



First American

*my*FirstAm® Combined Report

2895 Lake Forest Rd, Tahoe City, CA 96145

Property Address:

**2895 Lake Forest Rd
Tahoe City, CA 96145**



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myFirstAm® Property Profile

2895 Lake Forest Rd, Tahoe City, CA 96145

Property Information			
Owner(s):	Lake Forest Land Company Llc	Mailing Address:	Po Box 1880, Tahoe City, CA 96145
Owner Phone:	Unknown	Property Address:	2895 Lake Forest Rd, Tahoe City, CA 96145
Vesting Type:	N/A	Alt. APN:	
County:	Placer	APN:	093-051-004-000
Map Coord:	0J-E2	Census Tract:	022200
Lot#:	6A	Block:	
Subdivision:	Lake Forest On Lake Tahoe	Tract:	
Legal:	L 6A Blk 9 Lake Forest		

Property Characteristics			
Use:	Commercial Acreage	Year Built / Eff. :	/
Zoning:		Lot Size Ac / Sq Ft:	0.33 / 14368
		Sq. Ft. :	
		# of Units:	

Sale and Loan Information			
Sale / Rec Date:	12/05/2014 / 12/15/2014	*\$/Sq. Ft.:	
Sale Price:	\$930,000	1st Loan:	
Doc No.:	000000090170	Loan Type:	
Doc Type:	Grant Deed	Transfer Date:	12/15/2014
Seller:	Rosa Family Trust	Lender:	
		2nd Mtg.:	
		Prior Sale Amt:	
		Prior Sale Date:	
		Prior Doc No.:	
		Prior Doc Type:	

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information			
Imp Value:		Exemption Type:	
Land Value:	\$238,715	Tax Year / Area:	2021 / 091133
Total Value:	\$238,715	Tax Value:	\$238,715
Total Tax Amt:	\$2,990.08	Improved:	



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myFirstAm® Transaction History

2895 Lake Forest Rd, Tahoe City, CA 96145

To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

History Record # 1 : SALE/TRANSFER

Buyer:	Lake Forest Land Co Llc	Seller:	Rosa Family Trust
Transaction Date:	12/05/2014	Sale Price:	\$930,000
Recording Date:	12/15/2014	Sale Price Type:	Full Value
Recorded Doc #:	00000090170	Title Company:	Fidelity National Title Co
Document Type:	Deed Transfer	Vesting Type:	N/A

History Record # 2 : SALE/TRANSFER

Buyer:	Rosa,Tr	Seller:	Snyder Stephanie A
Transaction Date:	05/13/2004	Sale Price:	
Recording Date:	05/17/2004	Sale Price Type:	
Recorded Doc #:	62326	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	N/A

History Record # 3 : FINANCE

Mortgage Recording Date:	07/30/1998	Mortgage Transfer Type:	Refinance
Mortgage Document #:	0000059288	Mortgage Rate Type:	Fix
Lender:	Rauscher Trust	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	N/A
Loan Amount:	\$150,000	Mortgage Rate:	
Borrower 1:	Snydeer Stephanie A	Borrower 2:	
Borrower 3:		Borrower 4:	

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History Record # 4 : SALE/TRANSFER

Buyer:	Snyder,Stephanie A	Seller:	Snyder Trust
Transaction Date:	12/12/1996	Sale Price:	
Recording Date:	12/16/1996	Sale Price Type:	
Recorded Doc #:	0000073748	Title Company:	Placer Title
Document Type:	Deed Transfer	Vesting Type:	N/A

History Record # 5 : SALE/TRANSFER

Buyer:	Snyder,Stephanie A	Seller:	Tahoe Island Park Trust
Transaction Date:	01/01/1900	Sale Price:	
Recording Date:	12/16/1996	Sale Price Type:	
Recorded Doc #:	0000073747	Title Company:	Placer Title
Document Type:	Deed Transfer	Vesting Type:	N/A

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