

 PROPERTY EXPLORER

Property Explorer Static

**Property Location**

6065 Vierra Ln
Linda, CA 95901

Value Estimate

\$382,158

Effective Date

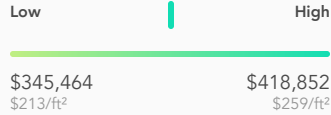
7/9/2026

6065 Vierra Ln Linda, CA 95901 County: Yuba County

HouseCanary Value

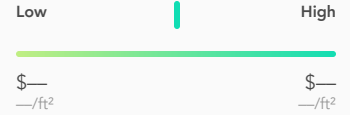
High Confidence (90%)
FSD: 0.10

\$382,158

\$236/ft²


HouseCanary Rental Value

\$—

—/ft²


This value is not generated or endorsed by HouseCanary, and it does not represent a broker price opinion (BPO) or a formal appraisal.

Subject

APN # 021-100-013

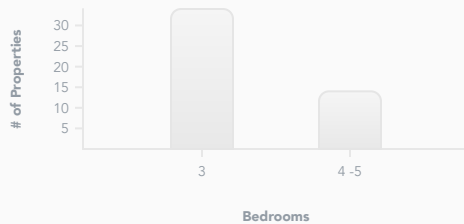
Property Type	Multifamily	Year Built	1959
Beds	—	Lot Size	8,899 ft ²
Baths	—	Owner Occupied	Unknown
GLA	1,620 ft ²	HOA Fee	—
Sq. Ft. Above Grade	— ft ²	HOA Fee Includes	—
Sq. Ft. Below Grade	— ft ²	Tax Amount (Year)	\$— (2017)
Condition	Well Maintained		

Transaction History

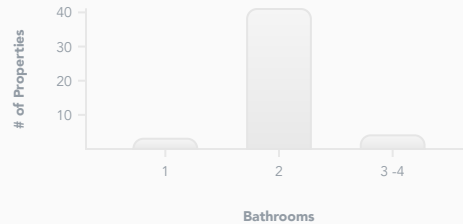
Date	Event	Type	Price	Appreciation	ADOM	Source
8/6/2025	Canceled	—	\$299,000	—	77	mls
5/21/2025	Active	—	\$299,000	—	—	mls
12/10/2024	Canceled	—	\$349,000	—	60	mls
10/11/2024	Active	—	\$349,000	—	—	mls

Subject's Comparability to Market

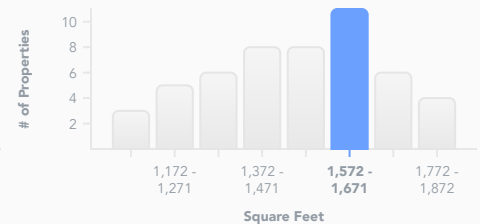
Bedrooms



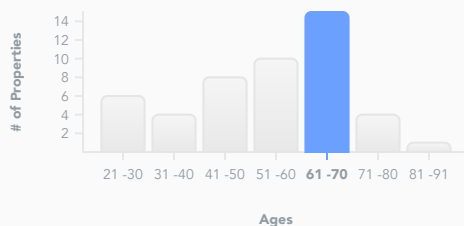
Bathrooms



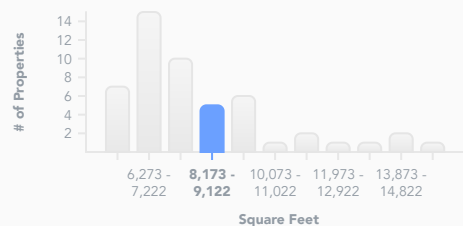
Square Feet



Age



Site Area

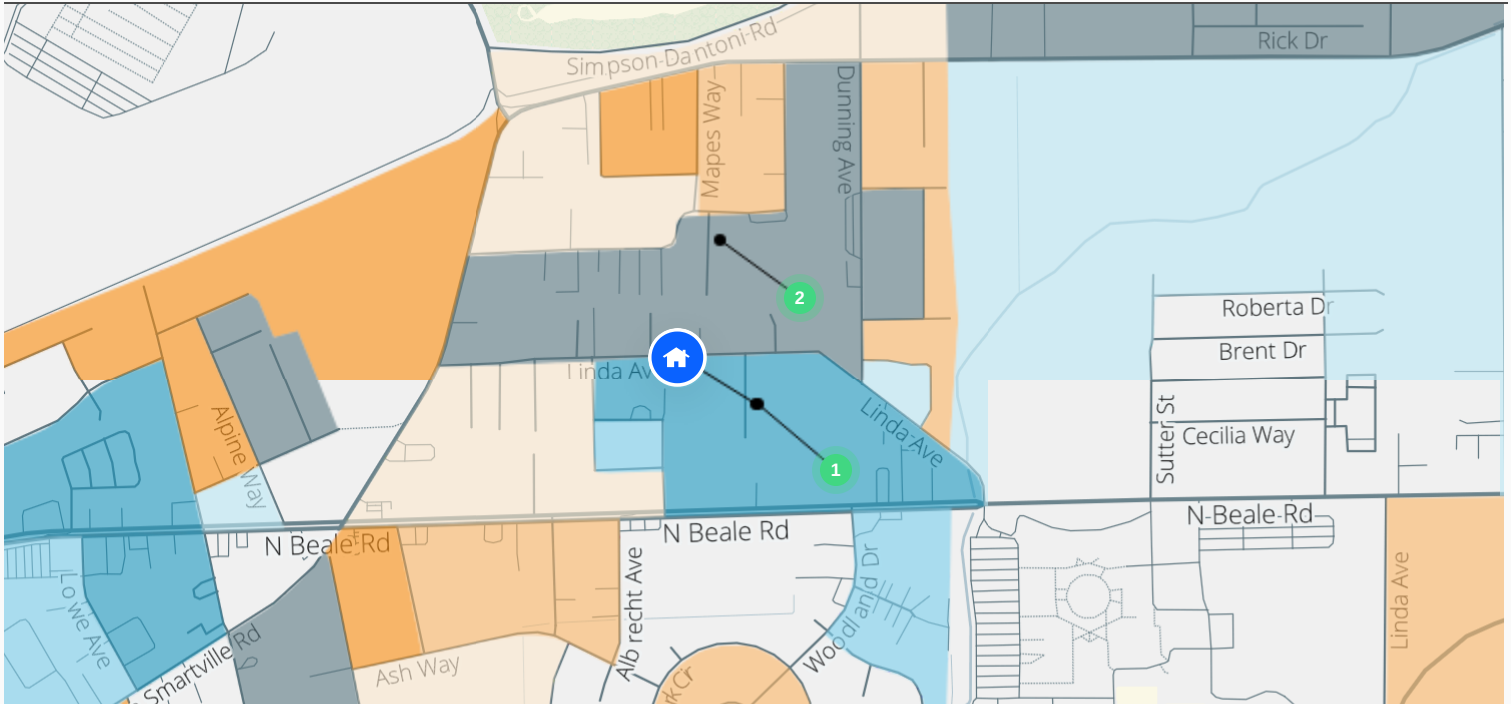


Legend

- Subject Property
- Nearby properties

6065 Vierra Ln Linda, CA 95901 County: Yuba County

HouseCanary Suggested Sold & Active Comparables (1 of 2)



Similarity						Sales \$/ft²					
● High ● Moderate ● Low ● Subject						< \$168 \$168 to \$191 \$191 to \$233 \$233 to \$290 \$290 to \$324 \$324 to \$362 >= \$362					
#	Address	Distance	Status	Market \$	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
●	6065 Vierra Ln	—	Closed	\$—	—	—	—	1,620 ft²	8,899 ft²	Multifamily	1959
1	6057 Vierra Ln Linda, CA 95901	0.00 mi	Closed	\$449,000	5/29/2026	—	—	1,568 ft²	9,204 ft²	Multifamily	1959
2	6145-6147 Mapes Way Marysville, CA 95901	0.19 mi	Active	\$355,000	4/15/2026	—	—	1,440 ft²	5,323 ft²	Multifamily	1962

6065 Vierra Ln Linda, CA 95901 County: Yuba County

HouseCanary Suggested Sold & Active Comparables (2 of 2)

	Subject	Comp 1	Comp 2
			
Address	6065 Vierra Ln Linda, CA 95901	6057 Vierra Ln Linda, CA 95901	6145-6147 Mapes Way Marysville, CA 95901
Similarity	—	● ● ● 98	● ● ● 91
Distance	—	0.00 mi	0.19 mi
Sale Date	—	5/29/2026	—
Sale Price	\$—	\$449,000	\$—
Sale Price/ft²	—/ft²	\$286/ft²	—/ft²
List Date	5/21/2025	4/10/2026	12/11/2025
List Price	\$299,000	\$430,000	\$355,000
List Price/ft²	\$185/ft²	\$274/ft²	\$247/ft²
Bedrooms	—	—	—
Bathrooms	—	—	—
Square Feet	1,620 ft²	1,568 ft²	1,440 ft²
Sq. Ft. Above Grade	— ft²	— ft²	— ft²
Sq. Ft. Below Grade	— ft²	— ft²	— ft²
Lot Size	8,899 ft²	9,204 ft²	5,323 ft²
Property Type	Multifamily	Multifamily	Multifamily
Year Built	1959	1959	1962
Listing Status	Closed	Closed	Active
Subdivision	—	—	—
Active D.O.M.	77	5	118
Cumulative D.O.M.	77	49	118
Current Value	\$382,158	\$382,168	\$481,898
Pool	Unknown	Unknown	Unknown
Garage Spaces	0	0	0
Stories	1	1	1
Basement	Unknown	Unknown	No
Distressed	No	No	No
Flip	No	No	No
Market Price	\$—	\$449,000	\$355,000
HPI Adjustment	—	\$3,820	\$7,109
HC Adjustment	—	\$4,738	\$17,356
Adjusted Value	—	\$457,558	\$379,465

6065 Vierra Ln Linda, CA 95901 County: Yuba County

Market Risk

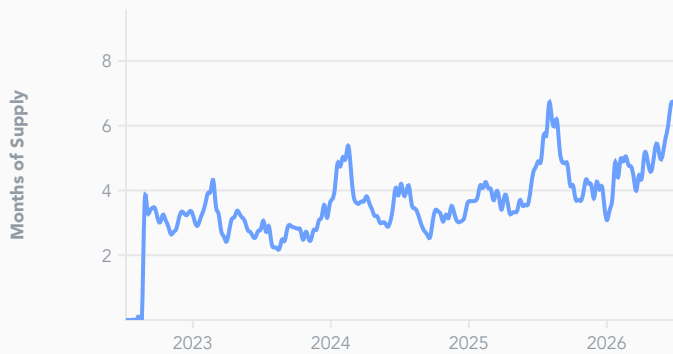
Risk of Decline
48.7%

Risk Level
Neutral

This month last year
42.0%

Neighborhood & Subject Marketability

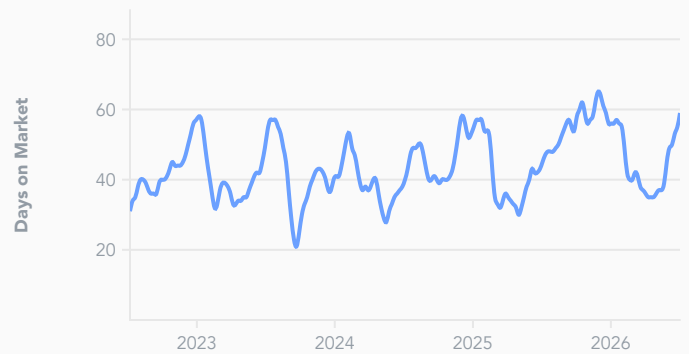
Months of Supply - ZIP



This month last year
5

This month
7

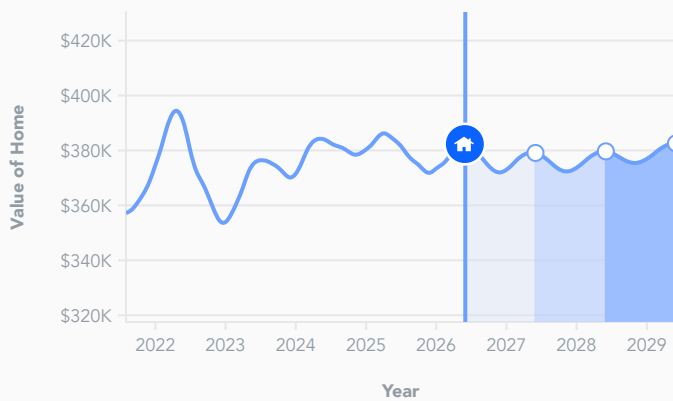
Days on Market - Sold or De-listed Properties - ZIP



This month last year
47

This month
59

HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	-1%	2 Year	-1%	3 Year	0%
2027	\$379,100	2028	\$379,673	2029	\$382,578

6065 Vierra Ln Linda, CA 95901 County: Yuba County

Glossary

HouseCanary Value	This is HouseCanary's estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value. Source: HouseCanary analysis
HouseCanary Rental Value	This is HouseCanary's estimated monthly rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent. Source: HouseCanary analysis
Active	Active listings within a 1 year timeframe near the subject property. Source: Local MLS
Comparable Properties	All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics. Source: Public Record, HouseCanary analysis
Current Value	Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index. Source: Public Record, HouseCanary Automated Valuation Model
Days on Market	The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data. Source: Local MLS, HouseCanary analysis
Forecast Standard Deviation (FSD)	A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence. Source: House Canary analysis
HouseCanary Suggested Comps	HouseCanary's suggested comparables based on similarity and property type, within the same state and a 6-month timeframe. Source: HouseCanary analysis
MSA 1-Year Risk of Decline	The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators. Source: Local MLS, HouseCanary analysis
Months of Supply	The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary. Source: Local MLS, HouseCanary analysis

6065 Vierra Ln Linda, CA 95901 County: Yuba County

Glossary Continued

Non-Disclosure State

In non-disclosure states (or counties) both the transaction sales price and date may be unavailable. This is because these states are not required or cannot legally disclose such information to the public. As a result, HouseCanary relies on other sources (like MLS) to complement the data when possible. The following eleven states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, Texas, Utah and Wyoming.

Source: Public Record, MLS

Occupancy Type

Owner occupancy indicates whether the owner of the home is the primary resident

Source: Public Record

Property Type

Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Multifamily. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories.

Source: Public Record

Similarity

HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property.

Source: Public Records, MLS, HouseCanary analysis

Subject's Comparability to Market

All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties.

Source: Public Record, HouseCanary analysis

Data Sources

HouseCanary accesses up-to-date data from county recorders and local Multiple Listing Service (MLS). Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Property Explorer for every property.

For questions, please contact HouseCanary at support@housecanary.com.

Disclaimer

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