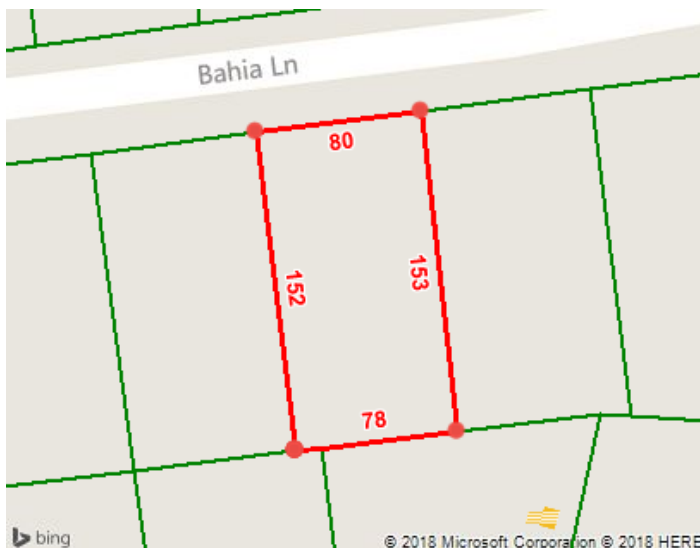




Monday, November 05, 2018



LOCATION

Property Address	151 Bahia Ln Escondido, CA 92026-2079	
Subdivision	Escondido Tract 663	
Carrier Route	C014	
County	San Diego County, CA	
Map Code	1109H6	

GENERAL PARCEL INFORMATION

APN/Tax ID	227-660-21-00
Alt. APN	
City	Escondido
Tax Area	04013
2010 Census Trct/Blk	201.06/1
Assessor Roll Year	2017

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	1912
# of Buildings	1

CURRENT OWNER

Name	Adams Robert K Trust 02-19-10
Mailing Address	770 Copperhead Cir Saint Augustine, FL 32092-2750
Owner Occupied	No
Owner Right Vesting	Trust

SALES HISTORY THROUGH 10/25/2018

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
8/19/2011	9/7/2011		Adams Robert K & The Robert K Adams Trust	Adams Robert K	Intrafamily Transfer & Dissolution		2011-0460951
8/19/2011	9/6/2011		Adams Robert K	Adams Robert K & The Robert K Adams Trust	Intrafamily Transfer & Dissolution		2011-0459006
2/19/2010	2/25/2010		Adams Robert K & Robert K Adams Trust	Adams Robert K	Intrafamily Transfer & Dissolution		2010-0094829
8/21/2001	9/28/2001	\$275,000	Adams Robert K	Durgin Jr George A	Grant Deed		2001-0704823
9/18/2001	9/28/2001		Durgin Jr George A	Va & Veterans Welfare Board State Of Ca	Grant Deed		2001-0704822
2/8/1999	2/26/1999	\$197,000	Va	Tran Trust 08-17-94 & Tran Victor	Grant Deed		1999-0123167

8/17/1994	8/18/1994	Tran Victor & Tran Susan	Tran Victor & Tran Susan	Intrafamily Transfer & Dissolution	1994-0500061
8/17/1994	8/18/1994	Tran Victor & Tran Susan	Tran Victor & Tran Susan	Intrafamily Transfer & Dissolution	1994-0500060
8/17/1994	8/18/1994	Tran Victor & Tran Susan	Tran Viet Chi & Tran Dung Thu	Intrafamily Transfer & Dissolution	1994-0500059

TAX ASSESSMENT

Tax Assessment	2017	Change (%)	2016	Change (%)	2015
Assessed Land	\$114,552.00	\$2,246.00 (2.0%)	\$112,306.00	\$1,686.00 (1.5%)	\$110,620.00
Assessed Improvements	\$235,480.00	\$4,617.00 (2.0%)	\$230,863.00	\$3,467.00 (1.5%)	\$227,396.00
Total Assessment	\$350,032.00	\$6,863.00 (2.0%)	\$343,169.00	\$5,153.00 (1.5%)	\$338,016.00
Exempt Reason					
% Improved	67%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2017			\$4,037.68
2016			\$3,960.38
2015			\$3,927.54
2014			\$3,765.30
2013			\$3,765.10

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
09/06/2011	\$191,000	Adams Robert K	Nycb Mortgage	2011-0459007
09/28/2001	\$220,000	Adams Robert K	Phh Mortgage	2001-0704824
10/11/2000	\$59,000	Durgin Jr George A	Union Planters Bank	2000-0547703

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Units	1
Effective Year Built	1990	Stories		
BRs	4	Baths	2 F 1 H	Rooms
Total Sq. Ft.	1,912			
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

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	/21	Lot Square Feet	12,074
Latitude/Longitude	33.149701°/-117.089144°	Acreage	0.28

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type	
Electric Source	Topography	
Water Source	District Trend	
Sewer Source	School District	
Zoning Code	School District 2	Escondido Union
Owner Type		

LEGAL DESCRIPTION

Subdivision	Escondido Tract 663	Plat Book/Page	
Block/Lot	/21	Tax Area	04013
Tract Number	012065		
Description	012065 Lot 21		

FLOOD ZONE INFORMATION

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.	060290-06073C0814G	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
11013645	Sold		07/19/2001	\$299,900	09/28/2001	\$275,000	Norma Konczal	Berkshire Hathaway Homeservice	Norma Konczal	Berkshire Hathaway Homeservice