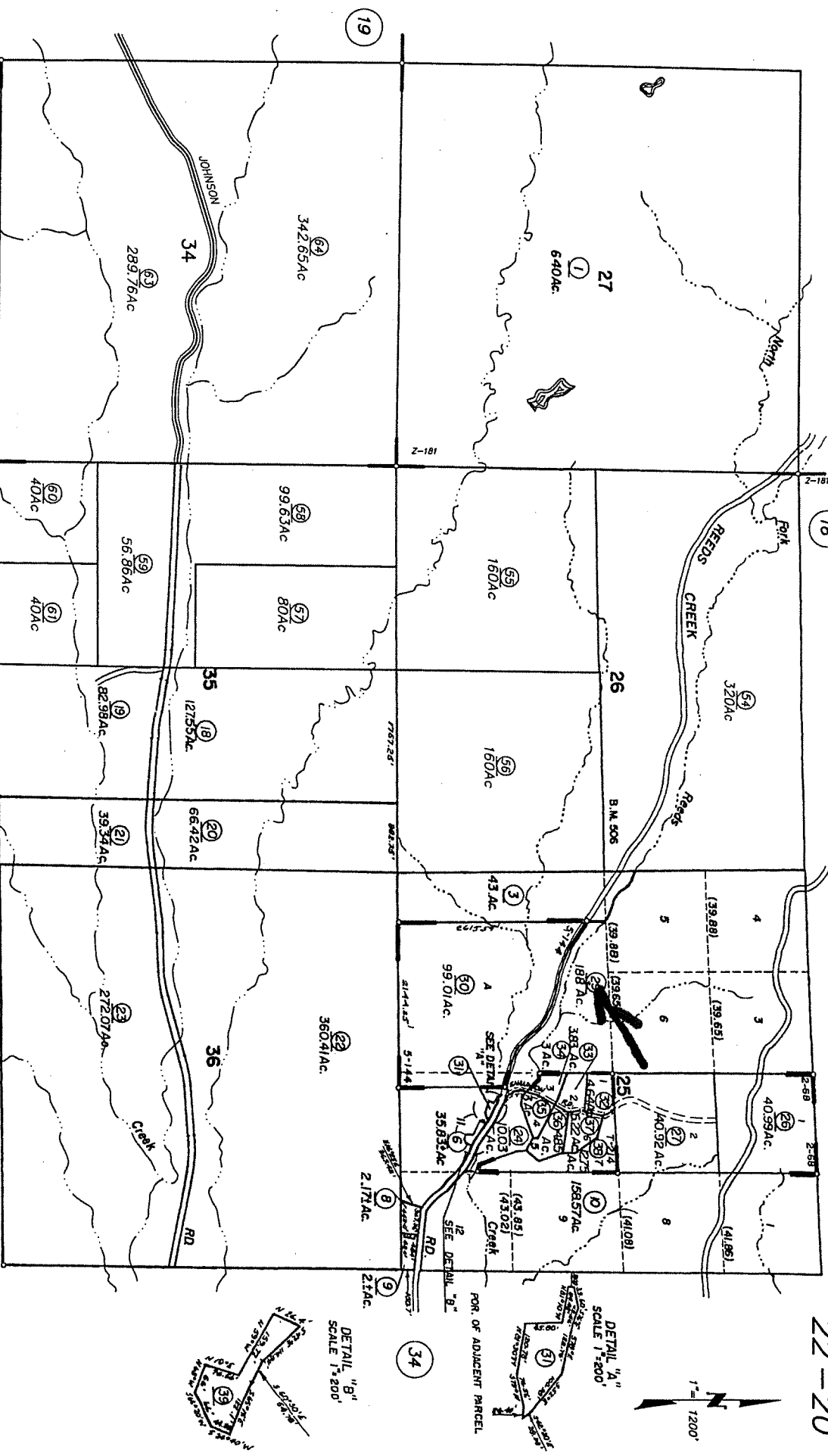


16 T.27N., R.5W., M.D.B.&M.

22-20



P.M. Bk. 2, Pg. 68-P.M. No. 449
 P.M. Bk. 5, Pg. 144-P.M. No. 78-149
 R.M. Bk. T, Pg. 214-Shannon Heights, Tract No. 78-1028

Bk. 25 R.S. Bk. Y, Pg. 196-Lot Line Adj.
 No. 98-46, Revoked
 R.S. Bk. Z, Pg. 181

Assessor's Map Bk. 22 -Pg. 20
 County of Tehama, Calif.

Property Detail Report

17750 Reeds Creek Rd, Red Bluff, CA 96080-9228

APN: 022-200-029-000

Tehama County Data as of: 05/17/2024

Owner Information

Owner Name: Byrne Family Trust / Byrne Thomas J
Vesting: Family Trust
Mailing Address: Po Box 925, Red Bluff, CA 96080-0925

Occupancy: Unknown

Location Information

| | | | |
|--------------------|-----------------------|------------------|--|
| Legal Description: | Nw1/4 Sec 25 T27n R5w | County: | Tehama, CA |
| APN: | 022-200-029-000 | Alternate APN: | 02220029 |
| Munic / Twnshp: | | Twshp-Rng-Sec: | 27N-05W-25 |
| Subdivision: | | Tract #: | |
| Neighborhood: | | School District: | Red Bluff Joint Union High School District |
| Elementary School: | Reeds Creek Elemen... | Middle School: | Reeds Creek Elemen... |
| Latitude: | 40.16215 | Longitude: | -122.37894 |
| | | High School: | Red Bluff High Sch... |

Last Transfer / Conveyance - Current Owner

| | | | | | |
|----------------------|-------------------------------------|--------------|-------------------|-----------------|--|
| Transfer / Rec Date: | / 01/06/2023 | Price: | | Transfer Doc #: | 2023.116 |
| Buyer Name: | Byrne Family Trust / Byrne Thomas J | Seller Name: | Byrne Melodi Lynn | Deed Type: | Affidavit Death Of Trustee/Successor Trustee (Los Angeles) |

Last Market Sale

| | | | | | |
|---------------------|---------------------------|----------------------|------------------------|-------------------|----------------------|
| Sale / Rec Date: | 11/26/2002 / 12/02/2002 | Sale Price / Type: | \$399,000 / Full Value | Deed Type: | Deed |
| Multi / Split Sale: | | Price / Sq. Ft.: | \$162 | New Construction: | |
| 1st Mtg Amt / Type: | \$319,200 / Conventional | 1st Mtg Rate / Type: | 612.0 / Fixed | 1st Mtg Doc #: | 2228.19 |
| 2nd Mtg Amt / Type: | | 2nd Mtg Rate / Type: | | Sale Doc #: | 2228.17 |
| Seller Name: | Hight, Juanita G | | | Title Company: | Fidelity National... |
| Lender: | National City Mortgage Co | | | | |

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: | 2,463 Sq. Ft. | Total Rooms: | 4 | Year Built / Eff: | 1990 / 1994 |
| Living Area: | 2,463 Sq. Ft. | Bedrooms: | 4 | Stories: | 2 |
| Total Adj. Area: | | Baths (F / H): | 3 / 1 | Parking Type: | |
| Above Grade: | 2,463 Sq. Ft. | Pool: | | Garage #: | |
| Basement Area: | | Fireplace: | | Garage Area: | |
| Style: | | Cooling: | | Porch Type: | |
| Foundation: | | Heating: | | Patio Type: | |
| Quality: | Average | Exterior Wall: | | Roof Type: | |
| Condition: | | Construction Type: | Wood | Roof Material: | |

Site Information

| | | | | | |
|------------------|------------------------------------|--------------------|-------------------|---------------------|------------|
| Land Use: | Pasture | Lot Area: | 8,189,280 Sq. Ft. | Zoning: | |
| State Use: | | Lot Width / Depth: | | # of Buildings: | 1 |
| County Use: | 531R - Pasture W/Res - Ag Preserve | Usable Lot: | | Res / Comm Units: | |
| Site Influence: | | Acres: | 188.0 | Water / Sewer Type: | |
| Flood Zone Code: | A | Flood Map #: | 06103C0750H | Flood Map Date: | 09/29/2011 |
| Community Name: | Tehama County Unincorporated Areas | Flood Panel #: | 0750H | Inside SFHA: | True |

Tax Information

| | | | | | |
|----------------|------------|--------------------|-----------|---------------------|--|
| Assessed Year: | 2023 | Assessed Value: | \$304,541 | Market Total Value: | |
| Tax Year: | 2023 | Land Value: | \$60,936 | Market Land Value: | |
| Tax Area: | | Improvement Value: | \$243,605 | Market Imprv Value: | |
| Property Tax: | \$3,224.14 | Improved %: | 79.99% | Market Imprv %: | |