



First American Title™



Property Profile

,

Assessor's Parcel Number

645-030-04-00

First American Title San Diego County

1455 Frazee Road Suite 710, San Diego, CA 92108 | 619-231-4607

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Property Detail Report
Otay Valley Rd, Chula Vista, CA 92154
APN: 645-030-04-00

San Diego County Data as of: 04/24/2026

Owner Information

Owner Name:	Kelstrom Joseph A		
Vesting:			
Mailing Address:	5609 N Thorne Ave, Fresno, CA 93711-2448	Occupancy:	Unknown

Location Information

Legal Description:	Lot 45 (Ex St)N 140 Ft Of S 1540 Ft Of W 60 Ac Of S H Of Tr 862	County:	San Diego, CA
APN:	645-030-04-00	Alternate APN:	Census Tract / Block: 010011 / 1005
Munic / Twnshp:	City Of Chula Vista	Twtnshp-Rng-Sec:	Legal Lot / Block: 45 / 1
Subdivision:	Otay Ranch	Tract #:	862
Neighborhood:	Southern San Diego	School District:	Chula Vista Elementary School District
Elementary School:	Wolf Canyon Elemen...	Middle School:	Rancho Del Rey Mid...
Latitude:	32.58249	Longitude:	-116.99859
		High School:	Olympian High Scho...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	11/07/2025 / 12/04/2025	Price:		Transfer Doc #:	2025.342470
Buyer Name:	Kelstrom Joseph A	Seller Name:	Margaret L Kelstrom Living Trust	Deed Type:	Quit Claim Deed

Last Market Sale

Sale / Rec Date:	/ 10/27/1986	Sale Price / Type:		Deed Type:	Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	1986.484470
Seller Name:	Owner Name Unavailable			Title Company:	
Lender:					

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Vacant Land (NEC)	Lot Area:	213,444 Sq. Ft.	Zoning:	PC
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	610 - 1 - 10 Acr...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	4.9	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06073C2178G	Flood Map Date:	05/16/2012
Community Name:	City Of Chula Vista	Flood Panel #:	2178G	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$149,337	Market Total Value:	
Tax Year:	2025	Land Value:	\$149,337	Market Land Value:	
Tax Area:	01-297	Improvement Value:		Market Imprv Value:	
Property Tax:	\$1,930.12	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:	2021		

Sales Comparables

Otay Valley Rd, Chula Vista, CA 92154

APN: 645-030-04-00

San Diego County Data as of: 04/24/2026



Subject Property

Otay Valley Rd, Chula Vista, CA 92154

Sale Price / Type:		Sale Doc #:	1986.484470
Sale / Rec Date: / 10/27/1986			
Year Built / Eff:		Lot Area:	213,444 Sq. Ft.
Assessed Value:	\$149,337	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Kelstrom Joseph A		
Mailing Address:	5609 N Thorne Ave, Fresno, CA 93711-2448		
County:	San Diego	Zoning:	PC
APN:	645-030-04-00	Acres:	4.90
Subdivision:	Otay Ranch	Cooling:	
Census Tct / Blk:	010016 / 1005	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone	X
		Code:	
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	
		Prior Sale Doc #:	

Search Criteria

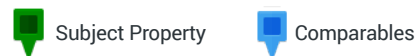
# Months Back:	12	Distance From Subject:	9 mi
Living Area	35.0 + / -	Land Use:	Same As Subject
Difference:			

3 Comparable Properties Found

COMPARABLE PROPERTY SUMMARY				
Subject		Low	Average	High
Price		\$290,000	\$1,874,500	\$4,000,000
Living Area				
Price / Sq. Ft.				
Bedrooms				
Baths				
Lot Area	213,444 Sq. Ft.	9,053 Sq. Ft.	83,604 Sq. Ft.	202,118 Sq. Ft.
Stories				
Year Built				
Distance		1.87 mi	3.08 mi	5.33 mi

APN: 645-030-04-00

San Diego County Data as of: 04/24/2026



COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	1.87		Dillons Truck Trl, San Diego, CA 92154	04/14/2025	\$290,000						39,640	
2	2.03		Otay Mesa Rd, San Diego, CA 92154	08/05/2025	\$1,333,500						202,118	
3	5.33		482 L St, Chula Vista, CA 91911-1113	08/12/2025	\$4,000,000						9,053	

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction



Comp #1 - 1.87 Miles From Subject
Dillons Truck Trl, San Diego, CA 92154

Sale Price / Type: \$290,000 / Full Value
Sale / Rec Date: 04/14/2025 / 04/22/2025

Sale Doc #: 2025.103950

Year Built / Eff:
Assessed Value: \$95,233
Land Use: Vacant Land (NEC)
Owner Name: Beren LLC
Mailing Address: 8838 Via Andar, San Diego, CA 92122-1521
County: San Diego
APN: 645-074-25-00
Subdivision: Oilander
Census Tct / Blk: 010015 / 1005
1st Mtg / Type:
Res / Comm Units:

Lot Area: 39,640 Sq. Ft.
Living Area:
Pool:

Zoning: AR-1-1
Acres: 0.91
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Bedrooms:
Baths (F / H):
Total Rooms:

Stories:
Roof Material:
Prior Sale Price:
Prior Sale Date:
Prior Rec Date:
Prior Sale Doc #:



Comp #2 - 2.03 Miles From Subject
Otay Mesa Rd, San Diego, CA 92154

Sale Price / Type: \$1,333,500 / Full Value
Sale / Rec Date: 08/05/2025 / 08/14/2025

Sale Doc #: 2025.224838

Year Built / Eff:
Assessed Value: \$572,220
Land Use: Vacant Land (NEC)
Owner Name: Pena Orestes J & Irma G
Mailing Address: 11253 Vinedale St, Sun Valley, CA 91352-3217
County: San Diego
APN: 645-040-23-00
Subdivision: San Bernardino Meridian
Census Tct / Blk: 010017 / 1005
1st Mtg / Type:
Res / Comm Units:

Lot Area: 202,118 Sq. Ft.
Living Area:
Pool:

Zoning: AR-1-1
Acres: 4.64
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Bedrooms:
Baths (F / H):
Total Rooms:

Stories:
Roof Material:
Prior Sale Price: \$130,000
Prior Sale Date: 05/23/2023
Prior Rec Date: 06/05/2023
Prior Sale Doc #: 2023.145260



Comp #3 - 5.33 Miles From Subject
482 L St, Chula Vista, CA 91911-1113

Sale Price / Type: \$4,000,000 / Full Value
Sale / Rec Date: 08/12/2025 / 08/27/2025

Sale Doc #: 2025.237328

Year Built / Eff:
Assessed Value: \$334,654
Land Use: Vacant Land (NEC)
Owner Name: Shadow Mountain Community Church Inc
Mailing Address: 2100 Greenfield Dr, El Cajon, CA 92019-1161
(Do Not Mail)
County: San Diego
APN: 618-072-41-00
Subdivision: Chula Vista
Census Tct / Blk: 013104 / 2000
1st Mtg / Type: \$3,570,000 /
Res / Comm Units:

Lot Area: 9,053 Sq. Ft.
Living Area:
Pool:

Zoning: R3P14
Acres: 0.21
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Bedrooms:
Baths (F / H):
Total Rooms:

Stories:
Roof Material:
Prior Sale Price: \$1,625,000
Prior Sale Date: 07/27/2018
Prior Rec Date: 08/31/2018
Prior Sale Doc #: 2018.362533

Public School Assignment

Chula Vista Elementary School District

Sweetwater Union High School District

Sweetwater Union High School District

Elementary School:Wolf Canyon Elementary School

Middle School:Rancho Del Rey Middle School

High School:Olympian High School

Wolf Canyon Elementary School

1950 Wolf Canyon Loop, Chula Vista, CA 91913 - 2.43 Miles

Grades

Students

Students:Teachers

State Percentile

K-6

954

24:1

90

State Rank:541

Blue Ribbon School:No

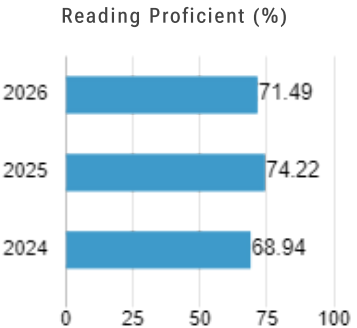
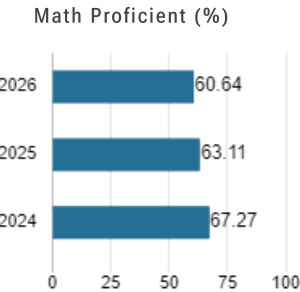
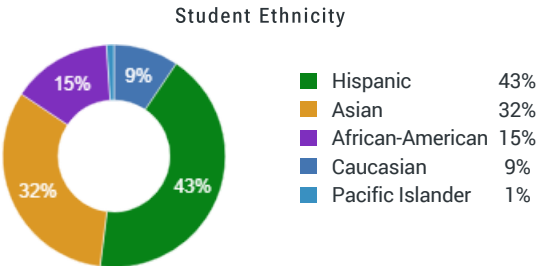
Int'l Baccalaureate:No

Advanced Placement:No

Free Lunch:21%

Reduced Lunch:21%

Title I:No



Rancho Del Rey Middle School

1174 E. J St., Chula Vista, CA 91910 - 3.30 Miles

Grades

Students

Students:Teachers

State Percentile

7-8

1,705

25:1

80

State Rank:344

Blue Ribbon School:No

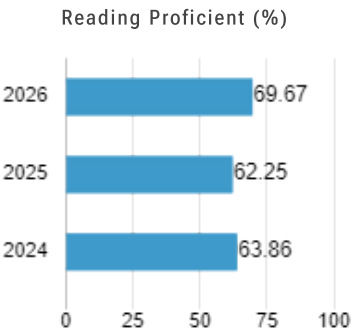
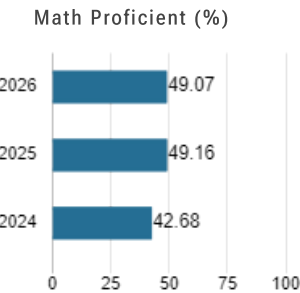
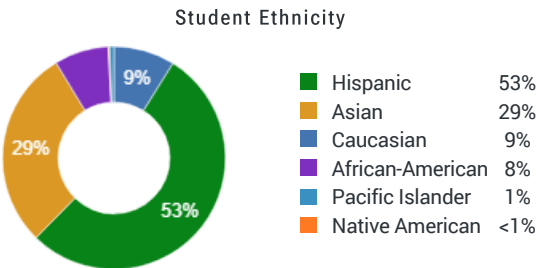
Int'l Baccalaureate:No

Advanced Placement:No

Free Lunch:25%

Reduced Lunch:25%

Title I:No



Grades Students Students:Teachers State Percentile

9-12 2,289 26:1 90

State Rank: 181

Blue Ribbon School: No

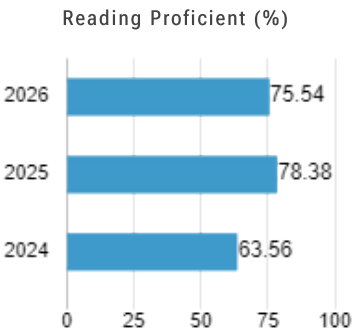
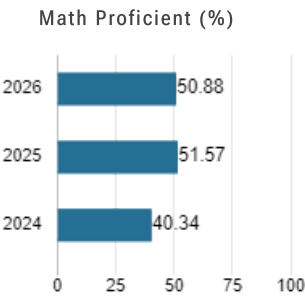
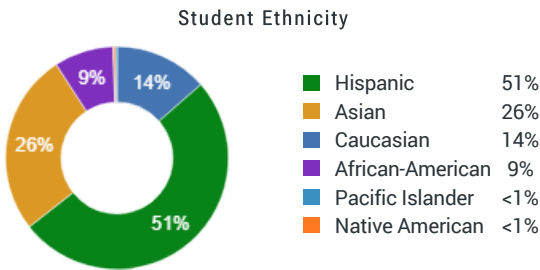
Int'l Baccalaureate: No

Advanced Placement: Yes

Free Lunch: 25%

Reduced Lunch: 25%

Title 1: No



Nearby Private Schools

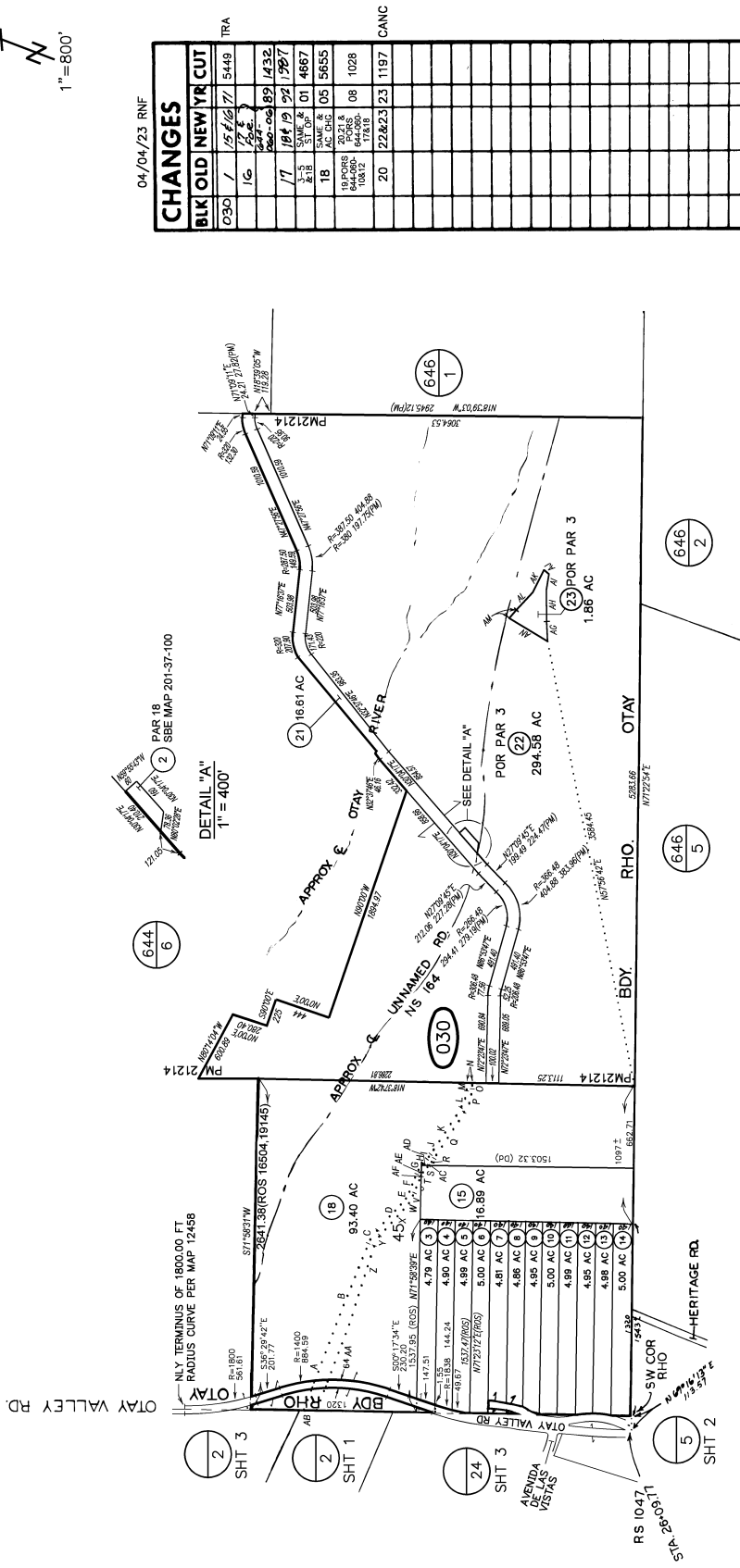
School	Address	Distance
Mater Dei Catholic High School	1615 Mater Dei Drive Chula Vista, CA 91913	2.92 miles
Mater Dei Catholic High School	1615 Mater Dei Drive Chula Vista, CA 91913	2.92 miles
Our Lady Of Mt. Carmel	4141 Beyer Blvd San Diego, CA 92173	3.23 miles
Kindercare Learning Center-Paseo Ladera Sap	1101 Paseo Ladera Chula Vista, CA 91910	3.30 miles
Calvary Christian Academy	1771 East Palomar Street Chula Vista, CA 91913	3.53 miles
Calvary Christian Junior/Senior High School	1771 E Palomar St Chula Vista, CA 91913	3.54 miles
Covenant Christian	505 East Naples Street Chula Vista, CA 91911	3.58 miles
New Life Christian Academy	3747 Sunset Lane San Diego, CA 92173	3.59 miles
Montessori Hills Academy	612 Paseo Del Rey Chula Vista, CA 91910	3.62 miles
Otay Christian Academy	257 Tremont St Chula Vista, CA 91911	3.88 miles

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645-03

645-030



CHANGES				TRA
BLK	OLD	NEW	CUT	
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M. WATTON
7-2-75

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 645 PAGE 03

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 862 - OTAY RANCH
ROS 8723, 12371, 13479, 13780, 16504, 18296, 19145, 22749, 24445

- FIRST AMERICAN TITLE, 1LA, AD17		SAN DIEGO, CA
04/30/2026 03:21PM WD2G		PAGE 1 OF 2
SAN DIEGO 2025-26 TAX ROLL	ORDER SEARCH RESULTS	
ORDER: 0000000	TOF: 0	COMMENT:

PAYMENTS AS OF 04/24/2026
SEARCH PARAMETERS

ENTERED APN: 645-030-04-00

✓ APN: 645-030-04-00		
TRA: 01297 - CITY OF CHULA VISTA	ACQ DATE: 10/27/1986	DOC#: 1986-484470
LEGAL: 000862 (EX ST)N 140 FT OF S 1540 FT OF W 60 AC OF S H OF LOT 45		
SITUS: OTAY VALLEY RD CHULA VISTA CA 92154		
MAIL: 104 E DAYTON AVE FRESNO CA 93704		

ASSESSED OWNER(S)	2025-26 ASSESSED VALUES
KELSTROM MARGARET L	LAND 149,337
	TAXABLE 149,337

2025-26 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	PAID	PAID	
PAYMENT DATE	11/25/2025	03/09/2026	
DELINQUENT DATE	12/10/2025	04/10/2026	
INSTALLMENT	965.06	965.06	1,930.12
PENALTY	96.50	106.50	203.00
BALANCE DUE	0.00	0.00	0.00

WARNINGS AND/OR COMMENTS
** SEE PRIOR YEAR DELQ TAXES; NO BONDS **

ASSESSMENT DETAIL			
FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
6727-60	WATER	56.38	MWD WATER STANDBY CHARGE
6754-60	WATER	49.00	CWA WATER AVAILABILITY
6655-52	WATER	49.00	WATER AVAILABILITY
5119-12	VECTOR	2.28	CO MOSQUITO/RAT CONTROL-A
5119-14	VECTOR	0.12	MOSQUITO/DISEASE CTR
		156.78	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION	
COUNTY USE CODE:	861
STANDARD LAND USE:	VACANT LAND (NEC)

PRIOR YEARS DELINQUENT

UPDATED AS OF 04/17/2026					
APN: 645-030-04-00				DEFAULT YEAR: 2022	
DELQ YEAR:	DELQ APN	BILL TYPE	BILL DATE	INST #	TAX AMOUNT
2021	645-030-04-00	REGULAR		BOTH	1,758.44
2022	645-030-04-00	REGULAR		BOTH	1,796.52
2023	645-030-04-00	REGULAR		BOTH	1,845.00

STATUS

*** R E D E E M E D AS OF 03/09/2026 ***

CURRENT OPEN ORDERS			
TOF	COMPANY	ORDER	DATE

.	FA	0000000	10/27/2023
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CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

DOC# 2025-0342470



Dec 04, 2025 08:52 AM

OFFICIAL RECORDS

JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER

FEES: \$95.00 (SB2 Atkins: \$75.00)

PCOR: YES

PAGES: 3

RECORDING REQUESTED BY
WANGER JONES HELSLEY PC

AND WHEN RECORDED MAIL
TO:

Steven K. Vote, Esq.
Wanger Jones Helsley PC
265 E. River Park Circle, Ste. 310
Fresno, CA 93720

THIS SPACE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

(Please fill in document title(s) on this line)

The undersigned declares:

DOCUMENTARY TRANSFER TAX \$.....0.00

..... Computed on the consideration or value of property conveyed; OR

..... Computed on the consideration or value less liens or encumbrances
remaining at the time of sale.

X Property transfer by reason of death of trustor. (Exempt transfer, Revenue
& Taxation Code § 11930)

Steven K. Vote
Attorney for Grantor

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:
Steven K. Vote, Esq.

WHEN RECORDED MAIL TO:

WANGER JONES HELSLEY, PC
265 E. River Park Circle, Suite 310
Fresno, California 93720

APN: 645-030-04-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Joseph A. Kelstrom
5609 N. Thorne Avenue
Fresno, CA 93711

DOCUMENTARY TRANSFER TAX \$.....0.00

..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at the time of sale.

X Property not sold. (Exempt transfer, Revenue & Taxation Code § 11930)

Declaration of Exemption From Gov't Code § 27388.1 Fee

_____ Transfer is exempt from fee per GC § 27388.1(a)(2):

_____ Recorded concurrently "in connection with" transfer subject to
Documentary Transfer Tax

_____ Recorded concurrently "in connection with" a transfer of residential
dwelling to an owner-occupier

_____ Transfer is exempt from fee per GC 27388.1(a)(1):

_____ Fee cap of \$225.00 reached _____ Not related to real property

QUITCLAIM DEED

Judith Clowes, as Successor Trustee of The Margaret L. Kelstrom Living Trust dated September 17, 2015, as
Restated, as Grantor,

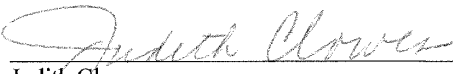
hereby remises, releases, and quitclaims to Joseph A. Kelstrom, as Grantee,

all of said Grantor's right, title, and interest in and to the following described real property in the County of
San Diego, State of California:

**The Northerly 140 feet of the Southerly 1540 feet of the Westerly 60 acres of South Half
of Lot 45 of the Otay Ranch, in the County of San Diego, State of California, according
to Map No. 862, filed in the Office of the County Recorder of San Diego County, State
of California, February 7, 1900.**

Dated: _____

11/7/2025


Judith Clowes

Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Fresno)

On 11/7, 2025, before me, Laura Brandon, a Notary Public, personally appeared Judith Clowes, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Laura Brandon (Seal)

