

Prepared For:
Lawyers Title
Lawyers Title Co.

Lawyers Title
9095 Rio San Diego 4th Fl
San Diego, CA 92108
Phone: (800) 464-8444
Fax: (858) 650-3939

Property Address: MONTIEL TRUCK TRL
JAMUL, CA 91935

Assessor's Parcel No: 521-040-22-00

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.

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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 : MONTIEL TRUCK TRL
 JAMUL, CA 91935-
Mailing Address : 2864 WILDWIND DR
 EL CAJON, CA 92019
Assessor Parcel Number : 521-040-22-00
CountyName : San Diego
Tax Account ID :
Phone : N/A
Census Tract : 0213.02
Housing Tract Number : N/A
Lot Number : N/A
Page Grid : -
Legal Description : Abbreviated Description: PM15070 PAR 3

Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 9.07 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Residential-Vacant Land
Zoning : N/A		

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 : \$26,788	Tax Amount : \$398.14
Land Value : \$26,788	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 79-047
Percent Improvement : 0 %	Homeowner Exemption : N

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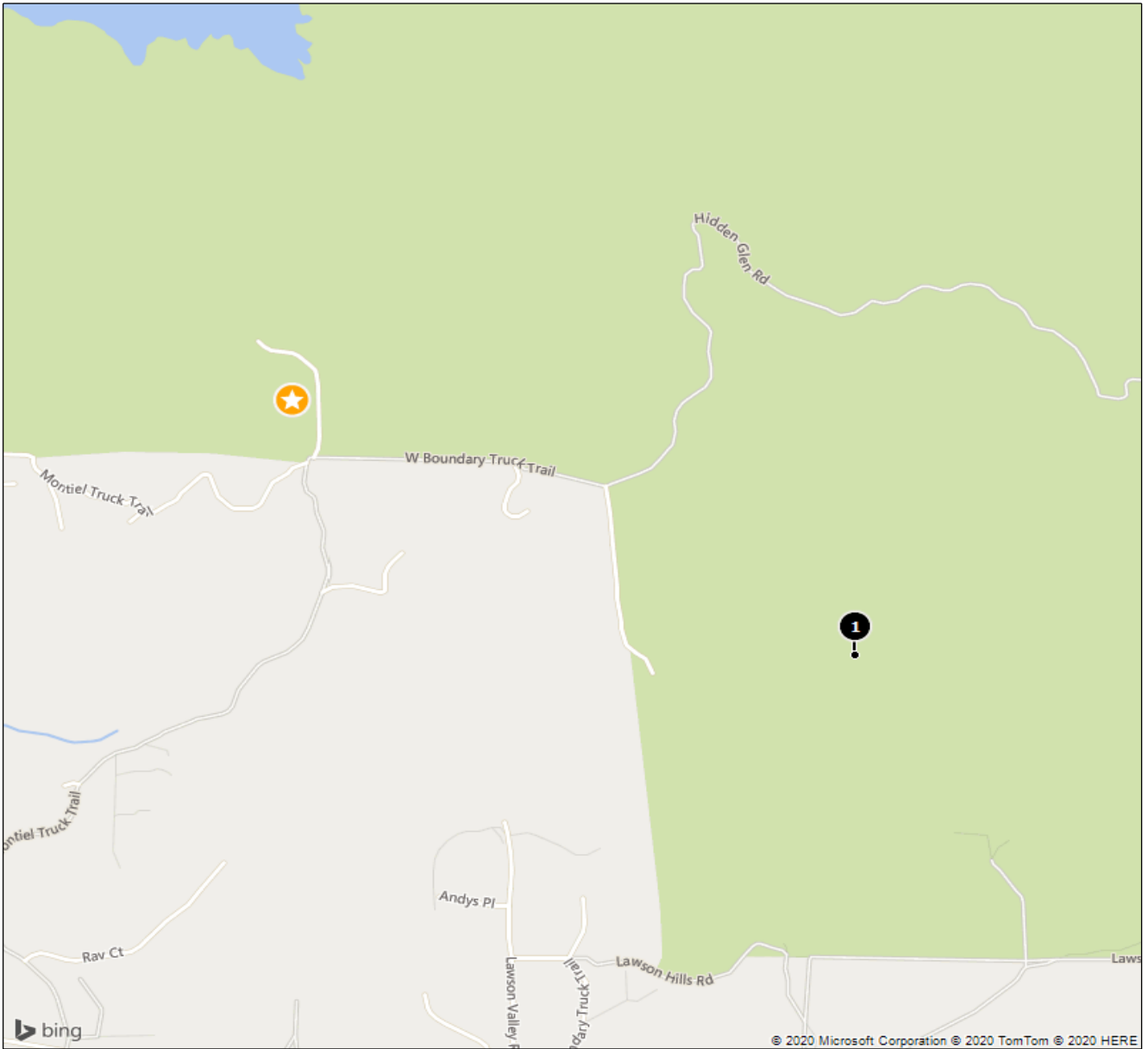


Prior Transfer

Recording Date: 05/01/1979
Price:
First TD:
Lender Name: N/A
Buyer Name: N/A
Buyer Vesting: Trust
Sell Name: N/A
City/Muni/Twp: N/A
Legal: PM15070 PAR 3

Document #:
Document Type: N/A
Type of Sale: Price Per Public Records

**MONTIEL TRUCK TRL
JAMUL, CA 91935-**



1. Lazaroff Ln, Jamul

04/01/2020

\$245,000



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:	10	10	10
Living Area (SqFt):			
Sale Price:	\$245,000	\$245,000	\$245,000
Year Built:			
Age:			

Subject Property

Sale Date: N/A **Year Built:** N/A **Price:** N/A **Pool:** N
Lot Size: 9.07 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	LAZAROFF LN JAMUL, CA 91935	04/01/2020	\$245,000	\$0	\$0	0	0		10.07 SF	N/A	
Owner: RODRIGUEZ SANCHEZ, MOISES;		Seller: DUNN, JOAN MARIE; THE PAUL AND JOAN									
APN: 521-150-01-00		Document #: 2020-0165026									
Legal: Lot:1 Subdivision:COUNTRY OF SAN DIEGO TRACT NO 4842 Map Ref:MAP											
Land Use: Residential-Vacant Land		Located approximately 1.10 miles from subject property.									

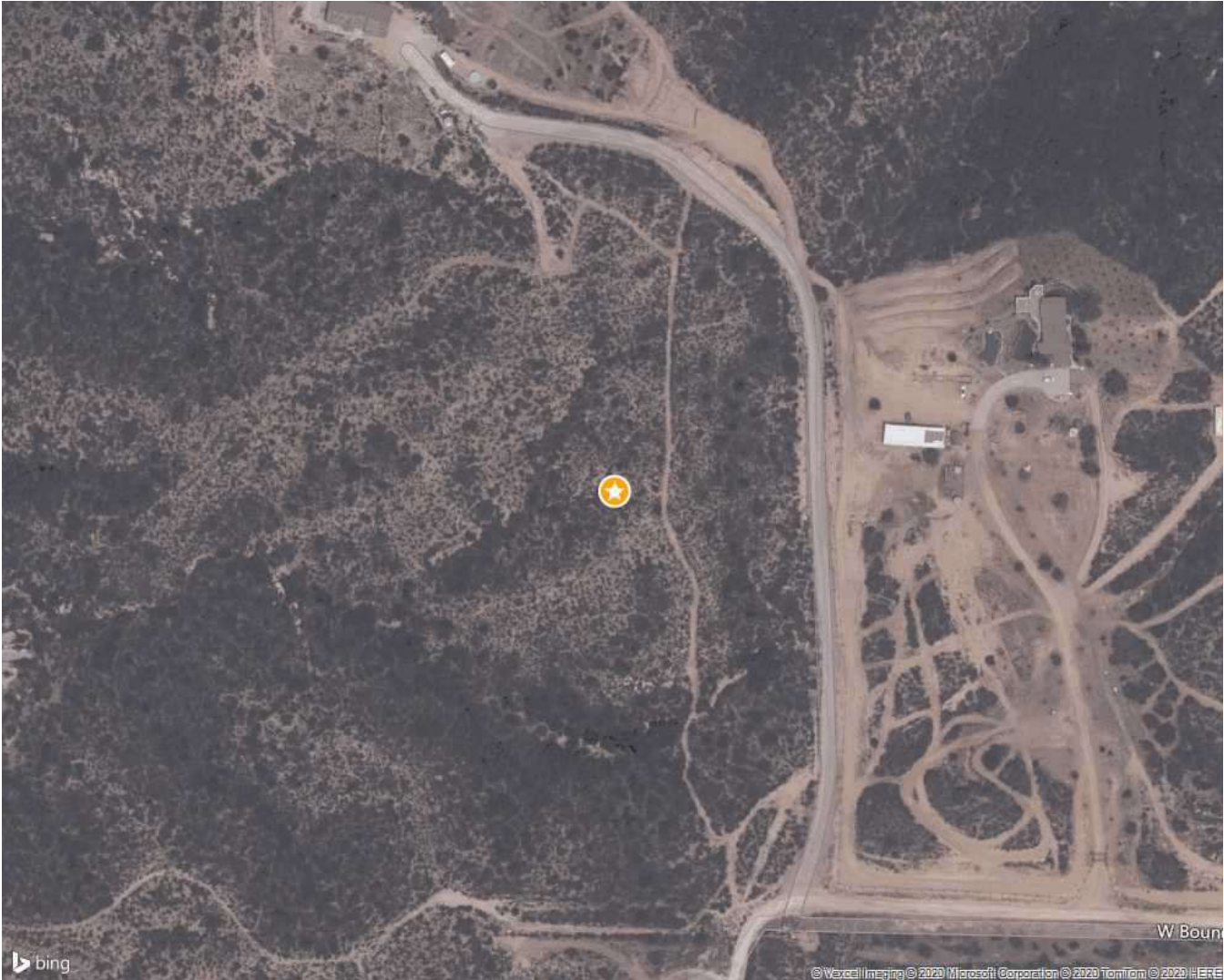
Data Deemed Reliable, But Not Guaranteed.



NEARBY PROPERTY OWNERS

<p><i>DUNN PAUL & JOAN TRUST (05-15-70)</i> MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-040-21-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 10 Year Built: Garage: Sale Date: 10/09/2008 Land Use: Residential-Vacant Land</p>	<p><i>DUNN PAUL W TR</i> MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-040-23-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 10 Year Built: Garage: Sale Date: 05/01/1979 Land Use: Residential-Vacant Land</p>
<p><i>HEGER NICHOLAS A & SALLIE A</i> 18020 W BOUNDARY TRUCK TRL JAMUL, CA 91935 APN: 521-040-10-00 Bedrooms: 5 Telephone: Bathrooms: 2 Square Feet: 2,292 Lot size: 20 Year Built: 2000 Garage: G Sale Date: 11/16/2006 Land Use: Single Family Residential</p>	<p><i>IULI LINO</i> BOUNDARY TRUCK TRL JAMUL, CA 91935 APN: 521-040-15-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 10 Year Built: Garage: Sale Date: 11/10/2011 Land Use: Residential-Vacant Land</p>
<p><i>WITTER ANNA</i> 18104 W BOUNDARY TRUCK TRL JAMUL, CA 91935 APN: 521-040-11-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,717 Lot size: 20 Year Built: 1996 Garage: G Sale Date: Land Use: Single Family Residential</p>	<p><i>FIGUEROA GERARDO R & RAMIREZ MARTHA A</i> 17950 W BOUNDARY TRUCK TRL JAMUL, CA 91935 APN: 521-040-07-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 2,004 Lot size: 20 Year Built: 1980 Garage: Sale Date: Land Use: Single Family Residential</p>
<p><i>KILPATRICK & MANGAN FAMILY TRUST (08-04-98)</i> 4647 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-110-55-00 Bedrooms: 3 Telephone: Bathrooms: 3 Square Feet: 2,364 Lot size: 20 Year Built: 1983 Garage: G Sale Date: 08/25/1997 Land Use: Single Family Residential</p>	<p><i>BEETSON NIKKI M</i> 4648 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-110-56-00 Bedrooms: 2 Telephone: Bathrooms: 1 Square Feet: 837 Lot size: 20 Year Built: 1948 Garage: Sale Date: Land Use: Single Family Residential</p>
<p><i>RECKLAU JOHNNY JR</i> 17850 W BOUNDARY TRUCK TRL JAMUL, CA 91935 APN: 521-040-20-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,709 Lot size: 13 Year Built: 2013 Garage: G Sale Date: Land Use: Single Family Residential</p>	<p><i>CHRIST ROBIN J</i> 18188 W BOUNDARY TRUCK TRL JAMUL, CA 91935 APN: 521-040-24-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,537 Lot size: 4 Year Built: 2000 Garage: Sale Date: 08/04/1999 Land Use: Single Family Residential</p>

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11/07/2020 02:48:55 AM Customer Service Rep: Vijayakumar

Tax Search



San Diego, California
Searched: 521-040-22-00
 Non-Order Search

Tax Year: 2020-2021
 Tax Cover: 10/30/2020
 Searched By: NAGARAJ.RANGEGOW
 DA
 Searched On: 11/6/2020 4:41 PM

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

APN:	521-040-22-00
Described As:	PARCEL MAP NO 15070 PM15070 PAR 3
Address:	MONTIEL TRUCK TL
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:	Lot 3 PM 15070 Lot 3 PM 15071

Tax Rate Area:	79047	Value	Conveyance Date:	05/01/1979
Use Code:	010	Land:	Conveying Instrument:	177617
VACANT RESIDENTIAL		Improvements:	Date Transfer Acquired:	
Region Code:		Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:	UNZONED	Inventory:	Year Last Modified:	
Taxability Code:		Exemptions	Square Footage	
Tax Rate:	1.182590 %	Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	
Issue Date:		Religious:	Tax Defaulted:	
		All Other:	Total Tax:	398.14
		Net Taxable Value:		
				26,788.00

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	199.07	19.90	12/10/2020	UNPAID		199.07
2nd	199.07	29.90	04/10/2021	UNPAID		199.07
Total Balance:						398.14

Parcel Status:	Exempt: NO	Common Area:
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Bonds: 0	Parcel Changed:	Sold to State: 0	Mello-Roos: N	NSF: N
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Account	Special Lien Description	Amount
277701	MONTIEL RD IMP/MAINT	77.00
511913	CO MOSQUITO/RAT CTRL	2.28
511914	MOSQUITO VECTOR CONT	2.08

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 *****