



All Assessors' maps are prepared for local property assessment purposes ONLY. Parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for use of information shown on any Assessors' map. ALL MEASURES APPROXIMATE PER REVISIONS TO THE DRAWING.

Butte County Assessor's Map  
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CREATED BY	DBI	CREATED ON	5-17-2001
REVISED BY	TD	REVISED ON	07-02-2018
EFFECTIVE	2019-20 ROLL		
Compiled by The Butte County Assessor's Office			

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# Property Detail Report

**Cana Pine Creek Rd, Chico, CA 95973**

APN: 047-060-040-000

Butte County Data as of: 01/15/2020

## Owner Information

Owner Name: Anchordoguy Kaye LLC  
Vesting: Corporation  
Mailing Address: Po Box 136, Vina, CA 96092-0136  
Occupancy: Unknown

## Location Information

Legal Description: 043.48 Ac Sec 9 T23n R1w  
APN: 047-060-040-000  
Munic / Twnshp: Twnshp-Rng-Sec: 23N-01W-09  
Subdivision: Tract #: 23N-01W-09  
Neighborhood: School District: Chico Unified School District  
Elementary School: Shasta Elementary... Middle School: Bidwell Junior Hig... High School: Pleasant Valley Hi...  
Latitude: 39.86395 Longitude: -121.99172  
County: Butte, CA  
Census Tract / Block: 000201 / 2005  
Legal Lot / Block:  
Legal Book / Page:

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/02/2018 / 04/06/2018 Price: \$2,972,000 Transfer Doc #: 2018.11552  
Buyer Name: Anchordoguy Kaye LLC Seller Name: Davis Family Farms LLC Deed Type: Deed

## Last Market Sale

Sale / Rec Date: 04/02/2018 / 04/06/2018 Sale Price / Type: \$2,972,000 / Full Value Deed Type: Deed  
Multi / Split Sale: Y Price / Sq. Ft.: New Construction:  
1st Mtg Amt / Type: \$1,976,000 / 1st Mtg Rate / Type: / Unknown 1st Mtg Doc #: 2018.11553  
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: 2018.11552  
Seller Name: Davis Family Farms LLC  
Lender: Farm Credit Svcs Title Company: Placer Title Co.

## Prior Sale Information

Sale / Rec Date: 02/01/2017 / 02/03/2017 Sale Price / Type: \$2,924,000 / Full Value Prior Deed Type: Grant Deed  
1st Mtg Amt / Type: \$1,976,000 / Conventional 1st Mtg Rate / Type: Prior Sale Doc #: 2017.5176  
Prior Lender: Farm Credit West Flca

## Property Characteristics

Gross Living Area: Total Rooms: 0 Year Built / Eff: 1900 / 1900  
Living Area: Bedrooms:  
Total Adj. Area: Baths (F / H):  
Above Grade: Pool:  
Basement Area: Fireplace:  
Style: Cooling:  
Foundation: Heating:  
Quality: Exterior Wall:  
Condition: Construction Type: Roof Type:  
Roof Material:

## Site Information

Land Use: Orchard Lot Area: 1,893,988 Sq. Ft. Zoning: A40  
State Use: Lot Width / Depth:  
County Use: Aw - Agricultural - Walnuts Usable Lot:  
Site Influence: Acres: 43.48 Water / Sewer Type:  
Flood Zone Code: X Flood Map #: 06007C0325E Flood Map Date: 01/06/2011  
Community Name: Butte County Flood Panel #: 0325E Inside SFHA: False

## Tax Information

Assessed Year: 2019 Assessed Value: \$1,311,618 Market Total Value:  
Tax Year: 2019 Land Value: \$976,140 Market Land Value:  
Tax Area: 62-024 Improvement Value: \$335,478 Market Imprv Value:  
Property Tax: \$14,794.48 Improved %: 25.58% Market Imprv %:  
Exemption: Delinquent Year: