



Lawyers Title

Prepared For:

**Jaclyn Copeland
Keller Williams the Lakes
31569 Canyon Estates Dr #200
Lake Elsinore, CA 92530**

Lawyers Title Company

**301 E Vanderbilt Way 300
San Bernardino, CA 92408
Phone: (888) 789-3366
Fax: () -**

Property Address:

ESCONDIDO, CA 92026

Assessor's Parcel No: 224-153-25-00

Title Representative: Lisa Favorite

Thank You For Choosing Lawyers Title Company

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Property Information

Primary Owner : CATHEXIS LP
Secondary Owner : N/A
Site Address :
ESCONDIDO, CA 92026-
Mailing Address : 700 W E ST UNIT 4103
SAN DIEGO, CA 92101-8957
Assessor Parcel Number : 224-153-25-00
CountyName : San Diego
Tax Account ID :
Phone : N/A
Census Tract : N/A
Housing Tract Number : 723
Lot Number : A
Page Grid : -
Legal Description : Lot: A ; Block: 410 ; Tract No: 723 ; Abbreviated Description: LOT:A
BLK:410 SUBD:RANCHO RINCON DEL DIABLO TR#:723 TR 723
BLK 410*DOC78-553169 IN LOT A MP 5151&IN MAP REF:000723

Property Characteristics

Bedrooms : 0 **Year Built :** N/A **Square Feet :** 0
Bathrooms : 0.0 **Garage :** N/A **Lot size :** 1.07 AC
Partial Bath : 0 **Fireplace :** N/A **Number of Units :** 0
Total Rooms : 0 **Pool/Spa :** N **Use Code :** Residential-Vacant Land
Zoning : R-1:SINGLE

Sale/Loan Information

Transfer Date : 02/29/2016 **Document # :** 2016-0088475
Transfer Value : \$40,000 **Cost/Sq Feet :** N/A
First Loan Amt : N/A **Lender :**

Assessment/Tax Information

Assessed Value : \$95,508 **Tax Amount :** \$1,182.82
Land Value : \$95,508 **Tax Status :** Current
Improvement Value : \$0 **Tax Rate Area :** 74-171
Percent Improvement : 0 % **Homeowner Exemption :** N

Tax Search



San Diego, California
Searched: 224-153-25-00
Non-Order Search

Tax Year: 2024-2025
Tax Cover: 08/29/2025
Searched By: MELANIE MURPHY
Searched On: 9/4/2025 3:07 PM

Company: LAWYERS TITLE INSURANCE COMPANY | 6316-RIVERSIDE OPS - (FNFSTR) | 01 | CRN: 00063-00016

APN:	224-153-25-00
Described As:	RANCHO RINCON DEL DIABLO RESURVEY SHEET A 000723 DOC78-553169 IN LOT A MP 5151&IN BLK 410
Address:	BROADWAY
City:	UNINCORPORATED - COUNTY OF SAN DIEGO
Billing Address:	700 W E ST 4103 SAN DIEGO CA 92101
Assessed Owner(s):	CATHEXIS LP
Search As:	Tax ID 224-153 Parcel 25

Tax Rate Area:	74171	Value	Conveyance Date:	09/15/2020
Use Code:		Land: 95,508.00	Conveying Instrument:	540136
Region Code:		Improvements:	Date Transfer Acquired:	
Flood Zone:		Personal Property:	Vesting:	
Zoning Code:		Fixtures:	Year Built:	
Taxability Code:		Inventory:	Year Last Modified:	
		Exemptions		
		Homeowner:	Square Footage	
Tax Rate:	1.238451	Inventory:	Land:	
Auditor Tax Rate:	1.123152	Personal Property:	Improvements:	
		Religious:		
		All Other:	Tax Defaulted:	
Bill #:		Net Taxable Value:	Total Tax:	1,182.82
Issue Date:				

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	591.41	59.14	12/10/2024	PAID	11/13/2024	0.00
2nd	591.41	69.14	04/10/2025	PAID	12/30/2024	0.00
Total Balance:						0.00

Parcel Status:	Exempt: NO	Common Area:
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Bonds: 0	Parcel Changed:	Sold to State: 0	Mello-Roos: N	NSF: N
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Account	Special Lien Description	Amount
310501	DEER SP FIRE STANDBY	82.16
511912	CO MOSQUITO/RAT CTRL	2.28
511914	MOSQUITO VECTOR CONT	2.68
672745	WATER STANDBY CHARGE	12.30
675445	CWA WTR AVAIL R DBLO	10.70

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXT

2020
2/19

RECORDING REQUESTED BY:

DOC# 2020-0540136



WHEN RECORDED MAIL TO AND MAIL TAX
STATEMENTS TO:

Name: CATHEXIS LP

Address: 700 West E Street, #4103

City: San Diego

State, Zip: CA 92101

Sep 15, 2020 01:50 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$82.45 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 2

Above Space for Recorder's Use Only

QUITCLAIM DEED

Title Order No. N/A Escrow OR LOAN No. N/A APN No. 224-153-25-00

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 65.45 CITY TAX \$ 0

- ☒ Computed on full value of property conveyed, or
☐ Computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of Escondido, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Zubin Khavarian, a Single Man

Hereby remise, release and forever quitclaim to
CATHEXIS LP, a California Limited Partnership

The following described real property in the County of San Diego, State of California:

Those portions of Block 410 of Rancho Rincon Del Diablo, according to Map thereof No. 723, filed in the Office of the County Recorder of San Diego County, August 13, 1892, and of Lot "A" of Las Lomas Ranchos Unit No. 1; AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, AND MADE A PART HEREOF.

2 SEP 20 20
Date

Zubin Khavarian
Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not to the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

County of San Diego } ss

On Sept. 02, 2020 before me, Darlene Chhay, Notary Public

personally appeared Zubin Khavarian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Darlene Chhay
Notary Signature

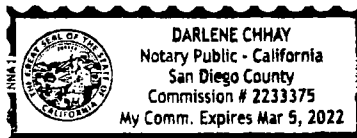


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 224-153-25-00

Those portions of Block 410 of Rancho Rincon Del Diablo, according to Map thereof No. 723, filed in the Office of the County Recorder of San Diego County, August 13, 1892, and of Lot "A" of Las Lomas Ranchos Unit No. 1, according to Map thereof No. 5151, filed in the Office of the County Recorder of San Diego County, April 5, 1963, all being in the County of San Diego, State of California, and being described as a whole as follows:

Commencing at the most Southerly corner of said Block 410; thence along the Westerly line of said Block 410, North 13°54'20" East (Record - North 14°12'00" East), 1126.39 feet to the Northwesternly continuation of the Easterly boundary of County Road Survey No. 167 1/2 (Known as North Broadway) as shown at Page 6631 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, December 8, 1977, being a point on the arc of a 620.00 foot radius curve, concave Southwesterly, a radial line of said curve bears North 53°58'25" East to said point; thence along said Easterly boundary Southeasterly along the arc of said curve through a central angle of 29°05'06", a distance of 314.73 feet to the True Point of Beginning; thence Northerly along said Easterly boundary, Northwesternly along the arc of said curve through a central angle of 21°27'02" a distance of 232.12 feet; thence leaving said Easterly boundary, North 61°36'29" East, 241.83 feet to the Easterly boundary of said Lot "A" of Map No. 5151; thence along said Easterly boundary as follows: South 02°54'09" West, 270.00 feet to an angle point therein; and South 06°39'50" West, 37.00 feet to a line which bears North 82°02'53" East from the True Point of Beginning; thence South 82°02'53" West, 127.39 feet to the True Point of Beginning.



SUBJECT PROPERTY HISTORY

Prior Transfer

Recording Date:	09/15/2020	Document #:	2020-0540136
Price:	\$59,500	Document Type:	Quit Claim Deed
First TD:		Type of Sale:	*
Lender Name:			
Buyer Name:	CATHEXIS LP,		
Buyer Vesting:			
Sell Name:	KHAVARIAN, ZUBIN		
City/Muni/Twp:	SAN DIEGO		
Legal:	LOT:A CITY:ESCONDIDO SUBD:LAS LOMES RANCHOS UNIT NO 1 MAP REF:MAP 5151		

Mortgage Release

Recording Date:	02/29/2016	Document #:	2016-0088476
Loan Amount:	\$72,000	Document Description:	Substitution of Trustee and Full Reconveyance
Current Lender:	JEFFREY M. CARLSON, DDS AND MICHAEL CARLSON, DDS, AS TRUSTEES OF THE CARLSON FAMILY DENTAL PRACTICE PROFIT SHARING PLAN	Origination Mortgage Recording Date:	04/05/2004
Borrower Name:	BIERY JR,JACK	Origination Mortgage Document #:	2004-0281822
Original Lender:	JEFFREY M CARLSON		

Prior Transfer

Recording Date:	02/29/2016	Document #:	2016-0088475
Price:	\$40,000	Document Type:	Grant Deed
First TD:		Type of Sale:	Sales Price Rounded from Tax
Lender Name:			
Buyer Name:	KHAVARIAN, ZUBIN		
Buyer Vesting:			
Sell Name:	CARLSON, JEFFREY M; CARLSON, MICHAEL		
City/Muni/Twp:	SAN DIEGO		
Legal:	BLK:410 CITY:ESCONDIDO SUBD:RANCHO RINCON DEL DIABLO MAP REF:MAP723		

Prior Transfer

Recording Date:	11/08/2010	Document #:	2010-0605921
Price:	\$72,000	Document Type:	Deed in Lieu of Foreclosure
First TD:		Type of Sale:	J
Lender Name:			
Buyer Name:	CARLSON, JEFFREY M; CARLSON, MICHAEL V		
Buyer Vesting:	Family Trust		
Sell Name:	BIERY JR, JACK		
City/Muni/Twp:	ESCONDIDO		
Legal:	BLK:410		

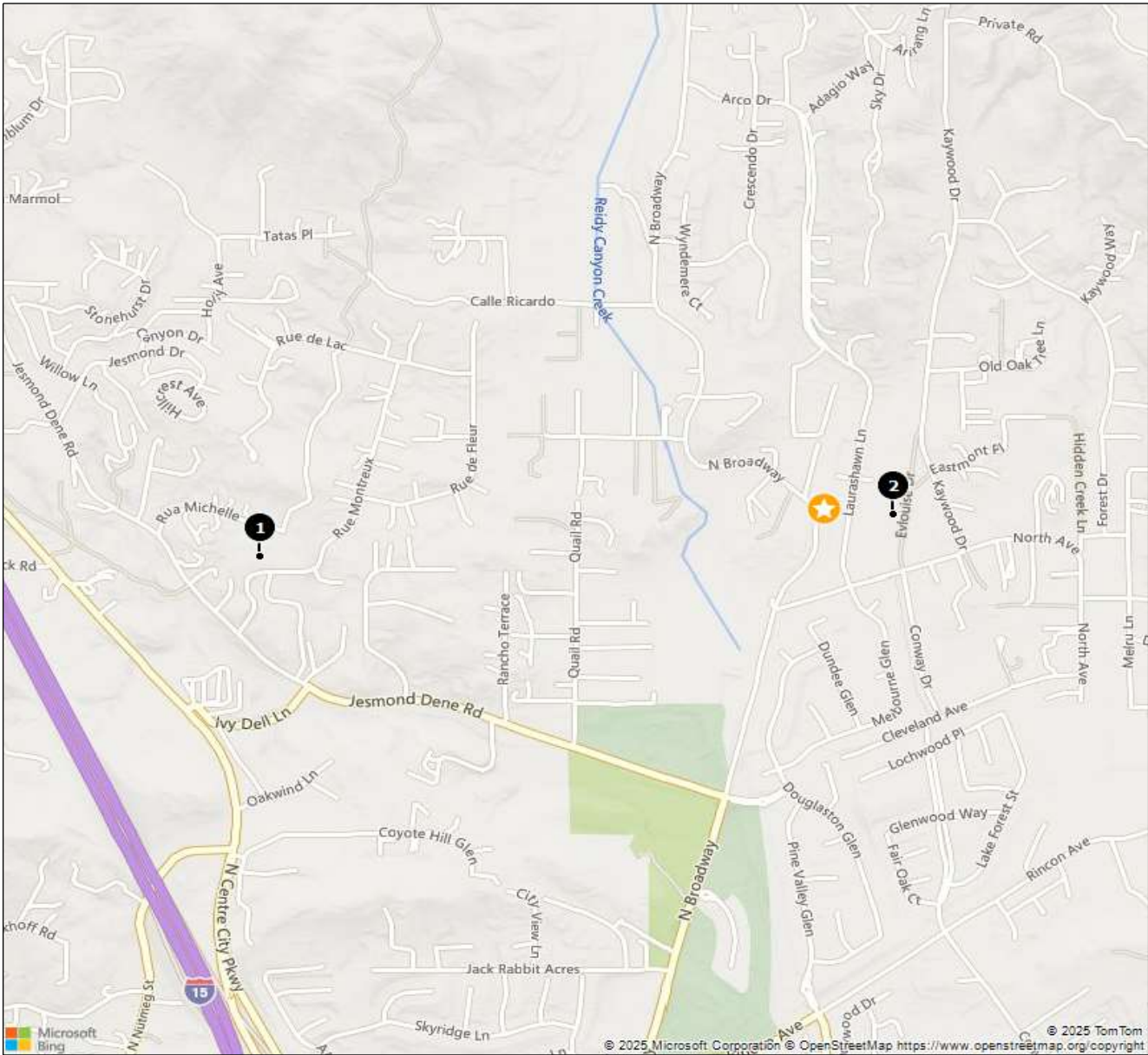
Prior Transfer

Recording Date:	04/05/2004	Document #:	2004-0281821
Price:	\$230,000	Document Type:	Grant Deed
First TD:	\$72,000	Type of Sale:	0
Lender Name:	JEFFREY M CARLSON		
Buyer Name:	BIERY JR, JACK		
Buyer Vesting:			
Sell Name:	CARLSON, JEFFREY M; CARLSON, MICHAEL		
City/Muni/Twp:	ESCONDIDO		
Legal:	CITY:ESCONDIDO SUBD:LAS LOMAS RANCHOS UNIT #1 PORTION BLK410 RANCHO RINCON DEL DIABLO MAP #723 MAP REF:MAP5151		

Prior Transfer

Recording Date:	04/05/2004	Document #:	2004-0281820
Price:		Document Type:	Grant Deed
First TD:		Type of Sale:	Price as "0", "None", "No
Lender Name:			
Buyer Name:	CARLSON, JEFFREY M; CARLSON, MICHAEL		
Buyer Vesting:			
Sell Name:	JEFFREY M CARLSON DDS PROFIT SHARING PLA,		
City/Muni/Twp:	ESCONDIDO		
Legal:	CITY:ESCONDIDO SUBD:LAS LOMAS RANCHOS UNIT #1 PORTION BLK410 RANCHO RINCON DEL DIABLO MAP #723 MAP REF:MAP5151		

ESCONDIDO, CA 92026-



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. 25581-83 Rua Michelle, Escondido	08/22/2025	\$275,000	0	0	0	1.07
2. Orchard Gln,	08/15/2025	\$1,583,000	0	0	0	0



Criteria Selected:

Searched by Radius: 1 miles
 Maximum Area: 0 SqFt.
 Maximum Bathrooms: 1 Minimum Bathrooms: 0
 Pool: All
 Land Use: Same as Subject
 Date Range: 03/08/2025 to 09/04/2025

Area Sales Analysis

	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	0	0	0
Living Area (SqFt):			
Sale Price:	\$275,000	\$929,000	\$1,583,000
Year Built:			
Age:			

Subject Property

Sale Date: 02/29/2016 **Year Built:** N/A **Price:** \$40,000 **Pool:** N
Lot Size: 1.07 AC **Square Feet:** N/A **\$/SF:** N/A **BR/Bth:** 0/0.0

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Si	Pool
1	25581-83 RUA MICHELLE ESCONDIDO, CA 92026	08/22/2025	\$275,000	\$220,000	\$0	0	0	0	1.07 AC	N/A
Owner: MARY WANJIRU NJOROGÉ				Seller: SCSS DEVELOPMENT LLC						
APN: 187-520-29-00				Document #: 2025-0232252						
Legal: Section:32 Map Ref:MB 1635 PG 432										
Land Use: Residential-Vacant Land				Located approximately 0.98 miles from subject property.						
2	ORCHARD GLN	08/15/2025	\$1,583,000	\$1,266,150	\$0	0	0	0	0 AC	N/A
Owner: PRATHIBHA MADHAVAN,				Seller: BEAZER HOMES LLC						
APN: 224-335-09-00				Document #: 2025-0225682						
Legal: Lot:16 Subdivision:TRACT NO SUB17 0007 Map Ref:FILE 2023-7000234City/Muni/Twp:ESCONDIDO										
Land Use: Residential-Vacant Land				Located approximately 0.12 miles from subject property.						



SALAZAR AARON & TINA 3001 LAURASHAWN LN ESCONDIDO, CA 92026 APN: 224-331-04-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,500 Lot size: 11,500 Year Built: 1972 Garage: G Sale Date: 08/07/2003 Land Use: Single Family Residential	MARTINEZ FLORINA 2973 LAURASHAWN LN ESCONDIDO, CA 92026 APN: 224-331-05-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,500 Lot size: 11,000 Year Built: 1972 Garage: G Sale Date: Land Use: Single Family Residential
SMITH ALAN 3011 LAURASHAWN LN ESCONDIDO, CA 92026 APN: 224-331-03-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,500 Lot size: 11,900 Year Built: 1973 Garage: G Sale Date: Land Use: Single Family Residential	JENNINGS KRISTEN M 2963 LAURASHAWN LN ESCONDIDO, CA 92026 APN: 224-331-06-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,500 Lot size: 10,900 Year Built: 1972 Garage: G Sale Date: Land Use: Single Family Residential
LAUFFER COLLEEN C 2983 N BROADWAY ESCONDIDO, CA 92026 APN: 224-153-35-00 Bedrooms: 4 Telephone: 760-638-1937 Bathrooms: 2 Square Feet: 2,065 Lot size: 33,976 Year Built: 1979 Garage: G Sale Date: Land Use: Single Family Residential	MONREAL LUIS E & ADRIANA J 3021 LAURASHAWN LN ESCONDIDO, CA 92026 APN: 224-331-02-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,270 Lot size: 12,300 Year Built: 1965 Garage: G Sale Date: Land Use: Single Family Residential
ROSSBACK WILLIAM J & YVETTE M 3011 N BROADWAY ESCONDIDO, CA 92026 APN: 187-500-54-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 2,084 Lot size: 33,541 Year Built: 1978 Garage: G Sale Date: 10/06/2010 Land Use: Single Family Residential	REYNA JOSE A JR 2953 LAURASHAWN LN ESCONDIDO, CA 92026 APN: 224-331-07-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,500 Lot size: 10,900 Year Built: 1972 Garage: G Sale Date: Land Use: Single Family Residential
OLEA JOSE 661 TAMARA DR ESCONDIDO, CA 92026 APN: 224-331-01-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,244 Lot size: 12,200 Year Built: 1966 Garage: G Sale Date: 11/22/2004 Land Use: Single Family Residential	CHAMBERLAIN MICHAEL A & KIMBERLY A 2004 TRUST 3010 N BROADWAY ESCONDIDO, CA 92026 APN: 187-500-28-00 Bedrooms: 3 Telephone: Bathrooms: 3 Square Feet: 2,438 Lot size: 33,976 Year Built: 1990 Garage: G Sale Date: Land Use: Single Family Residential



Public Schools Report

North Broadway

1.09 Mi from subject property

2301 N. Broadway

Escondido, CA 92026-2026

760-432-2479

Kindergarten - Grade 5

Student Teacher Ratio: 1:18.6

Full Time Equivalent Administrators: 43

Grade Membership:

KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	Total
7	106	113	89	86	107	88	596

API Score:

1

5

10

Conway Elementary

2.21 Mi from subject property

1325 Conway Dr.

Escondido, CA 92027-2027

760-432-2435

Kindergarten - Grade 5

Student Teacher Ratio: 1:19.3

Full Time Equivalent Administrators: 48

Grade Membership:

KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	Total
7	115	127	141	128	141	146	805

API Score:

1

5

10

Rincon Middle

1.35 Mi from subject property

925 Lehner Ave.

Escondido, CA 92026-2026

760-432-2491

Grade 6 - Grade 8

Student Teacher Ratio: 1:21.9

Full Time Equivalent Administrators: 80

Grade Membership:

	KDGN	GR-7	GR-8	GR-9	Total
	12	485	494	490	1481

API Score:

1

5

10

Escondido High**2.22 Mi from subject property**

1535 N. Broadway
Escondido, CA 92026-2026
760-291-4000

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:22.1
- Full Time Equivalent Administrators: 126

Grade Membership:

KDGN	GR-10	GR-11	GR-12	Total
3	831	771	669	2274

API Score:  **1** **5** **10**

4 Year Completion Rate:	98.27%
Total Graduates (Previous Year):	368
Dropouts:	41
SAT Average Score Total:	1,020
% of Students Taking SAT:	31.20%
SAT Average Score Verbal:	500
SAT Average Score Math:	520
Enrollment in intermediate Algebra or Algebra II:	255
Enrollment in any other 3rd or 4th year advanced Math Course in Grade 9-12:	155
Enrollment in first year chemistry courses in Grade 9-12:	249
Enrollment in first year Physics Courses in Grade 9-12:	59
Number of 12th grade graduates from previous year completing all required courses required for entry into the University of California (UC) and/or California State University (CSU) with a grade of "C" or better:	102

ESCONDIDO UNION ELEMENTARY

1330 EAST GRAND AVE.
ESCONDIDO, CA 92027-3099
760-432-2400

- Grade Span: **KG-12**
- Student Teacher Ratio: **19.2:1**
- Total Enrollment: **19,654**
- Number of High School: **N/A**
- Number of Teachers: **1023.4**
- Number of Teacher Aids: **152.5**
- Number of Guidance Counselors: **10**
- Number of School Administrators: **40**
- Number of Schools: **26**

ESCONDIDO UNION HIGH

302 NORTH MIDWAY DR.
ESCONDIDO, CA 92027-2741
760-291-3200

- Grade Span: **07-12**
- Student Teacher Ratio: **24.3:1**
- Total Enrollment: **9,019**
- Number of High School: **N/A**
- Number of Teachers: **370.7**
- Number of Teacher Aids: **92**
- Number of Guidance Counselors: **17**
- Number of School Administrators: **16**
- Number of Schools: **7**

About School Report

Public Schools

The Public School report lists schools within the district boundary of the subject property. For confirmation on schools within the districts, please contact Student Services office of your assigned district.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.



Private Schools Report

ROCKY VIEW 2436 FAWN CREEK LANE ESCONDIDO, CA 92026-4049 760-741-1023 Gender: Coed Grade Membership:														
● Grade 3 - Grade 8 ● Nonsectarian ● Student Teacher Ratio: 1:4.5 ● Full Time Equivalent Administrators: 2														
0.89 Mi. from subject property														
	GR-3	GR-4	GR-5	GR-8	Total									
	1	1	5	2	9									

CALVIN CHRISTIAN SCHOOL 2000 N BROADWAY ESCONDIDO, CA 92026-1551 760-489-6430 Gender: Coed Grade Membership:														
● Prekindergarten - Grade 12 ● Calvinist ● Student Teacher Ratio: 1:15.9 ● Full Time Equivalent Administrators: 32.8														
1.56 Mi. from subject property														
PK	KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	GR-9	GR-10	GR-11	GR-12	Total
57	41	32	32	29	31	28	43	39	41	50	47	58	51	579

CALVIN CHRISTIAN SCHOOL OF ESCONDIDO/PRESCHOOL 1868 N BROADWAY ESCONDIDO, CA 92026-2020 760-489-1159 Gender: Coed Grade Membership:														
● Prekindergarten - Grade 12 ● Calvinist ● Student Teacher Ratio: 1:15.6 ● Full Time Equivalent Administrators: 33.6														
1.76 Mi. from subject property														
PK	KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	GR-9	GR-10	GR-11	GR-12	Total
68	42	32	32	29	31	28	43	39	41	50	47	58	51	591

JOYFUL NOISES KINDERGARTEN AND PRESCHOOL 1087 W COUNTRY CLUB LANE ESCONDIDO, CA 92026-1101 760-743-5472 Gender: Coed Grade Membership:														
● Prekindergarten - Kindergarten ● Lutheran Church - Missouri Synod ● Student Teacher Ratio: 1:10.0 ● Full Time Equivalent Administrators: 1														
1.81 Mi. from subject property														
	PK	KDGN	Total											
	33	10	43											

ASCENSION LUTHERAN SCHOOL 1140 N MIDWAY DRIVE ESCONDIDO, CA 92027-1223 760-747-4276 Gender: Coed Grade Membership:														
● Kindergarten - Grade 8 ● Wisconsin Evangelical Lutheran Synod ● Student Teacher Ratio: 1:11.8 ● Full Time Equivalent Administrators: 3.9														
2.43 Mi. from subject property														
	KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	Total				
	4	6	6	6	3	6	7	4	3	45				

ESCONDIDO APOSTOLIC CHRISTIAN ACADEMY**2.60 Mi. from subject property**

1717 E LINCOLN AVENUE

ESCONDIDO, CA 92027-1505

760-738-1737

Gender: Coed

- Kindergarten - Grade 12

- Other

Student Teacher Ratio: 1:8.4

Full Time Equivalent Administrators: 7.6

Grade Membership:

KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	GR-9	GR-10	GR-11	GR-12	Total
5	5	9	4	2	5	6	5	3	7	4	5	4	64

ESCONDIDO CHRISTIAN SCHOOL**3.37 Mi. from subject property**

PO BOX 300157

ESCONDIDO, CA 92030-0157

760-745-2071

Gender: Coed

- Prekindergarten - Grade 8

- Other

Student Teacher Ratio: 1:18.2

Full Time Equivalent Administrators: 20

Grade Membership:

PK	KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	Total
95	43	49	38	44	54	35	37	31	32	458

LIGHT & LIFE CHRISTIAN SCHOOL**3.60 Mi. from subject property**

120 N ASH STREET

ESCONDIDO, CA 92027-3058

760-745-2832

Gender: Coed

- Prekindergarten - Grade 8

- Methodist

Student Teacher Ratio: 1:18.7

Full Time Equivalent Administrators: 17.1

Grade Membership:

PK	KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	Total
120	52	43	35	40	36	35	28	21	30	440

SUMMERHILL SCHOOL**3.64 Mi. from subject property**

329 E VALLEY PARKWAY

ESCONDIDO, CA 92025-2814

760-737-9691

Gender: All-Male

- Grade 9 - Grade 12

- Nonsectarian

Student Teacher Ratio: 1:6.8

Full Time Equivalent Administrators: 1.9

Grade Membership:

GR-9	GR-10	GR-11	GR-12	Total
2	5	4	2	13

DELPHI ACADEMY OF SAN MARCOS**3.77 Mi. from subject property**

134 WOODLAND PARKWAY

SAN MARCOS, CA 92069-3034

858-454-1972

Gender: Coed

- Kindergarten - Grade 6

- Nonsectarian

Student Teacher Ratio: 1:17.5

Full Time Equivalent Administrators: 6

Grade Membership:

KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	Total
15	15	15	15	15	15	15	105

OAK HILL SCHOOL

1816 OAK HILL DRIVE
ESCONDIDO, CA 92027-3731
760-745-2832

Gender: Coed

3.85 Mi. from subject property

- Prekindergarten - Grade 8
- Methodist
- Student Teacher Ratio: 1:19.1
- Full Time Equivalent Administrators: 17

Grade Membership:

PK	KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	Total
80	50	42	38	40	37	37	28	23	30	405

About School Report

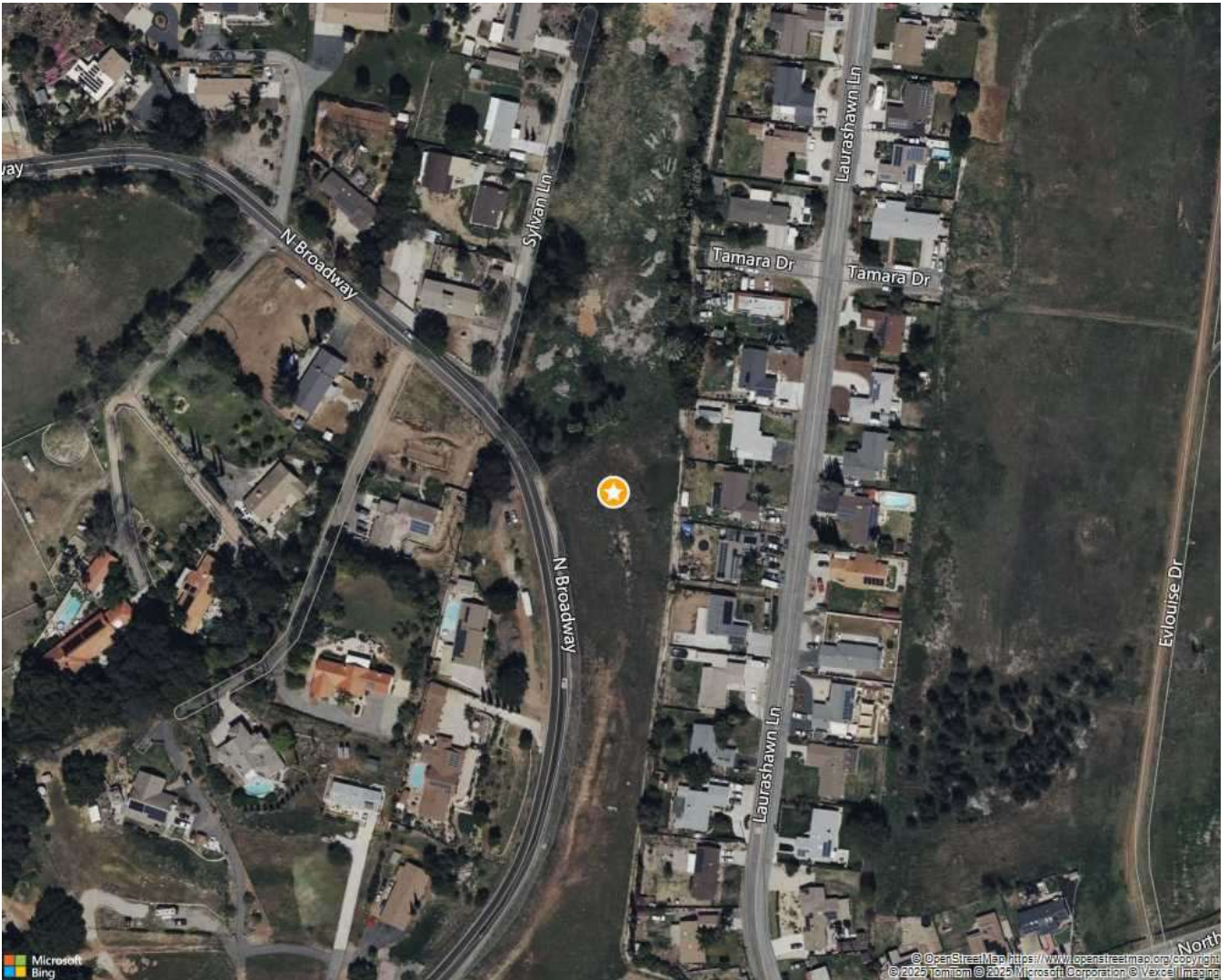
Private Schools

As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.



ESCONDIDO, CA 92026-

Population	Zip 92026	National
2011	48,713	306,603,772
2020	50,461	326,569,308
Growth Rate	3.6 %	6.5 %
Growth Centile	55.3 %	62.5 %
Households	Zip 92026	National
2011	16,973	114,761,359
2020	17,645	122,354,219
Household Growth Rate	4.0 %	6.6 %
Average Household Size	2.8	2.6
Families	Zip 92026	National
2011	11,987	76,507,230
2020	12,101	79,849,830
Family Growth Rate	1.0 %	4.4 %
Age Distribution	Zip 92026	National
0 - 4	8.4 %	6.0 %
5 - 9	4.7 %	6.1 %
10 - 14	4.9 %	6.5 %
15 - 19	5.2 %	6.5 %
20 - 24	7.2 %	6.7 %
25 - 44	28.9 %	26.5 %
45 - 64	24.8 %	25.6 %
65 - 84	12.4 %	14.1 %
85+	3.4 %	2.0 %
Median Age	Zip 92026	National
2020		
Male/Female Ratio	51.2%/48.8%	49.2%/50.8%
Household Income	Zip 92026	National
% <\$25K	14.9 %	18.4 %
% \$25K - 50K	18.0 %	20.6 %
% \$50K - 100K	30.4 %	30.0 %
% \$100K - 150K	17.9 %	15.6 %
% >\$150K	10.0 %	7.1 %
Median Household Income	Zip 92026	National
2020	\$ 76,534	\$ 64,994
Per Capita Income	\$ 33,384	\$ 34,299
Household Income Centile	Zip 92026	
National	77.6 %	
State	55.3 %	
County	62.9 %	



ESCONDIDO, CA 92026-

