

LOCATION

Property Address 93696 Highway 70
Chilcoat, CA 96105

County Plumas County, CA

PROPERTY SUMMARY

Property Type Industrial

Land Use Industrial General

Improvement Type Industrial General

Square Feet 23200

GENERAL PARCEL INFORMATION

APN/Tax ID 010-190-014-000

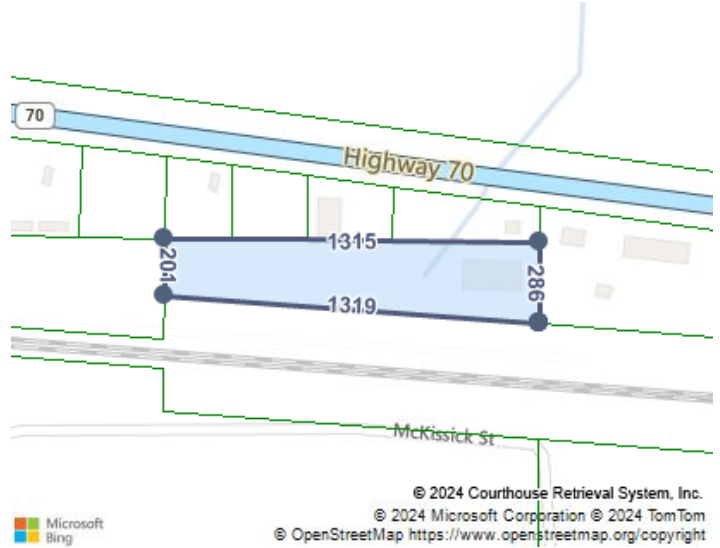
Alt. APN

Account Number

Tax Area 55-011

2020 Census Trct/Blk 3/4

Assessor Roll Year 2023



CURRENT OWNER

Name Socotra Reit I LLC

Mailing Address 2208 29th St Ste 100
Sacramento, CA 95817-1129

SCHOOL INFORMATION

These are the closest schools to the property

Loyalton Elementary School	9.7 mi
Primary Middle: K to 6	Distance
Loyalton Middle School	9.6 mi
Middle: 6 to 8	Distance
Loyalton High School	9.6 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 01/31/2024

Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/11/2023	10/11/2023	\$600,000	Socotra Reit I LLC	Dupont Jr Donald F & Haynes Jerre	Trustees Deed		2023-0004311
9/20/2021	9/23/2021		Haynes Jerre	Haynes Barbara	Intrafamily Transfer & Dissolution		2021-0006574
9/20/2021	9/23/2021		Dupont Donald F	Dupont Judith A	Intrafamily Transfer & Dissolution		2021-0006573
6/15/2021	6/16/2021	\$1,404,663	Dupont Jr Donald F & Haynes Jerre	Suresh Naidu Member Of Chilcoat Prop LLC	Grant Deed		2021-0004045
8/19/2004	8/26/2004		Chilcoat Properties LLC	Naidu Suresh	Grant Deed		2004-0008896
			Chilcoat Properties LLC A Ca LLC				2004R0008896

TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
Assessed Land	\$130,050.00	\$28,143.00 (27.6%)	\$101,907.00	\$1,998.00 (2.0%)	\$99,909.00
Assessed Improvements	\$1,330,671.00	\$741,309.00 (125.8%)	\$589,362.00	\$11,556.00 (2.0%)	\$577,806.00
Total Assessment	\$1,460,721.00	\$769,452.00 (111.3%)	\$691,269.00	\$13,554.00 (2.0%)	\$677,715.00

Exempt Reason

% Improved 91%

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$14,613.20
2022			\$14,326.80
2021			\$6,783.14
2020			\$6,650.26
2019			\$6,523.98
2018			\$6,396.26
2017			\$6,271.02
2016			\$6,267.02
2015			\$6,261.02
2014			\$6,261.02
2013			\$6,261.02

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
09/20/2021	\$2,425,000	Haynes Jerre	Socotra Reit I	2021-0006575
03/11/2021	\$1,150,000	Chilcoot Properties LLC	Donald F Dupont Jr	2021-0001742
04/19/2005	\$150,000	Chilcoot Proper And	County Of Plumas	2005-0003912
04/19/2005	\$150,000	Chilcoot Properties LLC	County Of Plumas	2005-0003912
08/19/2004	\$918,750	Chilcoot Proper And	Plumas Bank	2004-0008897

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Industrial General	Condition		Units	
Year Built	2005	Effective Year		Stories	1
BRs		Baths	F H	Rooms	

Total Sq. Ft. 23,200**Building Square Feet (Living Space)****Building Square Feet (Other)****- CONSTRUCTION**

Quality	C	Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall		Heat Type	
Structural Framing	Specialized	Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER**Occupancy****Building Data Source**

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Industrial General	Lot Dimensions	
Block/Lot		Lot Square Feet	320,601
Latitude/Longitude	39.797847°/-120.152294°	Acreage	7.36

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	
Zoning Code	I-2		
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		Tax Area	55-011
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	060244-06063C1375E	03/02/2005