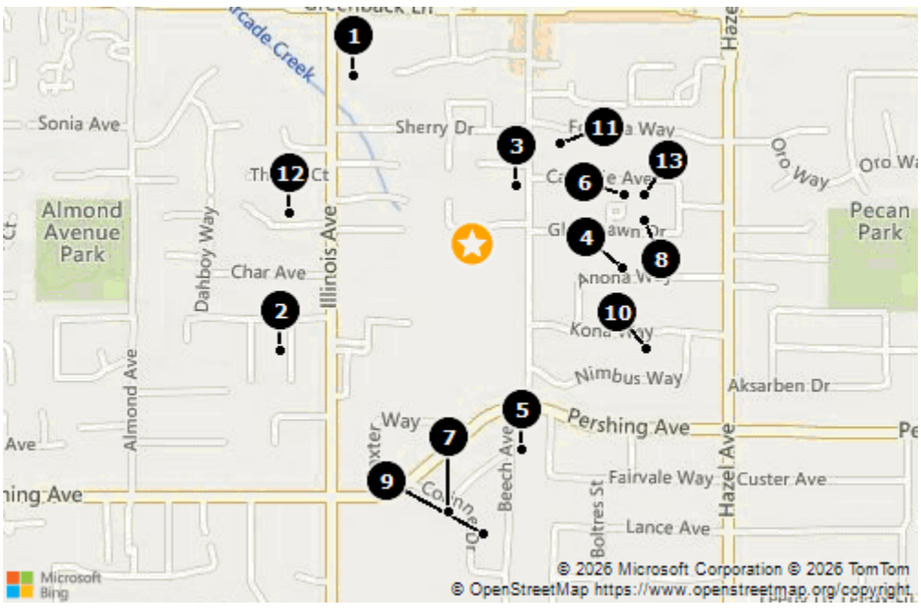
ICE SiteX Report

OrderID: 97841618

SiteX Property Information Report



Subject Property Location

8762 KEVMICH WAY, ORANGEVALE, CA 95662-4500

County:	**SACRAMENTO CA**	Census Tract:	060670082.041006
Property Use:	Single Family Residential	Zoning:	RD-4
Parcel Number:	261-0600-012-0000	Thomas Bros Pg-Grid:	260-5E

Valuation

Value:	**$757,000**	FSD:	13	Common Confidence Score:	55
Value Range:	$658,590 - $855,410	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	54-476
Assd Land Value:	$89,675	Market Land Value:		Tax Year:	2025
Assd Improvement:	$365,131	Market Improvment Value:		Total Taxable Value:	$11,093
Total Assessed Value:	$454,806	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Subdivision: BEECHWOOD ESTATES
Abbreviated Description: BEECHWOOD ESTATES, LOT 12

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	4	Pool:	
Building Area:	2360 SF	Baths:	3	Fireplace:	1
Year Built:	1989	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	3	A/C:	Central
Style:		Basement:		Roof Cover:	Wood Shake
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/22/2021	Loan Amount:	N/A
Document #:	2021122200103 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 12 Subdivision: THE PLAT OF BEECHWOOD ESTATES

Prior Transfer

Recording Date:	12/08/2016	Sales Price:	N/A
Document #:	BK-PG 20111031-1112	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/18/2016	Sales Price:	N/A
Document #:	BK-PG 20161118-0510	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/09/2016		
Document Type:			

Legal Description:
Lot: 12 Subdivision: BEECHWOOD ESTATES Map Ref: MB 177 MAP 1

Prior Transfer

Recording Date:	12/05/2011	Sales Price:	$346,000
Document #:	BK-PG 20110228-1046	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	10/31/2011	Loan Amount:	N/A
Document #:	BK-PG 20111031-1112	Loan Type:	FHA
TD Due Date:	11/01/2041	Type Finance:	

Legal Description:
Lot: 12 Subdivision: BEECHWOOD ESTATES

Prior Transfer

Recording Date:	03/31/2011	Sales Price:	$270,000
Document #:	BK-PG 20090112-1208	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	02/28/2011	Sales Price:	$355,000
Document #:	BK-PG 20110228 -1045	Type of Sale:	Full Amount on Deed

Document Type:
Legal Description:
Lot: 12 Subdivision: BEECHWOOD ESTATES
Abbreviated Description: BEECHWOOD ESTATES, LOT 12

Prior Transfer

Recording Date:	02/28/2011	Sales Price:	$355,000
Document #:	BK-PG 20110228-1045	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/24/2011		

Document Type:
Legal Description:
Lot: 12 Subdivision: BEECHWOOD ESTATES Map Ref: MAP1 MB177

Prior Transfer

Recording Date:	01/22/2010	Sales Price:	N/A
Document #:	BK-PG 20100122-0801	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/12/2010		

Document Type:
Legal Description:
Lot: 12 Subdivision: BEECHWOOD ESTATES Map Ref: MAP1 MB177

Prior Transfer

Recording Date:	01/27/2009	Sales Price:	$248,000
Document #:	BK-PG 20070723-1189	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	01/12/2009	Loan Amount:	N/A
Document #:	BK-PG 20090112-1208	Loan Type:	Unknown
TD Due Date:	02/01/2039	Type Finance:	

Legal Description:
Lot: 12 Subdivision: BEECHWOOD ESTATES

Prior Transfer

Recording Date:	08/10/2007	Sales Price:	$227,000
Document #:	BK-PG 20030829-0523	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	07/23/2007	Loan Amount:	N/A
Document #:	BK-PG 20070723-1189	Loan Type:	Negative Amortization
TD Due Date:	08/06/2037	Type Finance:	

Legal Description:
Lot: 12 Subdivision: BEECHWOOD ESTATES
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	03/09/2005	Loan Amount:	N/A
Document #:	BK-PG 20050309-0764	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/21/2035	Type Finance:	

Legal Description:
Lot: 12 Subdivision: PLAT OF BEECHWOOD ESTATES

Mortgage Record

Recording Date:	08/29/2003	Loan Amount:	N/A
Document #:	BK-PG 20030829-0523	Loan Type:	Stand Alone First
TD Due Date:	09/15/2033	Type Finance:	ADJ

Legal Description:
Lot: 12 Subdivision: PLAT OF BEECHWOOD ESTATES

Mortgage Record

Recording Date:	10/30/2002	Loan Amount:	N/A
Document #:	BK-PG 20021030-2234	Loan Type:	Stand Alone First
TD Due Date:	11/11/2032	Type Finance:	ADJ

Legal Description:
Lot: 12 Subdivision: BEECHWOOD ESTATES

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Mortgage Record

Recording Date:	02/28/2001	Loan Amount:	N/A
Document #:	BK-PG 20010228-0312	Loan Type:	Unknown
TD Due Date:	03/01/2031	Type Finance:	

Legal Description:
Lot: 12 Subdivision: PLAT OF BEECHWOOD ESTATES

Mortgage Record

Recording Date:	05/31/2000	Loan Amount:	N/A
Document #:	BK-PG 20000531-1606	Loan Type:	VA
TD Due Date:	06/01/2030	Type Finance:	

Legal Description:
Lot: 12 Subdivision: PLAT OF BEECHWOOD ESTATES

Area Sales Analysis

Total Area Sales	$7,611,500	Median # of Bedrooms	3
Median Lot Size	10,454 SF	Median # of Baths	2
Median Living Area	1,779 SF	Median Year Built	1973
Price Range - 2 Yrs	$480,000 to $704,500	Age Range	12 years to 70 years
Median Value	$550,000	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**6106 ILLINOIS AVE** **ORANGEVALE, CA 95662-4424**	06/15/2026	$685,000	$264	2589	6/4/3	2014	9,399 SF	
		APN: 261-0240-033-0000 Document #: 202606150706 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: B Subdivision: PARCEL MAP NO 04-0192 MapRef: MB 189 PG 4 Abbreviated Description: Lot:B Subdivision:PARCEL MAP NO 04-0192 Map Ref:MB 189 PG 4City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.28Mi.	**5825 OAK GARDEN CT** **ORANGEVALE, CA 95662-4439**	05/27/2026	$550,000	$283	1942	7/3/2	1979	7,700 SF	
		APN: 261-0460-018-0000 Document #: 202605271152 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Subdivision: QUAIL OAK MEADOWS MapRef: MB 120 MAP 7 Abbreviated Description: Lot:18 Subdivision:QUAIL OAK MEADOWS Map Ref:MB 120 MAP 7City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.09Mi.	**6005 BEECH AVE** **ORANGEVALE, CA 95662-4526**	05/18/2026	$550,000	$472	1164	4/2/2	1960	13,068 SF	
		APN: 261-0250-024-0000 Document #: 202605181000 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 264 Subdivision: PLAT OF ORANGEVALE COLONY MapRef: MB 3 MAP 20 Abbreviated Description: Lot:264 Subdivision:PLAT OF ORANGEVALE COLONY Map Ref:MB 3 MAP 20City/Muni/Twp:ORANGEVALE City/Muni/Twp: ORANGEVALE								
4	.19Mi.	**8845 ANONA WAY** **ORANGEVALE, CA 95662-4507**	05/13/2026	$684,000	$329	2077	7/4/3	1973	11,761 SF	Yes
		APN: 223-0361-001-0000 Document #: 202605131197 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Subdivision: RIVIERA ESTATES MapRef: MB 68 PG 8 Abbreviated Description: Lot:16 Subdivision:RIVIERA ESTATES Map Ref:MB 68 PG 8City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.27Mi.	**5724 BEECH AVE** **ORANGEVALE, CA 95662-5105**	05/05/2026	$540,000	$500	1080	6/3/1.5	1963	10,454 SF	
		APN: 253-0054-003-0000 Document #: 202605050469 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 53 Subdivision: BOYD TRACT UNIT NO 3 MapRef: MB 43 MAP 13 Abbreviated Description: Lot:53 Subdivision:BOYD TRACT UNIT NO 3 Map Ref:MB 43 MAP 13City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.2Mi.	**8832 CANARSIE AVE** **ORANGEVALE, CA 95662-4530**	04/24/2026	$540,000	$444	1215	6/3/2	1960	10,019 SF	
		APN: 223-0132-009-0000 Document #: 202604240696 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: ORANGEHAVEN NO 2 MapRef: MB 41 MAP 22 Abbreviated Description: Lot:10 Subdivision:ORANGEHAVEN NO 2 Map Ref:MB 41 MAP 22City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
7	.34Mi.	**8758 CORINNE DR** **ORANGEVALE, CA 95662-5110**	04/14/2026	$480,000	$253	1890	6/3/2	1956	10,454 SF	Yes
		APN: 253-0101-005-0000 Document #: 202604140821 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 72 Subdivision: BOYD TRACT UNIT NO 3 MapRef: MF 43 PG 13 Abbreviated Description: Lot:72 Subdivision:BOYD TRACT UNIT NO 3 Map Ref:MF 43 PG 13City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
8	.22Mi.	**8855 GLORI DAWN DR** **ORANGEVALE, CA 95662-4555**	03/23/2026	$655,000	$368	1779	6/3/2	1988	10,890 SF	
		APN: 223-0220-043-0000 Document #: 202603230919 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Subdivision: PLAT OF IRON GATE MapRef: MB 89 PG 1821 Abbreviated Description: Lot:19 Subdivision:PLAT OF IRON GATE Map Ref:MB 89 PG 1821City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
9	.37Mi.	**8771 CORINNE DR** **ORANGEVALE, CA 95662-5143**	03/12/2026	$594,500	$328	1808	5/3/2	1956	10,019 SF	
		APN: 253-0102-010-0000 Document #: 202603120960 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 89 Subdivision: BOYD TRACT NO 3 MapRef: MB 43 PG 13 Abbreviated Description: Lot:89 Subdivision:BOYD TRACT NO 3 Map Ref:MB 43 PG 13City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
10	.26Mi.	**8858 KONA WAY** **ORANGEVALE, CA 95662-4520**	02/27/2026	$563,500	$357	1576	6/3/2	1974	10,019 SF	Yes
		APN: 223-0211-008-0000 Document #: 202602270687 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 11 Subdivision: RIVIERA ESTATES UNIT NO 2 MapRef: MB 96 MAP 17 Abbreviated Description: Lot:11 Subdivision:RIVIERA ESTATES UNIT NO 2 Map Ref:MB 96 MAP 17City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.17Mi.	**8806 FORTUNA WAY** **ORANGEVALE, CA 95662-4510**	02/06/2026	$515,000	$500	1029	5/3/1	1959	10,890 SF

APN: 223-0131-014-0000 Document #: 202602060533
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: BEECH TRACT MapRef: MB 50 MAP 15 Abbreviated Description: Lot:15 Subdivision:BEECH TRACT Map Ref:MB 50 MAP 15City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

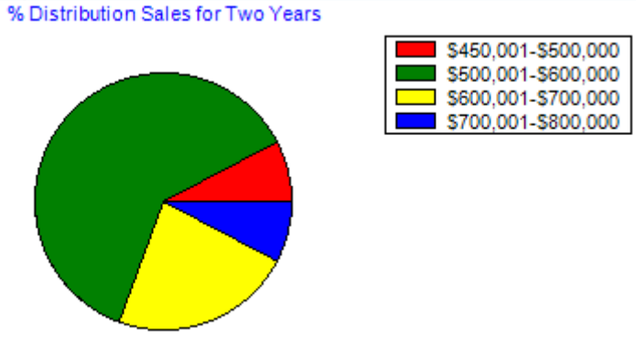
12	.24Mi.	**8677 ROBIN HILL WAY** **ORANGEVALE, CA 95662-4400**	11/20/2025	$704,500	$307	2288	8/4/2	1987	10,890 SF

APN: 261-0290-039-0000 Document #: 202511201346
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: PLAT OF ROBIN HILL ESTATES MapRef: MB 175 MAP 12 Abbreviated Description: Lot:4 Subdivision:PLAT OF ROBIN HILL ESTATES Map Ref:MB 175 MAP 12City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	.23Mi.	**8844 CANARSIE AVE** **ORANGEVALE, CA 95662-4530**	10/29/2025	$550,000	$467	1176	5/3/2	1977	9,583 SF

APN: 223-0156-002-0000 Document #: 202510291188
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 MapRef: MB 29 MAP 26 Abbreviated Description: Lot:4 Map Ref:MB 29 MAP 26City/Muni/Twp:ORANGEVALE City/Muni/Twp: ORANGEVALE

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.	**8762 KEVMICH WAY**	**02/28/2011**		$454,806	2,360	7/4/3	1989	10,019 SF	
.01Mi.	**8758 KEVMICH WAY**	**02/08/1994**		$376,570	2,360	7/4/3	1989	10,890 SF	Yes
.01Mi.	**8766 KEVMICH WAY**			$389,120	2,330	8/4/3	1990	10,019 SF	Yes
.03Mi.	**8754 KEVMICH WAY**			$729,344	2,441	7/4/2.5	1989	11,326 SF	
.03Mi.	**8770 KEVMICH WAY**			$588,896	3,650	10/4/4	2008	15,590 SF	
.03Mi.	**8745 KEVMICH WAY**			$687,343	2,330	7/4/3	1989	9,148 SF	Yes
.04Mi.	**8763 KEVMICH WAY**			$383,981	2,441	7/4/2.5	1989	10,019 SF	Yes
.04Mi.	**8767 KEVMICH WAY**			$320,824	2,441	7/4/2.5	1989	9,583 SF	
.04Mi.	**8750 KEVMICH WAY**			$509,810	2,330	7/4/3	1989	13,068 SF	Yes
.05Mi.	**8741 KEVMICH WAY**			$446,282	2,441	7/4/2.5	1989	8,712 SF	Yes
.05Mi.	**8771 KEVMICH WAY**			$438,818	2,441	7/4/2.5	1988	8,712 SF	
.05Mi.	**8746 KEVMICH WAY**			$637,480	2,330	7/4/3	1989	9,148 SF	Yes
.05Mi.	**5933 BEECH AVE**	**08/31/2009**		$304,152	1,780	6/4/2	1989	15,246 SF	
.05Mi.	**5915 BEECH AVE**			$641,418	2,373	7/4/2	2018	14,625 SF	
.05Mi.	**5937 BEECH AVE**			$461,774	2,732	9/4/2.5	1959	14,536 SF	
.06Mi.	**8775 KEVMICH WAY**			$544,540	2,360	7/4/3	1989	8,276 SF	Yes

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	43.0 years old	Households:	12,774
Median Household Income:	$97,384	Households w/Family:	69%
Household Income Per Capita:	$45,492	Households w/Family Married:	50%
Most Common Education Level:	Some College	Households w/Family Children:	32%

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

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0.19Mi. **Andrew Carnegie Middle School** Number of Students: 687 Student-Teacher Ratio: 23.02		C+	Public	6 - 8
0.67Mi. **Pershing Elementary School** Number of Students: 494 Student-Teacher Ratio: 26		B+	Public	KG - 6
1.25Mi. **Bella Vista High School** Number of Students: 1,939 Student-Teacher Ratio: 24.29 Advanced Placement: Yes		A-	Public	9 - 12

Flood Report

The Subject Property of **8762 KEVMICH WAY, ORANGEVALE, CA 95662-4500** 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	110%	HIGHER
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	98%	SIMILAR
OVERALL	97%	SIMILAR

Disaster Alerts

No alerts noted

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