# Real Estate Reports

**Property:**
17431 Los Morros
Rancho Santa Fe, CA 92067
APN: 266-091-78-00

Data deemed reliable, but not guaranteed.
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**EXHIBIT CR-119**

**K F L M Llc**
**17431 Los Morros, Rancho Santa Fe, CA 92067**

**APN: 266-091-78-00**
**San Diego County**

## Owner Information

Primary Owner: **K F L M LLC**

Secondary Owner:

Mail Address: **760 B ST # 2620**
**SAN DIEGO CA 92101**

Site Address: **17431 LOS MORROS**
**RANCHO SANTA FE CA 92067**

Assessor Parcel Number: **266-091-78-00**

Census Tract: **0171.06**

Housing Tract Number: **1742**

Lot Number: **1**

Legal description: **Lot: 1 Block: 22 Tract No: 1742 Map Ref: 001742 Abbreviated Description: LOT:1 BLK:22 SUBD:RANCHO SANTA FE TR#:1742 TR 1742 BLK 22*LOT 1*PAR B PER DOC88-481186 IN MAP REF:001742**

## Sale Information

Sale Date: **07/09/2014**

Document #: **2014-0284214**

Sale Amount: **$6,995,000**

Seller: **RICHMAN, DAVID; ROCKINGHAM FAMILY TRUST**

Sale Type:

Cost/SF: **$562**

## Assessment & Tax Information

Assessed Value: **$7,536,348**

Land Value: **$3,770,868**

Imp. Value: **$3,765,480**

Homeowner Exemption:

% Improvement: **49.96%**

Tax Amount: **$82,368.20**

Tax Status: **Delinquent: 2018**

Tax Year: **2019**

Tax Rate Area: **71-092**

Tax Account ID:

## Property Characteristics

Bedrooms: **6**

Year Built: **2004**

Pool: **P**

Bathrooms: **7**

Square Feet: **12,445 SF**

Lot Size: **3.1 AC**

Partial Baths: **1**

Number of Units: **2**

No of Stories:

Total Rooms:

Garage: **Garage 4**

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style:

Owner Exclusions:

Use Code: **Single Family Residential**

Zoning: **R-1:SINGLE FAM-RES**

**K F L M Llc**
**17431 Los Morros, Rancho Santa Fe, CA 92067**

**APN: 266-091-78-00**
**San Diego County**

## Mortgage Record

Recording Date: **10/30/2019**
Loan Amount: **$2,000,000**
TD Due Date:
Interest Rate:
Lender Name: **CALPRIVATE BANK**
Lender Type: **Bank**
Borrowers Name: **KFLM LLC**
Vesting:

Document #: **2019-0496076 BK-PG -**
Loan Type: **Credit Line**
Type of Financing: **Variable**

## Mortgage Record

Recording Date: **12/02/2016**
Loan Amount: **$12,000,000**
TD Due Date:
Interest Rate:
Lender Name: **PIMRAX-2016 SERIES A LLC**
Lender Type: **Other**
Borrowers Name: **KFLM LLC**
Vesting:

Document #: **2016-0662002 BK-PG -**
Loan Type: **Commercial Loan**
Type of Financing:

## Mortgage Release

Recording Date: **11/30/2016**
Loan Amount: **$6,900,000**
Original Lender: **SAN DIEGO PRIVATE BANK**
Borrowers Name: **KFLM, LLC**
Origination Recording Date: **07/09/2014**
Current Lender: **SAN DIEGO PRIVATE BANK AS TRUSTEE**

Document #: **2016-0654285 BK-PG -**
Document Type: **Release Of Mortgage**
Origination Doc #: **2014-0284215 BK-PG -**
Effective Date: **11/30/2016**

## Mortgage Release

Recording Date: **07/22/2014**
Loan Amount: **$250,000**
Original Lender: **WASHINGTON MUTUAL BANK**
Borrowers Name: **RICHMAN,DAVID;THE ROCKINGHAM FAMILY TRUST DATE 3/7/2007**
Origination Recording Date: **11/05/2007**
Current Lender: **JPMORGAN CHASE BANK, N.A. SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION**

Document #: **2014-0307769 BK-PG -**
Document Type: **Substitution Of Trustee And Full Reconveyance**
Origination Doc #: **2007-0704344 BK-PG -**
Effective Date: **07/18/2014**

## Mortgage Release

Recording Date: 07/21/2014
Document #: 2014-0305095 BK-PG -
Loan Amount: $6,000,000
Document Type: Substitution Of Trustee And Full Reconveyance
Original Lender: WASHINGTON MUTUAL BANK FA
Origination Doc #: 2007-0644262 BK-PG -
Borrowers Name: RICHMAN,DAVID;THE ROCKINGHAM FAMILY TRUST DATED 03/07/2007
Origination Recording Date: 10/04/2007
Effective Date: 07/17/2014
Current Lender: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA

## Mortgage Record

Recording Date: 07/09/2014
Document #: 2014-0284215 BK-PG -
Loan Amount: $6,900,000
Loan Type: Unknown Loan Type
TD Due Date:
Type of Financing: Variable
Interest Rate:
Lender Name: SAN DIEGO PRIVATE BANK
Lender Type: Bank
Borrowers Name: KFLM LLC
Vesting:

## Prior Transfer

Recording Date: 07/09/2014
Document #: 2014-0284214 BK-PG -
Price: $6,995,000
Document Type: Grant Deed
First TD: N/A
Type of Sale: Sales Price Rounded From Tax
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: KFLM LLC
Buyer Vesting:
Seller Name: RICHMAN, DAVID; ROCKINGHAM FAMILY TRUST
Legal description: Lot: B Map Ref: MAP1742
City/Muni/Twp: RANCHO SANTA FE

## Mortgage Release

Recording Date: 11/21/2007
Document #: 2007-0732700 BK-PG -
Loan Amount: $1,000,000
Document Type: Release Of Mortgage
Original Lender: CITIBANK WEST FSB
Origination Doc #: 2005-0345387 BK-PG -
Borrowers Name: SPIEGEL,JODI K;SPIEGEL,LEO S
Origination Recording Date: 04/26/2005
Effective Date: 11/21/2007
Current Lender: VERDUGO TRUSTEE SERVICE CORPORATION AS TRUSTEE

## Mortgage Record

Recording Date: 11/05/2007
Document #: 2007-0704344 BK-PG -
Loan Amount: $250,000
Loan Type: Credit Line
TD Due Date:
Type of Financing: Variable
Interest Rate:
Lender Name: WASHINGTON MUTUAL BANK
Lender Type: Bank

Borrowers Name: **RICHMAN, DAVID; THE ROCKINGHAM FAMILY TRUST**
Vesting: **Family Trust**

## Mortgage Release

Recording Date: **10/31/2007**
Document #: **2007-0696208 BK-PG -**
Loan Amount: **$2,500,000**
Document Type: **Release Of Mortgage**
Original Lender: **CITIMORTGAGE INC**
Origination Doc #: **2005-0345386 BK-PG -**
Borrowers Name: **SPIEGEL,JODI K;SPIEGEL,LEO S**
Origination Recording Date: **04/26/2005**
Effective Date: **10/31/2007**
Current Lender: **VERDUGO TRUSTEE SERVICE CORPORATION AS TRUSTEE**

## Mortgage Record

Recording Date: **10/04/2007**
Document #: **2007-0644262 BK-PG -**
Loan Amount: **$6,000,000**
Loan Type: **Negative Amortization**
TD Due Date: **10/01/2047**
Type of Financing: **Fixed To Adjustable**
Interest Rate: **7.83%**
Lender Name: **WASHINGTON MUTUAL BANK FA**
Lender Type: **Bank**
Borrowers Name: **RICHMAN, DAVID; THE ROCKINGHAM FAMILY TRUST**
Vesting: **Family Trust**

Fixed Step:
Adjustable Rate Index: **Twelve Month Average**
Change Index: **2.9%**
Rate Change Frequency: **Monthly**
First Change Date: **11/01/2007**
Int Rate not <:
Int Rate not >:
Maximum Interest Rate: **9.95%**
Interest Only Period:
Prepayment Penalty Rider: **No**
Prepayment Penalty Term:

## Prior Transfer

Recording Date: **10/04/2007**
Document #: **2007-0644261 BK-PG -**
Price: **$8,600,000**
Document Type: **Grant Deed**
First TD: **N/A**
Type of Sale: **Full-Computed From Transfer Tax**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **RICHMAN, DAVID; ROCKINGHAM FAMILY TRUST**
Buyer Vesting: **Family Trust**
Seller Name: **SPIEGEL, LEO S; SPIEGEL, JODI K**
Legal description: **Lot: B Map Ref: MAP1742**
Abbreviated Description: **PORTION LOT1 BLK22**

## Mortgage Release

Recording Date: **06/03/2005**
Document #: **2005-0469721 BK-PG -**
Loan Amount: **$2,500,000**
Document Type: **Release Of Mortgage**
Original Lender: **CITIMORTGAGE INC**
Origination Doc #: **2004-0413724 BK-PG -**
Borrowers Name: **SPIEGEL,JODI K;SPIEGEL,LEO S**
Origination Recording Date: **05/06/2004**
Effective Date: **06/03/2005**
Current Lender: **VERDUGO TRUSTEE SERVICE CORPORATION, AS TRUSTEE**

## Mortgage Record

Recording Date: **04/26/2005**
Loan Amount: **$1,000,000**
TD Due Date:
Interest Rate:
Lender Name: **CITIBANK WEST FSB**
Lender Type: **Bank**
Borrowers Name: **SPIEGEL, LEO S; SPIEGEL, JODI K**
Vesting: **Community Property (Marital Community)**

Document #: **2005-0345387 BK-PG -**
Loan Type: **Credit Line**
Type of Financing: **Variable**

## Mortgage Record

Recording Date: **04/26/2005**
Loan Amount: **$2,500,000**
TD Due Date: **05/01/2035**
Interest Rate: **5.25%**
Lender Name: **CITIMORTGAGE INC**
Lender Type: **Mortgage Company**
Borrowers Name: **SPIEGEL, LEO S; SPIEGEL, JODI K**
Vesting: **Community Property (Marital Community)**

Document #: **2005-0345386 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing: **ARM**

Fixed Step: **Rate Starts As FIXED.**
Adjustable Rate Index: **One Year T-Bill (1 Yr CMT)**
Rate Change Frequency: **Annually**
Int Rate not <: **2.75%**
Maximum Interest Rate: **10.25%**
Prepayment Penalty Rider: **No**

Change Index: **2.75%**
First Change Date: **05/01/2010**
Int Rate not >: **10.25%**
Interest Only Period:
Prepayment Penalty Term:

## Mortgage Record

Recording Date: **05/06/2004**
Loan Amount: **$500,000**
TD Due Date:
Interest Rate:
Lender Name:
Lender Type:
Borrowers Name: **SPIEGEL, LEO S; SPIEGEL, JODI K**
Vesting: **Community Property (Marital Community)**

Document #:
Loan Type:
Type of Financing:

Fixed Step:
Adjustable Rate Index: **Libor**
Rate Change Frequency: **Semi-Annual**
Int Rate not <:
Maximum Interest Rate:
Prepayment Penalty Rider: **No**

Change Index:
First Change Date:
Int Rate not >:
Interest Only Period:
Prepayment Penalty Term:

## Mortgage Record

Recording Date: **05/06/2004**
Loan Amount: **$2,500,000**
TD Due Date: **06/01/2034**
Interest Rate: **2.87%**

Document #: **2004-0413724 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing: **Fixed To Adjustable**

Lender Name: CITIMORTGAGE INC
Lender Type: Mortgage Company
Borrowers Name: SPIEGEL, LEO S; SPIEGEL, JODI K
Vesting: Community Property (Marital Community)

Fixed Step:
Adjustable Rate Index: Libor
Change Index: 2.12%
Rate Change Frequency: Semi-Annual
First Change Date:
Int Rate not <:
Int Rate not >:
Maximum Interest Rate:
Interest Only Period:
Prepayment Penalty Rider: No
Prepayment Penalty Term:

## Prior Transfer

Recording Date: 05/06/2004
Document #: 2004-0413723 BK-PG -
Price: N/A
Document Type: Grant Deed
First TD: $2,500,000
Type of Sale: Price As "0", "None", "No Consideration"

Mortgage Doc #: 2004-0413724
Interest Rate:
Lender Name: CITIMORTGAGE INC
Buyer Name: SPIEGEL, LEO S; SPIEGEL, JODI K
Buyer Vesting: Community Property (Marital Community)
Seller Name: KACHAY LN1 LLC
Fixed Step:
Adjustable Rate Index: Libor
Change Index: 2.12%
Rate Change Frequency: Semi-Annual
First Change Date:
Int Rate not <:
Int Rate not >:
Maximum Interest Rate:
Interest Only Period:
Prepayment Penalty Rider: No
Prepayment Penalty Term:
Legal description: Lot: 1 Block: 22 Map Ref: MAP1742
City/Muni/Twp: UNINCORPORATED

## Mortgage Record

Recording Date: 11/05/2003
Document #: 2003-1343796 BK-PG -
Loan Amount: $550,000
Loan Type: Stand Alone Second
TD Due Date: 12/01/2003
Type of Financing:
Interest Rate:
Lender Name: D & A SEMI ANNUAL MORTGAGE FUND III LP
Lender Type: Not Known
Borrowers Name: KACHAY LN1 LLC
Vesting:

## Mortgage Record

Recording Date: 05/17/2002
Document #: 2002-0419029 BK-PG -
Loan Amount: $2,925,000
Loan Type: Building Or Construction Loan
TD Due Date:
Type of Financing: Variable
Interest Rate:
Lender Name: COMMUNITY NATIONAL BANK
Lender Type: Bank
Borrowers Name: KACHAY LN1 LLC
Vesting:

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | **05/17/2002** | Document #: | **2002-0419028 BK-PG -** |
| Price: | **$1,400,000** | Document Type: | **Grant Deed** |
| First TD: | **$2,925,000** | Type of Sale: | **Full-Computed From Transfer Tax** |
| Mortgage Doc #: | **2002-0419029** | Interest Rate: | |
| Lender Name: | **COMMUNITY NATIONAL BANK** | | |
| Buyer Name: | **KACHAY LN1 LLC** | | |
| Buyer Vesting: | | | |
| Seller Name: | **MURPHY, PETER; MURPHY, MAUREEN** | | |
| Legal description: | **Lot: 1 Block: 22 Map Ref: MAP1742** | | |

**K F L M Llc**
**17431 Los Morros, Rancho Santa Fe, CA 92067**

**APN: 266-091-78-00**
**San Diego County**

## Quick View

| No. | Address | Date | Price | S/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool | Proxim. |
|---|---|---|---|---|---|---|---|---|---|---|
| | **Subject Property** | **07/09/2014** | **$6,995,000** | **$562** | **12,445** | **/6/7** | **2004** | **3 SF** | **P** | |
| 1 | 5125 EL SECRETO | 10/22/2019 | $1,350,000 | $730 | 1,848 | /3/2 | 1957 | 79,280 SF | | .80 Mi. |
| 2 | 16875 REPOSA ALTA | 10/16/2019 | $1,828,500 | $690 | 2,648 | /3/3 | 1971 | 47,481 SF | | .72 Mi. |
| 3 | 5292 AVENIDA MARAVILLAS | 09/09/2019 | $4,950,000 | $929 | 5,328 | /3/3 | 2002 | 135,908 SF | Yes | .50 Mi. |
| 4 | 5406 AVENIDA MARAVILLAS | 08/19/2019 | $4,798,000 | $906 | 5,292 | /4/5 | 2010 | 49,659 SF | Yes | .65 Mi. |
| 5 | 17442 VIA DE FORTUNA | 08/14/2019 | $1,008,000 | $172 | 5,853 | /5/5 | 1993 | 100,188 SF | Yes | .21 Mi. |
| 6 | 5439-41 LOS MIRLITOS | 08/02/2019 | $5,000,000 | $837 | 5,973 | /4/5 | 2008 | 157,252 SF | Yes | .79 Mi. |
| 7 | 5138 SAN ELIJO AVE | 07/31/2019 | $3,250,000 | $538 | 6,040 | /4/5 | 2000 | 87,120 SF | Yes | .36 Mi. |
| 8 | 4760 LA NORIA | 06/17/2019 | $2,475,000 | $405 | 6,109 | /5/5 | 1984 | 178,161 SF | Yes | .37 Mi. |
| 9 | 17323 VIA DE FORTUNA | 05/30/2019 | $3,150,000 | $484 | 6,507 | /5/5 | 2004 | 136,779 SF | Yes | .30 Mi. |
| 10 | 4438 LA NORIA | 05/21/2019 | $7,750,000 | $668 | 11,590 | /4/4 | 2011 | 193,843 SF | Yes | .68 Mi. |
| 11 | 17601 LA BAJADA | 05/16/2019 | $4,000,000 | $721 | 5,544 | /6/6 | 1987 | 196,456 SF | Yes | .35 Mi. |
| 12 | 4815 LA JACARANDA | 04/16/2019 | $1,975,000 | $373 | 5,291 | /6/4 | 1978 | 88,863 SF | Yes | .16 Mi. |
| 13 | 17442 VIA DE FORTUNA | 02/28/2019 | $3,600,000 | $615 | 5,853 | /5/5 | 1993 | 100,188 SF | Yes | .21 Mi. |
| 14 | 5040 EL MIRLO | 12/12/2018 | $8,000,000 | $890 | 8,988 | /5/6 | 2004 | 192,972 SF | Yes | .69 Mi. |
| 15 | 4972 SAN ELIJO AVE | 11/28/2018 | $2,200,000 | $688 | 3,196 | /3/3 | 1982 | 121,968 SF | | .27 Mi. |

## Detailed View

| No. | Address | Date | Price | S/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool | Proxim. |
|---|---|---|---|---|---|---|---|---|---|---|
| | **Subject Property** | 07/09/2014 | $6,995,000 | $562 | 12,445 | /6/7 | 2004 | 3 SF | P | |
| 1 | **5125 EL SECRETO<br>RANCHO SANTA FE, CA 92067-** | 10/22/2019 | $1,350,000 | $730 | 1,848 | /3/2 | 1957 | 79,280 SF | | .80 Mi. |
| | APN: 268-060-06-00 Document #: 2019-0476443 Document Type:Grant Deed Price Code: R | | | | | | | | | |
| | Property Type: Single Family Residential Properties | | | Land Use: Single Family Residential | | | | | | |
| | Legal: Lot:1 Subdivision:ANZA HEIGHTS MapRef:MAP 2928 Abbreviated Description:PORTION LOT1 City/Muni/Twp:UNINCORPORATED | | | | | | | | | |
| | Buyer Name: SHELLEY, AGDA B SURVIVOR S TRUST | | | | | | | | | |
| | Seller Name: J A W CAPITAL MANAGEMENT LLC | | | | | | | | | |
| 2 | **16875 REPOSA ALTA<br>RANCHO SANTA FE, CA 92091-** | 10/16/2019 | $1,828,500 | $690 | 2,648 | /3/3 | 1971 | 47,481 SF | | .72 Mi. |
| | APN: 266-071-25-00 Document #: 2019-0466353 Document Type:Grant Deed Price Code: R | | | | | | | | | |
| | Property Type: Single Family Residential Properties | | | Land Use: Single Family Residential | | | | | | |
| | Legal: Lot:4 Block:24 Subdivision:RANCHO SANTA FE MapRef:MAP 1742 Abbreviated Description:PORTIONLOT4 City/Muni/Twp:UNINCORPORATED | | | | | | | | | |
| | Buyer Name: SANDERSON, BRIAN E | | | | | | | | | |
| | Seller Name: HAYNES, BARTON J HAYNES, HOLLY M | | | | | | | | | |
| 3 | **5292 AVENIDA MARAVILLAS<br>RANCHO SANTA FE, CA 92067-** | 09/09/2019 | $4,950,000 | $929 | 5,328 | /3/3 | 2002 | 135,908 SF | Yes | .50 Mi. |
| | APN: 266-103-08-00 Document #: 2019-0387618 Document Type:Grant Deed Price Code: R | | | | | | | | | |
| | Property Type: Single Family Residential Properties | | | Land Use: Single Family Residential | | | | | | |
| | Legal: Lot:129 MapRef:MAP 2129 City/Muni/Twp:UNINCORPORATED | | | | | | | | | |
| | Buyer Name: LARSEN, PHILIP JAMES LARSEN FAMILY TRUST | | | | | | | | | |
| | Seller Name: PRAAG, JANE VAN HALTER FAMILY TRUST | | | | | | | | | |
| 4 | **5406 AVENIDA MARAVILLAS<br>RANCHO SANTA FE, CA 92067-** | 08/19/2019 | $4,798,000 | $906 | 5,292 | /4/5 | 2010 | 49,659 SF | Yes | .65 Mi. |
| | APN: 266-151-10-00 Document #: 2019-0351141 Document Type:Grant Deed Price Code: R | | | | | | | | | |
| | Property Type: Single Family Residential Properties | | | Land Use: Single Family Residential | | | | | | |
| | Legal: Lot:103 Block:25 Subdivision:RANCHO SANTA FE MapRef:MAP 2129 City/Muni/Twp:RANCHO SANTA FE | | | | | | | | | |
| | Buyer Name: SAUDER, JOHN SAUDER, CHERYL | | | | | | | | | |
| | Seller Name: FAULKNER, CRAIG JAMES FAULKNER, MARILYN GREEN | | | | | | | | | |
| 5 | **17442 VIA DE FORTUNA<br>RANCHO SANTA FE, CA 92067-** | 08/14/2019 | $1,008,000 | $172 | 5,853 | /5/5 | 1993 | 100,188 SF | Yes | .21 Mi. |
| | APN: 266-091-91-00 Document #: 2019-0343660 Document Type:Grant Deed Price Code: R | | | | | | | | | |
| | Property Type: Single Family Residential Properties | | | Land Use: Single Family Residential | | | | | | |
| | Legal: Lot:1&2 Subdivision:PARCEL MAP NO 12625 MapRef:FILE 83-085247 Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:RANCHO SANTA FE | | | | | | | | | |
| | Buyer Name: CANNON, JOHN RG 2019 TRUST | | | | | | | | | |
| | Seller Name: GOTTSCHALK, THOMAS | | | | | | | | | |
| 6 | **5439-41 LOS MIRLITOS<br>RANCHO SANTA FE, CA 92067-** | 08/02/2019 | $5,000,000 | $837 | 5,973 | /4/5 | 2008 | 157,252 SF | Yes | .79 Mi. |
| | APN: 265-110-16-00 Document #: 2019-0320401 Document Type:Grant Deed Price Code: R | | | | | | | | | |
| | Property Type: Single Family Residential Properties | | | Land Use: Single Family Residential | | | | | | |
| | Legal: Lot:6 Block:10 MapRef:MAP 1742 Abbreviated Description:PORTION LOT6 City/Muni/Twp:RANCHO SANTA FE | | | | | | | | | |

Buyer Name: CORN, JONATHAN C THE FOLDING DOOR TRUST

Seller Name: EGGOLD, ROBERT J MILLS, MARY JAYE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 7 | **5138 SAN ELIJO AVE<br>RANCHO SANTA FE, CA 92067-** | **07/31/2019** | **$3,250,000** | **$538** | **6,040** | **/4/5** | **2000** | **87,120 SF** | **Yes** | **.36 Mi.** |

APN: 266-110-12-00 Document #: 2019-0313891 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:4 Subdivision:COUNTY OF SAN DIEGO TRACT NO 4443 MapRef:MAP 11109 City/Muni/Twp:UNINCORPORATED

Buyer Name: HOCHMAN, BRUCE HOCHMAN, KIM

Seller Name: LEWIS, SARA GROOTWASSINK LEWIS JR, THOMAS ARTHUR

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | **4760 LA NORIA<br>RANCHO SANTA FE, CA 92091-** | **06/17/2019** | **$2,475,000** | **$405** | **6,109** | **/5/5** | **1984** | **178,161 SF** | **Yes** | **.37 Mi.** |

APN: 266-041-03-00 Document #: 2019-0235483 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:1 Block:23 Subdivision:RANCHO SANTA FE MapRef:MAP 1742 Abbreviated Description:PORTION LOT1 City/Muni/Twp:UNINCORPORATED

Buyer Name: FIELD, MARK FIELD, RANDY

Seller Name: SINE, JOYCE L

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | **17323 VIA DE FORTUNA<br>RANCHO SANTA FE, CA 92067-** | **05/30/2019** | **$3,150,000** | **$484** | **6,507** | **/5/5** | **2004** | **136,779 SF** | **Yes** | **.30 Mi.** |

APN: 266-110-19-00 Document #: 2019-0208051 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:1 Subdivision:PARCEL MAP NO 18264 MapRef:DOC 99-352920 City/Muni/Twp:RANCHO SANTA FE

Buyer Name: SMITH FAMILY TRUST SMITH, JUSTIN W

Seller Name: THE GLYNN FAMILY TRUST GLYNN, JAMES RICHARD

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | **4438 LA NORIA<br>RANCHO SANTA FE, CA 92091-** | **05/21/2019** | **$7,750,000** | **$668** | **11,590** | **/4/4** | **2011** | **193,843 SF** | **Yes** | **.68 Mi.** |

APN: 266-030-12-00 Document #: 2019-0192092 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:4 Block:23 MapRef:MAP 1742 City/Muni/Twp:RANCHO SANTA FE

Buyer Name: THE SRM 2018 TRUST MAZON, JULIO RAMON LUEBBERT

Seller Name: STUART FAMILY TRUST STUART, JAMES M

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 11 | **17601 LA BAJADA<br>RANCHO SANTA FE, CA 92067-9506** | **05/16/2019** | **$4,000,000** | **$721** | **5,544** | **/6/6** | **1987** | **196,456 SF** | **Yes** | **.35 Mi.** |

APN: 266-010-10-00 Document #: 2019-0184947 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:7 Block:9 Subdivision:RANCHO SANTA FE MapRef:MAP 1742 Abbreviated Description:PORTION LOT7 City/Muni/Twp:RANCHO SANTA FE

Buyer Name: GROEBLI, KAREN ANN GROEBLI, JEANNIE KAREN

Seller Name: JOHN MUTCH SEPARATE PROPERTY TRUST MUTCH, JOHN

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 12 | **4815 LA JACARANDA<br>RANCHO SANTA FE, CA 92067-9510** | **04/16/2019** | **$1,975,000** | **$373** | **5,291** | **/6/4** | **1978** | **88,863 SF** | **Yes** | **.16 Mi.** |

APN: 266-092-12-00 Document #: 2019-0136404 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:6 Subdivision:VISTA JACARANDA MapRef:MAP 4237 City/Muni/Twp:UNINCORPORATED

Buyer Name: TRUITT, ANNE DERWEESH, ITHAAR

Seller Name: STEINER, ALICJA SENTENO, TINA

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 13 | **17442 VIA DE FORTUNA<br>RANCHO SANTA FE, CA 92067-** | **02/28/2019** | **$3,600,000** | **$615** | **5,853** | **/5/5** | **1993** | **100,188 SF** | **Yes** | **.21 Mi.** |

APN: 266-091-91-00 Document #: 2019-0071384 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:1&2 Subdivision:PARCEL MAP NO 12625 MapRef:FILE 83-085247 Abbreviated Description:PORTIONLOTS1&2 City/Muni/Twp:UNINCORPORATED

Buyer Name: GOTTSCHALK, THOMAS

Seller Name: TUCKER, ROBERT EDWARD TUCKER, ANNE MARIE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | **5040 EL MIRLO<br>RANCHO SANTA FE, CA 92091-** | **12/12/2018** | **$8,000,000** | **$890** | **8,988** | **/5/6** | **2004** | **192,972 SF** | **Yes** | **.69 Mi.** |

APN: 265-050-20-00 Document #: 2018-0510197 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:2 Subdivision:LOS BULLER MapRef:MAP 8730 City/Muni/Twp:UNINCORPORATED

Buyer Name: MARX III, OSCAR B LUKE MARX, KATHLEEN E

Seller Name: KOCH, JONATHAN JONATHAN KOCH LIVING TRUST

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 15 | **4972 SAN ELIJO AVE<br>RANCHO SANTA FE, CA 92067-** | **11/28/2018** | **$2,200,000** | **$688** | **3,196** | **/3/3** | **1982** | **121,968 SF** | | **.27 Mi.** |

APN: 266-092-05-00 Document #: 2018-0491810 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties Land Use: Single Family Residential

Legal: Lot:4 Block:22 Subdivision:RANCHO SANTA FE MapRef:MAP 1742 Abbreviated Description:PORTION LOT4 City/Muni/Twp:UNINCORPORATED

Buyer Name: GENESIS LOT 8 LP

Seller Name: RANCHO SULLIVAN INVESTMENTS LLC

## Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **4**

Median Lot Size: **121,968 SF**

Median # of Baths: **5**

Median Living Area: **5,853 SF**

Median Year Built: **1993**

Price Range - 2 Yrs: **$1,008,000 To $8,000,000**

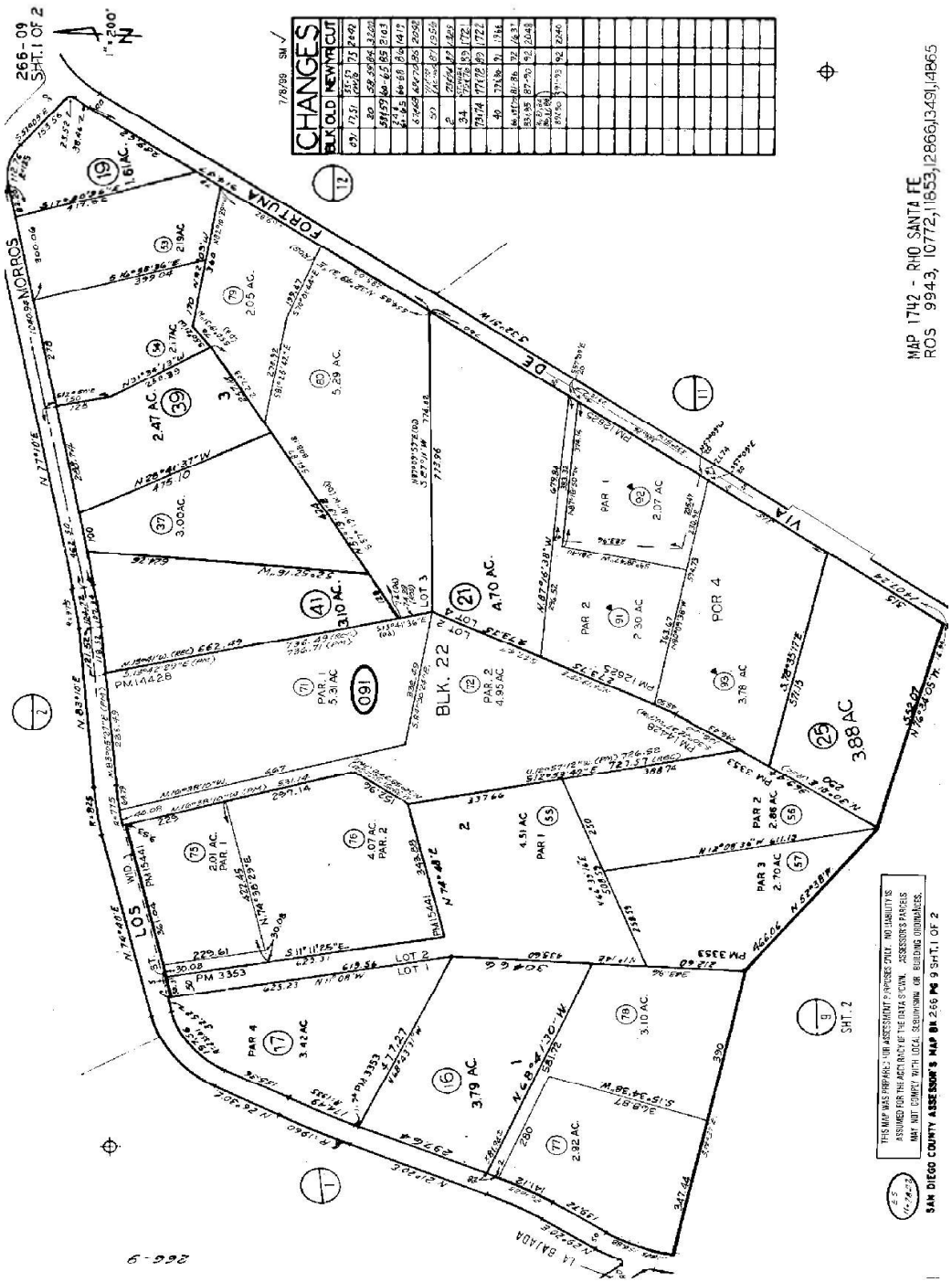
Age Range: **8 Years To 62 Years**

Median Value: **$3,250,000**

Median Age: **26 Years**

# Assessor Map

Click here to get the map in PDF
Click here to get the map in TIF



**K F L M Llc**
**17431 Los Morros, Rancho Santa Fe, CA 92067**

**APN: 266-091-78-00**
**San Diego County**

K F L M LLC
**17431 LOS MORROS**
**RANCHO SANTA FE CA 92067**
APN: 266-091-78-00
Bedrooms: 6 Bathrooms: 7
Square Feet: 12,445 SF Lot Size: 3.1 AC
Year Built: 2004 Garage: G

HERACLES TRUST NO (1 04-13) 99
**4852 LA JACARANDA**
**RANCHO SANTA FE CA 92067**
APN: 266-092-10-00
Bedrooms: 4 Bathrooms: 4
Square Feet: 4,144 SF Lot Size: 3.01 AC
Year Built: 1964 Garage: G

INBODY, ROBERT W; ROBERT W INDOBY TRUST,
**17507 LOS MORROS**
**RANCHO SANTA FE CA 92067**
APN: 266-091-57-00
Bedrooms: 3 Bathrooms: 4
Square Feet: 5,420 SF Lot Size: 2.7 AC
Year Built: 1979 Garage: G

GROS DAVID-ALEXANDRE C
**17511 LOS MORROS**
**RANCHO SANTA FE CA 92067**
APN: 266-091-55-00
Bedrooms: 6 Bathrooms: 7
Square Feet: 7,208 SF Lot Size: 4.51 AC
Year Built: 1980 Garage: G

MEZA FAMILY TRUST (05-20-17)
**17434 LOS MORROS**
**RANCHO SANTA FE CA 92067**
APN: 266-010-17-00
Bedrooms: 6 Bathrooms: 7
Square Feet: 4,854 SF Lot Size: 2.47 AC
Year Built: 1988 Garage: G

PETERSON FAMILY TRUST (11-30-16)
**17475 LOS MORROS**
**RANCHO SANTA FE CA 92067**
APN: 266-091-17-00
Bedrooms: 4 Bathrooms: 6
Square Feet: 8,952 SF Lot Size: 3.42 AC
Year Built: 2006 Garage: G

MOSSY MELISSE & JASON FAMILY TRUST (09-08-99)
**17458 LOS MORROS**
**RANCHO SANTA FE CA 92067**
APN: 266-010-45-00
Bedrooms: 4 Bathrooms: 3

MCMILLEN JOSEPH & ANGELA
**17427 LOS MORROS**
**RANCHO SANTA FE CA 92067**
APN: 266-091-77-00
Bedrooms: 6 Bathrooms: 8
Square Feet: 8,868 SF Lot Size: 2.92 AC
Year Built: 1997 Garage: G

STEIN LIVING TRUST (10-16-90)
**17435 LOS MORROS**
**RANCHO SANTA FE CA 92067**
APN: 266-091-16-00
Bedrooms: 3 Bathrooms: 4
Square Feet: 3,489 SF Lot Size: 3.79 AC
Year Built: 1962 Garage: G

EL TORDO 1 LLC
**4810 LA JACARANDA**
**RANCHO SANTA FE CA 92067**
APN: 266-092-11-00
Bedrooms: 7 Bathrooms: 7
Square Feet: 9,561 SF Lot Size: 3.08 AC
Year Built: 1970 Garage: G

NELSON REVOCABLE FAMILY TRUST (08-12-82)
**17509 LOS MORROS**
**RANCHO SANTA FE CA 92067**
APN: 266-091-56-00
Bedrooms: 3 Bathrooms: 3
Square Feet: 5,476 SF Lot Size: 2.86 AC
Year Built: 1979 Garage: G

GREENBAUM, DANIEL R; GREENBAUM, SILVIA HELENA
**4860 LA JACARANDA**
**RANCHO SANTA FE CA 92067**
APN: 266-092-09-00
Bedrooms: 2 Bathrooms: 3
Square Feet: 2,417 SF Lot Size: 3.88 AC
Year Built: 1966 Garage: G

PITMAN GEORGE E & GERALDINE J
**4841 LA JACARANDA**
**RANCHO SANTA FE CA 92067**
APN: 266-092-13-00
Bedrooms: 3 Bathrooms: 2
Square Feet: 3,052 SF Lot Size: 2.01 AC
Year Built: 1983 Garage: G

WILLIAMS JOHN G & SUZANNE S
**4843 LA JACARANDA**
**RANCHO SANTA FE CA 92067**
APN: 266-092-14-00
Bedrooms: 4 Bathrooms: 4

Square Feet: 2,942 SF | Lot Size: 3.24 AC | Square Feet: 7,861 SF | Lot Size: 2.17 AC
Year Built: 1946 | Garage: G | Year Built: 1994 | Garage: G

ROWE FAMILY TRUST OF 1992
**17535 LOS MORROS**
**RANCHO SANTA FE CA 92067**
APN: 266-091-76-00
Bedrooms: 4 | Bathrooms: 4
Square Feet: 9,521 SF | Lot Size: 4.07 AC
Year Built: 1997 | Garage: G