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Lawyers Title

7530 N. Glenoaks Blvd.
Burbank, CA 91504
Phone: 818.767.2000

Date: 07/05/2023
Property: , SANTA CLARITA, CA 91390
APN: 2812-004-004
County: LOS ANGELES



Subject Property Location

Report Date: 07/05/2023

Order ID: R119913131

Property Address

City, State & Zip SANTA CLARITA, CA 91390
 County LOS ANGELES COUNTY
 Mailing Address 2001 OCEAN BLVD # 531, ATLANTIC BEACH, NY 11509-1227
 Census Tract 9200.49
 Thomas Bros Pg-Grid

Property Use Rural/Agricultural - Vacant Land
 Parcel Number 2812-004-004
 Latitude 34.458116
 Longitude -118.466426

Legal Description Details Sec/Twn/Rng/Mer: SEC 04 TWN 04N RNG 15W Brief Description: LOT COM S 330 FT FROM NW COR OF SW 1/4 OF SEC 4 T 4N R 15W TH S ON W LINE OF SD SEC 330 FT WITH A UNIFORM DEPTH OF 660 FT E

Current Ownership Information **Source of Ownership data: Assessment Data*

Primary Owner Name(s)	DAVIS HAROLD J (CO-TR); DAVIS TRUST
Vesting	Trust

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

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)	216,058/4.96
	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	Rural/Agricultural - Vacant Land			Zoning	LCA21*

Assessment & Taxes

	Assessment Year	2022	Tax Year	2022	Tax Exemption	
	Total Assessed Value	\$35,819	Tax Amount	\$508.12	Tax Rate Area	8-760
	Land Value	\$35,819	Tax Account ID			
	Improvement Value		Tax Status	Delinquent		
	Improvement Ratio		Delinquent Tax Year	2021,2022		
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available



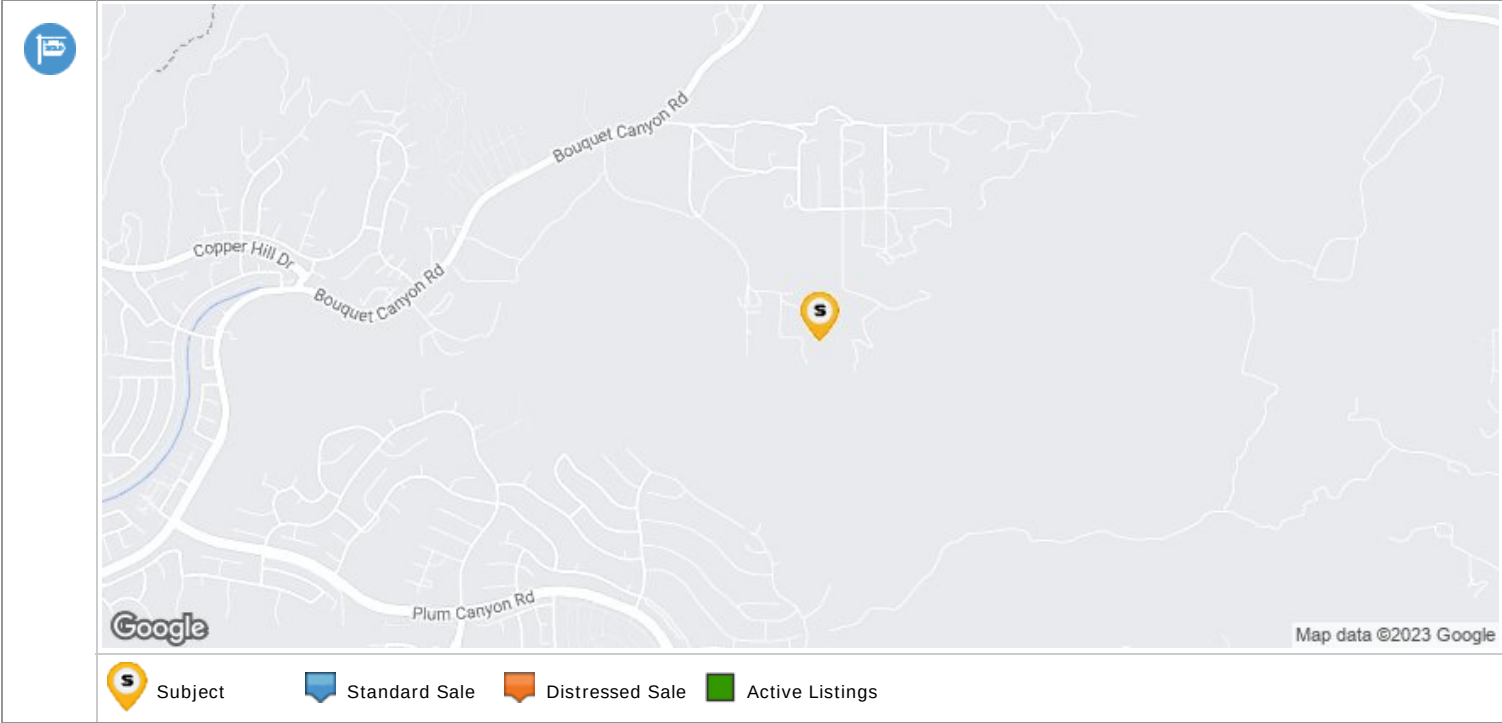
Subject Property Location

Property Address
City, State & Zip SANTA CLARITA, CA 91390

Report Date: 07/05/2023
Order ID: R119913132
County: LOS ANGELES

Comparable Sales

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





Subject Property Location

Report Date: 07/05/2023
Order ID: R119913133

Property Address
City, State & Zip SANTA CLARITA, CA 91390
County LOS ANGELES COUNTY
Mailing Address 2001 OCEAN BLVD # 531, ATLANTIC BEACH, NY 11509-1227

Property Use Rural/Agricultural - Vacant Land
Parcel Number 2812-004-004

Transaction Summary							
Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	05/01/1986	Deed					

Subject Property Location

Report Date: 07/05/2023

Order ID: R119913134

Property Address

City, State & Zip

SANTA CLARITA, CA 91390

County

LOS ANGELES COUNTY

Mailing Address

2001 OCEAN BLVD # 531, ATLANTIC BEACH, NY 11509-1227

Owner Name

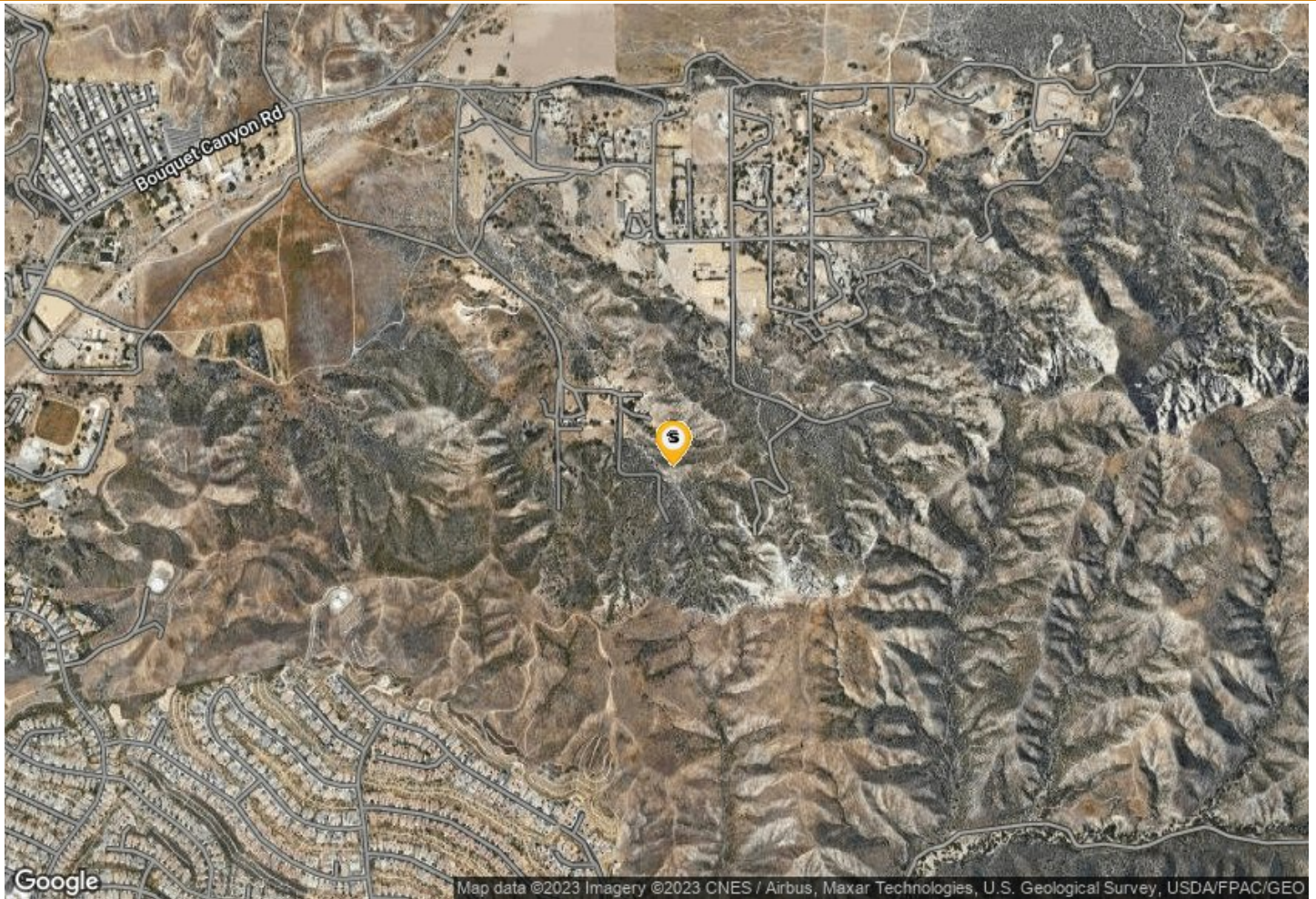
DAVIS HAROLD J (CO-TR); DAVIS TRUST

Property Use

Rural/Agricultural - Vacant Land

Parcel Number

2812-004-004



Subject Property Location

Property Address

City, State & Zip SANTA CLARITA, CA 91390

County LOS ANGELES COUNTY

Mailing Address 2001 OCEAN BLVD # 531, ATLANTIC BEACH, NY 11509-1227

Report Date: 07/05/2023

Order ID: R119913135

Property Use Rural/Agricultural - Vacant Land

Parcel Number 2812004004

Current Tax Information

Tax Year	2022
Total Taxable Value	\$35,819.00
Total Current Tax Amount	\$508.12
Current Effective Tax Rate*	1.419%

* Current Effective Tax Rate: Calculated as the Total Current Tax Amount divided by the Total Taxable Value

Tax Agency Information

	Agency CA0190000			
	Agency Type	COUNTY	Due Dates	12/10, 04/10
	Agency	LOS ANGELES COUNTY 225 N. HILL STREET, RM 100 LOS ANGELES, CA 90012	Bill Release	10/01
	Phone	(213) 974-2111		
	Fax	(213) 626-1812		

Agency Parcel Information

	Parcel Number	2812004004				
	Total Taxable Value	\$35,819.00	Land Value	\$35,819.00	Improvement Value	\$0.00
	Tax Year - Type	Annual Tax Amount	Installment Dates and Amounts		Current Year Status	
	2022 - Regular	\$508.12	12/10/2022	\$254.06	Delinquent	
			04/10/2023	\$254.06	Delinquent	
	2021 - Regular	\$500.20	12/10/2021	\$500.20	Delinquent	
	2020 - Regular	\$493.61	12/10/2020	\$493.61	Delinquent	

Assessments and Bonds

	No CFD or 1915 Act Bond Exists - 2812004004				
	Fund #	Type	Class *	District Name	Current Levy Amt
	AVALL		Variable	Combined Ad Valorem Tax Charges	\$435.94
	00311		Fixed	County Library Assessments	\$33.20
	00744		Fixed	Fire Department Special Tax	\$24.31
	06181		Fixed	Mosquito Abatement District	\$14.67
	Total				\$508.12

*Class Definitions

Fixed - A set tax amount that is charged to each home in the area, and does not vary with assessed value of the home

Variable - Amount varies according to assessed value of home (amount changes with new owner)

One Time - A one-time tax charge, usually a punitive charge, that is not recurring

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