



Subject Property Location

Report Date: 05/15/2021

Order ID: R41097976

Property Address	4946 READ RD	Property Use	Single Family Residential
City, State & Zip	MOORPARK, CA 93021-2211	Parcel Number	592-0-101-335
County	VENTURA COUNTY	Census Tract	0064.00
Mailing Address	4946 READ RD, MOORPARK, CA 93021-2211		
Map Reference	MAP 033PM 40		
Thomas Bros Pg-Grid	496-5J		

Legal Description

Lot Number	B	City / Municipality / Township	THOUSAND OAKS
Land Lot		Phase No.	
Block		Tract No.	
Section		Sec / Twn / Rng / Mer	
District	08	Recorder's Map Ref	MAP 033PM 40
Abbrev. Description	LT B MP REF 033PM 40 PR APN 5920101115		

Current Ownership Information

Owner Name(s)	VOSKANIAN RICHARD	Sale Price	\$1,550,000
		Sale Date	01/02/2003
		Recording Date	03/21/2003
Vesting		Recorder Doc #	2003-0092808
		Book/Page	

Latest Full Sale Information

Owner Name(s)	VOSKANIAN, RICHARD	Sale Price	\$1,550,000
		Sale Date	01/02/2003
		Recording Date	03/21/2003
Vesting		Recorder Doc #	2003-0092808
		Book/Page	

Financing Details at Time of Purchase

1	Loan Amount	\$1,550,000	Origination Lender Name	WASHINGTON MUTUAL BANK FA
	Loan Type	Negative Amortization	Recording Doc #	2003-0092809

Loan Officer Insights

No details available

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	09/02/2020	US BANK NA	\$575,000	NO
2	07/03/2008	MISSION VALLEY BANK	\$175,000	NO
3	01/11/2008	VINEYARD BANK NA	\$500,000	NO
4	08/26/2004	WASHINGTON MUTUAL BANK FA	\$250,000	NO
5	04/19/2004	WASHINGTON MUTUAL BANK FA	\$1,007,500	NO
6	02/18/2004	WASHINGTON MUTUAL BANK FA	\$1,007,500	NO
7	03/21/2003	WASHINGTON MUTUAL BANK FA	\$1,550,000	YES

Property Characteristics

Bedrooms	4	Year Built	1980	Living Area (SF)	3,922
Bathrooms/Partial	3	Garage/No. of Cars	Garage/4	Price (\$/SF)	\$395/SF



Total Rooms	8	Stories/Floors	2 Stories	Lot Size (SF/AC)	211,266/4.85
Construction Type		No. of Units		Fireplace	Three Fireplaces
Exterior Walls		No. of Buildings		Pool	Pool (yes) - P
Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View		Elevator	
Land Use	Single Family Residential			Zoning	

Assessment & Taxes



Assessment Year	2020	Tax Year	2020	Tax Exemption	
Total Taxable Value	\$1,879,000	Tax Amount	\$19,851	Tax Rate Area	8-062
Land Value	\$969,000	Tax Account ID			
Improvement Value	\$910,000	Tax Status	No Delinquency Found		
Improvement Ratio	48.43%	Delinquent Tax Year			



Total Value		Market Improvement Value	
Market Land Value		Market Value Year	



Subject Property Location

Property Address 4946 READ RD
 City, State & Zip MOORPARK, CA 93021-2211

Report Date: 05/15/2021
 Order ID: R41097977
 County: VENTURA

Comparable Sales 9 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	03/21/2003	\$1,550,000	\$395	3,922	8	4	3	1980	211,266/4.85	Pool (yes) - P	
1		4914 READ RD	04/22/2021	\$1,925,000	\$473	4,070	9	5	3	1979	217,800/5		0.47
2		5012 READ RD	05/05/2021	\$2,215,000	\$456	4,856	9	4	3	2004	109,292/2.51	Pool (yes) - P	0.58
3		1707 CALLE ZOCALO	03/26/2021	\$1,000,000	\$424	2,358	8	4	2	1975	35,079/.81	Pool (yes) - P	0.62
4		1694 CALLE ZOCALO	01/20/2021	\$712,000	\$333	2,140	7	3	2	1970	9,442/.22		0.65
5		1675 CALLE ARTIGAS	01/15/2021	\$900,000	\$325	2,773	10	6	3	1970	14,775/.34		0.69
6		1448 CALLE COLINA	04/19/2021	\$985,000	\$385	2,557	9	5	2	1966	12,000/.28		0.72
7		4273 AVENIDA AMELGADO	04/22/2021	\$935,000	\$453	2,064	8	4	2	1966	11,200/.26		0.73
8		1582 CALLE ARTIGAS	11/30/2020	\$865,000	\$402	2,152	8	4	2	1970	9,600/.22	Pool (yes) - P	0.73
9		1782 CALLE ARTIGAS	11/25/2020	\$745,000	\$395	1,885	8	4	2	1970	9,831/.23		0.78

Area Sales Analysis					
Total Area Sales/ Count	\$10,282,000/ 9	Median # of Baths	2	Median Lot Size (SF/AC)	12,000 /.28
Price Range - 2 years	\$712,000 - \$2,215,000	Median # of Bedrooms	4	Median Year Built	1970
Age Range	17 - 55	Median Living Area (SF)	2,358	Median Value	\$935,000
Median Age	51	Median Price (\$/SF)	\$402/SF		



Subject Property Location

Report Date: 05/15/2021
Order ID: R41097978


Property Address	4946 READ RD	Property Use	Single Family Residential
City, State & Zip	MOORPARK, CA 93021-2211	Parcel Number	592-0-101-335
County	VENTURA COUNTY		
Mailing Address	4946 READ RD, MOORPARK, CA 93021-2211		
Map Reference	MAP 033PM 40		

Transaction Summary


Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	09/02/2020	Mortgage	Credit Line	\$575,000	20200902-00137394	VOSKANIAN, RICHARD	
2	12/24/2014	Release	Substitution of Trustee and Full Reconveyance	\$250,000	20141224-00161843	RICHARD VOSKANIAN	
3	01/07/2014	Release	Substitution of Trustee and Full Reconveyance	\$175,000	20140107-00001562	RICHARD VOSKANIAN	
4	03/19/2010	Release	Release of Mortgage	\$500,000	20100319-00043172	RICHARD VOSKANIAN	
5	06/18/2009	Release	Substitution of Trustee and Full Reconveyance	\$1,007,500	20090618-00101440	RICHARD VOSKANIAN	
6	07/03/2008	Mortgage	Unknown Loan Type	\$175,000	20080703-00103922	VOSKANIAN, RICHARD	
7	01/11/2008	Mortgage	Credit Line	\$500,000	20080111-00004224	VOSKANIAN, RICHARD	
8	08/26/2004	Mortgage	Credit Line	\$250,000	20040826-0235661	VOSKANIAN, RICHARD	
9	04/19/2004	Mortgage	Unknown Loan Type	\$1,007,500	20040419-0102768	VOSKANIAN, RICHARD	
10	02/18/2004	Mortgage	Unknown Loan Type	\$1,007,500	20040218-0037153	VOSKANIAN, RICHARD	
11	03/21/2003	Mortgage	Negative Amortization	\$1,550,000	2003-0092809	VOSKANIAN, RICHARD	
12	03/21/2003	Deed	Grant Deed	\$1,550,000	2003-0092808	VOSKANIAN, RICHARD	DERLAN, HAIG C; DERLAN, ALICE A
13	04/08/2002	Mortgage	Unknown Loan Type	\$250,000	2002-0084197	DERIAN, HAIG C; DERIAN, ALICE A	
14	02/26/2002	Mortgage	Credit Line	\$96,000	2002-0044989	DERIAN, HAIG C; DERIAN, ALICE A	
15	02/26/2002	Mortgage		\$686,000	2002-0044988	DERIAN, HAIG C; DERIAN, ALICE A	
16	02/26/2002	Deed	Grant Deed	\$980,000	2002-0044987	DERIAN, HAIG C; DERIAN, ALICE A	SANDERS, A J; SANDERS, ANDREA L
17	12/09/1999	Deed	Joint Tenancy Deed	\$239,998	1999-0220365	BUTLER, JAMES J; BUTLER, SUSAN J	SANDERS A J & ANDREA L

Transaction Details


Mortgage

	Transaction ID	1	Recorder Doc Number	20200902-00137394	Recorder Book/Page	
	Mortgage Date	08/08/2020	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$575,000	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	09/02/2020	1st Periodic Cap Rate	
	Origination Lender Name	US BANK NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	VOSKANIAN, RICHARD	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting						

Mortgage Release

	Transaction ID	2	Recorder Doc Number	20141224-00161843	Loan Amount	\$250,000
	Effective Date	12/24/2014	Document Type	Release	Origination Doc #	20040826-0235661
	Borrower(s) Name	RICHARD VOSKANIAN	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	08/26/2004
	Current Lender	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	Recording Date	12/24/2014	Original Lender	WASHINGTON MUTUAL BANK FA

Mortgage Release


	Transaction ID	3	Recorder Doc Number	20140107-00001562	Loan Amount	\$175,000
	Effective Date	09/24/2013	Document Type	Release	Origination Doc #	20080703-00103922
	Borrower(s) Name	RICHARD VOSKANIAN	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	07/03/2008
	Current Lender	MISSION VALLEY BANK	Recording Date	01/07/2014	Original Lender	MISSION VALLEY BANK

Mortgage Release


	Transaction ID	4	Recorder Doc Number	20100319-00043172	Loan Amount	\$500,000
	Effective Date		Document Type	Release	Origination Doc #	20080111-00004224
	Borrower(s) Name	RICHARD VOSKANIAN	Document Description	Release of Mortgage	Origination Recording Date	01/11/2008
	Current Lender	CALIFORNIA BANK & TRUST AS ASSIGNEE FOR FDIC AS RECEIVER OF VINEYARD BANK, TRUSTEE	Recording Date	03/19/2010	Original Lender	VINEYARD BANK NA

Transaction Details (cont.) (2)

Mortgage Release

	Transaction ID	5	Recorder Doc Number	20090618-00101440	Loan Amount	\$1,007,500
	Effective Date		Document Type	Release	Origination Doc #	20040419-0102768
	Borrower(s) Name	RICHARD VOSKANIAN	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	04/19/2004
	Current Lender	JPMORGAN CHASE BANK N A S/B/M TO WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK FA	Recording Date	06/18/2009	Original Lender	WASHINGTON MUTUAL BANK FA

Mortgage

	Transaction ID	6	Recorder Doc Number	20080703-00103922	Recorder Book/Page	
	Mortgage Date	06/23/2008	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$175,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	07/03/2008	1st Periodic Cap Rate	
	Origination Lender Name	MISSION VALLEY BANK	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Not Known	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	VOSKANIAN, RICHARD	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage


	Transaction ID	7	Recorder Doc Number	20080111-00004224	Recorder Book/Page	
	Mortgage Date	01/08/2008	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$500,000	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	01/11/2008	1st Periodic Cap Rate	
	Origination Lender Name	VINEYARD BANK NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	VOSKANIAN, RICHARD	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (3)


Mortgage

	Transaction ID	8	Recorder Doc Number	20040826-0235661	Recorder Book/Page	
	Mortgage Date	08/18/2004	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$250,000	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	08/26/2004	1st Periodic Cap Rate	
	Origination Lender Name	WASHINGTON MUTUAL BANK FA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Other	Maturity Date		IO Period	
	Borrower 1	VOSKANIAN, RICHARD	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage


	Transaction ID	9	Recorder Doc Number	20040419-0102768	Recorder Book/Page	
	Mortgage Date	04/08/2004	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$1,007,500	Document Description	Unknown Loan Type	1st Periodic Floor Rate	2.75%
	Loan Type	Unknown Loan Type	Recording Date	04/19/2004	1st Periodic Cap Rate	9.25%
	Origination Lender Name	WASHINGTON MUTUAL BANK FA	Origination Interest Rate	4.25%	Lifetime Cap Rate	9.25%
	Origination Lender Type	Bank	First Rate Change Date	05/01/2009	Change Index	2.75%
	Type Financing	Fixed Rate	Maturity Date	05/01/2034	IO Period	
	Borrower 1	VOSKANIAN, RICHARD	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider	Rate starts as Fixed	Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	ONEYEART-BILL
	Vesting					

Mortgage

	Transaction ID	10	Recorder Doc Number	20040218-0037153	Recorder Book/Page	
	Mortgage Date	02/05/2004	Document Type	Mortgage	Rate Change Freq	Annually
	Loan Amount	\$1,007,500	Document Description	Unknown Loan Type	1st Periodic Floor Rate	2.25%
	Loan Type	Unknown Loan Type	Recording Date	02/18/2004	1st Periodic Cap Rate	9.62%
	Origination Lender Name	WASHINGTON MUTUAL BANK FA	Origination Interest Rate	4.62%	Lifetime Cap Rate	9.62%
	Origination Lender Type	Bank	First Rate Change Date	03/01/2009	Change Index	2.25%
	Type Financing	Fixed Rate	Maturity Date	03/01/2034	IO Period	
	Borrower 1	VOSKANIAN, RICHARD	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider	Rate starts as Fixed	Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	LIBOR1YR
	Vesting					

Transaction Details (cont.) (4)

Mortgage


	Transaction ID	11	Recorder Doc Number	2003-0092809	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$1,550,000	Document Description	Negative Amortization	1st Periodic Floor Rate	
	Loan Type	Negative Amortization	Recording Date	03/21/2003	1st Periodic Cap Rate	
	Origination Lender Name	WASHINGTON MUTUAL BANK FA	Origination Interest Rate	5.37%	Lifetime Cap Rate	11.95%
	Origination Lender Type	Bank	First Rate Change Date	04/01/2008	Change Index	2.60%
	Type Financing	Fixed To Adjustable	Maturity Date	04/01/2033	IO Period	
	Borrower 1	VOSKANIAN, RICHARD	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	12MTA
	Vesting					

Transfer

	Transaction ID	12	Recorder Doc Number	2003-0092808	Partial Interest Transferred	
	Sale Date	01/02/2003	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$1,550,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	03/21/2003	Property Use	
	Buyer 1	VOSKANIAN, RICHARD	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	4946 READ RD, MOORPARK, CA 93021-2211
	Seller 1	DERLAN, HAIG C	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
	Seller 2	DERLAN, ALICE A	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	THOUSAND OAKS
	Legal Recorder's Map Ref	PM33 PG40	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	OLD REPUBLIC TITLE INS CO

Transaction Details (cont.) (5)

Mortgage

	Transaction ID	13	Recorder Doc Number	2002-0084197	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$250,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	04/08/2002	1st Periodic Cap Rate	
	Origination Lender Name	DR WILLA OLSEN	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Private Party	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	DERIAN, HAIG C	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	DERIAN, ALICE A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage

	Transaction ID	14	Recorder Doc Number	2002-0044989	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$96,000	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	02/26/2002	1st Periodic Cap Rate	
	Origination Lender Name	GREENPOINT MTG FUNDING INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	03/01/2017	IO Period	
	Borrower 1	DERIAN, HAIG C	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	DERIAN, ALICE A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (6)

Mortgage


	Transaction ID	15	Recorder Doc Number	2002-0044988	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	Semi-Annual
	Loan Amount	\$686,000	Document Description		1st Periodic Floor Rate	
	Loan Type		Recording Date	02/26/2002	1st Periodic Cap Rate	
	Origination Lender Name	GREENPOINT MTG FUNDING INC	Origination Interest Rate	7.00%	Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	2.75%
	Type Financing	Fixed To Adjustable	Maturity Date	03/01/2032	IO Period	
	Borrower 1	DERIAN, HAIG C	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	DERIAN, ALICE A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	LIBOR
	Vesting	Joint Tenants				

Transfer






	Transaction ID	16	Recorder Doc Number	2002-0044987	Partial Interest Transferred	
	Sale Date	02/15/2002	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$980,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	02/26/2002	Property Use	
	Buyer 1	DERIAN, HAIG C	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Joint Tenants
	Buyer 2	DERIAN, ALICE A	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	4946 READ RD, MOORPARK, CA 93021-2211
	Seller 1	SANDERS, A J	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
	Seller 2	SANDERS, ANDREA L	Seller 2 Entity		Legal City/ Muni/ Township	THOUSAND OAKS
	Legal Recorder's Map Ref	PM33 PG40&41	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	UNITED TITLE COMPANY

Transaction Details (cont.) (7)

Transfer

	Transaction ID	17	Recorder Doc Number	1999-0220365	Partial Interest Transferred	
	Sale Date	11/30/1999	Document Type	Deed	Type of Transaction	Forced Sale
	Sale Price	\$239,998	Document Description	Joint Tenancy Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	12/09/1999	Property Use	
	Buyer 1	BUTLER, JAMES J	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Joint Tenants
	Buyer 2	BUTLER, SUSAN J	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	11699 CHESTNUT RIDGE ST, MOORPARK, CA 93021-3305
	Seller 1	SANDERS A J & ANDREA L	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	THOUSAND OAKS
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract	LOT B, REF: 33PM 40/ / /			Title Company Name		

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		



Subject Property Location

Report Date: 05/15/2021

Order ID: R41097979

Property Address	4946 READ RD	Property Use	Single Family Residential
City, State & Zip	MOORPARK, CA 93021-2211	Parcel Number	592-0-101-335
County	VENTURA COUNTY		
Mailing Address	4946 READ RD, MOORPARK, CA 93021-2211		
Map Reference	MAP 033PM 40		

Nearby Neighbor # 1

Address	4946 READ RD, MOORPARK, CA 93021			APN	592-0-101-335
Owner	VOSKANIAN RICHARD			Lot Size (SF/AC)	211,266/4.85
Bedrooms	4	Year Built	1980	Living Area (SF)	3,922
Bathrooms/Partial	3	Garage/No. of Cars	Garage/4	Phones	

Nearby Neighbor # 2

Address	4950 READ RD, MOORPARK, CA 93021			APN	592-0-101-105
Owner	MALLEY MATTHEW M & SESHAMBAL			Lot Size (SF/AC)	210,395/4.83
Bedrooms	5	Year Built	1977	Living Area (SF)	3,573
Bathrooms/Partial	3/1	Garage/No. of Cars	Garage/4	Phones	

Nearby Neighbor # 3

Address	4954 READ RD, MOORPARK, CA 93021			APN	592-0-101-095
Owner	FLEAGANE JON R & SHARON			Lot Size (SF/AC)	217,800/5
Bedrooms	3	Year Built	1979	Living Area (SF)	3,407
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/6	Phones	

Nearby Neighbor # 4

Address	4956 READ RD, MOORPARK, CA 93021			APN	592-0-101-065
Owner	LEE C M & SNYDER L C TR			Lot Size (SF/AC)	217,800/5
Bedrooms	4	Year Built	1979	Living Area (SF)	3,595
Bathrooms/Partial	3	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor # 5

Address	4938 READ RD, MOORPARK, CA 93021			APN	592-0-101-295
Owner	ABDELSAYED MORIS & BERNARDA TR			Lot Size (SF/AC)	213,444/4.9
Bedrooms	5	Year Built	2006	Living Area (SF)	5,535
Bathrooms/Partial	5/1	Garage/No. of Cars	Garage/4	Phones	

Nearby Neighbor # 6

Address	4934 READ RD, MOORPARK, CA 93021			APN	592-0-101-285
Owner	GARCIA FRANK & MARY			Lot Size (SF/AC)	213,880/4.91
Bedrooms	5	Year Built		Living Area (SF)	4,993
Bathrooms/Partial	5	Garage/No. of Cars	Garage/6	Phones	

Nearby Neighbor # 7

Address	4930 READ RD, MOORPARK, CA 93021			APN	592-0-101-275
Owner	FELIPE, LISA ELLEN; THE LISA ELLEN SPIWAK FAMILY TRUST,			Lot Size (SF/AC)	213,880/4.91
Bedrooms	5	Year Built	2004	Living Area (SF)	5,151
Bathrooms/Partial	5/1	Garage/No. of Cars	Garage/3	Phones	

Nearby Neighbor #8

Address	4964 READ RD, MOORPARK, CA 93021			APN	592-0-101-045
Owner	TODESCO MARCO TR			Lot Size (SF/AC)	435,600/10
Bedrooms	4	Year Built	1993	Living Area (SF)	3,059
Bathrooms/Partial	3	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #9

Address	4926 READ RD, MOORPARK, CA 93021			APN	592-0-101-265
Owner	LOBANA, MANINDER PAL SINGH			Lot Size (SF/AC)	213,880/4.91
Bedrooms	6	Year Built	2020	Living Area (SF)	7,376
Bathrooms/Partial	7/1	Garage/No. of Cars	Garage/4	Phones	

Nearby Neighbor #10

Address	1439 CALLE HONDANADA, THOUSAND OAKS, CA 91360			APN	592-0-033-105
Owner	WEDEL, THOMAS L; WEDEL, SUSANNE T			Lot Size (SF/AC)	124,887/2.87
Bedrooms	5	Year Built	2000	Living Area (SF)	4,147
Bathrooms/Partial	3/1	Garage/No. of Cars	Garage/4	Phones	

Nearby Neighbor #11

Address	1559 CALLE ZOCALO, THOUSAND OAKS, CA 91360			APN	592-0-031-055
Owner	CONDLEY JANIE M TRUST			Lot Size (SF/AC)	18,100/.42
Bedrooms	4	Year Built	1970	Living Area (SF)	2,241
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #12

Address	1427 CALLE HONDANADA, THOUSAND OAKS, CA 91360			APN	592-0-033-115
Owner	WEDEL COLLIN T & ALISSA M TR			Lot Size (SF/AC)	46,914/1.08
Bedrooms	4	Year Built	1965	Living Area (SF)	3,354
Bathrooms/Partial	3/1	Garage/No. of Cars	Garage/3	Phones	

Nearby Neighbor #13

Address	1547 CALLE ZOCALO, THOUSAND OAKS, CA 91360			APN	592-0-031-045
Owner	METELSKYY DENYS; METELSKAYA NATALIYA			Lot Size (SF/AC)	12,100/.28
Bedrooms	3	Year Built	1970	Living Area (SF)	1,442
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #14

Address	1571 CALLE ZOCALO, THOUSAND OAKS, CA 91360			APN	592-0-031-065
Owner	KNIIEP NANCY E			Lot Size (SF/AC)	22,814/.52
Bedrooms	6	Year Built	1970	Living Area (SF)	2,869
Bathrooms/Partial	3	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #15

Address	1535 CALLE ZOCALO, THOUSAND OAKS, CA 91360			APN	592-0-031-035
Owner	MUNOZ TRAVIS C & MARISA F			Lot Size (SF/AC)	8,900/.2
Bedrooms	3	Year Built	1970	Living Area (SF)	2,140
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones	



Subject Property Location

Report Date: 05/15/2021
Order ID: R41097980

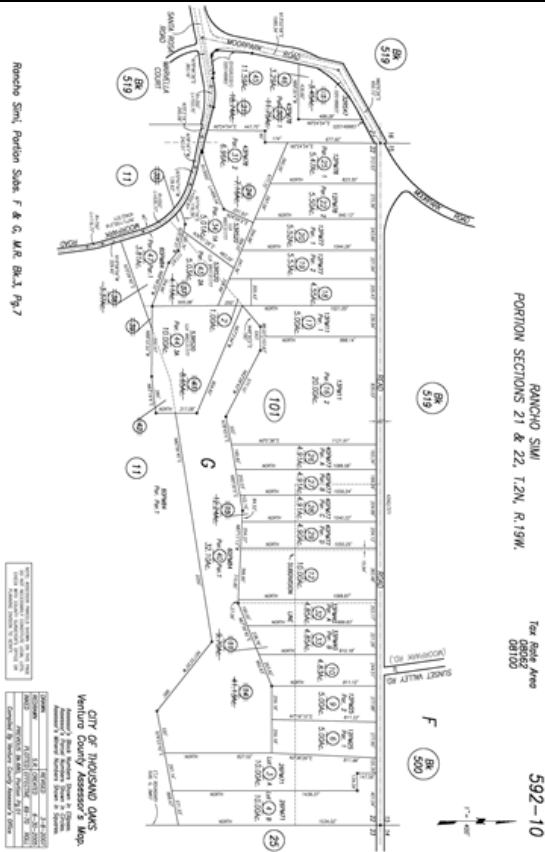
Property Address	4946 READ RD	Property Use	Single Family Residential
City, State & Zip	MOORPARK, CA 93021-2211	Parcel Number	592-0-101-335
County	VENTURA COUNTY		
Mailing Address	4946 READ RD, MOORPARK, CA 93021-2211		
Map Reference	MAP 033PM 40		



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