

Understanding Property Profiles



Our property profiles provide detailed information for a look into a property's current status. With our profiles, you will be able to determine the exact owner(s) and vesting, open Deeds of Trust and if the property is in distress by the included notices. Our valuable Property Profile includes the following information:

- Property characteristics and property details
- Current tax information
- Sales comparables
- Documents
 - ▶ vesting deeds
 - ▶ open deeds of trust (loans)
 - ▶ notice of default
 - ▶ notice of trustee's sale
- Assessor's map


Call us today to get your
Property Profile!



Property Details Page

**Chicago Title**

560 E. Hospitality Ln San Bernardino, CA 92408 - Ph (909) 384-7878 - Fax (909) 384-7843

**Property Profile Report**

Parcel : 438 472 003	Pr Owner : TOWER DEV CO LLC
Owner : Smith John	Census Tr: 435.12
CoOwner : Smith Mary	Tract#: 24054
Site : 1234 Jasmine Ct San Jacinto 92583	
Mall : 1234 Jasmine Ct San Jacinto Ca 92583	
Legal : .16 ACRES NET IN LOT 102 MB 350/030	
TR 24054	
LandUse : R1	Prop Type :
Res, Single Family Residences	

Sale & Loan Information

Sale Date : 06/04/2004	Pr Sale : 12/21/2001	Total : \$231,000
Sale Price : \$258,000 FULL	Pr Price : \$36,000	Land : \$195,000
Document# : 428205	Pr Doc# : 637166	Struct : \$195,000
Deed Type : Grant Deed	Exempt : \$7,000	Other :
	Type : Homeowners	%Imprvd: 84
		TaxArea : 10-046
		15-16 Taxes : \$4,430.48

Tax Information

Property Characteristics

Bed/Bath : 4 / 2.50	Bldg Sq Ft : 2,258	Lot Acres : .16
Fireplace : Yes	1st/2nd Flr SF : /	Lot SqFt : 6,970
Air Cond : Yes	3rd Flr SF :	Lot Dim :
Heat Mthd : Yes	Add'l Sqft :	Access/TP :
Fireplace : Yes	Bsm't Sqft :	Bldg Class :
Family Rm :	Garage Sqft : 600	Bldg Type :
Total Rms :	Garage Sp :	Root Type : Tile
Stories : 2	Garage Type : Attached	View & City :
Units :	Carport Sqft :	Electric Svc: Undergrnd
Pool/Spa : No	Patio/Porch :	Eff Yr Blt : 2004
	Sewer Type : Sewer	

The Information Provided is Deemed Reliable, But is not Guaranteed

The key items shown on a Profile details page are:

- **Parcel** - This is the Assessor's Parcel Number (Commonly known as APN)
- **Owner & Co-Owner** - This shows the name or names of the property owner. This can be an individual(s), Trust, LLC, etc.
- **Site** - This is the physical location address
- **Mail** - This is where the mail for the owners is sent to.
- **Legal** - This is a brief legal description of the property
- **LandUse** - The main land use for the property (Not Zoning)
- **Sale Date** - The date when the property last sold and also the recording date.
- **Sales Price** - The last actual sale amount
- **Document#** - The recording instrument number for the last transfer
- **Pr Sale, Price, Date** - This is the "Prior" or "Previous" transfer information
- **Total** - This is the Total Assessed value
- **Taxes** - The total annual tax amount
- **Property Characteristics** are populated and displayed pursuant to the information provided by the County Assessor's Office data record.

Documents

Vesting Deed(s) - Most commonly this will be a Grant Deed, Quitclaim Deed, Affidavit of Death or Trustee's Deed. Look for the latest recorded deed to see your current owner, vesting and legal description.

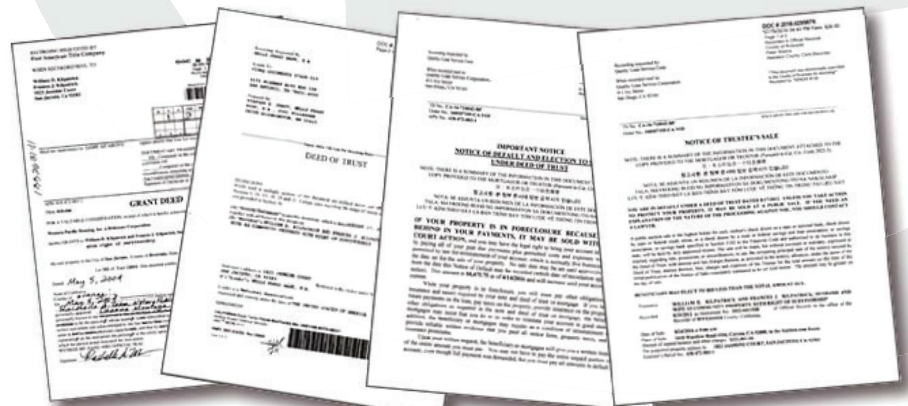
Deed of Trust - This will be all currently open loans against the property.

This will show how much money was borrowed against the property (original loan amounts). This will also show the lender name and who the Trustee is.

Notice of Default - This will be included if the owner is behind on loan payments or HOA dues.

Notice of Sale - This will be included if the property is ready to go to Trustee's Sale. It will show the minimum bid amount and the auction date when the Foreclosure will occur.

Liens - Some liens may be included that are recorded against the property such as: taxes, trash, water, sewer, weed abatement, Etc.





Taxes

Tax Search **TITLEPOINT**

Reverse, California
Searched: 438-472-003-1
Non-Order Search

Tax Year: 2015-2016
Tax Cover: 06/12/2016
Searched By: RICK WESTERGART
Searched On: 8/22/2016 5:37 PM

Company: CHICAGO TITLE | CUSTOMER SERVICE INLAND | 01 | CRN: 00021-00015

APN: 438-472-003-1
Described As: MB350030 L 102 TR 24054 AMEN .16 ACRES NET IN LOT 102 MB 350 030 TR 24054 AMEN
Address: 1825 JASMINE CT
City: SAN JACINTO
Billing Address: 1825 JASMINE CT SAN JACINTO CA 92583
Assessed Owner(s): KILPATRICK WILLIAM D; KILPATRICK FRANCES J
Search As: Lot 102 Map 243-56 (Tr 24054)

Tax Rate Area	010-046	Value	36,000.00	Conveyance Date	JUN 2004
Use Code	R1	Improvements	195,000.00	Conveying Instrument	428205
Region Code		Features		Date Transfer Acquired	
Flood Zone		Inventory		Vesting	COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP
Zoning Code	0-00	Homeowner	7,000.00	Year Built	
Taxability Code		Inventory		Year Last Modified	
Tax Rate	1.142710 %	Personal Property		Square Footage	6970
Bill #	293285	Religious		Land	
Issue Date		All Other		Improvements	
		Net Taxable Value	224,000.00	Tax Defaulted	
				Total Tax	4,430.45

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	2,215.24	221.52	12/10/2015	PAID	05/15/2016	0.00
2nd	2,215.24	269.15	04/10/2016	PAID	05/15/2016	0.00
					Total Balance:	0.00

Account	Special Lien Description	Amount
10-000	GENERAL PURPOSE	2,240.00
36-301	SAN JACINTO UNITED SCHOOL B & I	262.65
39-201	MT SAN JACINTO JR COLLEGE	31.22
45-301	METROPOLITAN WATER EAST	7.54
45-457	EASTERN MUNI WATER IMP-12	17.92
65-1377	FLOOD CONTROL STORMWATER / CLEANWATER-SANTA ANA	3.60
65-1565	CSA #152 CITY OF SAN JACINTO	10.00
65-2799	CITY OF SAN JACINTO CFB 2002-1 **MELLO-ROOS	1,690.55
65-2810	CITY OF SAN JACINTO LL PARK I	117.56
65-4647	V-WIDE REGIONAL FAC LMD 99-1	22.14
65-5305	METRO WATER DISTRICT STANDBY EAST	6.94
65-5402	EASTERN MUNICIPAL WATER DISTRICT STDBY- COMBINED CHG	20.00

Open Orders
Company: ServiceLink
Department: Invoice Default
Title Unit: VO
Order No.: 160107105
Date Created: 04/11/2016

The key items shown on the tax page are:

- 1 Tax Rate** - Shows the rate that the Tax Collector uses to determine tax amount
- 2 Exemption** - Shows if a Homeowners Exemption is present on the property
- 3 Net Taxable Value** - Value the Tax Collector assessed the property at to determine general tax amount
- 4 Tax Defaulted** - Shows the year the property was in tax default (if back taxes are searched)
- 5 Total Tax** - This is the full Annual Tax amount
- 6 Paid** - Shows whether the installments have been paid
- 7 General Purpose** - Shows the Assessed Tax amount
- 8 Mello Roos** - If Mello Roos are present they will be specified in the Special Tax description
- 9 Special Lien Amounts** are itemized at the bottom of the tax page

Comparables

Comparable Sales - The sales comparable sheets show a list of properties that have sold in the same area as the subject property. Parameters that are similar to the subject property are used to find "comparable" properties sold within 6 months. The sale prices can assist you in determining a fair market value and what you can expect the subject property to bring at sale.

Comparable Sales

Subject Property
438-472-003
Site: 1234 Jasmine Ct San Jacinto 92583
Mail: 1234 Jasmine Ct San Jacinto Ca 92583
Use: Res, Single Family Residences
Trsf Date: 09/04/2004
Sales Price: \$258,000 Full
Deed Grant Deed
Building Sq Ft: 2,258
Subdivisions/Pia:

Lot Ac: .16 Yr Bilt: 2004
Lot Sft: 6,970 Pool: NO
Legal: .16 ACRES NET IN LOT 102 M
Res/Bath: 4/2.50 Units:

Sales Statistics

	LOW	AVERAGE	HIGH
Sale Price	\$192,200.0	\$255,685.0	\$320,000.0
Building Square Footage	1763	2174	2553
Lot Square Footage	6098	8102	14810
Number of Bedrooms	3	3	5
Number of Bathrooms	1.75	2.24	3.00
Year Built	1988	1999	2013
Cost Per Square Foot	\$95.24	\$118.82	\$156.02

Comparable Sales

#	Address	Date	Price	S/SF	Bld Sft	B/R/Bth	Yr Bult	Lot Size	Pool
1	1440 Villines Ave San Jacinto Ca 92583 Owner: Portas Raymond A/Monica APN: 438 362 047 Legal: :LOT 07 MB 211067 TR 21550 Land Use: Res, Single Family Residences	07/12/2016	\$299,000 F	\$134.88	1,772	4/2.00	1999	6,970 .16	
Distance for Subject: 0.35									
2	1373 Park Ave San Jacinto Ca 92583 Owner: Hoopes David K APN: 438 342 008 Legal: :LOT 1 MB 193048 TR 21554-3 Land Use: Res, Single Family Residences	07/21/2016	\$320,000 F	\$156.02	2,051	3/2.00	1989	14,810 .34	
Distance for Subject: 0.38									
3	1477 Mission Dr San Jacinto Ca 92583 Owner: Hook Matthew A/Magan M APN: 438 371 002 Legal: :LOT 3 MB 193072 TR 21554-6 Land Use: Res, Single Family Residences	05/04/2016	\$250,000 F	\$141.56	1,766	3/2.25	1988	12,197 .26	
Distance for Subject: 0.36									
4	2101 Saint Michele San Jacinto Ca 92583 Owner: Burges Jose J/Maria V APN: 438 361 007 Legal: :LOT 15 MB 210062 TR 21554-8 Land Use: Res, Single Family Residences	05/17/2016	\$230,000 F	\$110.46	1,763	3/1.75	1988	7,405 .17	
Distance for Subject: 0.32									
5	1178 Avenida Rosa Mundi San Jacinto Ca 92583 Owner: Galazotti Lorena APN: 438 391 018 Legal: :LOT 18 MB 210001 TR 23093 Land Use: Res, Single Family Residences	06/29/2016	\$228,000 F	\$126.04	1,809	3/1.75	1990	7,405 .17	
Distance for Subject: 0.34									

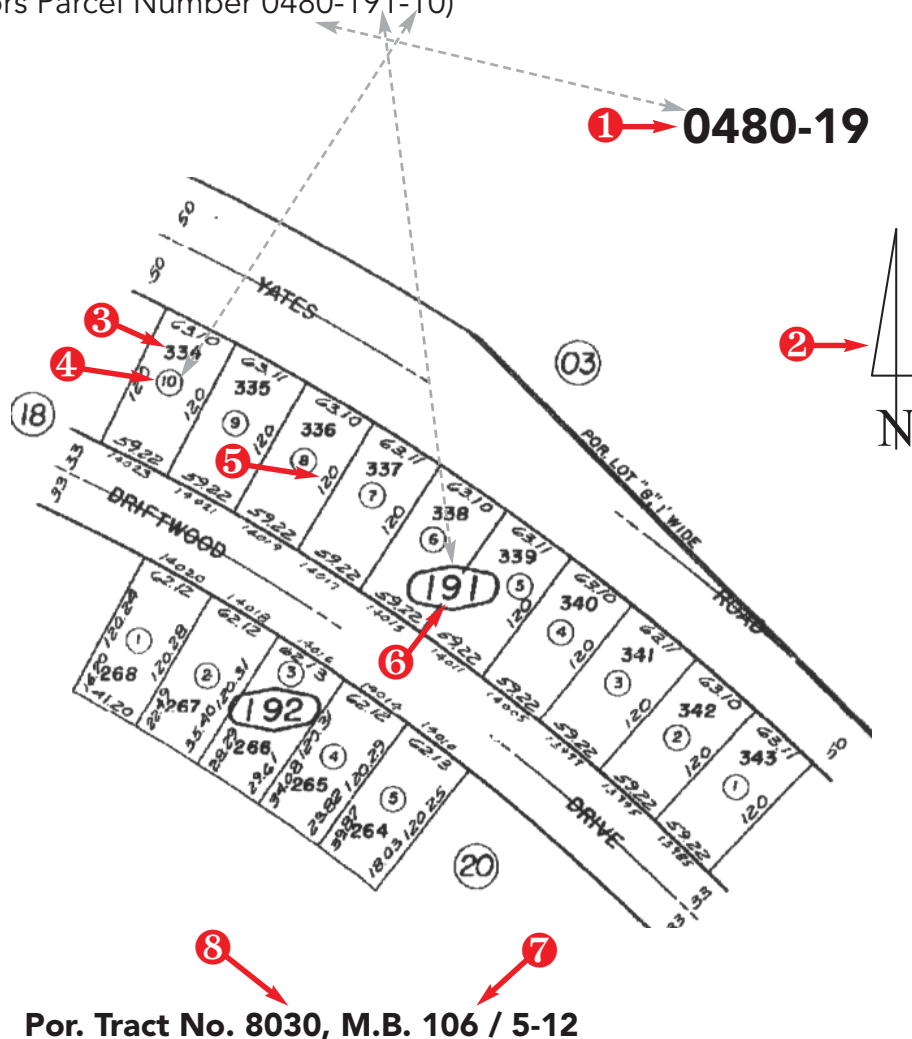
Customer Service Rep: Rick Westergart
County: Riverside (CA)
Information Provided is Derived Publicly, But is Not Guaranteed
*** In the Sales Amount indicates that the price shown is actually from the previous transfer and for the most current transfer was a zero dollar transfer

Date: 8/22/2016
Time: 2:36 PM

How to Read an Assessor's Map

(Sample Assessors Parcel Number 0480-191-10)

- ① Assessors Book & Page
- ② Direction Arrow
- ③ Subdivision Lot Number
- ④ Assessors Parcel
- ⑤ Lot Dimensions
- ⑥ Assessors Block
- ⑦ Recorders Map Book & Page (Subdivision)
- ⑧ Subdivision Tract Number



Por. Tract No. 8030, M.B. 106 / 5-12

Note: Maps and Parcel Numbers vary slightly from County to County but use the basic principles shown on this depiction.



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Note: The information provided is deemed reliable but not guaranteed. Consult your legal professional for advice regarding your specific situation.