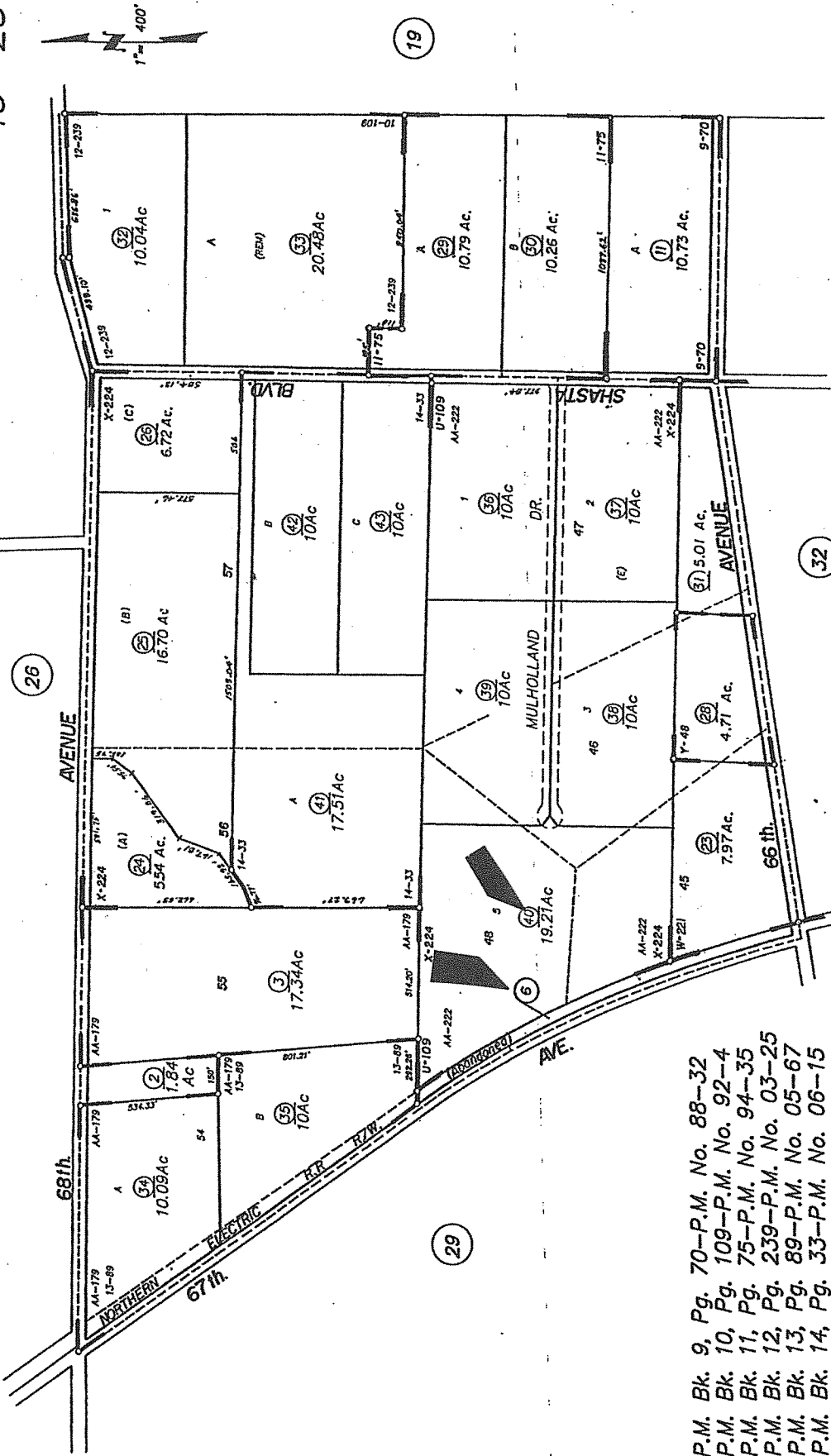


FILE COPY

RANCHO RIO DE LOS BERRENDO

45-28

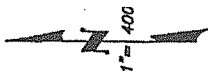


- P.M. Bk. 9, Pg. 70-P.M. No. 88-32
- P.M. Bk. 10, Pg. 109-P.M. No. 92-4
- P.M. Bk. 11, Pg. 75-P.M. No. 94-35
- P.M. Bk. 12, Pg. 239-P.M. No. 03-25
- P.M. Bk. 13, Pg. 89-P.M. No. 05-67
- P.M. Bk. 14, Pg. 33-P.M. No. 06-15

- R.M. Bk. E, Pg. 15-Los Molinos Land Co. Sub. No. 6, Revised
- R.S. Bk. U, Pg. 109
- R.S. Bk. W, Pg. 221
- R.S. Bk. X, Pg. 224-Lot Line Adj. No. 94-12
- R.S. Bk. Y, Pg. 48
- R.S. Bk. AA, Pg. 179
- R.M. Bk. AA, Pg. 222-Tract No. 03-1005

Assessor's Map Bk. 45 -Pg. 28
 County of Tehama, Calif.

NOTE-Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles



RANCHO RIO DE LOS BERRENDO

68th AVE.

SINGER

NORTHERN ELECTRIC R. R.

(Abandoned)

(67th AVE.)

HWY. 99E

66th

AVE.

34

14

18

9

4

17

2

24

3

26

11

21

20

5

6

28

43

50

44

28

32

30

10

28

34

- R.S. Bk. Y, Pg. 158-Lot Line Adj. No. 98-14
- R.S. Bk. K, Pg. 23
- R.M. Bk. E, Pg. 15-Los Molinos Land Co. Subdivision No. 6, Amended
- P.M. Bk. 1, Pg. 170-P.M. No. 221, Amended
- P.M. Bk. 1, Pg. 202-P.M. No. 420
- P.M. Bk. 4, Pg. 83-P.M. No. 77-74
- R.S. Bk. CC, Pg. 111-Hwy 99E Monumentation

NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 45 -Pg. 29
County of Tehama, Calif.

Property Detail Report

CA

APN: 045-280-006-000

Tehama County Data as of: 06/04/2021

Owner Information

Owner Name: Spanfelner Frank H Trs Spanfelner Revoc L & TR
Vesting: Ea
Mailing Address: 22775 Daha Dr, Red Bluff, CA 96080-8837
Occupancy: Unknown

Location Information

Legal Description: Ptn Lots 45&48 Sub 6 Lm Land
APN: 045-280-006-000
Munic / Twnshp: Los Molinos Land Co 11
Subdivision: Los Molinos Land Co 11
Neighborhood: Lassen View Union Elementary School District
Elementary School: Lassen View Elemen...
Latitude: 40.10725
Alternate APN: 04528006
Twonshp-Rng-Sec: Tract #:
School District: Lassen View Union Elementary School District
Middle School: Lassen View Elemen...
Longitude: -122.10009
County: Tehama, CA
Census Tract / Block: 45, 48 /
Legal Lot / Block: 45, 48 /
Legal Book / Page:
High School: Red Bluff High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/19/1996 / 04/25/1996
Buyer Name: Brandt Trust
Price: Brandt, Robert A & Patsy R
Transfer Doc #: 1648.316
Deed Type: Quitclaim

Last Market Sale

Sale / Rec Date:
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name:
Lender:
Sale Price / Type:
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type:
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: N/A
Title Company:

Prior Sale Information

Sale / Rec Date:
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type:
1st Mtg Rate / Type:
Prior Deed Type:
Prior Sale Doc #: N/A

Property Characteristics

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

Site Information

Land Use: Agricultural Land
State Use:
County Use: 540 - Misc Agric Land
Site Influence:
Flood Zone Code: X
Community Name: Tehama County
Unincorporated Areas
Lot Area: 95,832 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 2.2
Flood Map #: 06103C1175H
Flood Panel #: 1175H
Zoning:
of Buildings:
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 09/29/2011
Inside SFHA: False

Tax Information

Assessed Year: 2020
Tax Year: 2020
Tax Area: 104-002
Property Tax: \$4.28
Exemption:
Assessed Value: \$412
Land Value: \$412
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Property Detail Report

CA

APN: 045-280-040-000

Tehama County Data as of: 06/11/2021

Owner Information

Owner Name: Spanfelner Frank Henry
Vesting: Individual(S)
Mailing Address: 22775 Daha Dr
Occupancy: Unknown

Location Information

Legal Description: Lot 5 Bk Aa Pgs 222-224
APN: 045-280-040-000
Munic / Twnshp: County: Tehama, CA
Subdivision: Alternate APN: 04528040
Tract #: 3-1005
Neighborhood: School District: Lassen View Union Elementary School District
Elementary School: Lassen View Elemen... Middle School: Lassen View Elemen... High School: Red Bluff High Sch...
Latitude: 40.10806 Longitude: -122.09899

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 03/18/2020 / 03/26/2020 Price: Transfer Doc #: 2020.3385
Buyer Name: Spanfelner Frank Henry Seller Name: Daha Inc Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 08/02/2013 / 08/05/2013 Sale Price / Type: \$120,000 / Full Value Deed Type: Grant Deed
Multi / Split Sale: Price / Sq. Ft.: New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: 2013.9726
Seller Name: Gilchrist Gregory D & Ginger S
Lender: Title Company: Northern Californi...

Prior Sale Information

Sale / Rec Date: 03/03/2011 / 03/15/2011 Sale Price / Type: \$75,000 / Full Value Prior Deed Type: Deed
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: 2011.2941
Prior Lender:

Property Characteristics

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

Site Information

Land Use: Orchard Lot Area: 836,787 Sq. Ft. Zoning:
State Use: Lot Width / Depth: # of Buildings:
County Use: 310 - Walnut Orchard Usable Lot: Res / Comm Units:
Site Influence: Acres: 19.21 Water / Sewer Type:
Flood Zone Code: X Flood Map #: 06103C1175H Flood Map Date: 09/29/2011
Community Name: Tehama County Flood Panel #: 1175H Inside SFHA: False
Unincorporated Areas

Tax Information

Assessed Year: 2020 Assessed Value: \$313,507 Market Total Value:
Tax Year: 2020 Land Value: \$156,484 Market Land Value:
Tax Area: 104-002 Improvement Value: \$157,023 Market Imprv Value:
Property Tax: \$3,256.02 Improved %: 50.09% Market Imprv %:
Exemption: Delinquent Year:

Property Detail Report

25180 66th Ave, Los Molinos, CA 96055-9679

APN: 045-290-027-000

Tehama County Data as of: 06/04/2021

Owner Information

Owner Name: Spanfelner Frank H Trs Spanfelner Revoc L & TR
Vesting: Ea
Mailing Address: 22775 Daha Dr, Red Bluff, CA 96080-8837
Occupancy: Absentee Owner

Location Information

Legal Description: Ptn Lts 44 & 49 Lml #6
APN: 045-290-027-000
Munic / Twnshp: Twnshp-Rng-Sec:
Subdivision: Tract #:
Neighborhood: School District: Lassen View Union Elementary School District
Elementary School: Lassen View Elemen... Middle School: Lassen View Elemen... High School: Red Bluff High Sch...
Latitude: 40.10822 Longitude: -122.10255
County: Tehama, CA
Census Tract / Block: 000100 / 2423
Legal Lot / Block: 44, 49 /
Legal Book / Page:

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: Price:
Buyer Name: Seller Name: Transfer Doc #:
Deed Type:

Last Market Sale

Sale / Rec Date: Sale Price / Type: Deed Type:
Multi / Split Sale: Price / Sq. Ft.: New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: N/A
Seller Name:
Lender: Title Company:

Prior Sale Information

Sale / Rec Date: Sale Price / Type: Prior Deed Type:
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: N/A
Prior Lender:

Property Characteristics

Gross Living Area: 2,455 Sq. Ft. Total Rooms: 3 Year Built / Eff: 2004
Living Area: 2,455 Sq. Ft. Bedrooms: 3 Stories: 1
Total Adj. Area: Baths (F / H): 2 / 1 Parking Type:
Above Grade: Pool: Garage #:
Basement Area: Fireplace: Garage Area:
Style: Cooling: Central Porch Type:
Foundation: Heating: Central Patio Type:
Quality: Good Exterior Wall: Roof Type:
Condition: Construction Type: Roof Material:

Site Information

Land Use: Orchard Lot Area: 435,600 Sq. Ft. Zoning:
State Use: Lot Width / Depth: # of Buildings: 1
County Use: 312 - Walnut Orchard W/Mh Usable Lot: Res / Comm Units:
Site Influence: Acres: 10.0 Water / Sewer Type:
Flood Zone Code: X Flood Map #: 06103C1175H Flood Map Date: 09/29/2011
Community Name: Tehama County Flood Panel #: 1175H Inside SFHA: False
Unincorporated Areas

Tax Information

Assessed Year: 2020 Assessed Value: \$434,888 Market Total Value:
Tax Year: 2020 Land Value: \$78,397 Market Land Value:
Tax Area: 104-002 Improvement Value: \$356,491 Market Imprv Value:
Property Tax: \$4,522.88 Improved %: 81.97% Market Imprv %:
Exemption: Delinquent Year:

Property Detail Report

CA

APN: 045-290-028-000

Tehama County Data as of: 06/04/2021

Owner Information

Owner Name: Spanfelner Frank H Trs Spanfelner Revoc L & TR
Vesting: Ea
Mailing Address: 22775 Daha Dr, Red Bluff, CA 96080-8837
Occupancy: Unknown

Location Information

Legal Description: Ptn Lts 44 43 49 Lml #6
APN: 045-290-028-000
Munic / Twnshp: Los Molinos Land Co
Subdivision: Los Molinos Land Co
Neighborhood: Lassen View Elemen...
Elementary School: Lassen View Elemen...
Latitude: 40.10601
County: Tehama, CA
Census Tract / Block: 44, 43, 49 /
Legal Lot / Block: 44, 43, 49 /
Legal Book / Page:
School District: Lassen View Union Elementary School District
Middle School: Lassen View Elemen...
High School: Red Bluff High Sch...
Alternate APN: 04529028
Twnshp-Rng-Sec:
Tract #:
School District:
Middle School:
Longitude: -122.10332

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:
Buyer Name:
Price:
Seller Name:
Transfer Doc #:
Deed Type:

Last Market Sale

Sale / Rec Date:
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name:
Lender:
Sale Price / Type:
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type:
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: N/A
Title Company:

Prior Sale Information

Sale / Rec Date:
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type:
1st Mtg Rate / Type:
Prior Deed Type:
Prior Sale Doc #: N/A

Property Characteristics

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

Site Information

Land Use: Orchard
State Use:
County Use: 314 - Walnut Orchard W/Imp
Site Influence:
Flood Zone Code: X
Community Name: Tehama County
Unincorporated Areas
Lot Area: 1,748,498 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 40.14
Flood Map #: 06103C1175H
Flood Panel #: 1175H
Zoning:
of Buildings:
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 09/29/2011
Inside SFHA: False

Tax Information

Assessed Year: 2020
Tax Year: 2020
Tax Area: 104-002
Property Tax: \$5,046.60
Exemption:
Assessed Value: \$485,851
Land Value: \$305,913
Improvement Value: \$179,938
Improved %: 37.04%
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %: