



Neighborhood Report



Bernard Overby, REALTOR®, e-PRO

ERA Home Traditions

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Presented By

Bernard Overby, REALTOR®[®], e-PRO



Realtor®

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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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Property Highlights



DIXON, CA



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DIXON, CA



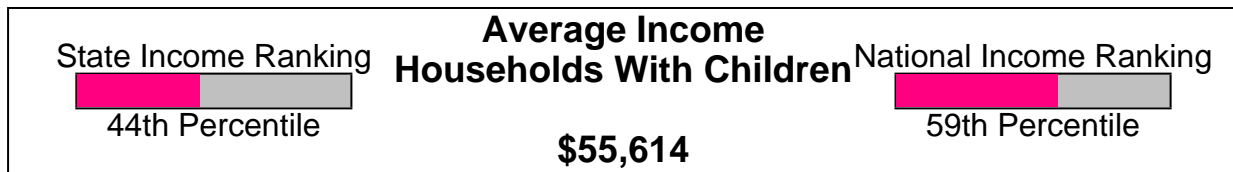
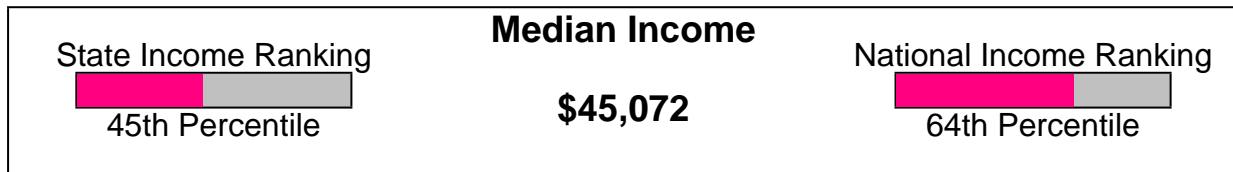


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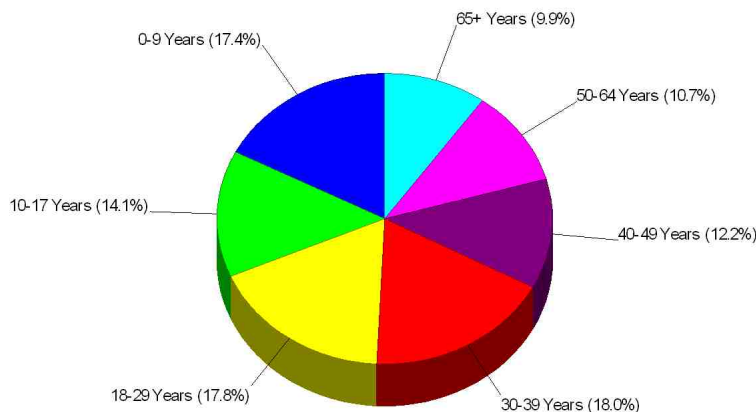
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Income For Neighborhood Within City of Dixon



Age Breakdown For Neighborhood Within City of Dixon Average Age = 30.4 Years



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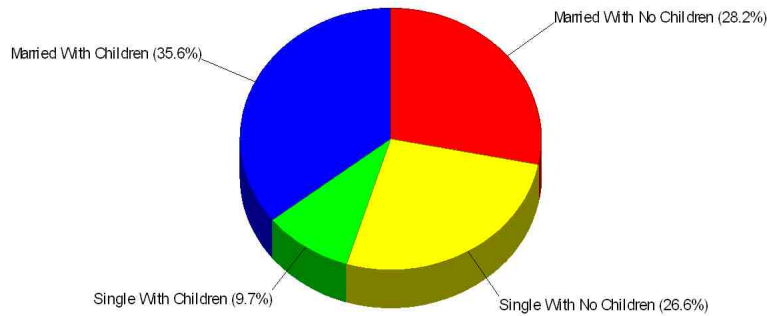
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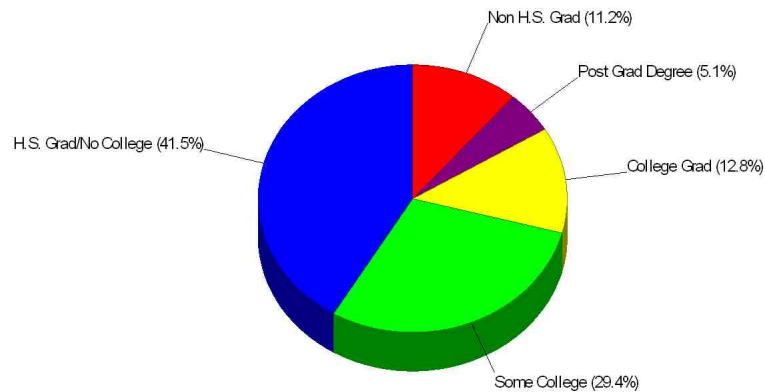
Household Characteristics For Neighborhood Within City of Dixon

63.8% Married
45.3% With Children



Adult Education Level For Neighborhood Within City of Dixon

88.8% High School Graduates
17.9% College Graduates



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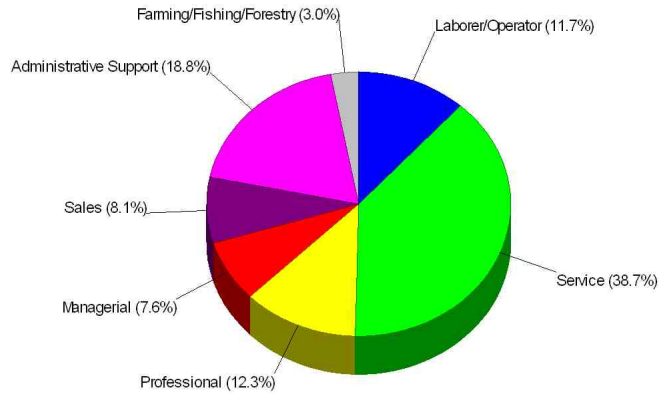


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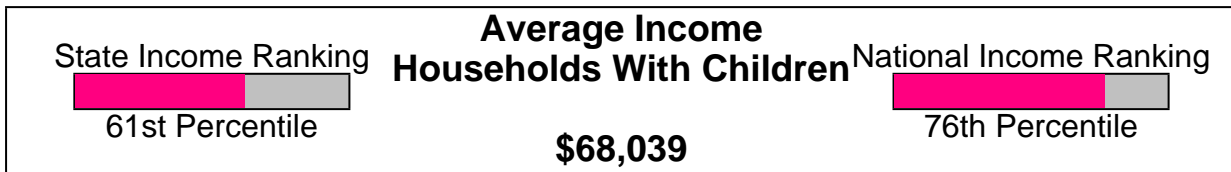
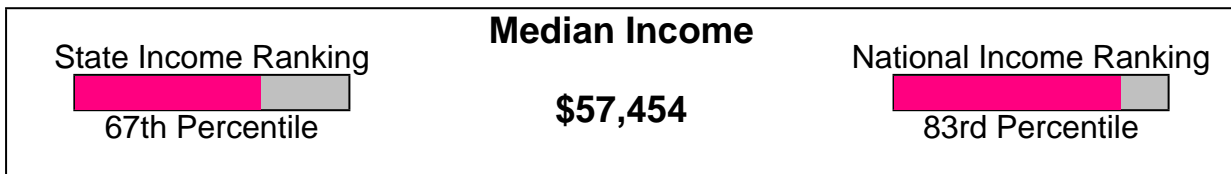


Employment For Neighborhood Within City of Dixon Average Travel Time To Work = 25.9 Minutes



Occupation

Income For City of Dixon



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Population For City of Dixon

Population = 16,210
Land Area = 6.6 Square Miles

State Density Ranking



32nd Percentile

**Population
Density**

2,456

Persons
Per Square Mile

National Density Ranking



71st Percentile

State Growth Ranking



19th Percentile

**Population
Growth Rate**

0.1%

Annualized
(Last 5 Years)

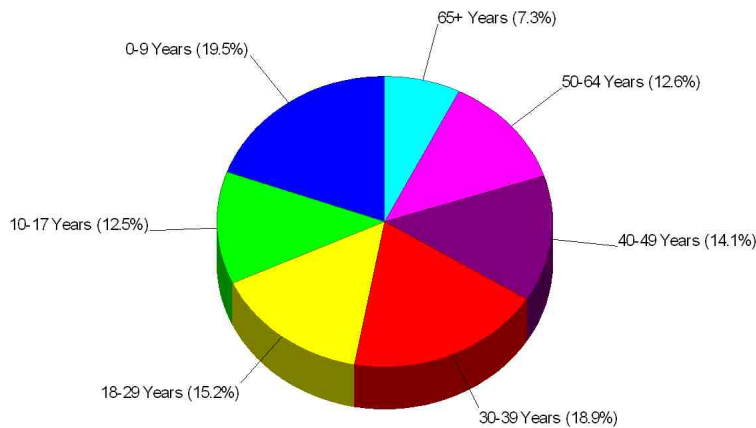
National Growth Ranking



50th Percentile

Age Breakdown For City of Dixon

Average Age = 31.5 Years



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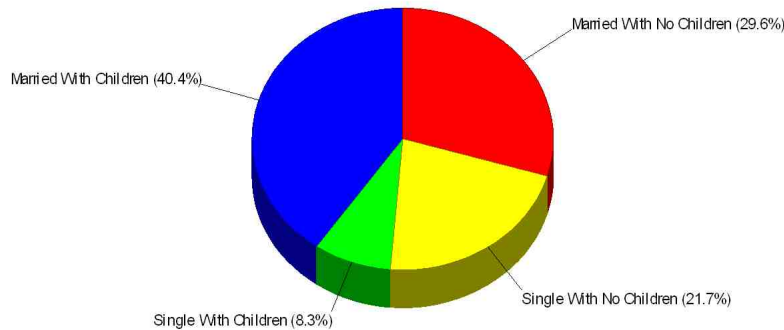
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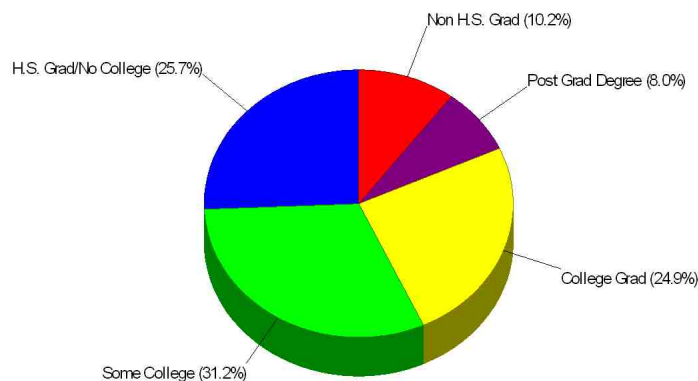
Household Characteristics For City of Dixon

69.9% Married
48.7% With Children



Adult Education Level For City of Dixon

89.8% High School Graduates
32.9% College Graduates



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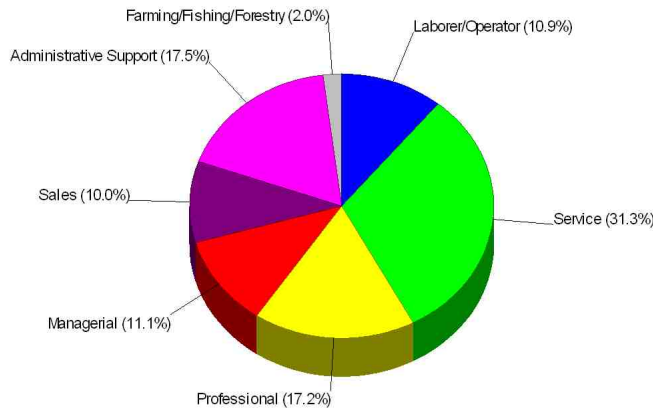
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Employment For City of Dixon

Average Travel Time To Work = 28.8 Minutes



Occupation

Income For Area of Dixon



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Population For Area of Dixon

Population = 19,064
Land Area = 181.2 Square Miles

State Density Ranking



9th Percentile

**Population
Density**

105

Persons
Per Square Mile

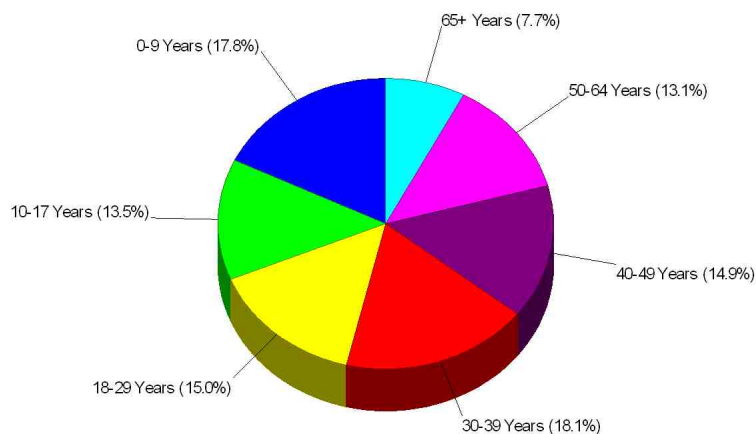
National Density Ranking



31st Percentile

Age Breakdown For Area of Dixon

Average Age = 32.0 Years



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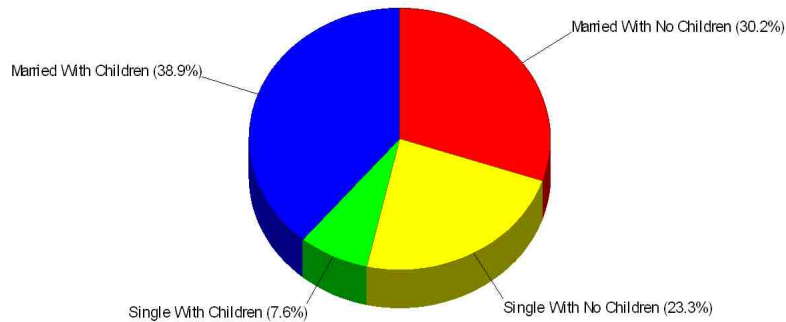
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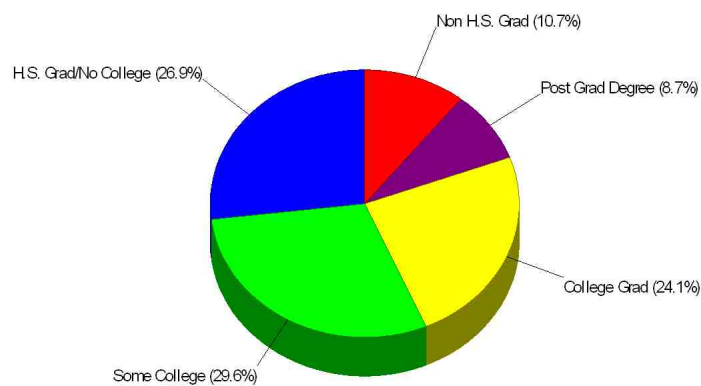
Household Characteristics For Area of Dixon

69.2% Married
46.5% With Children



Adult Education Level For Area of Dixon

89.3% High School Graduates
32.8% College Graduates



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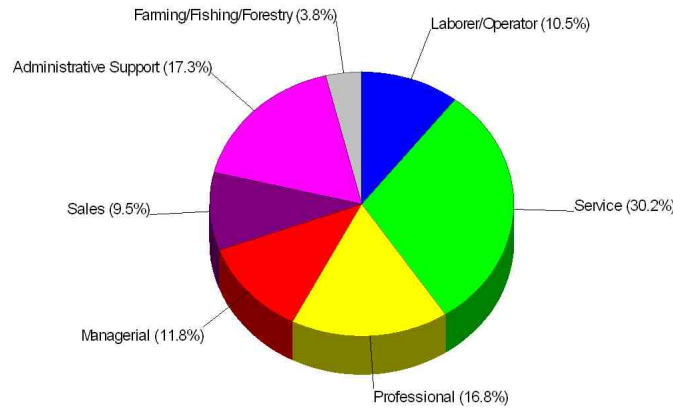
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Employment For Area of Dixon

Average Travel Time To Work = 28.6 Minutes



Occupation

General Facts FOR DIXON UNIFIED

DIXON UNIFIED
305 N. ALMOND ST.
DIXON, CA 95620

Type:	(707)678-5582	Independent Local District
Grade Range:		K - 12
Schools:		7
Teacher:		202
Students:		3,933
Student/Teacher Ratio:		19.5 To 1
Student/Librarian Ratio:		4,916.2 To 1
Secondary Student/Guidance Ratio:		261.3 To 1

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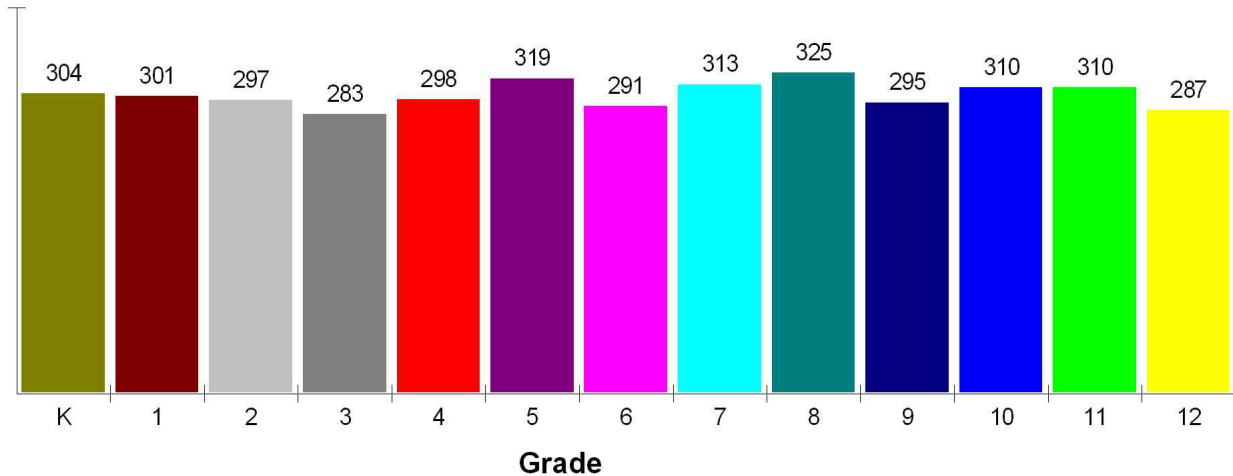
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Student Enrollment By Grade FOR DIXON UNIFIED

Total Enrollment = 3,933

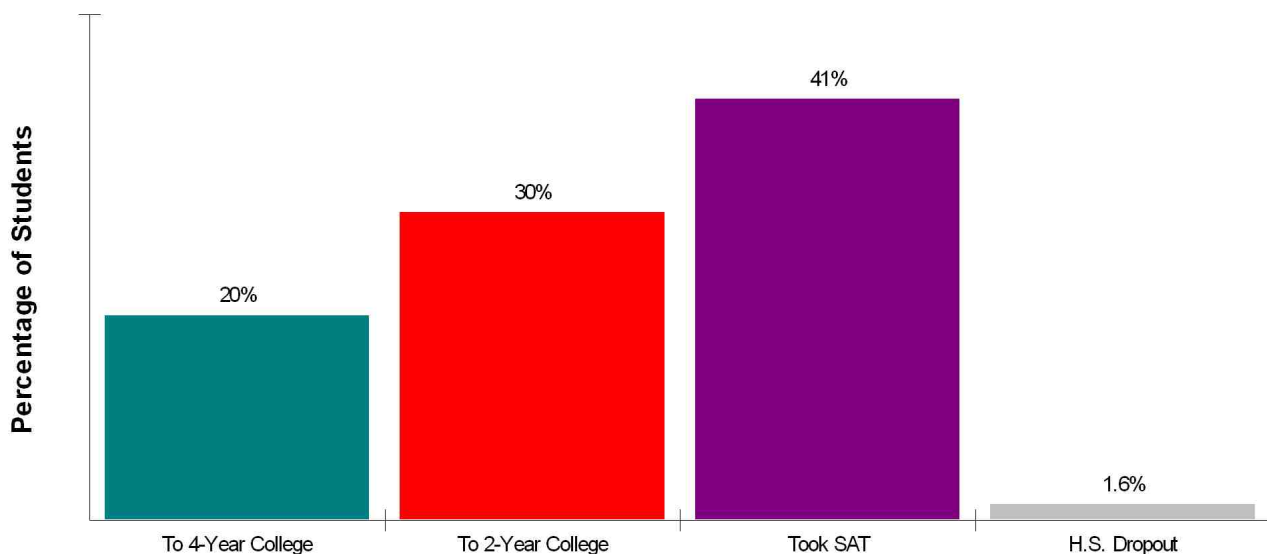


National Enrollment Ranking: 2,807 of 15,679 (82nd Percentile)

State Enrollment Ranking: 336 of 1,055 (68th Percentile)

High School Statistics FOR DIXON UNIFIED

Average SAT Scores: 991 (Math 504 Verbal 487)



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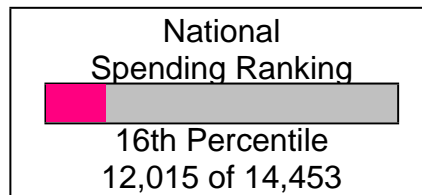
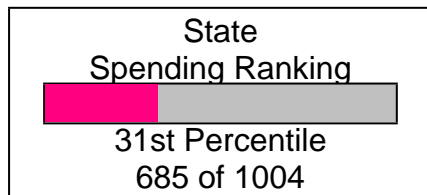
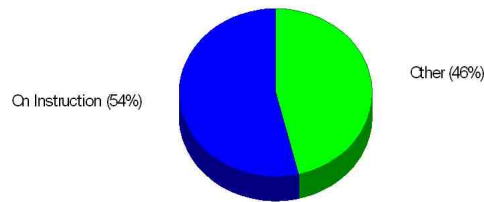
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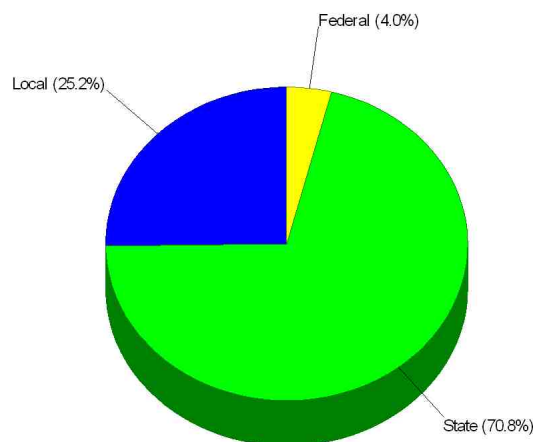


School Expenditures FOR DIXON UNIFIED

**Expenditures Per Student
\$7,446**



School Funding FOR DIXON UNIFIED



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Public Schools for District

MAINE PRAIRIE HIGH (CONT.)

275 EAST C ST., DIXON, CA 95620

Distance from Subject: 0.2 Miles

Student/Teacher Ratio: 38.0 to 1

Mascot: Prairie Dogs

School Type: Alternative

Students/Teachers: 76/2

School Colors : Black & Royal

Phone: (707)678-4560

Grades: 9 - 12

DIXON HIGH

455 EAST A ST., DIXON, CA 95620

Distance from Subject: 0.2 Miles

Student/Teacher Ratio: 21.7 to 1

Mascot: Rams

Average SAT: 991 (Math 504 Verbal 487)

Students Taking SAT: 41.0%

School Type: Regular

Students/Teachers: 1,126/52

School Colors : Kelly Green & White

Graduates To 2-Year College: 30.0%

Graduates To 4-Year College: 20.0%

Phone: (707)678-2391

Grades: 9 - 12

ANDERSON (LINFORD L.) ELEMENTARY SCHOOL

415 EAST C ST., DIXON, CA 95620

Distance from Subject: 0.2 Miles

Student/Teacher Ratio: 16.5 to 1

School Type: Regular

Students/Teachers: 362/22

Phone: (707)678-5508

Grades: 4 - 6

SILVEYVILLE PRIMARY

355 N. ALMOND ST., DIXON, CA 95620

Distance from Subject: 0.5 Miles

Student/Teacher Ratio: 15.4 to 1

Mascot: Dragons

School Type: Regular

Students/Teachers: 432/28

School Colors : Red & Gold

Phone: (707)678-5573

Grades: K - 3

JACOBS (C.A.) INTERMEDIATE

200 N. LINCOLN, DIXON, CA 95620

Distance from Subject: 0.8 Miles

Student/Teacher Ratio: 22.0 to 1

School Type: Regular

Students/Teachers: 638/29

Phone: (707)678-9222

Grades: 7 - 8

GRETCHEN HIGGINS ELEMENTARY SCHOOL

1525 PEMBROKE WAY, DIXON, CA 95620

Distance from Subject: 1.1 Miles

Student/Teacher Ratio: 19.1 to 1

School Type: Regular

Students/Teachers: 689/36

Phone: (707)678-6271

Grades: K - 6





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Public Schools for District

TREMONT ELEMENTARY SCHOOL

355 PHEASANT RUN DR., DIXON, CA 95620

Distance from Subject: 1.2 Miles

Student/Teacher Ratio: 19.1 to 1

Mascot: Pioneers

School Type:

Students/Teachers:

School Colors :

Regular

610/32

Purple & Gold

Phone: (707)678-9533

Grades: K - 6





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Private Schools

Private School Enrollment= 6.02% within School District

NEIGHBORHOOD CHRISTIAN SCHOOL

655 S 1st St., DIXON, CA 95620

Distance from Subject: 0.4 Miles

Affiliation: Christian

Students: 202

Student/ Homeroom Ratio: 28.9

School Colors: Royal & White

Enrollment By Grade: PK-47 K-21 1-25 2-23 3-26 4-24 5-20 6-16

Phone: (707)678-9336

Grades: PK - 6

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 22.1 to 1

GRACE VALLEY CHRISTIAN ACADEMY

27173 98th Rd., DAVIS, CA 95616

Distance from Subject: 5.7 Miles

Affiliation: Christian

Students: 173

Enrollment By Grade: K-12 1-16 2-15 3-17 4-18 5-23 6-22 7-21 8-13

Phone: (530)758-6590

Grades: K - 9

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 10.5 to 1

HARVEST VALLEY SCHOOL

5063 Midway Rd., VACAVILLE, CA 95688

Distance from Subject: 6.4 Miles

Affiliation: Nonsectarian

Students: 72

Enrollment By Grade: K-13 3-3 4-3 5-4 6-4 7-7 8-9 9-8 10-6 11-8 12-7

Phone: (707)422-5973

Grades: K - 12

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 10.4 to 1

REDBUD MONTESSORI

27082 Patwin Rd., DAVIS, CA 95616

Distance from Subject: 7.1 Miles

Affiliation: Nonsectarian

Students: 36

Enrollment By Grade: PK-25 K-11

Phone: (530)753-2623

Grades: PK - K

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 1.9 to 1

DAVIS MONTESSORI SCHOOL

2907 Portage Bay W, DAVIS, CA 95616

Distance from Subject: 7.4 Miles

Affiliation: Nonsectarian

Students: 75

Enrollment By Grade: PK-61 K-14

Phone: (530)753-2030

Grades: PK - K

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 7.0 to 1





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Private Schools

Private School Enrollment= 6.02% within School District

LARUE PARK CHILDREN'S HOUSE

50 Atrium Wy., DAVIS, CA 95616

Distance from Subject: 7.5 Miles

Affiliation: Nonsectarian

Students: 93

Enrollment By Grade: PK-88 K-5

Phone: (530)753-8716

Grades: PK - K

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 5.0 to 1

RUSSELL PARK CHILD DEVELOPMENT CENTER

400 Russell Park, DAVIS, CA 95616

Distance from Subject: 7.6 Miles

Affiliation: Nonsectarian

Students: 98

Enrollment By Grade: PK-96 K-2

Phone: (530)753-2487

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 1.0 to 1

TENDER LEARNING CARE

1818 Lake Blvd., DAVIS, CA 95616

Distance from Subject: 8.1 Miles

Affiliation: Nonsectarian

Students: 71

Enrollment By Grade: PK-65 K-6

Phone: (530)756-9101

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 0.7 to 1

ALDEA BROWN VALLEY SCHOOL

7158 Brown Valley Rd., VACAVILLE, CA 95688

Distance from Subject: 8.4 Miles

Affiliation: Nonsectarian

Students: 12

Enrollment By Grade: 7-2 8-3 9-3 10-3 12-1

Phone: (707)451-9048

Grades: 7 - 12

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 12.0 to 1

FAMILY FIRST NON-PUBLIC SCHOOL

1909 Galileo Ct., DAVIS, CA 95616

Distance from Subject: 8.4 Miles

Affiliation: Nonsectarian

Students: 64

Enrollment By Grade: 3-3 4-2 5-4 6-10 7-16 8-7 9-7 10-1

Phone: (530)750-5470

Grades: 3 - 11

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 9.1 to 1



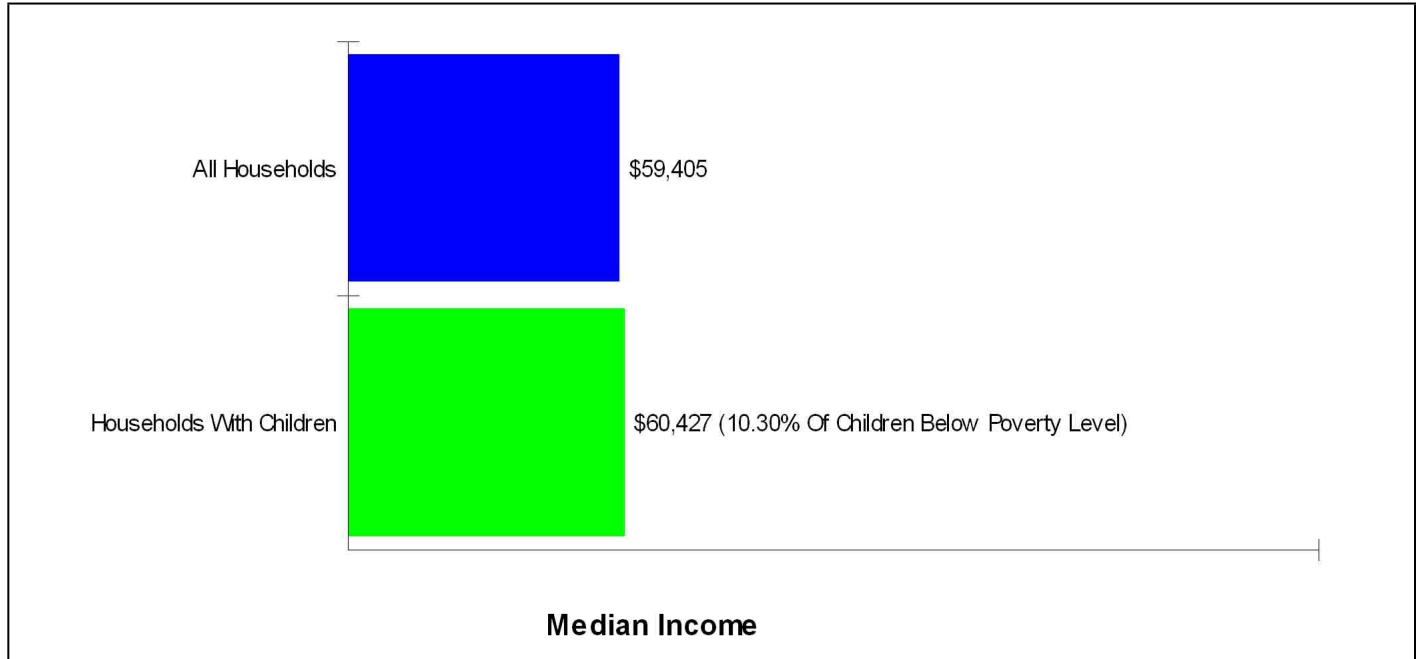


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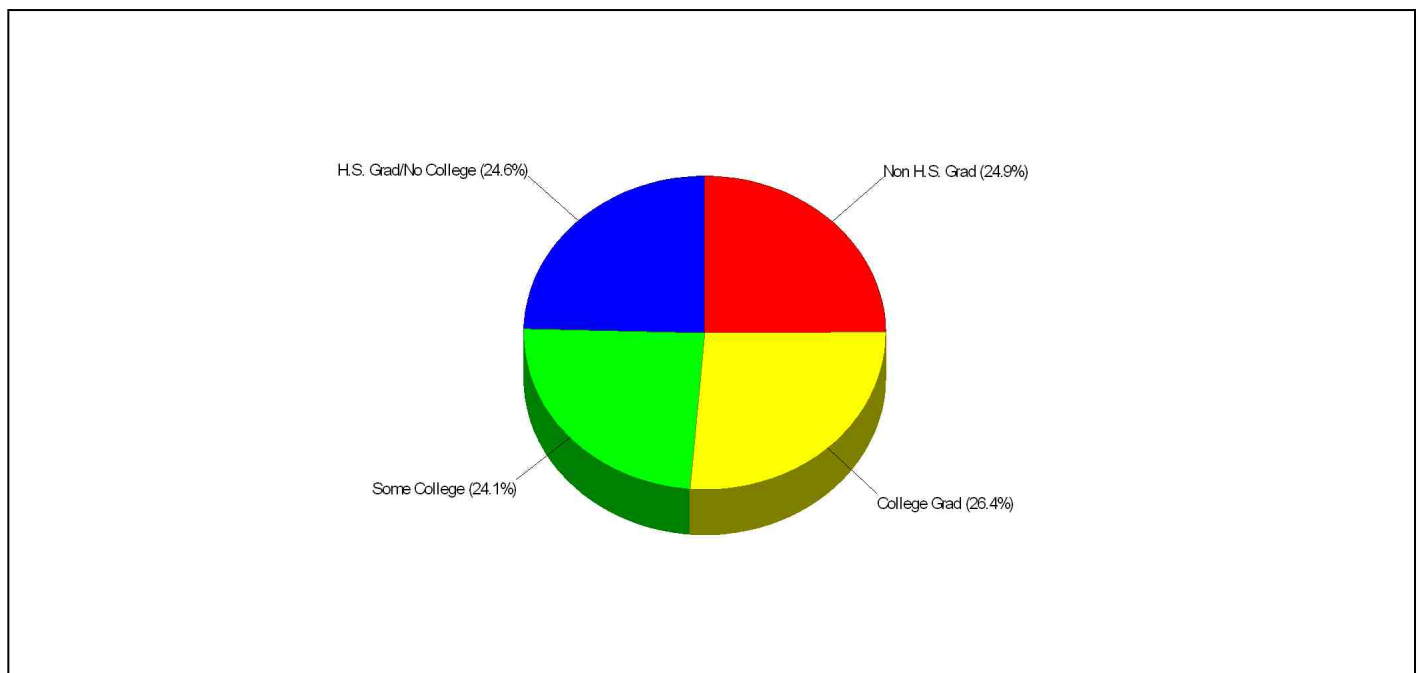
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Income FOR DIXON UNIFIED



Parent Education Level FOR DIXON UNIFIED



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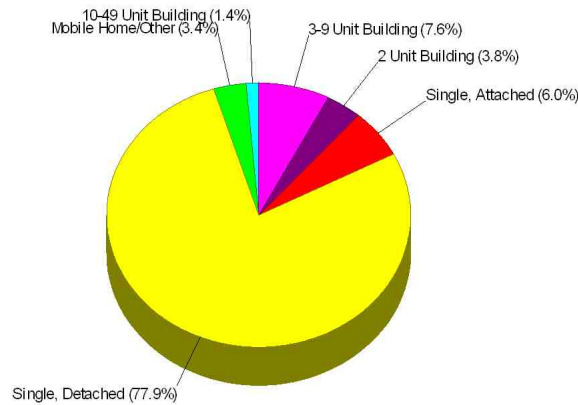
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Housing Characteristics For Neighborhood Within City of Dixon

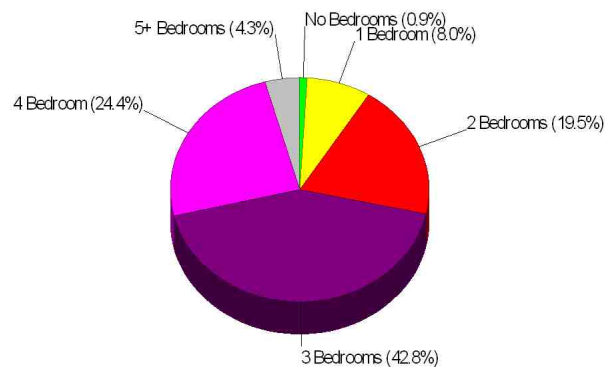
Average Age of Housing 36 years



Type of Dwelling

Home Ownership For Neighborhood Within City of Dixon

Owner Occupied Households = 62.1%
Median Housing Value = \$145,200
Median Number of Bedrooms = 3



Home Size Breakdown

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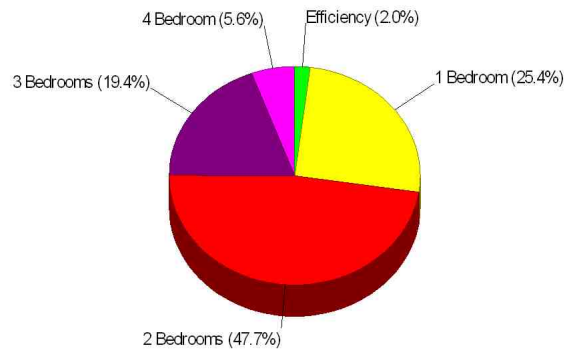
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Rental For Neighborhood Within City of Dixon

Renter Occupied Households = 37.9%
Median Monthly Rent = \$627
Median Number of Bedrooms = 2



Home Size Breakdown

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Recent Home Sales

230 S JACKSON ST, DIXON, CA 95620

Price Sold:	\$360,000	Sq. Ft.:	1,944
Mortgage:	\$288,000	Year Built/ Age:	1914
Date Sold/ Recorded:	7/21/2004		
Distance from Subject:	0.1 miles		
Lot Size:	0.15 Acres		

209 N 3RD ST, DIXON, CA 95620

Mortgage:	\$115,000	Sq. Ft.:	1,274
Date Sold/ Recorded:	7/8/2004	Year Built/ Age:	1966
Distance from Subject:	0.1 miles		
Lot Size:	0.08 Acres		

1115 BELLO DR, DIXON, CA 95620

Price Sold:	\$580,000
Mortgage:	\$464,000
Date Sold/ Recorded:	10/21/2004
Distance from Subject:	0.2 miles
Lot Size:	0.16 Acres

1115 TIPTON CT, DIXON, CA 95620

Price Sold:	\$374,000
Mortgage:	\$299,000
Date Sold/ Recorded:	12/18/2003
Distance from Subject:	0.2 miles

1885 FOLSOM FAIR CIR, DIXON, CA 95620

Price Sold:	\$419,000
Mortgage:	\$335,000
Date Sold/ Recorded:	12/26/2003
Distance from Subject:	0.2 miles

1835 FOLSOM FAIR CIR, DIXON, CA 95620

Price Sold:	\$374,000
Mortgage:	\$299,000
Date Sold/ Recorded:	12/31/2003
Distance from Subject:	0.2 miles

1875 FOLSOM FAIR CIR, DIXON, CA 95620

Price Sold:	\$363,000
Mortgage:	\$290,000
Date Sold/ Recorded:	12/31/2003
Distance from Subject:	0.2 miles

1125 BELLO DR, DIXON, CA 95620

Price Sold:	\$580,000
Mortgage:	\$200,000
Date Sold/ Recorded:	10/21/2004
Distance from Subject:	0.2 miles
Lot Size:	0.16 Acres

1415 FOLSOM DOWNS CIR, DIXON, CA 95620

Price Sold:	\$498,000
Mortgage:	\$398,000
Date Sold/ Recorded:	1/2/2004
Distance from Subject:	0.2 miles





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Recent Home Sales

1135 BELLO DR, DIXON, CA 95620

Price Sold: \$602,000
Mortgage: \$310,000
Date Sold/ Recorded: 10/22/2004
Distance from Subject: 0.2 miles
Lot Size: 0.16 Acres

1025 ACKLEY CT, DIXON, CA 95620

Price Sold: \$379,000
Mortgage: \$303,000
Date Sold/ Recorded: 1/30/2004
Distance from Subject: 0.2 miles

1005 ACKLEY CT, DIXON, CA 95620

Price Sold: \$343,000
Mortgage: \$274,000
Date Sold/ Recorded: 1/29/2004
Distance from Subject: 0.2 miles

1120 TIPTON CT, DIXON, CA 95620

Price Sold: \$384,000
Mortgage: \$165,000
Date Sold/ Recorded: 1/29/2004
Distance from Subject: 0.2 miles

1135 TIPTON CT, DIXON, CA 95620

Price Sold: \$348,000
Mortgage: \$278,000
Date Sold/ Recorded: 1/30/2004
Distance from Subject: 0.2 miles

1116 VALLEY GLEN DR, DIXON, CA 95620

Price Sold: \$406,000
Mortgage: \$324,000
Date Sold/ Recorded: 11/23/2004
Distance from Subject: 0.2 miles
Lot Size: 0.1 Acres

1160 VALLEY GLEN DR, DIXON, CA 95620

Price Sold: \$445,000
Mortgage: \$356,000
Date Sold/ Recorded: 11/16/2004
Distance from Subject: 0.2 miles
Lot Size: 0.11 Acres

1126 VALLEY GLEN DR, DIXON, CA 95620

Price Sold: \$415,000
Mortgage: \$332,000
Date Sold/ Recorded: 11/9/2004
Distance from Subject: 0.2 miles
Lot Size: 0.1 Acres

1505 TOOHEY CT, DIXON, CA 95620

Price Sold: \$437,000
Mortgage: \$349,000
Date Sold/ Recorded: 11/5/2004
Distance from Subject: 0.2 miles
Lot Size: 0.23 Acres

Prepared by Bernard Overby, REALTOR®, e-PRO





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Recent Home Sales

1420 BELDEN CT, DIXON, CA 95620

Price Sold: \$503,000
Mortgage: \$377,000
Date Sold/ Recorded: 10/29/2004
Distance from Subject: 0.2 miles
Lot Size: 0.21 Acres

1615 BELDEN DR, DIXON, CA 95620

Price Sold: \$389,000
Mortgage: \$310,000
Date Sold/ Recorded: 10/27/2004
Distance from Subject: 0.2 miles

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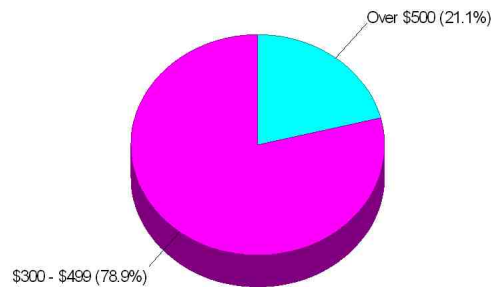
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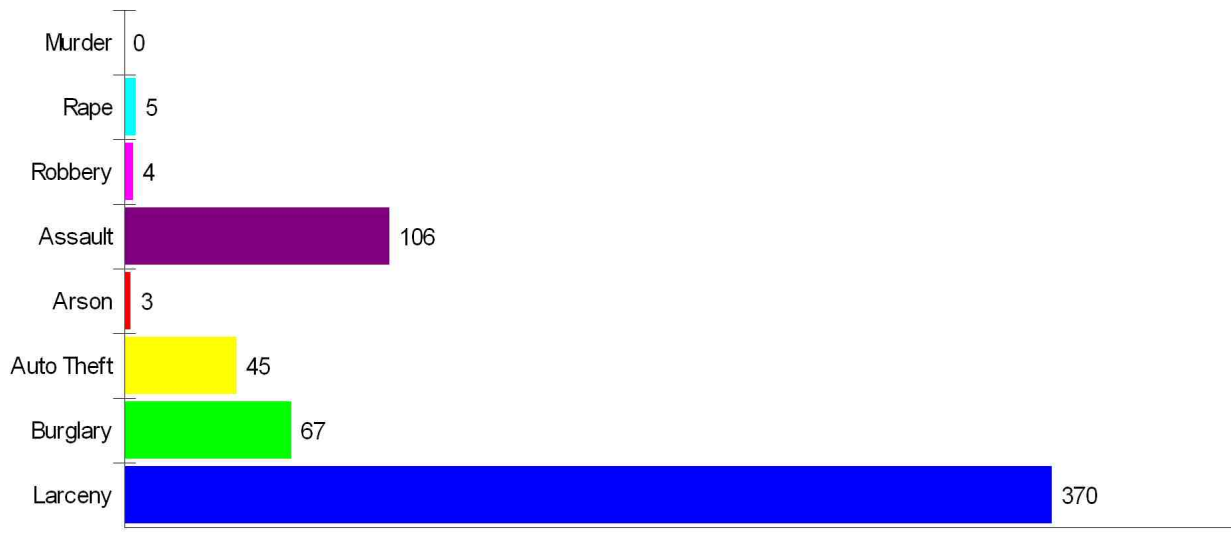
Home Sales Pricing Pattern (Closest 20)

Median Price = \$406,000
Average Price = \$431,526



Dollars In Thousands
Homes Sold In Past Year

Crime Incidents For City of Dixon



Crimes Committed Last Year

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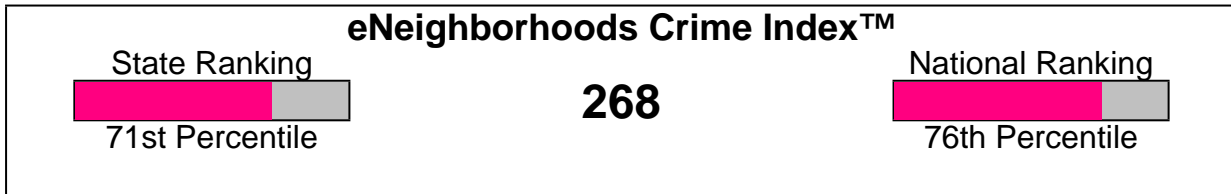


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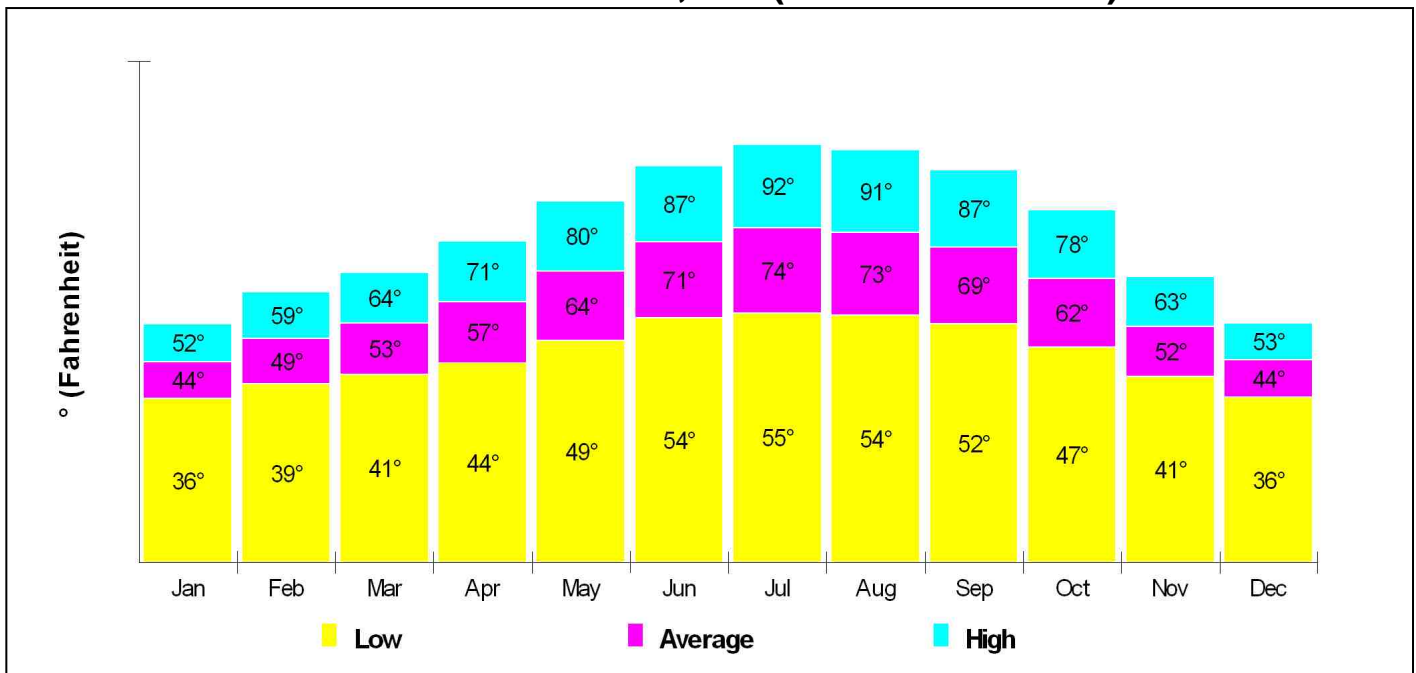
Crime Index For City of Dixon



3.66% Chance Of Being The Victim Of A Crime

0.70% Chance Of Being The Victim Of A Bodily Crime

Temperature Measured at DAVIS, CA (elevation = 60ft.)



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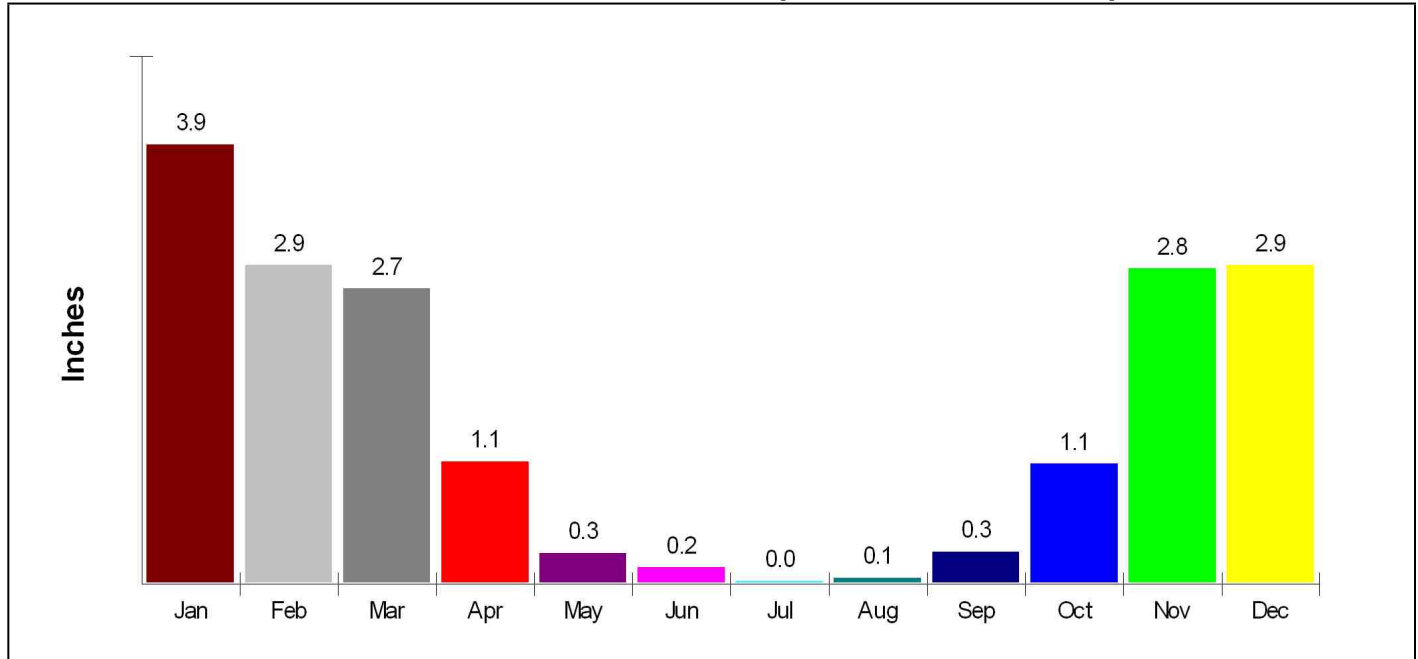


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Average Precipitation Measured at DAVIS, CA (elevation = 60ft.)



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Houses of Worship

SAINT PETER'S CATHOLIC CHURCH

105 S 2ND ST, DIXON, CA 95620

Denomination: Catholic Churches

Phone: (707)678-9424

Distance from Subject: 0.10 miles

FOURSQUARE CHURCH OF DIXON

180 S 1ST ST, DIXON, CA 95620

Denomination: Churches, Denomination Unknown

Phone: (707)678-9460

Distance from Subject: 0.10 miles

CHURCH OF PRAISE

401 PO BOX, DIXON, CA 95620

Denomination: Assembly of God Churches

Phone: (707)678-2023

Distance from Subject: 0.10 miles

DIXON UNITED METHODIST CHURCH

209 N JEFFERSON ST, DIXON, CA 95620

Denomination: Methodist Churches

Phone: (707)678-2191

Distance from Subject: 0.20 miles

CORNERSTONE BAPTIST CHURCH

185 W CHERRY ST, DIXON, CA 95620

Denomination: Baptist Churches

Phone: (707)678-5234

Distance from Subject: 0.40 miles

FAMILY CHRISTIAN CENTER

700 N ADAMS ST, DIXON, CA 95620

Denomination: Assembly of God Churches

Phone: (707)678-5788

Distance from Subject: 0.50 miles

NURSERY SCHOOL

955 E A ST, DIXON, CA 95620

Denomination: Community Churches

Phone: (707)678-9347

Distance from Subject: 0.50 miles

DIXON NEIGHBORHOOD CHURCH

535 W H ST, DIXON, CA 95620

Denomination: Christian & Reformed Churches

Phone: (707)678-5700

Distance from Subject: 0.60 miles

CHURCH JESUS CHRIST LATTER DAY SAINTS

305 N LINCOLN ST, DIXON, CA 95620

Denomination: Church of Jesus Christ of Latter Day Saints

Phone: (707)678-4110

Distance from Subject: 0.80 miles

CHURCH OF CHRIST

1115 STRATFORD AVE, DIXON, CA 95620

Denomination: Churches of Christ

Phone: (707)678-8710

Distance from Subject: 1.20 miles

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Houses of Worship

COUNTRYSIDE COMMUNITY CHURCH

4844 STORE RD, VACAVILLE, CA 95688

Denomination: Community Churches

Phone: (707)448-2303

Distance from Subject: 6.70 miles

GRACE VALLEY CHRISTIAN CENTER

27173 COUNTY ROAD 98, DAVIS, CA 95616

Denomination: Covenant & Evangelical Churches

Phone: (530)756-5255

Distance from Subject: 6.90 miles

CHRIST MEMORIAL CHURCH GOD IN CHRIST

7610 PADDON RD, VACAVILLE, CA 95688

Denomination: Churches of God

Phone: (707)447-3453

Distance from Subject: 7.20 miles

FIRST BAPTIST CHURCH-DAVIS

38141 RUSSELL BLVD, DAVIS, CA 95616

Denomination: Baptist Churches

Phone: (530)758-7100

Distance from Subject: 7.20 miles

JEHOVAH'S WITNESSES

36681 RUSSELL BLVD, DAVIS, CA 95616

Denomination: Jehovah's Witnesses

Phone: (530)758-4181

Distance from Subject: 7.20 miles



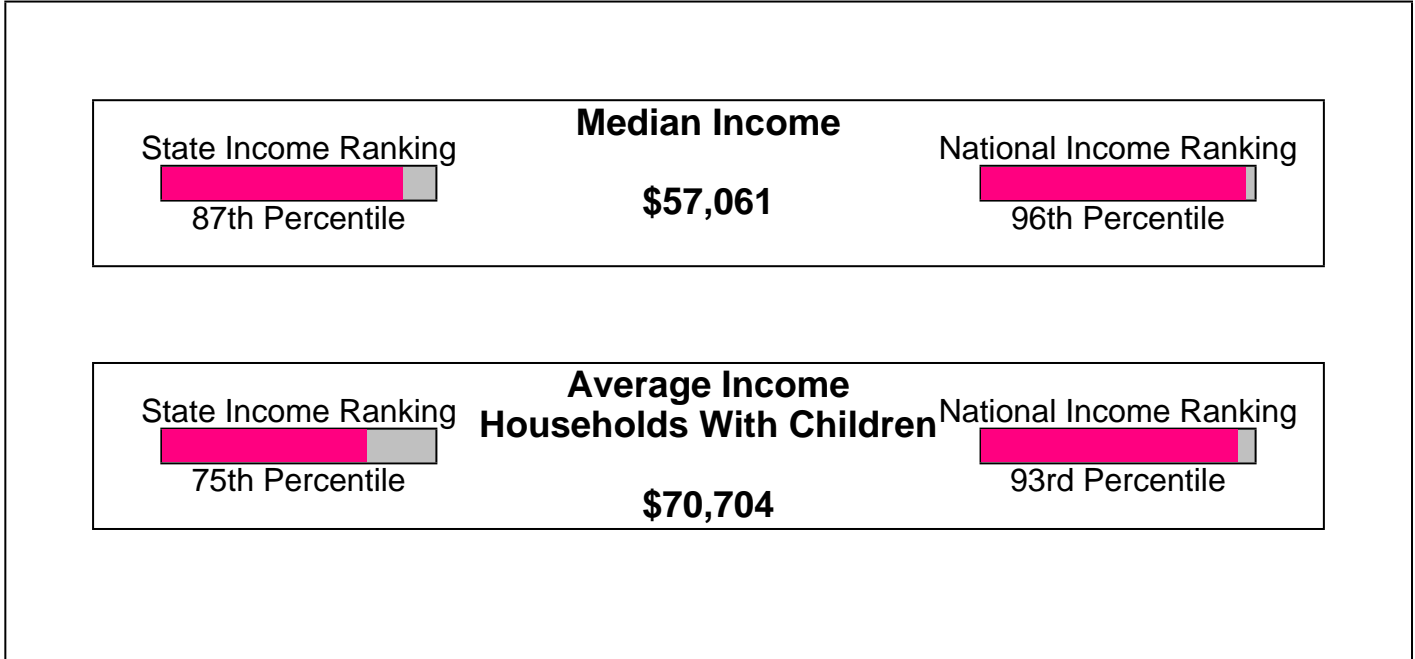


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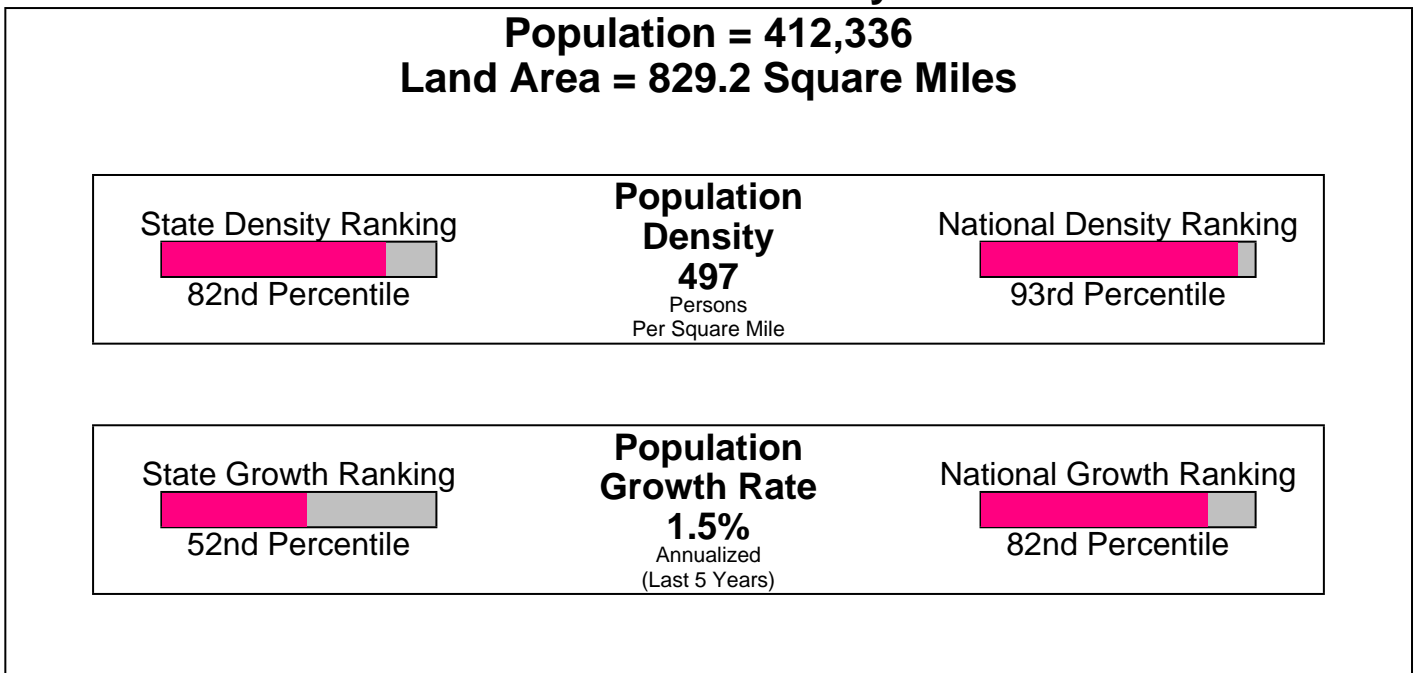


Income For Solano County



Population For Solano County

Population = 412,336
Land Area = 829.2 Square Miles



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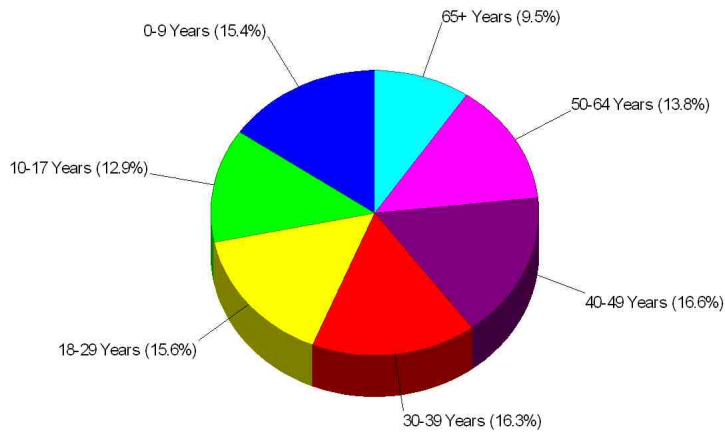


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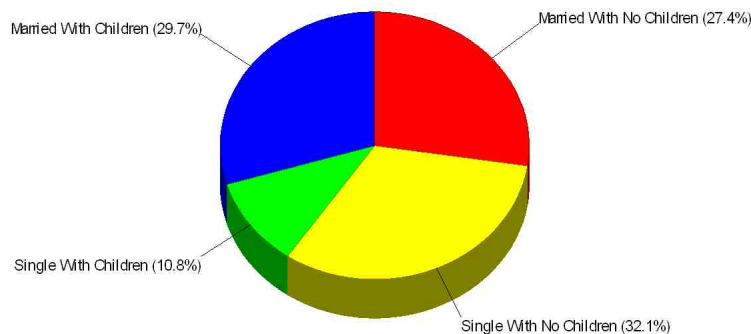


Age Breakdown For Solano County Average Age = 34.1 Years



Household Characteristics For Solano County

57.1% Married
40.5% With Children



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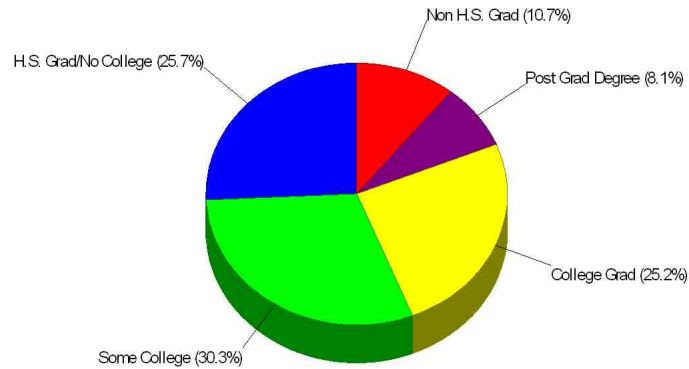
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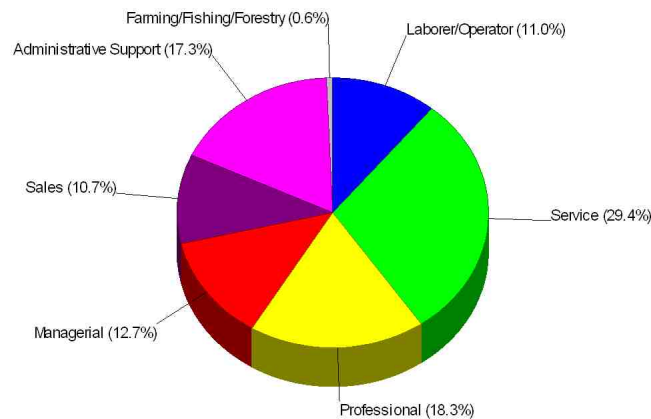
Adult Education Level For Solano County

**89.3% High School Graduates
33.3% College Graduates**



Employment For Solano County

Average Travel Time To Work = 34.3 Minutes



Occupation

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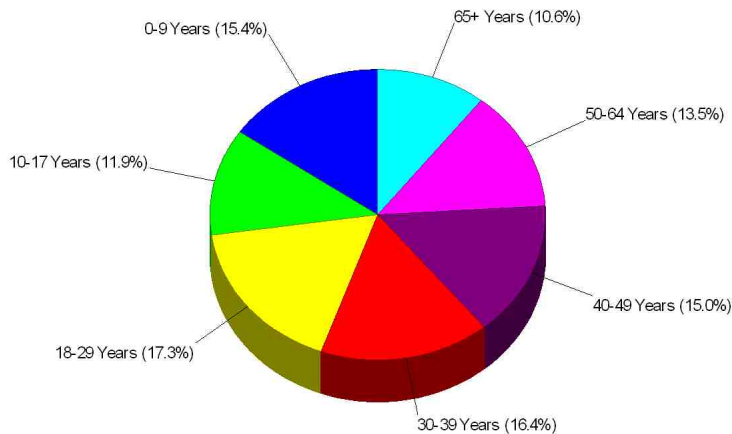
General Facts For California



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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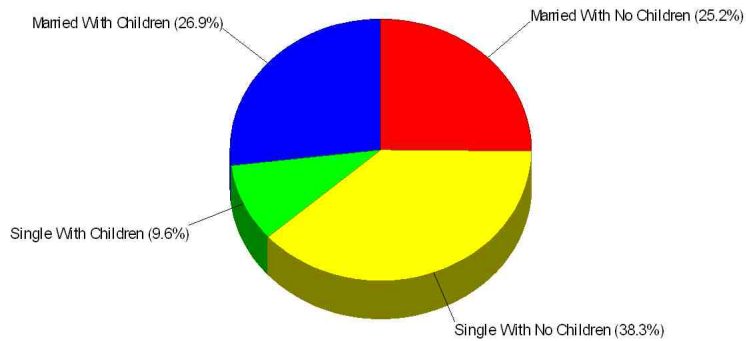
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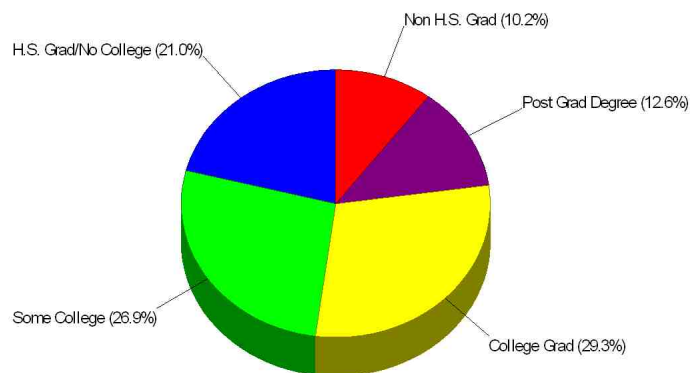
Household Characteristics For California

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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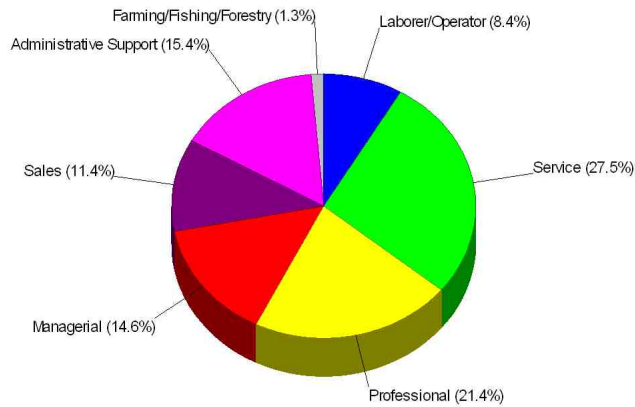
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Employment For California

Average Travel Time To Work = 29.9 Minutes



Occupation

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