



*First American*

*my*FirstAm® Combined Report

2880 Hillcrest Ave, Tahoe City, CA 96145

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Property Address:

**2880 Hillcrest Ave  
Tahoe City, CA 96145**



First American

myFirstAm® Property Profile

2880 Hillcrest Ave, Tahoe City, CA 96145

Property Information			
<b>Owner(s):</b>	Lake Forest Land Company Llc	<b>Mailing Address:</b>	Po Box 1880, Tahoe City, CA 96145
<b>Owner Phone:</b>	Unknown	<b>Property Address:</b>	2880 Hillcrest Ave, Tahoe City, CA 96145
<b>Vesting Type:</b>	N/A	<b>Alt. APN:</b>	
<b>County:</b>	Placer	<b>APN:</b>	093-041-004-000
<b>Map Coord:</b>	0J-E2	<b>Census Tract:</b>	022200
<b>Lot#:</b>	15A	<b>Block:</b>	
<b>Subdivision:</b>	Lake Forest On Lake Tahoe	<b>Tract:</b>	
<b>Legal:</b>	L 15A 16A Blk 10 Lake Forest		

Property Characteristics			
<b>Use:</b>	Industrial Acreage	<b>Year Built / Eff. :</b>	1970 /
		<b>Sq. Ft. :</b>	600
<b>Zoning:</b>		<b>Lot Size Ac / Sq Ft:</b>	0.166 / 7248
		<b># of Units:</b>	

Sale and Loan Information			
<b>Sale / Rec Date:</b>	12/05/2014 / 12/15/2014	<b>*/Sq. Ft.:</b>	\$1,550.00
		<b>2nd Mtg.:</b>	
<b>Sale Price:</b>	\$930,000	<b>1st Loan:</b>	
		<b>Prior Sale Amt:</b>	
<b>Doc No.:</b>	000000090170	<b>Loan Type:</b>	
		<b>Prior Sale Date:</b>	
<b>Doc Type:</b>	Grant Deed	<b>Transfer Date:</b>	12/15/2014
		<b>Prior Doc No.:</b>	
<b>Seller:</b>	Rosa Family Trust	<b>Lender:</b>	
		<b>Prior Doc Type:</b>	

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

Tax Information			
<b>Imp Value:</b>		<b>Exemption Type:</b>	
<b>Land Value:</b>	\$127,684	<b>Tax Year / Area:</b>	2021 / 091133
<b>Total Value:</b>	\$127,684	<b>Tax Value:</b>	\$127,684
<b>Total Tax Amt:</b>	\$1,507.74	<b>Improved:</b>	



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**

<b>Buyer:</b>	Lake Forest Land Co Llc	<b>Seller:</b>	Rosa Family Trust
<b>Transaction Date:</b>	12/05/2014	<b>Sale Price:</b>	\$930,000
<b>Recording Date:</b>	12/15/2014	<b>Sale Price Type:</b>	Full Value
<b>Recorded Doc #:</b>	000000090170	<b>Title Company:</b>	Fidelity National Title Co
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**History Record # 2 : SALE/TRANSFER**

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

**History Record # 3 : SALE/TRANSFER**

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

**History Record # 4 : SALE/TRANSFER**

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