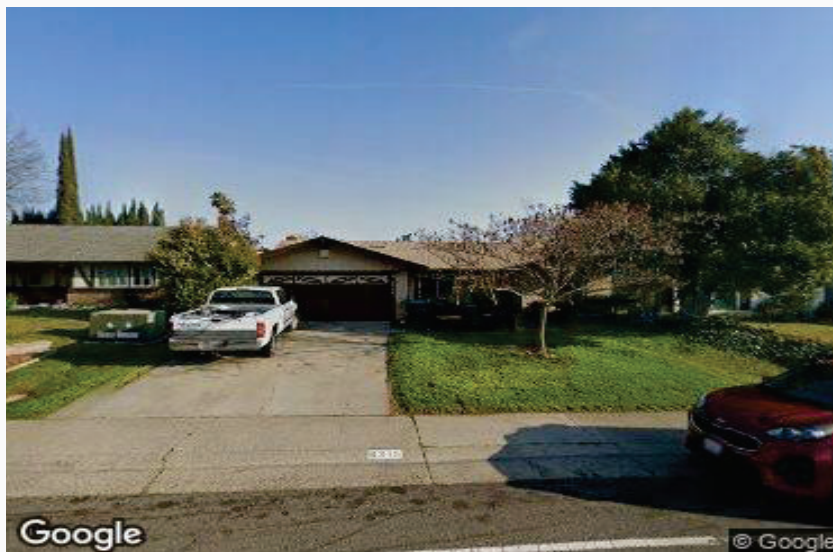




PROPERTY EXPLORER

Property Explorer Static



Property Location

6316 Hillsdale Blvd
Sacramento, CA 95842

Value Estimate

\$493,695

Effective Date

6/1/2026

6316 Hillsdale Blvd Sacramento, CA 95842 County: Sacramento County

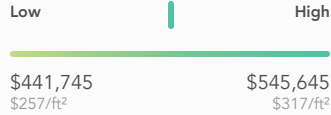


HouseCanary Value

High Confidence (89%)
FSD: 0.11

\$493,695

\$287/ft²

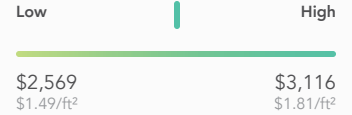


HouseCanary Rental Value

High Confidence (90%)
FSD: 0.10

\$2,842

\$1.65/ft²



Subject

APN # 220-0560-062-0000

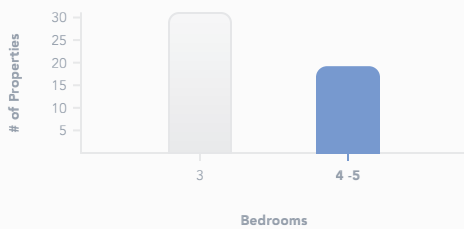
Property Type	Single Family Detached	Year Built	1976
Beds	4	Lot Size	7,405 ft ²
Baths	2	Owner Occupied	Unknown
GLA	1,720 ft ²	HOA Fee	—
Sq. Ft. Above Grade	— ft ²	HOA Fee Includes	—
Sq. Ft. Below Grade	— ft ²	Tax Amount (Year)	\$8,249 (2025)
Condition	Well Maintained		

Transaction History

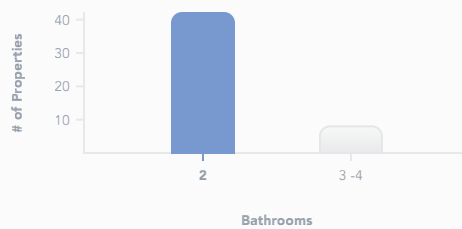
Date	Event	Type	Price	Appreciation	ADOM	Source
5/12/2009	Closed	REO	\$150,000	17% (\$22,000)	—	deed
1/12/2009	Closed	Distressed	\$128,000	—	—	deed
11/30/1995	Deed Recorded	—	\$—	—	—	deed

Subject's Comparability to Market

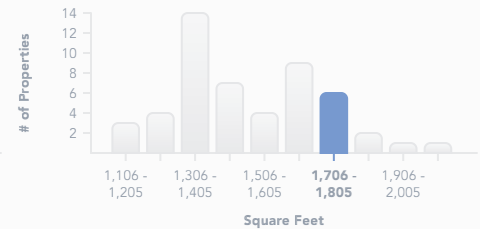
Bedrooms



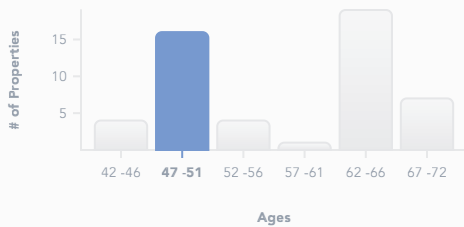
Bathrooms



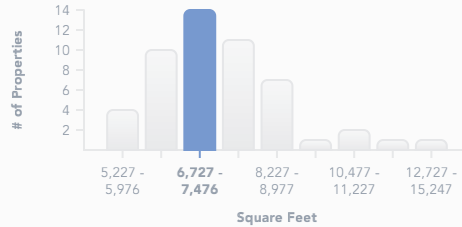
Square Feet



Age



Site Area

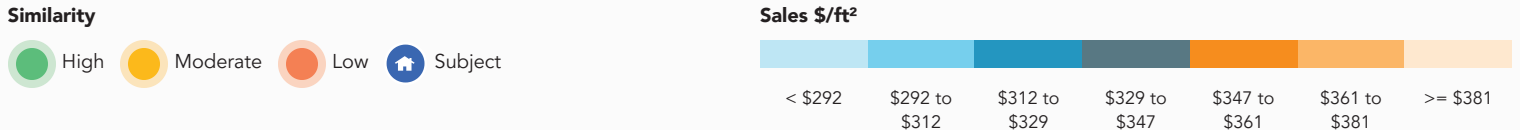
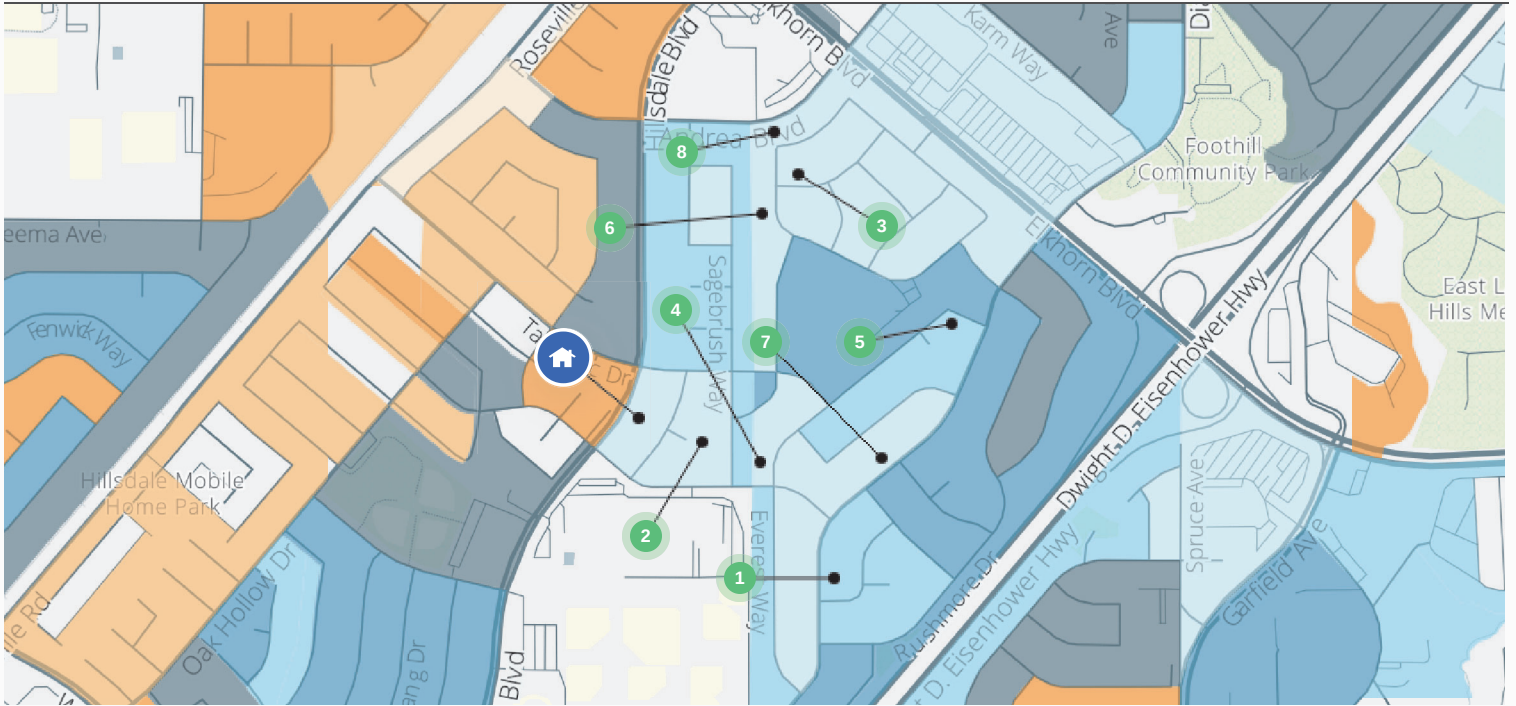


Legend

- Subject Property
- Nearby properties

6316 Hillsdale Blvd Sacramento, CA 95842 County: Sacramento County

HouseCanary Suggested Sold & Active Comparables (1 of 3)



#	Address	Distance	Status	Market \$	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	6316 Hillsdale Blvd	—	Closed	\$150,000	5/12/2009	4	2	1,720 ft²	7,405 ft²	Single Family Detached	1976
	5122 Diablo Dr Sacramento, CA 95842	0.29 mi	Closed	\$520,000	3/26/2026	4	2.5	1,782 ft²	7,841 ft²	Single Family Detached	1962
	6328 Merton Way Sacramento, CA 95842	0.08 mi	Closed	\$480,000	4/16/2026	3	2	1,541 ft²	8,276 ft²	Single Family Detached	1976
	5105 Mount Rainier Dr Sacramento, CA 95842	0.34 mi	Closed	\$502,000	5/19/2026	4	2	1,664 ft²	7,405 ft²	Single Family Detached	1962
	6307 Everest Way Sacramento, CA 95842	0.15 mi	Closed	\$421,500	12/31/2025	4	2.5	1,782 ft²	7,405 ft²	Single Family Detached	1962
	6446 Everest Way Sacramento, CA 95842	0.38 mi	Closed	\$531,000	3/17/2026	4	2	1,658 ft²	10,890 ft²	Single Family Detached	1962
	6713 Silverthorne Cir Sacramento, CA 95842	0.28 mi	Closed	\$475,000	5/6/2026	3	2	1,441 ft²	7,841 ft²	Single Family Detached	1962
	5213 Diablo Dr Sacramento, CA 95842	0.29 mi	Closed	\$487,000	4/28/2026	3	2	1,369 ft²	6,970 ft²	Single Family Detached	1962
	6821 Silverthorne Cir Sacramento, CA 95842	0.37 mi	Closed	\$505,000	3/13/2026	3	2	1,441 ft²	7,405 ft²	Single Family Detached	1962

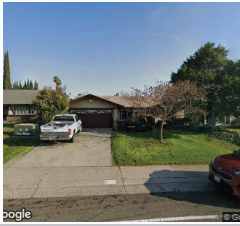
6316 Hillsdale Blvd Sacramento, CA 95842 County: Sacramento County

HouseCanary Suggested Sold & Active Comparables (2 of 3)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
Address	6316 Hillsdale Blvd Sacramento, CA 95842	5122 Diablo Dr Sacramento, CA 95842	6328 Merton Way Sacramento, CA 95842	5105 Mount Rainier Dr Sacramento, CA 95842	6307 Everest Way Sacramento, CA 95842
Similarity	—	● ● ● 97	● ● ● 96	● ● ● 96	● ● ● 95
Distance	—	0.29 mi	0.08 mi	0.34 mi	0.15 mi
Sale Date	5/12/2009	3/26/2026	4/16/2026	5/19/2026	12/31/2025
Sale Price	\$150,000	\$520,000	\$480,000	\$502,000	\$421,500
Sale Price/ft²	\$87.21/ft²	\$292/ft²	\$311/ft²	\$302/ft²	\$237/ft²
List Date	—	1/24/2026	3/19/2026	3/26/2026	9/29/2025
List Price	\$—	\$525,900	\$449,995	\$499,999	\$398,000
List Price/ft²	—/ft²	\$295/ft²	\$292/ft²	\$300/ft²	\$223/ft²
Bedrooms	4	4	3	4	4
Bathrooms	2	2.5	2	2	2.5
Square Feet	1,720 ft²	1,782 ft²	1,541 ft²	1,664 ft²	1,782 ft²
Sq. Ft. Above Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Sq. Ft. Below Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Lot Size	7,405 ft²	7,841 ft²	8,276 ft²	7,405 ft²	7,405 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1976	1962	1976	1962	1962
Listing Status	Closed	Closed	Closed	Closed	Closed
Subdivision	—	FOOTHILL FARMS 06	HILLSDALE 10	FOOTHILL FARMS 08	FOOTHILL FARMS 05
Active D.O.M.	—	39	28	21	82
Cumulative D.O.M.	—	61	28	54	93
Current Value	\$493,695	\$521,066	\$480,383	\$502,003	\$435,378
Pool	Unknown	Yes	No	No	No
Garage Spaces	2	2	2	2	2
Stories	1	2	1	1	2
Basement	Unknown	Unknown	Unknown	No	Unknown
Distressed	No	No	No	No	No
Flip	No	No	No	No	No
Market Price	\$150,000	\$520,000	\$480,000	\$502,000	\$421,500
HPI Adjustment	—	\$1,193	\$564	\$386	\$1,624
HC Adjustment	—	-\$8,774	\$14,354	-\$3,939	-\$8,855
Adjusted Value	—	\$512,419	\$494,918	\$498,447	\$414,269

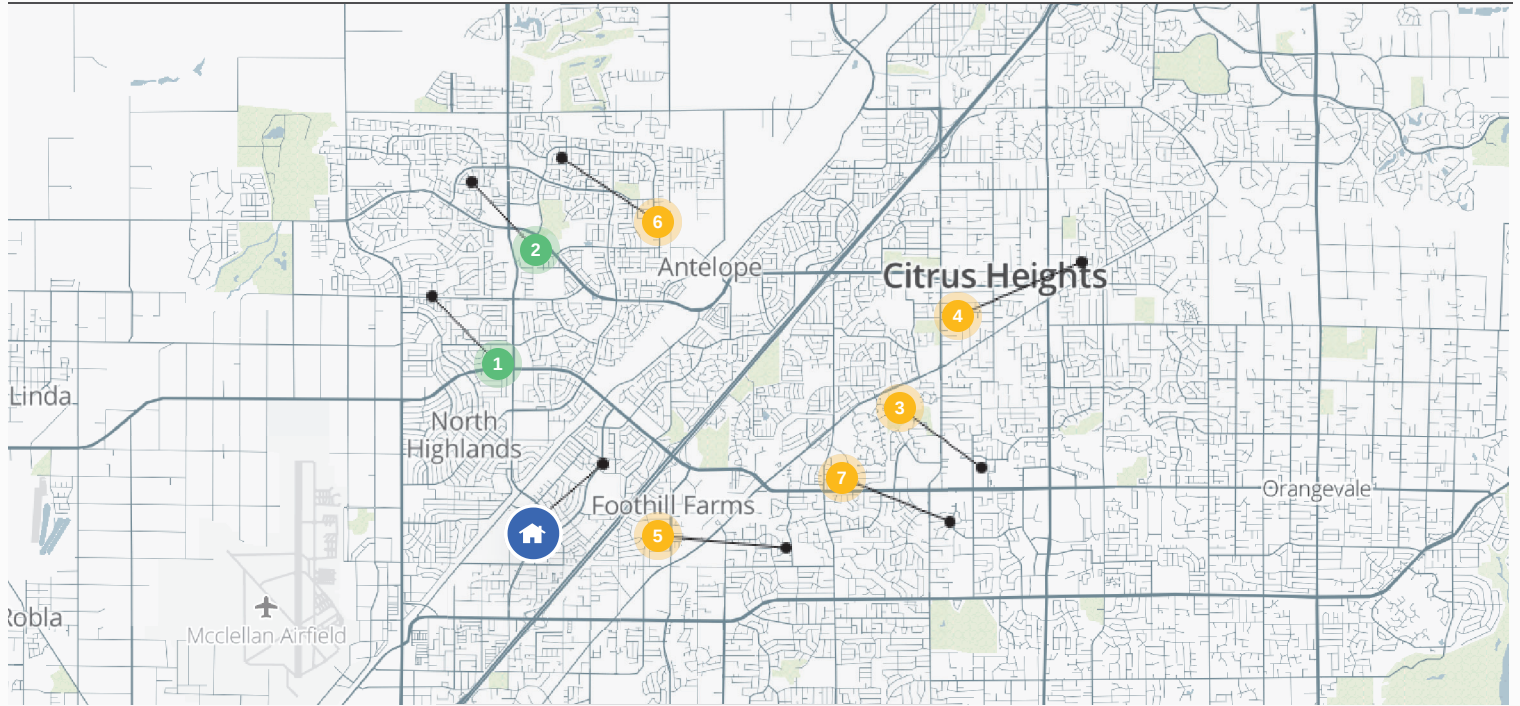
6316 Hillsdale Blvd Sacramento, CA 95842 County: Sacramento County

HouseCanary Suggested Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
					
Address	6316 Hillsdale Blvd Sacramento, CA 95842	6446 Everest Way Sacramento, CA 95842	6713 Silverthorne Cir Sacramento, CA 95842	5213 Diablo Dr Sacramento, CA 95842	6821 Silverthorne Cir Sacramento, CA 95842
Similarity	—	● ● ● 95	● ● ● 94	● ● ● 94	● ● ● 94
Distance	—	0.38 mi	0.28 mi	0.29 mi	0.37 mi
Sale Date	5/12/2009	3/17/2026	5/6/2026	4/28/2026	3/13/2026
Sale Price	\$150,000	\$531,000	\$475,000	\$487,000	\$505,000
Sale Price/ft²	\$87.21/ft²	\$320/ft²	\$330/ft²	\$356/ft²	\$350/ft²
List Date	—	2/13/2026	3/24/2026	3/26/2026	1/16/2026
List Price	\$—	\$524,900	\$475,000	\$469,000	\$520,000
List Price/ft²	—/ft²	\$317/ft²	\$330/ft²	\$343/ft²	\$361/ft²
Bedrooms	4	4	3	3	3
Bathrooms	2	2	2	2	2
Square Feet	1,720 ft²	1,658 ft²	1,441 ft²	1,369 ft²	1,441 ft²
Sq. Ft. Above Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Sq. Ft. Below Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Lot Size	7,405 ft²	10,890 ft²	7,841 ft²	6,970 ft²	7,405 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1976	1962	1962	1962	1962
Listing Status	Closed	Closed	Closed	Closed	Closed
Subdivision	—	FOOTHILL FARMS 04	FOOTHILL FARMS 08	FOOTHILL FARMS 05	FOOTHILL FARMS 08
Active D.O.M.	—	9	22	7	14
Cumulative D.O.M.	—	32	43	33	30
Current Value	\$493,695	\$532,134	\$474,985	\$487,359	\$506,028
Pool	Unknown	No	No	Yes	No
Garage Spaces	2	2	2	2	2
Stories	1	1	1	1	1
Basement	Unknown	Unknown	No	Unknown	Unknown
Distressed	No	No	No	No	No
Flip	No	No	No	No	No
Market Price	\$150,000	\$531,000	\$475,000	\$487,000	\$505,000
HPI Adjustment	—	\$1,245	\$355	\$718	\$1,173
HC Adjustment	—	-\$5,205	\$12,988	\$19,479	\$14,469
Adjusted Value	—	\$527,040	\$488,343	\$507,197	\$520,642

6316 Hillsdale Blvd Sacramento, CA 95842 County: Sacramento County

HouseCanary Suggested Rental Comparables



Similarity

● High ● Moderate ● Low ● Subject

#	Address	Distance	Rental Listing Status	Rental \$	Rental \$ Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	6316 Hillsdale Blvd	—	—	\$—/mo.	—	4	2	1,720 ft²	7,405 ft²	Single Family Detached	1976
	3640 Comanche Way Antelope, CA 95843	2.23 mi	Closed	\$2,895/mo.	4/1/2026	4	2.5	1,761 ft²	6,534 ft²	Single Family Detached	1981
	8449 Bramble Bush Cir Antelope, CA 95843	2.89 mi	Active	\$2,750/mo.	4/16/2026	3	2	1,381 ft²	4,500 ft²	Single Family Detached	1990
	6313 San Benito Way Citrus Heights, CA 95610	3.51 mi	Closed	\$1,885/mo.	1/2/2026	2	1	900 ft²	5,380 ft²	Single Family Detached	1963
	8021 Glen Eva Way Citrus Heights, CA 95610	4.83 mi	Closed	\$2,450/mo.	6/21/2025	3	1	1,031 ft²	6,534 ft²	Single Family Detached	1963
	5805 Cada Cir Carmichael, CA 95608	1.87 mi	Closed	\$5,225/mo.	7/3/2024	5	2.5	2,207 ft²	8,712 ft²	Single Family Detached	1962
	8420 Oak Flat Way Antelope, CA 95843	2.87 mi	Closed	\$2,495/mo.	7/1/2025	4	3	1,893 ft²	5,776 ft²	Single Family Detached	1989
	7479 Skycrest Ct Citrus Heights, CA 95610	3.27 mi	Closed	\$2,395/mo.	8/1/2025	3	2	1,395 ft²	9,583 ft²	Single Family Detached	1955

6316 Hillsdale Blvd Sacramento, CA 95842 County: Sacramento County



Market Risk

Risk of Decline
35.8%

Risk Level
Neutral

This month last year
75.5%

Neighborhood & Subject Marketability

Months of Supply - ZIP



This month last year
3

This month
3

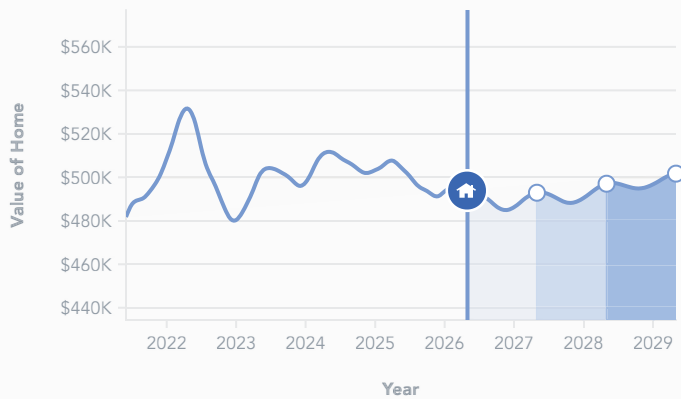
Days on Market - Sold or De-listed Properties - ZIP



This month last year
35

This month
19

HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	0%	2 Year	1%	3 Year	2%
2027	\$492,905	2028	\$497,052	2029	\$501,692

6316 Hillsdale Blvd Sacramento, CA 95842 County: Sacramento 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

6316 Hillsdale Blvd Sacramento, CA 95842 County: Sacramento 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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