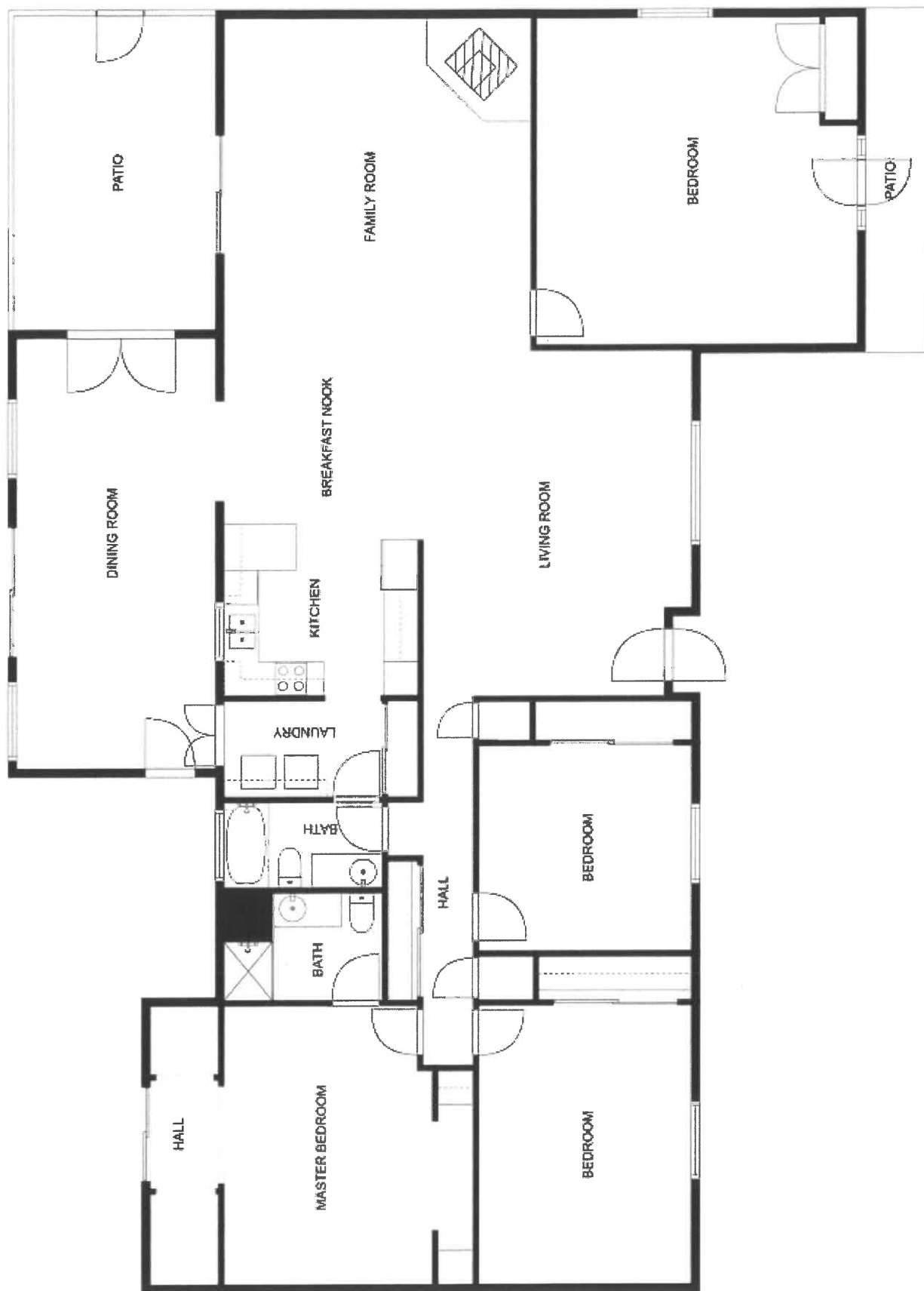


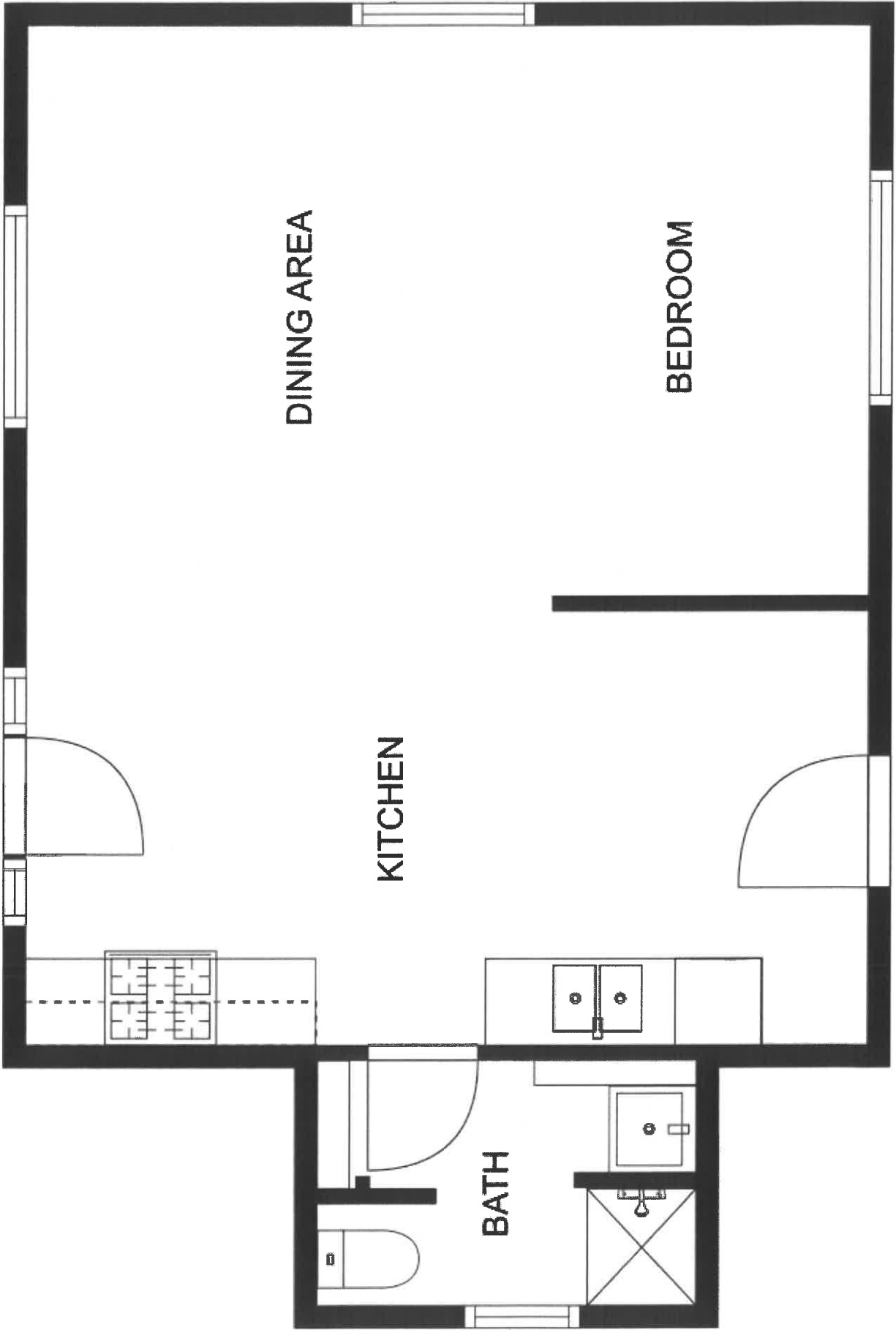
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
Undefined Area	2633 Sq ft	$20 \times 10 = 200$	
		$32 \times 36 = 1152$	
		$36.5 \times 16 = 584$	
		$22 \times 30 = 660$	
		$2 \times 18.5 = 37$	
Total Living Area (Rounded):		2633 Sq ft	
Non-living Area			
Shed	96 Sq ft	$8 \times 12 = 96$	
Patio Room	312 Sq ft	$26 \times 12 = 312$	
Shed	140 Sq ft	$14 \times 10 = 140$	
Storage Bldg	637 Sq ft	$24.5 \times 26 = 637$	
RV Shelter	360 Sq ft	$30 \times 12 = 360$	
2 Stall Barn	864 Sq ft	$36 \times 24 = 864$	



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



DINING AREA

KITCHEN

BEDROOM

BATH

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

44800 Ahwahnee Acres Rd, Ahwahnee, CA 93601-9630, Madera County

APN: 055-460-042 CLIP: 8969506958



MLS Beds 4	MLS Full Baths 2	Half Baths N/A	Sale Price \$505,000	Sale Date 04/25/2023
MLS Sq Ft 3,583	Lot Sq Ft 125,453	MLS Yr Built 1985	Type SFR	

OWNER INFORMATION

Owner Name	Su Lingyun	Tax Billing Zip	93601
Mail Owner Name	Lingyun Su	Tax Billing Zip+4	0462
Tax Billing Address	Po Box 462	Owner Occupied	No
Tax Billing City & State	Ahwahnee, CA		

COMMUNITY INSIGHTS

Median Home Value	\$718,333	School District	BASS LAKE JOINT UNION ELEM NTARY
Median Home Value Rating	8 / 10	Family Friendly Score	83 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	82 / 100	Walkable Score	4 / 100
Total Incidents (1 yr)	13	Q1 Home Price Forecast	\$744,997
Standardized Test Rank	39 / 100	Last 2 Yr Home Appreciation	19%

LOCATION INFORMATION

Zip Code	93601	Comm College District Code	State Center
Zoning	RRS-2 1/2	Census Tract	1.09
School District	Yosemite	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

APN	055-460-042	% Improved	80%
Alternate APN	055-460-042-000	Tax Area	056059
Legal Description	SEC 36 6/20		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$515,098	\$186,716	\$183,056
Assessed Value - Land	\$103,020	\$56,599	\$55,490
Assessed Value - Improved	\$412,078	\$130,117	\$127,566
YOY Assessed Change (\$)	\$328,382	\$3,660	
YOY Assessed Change (%)	175.87%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$1,866		
2023	\$1,937	\$71	3.8%
2024	\$5,404	\$3,467	179.04%
Special Assessment	Tax Amount		
Bass Lake Series 2010	\$11.30		
Bass Lake Elem Bond 2016	\$136.44		
St Ct Comm Coll 2015 Ref	\$16.74		
St Ct Comm Coll 2016 Go A	\$6.66		
St Ct Comm Coll 2017 Ref	\$1.20		
St Ct Comm Coll 2018a	\$10.60		
St Ct Comm Coll 2016 Go B	\$21.50		
St Ct Comm Coll 2020 Ref	\$6.78		
St Ct Comm Coll 16 S22c	\$41.56		
Total Of Special Assessments	\$252.78		