


10792 W Larch Rd, Tracy, CA 95304, San Joaquin County

	Beds N/A	Baths N/A	Sale Price \$350,000	Sale Date 03/10/2004
	Bldg Sq Ft N/A	Lot Sq Ft 207,781	Yr Built N/A	Type RES ACG

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	06077C0590F
School District	Tracy	Flood Zone Date	10/16/2009

TAX INFORMATION			
APN	212-170-34	Fire Dept Tax Dist	Tracy Rural Co
Tax Area	122002	Block ID	15
Water Tax Dist	S Delta	Lot #	18
Legal Description	MAURLAND MANOR BLK 15 LOT 18		

ASSESSMENT & TAX			
Assessment Year	2020	2019	2018
Assessed Value - Total	\$454,999	\$446,078	\$437,332
Assessed Value - Land	\$454,999	\$446,078	\$437,332
YOY Assessed Change (\$)	\$8,921	\$8,746	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$4,877		
2019	\$4,959	\$82	1.68%
2020	\$5,038	\$79	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	\$10.46	.0023
San Joaquin Mosquito Abatmnt	Actual	\$10.76	
Tracy Rural Fire	Actual	\$12.00	
Sj Delta Coll 2004 2018d Bond	Actual	\$15.46	.0034
Tracy Sfic 3 Bond 2008c	Actual	\$15.46	.0034
So Delta Water Agency (Dale)	Actual	\$28.62	
Tracy-Lammersville SD 2006c Bd	Actual	\$28.66	.0063
Tracy Sfid 3 Bond 2016r	Actual	\$34.12	.0075
Tracy-Lammersville SD Bond 201	Actual	\$34.58	.0076
Tracy Sfid3 2014 2018 Bond	Actual	\$45.04	.0099
Tracy Sfid 3 Bond 2014a	Actual	\$48.22	.0106
Other Misc	Actual	\$202.02	
Total Of Special Assessment	Actual	\$487.54	
Total Estimated Tax Rate			0.051

CHARACTERISTICS			
Lot Acres	4.77	County Use Code	Vac Rural Resid Undv
Lot Sq Ft	207,781	Universal Land Use	Residential Acreage

LISTING INFORMATION			
Listing Number	15041578	Listing Price	\$2,900,936

Status	Expired		Listing Office Name		ALTERA REAL ESTATE
Status Change Date	12/25/2015				
Listing Number	90030965	90030546	70001745	60133201	40007573
Status	Duplicate Canceled	Expired	Duplicate Canceled	Expired	Closed
Listing Price	\$295,000	\$295,000	\$2,077,810	\$2,077,810	\$250,000
Selling Price	\$0	\$0	\$0	\$0	\$350,000

Listing Number	11056942
Status	Expired
Listing Price	\$1,038,000
Selling Price	\$0

LAST MARKET SALE & SALES HISTORY

Recording Date	03/25/2004	Deed Type	Grant Deed
Settle Date	03/10/2004	Owner Name	Alvarez Byron B
Sale Price	\$350,000	Owner Name 2	Christine Vezies
Document Number	60149	Seller Name	Velasquez Frank
Sale Type	Full	Title Company	Old Republic Title

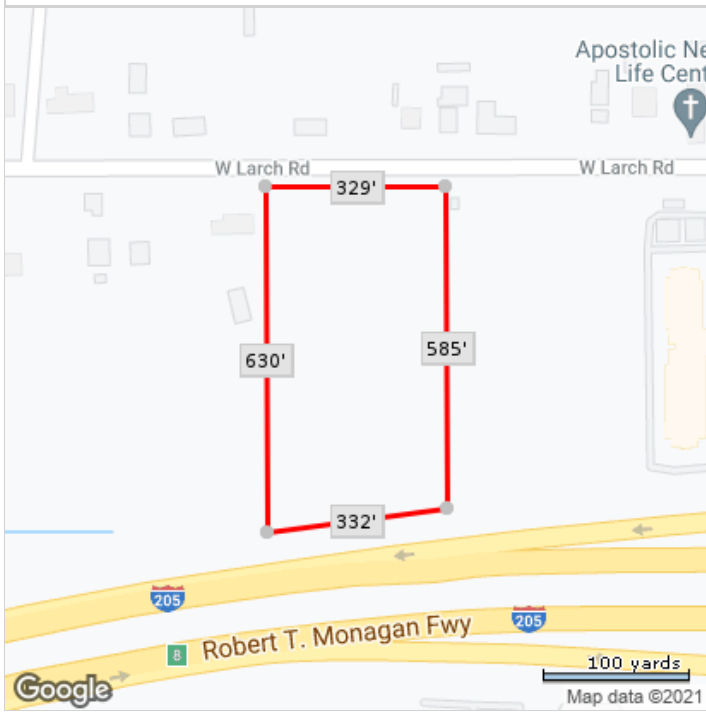
Recording Date	09/14/2018	09/04/2018	05/07/2004	03/25/2004	03/25/2004
Settle Date	07/17/2018	07/17/2018	03/24/2004	03/10/2004	
Sale Price				\$350,000	
Nominal	Y	Y	Y		
Owner Name	Alvarez B B & Vezies C F/Tr	Alvarez Byron B	Alvarez Byron	Alvarez Byron	Owner Record
Seller Name	Alvarez Byron B	Alvarez Byron	Alvarez Kellie	Velasquez Frank	Owner Record
Document Number	102783	98501	98747	60149	60148
Deed Type	Quit Claim Deed	Quit Claim Deed	Quit Claim Deed	Grant Deed	Deed (Reg)
Title Company	Attorney Only	Attorney Only	Old Republic Title	Old Republic Title	

Recording Date	
Settle Date	
Sale Price	
Nominal	
Owner Name	Velasquez Frank
Seller Name	
Document Number	4075-343
Deed Type	Deed (Reg)
Title Company	

MORTGAGE HISTORY

Mortgage Date	03/25/2014	01/30/2014	01/22/2009	05/07/2004	03/25/2004
Mortgage Amount	\$66,000	\$50,000	\$219,570	\$200,000	\$424,000
Mortgage Lender			Pacific St Bk	Pacific St Bk	Fremont Invs & Ln
Borrower Name	Alvarez Byron B	Alvarez Byron B	Alvarez Byron	Alvarez Byron	Alvarez Byron
Mortgage Purpose	Refi	Refi	Refi	Nominal	Resale
Mortgage Type	Private Party Lender	Private Party Lender	Conventional	Conventional	Conventional
Interest Rate Type				Adjustable Int Rate Loan	Adjustable Int Rate Loan
Mortgage Int Rate					5.5
Mortgage Term					30
Mortgage Term Code					Years

PROPERTY MAP



*Lot Dimensions are Estimated

