



LOCATION

Property Address	Montiel Rd San Marcos, CA 92069	
Subdivision		
Carrier Route		
County	San Diego County, CA	
Map Code	1129D1	

GENERAL PARCEL INFORMATION

APN/Tax ID	226-092-69-00
Alt. APN	
City	San Marcos
Tax Area	13264
2020 Census Trct/Blk	200.25/3
Assessor Roll Year	2025

PROPERTY SUMMARY

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

CURRENT OWNER

Name	Ahluwalia Satnam Singh Aninder
Mailing Address	4120 Rogers Ln Spring Valley, CA 91977-1256
Owner Occupied	No
Owner Right Vesting	Married Man As His Sole And Separate Property

SCHOOL ZONE INFORMATION

Knob Hill Elementary School	0.4 mi
Elementary: K to 5	Distance
Woodland Park Middle School	0.8 mi
Middle: 6 to 8	Distance
Mission Hills High School	1.1 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/26/2026

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/7/2023	6/27/2023		Singh Aninder	Kaur Komalpreet	Intrafamily Transfer & Dissolution	3	2023-0167968
5/17/2023	6/27/2023	\$415,000	Ahluwalia Satnam & Singh Aninder	Moorehoward Investments LLC	Grant Deed	3	2023-0167967
9/28/2022	9/29/2022	\$388,000	Moorehoward Investments LLC	Savy Partners LLC	Trustees Deed	2	2022-0382851
4/14/2021	6/9/2021	\$475,000	Savy Partners LLC	Moorehoward Investments LLC	Grant Deed	3	2021-

LLC

0426824

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$143,575.00	\$2,815.00 (2.0%)	\$140,760.00	\$20,760.00 (17.3%)	\$120,000.00
Assessed Improvements					
Total Assessment	\$143,575.00	\$2,815.00 (2.0%)	\$140,760.00	\$20,760.00 (17.3%)	\$120,000.00
Exempt Reason					
% Improved					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$1,667.16
2024			\$1,580.26
2023			\$1,352.42
2022			\$1,387.20
2021			\$824.08
2020			\$814.38

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
06/27/2023	\$311,250	Ahluwalia Satnam Singh Aninder And Singh Aninde	Moorehoward Investments	2023-0167969
06/09/2021	\$380,000	Savy Partners LLC	Moorehoward Investments	2021-0426825

FORECLOSURE HISTORY

Filing Date	Auction Date	Defendant(s)	Plaintiff	Foreclosure Type	Case Number	Book/Page or Document#
08/17/2022	09/21/2022	Savy Partners LLC	Moorehoward Investments LLC	Auction		2022-0331710

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	/2	Lot Square Feet
Latitude/Longitude	33.136179°/-117.126513°	Acreage

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type	
Electric Source	Topography	
Water Source	District Trend	
Sewer Source	School District	Unfd San Marcos
Zoning Code	R-1:Single Fam-Res	
Owner Type		

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	/2	Tax Area	13264

Tract Number					
Description		Tr 16337 Lot 2			
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.	060296-06073C0794G	05/16/2012

LISTING ARCHIVE											
MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker	
NDP2101967	Sold	07/10/2021	01/22/2021	\$475,000	06/11/2021	\$475,000	Albert Apuzzo	Lee & Associates	Andres Martinez	Champions Real Estate	