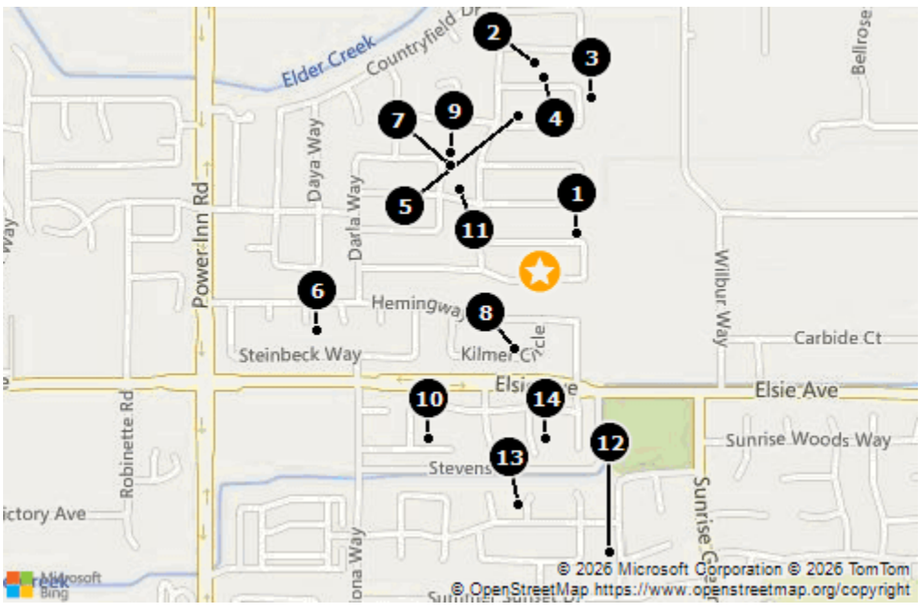
# ICE SiteX Report

**OrderID: 98655546**

## SiteX Property Information Report




## Subject Property Location

### 8344 NEWFIELD CIR, SACRAMENTO, CA 95828-4917

| | | | |
|---|---|---|---|
| County: | **SACRAMENTO CA** | Census Tract: | 060670093.181008 |
| Property Use: | Single Family Residential | Zoning: | RD-5 |
| Parcel Number: | 115-0243-006-0000 | Thomas Bros Pg-Grid: | 338-4D |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$444,000** | FSD: | 8 | Common Confidence Score: | 76 |
| Value Range: | $408,480 - $479,520 | ICE Confidence Score: | 92 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | | Tax Rate Code Area: | 51-036 |
| Assd Land Value: | $91,022 | Market Land Value: | | Tax Year: | 2025 |
| Assd Improvement: | $261,698 | Market Improvment Value: | | Total Taxable Value: | $5,485 |
| Total Assessed Value: | $352,720 | Total Assessor Market Value: | | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 107 Subdivision: COUNTRY PARK SOUTH 02
Abbreviated Description: COUNTRY PARK SOUTH 02, LOT 107

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 5,952 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1407 SF | Baths: | 2 | Fireplace: | 1 |
| Year Built: | 1980 | Partial Baths: | | Type Const: | Wood |
| 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: | Comp Shingle |
| | | Foundation: | Slab | Elevator: | |

## Subject Property Deed/Transfer History

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/28/2025 | Loan Amount: | N/A |
| Document #: | 202507280229 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 04/01/2049 | Type Finance: | |

**Legal Description:**
Lot: 107 Subdivision: COUNTRY PARK SOUTH UNIT NO 2
City/Muni/Twp: UNINCORPORATED

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/23/2024 | Loan Amount: | N/A |
| Document #: | 202410230332 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 04/01/2049 | Type Finance: | |

**Legal Description:**
Lot: 107 Subdivision: PLAT OF COUNTRY PARK SOUTH UNIT NO 2
City/Muni/Twp: SACRAMENTO

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/28/2024 | Loan Amount: | N/A |
| Document #: | 202405280030 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 04/01/2049 | Type Finance: | |

**Legal Description:**
Lot: 107 Subdivision: PLAT OF COUNTRY PARK SOUTH UNIT NO 2
City/Muni/Twp: SACRAMENTO

# ICE SiteX Report

**OrderID: 98655546**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/04/2021 | Loan Amount: | N/A |
| Document #: | 202106040365 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 04/01/2049 | Type Finance: | |

**Legal Description:**
Lot: 107 Subdivision: PLAT OF COUNTRY PARK SOUTH UNIT NO 2
City/Muni/Twp: SACRAMENTO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/29/2019 | Sales Price: | $310,000 |
| Document #: | 201903291292 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 03/28/2019 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 107 Subdivision: PLAT OF COUNTRY PARK SOUTH UNIT NO 2 Map Ref: MB 122 MAP 6
City/Muni/Twp: UNINCORPORATED

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/10/2012 | Sales Price: | $243,000 |
| Document #: | BK-PG 20081119-0892 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/19/2008 | Loan Amount: | N/A |
| Document #: | BK-PG 20081119-0892 | Loan Type: | Unknown |
| TD Due Date: | 12/01/2038 | Type Finance: | |

**Legal Description:**
Lot: 107 Subdivision: COUNTRY PARK SOUTH UNIT #2
City/Muni/Twp: SACRAMENTO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/17/2008 | Sales Price: | $115,000 |
| Document #: | BK-PG 20081117-1360 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 10/30/2008 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 107 Subdivision: COUNTRY PARK SOUTH UNIT #2 Map Ref: MAP6 MB122
City/Muni/Twp: SACRAMENTO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/25/2008 | Sales Price: | $131,750 |
| Document #: | BK-PG 20080925-0382 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 09/08/2008 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 107 Subdivision: COUNTRY PARK SOUTH UNIT #2 Map Ref: MAP122

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/01/2006 | Sales Price: | $226,400 |
| Document #: | BK-PG 20050107-0458 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/19/2006 | Loan Amount: | N/A |
| Document #: | BK-PG 20060419-1161 | Loan Type: | Unknown |
| TD Due Date: | 05/01/2036 | Type Finance: | ADJ |

**Legal Description:**
Lot: 107 Subdivision: PLAT OF COUNTRY PARK SOUTH UNIT #2
City/Muni/Twp: UNINCORPORATED

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/04/2005 | Sales Price: | $138,050 |
| Document #: | BK-PG 20010629-3192 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/07/2005 | Sales Price: | $283,000 |
| Document #: | BK-PG 20050107-0457 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 12/16/2004 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 107 Subdivision: PLAT OF COUNTRY PARK SOUTH UNIT #2 Map Ref: MAP6 MB122
City/Muni/Twp: SACRAMENTO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/29/2001 | Sales Price: | $140,000 |
| Document #: | BK-PG 20010629-3191 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 06/27/2001 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 107 Subdivision: PLAT OF COUNTRY PARK SOUTH UNIT #2 Map Ref: MAP6 MB122
City/Muni/Twp: UNINCORPORATED

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | | Sales Price: | N/A |

# ICE SiteX Report

**OrderID: 98655546**

Document #: BK-PG - Type of Sale: Per Assessor Transaction History
Document Type:
**Legal Description:**
Lot: 107 Subdivision: COUNTRY PARK SOUTH 02
Abbreviated Description: COUNTRY PARK SOUTH 02, LOT 107

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $5,622,000 | Median # of Bedrooms | 3 |
| Median Lot Size | 6,420 SF | Median # of Baths | 2 |
| Median Living Area | 1,418 SF | Median Year Built | 1983 |
| Price Range - 2 Yrs | $215,000 to $485,000 | Age Range | 38 years to 46 years |
| Median Value | $425,000 | Median Age | 43 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .07Mi. | **8287 NEWFIELD CIR**<br>**SACRAMENTO, CA 95828-4914** | 09/29/2026 | $395,000 | $314 | 1255 | 6/3/2 | 1980 | 6,300 SF | |
| | | APN: 115-0244-039-0000 Document #: 202609290810<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 180 Subdivision: COUNTRY PARK SOUTH UNIT NO 2 MapRef: MB 771212 PG 448 Abbreviated Description: Lot:180 Subdivision:COUNTRY PARK SOUTH UNIT NO 2 Map Ref:MB 771212 PG 448City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED | | | | | | | | |
| 2 | .26Mi. | **8345 SOUTHFIELDS CIR**<br>**SACRAMENTO, CA 95828-4924** | 09/25/2026 | $465,000 | $341 | 1360 | 6/4/2 | 1980 | 6,420 SF | |
| | | APN: 115-0231-020-0000 Document #: 202609251218<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 22 Subdivision: COUNTRY PARK SOUTH UNIT NO 1 MapRef: MB 117 PG 19 Abbreviated Description: Lot:22 Subdivision:COUNTRY PARK SOUTH UNIT NO 1 Map Ref:MB 117 PG 19City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED | | | | | | | | |
| 3 | .23Mi. | **8305 FIELDPOPPY CIR**<br>**SACRAMENTO, CA 95828-4908** | 08/31/2026 | $316,000 | $300 | 1051 | 5/3/2 | 1980 | 8,010 SF | |
| | | APN: 115-0231-034-0000 Document #: 202608310796<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 79 Subdivision: COUNTRY PARK SOUTH UNIT NO 1 MapRef: MB 117 PG 19 Abbreviated Description: Lot:79 Subdivision:COUNTRY PARK SOUTH UNIT NO 1 Map Ref:MB 117 PG 19City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED | | | | | | | | |
| 4 | .24Mi. | **8267 FIELDPOPPY CIR**<br>**SACRAMENTO, CA 95828-4906** | 08/20/2026 | $425,000 | $267 | 1591 | 7/4/2 | 1980 | 6,420 SF | |
| | | APN: 115-0231-028-0000 Document #: 202608200077<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 73 Subdivision: COUNTRY PARK SOUTH UNIT NO 1 MapRef: MB 117 MAP 19 Abbreviated Description: Lot:73 Subdivision:COUNTRY PARK SOUTH UNIT NO 1 Map Ref:MB 117 MAP 19City/Muni/Twp:SACRAMENTO City/Muni/Twp: SACRAMENTO | | | | | | | | |
| 5 | .2Mi. | **8352 FIELDPOPPY CIR**<br>**SACRAMENTO, CA 95828-4909** | 08/05/2026 | $310,000 | $194 | 1591 | 7/4/2 | 1980 | 6,206 SF | Yes |
| | | APN: 115-0233-014-0000 Document #: 202608050930<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 54 Subdivision: COUNTRY PARK SOUTH UNIT NO 1 MapRef: MB 77 PG 448 Abbreviated Description: Lot:54 Subdivision:COUNTRY PARK SOUTH UNIT NO 1 Map Ref:MB 77 PG 448City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED | | | | | | | | |
| 6 | .29Mi. | **7765 TWAIN CT**<br>**SACRAMENTO, CA 95828-4978** | 06/30/2026 | $460,000 | $268 | 1714 | 7/4/2.5 | 1983 | 7,945 SF | |
| | | APN: 115-0270-033-0000 Document #: 202606301037<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 168 Subdivision: LINDALE MEADOWS UNIT NO 1 MapRef: MB 830210 PG 0015 Abbreviated Description: Lot:168 Subdivision:LINDALE MEADOWS UNIT NO 1 Map Ref:MB 830210 PG 0015City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED | | | | | | | | |
| 7 | .18Mi. | **7608 DARLA WAY**<br>**SACRAMENTO, CA 95828-4980** | 05/15/2026 | $456,000 | $314 | 1448 | 6/3/2 | 1983 | 5,125 SF | |
| | | APN: 115-0255-007-0000 Document #: 202605151372<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 237 Subdivision: COUNTRY PARK SOUTH UNIT NO 3 MapRef: MB 122 PG 7 Abbreviated Description: Lot:237 Subdivision:COUNTRY PARK SOUTH UNIT NO 3 Map Ref:MB 122 PG 7City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED | | | | | | | | |
| 8 | .1Mi. | **8251 KILMER CIR**<br>**SACRAMENTO, CA 95828-5603** | 05/14/2026 | $485,000 | $400 | 1212 | 5/3/2 | 1984 | 6,098 SF | |
| | | APN: 115-0443-011-0000 Document #: 202605141879<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 72 Subdivision: LINDALE MEADOWS UNIT NO 2 MapRef: MB 146 MAP 9 Abbreviated Description: Lot:72 Subdivision:LINDALE MEADOWS UNIT NO 2 Map Ref:MB 146 MAP 9City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED | | | | | | | | |
| 9 | .19Mi. | **7612 DARLA WAY**<br>**SACRAMENTO, CA 95828-4980** | 04/24/2026 | $405,000 | $254 | 1590 | 8/4/2 | 1982 | 9,600 SF | |
| | | APN: 115-0255-006-0000 Document #: 202604240347<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 236 Subdivision: PLAT OF COUNTRY PARK SOUTH UNIT NO 3 MapRef: MB 122 MAP 7 Abbreviated Description: Lot:236 Subdivision:PLAT OF COUNTRY PARK SOUTH UNIT NO 3 Map Ref:MB 122 MAP 7City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED | | | | | | | | |
| 10 | .26Mi. | **8205 WEYBURN CT**<br>**SACRAMENTO, CA 95828-5246** | 02/06/2026 | $425,000 | $304 | 1394 | 7/3/2 | 1986 | 6,098 SF | |
| | | APN: 115-0550-033-0000 Document #: 202602060765<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 347 Subdivision: SUNRISE GREENS UNIT NO 3 MapRef: MB 163 MAP 2 Abbreviated Description: Lot:347 Subdivision:SUNRISE GREENS UNIT NO 3 Map Ref:MB 163 MAP 2City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED | | | | | | | | |
| 11 | .15Mi. | **8241 S COUNTRY WAY**<br>**SACRAMENTO, CA 95828-5613** | 02/04/2026 | $480,000 | $301 | 1590 | 8/4/2 | 1983 | 7,100 SF | |
| | | APN: 115-0255-009-0000 Document #: 202602041153<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 239 Subdivision: COUNTRY PARK SOUTH UNIT NO 3 MapRef: MB 771212 PG 448 Abbreviated Description: Lot:239 Subdivision:COUNTRY PARK SOUTH UNIT NO 3 Map Ref:MB 771212 PG 448City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED | | | | | | | | |
| 12 | .37Mi. | **7876 SUNRISE MIST WAY**<br>**SACRAMENTO, CA 95828-5329** | 01/27/2026 | $430,000 | $384 | 1117 | 5/3/2 | 1984 | 6,970 SF | |

# ICE SiteX Report

**OrderID: 98655546**

APN: 115-0340-069-0000 Document #: 202601270557
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 151 Subdivision: PLAT OF SUNRISE GREENS UNIT NO 1 MapRef: MB 136 MAP 11 Abbreviated Description: Lot:151 Subdivision:PLAT OF SUNRISE GREENS UNIT NO 1 Map Ref:MB 136 MAP 11City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

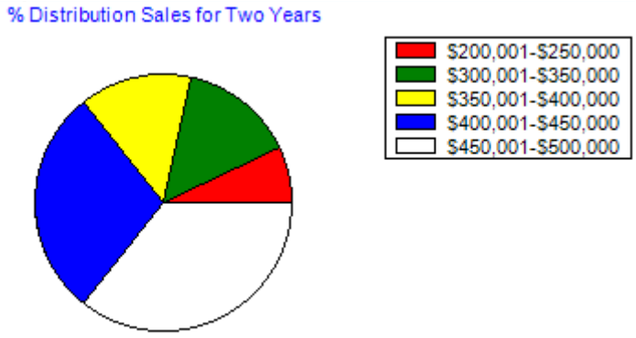
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .3Mi. | **7858 SUMMER MIST CT SACRAMENTO, CA 95828-5274** | 12/15/2025 | $215,000 | $149 | 1441 | 7/3/2 | 1988 | 5,700 SF |

APN: 115-0850-010-0000 Document #: 202512151038
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 431 Subdivision: PLAT OF SUNRISE GREENE UNIT NO 4 MapRef: MB 7901 PG 307 Abbreviated Description: Lot:431 Subdivision:PLAT OF SUNRISE GREENE UNIT NO 4 Map Ref:MB 7901 PG 307City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .21Mi. | **7839 EDENWOOD CT SACRAMENTO, CA 95828-5248** | 09/12/2025 | $355,000 | $292 | 1215 | 5/3/2 | 1986 | 7,841 SF |

APN: 115-0560-019-0000 Document #: 202509120723
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 318 Subdivision: SUNRISE GREENS UNIT NO 3 MapRef: MB 850617 PG 0545 Abbreviated Description: Lot:318 Subdivision:SUNRISE GREENS UNIT NO 3 Map Ref:MB 850617 PG 0545City/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.

## 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. | **8344 NEWFIELD CIR** | | | $352,720 | 1,407 | 6/3/2 | 1980 | 5,952 SF | |
| .01Mi. | **8340 NEWFIELD CIR** | **06/13/2011** | | $192,085 | 1,591 | 7/4/2 | 1980 | 6,169 SF | |
| .01Mi. | **8348 NEWFIELD CIR** | **06/28/1996** | | $176,191 | 1,591 | 7/4/2 | 1980 | 6,169 SF | Yes |
| .02Mi. | **8270 NEWFIELD CIR** | **04/09/2009** | | $124,763 | 1,591 | 7/4/2 | 1980 | 6,493 SF | |
| .02Mi. | **8336 NEWFIELD CIR** | | | $145,173 | 1,591 | 7/4/2 | 1980 | 6,169 SF | |
| .02Mi. | **8352 NEWFIELD CIR** | | | $378,038 | 1,591 | 7/4/2 | 1980 | 6,169 SF | |
| .02Mi. | **8274 NEWFIELD CIR** | | | $301,859 | 1,360 | 6/4/2 | 1980 | 6,493 SF | |
| .03Mi. | **8266 NEWFIELD CIR** | **08/27/2008** | | $197,011 | 1,407 | 6/3/2 | 1980 | 6,493 SF | |
| .03Mi. | **8278 NEWFIELD CIR** | **07/31/2006** | | $278,897 | 1,810 | 7/4/2 | 1980 | 6,493 SF | |
| .03Mi. | **8345 NEWFIELD CIR** | **08/27/2003** | | $292,924 | 1,407 | 6/3/2 | 1980 | 6,681 SF | |
| .03Mi. | **8341 NEWFIELD CIR** | | | $368,115 | 1,591 | 7/4/2 | 1980 | 6,713 SF | |
| .03Mi. | **8332 NEWFIELD CIR** | **09/28/2007** | | $241,486 | 1,407 | 5/3/2 | 1980 | 5,952 SF | |
| .03Mi. | **8356 NEWFIELD CIR** | | | $156,994 | 1,407 | 6/3/2 | 1980 | 5,952 SF | |
| .03Mi. | **8262 NEWFIELD CIR** | **11/12/2008** | | $210,081 | 1,591 | 7/4/2 | 1980 | 6,493 SF | |
| .03Mi. | **8349 NEWFIELD CIR** | | | $286,563 | 1,360 | 6/4/2 | 1980 | 6,650 SF | |
| .03Mi. | **8337 NEWFIELD CIR** | | | $151,399 | 1,360 | 6/4/2 | 1980 | 6,774 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 31% | Households Occupied by Owners: | 66% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 36.0 years old | Households: | 19,363 |
| Median Household Income: | $69,300 | Households w/Family: | 75% |
| Household Income Per Capita: | $26,455 | Households w/Family Married: | 46% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 37% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Elk Grove Unified School District | Students: | 63,421 |
| Number of Schools: | 67 | Rating: | B+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.80Mi. | **Anna Kirchgater Elementary School** | C+ | Public | KG - 6 |

# ICE SiteX Report

**OrderID: 98655546**

Number of Students: 738
Student-Teacher Ratio: 23.06

| | | | | |
|---|---|---|---|---|
| 0.77Mi. **Florin High School**<br>Number of Students: 1,679<br>Student-Teacher Ratio: 18.25<br>Advanced Placement: Yes | | C- | Public | 9 - 12 |
| 1.30Mi. **James Rutter Middle Schools**<br>Number of Students: 871<br>Student-Teacher Ratio: 19.33 | | D | Public | 7 - 8 |

## Flood Report

The Subject Property of **8344 NEWFIELD CIR, SACRAMENTO, CA 95828-4917** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

**AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.**
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** | 80% | LOWER |
| **BURGLARY** | 71% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 97% | SIMILAR |
| **FORCIBLE ROBBERY** | 114% | HIGHER |
| **AGGRAVATED ASSAULT** | 50% | SIGNIFICANTLY LOWER |
| **FORCIBLE RAPE** | 130% | NOTABLY HIGHER |
| **MURDER** | 75% | NOTABLY LOWER |
| **OVERALL** | 68% | NOTABLY LOWER |

## Disaster Alerts

No alerts noted

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