
.03Mi.	**6 ESPERSON CT**	**05/06/2008**		$359,896	1,671	6/3/2	1987	7,760 SF	
.03Mi.	**265 TAHOE DR**			$498,767	1,443	7/4/1	1972	5,662 SF	
.03Mi.	**260 TAHOE DR**	**01/29/1993**		$57,132	1,218	6/4/2	1972	6,969 SF	
.03Mi.	**1 SHASTA DR**	**04/28/2004**		$56,266	1,006	5/3/1	1970	6,969 SF	
.03Mi.	**13 SHASTA DR**			$455,000	1,092	5/3/2	1978	7,302 SF	
.04Mi.	**8 ESPERSON CT**			$349,574	1,570	6/3/2	1992	7,760 SF	
.04Mi.	**255 TAHOE DR**	**05/30/2002**		$358,228	1,488	7/4/2	1972	5,662 SF	
.04Mi.	**260 YOSEMITE DR**			$483,786	1,006	5/3/1	1972	5,662 SF	
.04Mi.	**250 TAHOE DR**			$454,621	1,509	5/3/2	1971	5,662 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	58.1 years old	Households:	5,105
Median Household Income:	$81,477	Households w/Family:	55%
Household Income Per Capita:	$53,484	Households w/Family Married:	42%
Most Common Education Level:	Some College	Households w/Family Children:	8%

School District

School District Zone:	River Delta Joint Unified School District	Students:	1,714
Number of Schools:	11	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.61Mi.	**Riverview Middle School** Number of Students: 160 Student-Teacher Ratio: 17.9	D	Public	6 - 8
0.40Mi.	**Rio Vista High School** Number of Students: 317 Student-Teacher Ratio: 16.79 Advanced Placement: Yes	C-	Public	9 - 12
0.73Mi.	**D. H. White Elementary School** Number of Students: 432 Student-Teacher Ratio: 21.6	C	Public	KG - 5

Flood Report

The Subject Property of **7 SHASTA DR, RIO VISTA, CA 94571-1511** 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	99%	SIMILAR
BURGLARY	148%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	62%	NOTABLY LOWER
AGGRAVATED ASSAULT	158%	NOTABLY HIGHER
FORCIBLE RAPE	50%	SIGNIFICANTLY LOWER
MURDER	119%	HIGHER
OVERALL	145%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

ICE SiteX Report

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