



Subject Property Location

Report Date: 05/15/2021

Order ID: R41098273

Property Address READ RD
City, State & Zip THOUSAND OAKS, CA 93021-2211
County VENTURA COUNTY
Mailing Address 4946 READ RD, MOORPARK, CA 93021-2211
Map Reference MAP 033PM 40
Thomas Bros Pg-Grid 496-5J

Property Use Residential - Vacant Land
Parcel Number 592-0-101-325
Census Tract 0064.00

Legal Description

Lot Number	A	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 A MP REF 033PM 40 PR APN 5920101115		

Current Ownership Information

Owner Name(s)	VOSKANIAN RICHARD	Sale Price	\$453,000
		Sale Date	10/22/2003
Vesting		Recording Date	10/24/2003
		Recorder Doc #	20031024-0411743
		Book/Page	

Latest Full Sale Information

Owner Name(s)	VOSKANIAN, RICHARD	Sale Price	\$453,000
		Sale Date	10/22/2003
Vesting		Recording Date	10/24/2003
		Recorder Doc #	20031024-0411743
		Book/Page	

Financing Details at Time of Purchase

No financing details available

Loan Officer Insights

No details available



Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	06/10/2014	ALLEGHENY CASUALTY COMPANY	\$3,500,000	NO
2	05/30/2008	INTERAUDI BANK	\$350,000	NO

Property Characteristics

	Bedrooms		Year Built		Living Area (SF)	0
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	211,266/4.85
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Vacant Land	View		Elevator	
	Land Use	Residential - Vacant Land			Zoning	

Assessment & Taxes

	Assessment Year	2020	Tax Year	2020	Tax Exemption	
	Total Taxable Value	\$588,912	Tax Amount	\$6,276	Tax Rate Area	8-062
	Land Value	\$588,912	Tax Account ID			
	Improvement Value		Tax Status	No Delinquency Found		
	Improvement Ratio		Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		



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Comparable Sales

No comparable sales found for subject property with selected filter criteria.



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Property Use Residential - Vacant Land
Parcel Number 592-0-101-325

Transaction Summary


Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	03/02/2017	Release	Substitution of Trustee and Full Reconveyance		20170302-00030451	RICHARD VOSKANIAN	
2	01/18/2017	Release	Full Release with Legal Description		20170118-00006912	RICHARD VOSKANIAN	
3	06/10/2014	Mortgage	Unknown Loan Type	\$3,500,000	20140610-00071846	VOSKANIAN, RICHARD	
4	05/30/2008	Mortgage	Unknown Loan Type	\$350,000	20080530-00085185	VOSKANIAN, RICHARD	
5	10/24/2003	Deed	Grant Deed	\$453,000	20031024-0411743	VOSKANIAN, RICHARD	LOGSDON, DOROTHY N; LOGSDON FAMILY TRUST; CRAWLEY, CHRISTIE L; CRAWLEY, JOEL G; DUNLAP, LORENE L
6	05/30/2002	Deed	Quit Claim Deed (non-arm's length)	\$320,000	2002-0127797	LOGSDON, DOROTHY N; LOGSDON FAMILY TRUST	NAMBA, JERRY; SANDERS, ALBERT J

Transaction Details


Mortgage Release

	Transaction ID	1	Recorder Doc Number	20170302-00030451	Loan Amount	
	Effective Date	02/06/2017	Document Type	Release	Origination Doc #	20080530-00085185
	Borrower(s) Name	RICHARD VOSKANIAN	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	05/30/2008
	Current Lender	INTERAUDI BANK	Recording Date	03/02/2017	Original Lender	INTERAUDI BANK


Mortgage Release

	Transaction ID	2	Recorder Doc Number	20170118-00006912	Loan Amount	
	Effective Date	12/02/2016	Document Type	Release	Origination Doc #	20140610-00071846
	Borrower(s) Name	RICHARD VOSKANIAN	Document Description	Full Release with Legal Description	Origination Recording Date	06/10/2014
	Current Lender	JAMES D. PORTMAN OR ROBERT KERSNICK	Recording Date	01/18/2017	Original Lender	ALLEGHENY CASUALTY COMPANY

Mortgage

	Transaction ID	3	Recorder Doc Number	20140610-00071846	Recorder Book/Page	
	Mortgage Date	06/09/2014	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$3,500,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	06/10/2014	1st Periodic Cap Rate	
	Origination Lender Name	ALLEGHENY CASUALTY COMPANY	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		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	4	Recorder Doc Number	20080530-00085185	Recorder Book/Page	
	Mortgage Date	05/22/2008	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$350,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	05/30/2008	1st Periodic Cap Rate	
	Origination Lender Name	INTERAUDI BANK	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Not Known	First Rate Change Date		Change Index	
	Type Financing		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.) (2)






Transfer

	Transaction ID	5	Recorder Doc Number	20031024-0411743	Partial Interest Transferred	
	Sale Date	10/22/2003	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$453,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	10/24/2003	Property Use	
	Buyer 1	VOSKANIAN, RICHARD	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	4946 READ RD, THOUSAND OAKS, CA 91360
	Seller 1	LOGSDON, DOROTHY N	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	LOGSDON FAMILY TRUST	Seller 2 Entity	Family Trust	Legal City/ Muni/ Township	THOUSAND OAKS
	Legal Recorder's Map Ref	PM33 PG40	Legal Subdivision	RANCHO SIMI	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 6			Title Company Name	CHICAGO TITLE CO

Transfer

	Transaction ID	6	Recorder Doc Number	2002-0127797	Partial Interest Transferred	
	Sale Date	05/22/2002	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price	\$320,000	Document Description	Quit Claim Deed (non-arm's length)	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	05/30/2002	Property Use	
	Buyer 1	LOGSDON, DOROTHY N	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Family Trust
	Buyer 2	LOGSDON FAMILY TRUST	Buyer 2 Entity	Family Trust	Buyer Mailing Address	56 E MAIN ST STE 210, VENTURA, CA 93001-2664
	Seller 1	NAMBA, JERRY	Seller 1 Entity	Agent or Guardian	Seller Mailing Address	
	Seller 2	SANDERS, ALBERT J	Seller 2 Entity	Minor, Ward or Client (Represented by Trustee)	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	CHICAGO TITLE

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		



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County VENTURA COUNTY
Mailing Address 4946 READ RD, MOORPARK, CA 93021-2211
Map Reference MAP 033PM 40

Property Use Residential - Vacant Land
Parcel Number 592-0-101-325

Nearby Neighbor #1

Address	READ RD, THOUSAND OAKS, CA 93021		APN	592-0-101-325
Owner	VOSKANIAN RICHARD		Lot Size (SF/AC)	211,266/4.85
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor #2

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 #3

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 #4

Address	READ RD, THOUSAND OAKS, CA 93021		APN	592-0-101-125	
Owner	MEHR-ASSA EBRAHIM		Lot Size (SF/AC)	435,600/10	
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #5

Address	4920 READ RD, THOUSAND OAKS, CA 93021		APN	592-0-101-165	
Owner	TURNKEE GENERAL LLC		Lot Size (SF/AC)	871,200/20	
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #6

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 #7

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 #8

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 #9

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 #10

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 #11

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 #12

Address	4914 READ RD, MOORPARK, CA 93021		APN	592-0-101-175	
Owner	MONROE REAL ESTATE LLC,		Lot Size (SF/AC)	217,800/5	
Bedrooms	5	Year Built	1979	Living Area (SF)	4,070
Bathrooms/Partial	3/1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #13

Address	4570 MOORPARK RD, SANTA ROSA VALLEY, CA 93012		APN	592-0-101-445	
Owner	PATTERSON BRADLEY K & MADELINE		Lot Size (SF/AC)	435,600/10	
Bedrooms	3	Year Built	2002	Living Area (SF)	5,757
Bathrooms/Partial	4/1	Garage/No. of Cars	Garage/7	Phones	

Nearby Neighbor #14

Address	3240 SUNSET VALLEY RD, MOORPARK, CA 93021		APN	500-0-410-015	
Owner	HERRING-CRAMER TR		Lot Size (SF/AC)	479,029/11	
Bedrooms	3	Year Built	1957	Living Area (SF)	0
Bathrooms/Partial	3	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #15

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	



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Mailing Address 4946 READ RD, MOORPARK, CA 93021-2211
Map Reference MAP 033PM 40

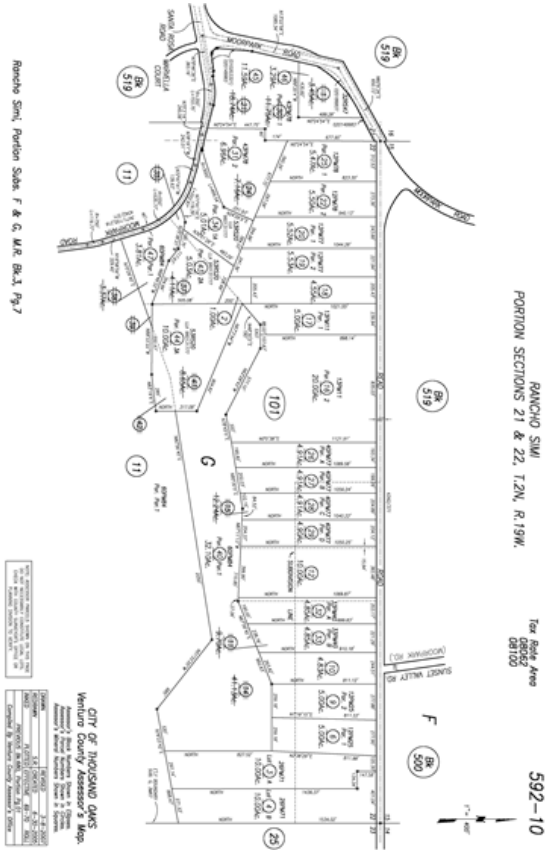
Property Use Residential - Vacant Land
Parcel Number 592-0-101-325



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[Click here to get the map in TIFF](#)



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