



LOCATION

Property Address	20386 Pine Mountain Dr Groveland, CA 95321	
Subdivision		
Carrier Route	H005	
County	Tuolumne County, CA	

GENERAL PARCEL INFORMATION

APN/Tax ID	092-150-024-000
Alt. APN	
Account Number	
Tax Area	54-012
2020 Census Trct/Bik	42.01/1
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	1508
# of Buildings	1

CURRENT OWNER

Name	Alena R James Trust James Charles L
Mailing Address	2734 Barbara Way San Jose, CA 95125-4265
Owner Occupied	No

SCHOOL INFORMATION

These are the closest schools to the property

Tenaya Elementary School	2.1 mi
Primary Middle: K to 8	Distance
Tioga High School	2.1 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 09/25/2025

Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
8/20/1993			James Charles L Jr Tr				1216/721

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$59,470.00	\$1,166.00 (2.0%)	\$58,304.00	\$1,143.00 (2.0%)	\$57,161.00
Assessed Improvements	\$132,561.00	\$2,599.00 (2.0%)	\$129,962.00	\$2,548.00 (2.0%)	\$127,414.00
Total Assessment	\$192,031.00	\$3,765.00 (2.0%)	\$188,266.00	\$3,691.00 (2.0%)	\$184,575.00
Exempt Reason					
% Improved	69%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
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2025	\$2,181.38
2024	\$2,154.36
2023	\$2,108.86
2022	\$2,069.44
2021	\$2,041.30
2020	\$2,009.44
2019	\$1,950.38
2018	\$1,907.16
2017	\$1,863.40
2016	\$1,818.70
2015	\$1,796.02
2014	\$1,756.00
2013	\$1,751.98

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
03/04/2004	\$60,000	James Charles L The Alena R James 1988 Irrevoc	Washington Mutual	2004004230
02/05/2004	\$60,000	James Charles L The Alena R James 1988 Irrevoc	Washington Mutual	2004002273

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition		Units	
Year Built	1986	Effective Year		Stories	2
BRs	2	Baths	2 F H	Rooms	2
Total Sq. Ft.	1,508				
Building Square Feet (Living Space)		Building Square Feet (Other)			

- CONSTRUCTION

Quality	C	Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	Yes
Exterior Wall		Heat Type	
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot		Lot Square Feet	16,533
Latitude/Longitude	37.854571°/-120.189772°	Acreage	0.38

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 3 L137	

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

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
41090531	Expired	09/18/2025	03/23/2025	\$349,000			Eleda Carlson	Pine Mtn Lake Realty		