Date:	01/13/2022
Property:	3735 VIA DEL RANCHO, OCEANSIDE, CA 92056-7205
APN:	169-484-09-00
County:	SAN DIEGO

Fidelity National Title PASSPORT | PROPERTY DETAILS REPORT



Subject Property Location

Report Date: 01/13/2022
Order ID: R68591354

Property Address	3735 VIA DEL RANCHO		
City, State & Zip	OCEANSIDE, CA 92056-7205		
County	SAN DIEGO COUNTY	Property Use	Single Family Residential
Mailing Address	3735 VIA DEL RANCHO, OCEANSIDE, CA 92056-7205	Parcel Number	169-484-09-00
Thomas Bros Pg-Grid		Census Tract	0198.08

Legal Description Details Lot Number: 67 City, Municipality, Township: OCEANSIDE Subdivision Name: SOUTHRIDGE TRAILS UNIT #5 Tract No: 11867
Brief Description: TR 11867 LOT 67 Recorder's Map Ref: 011867

Current Ownership Information

Owner Name(s)	BEST CECILIA P	Sale Price	
		Sale Date	
		Recording Date	12/03/2007
Vesting		Recorder Doc #	
		Book/Page	

Latest Full Sale Information

Owner Name(s)	BEST, CECILIA P	Sale Price	$412,000
		Sale Date	11/07/2007
		Recording Date	12/03/2007
Vesting		Recorder Doc #	2007-0750598
		Book/Page	

Financing Details at Time of Purchase

1	Loan Amount	$200,000	Origination Lender Name	COLDWELL BANKER HOME LOANS
	Loan Type	Unknown Loan Type	Recording Doc #	2007-0750599

Property Characteristics

I have about 1400 sq.ft. with patio included

	Bedrooms	3	Year Built	1990	Living Area (SF)	1,332
	Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Price ($/SF)	$309/SF
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	5,455/.13
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Residential	View	No view	Elevator	
	Land Use	Single Family Residential			Zoning	R-1:SINGLE FAM-RES

Assessment & Taxes

	Assessment Year	2021	Tax Year	2021	Tax Exemption	
	Total Assessed Value	$492,657	Tax Amount	$5,377.66	Tax Rate Area	7-003
	Land Value	$291,226	Tax Account ID			
	Improvement Value	$201,431	Tax Status	No Delinquency Found		
	Improvement Ratio	40.89%	Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	12/03/2007	COLDWELL BANKER HOME LOANS	$200,000	YES

Loan Officer Insights

No details available



Subject Property Location

Property Address 3735 VIA DEL RANCHO
City, State & Zip OCEANSIDE, CA 92056-7205

Report Date: 01/13/2022
Order ID: R68591356
County: SAN DIEGO

Comparable Sales 20 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	12/03/2007		$309	1,332	0	3	2	1990	5,455/.13		
1		3753 VIA DEL RANCHO	08/10/2021	$725,000	$456	1,590	0	3	3	1990	4,950/.11		0.05
2		3746 VIA DEL RANCHO	08/23/2021	$677,500	$561	1,208	0	2	2	1990	4,725/.11		0.06
3		5214 VIA DEL ORO	08/02/2021	$660,000	$546	1,208	0	2	2	1990	5,355/.12		0.12
4		3810 VIA DEL RANCHO	08/09/2021	$1,040,000	$383	2,715	0	4	2	1998	9,945/.23		0.13
5		5175 BERRYESSA ST	08/17/2021	$1,306,000	$435	3,000	0	5	3	1998	9,533/.22	Pool (yes) - P	0.13
6		3818 VIA DEL RANCHO	09/15/2021	$970,000	$396	2,450	0	4	2	1998	10,139/.23		0.15
7		1659 OLYMPUS LOOP DR	08/31/2021	$975,000	$406	2,404	0	4	2	1989	5,356/.12		0.16
8		1872 ITHACA DR	12/29/2021	$855,000	$507	1,685	0	3	2	1988	6,401/.15		0.18
9		1889 ITHACA DR	07/22/2021	$780,000	$463	1,685	0	3	2	1988	5,642/.13	Pool (yes) - P	0.2
10		3837 VIA DEL RANCHO	12/08/2021	$1,013,000	$381	2,660	0	4	3	1998	23,086/.53		0.21
11		5138 BERRYESSA ST	08/30/2021	$1,020,000	$448	2,276	0	4	2	1998	8,553/.2		0.22
12		3626 VIA ALICIA	11/19/2021	$990,000	$442	2,240	0	3	3	1991	4,743/.11		0.22
13		3620 VIA ALICIA	12/08/2021	$900,000	$348	2,585	0	4	3	1991	4,874/.11		0.23
14		6050 MALEA WAY	09/14/2021	$900,000	$558	1,613	0	3	2	1997	6,758/.16		0.24
15		1612 OLYMPUS LOOP DR	10/20/2021	$936,000	$412	2,272	0	4	2	1989	4,937/.11	Pool (yes) - P	0.24
16		1810 PASEO DEL LAGO DR	10/13/2021	$785,000	$402	1,951	0	4	2	1989	7,931/.18		0.24
17		5230 CANDLELIGHT ST	10/28/2021	$1,247,500	$416	3,000	0	4	3	1998	8,864/.2		0.25
18		1956 WILLOW RIDGE DR	11/15/2021	$905,000	$500	1,810	0	3	2	1989	5,993/.14		0.26
19		2010 REDWOOD CRST	08/18/2021	$725,000	$533	1,361	0	3	2	1988	4,897/.11		0.27
20		3673 VIA BALDONA	08/24/2021	$900,000	$472	1,906	0	4	2	1988	4,725/.11		0.28

Area Sales Analysis

Total Area Sales/ Count	$18,310,000/ 20	Median # of Baths	2	Median Lot Size (SF/AC)	5,818 /.13
Price Range - 2 years	$660,000 - $1,306,000	Median # of Bedrooms	4	Median Year Built	1990
Age Range	24 - 34	Median Living Area (SF)	2,096	Median Value	$902,500
Median Age	32	Median Price ($/SF)	$445/SF		

Fidelity National Title PASSPORT | COMPARABLE REPORT



Subject Property Location

Property Address 3735 VIA DEL RANCHO
City, State & Zip OCEANSIDE, CA 92056-7205

Report Date: 01/13/2022
Order ID: R68591356
County: SAN DIEGO

Comparables Overview

	Subject	High Comparable	Low Comparable	Average
Address	3735 VIA DEL RANCHO OCEANSIDE, CA 92056-7205	5175 BERRYESSA ST OCEANSIDE, CA 92056-7281	5214 VIA DEL ORO OCEANSIDE, CA 92056-7200	3620 VIA ALICIA OCEANSIDE, CA 92056-7210
Distance (Mi)		0.13	0.12	0.23
Subdivision	SOUTHRIDGE TRAILS UNIT #5	SOUTH RIDGE TRAILS UNIT 7	SOUTHRIDGE TRAILS UNIT #5	SOUTH RIDGE TRAILS UNIT 4
APN	169-484-09-00	169-572-54-00	169-483-36-00	169-474-35-00
Recording Date	12/03/2007	08/17/2021	08/02/2021	12/08/2021
Purchase Price		$1,306,000	$660,000	$900,000
Living Area (SF)	1,332	3,000	1,208	2,585
Price ($/SF)	$309/SF	$435/SF	$546/SF	$348/SF
Lot Size (SF/AC)	5,455/.13	9,533/.22	5,355/.12	4,874/.11
BR/BA	3/2	5/3	2/2	4/3
Year Built	1990	1998	1990	1991

Subject Property

Address	3735 VIA DEL RANCHO OCEANSIDE, CA 92056-7205			Distance (Mi)	
Owner	BEST CECILIA P			County	SAN DIEGO
Seller Name	OHGI, AKIZUMI; OHGI, YOSHIE MIE; OHGI 2005 TRUST			APN	169-484-09-00
Sale Price		Recording Date	12/03/2007	Census	0198.08
Sale Date		Recorder Doc Number		Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	11867
Price Code	Sales Price will be computed	Assessed Total	$492,657	Map Reference	011867
Loan Amount	$200,000	Assessed Improvement	$201,431	Subdivision	SOUTHRIDGE TRAILS UNIT #5
Lender Name	COLDWELL BANKER HOME LOANS	Assessed Land	$291,226	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$358,000	Prior Sale Price	$502,500	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	12/08/2005	Prior Recording Date	01/13/2006
Bedrooms	3	Year Built	1990	Living Area (SF)	1,332
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Price ($/SF)	$309/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	5,455/.13
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	No view	Elevator	

Area Sales Analysis					
Total Area Sales/ Count	$18,310,000/ 20	Median # of Baths	2	Median Lot Size (SF/AC)	5,818 /.13
Price Range - 2 years	$660,000 - $1,306,000	Median # of Bedrooms	4	Median Year Built	1990
Age Range	24 - 34	Median Living Area (SF)	2,096	Median Value	$902,500
Median Age	32	Median Price ($/SF)	$445/SF		

Comparable # 1					
Address 1	3753 VIA DEL RANCHO OCEANSIDE, CA 92056-7207			Distance (Mi)	0.05
Owner	TRAHEY, THOMAS J			County	SAN DIEGO
Seller Name	FOWLER, CRAIG; THE LINDA A ALVAREZ TRUST			APN	169-484-14-00
Sale Price	$725,000	Recording Date	08/10/2021	Census	0198.08
Sale Date	08/06/2021	Recorder Doc Number	2021-0570694	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	11867
Price Code	Sales Price will be computed	Assessed Total	$361,928	Map Reference	011867
Loan Amount	$652,500	Assessed Improvement	$167,042	Subdivision	SOUTHRIDGE TRAILS UNIT #5
Lender Name	MORTGAGEONE INC	Assessed Land	$194,886	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$180,000	Prior Sale Price	$260,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	03/22/2001	Prior Recording Date	04/19/2001
Bedrooms	3	Year Built	1990	Living Area (SF)	1,590
Bathrooms/Partial	3	Garage/No. of Cars	Garage/2	Price ($/SF)	$456/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	4,950/.11
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	No view	Elevator	

Comparable # 2					
Address 2	3746 VIA DEL RANCHO OCEANSIDE, CA 92056-7206			Distance (Mi)	0.06
Owner	HOWE, JAMES BRIAN			County	SAN DIEGO
Seller Name	JARRETT, RICHARD; JARRETT, PATRICIA			APN	169-483-47-00
Sale Price	$677,500	Recording Date	08/23/2021	Census	0198.08
Sale Date	08/06/2021	Recorder Doc Number	2021-0599904	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	11867
Price Code	Sales Price will be computed	Assessed Total	$224,221	Map Reference	011867
Loan Amount		Assessed Improvement	$156,864	Subdivision	SOUTHRIDGE TRAILS UNIT #5
Lender Name		Assessed Land	$67,357	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type	
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	
Bedrooms	2	Year Built	1990	Living Area (SF)	1,208
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Price ($/SF)	$561/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	4,725/.11
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	No view	Elevator	

Comparable # 3					
Address 3	5214 VIA DEL ORO OCEANSIDE, CA 92056-7200			Distance (Mi)	0.12
Owner	BAUER, LEEANNE P; WELCH, TYLER JAMES			County	SAN DIEGO
Seller Name	BEARD, VICTORIA E			APN	169-483-36-00
Sale Price	$660,000	Recording Date	08/02/2021	Census	0198.08
Sale Date	06/21/2021	Recorder Doc Number	2021-0549818	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	11867
Price Code	Sales Price will be computed	Assessed Total	$246,190	Map Reference	011867
Loan Amount	$627,000	Assessed Improvement	$141,748	Subdivision	SOUTHRIDGE TRAILS UNIT #5
Lender Name	ROCKET MORTGAGE LLC	Assessed Land	$104,442	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$153,000	Prior Sale Price	$170,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	01/29/1999	Prior Recording Date	03/17/1999
Bedrooms	2	Year Built	1990	Living Area (SF)	1,208
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Price ($/SF)	$546/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	5,355/.12
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	No view	Elevator	

Comparable # 4					
Address 4	3810 VIA DEL RANCHO OCEANSIDE, CA 92056-7276			Distance (Mi)	0.13
Owner	LUTHER, STEVEN E; LUTHER, LISA M			County	SAN DIEGO
Seller Name	YUNT II, FRED W; YUNT FAMILY INTERVIVOS REVOCABLE TRUST			APN	169-573-18-00
Sale Price	$1,040,000	Recording Date	08/09/2021	Census	0198.08
Sale Date	07/24/2021	Recorder Doc Number	2021-0565769	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	12802
Price Code	Sales Price will be computed	Assessed Total	$157,711	Map Reference	012802
Loan Amount	$832,000	Assessed Improvement	$132,797	Subdivision	SOUTH RIDGE TRAILS UNIT 8
Lender Name	AMERICAN PACIFIC MORTGAGE CORP	Assessed Land	$24,914	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount		Prior Sale Price	$499,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	03/06/2003	Prior Recording Date	03/27/2003
Bedrooms	4	Year Built	1998	Living Area (SF)	2,715
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/2	Price ($/SF)	$383/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	9,945/.23
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	No view	Elevator	

Comparable # 5					
Address 5	5175 BERRYESSA ST OCEANSIDE, CA 92056-7281			Distance (Mi)	0.13
Owner	RICHARDS, JAMES; RICHARDS, JENNIFER			County	SAN DIEGO
Seller Name	HOFFMAN, ADAM; HOFFMAN, AMANDA			APN	169-572-54-00
Sale Price	$1,306,000	Recording Date	08/17/2021	Census	0198.08
Sale Date	07/25/2021	Recorder Doc Number	2021-0585552	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	12803
Price Code	Sales Price will be computed	Assessed Total	$815,187	Map Reference	012803
Loan Amount		Assessed Improvement	$413,112	Subdivision	SOUTH RIDGE TRAILS UNIT 7
Lender Name		Assessed Land	$402,075	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$543,750	Prior Sale Price	$725,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	08/24/2016	Prior Recording Date	09/07/2016
Bedrooms	5	Year Built	1998	Living Area (SF)	3,000
Bathrooms/Partial	3	Garage/No. of Cars	Garage/3	Price ($/SF)	$435/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	9,533/.22
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	View (type not specified)	Elevator	

Comparable # 6					
Address 6	3818 VIA DEL RANCHO OCEANSIDE, CA 92056-7276			Distance (Mi)	0.15
Owner	JENSEN, JOHN C; JENSEN, BONNIE L; JENSEN 2013 TRUST			County	SAN DIEGO
Seller Name	DICKEY, CARLEEN S; DICKEY, WADE J; THE WADE AND CARIEEN DICKEY LIVING TRUST			APN	169-573-20-00
Sale Price	$970,000	Recording Date	09/15/2021	Census	0198.08
Sale Date	08/13/2021	Recorder Doc Number	2021-0650841	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	12802
Price Code	Sales Price will be computed	Assessed Total	$679,059	Map Reference	012802
Loan Amount	$753,250	Assessed Improvement	$311,289	Subdivision	SOUTH RIDGE TRAILS UNIT 8
Lender Name	JPMORGAN CHASE BANK NA	Assessed Land	$367,770	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$222,000	Prior Sale Price	$517,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	07/30/2003	Prior Recording Date	08/15/2003
Bedrooms	4	Year Built	1998	Living Area (SF)	2,450
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/3	Price ($/SF)	$396/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	10,139/.23
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View		Elevator	

Comparable # 7					
Address 7	1659 OLYMPUS LOOP DR VISTA, CA 92081-5443			Distance (Mi)	0.16
Owner	MOHAMADI, CYRUS; BARVARZ, SHERIN ANITA			County	SAN DIEGO
Seller Name	HOMELIGHT REAL ESTATE II LLC			APN	169-441-04-00
Sale Price	$975,000	Recording Date	08/31/2021	Census	0198.06
Sale Date	08/22/2021	Recorder Doc Number	2021-0617754	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	11764
Price Code	Sales Price will be computed	Assessed Total	$366,462	Map Reference	011764
Loan Amount	$753,250	Assessed Improvement	$233,707	Subdivision	VISTA TRACT #86-14
Lender Name	EAVE INC	Assessed Land	$132,755	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount		Prior Sale Price	$975,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	08/06/2021	Prior Recording Date	08/17/2021
Bedrooms	4	Year Built	1989	Living Area (SF)	2,404
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/2	Price ($/SF)	$406/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	5,356/.12
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View		Elevator	

Comparable # 8					
Address 8	1872 ITHACA DR VISTA, CA 92081-5466			Distance (Mi)	0.18
Owner	ANSARI, MASOUD			County	SAN DIEGO
Seller Name	SADAT, KHATOLE S; HAMEDI, HAMED			APN	169-464-06-00
Sale Price	$855,000	Recording Date	12/29/2021	Census	0198.06
Sale Date	11/30/2021	Recorder Doc Number	2021-0871100	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	11800
Price Code	Sales Price will be computed	Assessed Total	$514,008	Map Reference	011800
Loan Amount	$355,000	Assessed Improvement	$339,180	Subdivision	VISTA TRACT #86-13
Lender Name	COMERICA BANK	Assessed Land	$174,828	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$423,000	Prior Sale Price	$470,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	08/10/2015	Prior Recording Date	08/11/2015
Bedrooms	3	Year Built	1988	Living Area (SF)	1,685
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/2	Price ($/SF)	$507/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	6,401/.15
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	No view	Elevator	

Comparable # 9					
Address 9	1889 ITHACA DR VISTA, CA 92081-5467			Distance (Mi)	0.2
Owner	CASTILLO, ERIC A			County	SAN DIEGO
Seller Name	COLLINS, WILLIAM F; COLLINS, JANET L			APN	169-461-31-00
Sale Price	$780,000	Recording Date	07/22/2021	Census	0198.06
Sale Date	06/21/2021	Recorder Doc Number	2021-0524508	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	11800
Price Code	Sales Price will be computed	Assessed Total	$570,000	Map Reference	011800
Loan Amount	$380,000	Assessed Improvement	$274,000	Subdivision	VISTA TRACT #86-13
Lender Name	PMAC LENDING SERVICES INC	Assessed Land	$296,000	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$436,000	Prior Sale Price	$545,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	05/03/2006	Prior Recording Date	05/31/2006
Bedrooms	3	Year Built	1988	Living Area (SF)	1,685
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/2	Price ($/SF)	$463/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	5,642/.13
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	No view	Elevator	

Comparable # 10					
Address 10	3837 VIA DEL RANCHO OCEANSIDE, CA 92056-7277			Distance (Mi)	0.21
Owner	LVWORGTS LLC			County	SAN DIEGO
Seller Name	WILIAMS, RONALD; WILLIAMS, WENDY			APN	169-573-06-00
Sale Price	$1,013,000	Recording Date	12/08/2021	Census	0198.08
Sale Date	10/29/2021	Recorder Doc Number	2021-0833293	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	12802
Price Code	Sales Price will be computed	Assessed Total	$540,541	Map Reference	012802
Loan Amount		Assessed Improvement	$303,945	Subdivision	SOUTH RIDGE TRAILS UNIT 8
Lender Name		Assessed Land	$236,596	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$227,000	Prior Sale Price	$289,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	05/22/1998	Prior Recording Date	10/13/1998
Bedrooms	4	Year Built	1998	Living Area (SF)	2,660
Bathrooms/Partial	3	Garage/No. of Cars	Garage/3	Price ($/SF)	$381/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	23,086/.53
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	View (type not specified)	Elevator	

Comparable # 11					
Address 11	5138 BERRYESSA ST OCEANSIDE, CA 92056-7279			Distance (Mi)	0.22
Owner	SADEDHI, MAHVASH; THE MAHVASH SADEGHI LIVING TRUST			County	SAN DIEGO
Seller Name	SALAZAR, DOROTHY A; THE SALAZAR FAMILY TRUST			APN	169-572-43-00
Sale Price	$1,020,000	Recording Date	08/30/2021	Census	0198.08
Sale Date	08/19/2021	Recorder Doc Number	2021-0616471	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	12803
Price Code	Sales Price will be computed	Assessed Total	$365,461	Map Reference	012803
Loan Amount		Assessed Improvement	$264,088	Subdivision	SOUTH RIDGE TRAILS UNIT 7
Lender Name		Assessed Land	$101,373	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$175,100	Prior Sale Price	$240,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	04/03/1998	Prior Recording Date	07/02/1998
Bedrooms	4	Year Built	1998	Living Area (SF)	2,276
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/3	Price ($/SF)	$448/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	8,553/.2
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	No view	Elevator	

Comparable # 12					
Address 12	3626 VIA ALICIA OCEANSIDE, CA 92056-7210			Distance (Mi)	0.22
Owner	COWELL, ANKE; HEISER, JUSTIN DAVID			County	SAN DIEGO
Seller Name	OCALLAGHAN, CHRISTOPHER STUART; OCALLAGHAN, FRANCES MARY			APN	169-474-34-00
Sale Price	$990,000	Recording Date	11/19/2021	Census	0198.08
Sale Date	11/15/2021	Recorder Doc Number	2021-0800131	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	11816
Price Code	Sales Price will be computed	Assessed Total	$654,040	Map Reference	011816
Loan Amount	$690,000	Assessed Improvement	$257,327	Subdivision	SOUTH RIDGE TRAILS UNIT 4
Lender Name	FLAGSTAR BANK FSB	Assessed Land	$396,713	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$424,100	Prior Sale Price	$610,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	05/31/2017	Prior Recording Date	07/14/2017
Bedrooms	3	Year Built	1991	Living Area (SF)	2,240
Bathrooms/Partial	3/1	Garage/No. of Cars	Garage/2	Price ($/SF)	$442/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	4,743/.11
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View		Elevator	

Comparable # 13					
Address 13	3620 VIA ALICIA OCEANSIDE, CA 92056-7210			Distance (Mi)	0.23
Owner	LOERZEL, JOSHUA D; LOERZEL, NICOLE T			County	SAN DIEGO
Seller Name	ZILLOW HOMES PROPERTY TRUST			APN	169-474-35-00
Sale Price	$900,000	Recording Date	12/08/2021	Census	0198.08
Sale Date	12/02/2021	Recorder Doc Number	2021-0831857	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	11816
Price Code	Sales Price will be computed	Assessed Total	$286,671	Map Reference	011816
Loan Amount	$753,000	Assessed Improvement	$216,187	Subdivision	SOUTH RIDGE TRAILS UNIT 4
Lender Name	FLAGSTAR BANK FSB	Assessed Land	$70,484	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type	
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	
Bedrooms	4	Year Built	1991	Living Area (SF)	2,585
Bathrooms/Partial	3/1	Garage/No. of Cars	Garage/2	Price ($/SF)	$348/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	4,874/.11
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View		Elevator	

Comparable # 14					
Address 14	6050 MALEA WAY OCEANSIDE, CA 92056-7264			Distance (Mi)	0.24
Owner	LADWING, SHERILL A; THE SHERILL A LADWIG REVOCABLE TRUST; THE CHARLENE M KARMER LIVING TRUST; KRAMER, CHARLENE M			County	SAN DIEGO
Seller Name	FIELDING, KATHRYN M; THE TRUBAN LIVING TRUST			APN	169-550-77-00
Sale Price	$900,000	Recording Date	09/14/2021	Census	0198.08
Sale Date	08/23/2021	Recorder Doc Number	2021-0650187	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	12494
Price Code	Sales Price will be computed	Assessed Total	$116,404	Map Reference	012494
Loan Amount		Assessed Improvement	$84,787	Subdivision	LEISURE VILLAGE OCEANSIDE UNIT 8A
Lender Name		Assessed Land	$31,617	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$70,000	Prior Sale Price	$290,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	10/28/1998	Prior Recording Date	11/16/1998
Bedrooms	3	Year Built	1997	Living Area (SF)	1,613
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Price ($/SF)	$558/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	6,758/.16
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	No view	Elevator	

Comparable # 15					
Address 15	1612 OLYMPUS LOOP DR VISTA, CA 92081-5436			Distance (Mi)	0.24
Owner	NADERI, ABTIN			County	SAN DIEGO
Seller Name	O BANION, JENNIFER JEAN; O BANION, SCOTT			APN	169-443-24-00
Sale Price	$936,000	Recording Date	10/20/2021	Census	0198.06
Sale Date	09/29/2021	Recorder Doc Number	2021-0730900	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	11764
Price Code	Sales Price will be computed	Assessed Total	$585,690	Map Reference	011764
Loan Amount	$748,800	Assessed Improvement	$310,070	Subdivision	VISTA TRACT #86-14
Lender Name	WELLS FARGO BANK NA	Assessed Land	$275,620	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$448,375	Prior Sale Price	$528,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	10/17/2014	Prior Recording Date	11/13/2014
Bedrooms	4	Year Built	1989	Living Area (SF)	2,272
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/2	Price ($/SF)	$412/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	4,937/.11
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View		Elevator	

Comparable # 16					
Address 16	1810 PASEO DEL LAGO DR VISTA, CA 92081-5461			Distance (Mi)	0.24
Owner	MADISON, ROBERT S; TULLOS MADISON, SHAWN			County	SAN DIEGO
Seller Name	AUSTIN, DONN; AUSTIN, RONI RUDOLPH; AUSTIN FAMILY TRUST			APN	169-463-13-00
Sale Price	$785,000	Recording Date	10/13/2021	Census	0198.06
Sale Date	09/20/2021	Recorder Doc Number	2021-0714924	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	11800
Price Code	Sales Price will be computed	Assessed Total	$527,169	Map Reference	011800
Loan Amount	$744,965	Assessed Improvement	$259,570	Subdivision	VISTA TRACT #86-13
Lender Name	UNITED WHOLESALE MORTGAGE	Assessed Land	$267,599	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$194,000	Prior Sale Price	$394,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	05/14/2003	Prior Recording Date	06/19/2003
Bedrooms	4	Year Built	1989	Living Area (SF)	1,951
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/3	Price ($/SF)	$402/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	7,931/.18
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	View (type not specified)	Elevator	

Comparable # 17					
Address 17	5230 CANDLELIGHT ST OCEANSIDE, CA 92056-7273			Distance (Mi)	0.25
Owner	PARRY, WILLIAM E; PARRY, MERRILYN			County	SAN DIEGO
Seller Name	KANDT, LEONARD DEAN; KANDT, JOYCE EXMUNDO; L J KANDT LIVING TRUST			APN	169-572-35-00
Sale Price	$1,247,500	Recording Date	10/28/2021	Census	0198.08
Sale Date	10/25/2021	Recorder Doc Number	2021-0752972	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	12802
Price Code	Sales Price will be computed	Assessed Total	$738,207	Map Reference	012802
Loan Amount		Assessed Improvement	$354,339	Subdivision	SOUTH RIDGE TRAILS UNIT 8
Lender Name		Assessed Land	$383,868	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$425,000	Prior Sale Price	$675,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	01/27/2016	Prior Recording Date	02/23/2016
Bedrooms	4	Year Built	1998	Living Area (SF)	3,000
Bathrooms/Partial	3	Garage/No. of Cars	Garage/3	Price ($/SF)	$416/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	8,864/.2
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	No view	Elevator	

Comparable # 18					
Address 18	1956 WILLOW RIDGE DR VISTA, CA 92081-7371			Distance (Mi)	0.26
Owner	MARANO, MATTHEW; LYDON, ANNIKEN			County	SAN DIEGO
Seller Name	RETHWISCH, MARCUS; RETHWISCH, AVIANNA M			APN	169-412-04-00
Sale Price	$905,000	Recording Date	11/15/2021	Census	0198.06
Sale Date	10/18/2021	Recorder Doc Number	2021-0788843	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	11639
Price Code	Sales Price will be computed	Assessed Total	$538,200	Map Reference	011639
Loan Amount	$724,000	Assessed Improvement	$275,664	Subdivision	VISTA TRACT 85-7
Lender Name	CMG MORTGAGE INC	Assessed Land	$262,536	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$409,600	Prior Sale Price	$512,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	08/17/2017	Prior Recording Date	09/15/2017
Bedrooms	3	Year Built	1989	Living Area (SF)	1,810
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/2	Price ($/SF)	$500/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	5,993/.14
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View		Elevator	

Comparable # 19					
Address 19	2010 REDWOOD CRST VISTA, CA 92081-7334			Distance (Mi)	0.27
Owner	COLES, MARY C			County	SAN DIEGO
Seller Name	EASA, DAVID			APN	169-411-04-00
Sale Price	$725,000	Recording Date	08/18/2021	Census	0198.06
Sale Date	07/27/2021	Recorder Doc Number	2021-0586527	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	11674
Price Code	Sales Price will be computed	Assessed Total	$579,446	Map Reference	011674
Loan Amount	$220,000	Assessed Improvement	$231,778	Subdivision	VISTA TRACT #85-7
Lender Name	SUMMIT FUNDING INC	Assessed Land	$347,668	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount	$359,650	Prior Sale Price	$450,000	Prior Sale Type	Full Sale
Prior 2nd Mtg. Amount		Prior Sale Date	03/02/2005	Prior Recording Date	03/15/2005
Bedrooms	3	Year Built	1988	Living Area (SF)	1,361
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Price ($/SF)	$533/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	4,897/.11
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	View (type not specified)	Elevator	

Comparable # 20					
Address 20	3673 VIA BALDONA OCEANSIDE, CA 92056-7213			Distance (Mi)	0.28
Owner	YAMAOKA, CLIFFORD MATSU; YAMAOKA, JANET GRAY			County	SAN DIEGO
Seller Name	BUSHONG, YELENA; THE YELENA BUSHONG KOVTUN TRUST			APN	169-472-06-00
Sale Price	$900,000	Recording Date	08/24/2021	Census	0198.08
Sale Date	07/26/2021	Recorder Doc Number	2021-0600479	Land Use	Single Family Residential
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	11787
Price Code	Sales Price will be computed	Assessed Total	$377,294	Map Reference	011787
Loan Amount		Assessed Improvement	$281,864	Subdivision	SOUTH RIDGE TRAILS UNIT #3
Lender Name		Assessed Land	$95,430	Zoning	R-1:SINGLE FAM-RES
Prior 1st Mtg. Amount		Prior Sale Price		Prior Sale Type	
Prior 2nd Mtg. Amount		Prior Sale Date		Prior Recording Date	
Bedrooms	4	Year Built	1988	Living Area (SF)	1,906
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/2	Price ($/SF)	$472/SF
Total Rooms	0	Stories/Floors		Lot Size (SF/AC)	4,725/.11
Construction Type		No. of Units		Fireplace	0
Exterior Walls		No. of Buildings		Pool	N
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	No view	Elevator	



Subject Property Location

Report Date: 01/13/2022
Order ID: R68591358

Property Address	3735 VIA DEL RANCHO		
City, State & Zip	OCEANSIDE, CA 92056-7205		
County	SAN DIEGO COUNTY	Property Use	Single Family Residential
Mailing Address	3735 VIA DEL RANCHO, OCEANSIDE, CA 92056-7205	Parcel Number	169-484-09-00

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	12/19/2007	Release	Release of Mortgage	$358,000	2007-0782085	OHGI,AKIZUMI;OHGI,YOSHIE MIE	
2	12/03/2007	Mortgage	Unknown Loan Type	$200,000	2007-0750599	BEST, CECILIA P	
3	12/03/2007	Deed	Grant Deed	$412,000	2007-0750598	BEST, CECILIA P	OHGI, AKIZUMI; OHGI, YOSHIE MIE; OHGI 2005 TRUST
4	03/14/2007	Deed	Intra-family Transfer or Dissolution		2007-0173773	OHGI, AKIZUMI; OHGI, YOSHIE MIE	OHGI, AKIZUMI; OHGI, YOSHIE MIE
5	02/15/2006	Assignment	Assignment of Mortgage	$358,000	2006-0110726	OHGI,AKIZUMI;OHGI,YOSHIE MIE	
6	01/27/2006	Release	Substitution of Trustee and Full Reconveyance	$285,000	2006-0063355	TROUPE,BRYAN A;TROUPE,PEGGY A	
7	01/13/2006	Mortgage	Conventional	$358,000	2006-0030971	OHGI, AKIZUMI; OHGI, YOSHIE MIE	
8	01/13/2006	Deed	Grant Deed	$502,500	2006-0030970	OHGI, AKIZUMI; OHGI, YOSHIE MIE	TROUPE, BRYAN A; TROUPE, PEGGY A
9	08/26/2004	Mortgage	Conventional	$285,000	2004-0813894	TROUPE, BRYAN A; TROUPE, PEGGY A	
10	04/24/2003	Mortgage	Unknown Loan Type	$204,500	2003-0478936	TROUPE, BRYAN A; TROUPE, PEGGY A	
11	05/01/2000	Mortgage	Stand Alone Second	$32,400	2000-0223789	TROUPE, BRYAN A; TROUPE, PEGGY A	
12	05/01/2000	Mortgage	Unknown Loan Type	$162,000	2000-0223788	TROUPE, BRYAN A; TROUPE, PEGGY A	
13	08/12/1999	Mortgage		$178,500	1999-0557365	TROUPE, BRYAN A; TROUPE, PEGGY A	
14	08/12/1999	Deed	Grant Deed	$210,000	1999-0557364	TROUPE, BRYAN A; TROUPE, PEGGY A	HWJT & HIGGINS JOHN & JANET, LOWERY MARK P & HIGGINS LOWERY BARBARA
15	10/02/1997	Mortgage	Building or Construction Loan	$56,169	1997-0490631	LOWERY, MARK P; LOWERY, BARBARA HIGGINS	

Transaction Details

Mortgage Release

	Transaction ID	1	Recorder Doc Number	2007-0782085	Loan Amount	$358,000
	Effective Date	12/19/2007	Document Type	Release	Origination Doc #	2006-0030971
	Borrower(s) Name	OHGI,AKIZUMI;OHGI,YOSHIE MIE	Document Description	Release of Mortgage	Origination Recording Date	01/13/2006
	Current Lender	EXECUTIVE TRUSTEE SERVICES, INC. AS TRUSTEE	Recording Date	12/19/2007	Original Lender	AAMES HOME LOAN

Mortgage

	Transaction ID	2	Recorder Doc Number	2007-0750599	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	$200,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	12/03/2007	1st Periodic Cap Rate	

	Origination Lender Name	COLDWELL BANKER HOME LOANS	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	12/01/2037	IO Period	
	Borrower 1	BEST, CECILIA P	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transfer

	Transaction ID	3	Recorder Doc Number	2007-0750598	Partial Interest Transferred	
	Sale Date	11/07/2007	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	$412,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	12/03/2007	Property Use	
	Buyer 1	BEST, CECILIA P	Buyer 1 Entity	Widow or Widower	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	3735 VIA DEL RANCHO, OCEANSIDE, CA 92056-7205
	Seller 1	OHGI, AKIZUMI	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	OHGI, YOSHIE MIE	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	OCEANSIDE
	Legal Recorder's Map Ref	MAP11867	Legal Subdivision	SOUTHRIDGE TRAILS UNIT #5	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	SOUTHLAND TITLE COMPANY

Transfer

	Transaction ID	4	Recorder Doc Number	2007-0173773	Partial Interest Transferred	
	Sale Date	03/13/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	03/14/2007	Property Use	
	Buyer 1	OHGI, AKIZUMI	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Trust
	Buyer 2	OHGI, YOSHIE MIE	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	3735 VIA DEL RANCHO, OCEANSIDE, CA 92056-7205
	Seller 1	OHGI, AKIZUMI	Seller 1 Entity	Husband and Wife	Seller Mailing Address	3735 VIA DEL RANCHO, OCEANSIDE, CA 92056-7205
	Seller 2	OHGI, YOSHIE MIE	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	OCEANSIDE
	Legal Recorder's Map Ref	MAP11867	Legal Subdivision	SOUTHRIDGE TRAILS UNIT #5	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	NONE AVAILABLE

Mortgage Assignment

	Transaction ID	5	Recorder Doc Number	2006-0110726	Original Loan Amount	$358,000
	Effective Date	02/15/2006	Document Type	Assignment	Origination Doc #	2006-0030971
	Borrower(s) Name	OHGI,AKIZUMI;OHGI,YOSHIE MIE	Document Description	Assignment of Mortgage	Origination Recording Date	01/13/2006
			Recording Date	02/15/2006	Original Lender	AAMES HOME LOAN
	Assignor Name	AAMES FUNDING CORPORATION, DBA AAMES HOME LOAN		Assignee Name	IMPAC FUNDING CORPORATION	

Mortgage Release

	Transaction ID	6	Recorder Doc Number	2006-0063355	Loan Amount	$285,000

	Effective Date	01/27/2006	Document Type	Release	Origination Doc #	2004-0813894
	Borrower(s) Name	TROUPE,BRYAN A;TROUPE,PEGGY A	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	08/26/2004
	Current Lender	MERS, INC.	Recording Date	01/27/2006	Original Lender	COUNTRYWIDE HOME LOANS INC
Mortgage						
	Transaction ID	7	Recorder Doc Number	2006-0030971	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	$358,000	Document Description	Conventional	1st Periodic Floor Rate	
	Loan Type	Conventional	Recording Date	01/13/2006	1st Periodic Cap Rate	
	Origination Lender Name	AAMES HOME LOAN	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Subprime Lender	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	02/01/2036	IO Period	
	Borrower 1	OHGI, AKIZUMI	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	OHGI, YOSHIE MIE	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				
Transfer						
	Transaction ID	8	Recorder Doc Number	2006-0030970	Partial Interest Transferred	
	Sale Date	12/08/2005	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	$502,500	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	01/13/2006	Property Use	
	Buyer 1	OHGI, AKIZUMI	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Joint Tenants
	Buyer 2	OHGI, YOSHIE MIE	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	651 WINDSOR CIR, CHULA VISTA, CA 91910-6233
	Seller 1	TROUPE, BRYAN A	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
	Seller 2	TROUPE, PEGGY A	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	OCEANSIDE
	Legal Recorder's Map Ref	MAP11867	Legal Subdivision	SOUTHRIDGE TRAILS UNIT #5	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	EQUITY TITLE CO SAN DIEGO
Mortgage						
	Transaction ID	9	Recorder Doc Number	2004-0813894	Recorder Book/Page	
	Mortgage Date	08/19/2004	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	$285,000	Document Description	Conventional	1st Periodic Floor Rate	
	Loan Type	Conventional	Recording Date	08/26/2004	1st Periodic Cap Rate	
	Origination Lender Name	COUNTRYWIDE HOME LOANS INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Lending institution	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	09/01/2034	IO Period	
	Borrower 1	TROUPE, BRYAN A	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	TROUPE, PEGGY A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	

	Vesting	Joint Tenants				
Mortgage						
	Transaction ID	10	Recorder Doc Number	2003-0478936	Recorder Book/Page	
	Mortgage Date	04/16/2003	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	$204,500	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	04/24/2003	1st Periodic Cap Rate	
	Origination Lender Name	COUNTRYWIDE HOME LOANS INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Lending institution	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	05/01/2033	IO Period	
	Borrower 1	TROUPE, BRYAN A	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	TROUPE, PEGGY A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				
Mortgage						
	Transaction ID	11	Recorder Doc Number	2000-0223789	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	$32,400	Document Description	Stand Alone Second	1st Periodic Floor Rate	
	Loan Type	Stand Alone Second	Recording Date	05/01/2000	1st Periodic Cap Rate	
	Origination Lender Name	COUNTRYWIDE HOME LOANS INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Lending institution	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	05/01/2015	IO Period	
	Borrower 1	TROUPE, BRYAN A	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	TROUPE, PEGGY A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				
Mortgage						
	Transaction ID	12	Recorder Doc Number	2000-0223788	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	$162,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	05/01/2000	1st Periodic Cap Rate	
	Origination Lender Name	COUNTRYWIDE HOME LOANS INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Lending institution	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	05/01/2030	IO Period	
	Borrower 1	TROUPE, BRYAN A	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	TROUPE, PEGGY A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				
Mortgage						
	Transaction ID	13	Recorder Doc Number	1999-0557365	Recorder Book/Page	

	Mortgage Date		Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	$178,500	Document Description		1st Periodic Floor Rate	
	Loan Type		Recording Date	08/12/1999	1st Periodic Cap Rate	
	Origination Lender Name	WASHINGTON MUTUAL BANK FA	Origination Interest Rate	4.55%	Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	3.00%
	Type Financing	Fixed To Adjustable	Maturity Date	09/01/2029	IO Period	
	Borrower 1	TROUPE, BRYAN A	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	TROUPE, PEGGY A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	ONEYEART-BILL
	Vesting	Joint Tenants				

Transfer

	Transaction ID	14	Recorder Doc Number	1999-0557364	Partial Interest Transferred	
	Sale Date	07/20/1999	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	$210,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/12/1999	Property Use	
	Buyer 1	TROUPE, BRYAN A	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Joint Tenants
	Buyer 2	TROUPE, PEGGY A	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	3735 VIA DEL RANCHO, OCEANSIDE, CA 92056-7205
	Seller 1	HWJT & HIGGINS JOHN & JANET, LOWERY MARK P & HIGGINS LOWERY BARBARA	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	OCEANSIDE
	Legal Recorder's Map Ref	011867	Legal Subdivision	SOUTHRIDGE TRAILS UNIT #5	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		LOT 67/ / /		Title Company Name	CHICAGO TITLE CO

Mortgage

	Transaction ID	15	Recorder Doc Number	1997-0490631	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	$56,169	Document Description	Building or Construction Loan	1st Periodic Floor Rate	
	Loan Type	Building or Construction Loan	Recording Date	10/02/1997	1st Periodic Cap Rate	
	Origination Lender Name	GREEN TREE FINANCIAL SERVICING CORP	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	LOWERY, MARK P	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	LOWERY, BARBARA HIGGINS	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction History Legend

Transfer Mortgage Mortgage Assignment

 Foreclosure Activity  Mortgage Release



Subject Property Location

Report Date: 01/13/2022
Order ID: R68591359

Property Address	3735 VIA DEL RANCHO		
City, State & Zip	OCEANSIDE, CA 92056-7205		
County	SAN DIEGO COUNTY	Property Use	Single Family Residential
Mailing Address	3735 VIA DEL RANCHO, OCEANSIDE, CA 92056-7205	Parcel Number	169-484-09-00

Nearby Neighbor #1

Address	3735 VIA DEL RANCHO, OCEANSIDE, CA 92056			APN	169-484-09-00
Owner	BEST CECILIA P			Lot Size (SF/AC)	5,455/.13
Bedrooms	3	Year Built	1990	Living Area (SF)	1,332
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #2

Address	3739 VIA DEL RANCHO, OCEANSIDE, CA 92056			APN	169-484-10-00
Owner	ONEILL FAMILY TRUST (06-21-00)			Lot Size (SF/AC)	5,455/.13
Bedrooms	3	Year Built	1990	Living Area (SF)	1,590
Bathrooms/Partial	3	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #3

Address	3737 VIA DEL RANCHO, OCEANSIDE, CA 92056			APN	169-484-08-00
Owner	USHER FAMILY TRUST (07-28-11)			Lot Size (SF/AC)	5,455/.13
Bedrooms	4	Year Built	1992	Living Area (SF)	2,662
Bathrooms/Partial	3	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #4

Address	3743 VIA DEL RANCHO, OCEANSIDE, CA 92056			APN	169-484-11-00
Owner	MEDRANO VERA D TR			Lot Size (SF/AC)	5,455/.13
Bedrooms	3	Year Built	1990	Living Area (SF)	1,332
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #5

Address	3727 VIA DEL RANCHO, OCEANSIDE, CA 92056			APN	169-484-07-00
Owner	MARKELL DAVE & FISHER THERESA J			Lot Size (SF/AC)	5,455/.13
Bedrooms	3	Year Built	1992	Living Area (SF)	2,456
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #6

Address	3747 VIA DEL RANCHO, OCEANSIDE, CA 92056			APN	169-484-12-00
Owner	LEE CHUL & MUNJU			Lot Size (SF/AC)	5,455/.13
Bedrooms	3	Year Built	1990	Living Area (SF)	1,590
Bathrooms/Partial	3	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #7

Address	3723 VIA DEL RANCHO, OCEANSIDE, CA 92056			APN	169-484-06-00
Owner	HARSONO REZA & WUISAN FEBRINA			Lot Size (SF/AC)	5,455/.13
Bedrooms	4	Year Built	1992	Living Area (SF)	2,662
Bathrooms/Partial	3	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #8					
Address	3726 VIA DEL RANCHO, OCEANSIDE, CA 92056			APN	169-483-52-00
Owner	LAWSON JOHN			Lot Size (SF/AC)	5,376/.12
Bedrooms	3	Year Built	1990	Living Area (SF)	1,332
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #9					
Address	3730 VIA DEL RANCHO, OCEANSIDE, CA 92056			APN	169-483-51-00
Owner	YOUNT MICHELLE L			Lot Size (SF/AC)	5,376/.12
Bedrooms	2	Year Built	1990	Living Area (SF)	1,208
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #10					
Address	3722 VIA DEL RANCHO, OCEANSIDE, CA 92056			APN	169-483-53-00
Owner	CLIMER, BROOKE			Lot Size (SF/AC)	5,376/.12
Bedrooms	3	Year Built	1992	Living Area (SF)	2,456
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #11					
Address	3734 VIA DEL RANCHO, OCEANSIDE, CA 92056			APN	169-483-50-00
Owner	COOK NANCY J			Lot Size (SF/AC)	5,376/.12
Bedrooms	3	Year Built	1990	Living Area (SF)	1,590
Bathrooms/Partial	3	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #12					
Address	3719 VIA DEL RANCHO, OCEANSIDE, CA 92056			APN	169-484-05-00
Owner	MAYORGA STEVEN G & MARIE C			Lot Size (SF/AC)	4,950/.11
Bedrooms	4	Year Built	1992	Living Area (SF)	2,611
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #13					
Address	3749 VIA DEL RANCHO, OCEANSIDE, CA 92056			APN	169-484-13-00
Owner	RODRIQUEZ MANUEL J JR; PONCE VITALI I			Lot Size (SF/AC)	4,950/.11
Bedrooms	3	Year Built	1990	Living Area (SF)	1,332
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #14					
Address	3736 VIA CABRILLO, OCEANSIDE, CA 92056			APN	169-484-36-00
Owner	LOUKAS FAMILY TRUST (12-20-95)			Lot Size (SF/AC)	5,346/.12
Bedrooms	3	Year Built	1989	Living Area (SF)	1,332
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones	

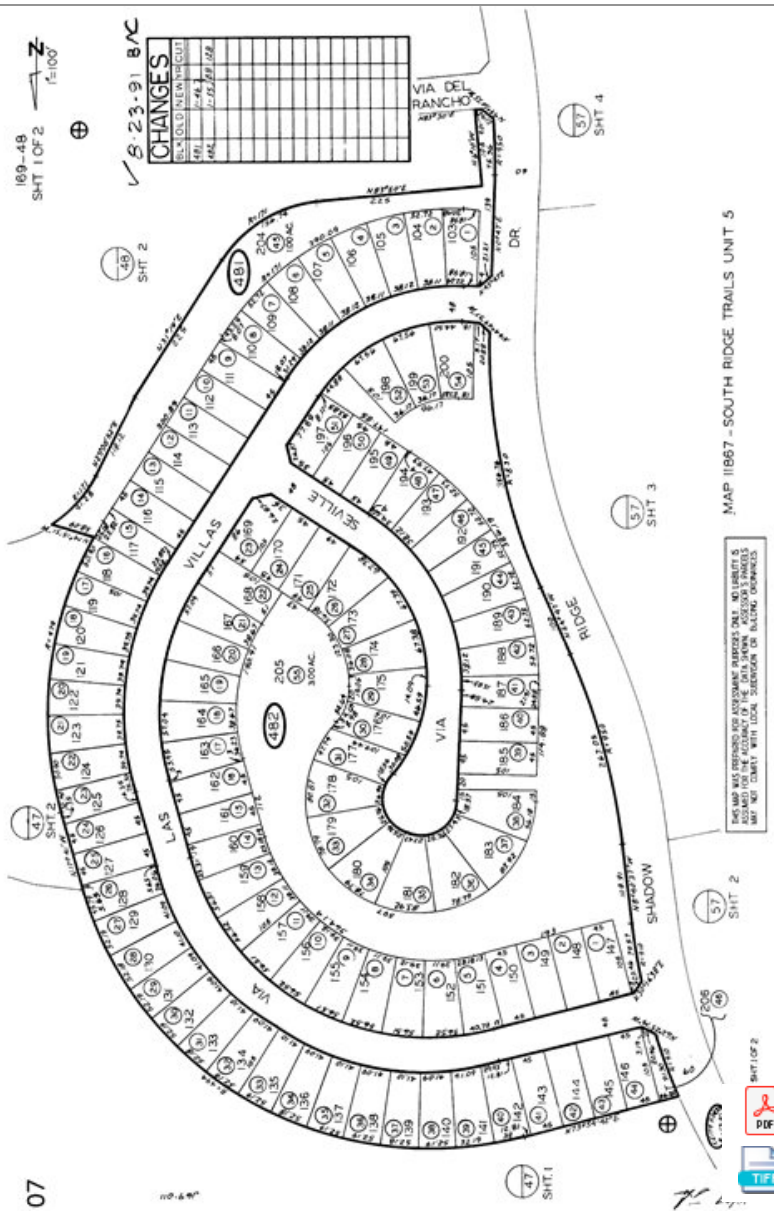
Nearby Neighbor #15					
Address	3740 VIA CABRILLO, OCEANSIDE, CA 92056			APN	169-484-35-00
Owner	GLOMB, JEAN M; THE JEAN M GLOMB FAMILY TRUST,			Lot Size (SF/AC)	4,895/.11
Bedrooms	3	Year Built	1989	Living Area (SF)	1,590
Bathrooms/Partial	3	Garage/No. of Cars	Garage/2	Phones	

Fidelity National Title PASSPORT | ASSESSOR MAP REPORT

Subject Property Location

Report Date: 01/13/2022
Order ID: R68591360

Property Address	3735 VIA DEL RANCHO		
City, State & Zip	OCEANSIDE, CA 92056-7205		
County	SAN DIEGO COUNTY	Parcel Number	169-484-09-00



Download the map in PDF

Download the map in TIFF

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