



# PROPERTY PROFILE

Date: 07/21/2024  
Property: CA  
APN: 341-280-10-00-7  
County: KERN

## Subject Property Location

Property Address

City, State &amp; Zip

, CA

County

KERN COUNTY

Mailing Address

Census Tract

Thomas Bros Pg-Grid

Report Date: 07/21/2024

Order ID: R154755803

Property Use

Residential - Vacant Land

Parcel Number

341-280-10-00-7

Latitude

35.577166

Longitude

-117.858346

Legal Description Details Lot Number: 1 Brief Description: PARCEL MAP 2864, LOT 1 Recorder's Map Ref: PM 2864

## Current Ownership Information \*Source of Ownership data: Recorder Information

Primary Owner Name(s)	MAO DEVELOPERS LLC,	Sale Price	\$1,250
		Sale Date	
		Recording Date	04/13/2023
Vesting		Recorder Doc #	223043785
		Book/Page	

## Latest Full Sale Information

Primary Owner Name(s)	CROMBIE, DEAN	Sale Price	\$4,000
		Sale Date	12/30/2002
		Recording Date	01/06/2003
Vesting		Recorder Doc #	0203002024
		Book/Page	



## Financing Details at Time of Purchase

No financing details available

## Property Characteristics

	Bedrooms		Year Built		Living Area (SF)	0
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	116,305/2.67
	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	Vacant Land	View		Elevator	
	Land Use	Residential - Vacant Land			Zoning	

## Assessment & Taxes

	Assessment Year	2023	Tax Year	2023	Tax Exemption	
	Total Assessed Value	\$5,556	Tax Amount	\$60.36	Tax Rate Area	111-009
	Land Value	\$5,556	Tax Account ID			
	Improvement Value		Tax Status	Delinquent		
	Improvement Ratio		Delinquent Tax Year	2023		
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

## Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				



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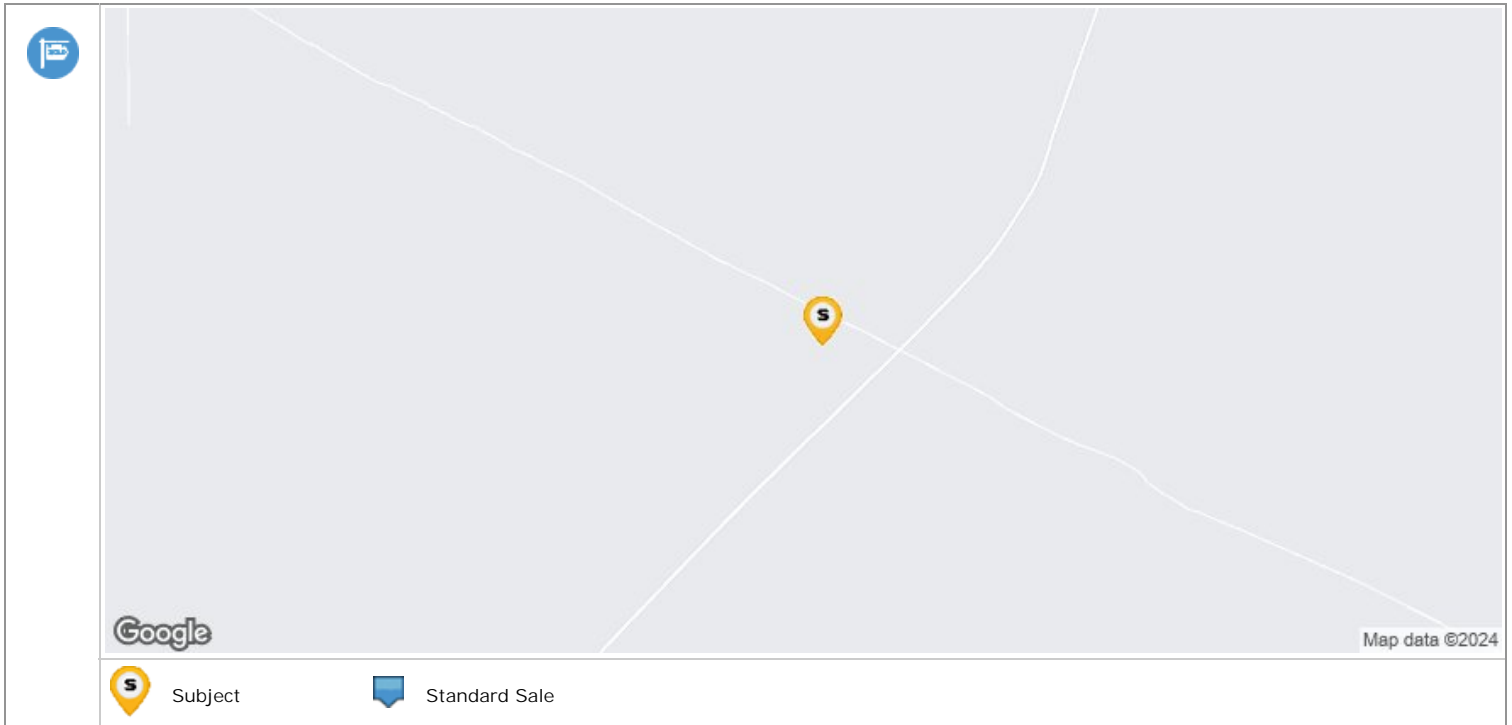
Report Date: 07/21/2024

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## Comparable Sales

No comparable sales found for subject property with selected filter criteria.



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Parcel Number

341-280-10-00-7



## Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	04/13/2023	Deed	Public Action or Sold for Taxes	\$1,250	223043785	MAQ DEVELOPERS LLC	DEAN, CROMBIE
2	01/06/2003	Deed	Grant Deed	\$4,000	0203002024	CROMBIE, DEAN	MERIT LAND INVESTMENT CO LLC
3	02/05/2001	Deed	Public Action or Sold for Taxes	\$550	0201015372	MERIT LAND INVESTMENT CO LLC	HAUSEUR, ROBERT W
4		Deed					

## Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

## Transaction Details

Transfer						
	Transaction ID	1	Recorder Doc Number	223043785	Partial Interest Transferred	
	Sale Date	04/11/2023	Document Type	Deed	Type of Transaction	Forced Sale
	Sale Price	\$1,250	Document Description	Public Action or Sold for Taxes	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	04/13/2023	Property Use	
	Buyer 1	MAQ DEVELOPERS LLC	Buyer 1 Entity	Limited Liability Company	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	DEAN, CROMBIE	Seller 1 Entity	Trustor or Debtor	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	UNINCORPORATED
	Legal Recorder's Map Ref	MB 13 PG 45	Legal Subdivision	PARCEL MAP 2864	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name
Transfer						
	Transaction ID	2	Recorder Doc Number	0203002024	Partial Interest Transferred	
	Sale Date	12/30/2002	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$4,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	01/06/2003	Property Use	
	Buyer 1	CROMBIE, DEAN	Buyer 1 Entity	Individual	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	2225 COUNTRY VILLA CT, AUBURN, CA 95603-9002

	Seller 1	MERIT LAND INVESTMENT CO LLC	Seller 1 Entity	Company or Corporation	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	UNINCORPORATED
	Legal Recorder's Map Ref	PM2864	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	
Transfer						
	Transaction ID	3	Recorder Doc Number	0201015372	Partial Interest Transferred	
	Transfer Date	01/25/2001	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price	\$550	Document Description	Public Action or Sold for Taxes	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	02/05/2001	Property Use	
	Buyer 1	MERIT LAND INVESTMENT CO LLC	Buyer 1 Entity	Beneficiary or Creditor	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	PO BOX 6367, ALTADENA, CA 91003-6367
	Seller 1	HAUSEUR, ROBERT W	Seller 1 Entity	Trustor or Debtor	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	PM2864	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	
Transfer						
	Transaction ID	4	Recorder Doc Number		Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date		Property Use	Residential - Vacant Land
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		PARCEL MAP 2864, LOT 1/ / /		Title Company Name	

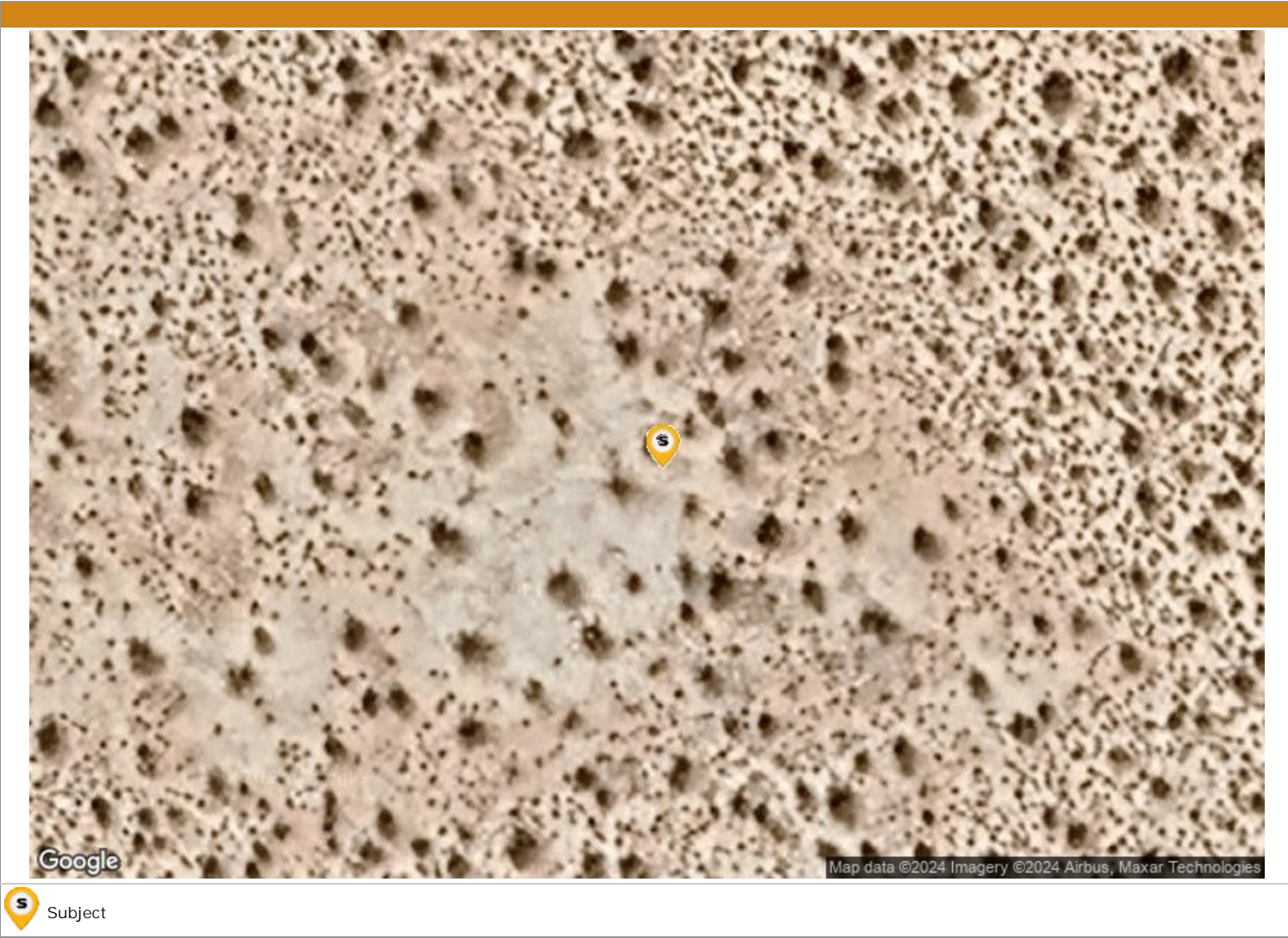


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Report Date: 07/21/2024  
Order ID: R154755806

Property Address  
City, State & Zip                   , CA  
County                               KERN COUNTY  
Mailing Address  
Owner Name                       MAQ DEVELOPERS LLC,

Property Use                       Residential - Vacant Land  
Parcel Number                   341-280-10-00-7



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## Nearby Neighbors

No Nearby Neighbors Found.



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, CA

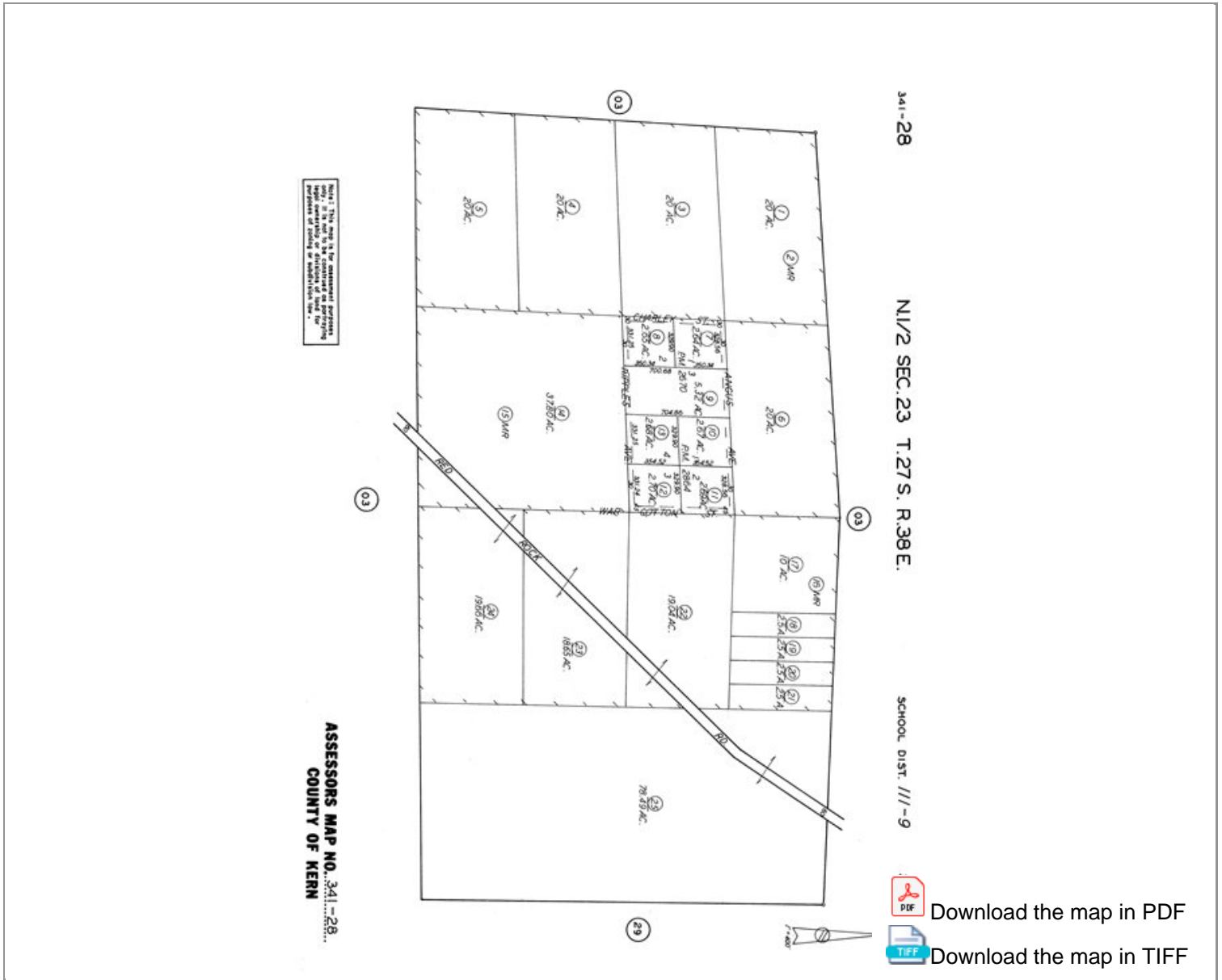
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