



**LOCATION**

|                         |                                  |
|-------------------------|----------------------------------|
| <b>Property Address</b> | Fairview Dr<br>Bonsall, CA 92003 |
| <b>Subdivision</b>      |                                  |
| <b>Carrier Route</b>    |                                  |
| <b>County</b>           | San Diego County, CA             |
| <b>Map Code</b>         | 1068A6                           |

**GENERAL PARCEL INFORMATION**

|                             |               |
|-----------------------------|---------------|
| <b>APN/Tax ID</b>           | 170-162-50-00 |
| <b>Alt. APN</b>             |               |
| <b>City</b>                 |               |
| <b>Tax Area</b>             | 57172         |
| <b>2020 Census Trct/Blk</b> | 192.09/2      |
| <b>Assessor Roll Year</b>   | 2024          |

**PROPERTY SUMMARY**

|                         |                         |
|-------------------------|-------------------------|
| <b>Property Type</b>    | Residential             |
| <b>Land Use</b>         | Residential Vacant Land |
| <b>Improvement Type</b> |                         |
| <b>Square Feet</b>      |                         |
| <b># of Buildings</b>   | 0                       |

**CURRENT OWNER**

|                            |   |
|----------------------------|---|
| <b>Name</b>                | Coccia Family 1990 Trust 12-27-90 C/O<br>Jeannine C Oxarart |
| <b>Mailing Address</b>     | 2951 Fairview Dr<br>Vista, CA 92084-1516                    |
| <b>Owner Occupied</b>      | No  |
| <b>Owner Right Vesting</b> | Family Trust  |

**SCHOOL ZONE INFORMATION**

|                                    |          |
|------------------------------------|----------|
| <b>Bonsall Elementary School</b>   | 2.6 mi   |
| Elementary: K to 5                 | Distance |
| <b>Norm Sullivan Middle School</b> | 4.2 mi   |
| Middle: 6 to 8                     | Distance |
| <b>Bonsall High School</b>         | 4.2 mi   |
| High: 9 to 12                      | Distance |

**SALES HISTORY THROUGH 01/14/2025**

| Settlement Date | Date Recorded | Amount | Buyer/Owners                                    | Seller           | Instrument                         | No. Parcels | Book/Page Or Document# |
|-----------------|---------------|--------|---|------------------|------------------------------------|-------------|------------------------|
| 12/1/2009       | 12/9/2009     |        | Coccia Frances M & The Coccia Family 1990 Trust | Coccia Frances M | Intrafamily Transfer & Dissolution |             | 2009-0681776           |

**TAX ASSESSMENT**

| Tax Assessment       | 2024        | Change (%)        | 2023        | Change (%)        | 2022        |
|----------------------|-------------|-------------------|-------------|-------------------|-------------|
| <b>Assessed Land</b> | \$97,599.00 | \$1,913.00 (2.0%) | \$95,686.00 | \$1,876.00 (2.0%) | \$93,810.00 |

**Assessed Improvements**

|                         |             |                   |             |                   |             |
|-------------------------|-------------|-------------------|-------------|-------------------|-------------|
| <b>Total Assessment</b> | \$97,599.00 | \$1,913.00 (2.0%) | \$95,686.00 | \$1,876.00 (2.0%) | \$93,810.00 |
|-------------------------|-------------|-------------------|-------------|-------------------|-------------|

**Exempt Reason**

**% Improved**

**TAXES**

| <b>Tax Year</b> | <b>City Taxes</b> | <b>County Taxes</b> | <b>Total Taxes</b> |
|-----------------|-------------------|---------------------|--------------------|
| 2023            |                   |                     | \$1,042.72         |
| 2022            |                   |                     | \$1,025.52         |
| 2021            |                   |                     | \$1,008.10         |
| 2020            |                   |                     | \$1,000.40         |
| 2019            |                   |                     | \$982.32           |
| 2018            |                   |                     | \$987.24           |
| 2017            |                   |                     | \$968.56           |
| 2016            |                   |                     | \$946.52           |
| 2015            |                   |                     | \$932.40           |
| 2014            |                   |                     | \$914.66           |
| 2013            |                   |                     | \$907.94           |

**MORTGAGE HISTORY**

No mortgages were found for this parcel.

**FORECLOSURE HISTORY**

No foreclosures were found for this parcel.

**PROPERTY CHARACTERISTICS: BUILDING**

No Buildings were found for this parcel.

**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

No extra features were found for this parcel.

**PROPERTY CHARACTERISTICS: LOT**

|                           |                         |                        |        |
|---------------------------|-------------------------|------------------------|--------|
| <b>Land Use</b>           | Residential Vacant Land | <b>Lot Dimensions</b>  |        |
| <b>Block/Lot</b>          |                         | <b>Lot Square Feet</b> | 82,764 |
| <b>Latitude/Longitude</b> | 33.250182°/-117.221301° | <b>Acreage</b>         | 1.9    |

**PROPERTY CHARACTERISTICS: UTILITIES/AREA**

|                        |                    |                        |                 |
|------------------------|--------------------|------------------------|-----------------|
| <b>Gas Source</b>      |                    | <b>Road Type</b>       |                 |
| <b>Electric Source</b> |                    | <b>Topography</b>      |                 |
| <b>Water Source</b>    |                    | <b>District Trend</b>  |                 |
| <b>Sewer Source</b>    |                    | <b>School District</b> | Unified Bonsall |
| <b>Zoning Code</b>     | R-1:Single Fam-Res |                        |                 |
| <b>Owner Type</b>      |                    |                        |                 |

**LEGAL DESCRIPTION**

|                     |               |                       |       |
|---------------------|---------------|-----------------------|-------|
| <b>Subdivision</b>  |               | <b>Plat Book/Page</b> |       |
| <b>Block/Lot</b>    |               | <b>Tax Area</b>       | 57172 |
| <b>Tract Number</b> | Pm14687       |                       |       |
| <b>Description</b>  | Pm14687 Par 2 |                       |       |

**FEMA FLOOD ZONES**

| 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. | 060284-06073C0488G | 05/16/2012           |
| X         | Minimal    |     | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 06073C0776G        | 05/16/2012           |

LISTING ARCHIVE

No Listings found for this parcel.