

Prepared For:
Lawyers Title
Lawyers Title Co.

Lawyers Title
9095 Rio San Diego 4th Fl
San Diego, CA 92108
Phone: (800) 464-8444
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Property Address:

JAMUL, CA 91935

Assessor's Parcel No: 596-062-51-00

Title Representative:

Thank You For Choosing Lawyers Title

This title information has been furnished without charge by Lawyers Title in conformance with the rules established by the California Insurance Commissioner, who urges you to shop for the best service available and compare charges and fees for title insurance and other services associated with the purchase or sale of a home.

This information is provided as an accommodation only. The information contained herein is not a complete statement or representation of the status of title to the property in question and no assurances are made or liability assumed as to the accuracy thereof. If you wish protection against loss with respect to the status of title, you should obtain a commitment, binder or policy of title insurance.

Data Deemed Reliable, But Not Guaranteed.

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Property Information

Primary Owner : DUNN PAUL W TR
Secondary Owner : DUNN JOAN M TR
Site Address :
JAMUL, CA 91935-
Mailing Address : 2864 WILDWIND DR
EL CAJON, CA 92019
Assessor Parcel Number : 596-062-51-00
CountyName : San Diego
Tax Account ID :
Phone : N/A
Census Tract : 0213.03
Housing Tract Number : N/A
Lot Number : 8,9
Page Grid : -
Legal Description : Lot: 8,9 ; Abbreviated Description: LOT:8,9 SEC/TWN/RNG/MER:SEC 04
TWN 17 RNG 01E SEC 4-17-1E*LOT 8*4.22 AC M/L IN LOT 9&IN

Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 4.22 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Residential-Vacant Land
Zoning : R-1:SINGLE		

Sale/Loan Information

Transfer Date :	Document # :
Transfer Value : N/A	Cost/Sq Feet : N/A
First Loan Amt : N/A	Lender :

Assessment/Tax Information

Assessed Value : \$35,127	Tax Amount : \$638.34
Land Value : \$35,127	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 79-013
Percent Improvement : 0 %	Homeowner Exemption : N

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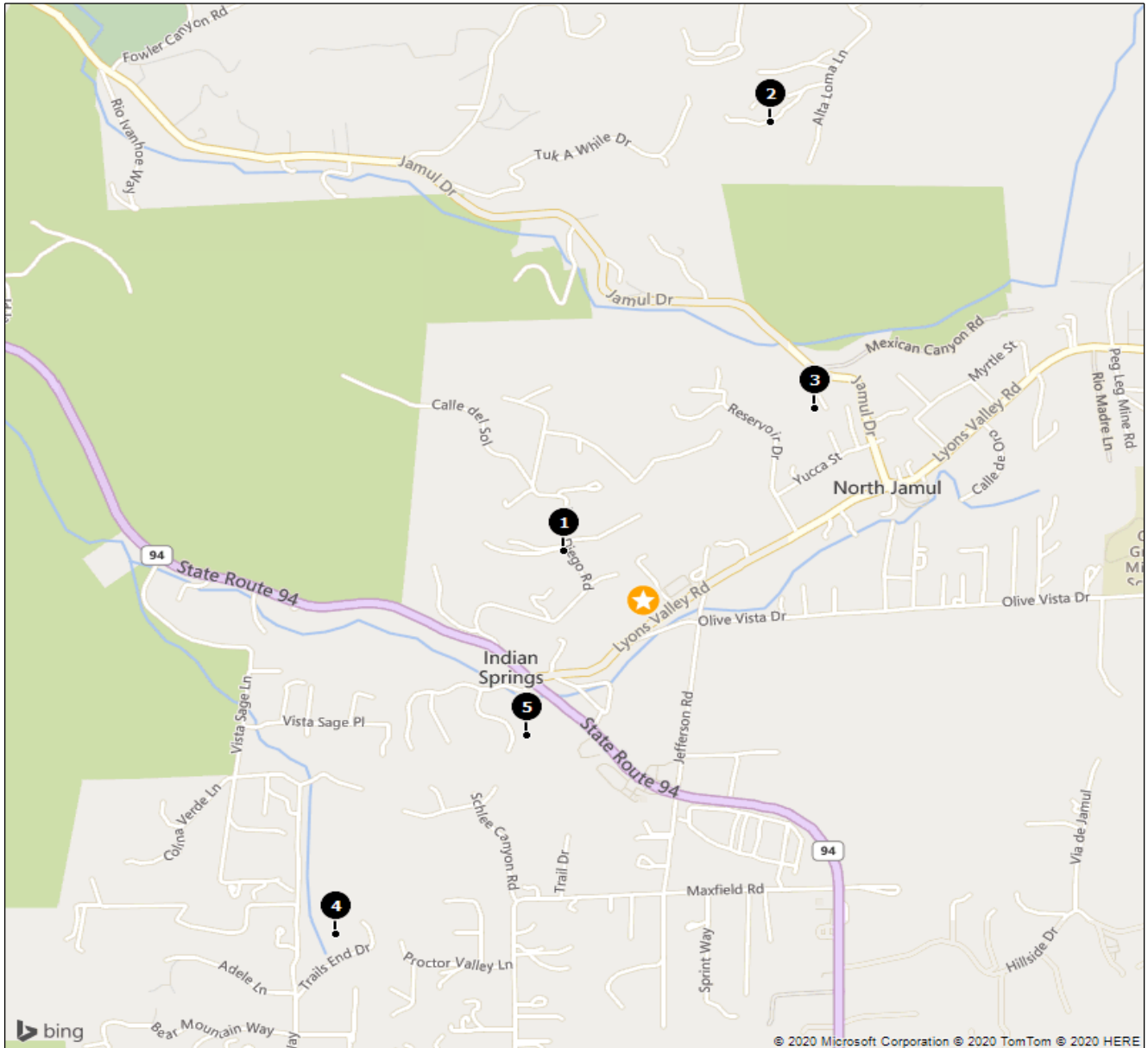


Prior Transfer

Recording Date:	04/27/1979	Document #:	
Price:		Document Type:	N/A
First TD:		Type of Sale:	Price Per Public Records
Lender Name:	N/A		
Buyer Name:	N/A		
Buyer Vesting:	Trust		
Sell Name:	N/A		
City/Muni/Twp:	N/A		
Legal:	LOT:8,9 SEC/TWN/RNG/MER:SEC 04 TWN 17 RNG 01E SEC 4-17-1E*LOT 8*4.22 AC M/L IN LOT 9&IN		

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JAMUL, CA 91935-



1. Vista Diego Rd, Jamul	05/26/2020	\$90,000
2. Mexican Canyon Rd, Jamul	05/12/2020	\$66,000
3. Reservoir Dr, Jamul	03/19/2020	\$95,000
4. 13980 Trails End Dr, Jamul	07/05/2019	\$65,000
5. 13872 Marbok Way, Jamul	06/18/2019	\$149,000

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Criteria Selected:

Searched by Radius: 1 Mile
 Date Range: 5/17/2019 to 11/7/2020
 Land Use: Same as Subject

Area Sales Analysis

	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	1	3	5
Living Area (SqFt):			
Sale Price:	\$65,000	\$90,000	\$149,000
Year Built:			
Age:			

Subject Property

Sale Date: N/A **Year Built:** N/A **Price:** N/A **Pool:** N
Lot Size: 4.22 AC **Square Feet:** N/A **\$/SF:** N/A **BR/Bth:** 0/0.0

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
1	VISTA DIEGO RD JAMUL, CA 91935	05/26/2020	\$90,000	\$0	\$0	0	0		1.84 SF	N/A
Owner: BANAVI, MEHVAN; BANAVI, SAMIRA		Seller: SMITH, NADIA								
APN: 596-062-42-00		Document #: 2020-0264070								
Legal: Lot:2 Subdivision:PARCEL MAP NO 6437 Map Ref:FILE 77-421436City/Muni/Twp:UNINCORPORATED										
Land Use: Residential-Vacant Land		Located approximately 0.17 miles from subject property.								
2	MEXICAN CANYON RD JAMUL, CA 91935	05/12/2020	\$66,000	\$0	\$0	0	0		5.3 SF	N/A
Owner: MARYNIEWSKI, MICHAEL		Seller: MORRELL, CHARLES								
APN: 519-170-06-00		Document #: 2020-0240275								
Legal: Sec/Twnship/Range:S34T16SR01E SBBM Abbreviated Description:EASTERLY175.00FT LOT14										
Land Use: Residential-Vacant Land		Located approximately 0.94 miles from subject property.								
3	RESERVOIR DR JAMUL, CA 91935	03/19/2020	\$95,000	\$0	\$0	0	0		4.11 SF	N/A
Owner: PEREZ, VICTOR PALAFOX; GAETA,		Seller: JONES, SHALAKO								
APN: 596-090-26-00		Document #: 2020-0143785								
Legal: Lot:2 Map Ref:PG 15243City/Muni/Twp:UNINCORPORATED										
Land Use: Residential-Vacant Land		Located approximately 0.47 miles from subject property.								
4	13980 TRAILS END DR JAMUL, CA 91935	07/05/2019	\$65,000	\$0	\$0	0	0		3.14 SF	N/A
Owner: BOHLEN, JOSEPH M; BOHLEN, JUDY L		Seller: GERKEN, JEFFREY CLARK; GERKEN,								
APN: 597-220-05-00		Document #: 2019-0267267								
Legal: Sec/Twnship/Range:E2NE4NW4 S09T17SR01E SBM City/Muni/Twp:JAMUL										
Land Use: Residential-Vacant Land		Located approximately 0.83 miles from subject property.								

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Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
5	13872 MARBOK WAY JAMUL, CA 91935	06/18/2019	\$149,000	\$0	\$0	0	0		1.28 SF	N/A
Owner: DEAL, REUBEN DONOVAN		Seller: STEVENS, RONALD W; STEVENS, LAURA								
APN: 596-071-41-00		Document #: 2019-0238872								
Legal: Lot:12 Tract No:4375 Map Ref:MAP 11634										
Land Use: Residential-Vacant Land		Located approximately 0.33 miles from subject property.								

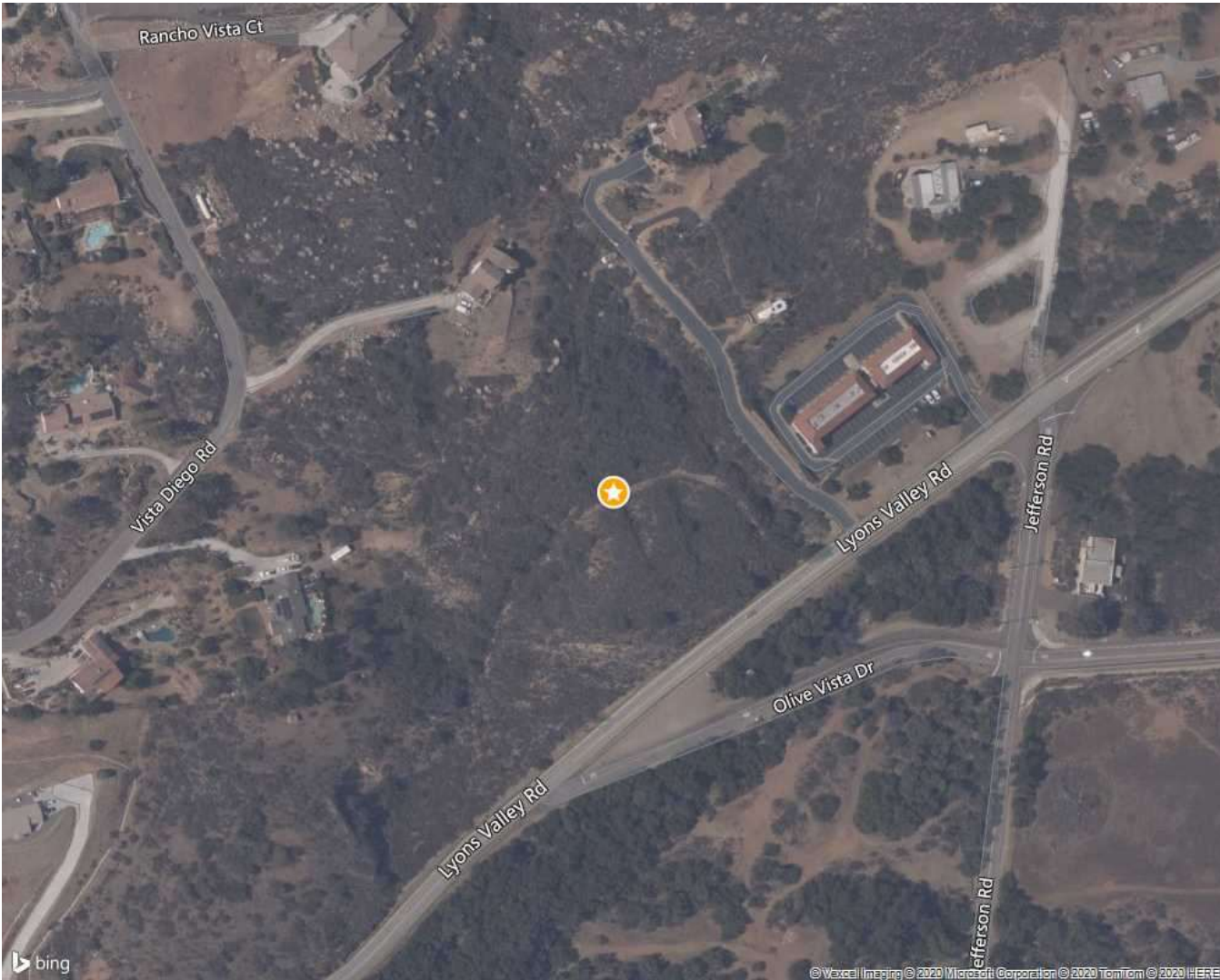
Data Deemed Reliable, But Not Guaranteed.



NEARBY PROPERTY OWNERS

<p>HALL WILLIAM J & KELLY C 13825 RANCHO VISTA CT JAMUL, CA 91935 APN: 596-062-31-00 Bedrooms: 4 Telephone: Bathrooms: 3 Square Feet: 3,137 Lot size: 5 Year Built: 2013 Garage: G Sale Date: Land Use: Single Family Residential</p>	<p>UCHI SAMEER CAMPO RD JAMUL, CA 91935 APN: 596-062-40-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 5 Year Built: Garage: Sale Date: Land Use: Residential-Vacant Land</p>
<p>UCHI SAMEER CAMPO RD JAMUL, CA 91935 APN: 596-062-61-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 5 Year Built: Garage: Sale Date: Land Use: Residential-Vacant Land</p>	<p>MIZICKO CHRISTOPHER S & ERIN N 3147 VISTA DIEGO RD JAMUL, CA 91935 APN: 596-062-41-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 2,074 Lot size: 2 Year Built: 1992 Garage: G Sale Date: Land Use: Single Family Residential</p>
<p>SOERGEL RICH C LIVING TRUST (05-28-93) 13850 RANCHO VISTA CT JAMUL, CA 91935 APN: 596-062-58-00 Bedrooms: 3 Telephone: Bathrooms: 3 Square Feet: 3,546 Lot size: 3 Year Built: 2006 Garage: G Sale Date: Land Use: Single Family Residential</p>	<p>OECHEL WALTER C & ZONA DONATELLA 3150 VISTA DIEGO RD JAMUL, CA 91935 APN: 596-062-47-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 2,160 Lot size: 1 Year Built: 1974 Garage: G Sale Date: Land Use: Single Family Residential</p>
<p>SMITH NADIA VISTA DIEGO RD JAMUL, CA 91935 APN: 596-062-42-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 2 Year Built: Garage: Sale Date: Land Use: Residential-Vacant Land</p>	<p>BYERS JAMES LEWIS 3173 VISTA DIEGO RD JAMUL, CA 91935 APN: 596-062-03-00 Bedrooms: 3 Telephone: Bathrooms: 3 Square Feet: 3,309 Lot size: 3 Year Built: 1976 Garage: Sale Date: 02/11/2003 Land Use: Single Family Residential</p>
<p>MAHC FAMILY LIVING TRUST (09-10-19) 13904 LYONS VALLEY RD JAMUL, CA 91935 APN: 596-062-54-00 Bedrooms: 4 Telephone: Bathrooms: 3 Square Feet: 2,574 Lot size: 4 Year Built: 2000 Garage: G Sale Date: Land Use: Single Family Residential</p>	<p>OLIVERI PASQUALE FAMILY 2014 TRUST LYONS VALLEY RD JAMUL, CA 91935 APN: 596-062-07-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 25,264 Year Built: Garage: Sale Date: Land Use: Residential-Vacant Land</p>

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11/07/2020 02:13:34 AM Customer Service Rep: Vijayakumar

Tax Search



San Diego, California
Searched: 596-062-51-00
 Non-Order Search

Tax Year: 2020-2021
 Tax Cover: 10/30/2020
 Searched By: ASHWINI KV
 Searched On: 11/6/2020 3:43 PM

Company: LAWYERS TITLE INSURANCE COMPANY | 6303-SAN DIEGO OPS | 01 | CRN: 00063-00003

APN:	596-062-51-00
Described As:	4.22 AC M/L IN LOT 9&IN LOT 8 SEC 4-17-1E
Address:	
City:	UNINCORPORATED - COUNTY OF SAN DIEGO
Billing Address:	2864 WILDWIND DR EL CAJON CA 92019
Assessed Owner(s):	DUNN PAUL W TR AND DUNN JOAN M TR
Search As:	Tax ID 596-62 Parcel 51

Tax Rate Area:	79013	Value	Conveyance Date:	04/27/1979
Use Code:	110	Land:	Conveying Instrument:	174692
VACANT RESIDENTIAL		Improvements:	Date Transfer Acquired:	
Region Code:		Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:	SINGLE FAMILY RESIDENTIAL	Inventory:	Year Last Modified:	
Taxability Code:		Exemptions	Square Footage	
Tax Rate:	1.186090 %	Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	
Issue Date:		Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	638.34
		All Other:		
		Net Taxable Value:		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	319.17	31.91	12/10/2020	UNPAID		319.17
2nd	319.17	41.91	04/10/2021	UNPAID		319.17
					Total Balance:	638.34

Parcel Status:	Exempt: NO	Common Area:
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Account	Special Lien Description	Amount
511913	CO MOSQUITO/RAT CTRL	2.28
511914	MOSQUITO VECTOR CONT	2.08
665531	OTAY WATER AVAIL	126.60
672760	WATER STANDBY CHARGE	48.56
675460	CWA WTR AVAIL OTAY	42.20

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. BLACK KNIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

*** END OF REPORT ***