



PROPERTY EXPLORER

Property Explorer Static



Property Location

5804 Keyntel St
Citrus Heights, CA
95621

Value Estimate

\$489,428

Effective Date

6/25/2026

5804 Keyntel St Citrus Heights, CA 95621 County: Sacramento County

 PROPERTY EXPLORER

HouseCanary Value

High Confidence (93%)
FSD: 0.07

\$489,428

\$378/ft²

Low

High

\$455,792
\$352/ft²

\$523,064
\$404/ft²

HouseCanary Rental Value

High Confidence (92%)
FSD: 0.08

\$2,758

\$2.13/ft²

Low

High

\$2,532
\$1.95/ft²

\$2,984
\$2.30/ft²

Subject

APN # 229-0354-002-0000

Property Type	Single Family Detached	Year Built	1969
Beds	3	Lot Size	6,970 ft ²
Baths	2	Owner Occupied	Yes
GLA	1,296 ft ²	HOA Fee	—
Sq. Ft. Above Grade	— ft ²	HOA Fee Includes	—
Sq. Ft. Below Grade	— ft ²	Tax Amount (Year)	\$7,537 (2025)
Condition	Well Maintained		

Transaction History

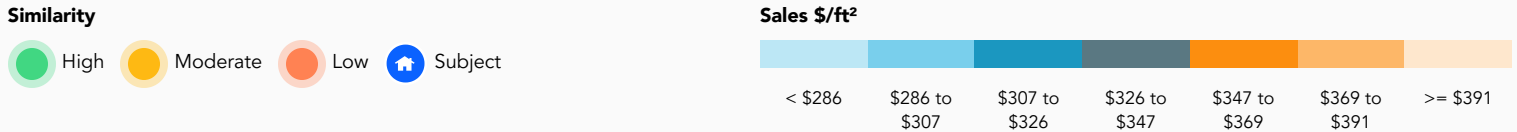
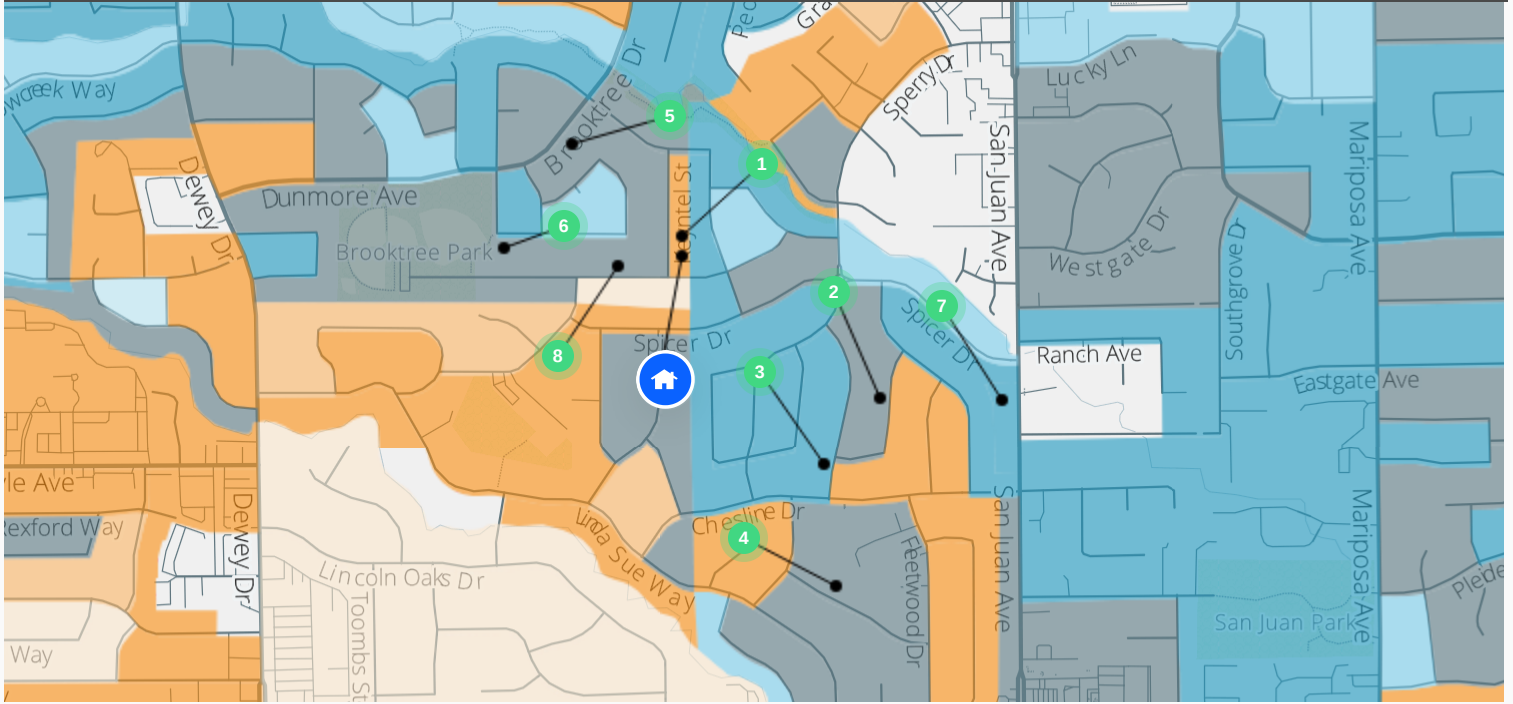
Date	Event	Type	Price	Appreciation	ADOM	Source
7/5/2016	Closed	Arms-Length	\$305,000	22% (\$54,000)	—	deed
10/17/2014	Deed Recorded	—	\$—	—	—	deed
9/19/2007	Closed	REO	\$251,000	-21% (-\$68,607)	—	deed
12/1/2006	Closed	Distressed	\$319,607	128% (\$179,607)	—	deed
4/11/2000	Closed	Arms-Length	\$140,000	—	—	deed
8/22/1996	Deed Recorded	—	\$—	—	—	deed

Subject's Comparability to Market



5804 Keyntel St Citrus Heights, CA 95621 County: Sacramento County

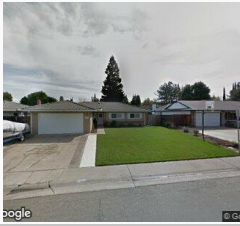
HouseCanary Suggested Sold & Active Comparables (1 of 3)



#	Address	Distance	Status	Market \$	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
🏠	5804 Keyntel St	—	Closed	\$305,000	7/5/2016	3	2	1,296 ft²	6,970 ft²	Single Family Detached	1969
1	5812 Keyntel St Citrus Heights, CA 95621	0.02 mi	Closed	\$460,000	4/24/2026	3	2	1,220 ft²	6,970 ft²	Single Family Detached	1971
2	5651 Gerard Way Citrus Heights, CA 95621	0.28 mi	Closed	\$465,000	2/25/2026	3	2	1,226 ft²	6,970 ft²	Single Family Detached	1975
3	5615 Saint Claire Way Citrus Heights, CA 95621	0.29 mi	Closed	\$465,000	6/2/2026	3	2	1,226 ft²	6,970 ft²	Single Family Detached	1961
4	7219 Saffron Way Citrus Heights, CA 95621	0.42 mi	Closed	\$460,000	4/23/2026	3	2	1,279 ft²	8,276 ft²	Single Family Detached	1964
5	5974 Brooktree Dr Citrus Heights, CA 95621	0.18 mi	Closed	\$520,000	4/3/2026	3	2	1,504 ft²	6,534 ft²	Single Family Detached	1969
6	6920 Amberwick Way Citrus Heights, CA 95621	0.21 mi	Closed	\$510,000	4/1/2026	3	2	1,426 ft²	6,277 ft²	Single Family Detached	1979
7	5645 San Juan Ave Citrus Heights, CA 95610	0.41 mi	Closed	\$427,500	1/22/2026	3	2	1,300 ft²	9,148 ft²	Single Family Detached	1961
8	7013 Brayton Ave Citrus Heights, CA 95621	0.07 mi	Closed	\$426,000	4/2/2026	3	2	1,073 ft²	6,970 ft²	Single Family Detached	1971

5804 Keyntel St Citrus Heights, CA 95621 County: Sacramento County

HouseCanary Suggested Sold & Active Comparables (2 of 3)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
Address	5804 Keyntel St Citrus Heights, CA 95621	5812 Keyntel St Citrus Heights, CA 95621	5651 Gerard Way Citrus Heights, CA 95621	5615 Saint Claire Way Citrus Heights, CA 95621	7219 Saffron Way Citrus Heights, CA 95621
Similarity	—	● ● ● 97	● ● ● 97	● ● ● 95	● ● ● 95
Distance	—	0.02 mi	0.28 mi	0.29 mi	0.42 mi
Sale Date	7/5/2016	4/24/2026	2/25/2026	6/2/2026	4/23/2026
Sale Price	\$305,000	\$460,000	\$465,000	\$465,000	\$460,000
Sale Price/ft²	\$235/ft²	\$377/ft²	\$379/ft²	\$379/ft²	\$360/ft²
List Date	—	3/8/2026	12/4/2025	5/14/2026	3/30/2026
List Price	\$—	\$485,000	\$467,500	\$465,000	\$450,000
List Price/ft²	—/ft²	\$398/ft²	\$381/ft²	\$379/ft²	\$352/ft²
Bedrooms	3	3	3	3	3
Bathrooms	2	2	2	2	2
Square Feet	1,296 ft²	1,220 ft²	1,226 ft²	1,226 ft²	1,279 ft²
Sq. Ft. Above Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Sq. Ft. Below Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Lot Size	6,970 ft²	6,970 ft²	6,970 ft²	6,970 ft²	8,276 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1969	1971	1975	1961	1964
Listing Status	Closed	Closed	Closed	Closed	Closed
Subdivision	BROOK TREE NORTH 03	BROOK TREE NORTH 03	CAPELL HEIGHTS 01	CAPELL HEIGHTS 01	CAMBRIDGE HEIGHTS 02
Active D.O.M.	—	17	44	5	7
Cumulative D.O.M.	—	47	75	19	24
Current Value	\$489,428	\$459,932	\$465,317	\$465,000	\$459,953
Pool	Yes	Yes	No	No	No
Garage Spaces	2	2	1	1	2
Stories	1	1	1	1	1
Basement	Unknown	No	Unknown	Unknown	Unknown
Distressed	No	No	No	No	No
Flip	No	No	No	No	No
Market Price	\$305,000	\$460,000	\$465,000	\$465,000	\$460,000
HPI Adjustment	—	\$961	\$1,805	\$0	\$927
HC Adjustment	—	\$7,381	\$6,372	\$1,089	-\$14,020
Adjusted Value	—	\$468,342	\$473,177	\$466,089	\$446,907

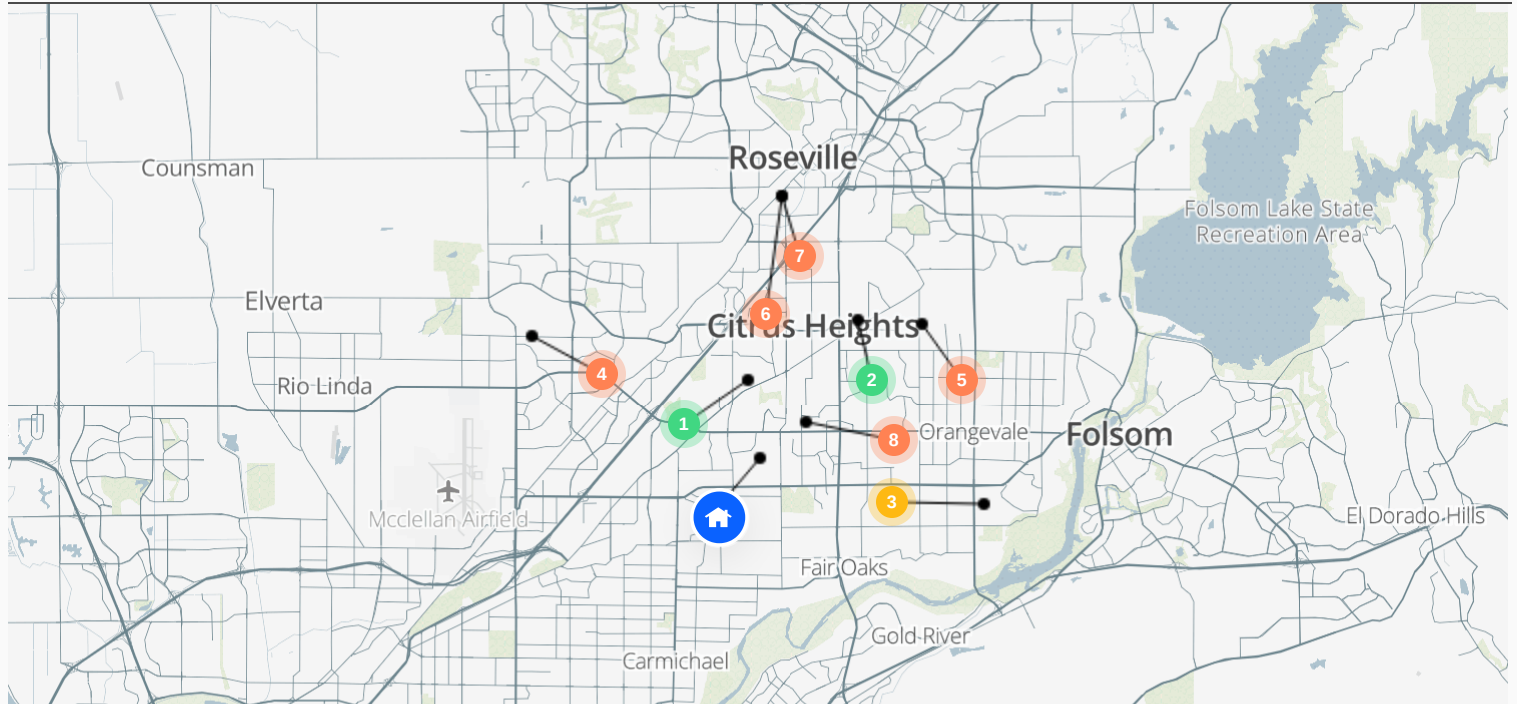
5804 Keyntel St Citrus Heights, CA 95621 County: Sacramento County

HouseCanary Suggested Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
					
Address	5804 Keyntel St Citrus Heights, CA 95621	5974 Brooktree Dr Citrus Heights, CA 95621	6920 Amberwick Way Citrus Heights, CA 95621	5645 San Juan Ave Citrus Heights, CA 95610	7013 Brayton Ave Citrus Heights, CA 95621
Similarity	—	● ● ● 94	● ● ● 94	● ● ● 93	● ● ● 92
Distance	—	0.18 mi	0.21 mi	0.41 mi	0.07 mi
Sale Date	7/5/2016	4/3/2026	4/1/2026	1/22/2026	4/2/2026
Sale Price	\$305,000	\$520,000	\$510,000	\$427,500	\$426,000
Sale Price/ft²	\$235/ft²	\$346/ft²	\$358/ft²	\$329/ft²	\$397/ft²
List Date	—	2/19/2026	3/8/2026	10/9/2025	1/28/2026
List Price	\$—	\$524,900	\$510,000	\$435,000	\$399,000
List Price/ft²	—/ft²	\$349/ft²	\$358/ft²	\$335/ft²	\$372/ft²
Bedrooms	3	3	3	3	3
Bathrooms	2	2	2	2	2
Square Feet	1,296 ft²	1,504 ft²	1,426 ft²	1,300 ft²	1,073 ft²
Sq. Ft. Above Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Sq. Ft. Below Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Lot Size	6,970 ft²	6,534 ft²	6,277 ft²	9,148 ft²	6,970 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1969	1969	1979	1961	1971
Listing Status	Closed	Closed	Closed	Closed	Closed
Subdivision	BROOK TREE NORTH 03	BROOK TREE NORTH 03	PIONEER OAKS	CAPELL HEIGHTS 01	BROOK TREE NORTH 03
Active D.O.M.	—	5	9	60	7
Cumulative D.O.M.	—	43	23	105	63
Current Value	\$489,428	\$519,957	\$509,936	\$434,449	\$427,178
Pool	Yes	No	No	No	No
Garage Spaces	2	2	2	2	2
Stories	1	1	1	1	1
Basement	Unknown	No	No	Unknown	No
Distressed	No	No	No	No	No
Flip	No	No	No	Yes	No
Market Price	\$305,000	\$520,000	\$510,000	\$427,500	\$426,000
HPI Adjustment	—	\$1,152	\$1,129	\$1,990	\$946
HC Adjustment	—	-\$25,958	-\$20,963	-\$3,310	\$17,057
Adjusted Value	—	\$495,194	\$490,166	\$426,180	\$444,003

5804 Keyntel St Citrus Heights, CA 95621 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
	5804 Keyntel St	—	—	\$—/mo.	—	3	2	1,296 ft²	6,970 ft²	Single Family Detached	1969
1	6909 Kittery Ave Citrus Heights, CA 95621	1.46 mi	Active	\$1,700/mo.	6/25/2026	3	2	1,402 ft²	6,970 ft²	Single Family Detached	1975
2	8021 Glen Eva Way Citrus Heights, CA 95610	3.15 mi	Closed	\$2,450/mo.	6/21/2025	3	1	1,031 ft²	6,534 ft²	Single Family Detached	1963
3	5120 Rabeneck Way Fair Oaks, CA 95628	4.24 mi	Closed	\$3,200/mo.	3/20/2026	5	3	1,983 ft²	6,098 ft²	Single Family Detached	1969
4	3640 Comanche Way Antelope, CA 95843	4.79 mi	Closed	\$2,895/mo.	4/1/2026	4	2.5	1,761 ft²	6,534 ft²	Single Family Detached	1981
5	7748 Wachtel Way Orangevale, CA 95662	3.90 mi	Closed	\$2,750/mo.	3/1/2026	3	1.5	1,008 ft²	11,465 ft²	Single Family Detached	1959
6	125 B St Unit B Roseville, CA 95678	4.87 mi	Closed	\$1,895/mo.	1/29/2026	1	1	1,412 ft²	7,462 ft²	Single Family Detached	1953
7	125 B St Unit A Roseville, CA 95678	4.87 mi	Closed	\$1,895/mo.	1/29/2026	1	1	1,412 ft²	7,462 ft²	Single Family Detached	1953
8	6313 San Benito Way Citrus Heights, CA 95610	1.10 mi	Closed	\$1,885/mo.	1/2/2026	2	1	900 ft²	5,380 ft²	Single Family Detached	1963

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Market Risk

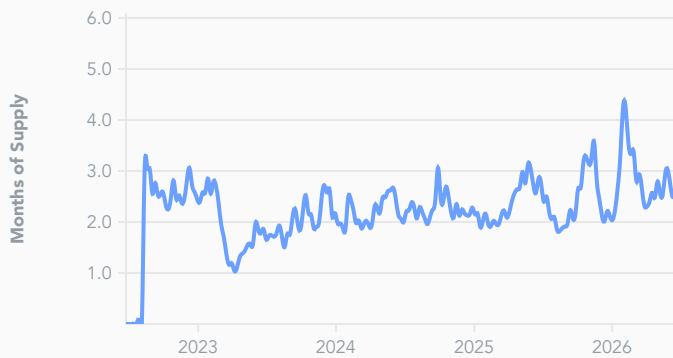
Risk of Decline
35.8%

Risk Level
Neutral

This month last year
75.5%

Neighborhood & Subject Marketability

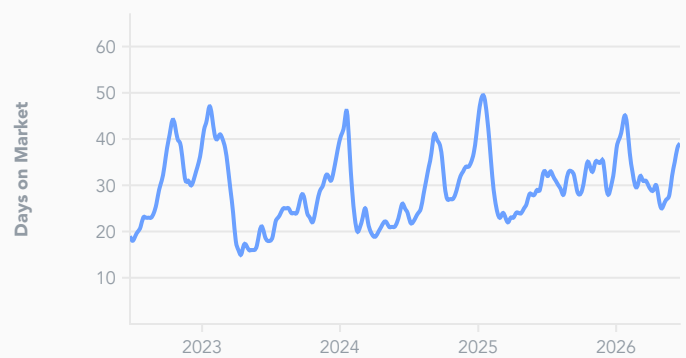
Months of Supply - ZIP



This month last year
3

This month
3

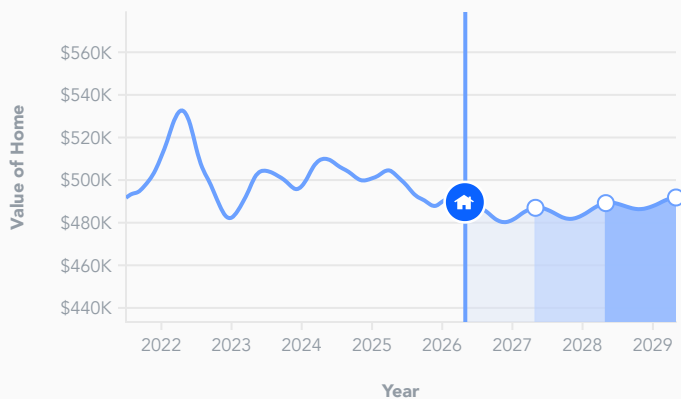
Days on Market - Sold or De-listed Properties - ZIP



This month last year
33

This month
39

HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	-1%	2 Year	0%	3 Year	0%
2027	\$486,980	2028	\$489,183	2029	\$491,826

5804 Keyntel St Citrus Heights, CA 95621 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

5804 Keyntel St Citrus Heights, CA 95621 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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