



First American

*my*FirstAm® Combined Report

2875 Lake Forest Rd, Tahoe City, CA 96145

Property Address:

**2875 Lake Forest Rd
Tahoe City, CA 96145**



First American

myFirstAm® Property Profile

2875 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:	2875 Lake Forest Rd, Tahoe City, CA 96145
Vesting Type:	Corporation	Alt. APN:	
County:	Placer	APN:	093-041-006-000
Map Coord:	0J-E2	Census Tract:	020104
Lot#:	17A	Block:	
Subdivision:	Lake Forest On Lake Tahoe	Tract:	
Legal:	L 17A 18A Blk 10 Lake Forest		

Property Characteristics			
Use:	Duplex	Year Built / Eff. :	1939 /
Zoning:		Sq. Ft. :	3270
Bedrooms:		Lot Size Ac / Sq Ft:	0.17 / 7408
# Rooms:		# of Units:	1
Pool:		Bathrooms:	
Stories:		Fireplace:	
Gross Area:	5180	Quality:	
		Heating:	
		Air:	
		Style:	
		Improvements:	
		Parking / #:	/
		Garage Area :	
		Basement Area:	

Sale and Loan Information			
Sale / Rec Date:	12/05/2014 / 12/15/2014	*\$/Sq. Ft.:	\$284.40
Sale Price:	\$930,000	2nd Mtg.:	
Doc No.:	000000090170	1st Loan:	
Doc Type:	Grant Deed	Prior Sale Amt:	\$210,000
Seller:	Rosa Family Trust	Loan Type:	
		Prior Sale Date:	07/28/1998
		Transfer Date:	12/15/2014
		Prior Doc No.:	0000059289
		Lender:	
		Prior Doc Type:	

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

Tax Information			
Imp Value:	\$174,317	Exemption Type:	
Land Value:	\$133,237	Tax Year / Area:	2021 / 091133
Total Value:	\$307,554	Tax Value:	\$307,554
Total Tax Amt:	\$4,628.36	Improved:	57%



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myFirstAm® Transaction History

2875 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 #:	000000090170	Title Company:	Fidelity National Title Co
Document Type:	Deed Transfer	Vesting Type:	Company

History Record # 2 : FINANCE

Mortgage Recording Date:	07/30/2013	Mortgage Transfer Type:	Stand Alone Finance
Mortgage Document #:	000000075664	Mortgage Rate Type:	
Lender:	Jp Morgan Chase Bk	Mortgage Term:	30
Document Type	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$179,823	Mortgage Rate:	
Borrower 1:	Rosa Stephanie A	Borrower 2:	Rosa James J
Borrower 3:		Borrower 4:	

History Record # 3 : SALE/TRANSFER

Buyer:	Rosa,Tr	Seller:	Rosa Jim & Stephanie A
Transaction Date:	05/13/2004	Sale Price:	
Recording Date:	05/17/2004	Sale Price Type:	
Recorded Doc #:	62325	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	

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History Record # 4 : SALE/TRANSFER

Buyer:	Rosa,Jim & Stephanie A	Seller:	Snyder Stephanie
Transaction Date:	12/11/2003	Sale Price:	
Recording Date:	12/15/2003	Sale Price Type:	
Recorded Doc #:	206456	Title Company:	First American Title
Document Type:	Deed Transfer	Vesting Type:	

History Record # 5 : SALE/TRANSFER

Buyer:	Snyder,Stephanie A	Seller:	Rosa James J
Transaction Date:	03/11/2003	Sale Price:	
Recording Date:	03/13/2003	Sale Price Type:	
Recorded Doc #:	38479	Title Company:	Fidelity National Title
Document Type:	Deed Transfer	Vesting Type:	

FINANCE

Mortgage Recording Date:	03/13/2003	Mortgage Transfer Type:	Resale
Mortgage Document #:	38480	Mortgage Rate Type:	Fix
Lender:	Washington Mutual Fsb	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$205,400	Mortgage Rate:	583
Borrower 1:	Snyder Stephanie A	Borrower 2:	
Borrower 3:		Borrower 4:	

History Record # 7 : SALE/TRANSFER

Buyer:	Snyder,Stephanie A	Seller:	Dorman,Margaret L
Transaction Date:	07/28/1998	Sale Price:	\$210,000
Recording Date:	07/30/1998	Sale Price Type:	Full Value
Recorded Doc #:	0000059289	Title Company:	Placer Title
Document Type:	Deed Transfer	Vesting Type:	

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History Record # 8 : SALE/TRANSFER

Buyer:	Dorman, Margaret L	Seller:	Finger Trsut
Transaction Date:	10/27/1997	Sale Price:	
Recording Date:	10/29/1997	Sale Price Type:	
Recorded Doc #:	0000067252	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	