	Beds	Baths	Sale Price	Sale Date
	N/A	N/A	\$380,000	10/04/2016
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type
	280	188,615	N/A	RES-NEC

OWNER INFORMATION			
Owner Name	Alvarez Byron B	Tax Billing Zip	95376
Owner Name 2	Christine Vezies	Tax Billing ZIP + 4 Code	3816
Tax Billing Address	421 W 11th St	Owner Occupied	No
Tax Billing City & State	Tracy, CA		

LOCATION INFORMATION			
Census Tract	52.06	Comm College District Code	San Joaquin Delta Jt
Subdivision	Tracy Garden Farms	Elementary School District	Tracy
Zoning	R-L	Flood Zone Code	AE
Neighborhood Code	856-856	Flood Zone Panel	06077C0595F
School District	Tracy	Flood Zone Date	10/16/2009

TAX INFORMATION			
APN	212-170-33	Fire Dept Tax Dist	Tracy Rural Co
Tax Area	122002	Block ID	15
Water Tax Dist	S Delta	Lot #	11
Legal Description	TRACY GARDEN FARMS BLK 15 L OT 18		

ASSESSMENT & TAX			
Assessment Year	2020	2019	2018
Assessed Value - Total	\$403,259	\$395,352	\$387,600
Assessed Value - Land	\$403,259	\$395,352	\$387,600
YOY Assessed Change (\$)	\$7,907	\$7,752	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$4,326		
2019	\$4,398	\$73	1.68%
2020	\$4,468	\$70	1.58%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Water Investigation (Pw)	Actual	\$0.76	
Sjc Mosquito & Vector Ctrl	Actual	\$1.38	
Sj Delta Coll 2004 Meas L 2020	Actual	\$9.28	.0023
San Joaquin Mosquito Abatmnt	Actual	\$10.62	
Tracy Rural Fire	Actual	\$12.00	
Sj Delta Coll 2004 2018d Bond	Actual	\$13.72	.0034
Tracy Sfic 3 Bond 2008c	Actual	\$13.72	.0034
Tracy-Lammersville SD 2006c Bd	Actual	\$25.40	.0063
So Delta Water Agency (Dale)	Actual	\$25.98	
Tracy Sfid 3 Bond 2016r	Actual	\$30.24	.0075
Tracy-Lammersville SD Bond 201	Actual	\$30.64	.0076
Tracy Sfid3 2014 2018 Bond	Actual	\$39.92	.0099
Tracy Sfid 3 Bond 2014a	Actual	\$42.74	.0106
Other Misc	Actual	\$179.06	
Total Of Special Assessment	Actual	\$435.46	
Total Estimated Tax Rate			0.051

CHARACTERISTICS			
Lot Acres	4.33	County Use Code	Vac Rural Res W/Util
Lot Sq Ft	188,615	Universal Land Use	Residential (NEC)
Gross Area	280	# of Buildings	1
Building Sq Ft	280		

SELL SCORE			
Rating	High	Value As Of	2021-07-13 23:07:44
Sell Score	804		

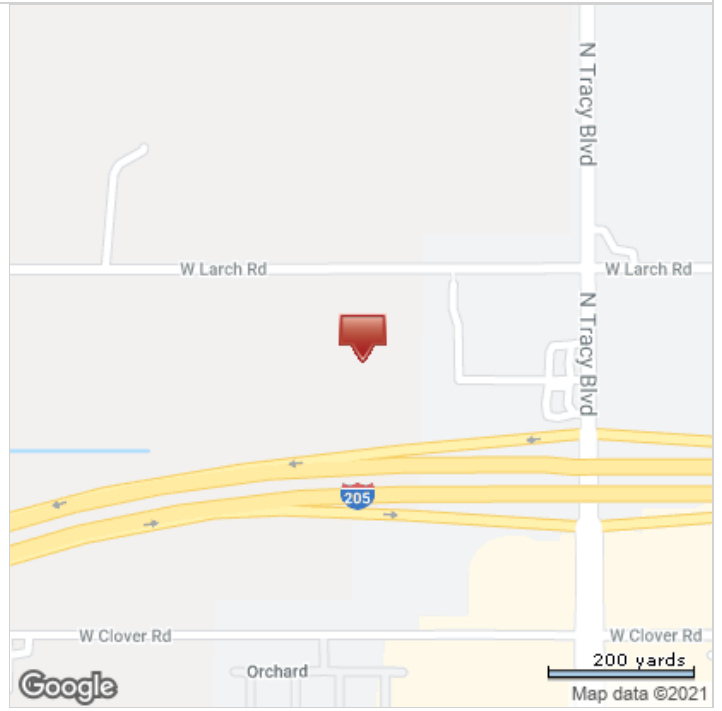
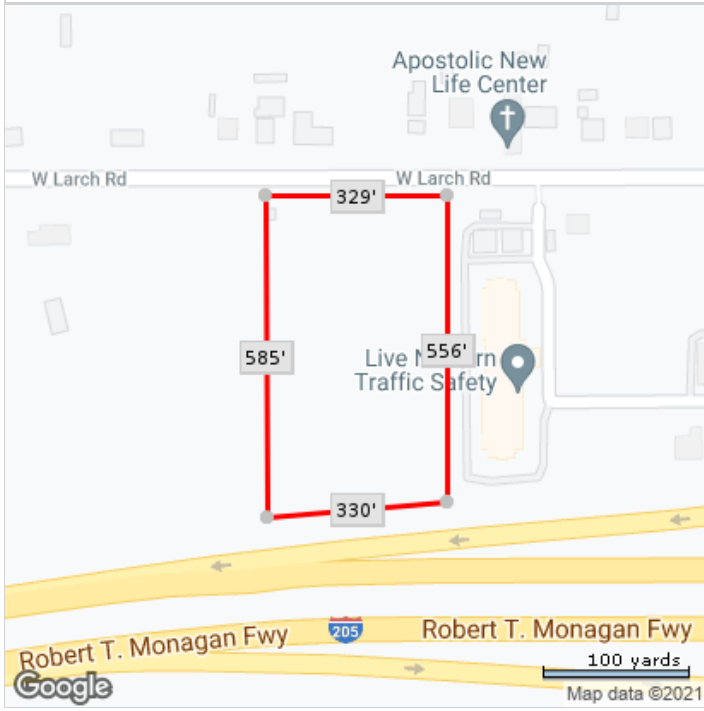
LAST MARKET SALE & SALES HISTORY			
Recording Date	11/18/2016	Deed Type	Grant Deed
Settle Date	10/04/2016	Owner Name	Alvarez Byron B
Sale Price	\$380,000	Owner Name 2	Christine Vezies
Price Per Sq Ft	\$1,357.14	Seller Name	Nelson Gavin
Document Number	142571	Title Company	Old Republic Title
Sale Type	Full		

Recording Date	09/04/2018	09/04/2018	11/18/2016	11/18/2016	08/24/2000
Settle Date	07/17/2018	07/17/2018	11/14/2016	10/04/2016	08/21/2000
Sale Price				\$380,000	
Nominal	Y	Y	Y		Y
Owner Name	Alvarez Byron B	Alvarez B B & Vezies C F/Tr	Alvarez Brian C	Alvarez Byron B	Nelson Raymond /Pt
Seller Name	Alvarez Byron B	Alvarez Byron B	Alvarez Nicole B	Nelson Gavin	Nelson Raymond L Sr
Document Number	98503	98502	142572	142571	96537
Deed Type	Quit Claim Deed	Quit Claim Deed	Quit Claim Deed	Grant Deed	Grant Deed
Title Company	Attorney Only	Attorney Only	Old Republic Title	Old Republic Title	

Recording Date		11/27/1982			
Settle Date					
Sale Price					
Nominal					
Owner Name		Nelson Raymond L			
Seller Name					
Document Number		125994		837-449	
Deed Type		Deed (Reg)		Deed (Reg)	
Title Company					

MORTGAGE HISTORY		
Mortgage Date	06/30/2017	11/18/2016
Mortgage Amount	\$125,000	\$325,000
Mortgage Lender	Private Individual	Private Individual
Borrower Name	Alvarez Byron B & Brian C	Alvarez Brian C
Borrower Name 2	Vezies Christine	Vezies Christine
Mortgage Purpose	Refi	Nominal
Mortgage Type	Private Party Lender	Private Party Lender

PROPERTY MAP



*Lot Dimensions are Estimated