Property Information

Owner(s):	Nevarez Austen & Angela Brelsford / Nevarez Angela Brelsford	**Mailing Address:**	15807 Rosemont Ln, Ramona, CA 92065-7429
Owner Phone:	Unknown	**Property Address:**	Riverwood Rd, Santa Ysabel, CA 92070 - San Diego County
Vesting Type:	Community Property	**Alt. APN:**	
County:	San Diego	**APN:**	248-242-09-00
Map Coord:	010085 /	**Census Tract:**	020903
Lot#:	78	**Block:**	4
Subdivision:	San Diego #3678-3	**Tract:**	010085
Legal:	Lot 78 Tr 010085		

Property Characteristics

Use:	Vacant -residential Land	**Year Built / Eff:**	/	**SqFt:**	
Zoning:	Rr	**Lot Size Ac / Sq Ft:**	4.14 / 180338	**# of Units:**	
Bedrooms:		**Bathrooms (F/H):**	0 / 0	**Fireplace:**	
# Rooms:		**Quality:**		**Heating:**	
Pool:		**Air:**		**Style:**	
Stories:		**Improvements:**		**Parking #:**	/
Gross Area:		**Garage Area:**		**Basement Area #:**	

Sale and Loan Information

Sale / Rec Date:	03/18/2025 / 03/21/2025	***$/Sq. Ft.:**		**2ndMtg:**	
Sale Price:	$90,000	**1st Loan:**		**Prior Sale Amt:**	$908,091
Doc No:	2025.73037	**Loan Type:**		**Prior Sale Date:**	11/16/2023
Doc Type:	Grant Deed	**Transfer Date:**	03/21/2025	**Prior Doc No:**	2023.343404
Seller:	Faulkner Development Group Inc	**Lender:**		**Prior Doc Type:**	Grant Deed

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

ImpValue:		**Exemption Type:**		**Land Value:**	$45,900
Tax Year/ Area:	2025 / 089-002	**Total Value:**	$45,900	**Tax Value:**	
Total Tax Amt:	$1,154.10	**Improved:**			

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