





LOCATION

Property Address	1421 Alta Vista Dr Vista, CA 92084-5701	 
Subdivision	Orleavo Heights Unit 4 Resubdivision 2	
Carrier Route	C053	
County	San Diego County, CA	
Map Code	1088A6	

GENERAL PARCEL INFORMATION

APN/Tax ID	177-120-39-00
Alt. APN	
City	Vista
Tax Area	12236
2010 Census Trct/Blk	196.01/4
Assessor Roll Year	2018

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	2005
# of Buildings	1

CURRENT OWNER

Name	McCosker Gary J
Mailing Address	1421 Alta Vista Dr Vista, CA 92084-5701
Owner Occupied	Yes
Owner Right Vesting	

SALES HISTORY THROUGH 02/28/2019

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels Book/Page Or Document#
4/10/2015	5/21/2015	\$518,000	McCosker Gary J	Sams William H	Grant Deed	2015-0260575
4/26/2006	5/15/2006		Sams William H	Rocca Elio Tullio & Rocca Mauricette Jacqueline	Grant Deed	2006-0342591
6/2/2003	6/9/2003		Rocca Elio Tullio & Rocca Mauricette Jacqueline	Rocca Mauricotte J	Intrafamily Transfer & Dissolution	2003-0677674
5/12/2003	6/6/2003		Rocca Mauricette J	Rocca Elio Tullio & Rocca Mauricette Jacqueline	Intrafamily Transfer & Dissolution	2003-0668734
2/12/2003	3/18/2003		Rocca Elio Tullio & Rocca Mauricette Jacqueline	Rocca Elio Tullio & Rocca Mauricette Jacqueline	Intrafamily Transfer & Dissolution	2003-0299173

Property Report for 1421 ALTA VISTA DR, cont.

2/12/2003	3/18/2003		Rocca Elio Tullio & Rocca Mauricette Jacqueline	Rocca Elio Tullio & Rocca Mauricette Jacqueline	Intrafamily Transfer & Dissolution	2003-0299172
3/4/2002	3/19/2002	\$260,000	Rocca Elio T & Rocca Mauricette	Pifer Vivian Louise & Adrian Charles & Vivian Loui	Grant Deed	2002-0229870
8/27/2001	9/6/2001		Pifer Vivian L & Pifer Family Trust	Pifer Vivian L	Intrafamily Transfer & Dissolution	2001-0637293
8/27/2001	9/6/2001		Pifer Vivian L	Pifer Adrian Charles & Pifer Vivian L	Affidavit Of Death	2001-0637292
9/16/1996	2/10/1997		Pifer Adrian Charles & Pifer Vivian Louise	Pifer Adrian C & Vivian L	Intrafamily Transfer & Dissolution	1997-0058922

TAX ASSESSMENT

Tax Assessment	2018	Change (%)	2017	Change (%)	2016
Assessed Land	\$369,024.00	\$7,235.00 (2.0%)	\$361,789.00	\$7,093.00 (2.0%)	\$354,696.00
Assessed Improvements	\$241,494.00	\$4,735.00 (2.0%)	\$236,759.00	\$4,642.00 (2.0%)	\$232,117.00
Total Assessment	\$610,518.00	\$11,970.00 (2.0%)	\$598,548.00	\$11,735.00 (2.0%)	\$586,813.00
Exempt Reason					
% Improved	40%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018			\$8,209.46
2017			\$7,197.40
2016			\$7,031.06
2015			\$5,531.60
2014			\$4,953.80
2013			\$4,619.28

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
05/21/2015	\$742,500	McCosker Gary J	Urban Financial Group Of Ameri	2015-0260576
05/15/2006	\$512,000	Sams William H	Countrywide Home Loans	2006-0342592
03/23/2004	\$20,000	Rocca Elio Tullio Rocca Mauricetta Jacqueline	Francis M Staten	2004-0237853
06/06/2003	\$180,000	Rocca Mauricette J	Flagstar Bank	2003-0668735
03/19/2002	\$130,000	Rocca Elio T Rocca Mauricette	Flagstar Bank	2002-0229871

FORECLOSURE HISTORY

Filing Date	Auction Date	Defendant(s)	Plaintiff	Foreclosure Type	Case Number	Book/Page or Document#
12/26/2018	02/13/2019	McCosker Gary J And	Urban Financial Group Of America LLC	Auction		2018-0527319
09/18/2018		McCosker Gary J And	Urban Financial Group Of America LLC	Preforeclosure		2018-0388305
09/13/2016				Release		2016-0478036
08/16/2016	09/12/2016			Auction		2016-0420093
05/05/2016			Urban Financial Group Of America LLC	Preforeclosure		2016-0213499

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Units	1
Effective Year Built	1960	Stories		
BRs	2	Baths	2 F 1 H	Rooms
Total Sq. Ft.	2,005			
Building Square Feet (Living Space)		Building Square Feet (Other)		

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Parking	2 CAR		

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot	/1	Lot Square Feet	13,910
Latitude/Longitude	33.205259°/-117.221005°	Acreage	0.32

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type		
Electric Source	Topography		
Water Source	District Trend		
Sewer Source	School District	Unfd San Marcos	
Zoning Code	R-1:Single Fam-Res	School District 2	Unified Vista
Owner Type			

LEGAL DESCRIPTION

Subdivision	Orleavo Heights Unit 4 Resubdivision 2	Plat Book/Page	
Block/Lot	/1	Tax Area	12236
Tract Number	004408		
Description	004408 Lot 1 /Exc Nw 5 Ft/		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	as060297-06073C0778G	05/16/2012

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Selling Agent	Selling Broker
150003538	Sold	05/27/2015	01/19/2015	\$569,000	05/22/2015	\$518,000	Jeff Underdahl	Keller Williams Realty	Judith Lisac	Richard Realty Group, Inc
61018046	Sold		03/01/2006	\$659,000	05/15/2006	\$640,000	Barbara B Donovan	Coldwell Banker Res Brokerage	Barbara B. Donovan	Coldwell Banker Res Brokerage