

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: 521-110-60-00

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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Property Information

Primary Owner : DUNN PAUL W & JOAN M TRUST (05-13-70)
Secondary Owner : N/A
Site Address : MONTIEL TRUCK TRL
JAMUL, CA 91935-
Mailing Address : 2864 WILDWIND DR
EL CAJON, CA 92019
Assessor Parcel Number : 521-110-60-00
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: SEC/TWN/RNG/MER:SEC 22 TWN 16 RNG 02E
SEC 22-16-2E*NWQ*SLY 150 FT OF W H OF SWQ OF

Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 2.27 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Agricultural-Unimproved Vacant Land
Zoning : N/A		

Sale/Loan Information

Transfer Date : 05/17/2002	Document # : 2002-0418812
Transfer Value : \$185,000	Cost/Sq Feet : N/A
First Loan Amt : N/A	Lender :

Assessment/Tax Information

Assessed Value : \$8,095	Tax Amount : \$153.08
Land Value : \$8,095	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 79-021
Percent Improvement : 0 %	Homeowner Exemption : N

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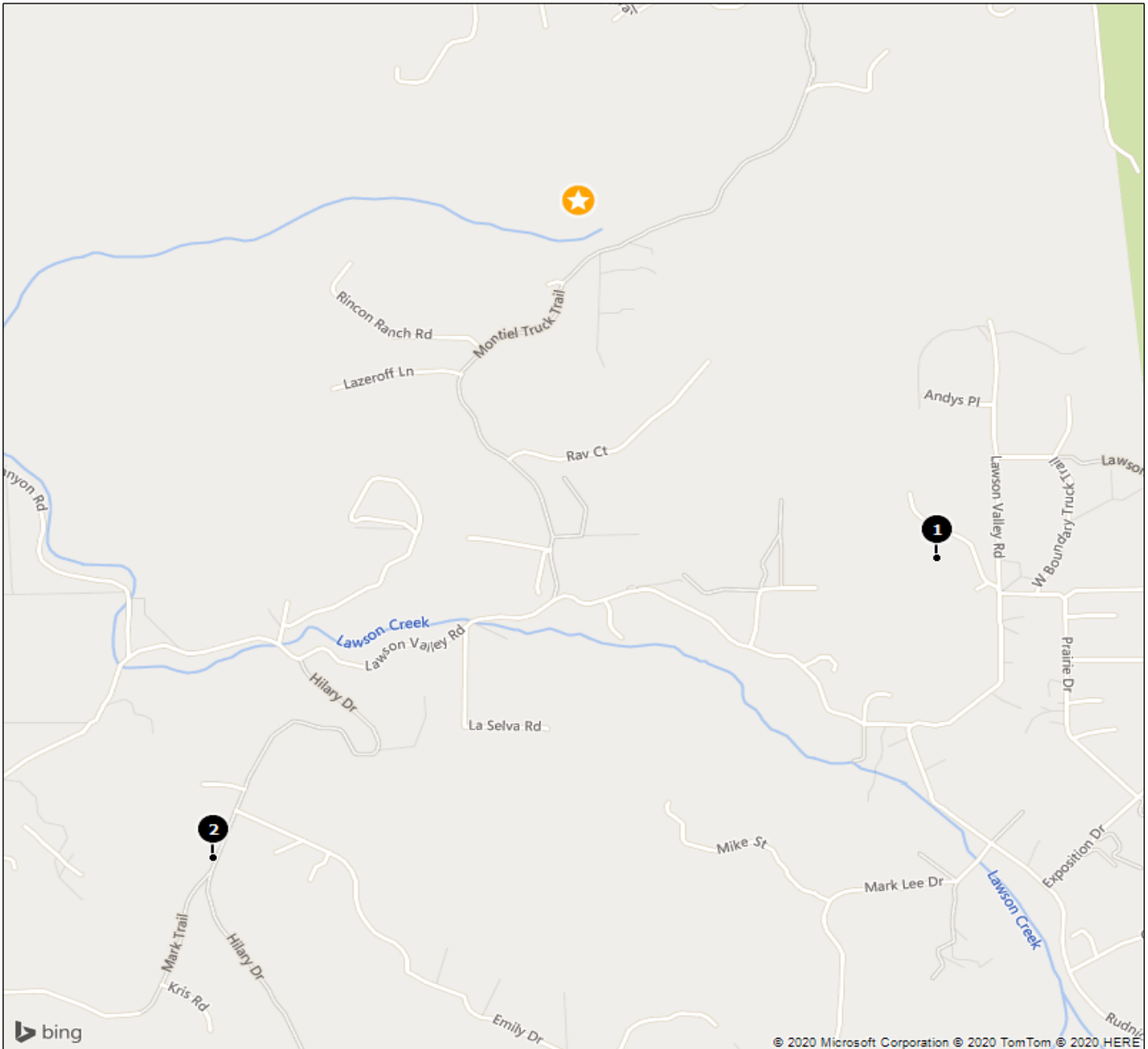


Prior Transfer

Recording Date:	05/17/2002	Document #:	2002-0418812
Price:	\$185,000	Document Type:	Grant Deed
First TD:		Type of Sale:	0
Lender Name:			
Buyer Name:	DUNN, PAUL W; DUNN, JOAN M		
Buyer Vesting:	Trust		
Sell Name:	ALBORG FAMILY PARTNERS,		
City/Muni/Twp:	EL CAJON		
Legal:	SEC/TWN/RNG/MER:NE4NW4 S21T16SR02E SBM FILE #1991-0659901 SW4 NE4 E4 SE4 NW4 TOGETHER W/ S150 FT SE4 NE4 & S150 FT W2 SW4 NW4 ALSO TOGETHER		

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



1. Lawson Valley Rd, Jamul	09/30/2020	\$50,000
2. Hilary Dr, Jamul	10/29/2019	\$170,000

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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:	5	8	12
Living Area (SqFt):	0	0	0
Sale Price:	\$50,000	\$110,000	\$170,000
Year Built:	0	0	0
Age:	0	0	0

Subject Property

Sale Date: 05/17/2002 **Year Built:** N/A **Price:** \$185,000 **Pool:** N
Lot Size: 2.27 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	LAWSON VALLEY RD JAMUL, CA 91935	09/30/2020	\$50,000	\$0	\$0	0	0		12.34 SF	N/A
	Owner: ALHADAWY, ALI									
	APN: 522-050-73-00									
	Legal: Lot:4 Subdivision:PARCEL MAP NO 17141 Map									
	Land Use: Agricultural-Unimproved Vacant Land									
										Located approximately 0.92 miles from subject property.
2	HILARY DR JAMUL, CA 91935	10/29/2019	\$170,000	\$0	\$0	0	0		5.18 SF	N/A
	Owner: KRUSE, MARK ALAN; KRUSE, DEBORAH									
	APN: 522-042-29-00									
	Legal: Abbreviated Description:STR: NW4SE4&SW4NE4&NE4SW4 S28T16SR02E SBM									
	Land Use: Agricultural-Unimproved Vacant Land									
										Located approximately 1.41 miles from subject property.

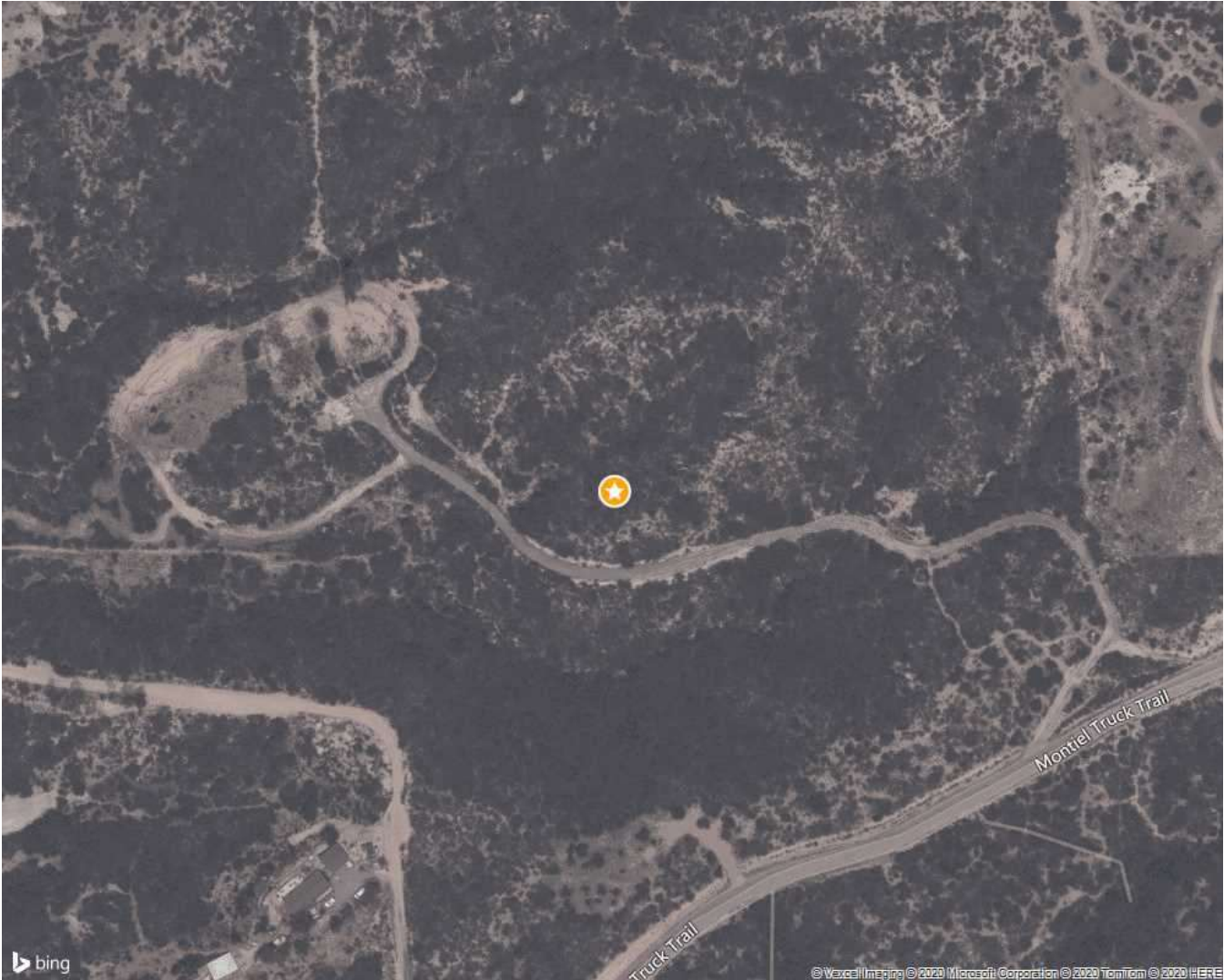
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NEARBY PROPERTY OWNERS

<p><i>DUNN PAUL W & JOAN M TRUST (05-13-70)</i> MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-110-62-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 1 Year Built: Garage: Sale Date: 05/17/2002 Land Use: Agricultural-Unimproved Vacant Land</p>	<p><i>SIMMONS WILLIAM E SR</i> 5120 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-110-04-00 Bedrooms: 3 Telephone: Bathrooms: 1 Square Feet: 1,152 Lot size: 5 Year Built: 1936 Garage: G Sale Date: 01/10/2000 Land Use: Single Family Residential</p>
<p><i>VALENZUELA SYLVIA M REVOCABLE TRUST (02-24-05)</i> 5180 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-110-43-00 Bedrooms: 2 Telephone: Bathrooms: 1 Square Feet: 768 Lot size: 5 Year Built: 1944 Garage: Sale Date: 03/23/2005 Land Use: Single Family Residential</p>	<p><i>BAYLISS KENNETH D</i> 5140 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-110-64-00 Bedrooms: 1 Telephone: 619-971-8119 Bathrooms: 1 Square Feet: 1,161 Lot size: 4 Year Built: 1970 Garage: Sale Date: 03/27/2009 Land Use: Single Family Residential</p>
<p><i>ROBERTS JOHN & MARY L FAMILY 2014 TRUST (02-03-14)</i> 5174 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-110-57-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,352 Lot size: 6 Year Built: 1994 Garage: Sale Date: 07/18/1989 Land Use: Single Family Residential</p>	<p><i>RAMIREZ WILLIAM</i> 5030 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-110-63-00 Bedrooms: 1 Telephone: Bathrooms: 1 Square Feet: 1,422 Lot size: 13 Year Built: 1972 Garage: Sale Date: Land Use: Single Family Residential</p>
<p><i>LEWIS STEVEN M</i> 5131 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-110-02-00 Bedrooms: 1 Telephone: Bathrooms: 1 Square Feet: 810 Lot size: 3 Year Built: 1989 Garage: G Sale Date: Land Use: Single Family Residential</p>	<p><i>ARNOLD ANDREW S & JONES KIMBERLEIGH MEGAN</i> 5073 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-110-07-00 Bedrooms: 2 Telephone: Bathrooms: 2 Square Feet: 1,860 Lot size: 6 Year Built: 1994 Garage: G Sale Date: Land Use: Single Family Residential</p>
<p><i>THIEFES EMIL</i> 5175 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-110-28-00 Bedrooms: 2 Telephone: Bathrooms: 1 Square Feet: 928 Lot size: 2 Year Built: 1942 Garage: Sale Date: Land Use: Single Family Residential</p>	<p><i>KILPATRICK & MANGAN FAMILY TRUST (08-04-98)</i> 4950 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-110-54-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 2,654 Lot size: 20 Year Built: 2000 Garage: G Sale Date: 01/15/2009 Land Use: Single Family Residential</p>

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11/07/2020 02:56:58 AM Customer Service Rep: Vijayakumar

Tax Search



San Diego, California
Searched: 521-110-60-00
 Non-Order Search

Tax Year: 2020-2021
 Tax Cover: 10/30/2020
 Searched By: NAGARAJ.RANGEGOW
 DA
 Searched On: 11/6/2020 4:52 PM

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

APN:	521-110-60-00
Described As:	SLY 150 FT OF W H OF SWQ OF NWQ SEC 22-16-2E
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 & JOAN M TRUST 05-13-70
Search As:	Tax ID 521-110 Parcel 60

Tax Rate Area:	79021	Value	Conveyance Date:	05/17/2002
Use Code:	061	Land:	Conveying Instrument:	418812
RURAL NON-IRRIGATED 1-10 ACRES		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:		Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	153.08
		All Other:		
		Net Taxable Value:		
				8,095.00

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	76.54	7.65	12/10/2020	UNPAID		76.54
2nd	76.54	17.65	04/10/2021	UNPAID		76.54
Total Balance:						153.08

Parcel Status:	Exempt: NO	Common Area:
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Bonds: 0	Parcel Changed: Yes	Sold to State: 0	Mello-Roos: N	NSF: N
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Account	Special Lien Description	Amount
277701	MONTIEL RD IMP/MAINT	55.00
511913	CO MOSQUITO/RAT CTRL	2.28
511914	MOSQUITO VECTOR CONT	0.08

Underlying Parcels:	Future Parcels:	Related Parcels:
521-110-20-00		

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 ***