


**6801 30th St, North Highlands, CA 95660-2901, Sacramento County**

APN: 208-0101-008-0000 CLIP: 8657221311

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>MLS Sale Price</b>	<b>MLS Sale Date</b>
	N/A	N/A	N/A	\$40,000	02/22/2017
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	N/A	18,857	N/A	RES-NEC	

OWNER INFORMATION			
Owner Name	H & M Ents Inc	Tax Billing Zip	95678
Tax Billing Address	308 Riverside Ave	Tax Billing ZIP + 4 Code	3148
Tax Billing City & State	Roseville, CA	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$395,299	School District	TWIN RIVERS UNIFIED
Median Home Value Rating	6 / 10	Family Friendly Score	41 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	61 / 100	Walkable Score	26 / 100
Total Incidents (1 yr)	33	Q1 Home Price Forecast	\$405,017
Standardized Test Rank	17 / 100	Last 2 Yr Home Appreciation	1%

LOCATION INFORMATION			
Census Tract	74.35	Comm College District Code	Los Rios Jt
Mailing Carrier Route	C010	Elementary School District	Rio Linda
Subdivision	Rio Linda Sub 6	Flood Zone Code	X
Zoning	SPA	Flood Zone Panel	06067C0059H
Neighborhood Code	H-H	Flood Zone Date	08/16/2012
School District	Twin Rivers Sb1537	Within 250 Feet of Multiple Flood Zone	Yes (Ae, X500, X)

TAX INFORMATION			
APN	208-0101-008-0000	Fire Dept Tax Dist	Sacramento Metropoli
Tax Area	59073	Lot #	63
Water Tax Dist	Rio Lindaelverta Com		
Legal Description	E 198 FT OF S 150 FT LOT 63 RIO LINDA SUB NO 6		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$142,800	\$43,744	\$42,887
Assessed Value - Land	\$142,800	\$43,744	\$42,887
YOY Assessed Change (\$)	\$99,056	\$857	
YOY Assessed Change (%)	226.44%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$575		
2022	\$576	\$1	0.23%
2023	\$1,761	\$1,185	205.63%
Jurisdiction	Tax Type	Tax Amount	
Csa 1 Lights Sacunincorp Zone	Actual	\$74.34	
Water & Drainage Studies - Sc	Actual	\$6.92	
Safca O & M Assessment #1	Actual	\$1.62	
Total Of Special Assessments	Actual	\$82.88	

CHARACTERISTICS			
Lot Acres	0.4329	County Use Code	Vacant-Residential
Lot Sq Ft	18,857	Universal Land Use	Residential (NEC)

SELL SCORE			
Rating	Moderate	Value As Of	2024-06-23 04:33:01
Sell Score	553		

LISTING INFORMATION			
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Listing Number	<a href="#">16073562</a>
Status	Closed
Status Change Date	02/22/2017
Listing Date	11/17/2016
Listing Price	\$50,000
Original Listing Price	\$50,000

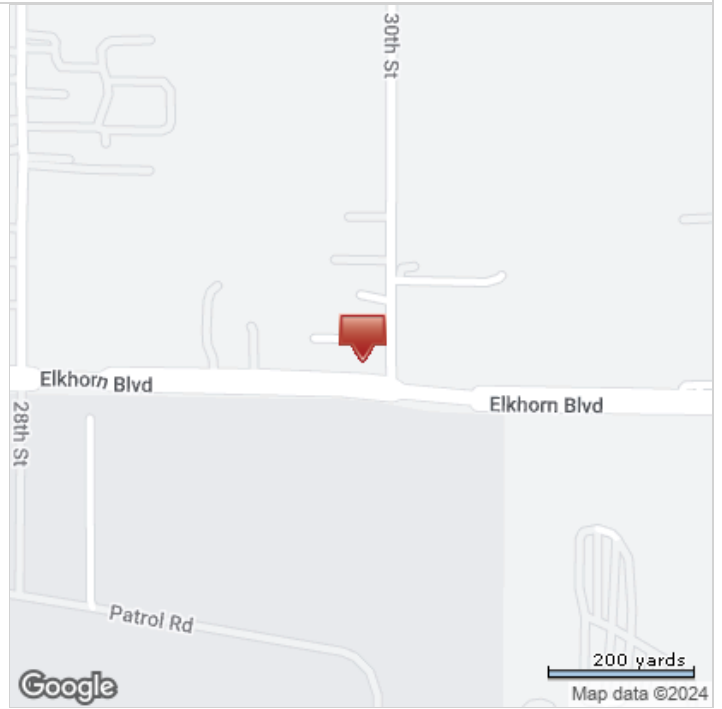
Pending Date	12/09/2016
Selling Date	02/22/2017
Selling Price	\$40,000
Listing Office Name	LYON RE FAIR OAKS
Selling Broker Name	LYON RE FAIR OAKS

**LAST MARKET SALE & SALES HISTORY**

Recording Date	04/05/1979	Document Number	<a href="#">790405-500</a>
Settle Date	MLS: 02/22/2017	Deed Type	Joint Tenancy Deed
Sale Price	\$15,500	Owner Name	H & M Ents Inc

Recording Date	01/27/2022	02/22/2017	02/22/2017	04/05/1979
Settle Date	01/20/2022	02/21/2017	02/21/2017	
Sale Price		\$40,000		\$15,500
Nominal	Y		Y	
Owner Name	H & M Ents Inc	Maadarani Hamze	Basden Richard	Basden Richard J & Basden Diane S
Seller Name	Maadarani Hamze	Basden Richard J	Basden Diane S	
Document Number	2201270886	170222-1749	170222-1748	790405-500
Deed Type	Grant Deed	Grant Deed	Affidavit	Joint Tenancy Deed
Title Company	Attorney Only	Stewart Title/Sacramento	Stewart Title/Sacramento	

**PROPERTY MAP**



\*Lot Dimensions are Estimated