

Friday, January 24, 2025



No Images Available



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 Je	eannine C	
Mailing Address	1625 Trotting Horse Rd Oceanside, CA 92057-4916		
Owner Occupied	No		
Owner Right Vesting	Family Trust		
SCHOOL ZONE INFORM	ATION		
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	Buy	/er/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/27/2023	12/28/2023		arart John M & Oxarart nnine C	Oxarart Jeannine C & Coccia Family 1990 Tr	Intrafamily Transfer ust& Dissolution		2023- 0354559
12/1/2009	12/9/2009		ccia Frances M & The Coccia nily 1990 Trust	Coccia Frances	Intrafamily Transfer & Dissolution		2009- 0681772
TAX ASSES	SMENT						
Tax Assessme	ent 2	024	Change (%)	2023	Change (%)	2022	

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## Property Report for GOPHER CANYON RD, cont.

A					¢00.040.00
Assessed Land	\$97,599.00	\$1,913.00 (2.0%)	\$95,686.00	\$1,876.00 (2.0%)	\$93,810.00
Assessed Improvements					
Fotal 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	
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## Property Report for GOPHER CANYON RD, cont.

## FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
х	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	60284-06073C0488G	05/16/2012
LISTING ARCHIVE					

No Listings found for this parcel.