

Subject Property Location

Property Address 30349 HIGHWAY 78
City, State & Zip SANTA YSABEL, CA 92070-9713
County SAN DIEGO COUNTY
Mailing Address 2676 A ST, SAN DIEGO, CA 92102-1010
Census Tract 0209.04

Thomas Bros Pg-Grid

Property Use Duplex (2 units, any combination)
Parcel Number 248-045-03-00
 Latitude
 Longitude

Report Date: 05/13/2024
 Order ID: R148241807

Legal Description Details Lot Number: 5 Block: 5 Subdivision Name: TOWN OF SANTA YSABEL Tract No: 822 Brief Description: TR 822 BLK 5*LOT 5 AS PER ROS 2326 IN*ALLEY CLSD ADJ &* Recorder's Map Ref: 000822

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s) ANTENORCRUZ ANDRE
Vesting Single man


Latest Full Sale Information

Primary Owner Name(s) ANTENORCRUZ, ANDRE	Sale Price \$515,000
	Sale Date 06/03/2020
	Recording Date 07/15/2020
Vesting	Recorder Doc # 2020-0379393
	Book/Page

Financing Details at Time of Purchase

1	Loan Amount \$437,750	Origination Lender Name UNITED WHOLESALE MORTGAGE
	Loan Type New Conventional	Recording Doc # 2020-0379394

Property Characteristics

	Bedrooms 2	Year Built 1954	Living Area (SF) 902
	Bathrooms/Partial 1	Garage/No. of Cars Garage/2	Price (\$/SF) \$571/SF
	Total Rooms	Stories/Floors	Lot Size (SF/AC) 7,500/.17
	Construction Type	No. of Units 2	Fireplace
	Exterior Walls	No. of Buildings	Pool
	Roof Material/Type	Basement Type/Area	Heat Type
	Foundation Type	Style	A/C
	Property Type Multi-Family (Residential)	View	Elevator
	Land Use Duplex (2 units, any combination)	Zoning R-1:SINGLE FAM-RES	

Assessment & Taxes

	Assessment Year 2023	Tax Year 2023	Tax Exemption
	Total Assessed Value \$535,806	Tax Amount \$8,265.56	Tax Rate Area 81-034
	Land Value \$364,140	Tax Account ID	
	Improvement Value \$171,666	Tax Status No Delinquency Found	
	Improvement Ratio 32.04%	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	07/15/2020	UNITED WHOLESALE MORTGAGE	\$437,750	YES

Loan Officer Insights

Trans.ID			
1	Loan Officer	JUSTIN ALLAN KAUTZ	NMLS#913358
	Broker		NMLS#
	Loan Company	OMNI-FUND INC	NMLS#4869