HouseCanary

PROPERTY EXPLORER

Property Explorer Static

Property Location
6039 Vierra Ln
Linda, CA 95901

Value Estimate
$386,890

Effective Date
7/9/2026

6039 Vierra Ln Linda, CA 95901 **County:** Yuba County

PROPERTY EXPLORER

HouseCanary Value

High Confidence (88%)
FSD: 0.12

$386,890
$225/ft²

Low — High
$340,170 $198/ft² — $433,610 $252/ft²

HouseCanary Rental Value

$—
—/ft²

Low — High
$— —/ft² — $— —/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 # 021-100-032

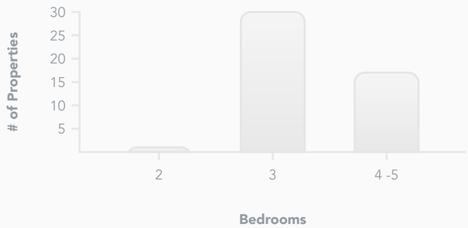
Property Type	Multifamily	**Year Built**	1961
Beds	—	**Lot Size**	12,419 ft²
Baths	—	**Owner Occupied**	Unknown
GLA	1,720 ft²	**HOA Fee**	—
Sq. Ft. Above Grade	— ft²	**HOA Fee Includes**	—
Sq. Ft. Below Grade	— ft²	**Tax Amount (Year)**	$— (2017)
Condition	Well Maintained		

Transaction History

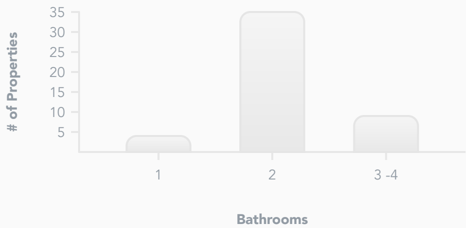
Date	Event	Type	Price	Appreciation	ADOM	Source
8/6/2025	Canceled	—	$299,000	—	77	mls
5/21/2025	Active	—	$299,000	—	—	mls
12/10/2024	Canceled	—	$349,000	—	54	mls
10/17/2024	Active	—	$349,000	—	—	mls

Subject's Comparability to Market

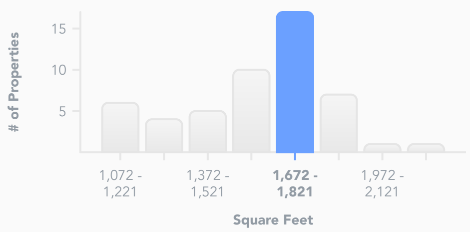
Bedrooms



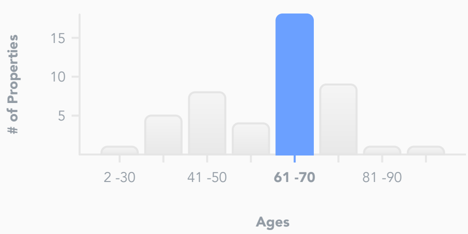
Bathrooms



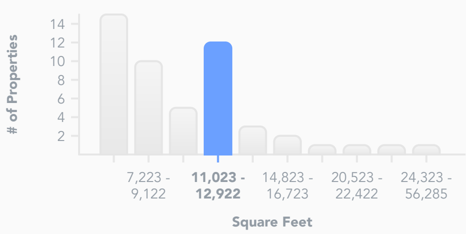
Square Feet



Age



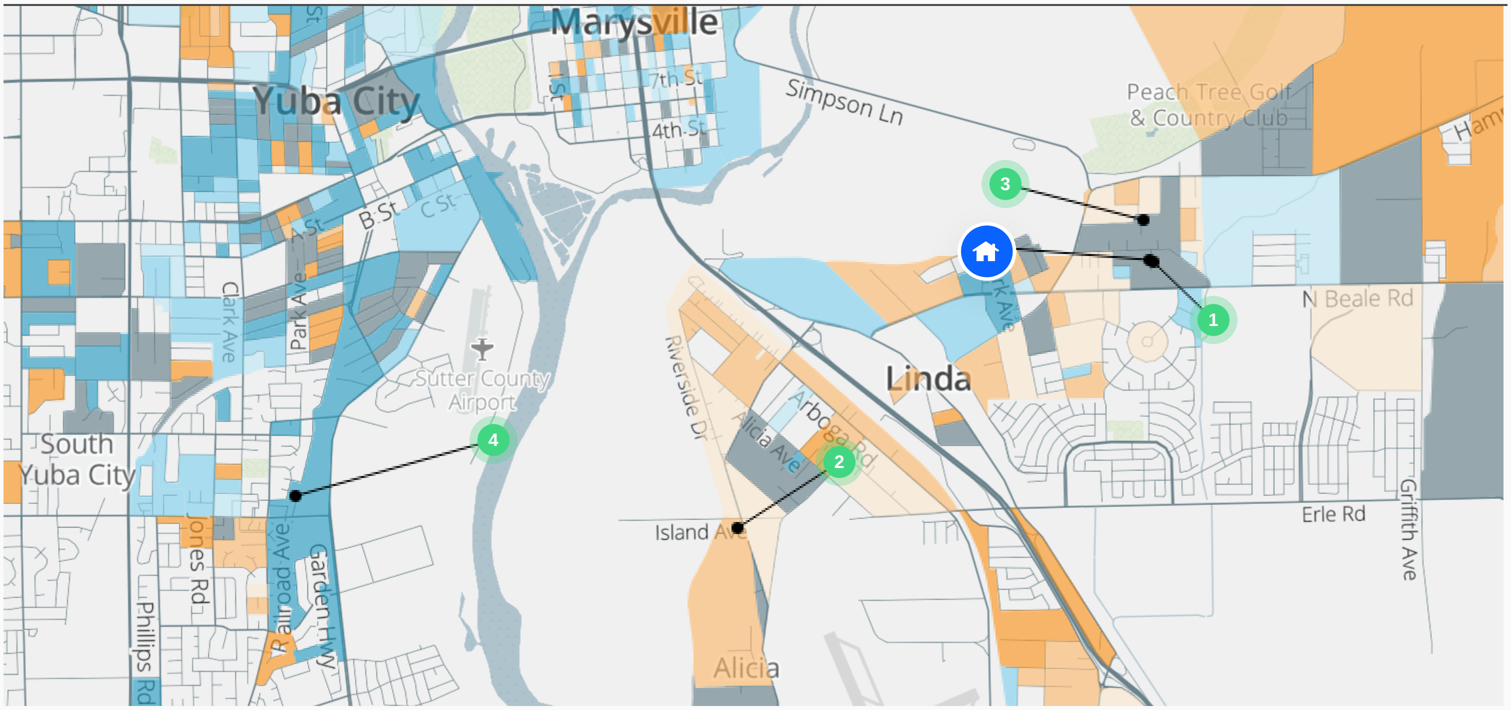
Site Area



Legend

Subject Property
Nearby properties

HouseCanary Suggested Sold & Active Comparables (1 of 2)



Similarity

High　Moderate　Low　Subject

Sales $/ft²

< $169 | $169 to $201 | $201 to $228 | $228 to $254 | $254 to $289 | $289 to $331 | >= $331

#	Address	Distance	Status	Market $	Date	Beds	Baths	GLA	Lady Size	Property Type	Year Built
Subject	**6039 Vierra Ln**	**—**	**Closed**	**$—**	**—**	**—**	**—**	**1,720 ft²**	**12,419 ft²**	**Multifamily**	**1961**
1	6057 Vierra Ln Linda, CA 95901	0.02 mi	Closed	$449,000	5/29/2026	—	—	1,568 ft²	9,204 ft²	Multifamily	1959
2	5478 Feather River Blvd West Linda, CA 95961	2.27 mi	Closed	$500,000	2/19/2026	2	1	1,760 ft²	22,320 ft²	Multifamily	1952
3	6145-6147 Mapes Way Marysville, CA 95901	0.18 mi	Active	$355,000	4/15/2026	—	—	1,440 ft²	5,323 ft²	Multifamily	1962
4	934 Eastcrest Ct Yuba City, CA 95991	4.08 mi	Active	$429,999	4/4/2026	4	2	1,904 ft²	6,098 ft²	Multifamily	1980

HouseCanary

Effective Date
7/9/2026

6039 Vierra Ln **Linda, CA 95901** **County:** Yuba County

PROPERTY EXPLORER

HouseCanary Suggested Sold & Active Comparables (2 of 2)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
Address	6039 Vierra Ln Linda, CA 95901	6057 Vierra Ln Linda, CA 95901	5478 Feather River Blvd West Linda, CA 95961	6145-6147 Mapes Way Marysville, CA 95901	934 Eastcrest Ct Yuba City, CA 95991
Similarity	—	92	92	86	86
Distance	—	0.02 mi	2.27 mi	0.18 mi	4.08 mi
Sale Date	—	5/29/2026	2/19/2026	—	6/22/2012
Sale Price	$—	$449,000	$500,000	$—	$100,500
Sale Price/ft²	—/ft²	$286/ft²	$284/ft²	—/ft²	$52.78/ft²
List Date	5/21/2025	4/10/2026	1/19/2026	12/11/2025	1/27/2026
List Price	$299,000	$430,000	$520,000	$355,000	$429,999
List Price/ft²	$174/ft²	$274/ft²	$295/ft²	$247/ft²	$226/ft²
Bedrooms	—	—	2	—	4
Bathrooms	—	—	1	—	2
Square Feet	1,720 ft²	1,568 ft²	1,760 ft²	1,440 ft²	1,904 ft²
Sq. Ft. Above Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Sq. Ft. Below Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Lot Size	12,419 ft²	9,204 ft²	22,320 ft²	5,323 ft²	6,098 ft²
Property Type	Multifamily	Multifamily	Multifamily	Multifamily	Multifamily
Year Built	1961	1959	1952	1962	1980
Listing Status	Closed	Closed	Closed	Active	Active
Subdivision	—	—	RIVERSIDE	—	—
Active D.O.M.	77	5	10	118	67
Cumulative D.O.M.	77	49	31	118	67
Current Value	$386,890	$382,168	$518,889	$481,898	$428,460
Pool	Unknown	Unknown	Unknown	Unknown	Unknown
Garage Spaces	0	0	0	0	2
Stories	1	1	1	1	2
Basement	Unknown	Unknown	No	No	Unknown
Distressed	No	No	No	No	No
Flip	No	No	No	No	No
Market Price	$—	$449,000	$500,000	$355,000	$429,999
HPI Adjustment	—	$3,820	$6,603	$7,109	$3,257
HC Adjustment	—	$31,181	-$1,365	$43,799	-$20,464
Adjusted Value	—	$484,001	$505,238	$405,908	$412,792

6039 Vierra Ln Linda, CA 95901 **County:** Yuba County

PROPERTY EXPLORER

Market Risk

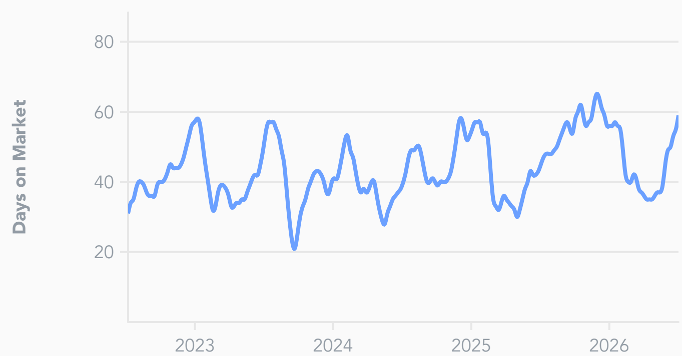
Risk of Decline	Risk Level	This month last year
48.7%	**Neutral**	**42.0%**

Neighborhood & Subject Marketability

Months of Supply - ZIP

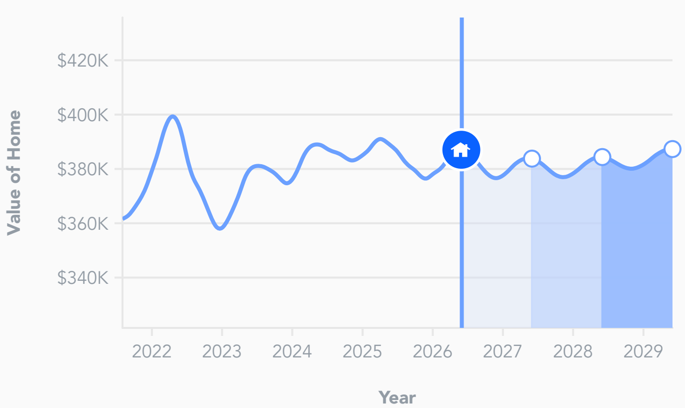
This month last year	This month
5	**7**

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



This month last year	This month
47	**59**

HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	-1%	2 Year	-1%	3 Year	0%
2027	**$383,794**	2028	**$384,375**	2029	**$387,315**

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

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

This Property Explorer is provided solely for general business information purposes. No advisory, fiduciary or other relationship is created by any acceptance or use of this Property Explorer. The inclusion of this Property Explorer with any other materials does not constitute an endorsement by HouseCanary of any third party or any third party's products or services. The projected market, valuation and financial information, conclusions and other information contained in this Property Explorer are based upon tested methodologies for accuracy. However, such information and conclusions are not definitive forecasts, appraisals or opinions of valuations. All such information and conclusions are stated in terms of probability of likelihood based on market factors and information submitted to HouseCanary, and such information and conclusions are not guaranteed by HouseCanary and should not be construed as a certified appraisal or valuation, or investment advice, or relied upon for critical decision making. HouseCanary uses or has used public and/or confidential data and assumptions provided to HouseCanary by third parties, and HouseCanary has not independently verified the data and assumptions used in these analyses or data sets. Attributes for properties may be inaccurate because county assessor and MLS data does not always include recent additions and/or modifications to property structure. Changes in the underlying data or operating assumptions, or any loss of access to any one or more sources will clearly impact the analyses, information and conclusions set forth in this Property Explorer Report.