



LOCATION

Property Address	Gopher Canyon Rd Bonsall, CA 92003
Subdivision	
Carrier Route	
County	San Diego County, CA
Map Code	1068A6

GENERAL PARCEL INFORMATION

APN/Tax ID	170-162-51-00
Alt. APN	
City	
Tax Area	57172
2020 Census Trct/Blk	192.09/2
Assessor Roll Year	2024

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential Vacant Land
Improvement Type	
Square Feet	
# of Buildings	0

CURRENT OWNER

Name	Oxarart John M Oxarart Jeannine C
Mailing Address	1625 Trotting Horse Rd Oceanside, CA 92057-4916
Owner Occupied	No
Owner Right Vesting	Family Trust

SCHOOL ZONE INFORMATION

Bonsall Elementary School	2.6 mi
Elementary: K to 5	Distance
Norm Sullivan Middle School	4.2 mi
Middle: 6 to 8	Distance
Bonsall High School	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#
12/27/2023	12/28/2023		Oxarart John M & Oxarart Jeannine C	Oxarart Jeannine C & Coccia Family 1990 Trust	Intrafamily Transfer & Dissolution		2023-0354559
12/1/2009	12/9/2009		Coccia Frances M & The Coccia Family 1990 Trust	Coccia Frances	Intrafamily Transfer & Dissolution		2009-0681772

TAX ASSESSMENT

Tax Assessment	2024	Change (%)	2023	Change (%)	2022

Assessed Land	\$97,599.00	\$1,913.00 (2.0%)	\$95,686.00	\$1,876.00 (2.0%)	\$93,810.00
Assessed Improvements					
Total Assessment	\$97,599.00	\$1,913.00 (2.0%)	\$95,686.00	\$1,876.00 (2.0%)	\$93,810.00

Exempt Reason

% Improved

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$1,045.08
2022			\$1,027.88
2021			\$1,010.46
2020			\$1,002.76
2019			\$984.68
2018			\$989.60
2017			\$970.92
2016			\$948.88
2015			\$934.76
2014			\$917.02
2013			\$910.30

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

Land Use	Residential Vacant Land	Lot Dimensions	
Block/Lot		Lot Square Feet	87,555
Latitude/Longitude	33.250743°/-117.220559°	Acreage	2.01

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		Tax Area	57172
Tract Number	Pm14687		
Description	Pm14687 Par 3		

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

LISTING ARCHIVE

No Listings found for this parcel.
