



LOCATION

Property Address	No Address Available Groveland, CA 95321
Subdivision	
Carrier Route	
County	Tuolumne County, CA

GENERAL PARCEL INFORMATION

APN/Tax ID	090-140-010-000
Alt. APN	
Account Number	
Tax Area	54-012
2020 Census Trct/Blk	42.02/2
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential Vacant Land
Improvement Type	
Square Feet	
# of Buildings	0

CURRENT OWNER

Name	Esakhani Nansei Tousley Jordan Christopher
Mailing Address	644 Dancer Way Turlock, CA 95382-9622
Owner Occupied	No

SCHOOL INFORMATION

These are the closest schools to the property

Tenaya Elementary School	1.6 mi
Primary Middle: K to 8	Distance
Tioga High School	1.4 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/24/2025

Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/5/2022	12/8/2022	\$50,000	Tousley Jordan Christopher & Esakhani Nansei	Craig Nancy J & Craig Joseph W	Grant Deed		2022014156
11/15/2006	11/20/2006		Craig Nancy J & Craig Joseph W	Craig Joseph W & Craig Nancy J	Intrafamily Transfer & Dissolution		2006020711
10/30/2003	11/4/2003	\$45,000	Craig Joseph W & Craig Nancy J	Ernst Gerald E	Grant Deed		2003028807

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$52,020.00	\$1,020.00 (2.0%)	\$51,000.00	\$1,000.00 (2.0%)	\$50,000.00
Assessed Improvements					
Total Assessment	\$52,020.00	\$1,020.00 (2.0%)	\$51,000.00	\$1,000.00 (2.0%)	\$50,000.00
Exempt Reason					
% Improved					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$566.50
2024			\$559.18
2023			\$546.84

2022	\$447.46
2021	\$428.54
2020	\$398.06
2019	\$385.80
2018	\$366.08
2017	\$346.82
2015	\$316.22
2014	\$300.08
2013	\$300.72

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential Vacant Land	Lot Dimensions	
Block/Lot		Lot Square Feet	12,116
Latitude/Longitude	37.855246°/-120.204484°	Acreage	0.28

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	R-1/Mx/Air	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		Tax Area	54-012
Description	Pine Mountain Lake 1 L242		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	060411-06109C1225C	04/16/2009

LISTING ARCHIVE

No Listings found for this parcel.