



**TitleFlex**  
by Data Trace

# USING THE PROPERTY DETAIL REPORT

Rev. 201704

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## Overview

The Property Detail Report focuses primarily on the physical location and characteristics of a property. Information includes last and prior sales information, current owner conveyances, and county assessor tax information. When a related document is available, the report has an Order button to pull the document image.

Information is county-sourced and details may differ between counties.

## Owner and Location Information:

The first two sections include basic owner information, including vesting and a mailing address. The location information has the county name, short legal, assessor's parcel number and may have additional identifiers such as alternate APN, tract and block, book and page, subdivision, etc.

### Property Detail Report

548 La Vista Rd, [Redacted] CA 94024  
APN: 179-242-013-3 County Data as of: 03/01/2017

Save Print Email Notes Links Actions

#### Owner Information

Owner Name: McVean [Redacted]  
Vesting: Trustee  
Mailing Address: 548 La Vista Rd, [Redacted] CA 94024

#### Location Information

Legal Description: Tract 2079 Lot 72  
APN: 179-242-013-3 Alternate APN: County: [Redacted] CA  
Munic / Twnshp: Twnshp-Rng-Sec: Census Tract / Block: 343002 / 1025  
Subdivision: Tract #: 2079 Legal Lot / Block: 72 /  
Legal Book / Page:

## Last Transfer / Conveyance – Current Owner:

The Last Transfer / Conveyance – Current Owner will include arms-length or non-arms length transactions.

#### Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 06/10/1994 / 06/17/1994 Price: Doc #: 1994.160978  
Buyer Name: McVean [Redacted] Seller Name: [Redacted] Deed Type: Quitclaim  
ORDER 1

#### Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 08/04/2016 / 08/09/2016 Price: Doc #: 2016.369083  
Buyer Name: [Redacted] Seller Name: [Redacted] Deed Type: Interspousal Deed Transfer  
ORDER 1


#### Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 09/16/2016 / 09/28/2016 Price: Doc #: 2016.471296  
Buyer Name: [Redacted] Seller Name: [Redacted] Deed Type: Grant Deed  
ORDER 1


## Last Market Sale, and Prior Sale Information:

These sections provide information on the most recent (last) and prior market sale. A “Verified” check mark means the record was cross-referenced in more than one data source. The two examples shown below are from different counties for comparison purposes.


### County A:

Last Market Sale 					
Sale / Rec Date:	02/21/2017 / 02/23/2017	Sale Price / Type:	\$689,500 / Full Value	Deed Type:	Grant Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$484	New Construction:	
1st Mtg Amt / Type:	\$517,125 / Conventional	1st Mtg Rate / Type:		1st Mtg Doc #:	2017.33719 <a href="#">ORDER</a>
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Transfer Doc #:	2017.33718 <a href="#">ORDER</a>
Seller Name:	[REDACTED]				
Lender:	Alameda Mtg Corp				
Title Company:	Old Republic Title				


  

Prior Sale Information 					
Sale / Rec Date:	11/17/2016 / 11/21/2016	Sale Price / Type:	\$540,000 / Full Value	Prior Deed Type:	Grant Deed
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Doc #:	2016.252173 <a href="#">ORDER</a>
Prior Lender:					


### County B:

Last Market Sale 					
Sale / Rec Date:	04/26/2016 / 04/29/2016	Sale Price / Type:	\$335,000 /	Deed Type:	General Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$197	New Construction:	
1st Mtg Amt / Type:	\$301,500 / Conventional	1st Mtg Rate / Type:		1st Mtg Doc #:	2016.3750648 <a href="#">ORDER</a>
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Transfer Doc #:	2016.3750647 <a href="#">ORDER</a>
Seller Name:	[REDACTED]				
Lender:	Wells Fargo BK NA				
Title Company:	Simplifile LC E-Recording				

Prior Sale Information 					
Sale / Rec Date:	02/21/2012 / 03/23/2012	Sale Price / Type:	\$250,000 / Confirmed	Prior Deed Type:	Warranty Deed
1st Mtg Amt / Type:	\$243,662 / Federal Housing Administration	1st Mtg Rate / Type:		Prior Doc #:	2012.3621896 <a href="#">ORDER</a>
Prior Lender:	Wallick & Volk Inc				

Basic sales and mortgage information is included along with options to order the documents. If a document is unavailable, you can request an abstractor search to retrieve a copy of the document. There is a cost for the service. See the Abstractor guide for more information on this service.

1st Mtg Doc #:	N/A 
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## Property Characteristics and Site Information:

These two sections contain information about the physical characteristics of the building(s) and the parcel. Shown below are two example properties from two different counties. The field population is dependent upon the county.

### County A:

Property Characteristics					
Gross Living Area:	2,174 Sq. Ft.	Total Rooms:	6	Year Built / Eff:	2002
Living Area:	1,701 Sq. Ft.	Bedrooms:		Stories:	2
Total Adj. Area:		Baths (F / H):	2 /	Parking Type:	Attached Garage
Above Grade:		Pool:		Garage #:	2
Basement Area:		Fireplace:	1	Garage Area:	473 Sq. Ft.
Style:		Cooling:		Porch Type:	Metal Porch
Foundation:		Heating:	Forced Air	Patio Type:	Covered Patio
Quality:	Average	Exterior Wall:	Frame Wood	Roof Type:	Asphalt
Condition:	Average	Construction Type:	Steel/Wood	Roof Material:	Asphalt
Site Information					
Land Use:	SFR	Zoning:		# of Buildings:	1
State Use:	Single Family Res	Lot Area:	7,003 Sq. Ft.	Water Type:	
County Use:	Single Fam Res- Urban Subd	Lot Width / Depth:		Sewer Type:	
Acres:	0.1608	Usable Lot:		Res / Comm Units:	
Site Influence:					

### County B:

Property Characteristics					
Gross Living Area:	1,644 Sq. Ft.	Total Rooms:	8	Year Built / Eff:	1996 / 1972
Living Area:	1,678 Sq. Ft.	Bedrooms:	3	Stories:	2
Total Adj. Area:		Baths (F / H):	2 / 1	Parking Type:	Carport
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:	Good	Exterior Wall:		Roof Type:	
Condition:	Good	Construction Type:	Wood Frame	Roof Material:	
Site Information					
Land Use:	SFR	Zoning:	LDR	# of Buildings:	1
State Use:		Lot Area:	8,061 Sq. Ft.	Water Type:	Public
County Use:	Residential Imprvd To 2.5 Ac	Lot Width / Depth:		Sewer Type:	Public
Acres:	0.1851	Usable Lot:		Res / Comm Units:	1 /
Site Influence:	Waterfront				

**TIP:** You can use these sections to help determine what fields contain data before starting your farm in the Advanced Search.

## Tax Information:

This is the last section of the report and reflects the Assessor's tax information.

### County A:

Tax Information					
Assessed Year:	2016	Assessed Value:	\$134,721	Market Total Value:	
Tax Year:	2016	Land Value:	\$26,903	Market Land Value:	
Tax Area:	98004	Improvement Value:	\$107,818	Market Imprv Value:	
Property Tax:	\$2,328.20	Improved %:	80.03%	Market Imprv %:	
Exemption:	Homestead	Total Taxable Value:	\$127,721	Delinquent Year:	



### County B:

Tax Information					
Assessed Year:	2017	Assessed Value:	\$25,705	Market Total Value:	\$257,045
Tax Year:	2016	Land Value:		Market Land Value:	
Tax Area:	0150	Improvement Value:		Market Imprv Value:	
Property Tax:	\$1,681.30	Improved %:		Market Imprv %:	
Exemption:		Total Taxable Value:		Delinquent Year:	

