



Neighborhood Report



Bernard Overbey, REALTOR®, e-PRO

ERA Home Traditions

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Presented By

Bernard Overbey, REALTOR®[®], e-PRO



Realtor®

Member of The National Association of Realtors

Member of Solano & Napa Counties Association of Realtors

Member of Bay Area Association of Realtors

Member of Sacramento & Surrounding Counties Association of Realtors serving;
Sacramento, Yolo, San Joaquin, Stanislaus, Merced, El Dorado, Placer, Fresno,
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Our Company

ERA Real Estate has been in the business of fulfilling the dream of homeownership since 1972 as Electronic Realty Associates. Today, it is one of the world's leading residential franchise brokerage networks, with more than 28,000 brokers and sales associates. For most people, buying or selling a home is one of the biggest financial commitments they will make in their lifetime. That's why ERA® professionals are committed to guiding customers through each step of the transaction and going beyond the basic responsibilities of a real estate broker or sales associate. We have been conducting business in the local area for many years. We have and continue to work hard to gain the respect of these many distinguished communities. This recognition is built upon a respect for our clients and neighbors. We hope your experience with us will further this reputation of personalized service and client satisfaction.

Our company is comprised of people who live and work in the surrounding communities. We have personal knowledge of each neighborhood's nature, and growth possibilities. Based on this we hope to find the perfect fit for you and your family. Every community is different. Whether your focus is schools, shopping, transportation, or recreational facilities our associates will draw upon their knowledge of the local areas to find the ideal property to meet your needs.

Our dedicated and talented staff of professionals will make every effort to make sure your transaction goes as smoothly as possible. We understand that we need to earn your business. We hope the level of detail found within this Comparative Market Analysis helps you with your decision making process. We want to do as much as possible to give you the information you need to price and market your most valuable asset - your home.

ERA Real Estate is the company of choice for customers and agents because ERA® sales associates are ethical, forward-thinking and results-oriented professionals who take a proactive approach to real estate. Agents can be sure they'll have the best tools and training to accomplish any job, while consumers can have total confidence that they are dealing with a consummate professional demonstrating the highest level of service and integrity.

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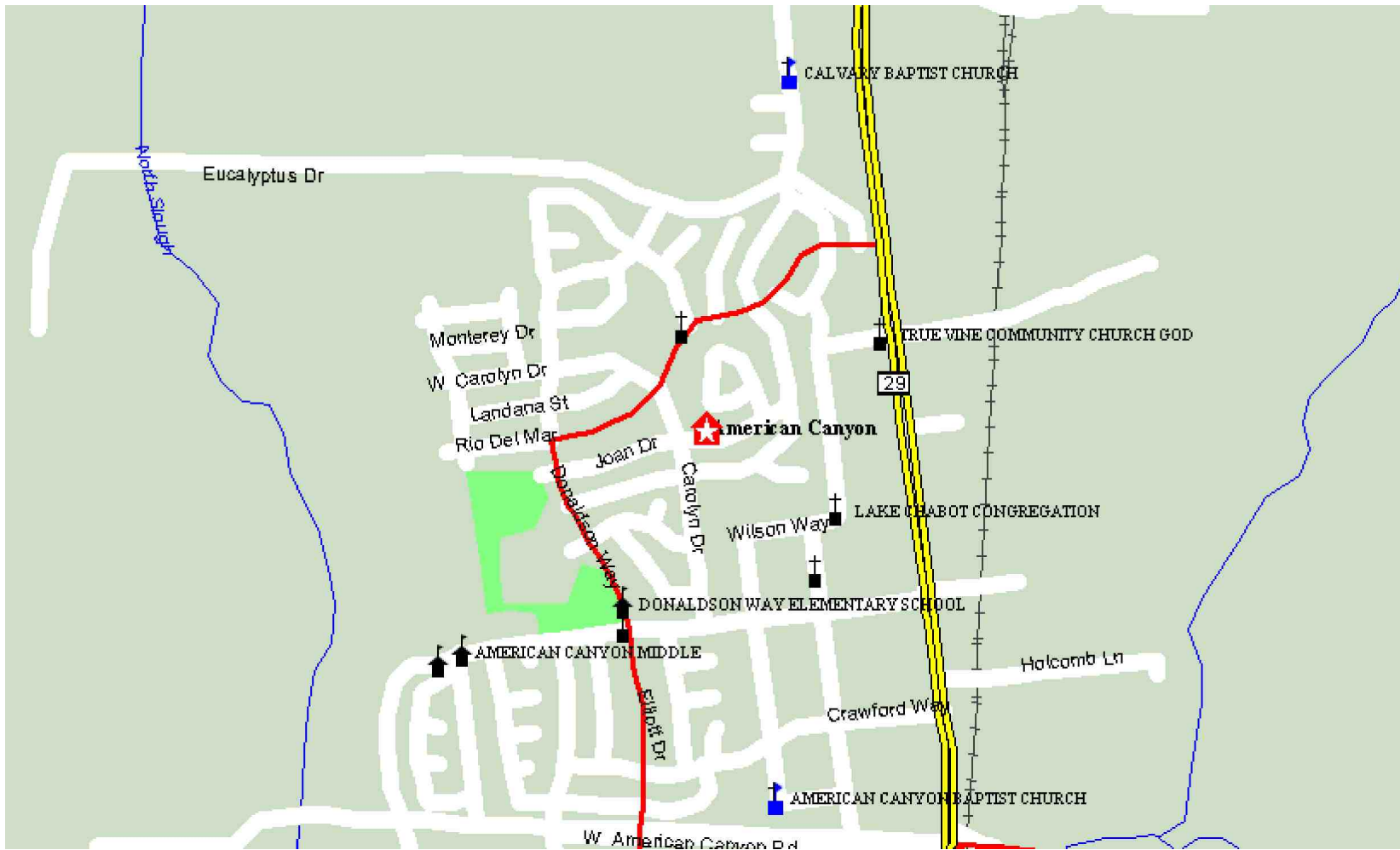
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AMERICAN CANYON, CA



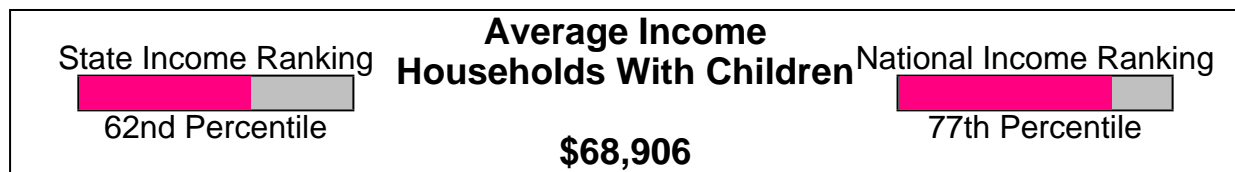
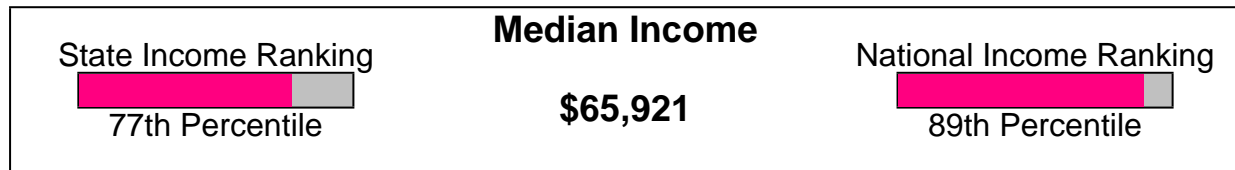


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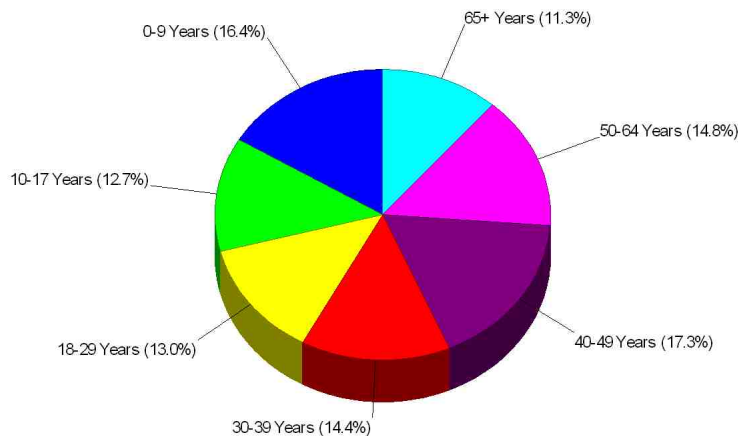


Income For Neighborhood Within City of American Canyon



Age Breakdown For Neighborhood Within City of American Canyon

Average Age = 36.3 Years



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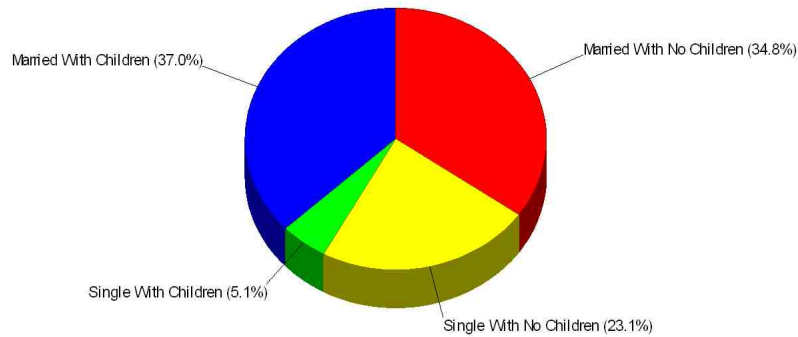
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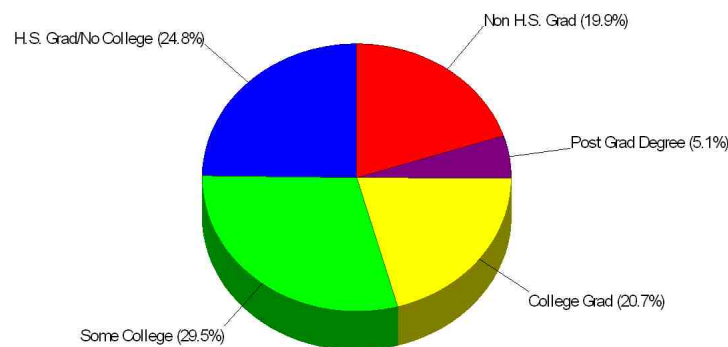
Household Characteristics For Neighborhood Within City of American Canyon

71.8% Married
42.1% With Children



Adult Education Level For Neighborhood Within City of American Canyon

80.1% High School Graduates
25.8% College Graduates



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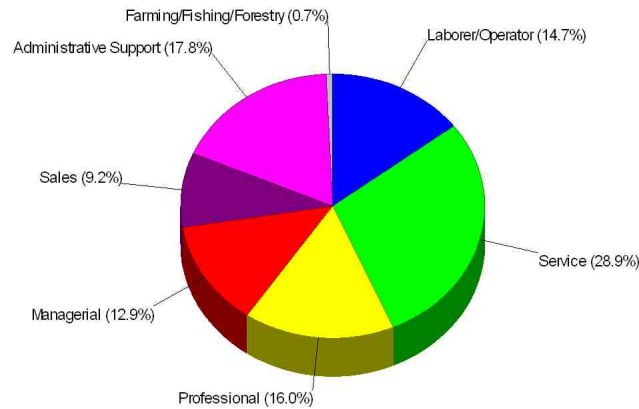
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Employment For Neighborhood Within City of American Canyon

Average Travel Time To Work = 35.7 Minutes



Occupation

Income For Area of Napa



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Population For Area of Napa

Population = 102,282
Land Area = 293.4 Square Miles

State Density Ranking



14th Percentile

**Population
Density**

349

Persons
Per Square Mile

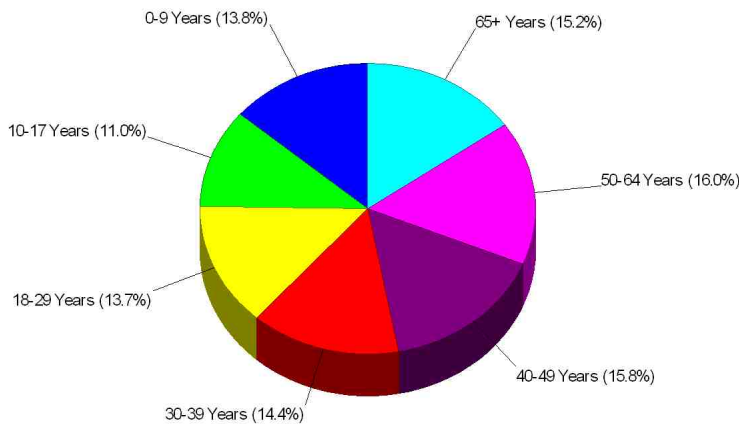
National Density Ranking



42nd Percentile

Age Breakdown For Area of Napa

Average Age = 38.1 Years



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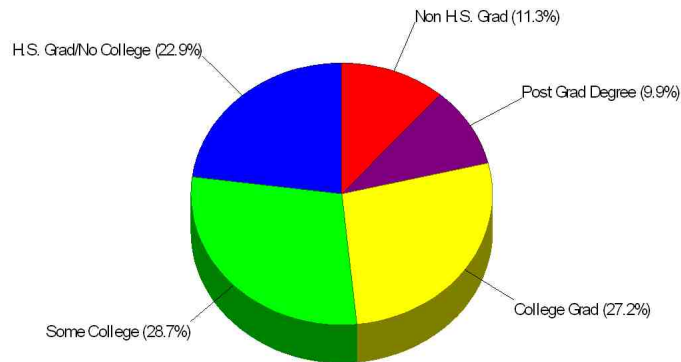
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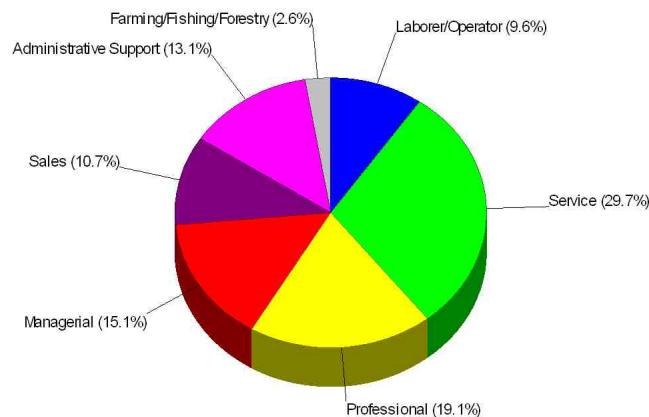
Adult Education Level For Area of Napa

**88.7% High School Graduates
37.1% College Graduates**



Employment For Area of Napa

Average Travel Time To Work = 27.1 Minutes



Occupation

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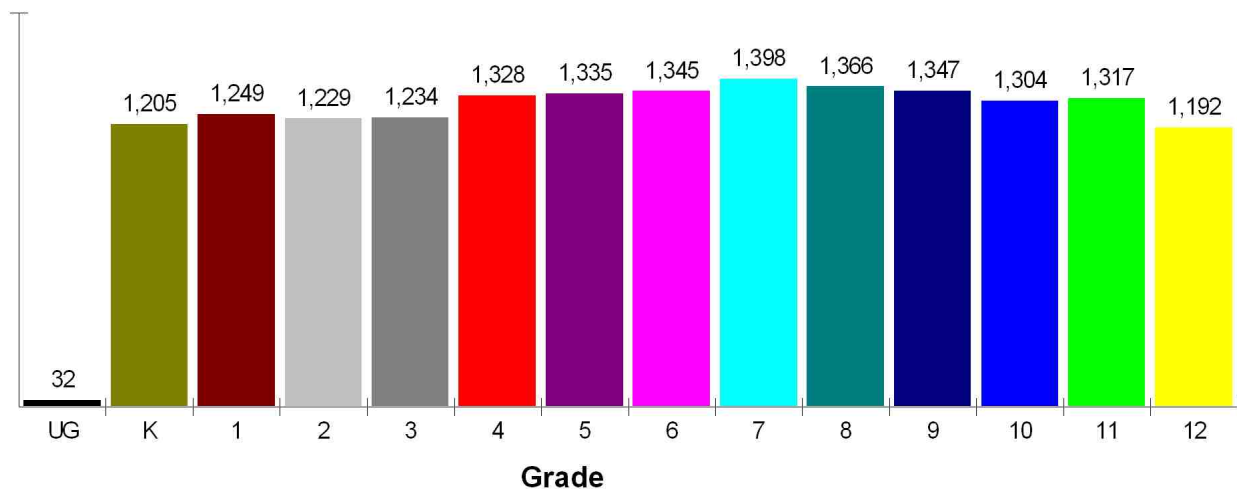
General Facts FOR NAPA VALLEY UNIFIED

NAPA VALLEY UNIFIED
2425 JEFFERSON ST.
NAPA, CA 94558

Type:	(707)253-3715	Independent Local District
Grade Range:		K - 12
Schools:		37
Teacher:		831
Students:		16,881
Student/Teacher Ratio:		20.3 To 1
Student/Librarian Ratio:		3,669.8 To 1
Secondary Student/Guidance Ratio:		579.8 To 1

Student Enrollment By Grade FOR NAPA VALLEY UNIFIED

Total Enrollment = 16,881



National Enrollment Ranking: 425 of 15,679 (97th Percentile)

State Enrollment Ranking: 83 of 1,055 (92nd Percentile)

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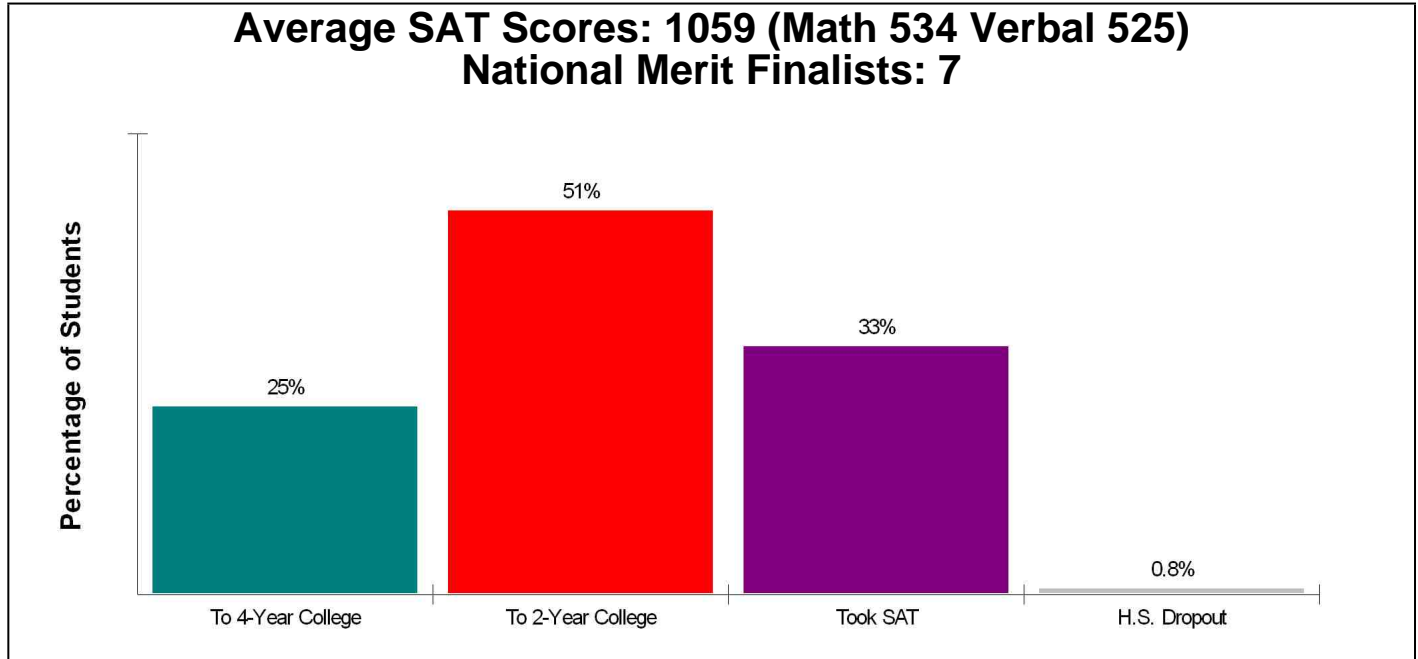
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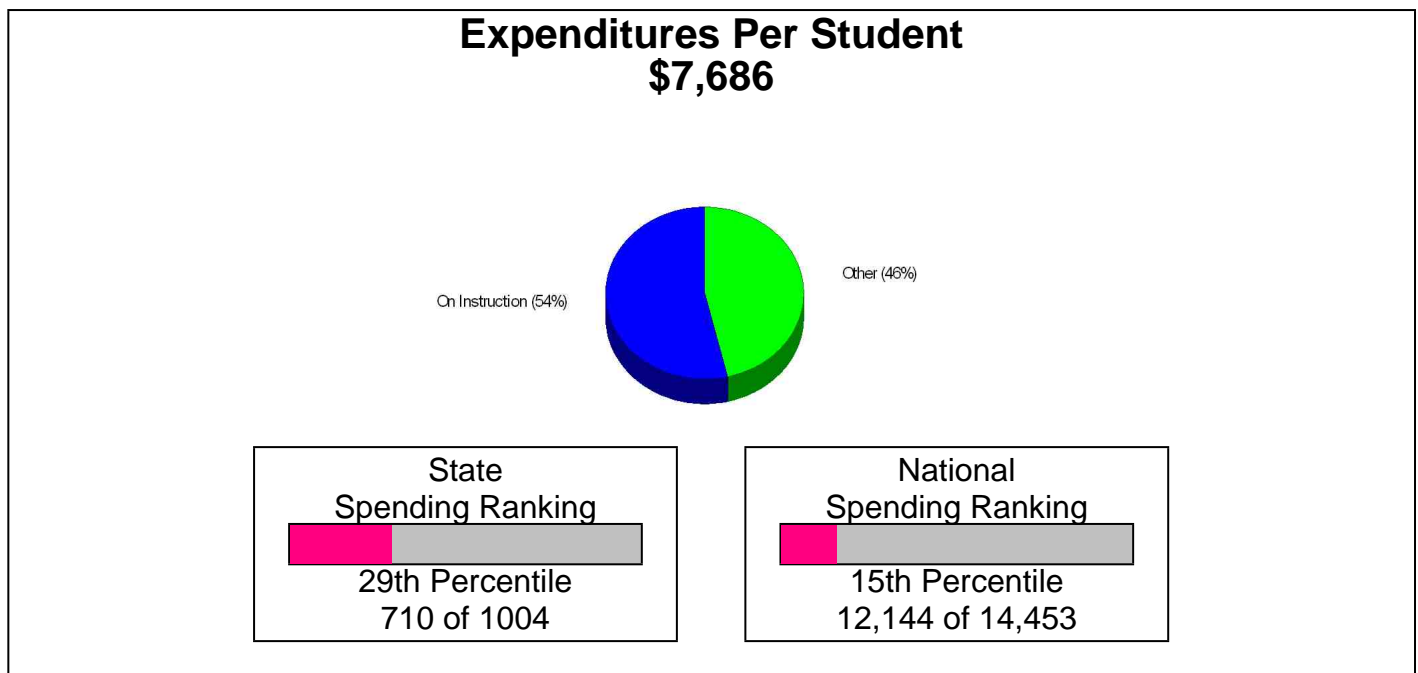
High School Statistics FOR NAPA VALLEY UNIFIED

Average SAT Scores: 1059 (Math 534 Verbal 525)
National Merit Finalists: 7



School Expenditures FOR NAPA VALLEY UNIFIED

Expenditures Per Student
\$7,686



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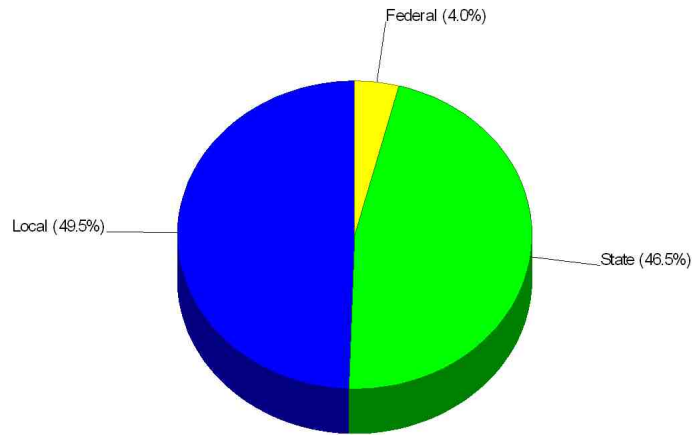
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School Funding FOR NAPA VALLEY UNIFIED



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Public Schools for District

DONALDSON WAY ELEMENTARY SCHOOL

430 DONALDSON WAY, AMERICAN CANYON, CA 94503

Phone: (707)644-4486

Grades: K - 5

Distance from Subject: 0.3 Miles

School Type:

Regular

Student/Teacher Ratio: 20.2 to 1

Students/Teachers:

506/25

Mascot: Dragons

School Colors :

Hunter Green & White

AMERICAN CANYON MIDDLE

300 BENTON WAY, AMERICAN CANYON, CA 94503

Phone: (707)259-8592

Grades: 6 - 8

Distance from Subject: 0.5 Miles

School Type:

Regular

Student/Teacher Ratio: 21.8 to 1

Students/Teachers:

654/30

ARCHWAYS COMMUNITY DAY

300 BENTON, AMERICAN CANYON, CA 94503

Phone: N/A

Grades: 6 - 8

Distance from Subject: 0.6 Miles

School Type:

Alternative

Student/Teacher Ratio: 8.0 to 1

Students/Teachers:

8/1

NAPA JUNCTION ELEMENTARY SCHOOL

300 NAPA JUNCTION ROAD, AMERICAN CANYON, CA 94503

Phone: (707)644-0050

Grades: K - 5

Distance from Subject: 0.7 Miles

School Type:

Regular

Student/Teacher Ratio: 19.1 to 1

Students/Teachers:

517/27

Mascot: Eagles

School Colors :

Kelly Green & White

CARNEROS ELEMENTARY SCHOOL

1680 LOS CARNEROS AVE., NAPA, CA 94559

Phone: (707)253-3466

Grades: K - 6

Distance from Subject: 5.7 Miles

School Type:

Regular

Student/Teacher Ratio: 17.3 to 1

Students/Teachers:

207/12

Mascot: Cougars

School Colors :

Gold & Black

PHILLIPS-EDISON CHARTER

1210 SHETLER AVE., NAPA, CA 94559

Phone: (707)253-3481

Grades: K - 6

Distance from Subject: 7.4 Miles

School Type:

Regular

Student/Teacher Ratio: 16.5 to 1

Students/Teachers:

577/35

Mascot: Eagles

School Colors :

Kelly Green & Gold





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Public Schools for District

SNOW ELEMENTARY SCHOOL **Phone:** (707)253-3666
1130 FOSTER ROAD, NAPA, CA 94558 **Grades:** K - 6

Distance from Subject: 7.6 Miles	School Type:	Regular
Student/Teacher Ratio: 14.3 to 1	Students/Teachers:	342/24
Mascot: Roadrunners	School Colors :	Kelly Green & White

RIVER MIDDLE (CHARTER) **Phone:** (707)253-6813
101K S COOMBS ST., NAPA, CA 94559 **Grades:** 6 - 8

Distance from Subject: 7.6 Miles	School Type:	Regular
Student/Teacher Ratio: 22.5 to 1	Students/Teachers:	180/8

SHEARER ELEMENTARY SCHOOL **Phone:** (707)253-3508
1590 ELM ST., NAPA, CA 94559 **Grades:** K - 6

Distance from Subject: 8.1 Miles	School Type:	Regular
Student/Teacher Ratio: 17.8 to 1	Students/Teachers:	746/42
Mascot: Spartans	School Colors :	Royal & White

HORIZONS **Phone:** N/A
2447 OLD SONOMA ROAD, NAPA, CA 94558 **Grades:** 9 - 10

Distance from Subject: 8.1 Miles	School Type:	Alternative
Student/Teacher Ratio: 18.0 to 1	Students/Teachers:	18/1

TEMESCAL HIGH (CONT.) **Phone:** (707)253-3791
2447 OLD SONOMA ROAD, NAPA, CA 94558 **Grades:** 9 - 12

Distance from Subject: 8.1 Miles	School Type:	Alternative
Student/Teacher Ratio: 23.0 to 1	Students/Teachers:	23/1

BRIDGES SCHOOL **Phone:** (707)253-3688
1133 COOMBSVILLE ROAD, NAPA, CA 94558 **Grades:** 8

Distance from Subject: 8.4 Miles	School Type:	Alternative
Student/Teacher Ratio: 9.0 to 1	Students/Teachers:	9/1





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Public Schools for District

SILVERADO MIDDLE

1133 COOMBSVILLE ROAD, NAPA, CA 94558

Distance from Subject: 8.4 Miles

Student/Teacher Ratio: 21.1 to 1

Mascot: Donkeys

School Type:

Students/Teachers:

School Colors :

Regular

1,013/48

Kelly Green & White

Phone: (707)253-3688

Grades: 7 - 8

MT. GEORGE ELEMENTARY SCHOOL

1019 SECOND AVE., NAPA, CA 94558

Distance from Subject: 8.5 Miles

Student/Teacher Ratio: 18.7 to 1

Mascot: Mustangs

School Type:

Students/Teachers:

School Colors :

Regular

206/11

Royal & White

Phone: (707)253-3766

Grades: K - 6

NAPA VALLEY LANGUAGE ACADEMY

2700 KILBURN AVE., NAPA, CA 94558

Distance from Subject: 8.7 Miles

Student/Teacher Ratio: 18.3 to 1

Mascot: Woodpeckers

School Type:

Students/Teachers:

School Colors :

Regular

660/36

Navy & Gold

Phone: (707)253-3678

Grades: K - 6





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Private Schools

Private School Enrollment= 100.01% within School District

CALVARY BAPTIST CHRISTIAN ACADEMY
117 Theresa Ave., AMERICAN CANYON, CA 94503
Distance from Subject: 0.6 Miles
Affiliation: Baptist
Students: 76

Phone: (707)642-1143
Grades: K - 12
School Type: Not Given
Gender: Coed
Student/Teacher Ratio: 11.0 to 1

Enrollment By Grade: K-10 1-14 2-6 3-4 4-10 5-6 6-5 7-4 8-6 9-4 10-1

NOAH'S ARK CHRISTIAN SCHOOL AND DAY CARE
2 Andrew Rd., AMERICAN CANYON, CA 94503
Distance from Subject: 0.6 Miles
Affiliation: Baptist
Students: 69
Enrollment By Grade: PK-47 K-22

Phone: (707)644-6465
Grades: PK - K
School Type: Early Childhood
Gender: Coed
Student/Teacher Ratio: 35.2 to 1

RAINBOW COVENANT SCHOOL
210 Martin St., VALLEJO, CA 94589
Distance from Subject: 1.6 Miles
Affiliation: Christian
Students: 8
Enrollment By Grade: UG-1 2-1 3-1 4-3 6-1 7-1

Phone: (707)552-5088
Grades: 2 - 7
School Type: Regular
Gender: Coed
Student/Teacher Ratio: 8.0 to 1

NEW HORIZONS
900 Fairgrounds Dr., VALLEJO, CA 94590
Distance from Subject: 3.9 Miles
Affiliation: Nonsectarian
Students: 3
Enrollment By Grade: K-3

Phone: (707)644-5066
Grades: K
School Type: Not Given
Gender: Coed
Student/Teacher Ratio: 1.5 to 1

ST. BASIL ELEMENTARY SCHOOL
1230 Nebraska St., VALLEJO, CA 94590
Distance from Subject: 4.4 Miles
Affiliation: Roman Catholic
Students: 437
Student/ Homeroom Ratio: 48.6
School Colors: Columbia Blue & Gold
Enrollment By Grade: PK-85 K-40 1-37 2-40 3-39 4-40 5-40 6-42 7-38 8-36

Phone: (707)642-7629
Grades: PK - 8
School Type: Regular
Gender: Coed
Student/Teacher Ratio: 29.6 to 1
Mascot: Knights





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Private Schools

Private School Enrollment= 100.01% within School District

NORTH HILLS CHRISTIAN SCHOOLS

200 Admiral Callaghan Ln., VALLEJO, CA 94591

Distance from Subject: 4.6 Miles

Affiliation: Baptist

Students: 668

Student/ Homeroom Ratio: 60.7

School Colors: Royal & White

Enrollment By Grade: PK-110 K-70 1-47 2-48 3-46 4-47 5-48 6-50
7-44 8-44 9-36 10-23 11-27 12-28

Phone: (707)644-5284

Grades: PK - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 21.5 to 1

Mascot: Eagles

ST VINCENT PRE SCHOOL & DAY CARE

400 FLORIDA STREET, VALLEJO, CA 94590

Distance from Subject: 4.8 Miles

Affiliation: Roman Catholic

Students: 72

Enrollment By Grade: PK-65 K-7

Phone: (707)552-6066

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 18.7 to 1

ST VINCENT FERRER SCHOOL

420 Florida St, VALLEJO, CA 94590

Distance from Subject: 4.8 Miles

Affiliation: Roman Catholic

Students: 356

Student/ Homeroom Ratio: 35.6

School Colors: Kelly Green & White

Enrollment By Grade: K-39 1-40 2-40 3-38 4-40 5-39 6-40 7-41 8-39

Phone: (707)642-4311

Grades: K - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 32.1 to 1

REICNIERD ELEMENTARY SCHOOL

380 Contra Costa St., VALLEJO, CA 94590

Distance from Subject: 5.0 Miles

Affiliation: Nonsectarian

Students: 162

Student/ Homeroom Ratio: 13.5

School Colors: Red & Black

Enrollment By Grade: K-20 1-20 2-20 3-20 4-20 5-20 6-20 7-12 8-3
9-2 10-3 11-1 12-1

Phone: (707)644-0447

Grades: K - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 18.0 to 1

Mascot: Wildcats

HILLTOP CHRISTIAN SCHOOL

210 Locust Dr., VALLEJO, CA 94591

Distance from Subject: 5.2 Miles

Affiliation: Assembly of God

Students: 280

Student/ Homeroom Ratio: 31.1

School Colors: Red & White

Enrollment By Grade: PK-51 K-25 1-27 2-25 3-28 4-25 5-27 6-29 7-23
8-20

Phone: (707)643-1726

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 19.1 to 1

Mascot: Lions



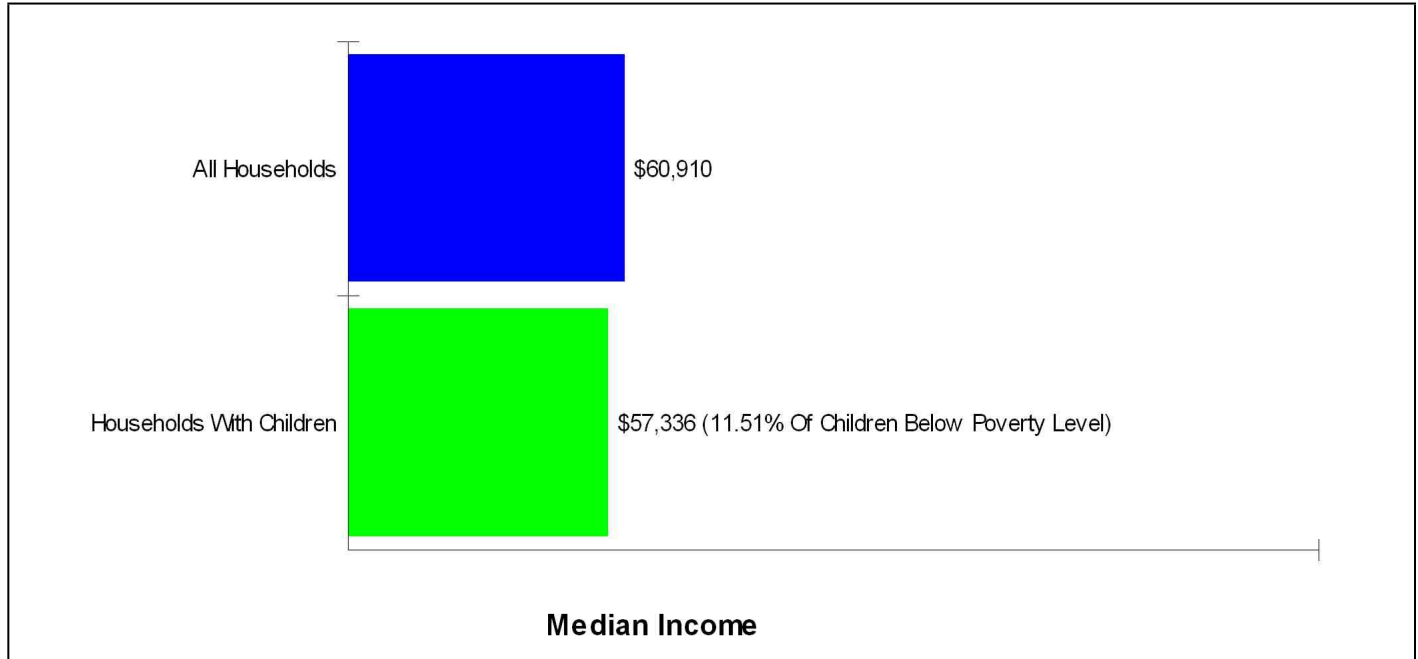


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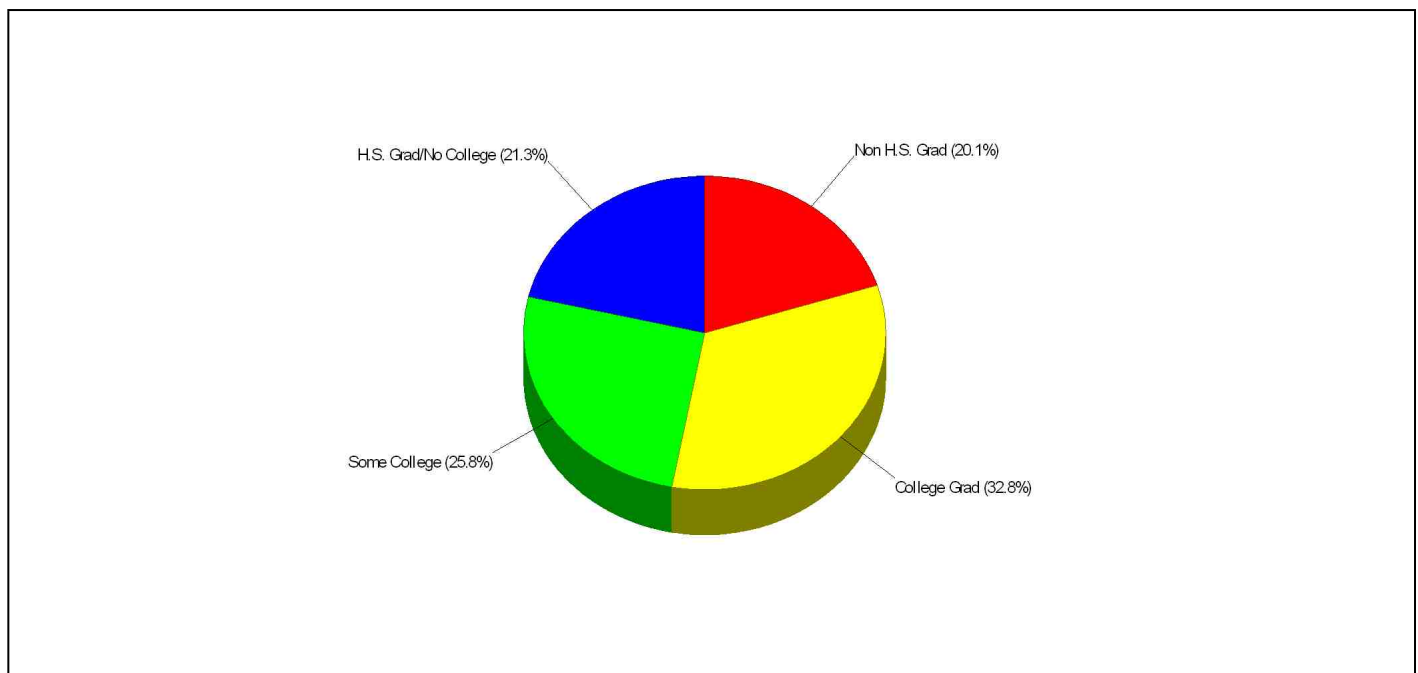
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Income FOR NAPA VALLEY UNIFIED



Parent Education Level FOR NAPA VALLEY UNIFIED



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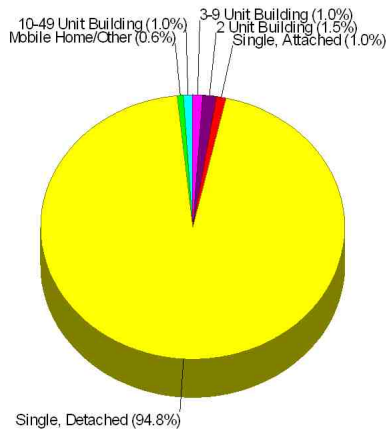
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Housing Characteristics For Neighborhood Within City of American Canyon

Average Age of Housing 25 years



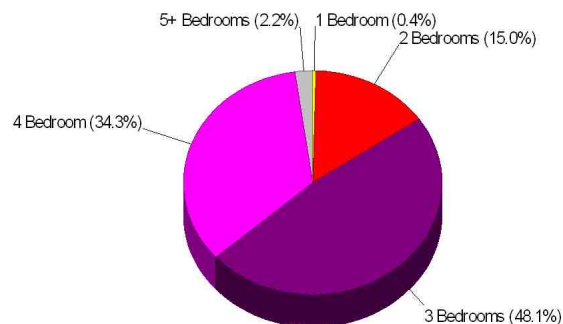
Type of Dwelling

Home Ownership For Neighborhood Within City of American Canyon

Owner Occupied Households = 89.2%

Median Housing Value = \$179,900

Median Number of Bedrooms = 3



Home Size Breakdown

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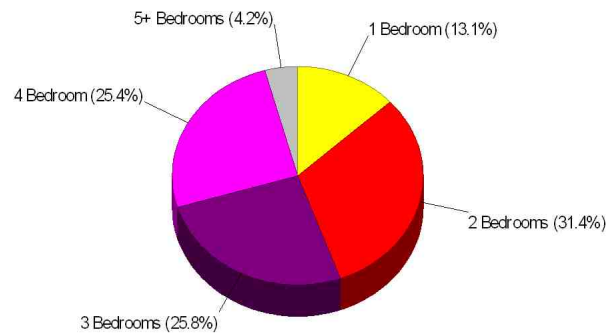
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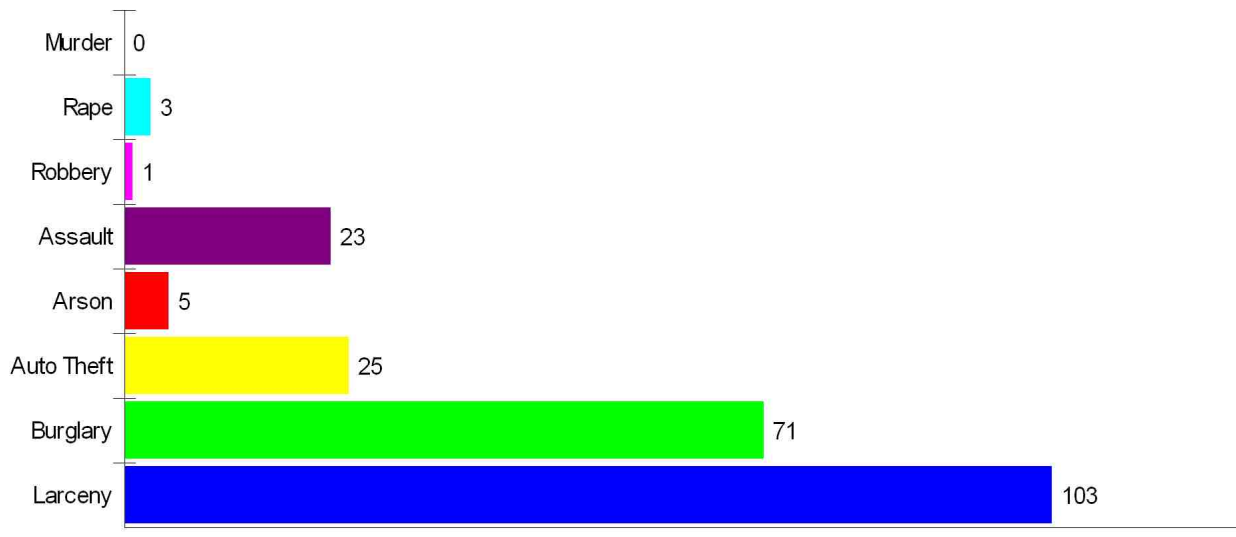
Rental For Neighborhood Within City of American Canyon

Renter Occupied Households = 10.9%
Median Monthly Rent = \$997
Median Number of Bedrooms = 3



Home Size Breakdown

Crime Incidents For City of American Canyon



Crimes Committed Last Year

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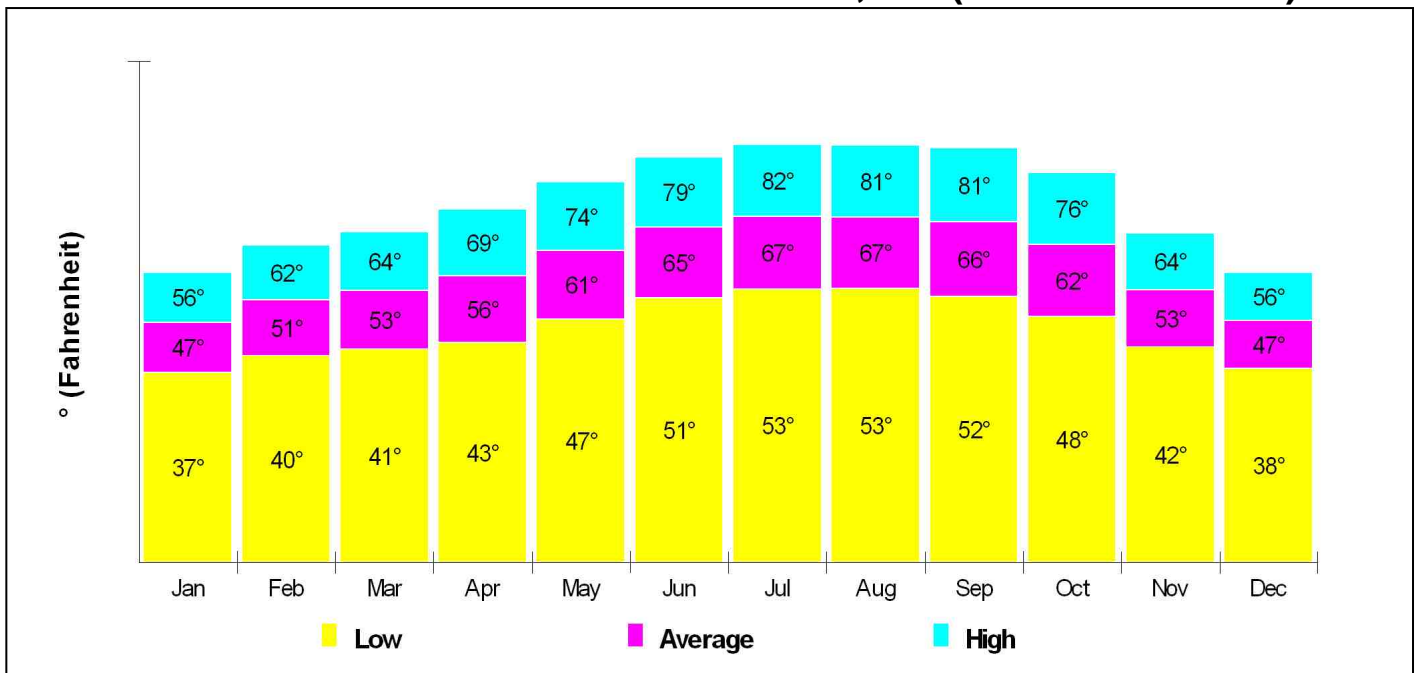
Crime Index For City of American Canyon



2.32% Chance Of Being The Victim Of A Crime

0.27% Chance Of Being The Victim Of A Bodily Crime

Temperature Measured at NAPA STATE HOSPITAL, CA (elevation = 60ft.)



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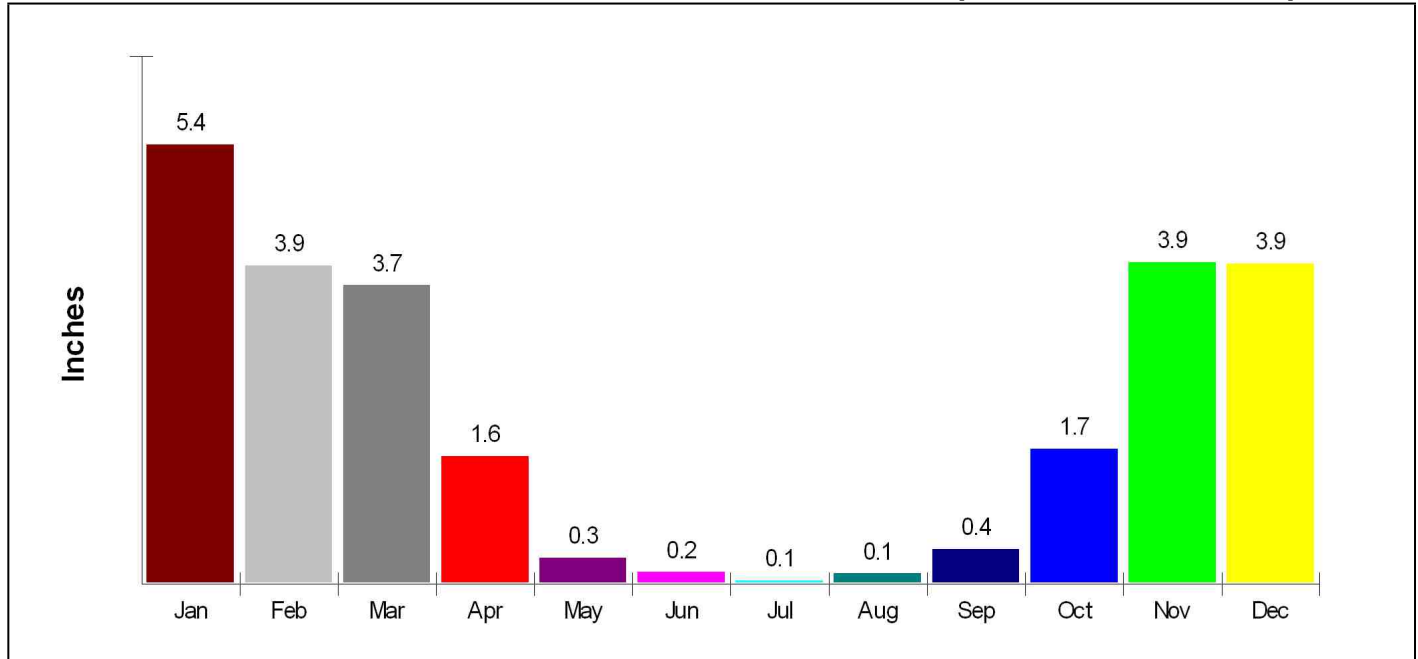
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Average Precipitation Measured at NAPA STATE HOSPITAL, CA (elevation = 60ft.)



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Houses of Worship

NEW LIFE CHRISTIAN KOINONIA
240 RIO DEL MAR, VALLEJO, CA 94503
Denomination: Baptist Churches

Phone: (707)647-4460
Distance from Subject: 0.20 miles

LAKE CHABOT CONGREGATION
11 MELVIN RD, VALLEJO, CA 94503
Denomination: Jehovah's Witnesses

Phone: (707)643-8577
Distance from Subject: 0.20 miles

JESUS RISEN LORD ALLIANCE
233 JAMES RD, VALLEJO, CA 94503
Denomination: Christian & Reformed Churches

Phone: (707)643-0421
Distance from Subject: 0.30 miles

TRUE VINE COMMUNITY CHURCH GOD
15 POCO WAY, VALLEJO, CA 94503
Denomination: Churches of God

Phone: (707)643-9532
Distance from Subject: 0.30 miles

HOLY FAMILY PARISH
402 DONALDSON WAY, VALLEJO, CA 94503
Denomination: Catholic Churches

Phone: (707)645-9331
Distance from Subject: 0.30 miles

CALVARY BAPTIST CHURCH
117 THERESA AVE, VALLEJO, CA 94503
Denomination: Baptist Churches

Phone: (707)642-1142
Distance from Subject: 0.60 miles

AMERICAN CANYON BAPTIST CHURCH
2 ANDREW RD, VALLEJO, CA 94503
Denomination: Baptist Churches

Phone: (707)644-0576
Distance from Subject: 0.60 miles

NORTHBAY VINEYARD CHRISTIAN
1 RANCHO SQ, VALLEJO, CA 94589
Denomination: Churches, Inter-Denominational

Phone: (707)642-5673
Distance from Subject: 1.70 miles

GREATER TRUE WAY CHURCH GOD
444 CORCORAN AVE, VALLEJO, CA 94589
Denomination: Pentecostal Churches

Phone: (707)644-9749
Distance from Subject: 1.90 miles

CALVARY COMMUNITY CHURCH
585 MINI DR, VALLEJO, CA 94589
Denomination: Churches, Non-Denominational

Phone: (707)642-6585
Distance from Subject: 1.90 miles

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Houses of Worship

LIFE TEMPLE

320 MINI DR, VALLEJO, CA 94589

Denomination: Churches, Non-Denominational

Phone: (707)554-6323

Distance from Subject: 2.20 miles

CHURCH OF CHRIST

2235 GRIFFIN DR, VALLEJO, CA 94589

Denomination: Churches of Christ

Phone: (707)643-7710

Distance from Subject: 2.30 miles

ANTIOCH CHURCH OF GOD IN CHRIST

21 DIABLO ST, AMERICAN CANYON, CA 94589

Denomination: Churches of God

Phone: (707)647-1864

Distance from Subject: 2.50 miles

ANTIOCH CHURCH OF GOD IN CHRIST

500 CHABOT RD, VALLEJO, CA 94589

Denomination: Churches of God

Phone: (707)648-9232

Distance from Subject: 2.50 miles

UNION BAPTIST CHURCH

128 ENCERTI AVE, VALLEJO, CA 94589

Denomination: Baptist Churches

Phone: (707)642-0870

Distance from Subject: 2.50 miles

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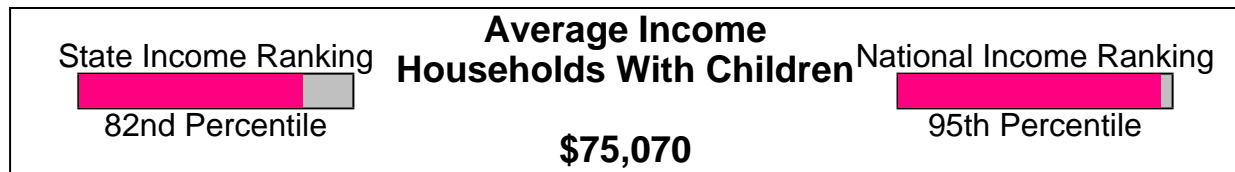
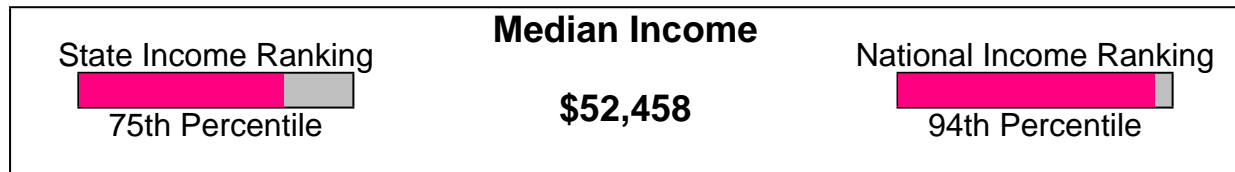


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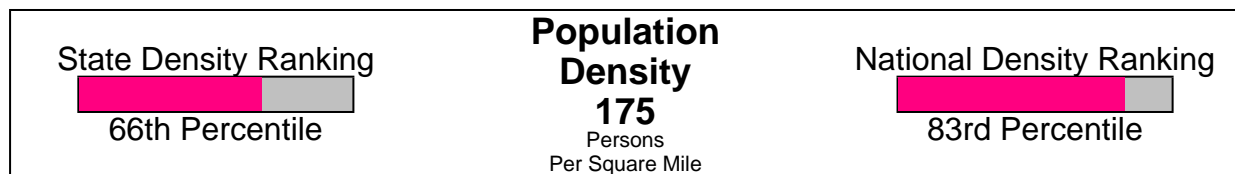


Income For Napa County



Population For Napa County

Population = 131,607
Land Area = 753.7 Square Miles



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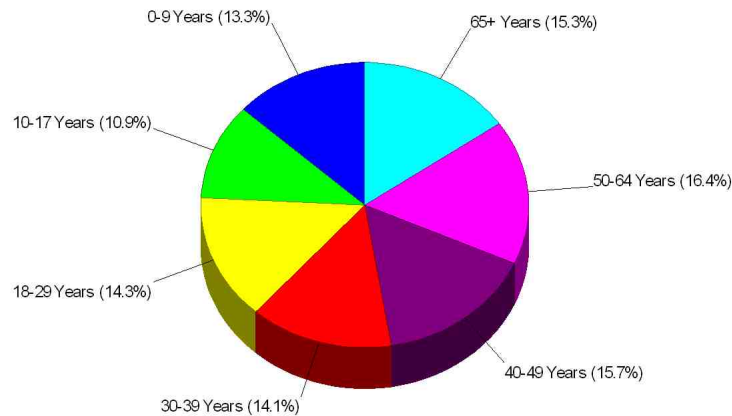


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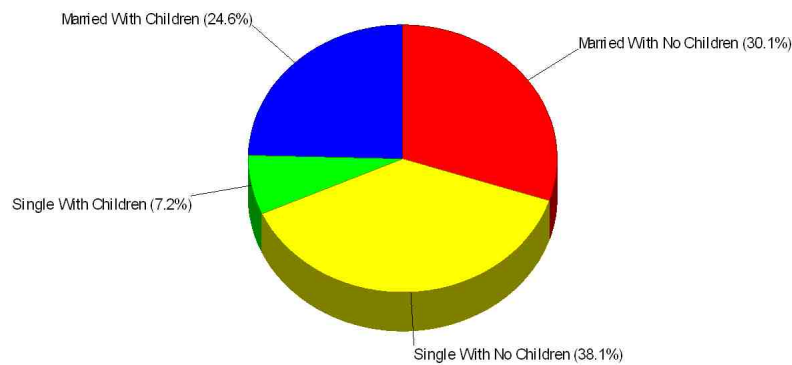


Age Breakdown For Napa County Average Age = 38.3 Years



Household Characteristics For Napa County

54.7% Married
31.8% With Children



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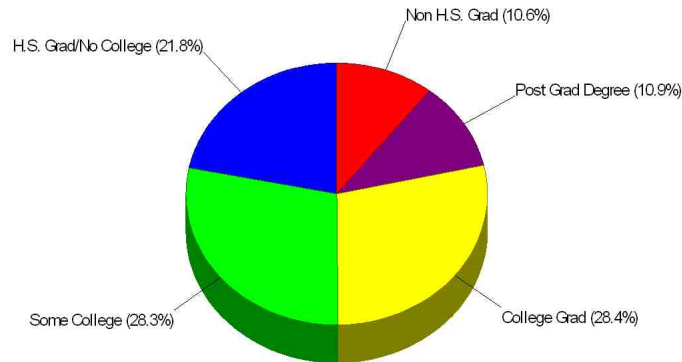
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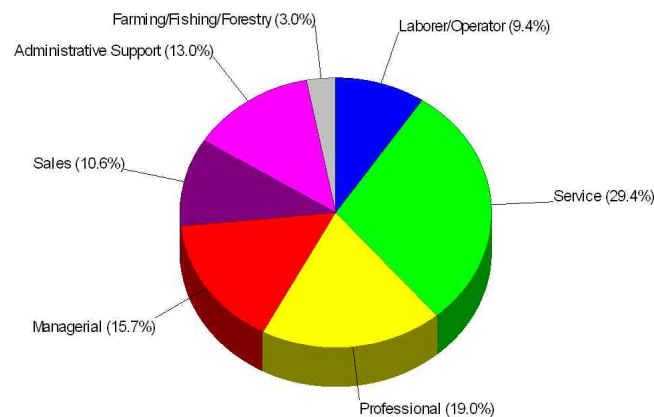
Adult Education Level For Napa County

89.4% High School Graduates
39.3% College Graduates



Employment For Napa County

Average Travel Time To Work = 26.3 Minutes



Occupation

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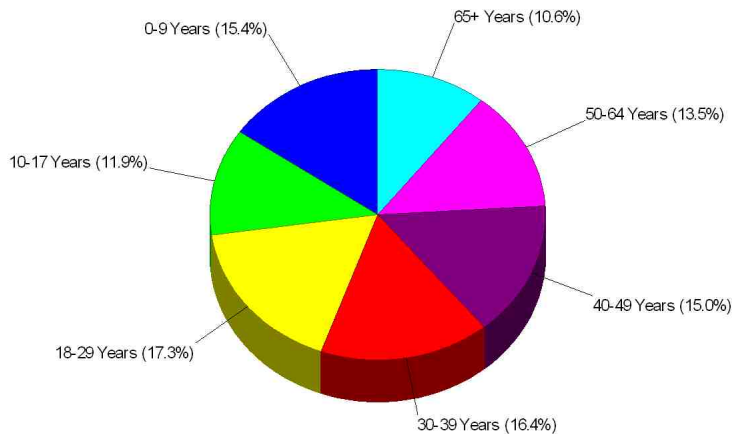
General Facts For California



Median Income:	\$47,493
Income (W/Children):	\$67,331
Population:	35,484,453
Land Area:	155,959 Square Miles
Population Density:	228 Persons Per Square Mile
Nickname:	Golden State
Capital:	Sacramento
Date of Statehood:	September 9, 1850
State Bird:	California Valley Quail
State Flower:	Golden Poppy
State Tree:	California Redwood

Age Breakdown For California

Average Age = 33.5 Years



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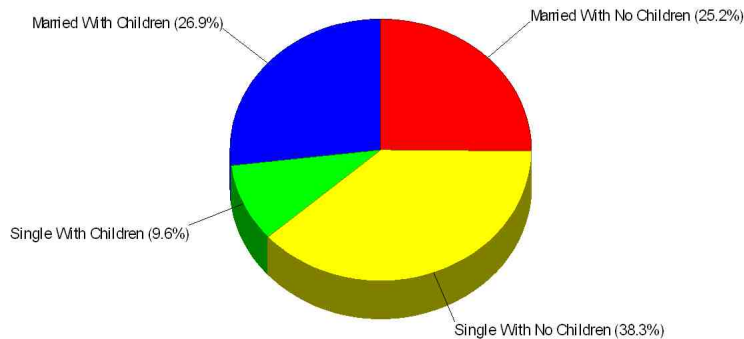
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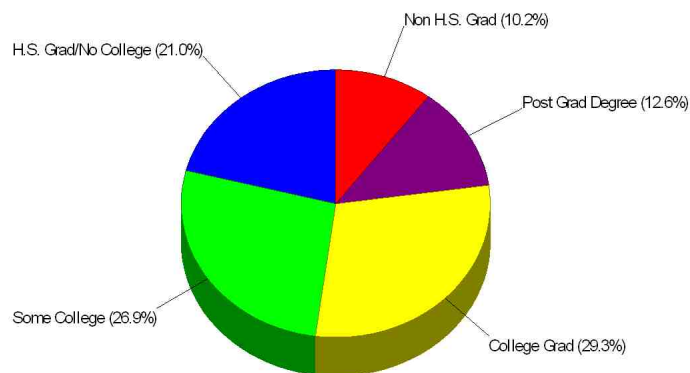
Household Characteristics For California

52.1% Married
36.6% With Children



Adult Education Level For California

89.8% High School Graduates
41.9% College Graduates



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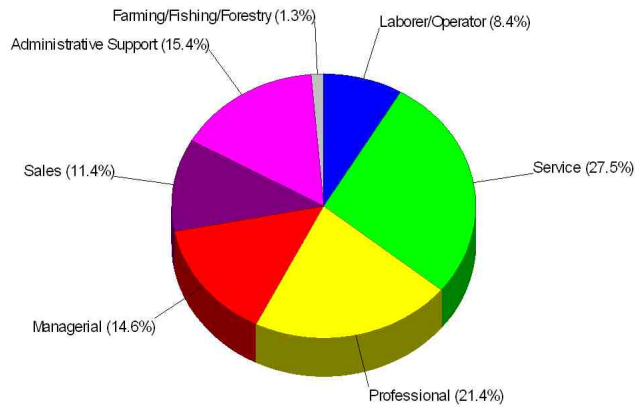
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Employment For California

Average Travel Time To Work = 29.9 Minutes



Occupation

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