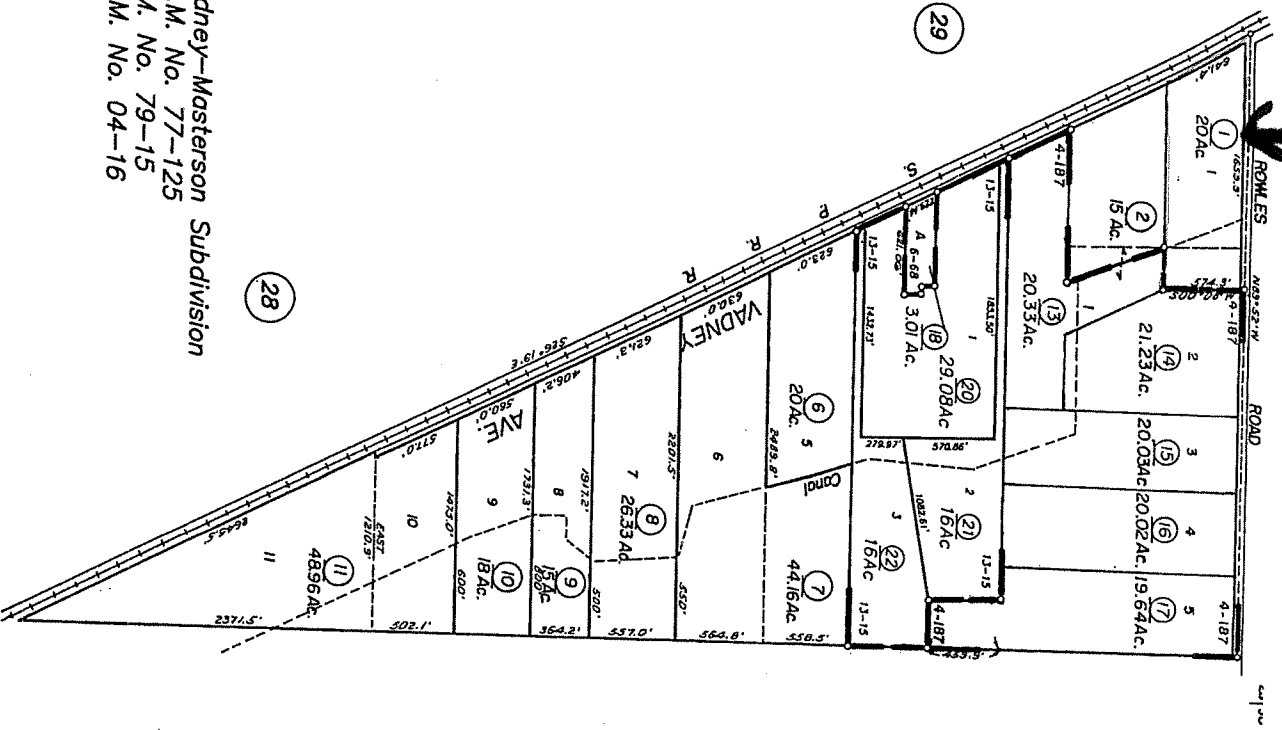


FILE COPY

BOSQUEJO RANCHO

Subject

79-27



R.M. Bk. F, Pg. 27—Vadney—Masteron Subdivision  
 P.M. Bk. 4, Pg. 187—P.M. No. 77—125  
 P.M. Bk. 6, Pg. 68—P.M. No. 79—15  
 P.M. Bk. 13, Pg. 15—P.M. No. 04—16

Assessor's Map Bk. 79 -Pg. 27  
 County of Tehama, Calif.

# Property Detail Report

4145 Rowles Rd, Corning, CA 96021  
 APN: 079-270-001-000

Tehama County Data as of: 07/11/2024

## Owner Information

Owner Name: Andersen Family Trust / 17 / Andersen Patrick Trs  
 Vesting:  
 Mailing Address: Po Box 92, Vina, CA 96092-0092  
 Occupancy: Unknown

## Location Information

Legal Description: Ptn Lot 1 Bk F Pg 27 Vad Mstrnson Sub  
 APN: 079-270-001-000 Alternate APN: 07927001 County: Tehama, CA  
 Munic / Twnshp: Twnshp-Rng-Sec: Legal Lot / Block: 1 /  
 Subdivision: Vad Mstrnson Sub Tract #: Legal Book / Page:  
 Neighborhood: School District: Los Molinos Unified School District  
 Elementary School: Vina Elementary Sc... Middle School: Vina Elementary Sc... High School: Los Molinos High S...  
 Latitude: 39.91243 Longitude: -122.03864

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 05/18/2021 / 05/24/2021 Price: Transfer Doc #: 2021.7475  
 Buyer Name: Rancho Escondido Family Trust / Alvarez Emilio Seller Name: Alvarez Emilio & Guadalupe M Deed Type: Grant Deed

## Last Market Sale

Sale / Rec Date: 05/26/2017 / 05/30/2017 Sale Price / Type: \$400,000 / Deed Type: Grant Deed  
 Multi / Split Sale: Price / Sq. Ft.: \$348 New Construction:  
 1st Mtg Amt / Type: \$282,000 / 1st Mtg Rate / Type: 4.08 / Estimated 1st Mtg Doc #: 2017.6555  
 2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: 2017.6554  
 Seller Name: Berens William S Title Company: Placer Title Compa...  
 Lender: Golden State Farm Credit Fclca

## 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: 1,151 Sq. Ft. Total Rooms: 5 Year Built / Eff: 1935 / 1935  
 Living Area: 1,151 Sq. Ft. Bedrooms: 2 Stories: 1  
 Total Adj. Area: Baths (F / H): 1 / Parking Type:  
 Above Grade: 1,151 Sq. Ft. Pool: Garage #:  
 Basement Area: Fireplace: 1 Garage Area:  
 Style: Cooling: Porch Type:  
 Foundation: Heating: Heated Patio Type:  
 Quality: Fair Exterior Wall: Roof Type:  
 Condition: Construction Type: Wood Roof Material:

## Site Information

Land Use: Orchard Lot Area: 871,200 Sq. Ft. Zoning:  
 State Use: Lot Width / Depth: # of Buildings: 1  
 County Use: 311R - Irrig Walnut Orchard - Usable Lot: Res / Comm Units:  
 W/Res - Ag Preserve  
 Site Influence: Acres: 20.0 Water / Sewer Type:  
 Flood Zone Code: X Flood Map #: 06103C1495H Flood Map Date: 09/29/2011  
 Community Name: Tehama County Flood Panel #: 1495H Inside SFHA: False  
 Unincorporated Areas

## Tax Information

Assessed Year: 2023 Assessed Value: \$352,530 Market Total Value:  
 Tax Year: 2023 Land Value: \$85,602 Market Land Value:  
 Tax Area: Improvement Value: \$266,928 Market Imprv Value:  
 Property Tax: \$3,622.90 Improved %: 75.72% Market Imprv %:  
 Exemption: Delinquent Year: