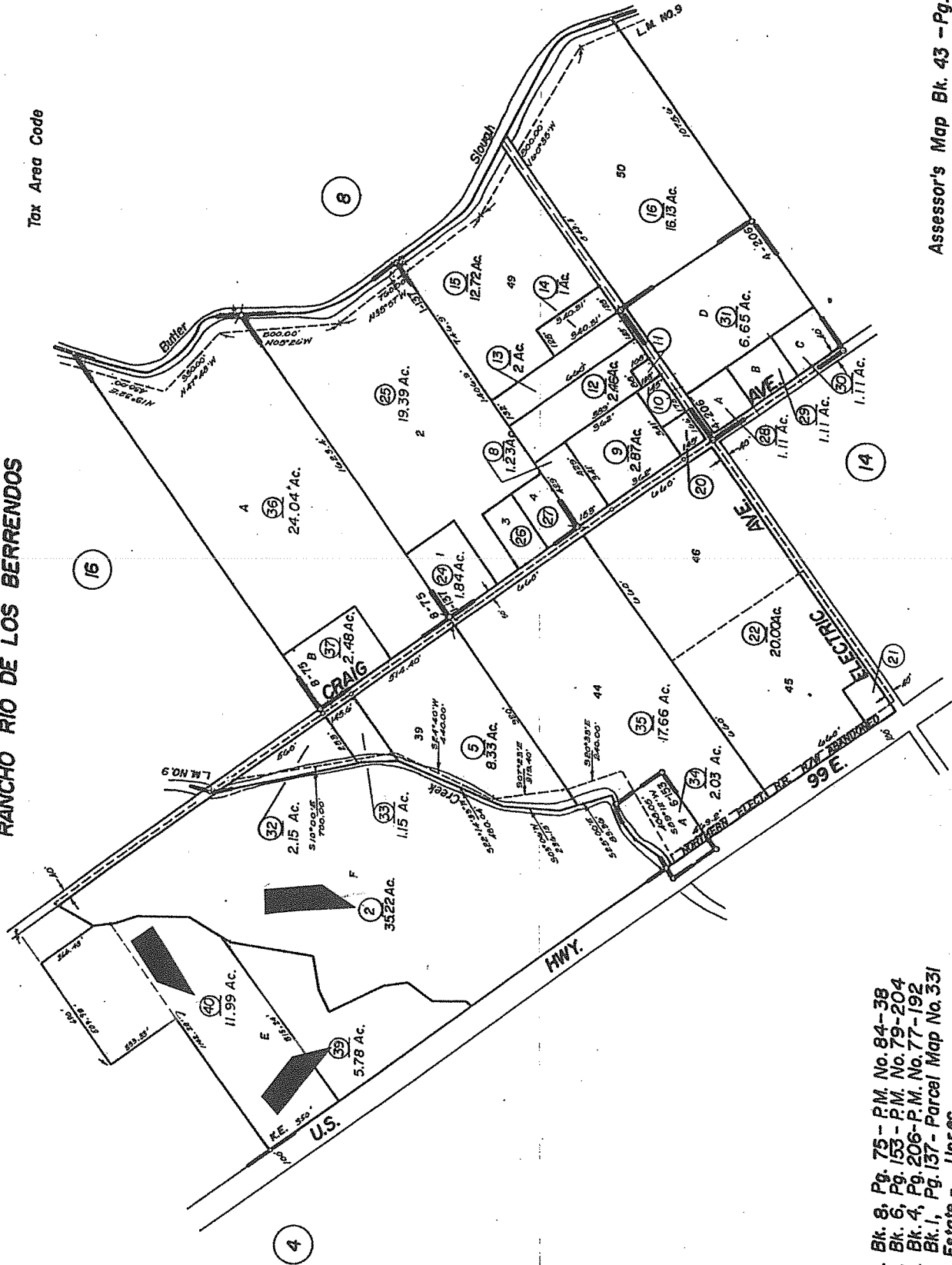


Tax Area Code

RANCHO RIO DE LOS BERRENDOS



R.M. Bk. 8, Pg. 75 - P.M. No. 84-38
 P.M. Bk. 6, Pg. 153 - P.M. No. 79-204
 P.M. Bk. 4, Pg. 206 - P.M. No. 77-192
 P.M. Bk. 1, Pg. 137 - Parcel Map No. 331
 King Estate - Unrec.
 R.M. Bk. E, Pg. 8 - Los Molinos Land Co. Subdivision No. 9

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

Assessor's Map Bk. 43 - Pg. 15
 County of Tehama, Calif.

Property Detail Report

12262 State Highway 99e, Red Bluff, CA 96080-8946

APN: 043-150-002-000

Tehama County Data as of: 12/13/2021

Owner Information

Owner Name: Andersen & Sons Ranch Inc
Vesting: Company / Corporation
Mailing Address: Po Box 100, Vina, CA 96092-0100
Occupancy: Unknown

Location Information

Legal Description: Ptn Lt 4 King Estate
APN: 043-150-002-000
Munic / Twnshp: King Estate
Subdivision: King Estate
Neighborhood: Lassen View Elemen...
Elementary School: Lassen View Elemen...
Latitude: 40.15093
County: Tehama, CA
Census Tract / Block: 000100 / 3014
Legal Lot / Block: 4 /
Legal Book / Page:
School District: Lassen View Union Elementary
Middle School: Lassen View Elemen...
High School: Red Bluff High
Tract #: 04315002
Twtnshp-Rng-Sec: 4 /
Tract #: 4015093
Longitude: -122.13801

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/24/2012 / 04/27/2012
Buyer Name: Andersen & Sons Ranch Inc
Price: \$2,800,000
Seller Name: Spanfelner F R & M R Trust
Transfer Doc #: 2012.4525
Deed Type: Deed

Last Market Sale

Sale / Rec Date: 04/24/2012 / 04/27/2012
Multi / Split Sale: Y
1st Mtg Amt / Type: \$2,010,000 / Conventional
2nd Mtg Amt / Type: \$800,000 / Conventional
Seller Name: Spanfelner F R & M R Trust
Lender: American Agcredit Flca
Sale Price / Type: \$2,800,000 / Full Value
Price / Sq. Ft.: \$2,141
1st Mtg Rate / Type: / Unknown Or Not Provided
2nd Mtg Rate / Type: / Unknown
Deed Type: Deed
New Construction:
1st Mtg Doc #: 2012.4526
Sale Doc #: 2012.4525
Title Company: Placer Title

Prior Sale Information

Sale / Rec Date: 12/25/1997 / 12/31/1997
1st Mtg Amt / Type: \$250,000 / Conventional
Prior Lender: Ronald C Crivelli Trustee
Sale Price / Type: \$300,000 / Full Value
1st Mtg Rate / Type: / Fix
Prior Deed Type:
Prior Sale Doc #: 1761.52

Property Characteristics

Gross Living Area: 1,308 Sq. Ft.
Living Area: 1,308 Sq. Ft.
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality: Average
Condition:
Total Rooms: 3
Bedrooms: 3
Baths (F / H): 2 /
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type: Wood
Year Built / Eff: 1938 / 1938
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Orchard
State Use:
County Use: 311 - Irr Walnut Orchard-W/Res
Site Influence:
Flood Zone Code: X
Community Name: Tehama County
Unincorporated Areas
Lot Area: 1,534,183 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 35.22
Flood Map #: 06103C0795H
Flood Panel #: 0795H
Zoning:
of Buildings: 1
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 09/29/2011
Inside SFHA: False

Tax Information

Assessed Year: 2021
Tax Year: 2020
Tax Area: 104-002
Property Tax: \$5,194.48
Exemption:
Assessed Value: \$470,907
Land Value: \$91,556
Improvement Value: \$379,351
Improved %: 80.56%
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Property Detail Report

12300 State Highway 99e, Red Bluff, CA 96080

APN: 043-150-039-000

Tehama County Data as of: 12/13/2021

Owner Information

Owner Name: Andersen & Sons Ranch Inc
Vesting: Company / Corporation
Mailing Address: Po Box 100, Vina, CA 96092-0100
Occupancy: Unknown

Location Information

Legal Description: Ptn Rancho Rio Delosberrendos
County: Tehama, CA
APN: 043-150-039-000
Alternate APN: 04315039
Census Tract / Block: 000500 / 3064
Munic / Twnshp: Twnshp-Rng-Sec:
Legal Lot / Block:
Subdivision: Tract #:
Legal Book / Page:
Neighborhood: School District: Lassen View Union Elementary
Elementary School: Lassen View Elemen...
Middle School: Lassen View Elemen...
High School: Red Bluff High
Latitude: 40.15135
Longitude: -122.14007

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/24/2012 / 04/27/2012
Price: \$2,800,000
Transfer Doc #: 2012.4525
Buyer Name: Andersen & Sons Ranch Inc
Seller Name: Spanfelner F R & M R Trust
Deed Type: High Liability Loan

Last Market Sale

Sale / Rec Date: 04/24/2012 / 04/27/2012
Sale Price / Type: \$2,800,000 / Full Value
Deed Type: High Liability Loan
Multi / Split Sale: Y
Price / Sq. Ft.: \$1,847
New Construction:
1st Mtg Amt / Type: \$2,010,000 / Conventional
1st Mtg Rate / Type: / Unknown Or Not Provided
1st Mtg Doc #: 2012.4526
2nd Mtg Amt / Type: \$800,000 / Conventional
2nd Mtg Rate / Type: / Unknown
Sale Doc #: 2012.4525
Seller Name: Spanfelner F R & M R Trust
Lender: American Agcredit Fica
Title Company: Placer Title

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: 1,516 Sq. Ft.
Total Rooms: 3
Year Built / Eff: 1949 / 1949
Living Area: 1,516 Sq. Ft.
Bedrooms: 3
Stories: 1
Total Adj. Area:
Baths (F / H): 1 / 1
Parking Type:
Above Grade:
Pool:
Garage #:
Basement Area:
Fireplace: 1
Garage Area:
Style:
Cooling: Evaporative
Porch Type:
Foundation:
Heating:
Patio Type:
Quality: Average
Exterior Wall:
Roof Type:
Condition:
Construction Type: Wood
Roof Material:

Site Information

Land Use: Packing
Lot Area: 251,776 Sq. Ft.
Zoning:
State Use:
Lot Width / Depth:
of Buildings: 1
County Use: 250 - Fruit & Vegetable
Usable Lot:
Res / Comm Units:
Site Influence:
Acres: 5.78
Water / Sewer Type:
Flood Zone Code: X
Flood Map #: 06103C0795H
Flood Map Date: 09/29/2011
Community Name: Tehama County
Flood Panel #: 0795H
Inside SFHA: False
Unincorporated Areas

Tax Information

Assessed Year: 2021
Assessed Value: \$1,313,737
Market Total Value:
Tax Year: 2020
Land Value: \$98,630
Market Land Value:
Tax Area: 104-002
Improvement Value: \$1,215,107
Market Imprv Value:
Property Tax: \$13,684.60
Improved %: 92.49%
Market Imprv %:
Exemption:
Delinquent Year:

Property Detail Report

CA

APN: 043-150-040-000

Tehama County Data as of: 12/13/2021

Owner Information

Owner Name: Andersen & Sons Ranch Inc
Vesting: Company / Corporation
Mailing Address: Po Box 100, Vina, CA 96092-0100
Occupancy: Unknown

Location Information

Legal Description: Ptn Rancho Rio Delosberrendos
County: Tehama, CA
APN: 043-150-040-000
Alternate APN: 04315040
Munic / Twnshp: Twtnshp-Rng-Sec:
Subdivision: Tract #:
Neighborhood: School District: Lassen View Union Elementary
Elementary School: Lassen View Elemen...
Middle School: Lassen View Elemen...
High School: Red Bluff High
Latitude: 40.1531
Longitude: -122.14004

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/24/2012 / 04/27/2012
Price: \$2,800,000
Transfer Doc #: 2012.4525
Buyer Name: Andersen & Sons Ranch Inc
Seller Name: Spanfelner F R & M R Trust
Deed Type: High Liability Loan

Last Market Sale

Sale / Rec Date: 04/24/2012 / 04/27/2012
Sale Price / Type: \$2,800,000 / Full Value
Deed Type: High Liability Loan
Multi / Split Sale: Y
Price / Sq. Ft.:
New Construction:
1st Mtg Amt / Type: \$2,010,000 / Conventional
1st Mtg Rate / Type: / Unknown Or Not Provided
1st Mtg Doc #: 2012.4526
2nd Mtg Amt / Type: \$800,000 / Conventional
2nd Mtg Rate / Type: / Unknown
Sale Doc #: 2012.4525
Seller Name: Spanfelner F R & M R Trust
Lender: American Agcredit Fica
Title Company: Placer Title

Prior Sale Information

Sale / Rec Date: 01/26/1996 / 02/01/1996
Sale Price / Type: \$92,500 / Full Value
Prior Deed Type:
1st Mtg Amt / Type: \$83,250 / Conventional
1st Mtg Rate / Type: / Fix
Prior Sale Doc #: 1632.361
Prior Lender: Seller

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
Lot Area: 522,284 Sq. Ft.
Zoning:
State Use:
Lot Width / Depth:
of Buildings:
County Use: 314 - Irr Walnut Orch-
W/Misc Impv
Usable Lot:
Res / Comm Units:
Site Influence:
Acres: 11.99
Water / Sewer Type:
Flood Zone Code: X
Flood Map #: 06103C0795H
Flood Map Date: 09/29/2011
Community Name: Tehama County
Flood Panel #: 0795H
Inside SFHA: False
Unincorporated Areas

Tax Information

Assessed Year: 2021
Assessed Value: \$251,914
Market Total Value:
Tax Year: 2020
Land Value: \$139,244
Market Land Value:
Tax Area: 104-002
Improvement Value: \$112,670
Market Imprv Value:
Property Tax: \$2,588.56
Improved %: 44.73%
Market Imprv %:
Exemption:
Delinquent Year: