



*First American*

*my*FirstAm® Combined Report

2895 Lake Forest Rd, Tahoe City, CA 96145

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Property Address:

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



First American

myFirstAm® Property Profile

2895 Lake Forest Rd, 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>	2895 Lake Forest Rd, Tahoe City, CA 96145
<b>Vesting Type:</b>	N/A	<b>Alt. APN:</b>	
<b>County:</b>	Placer	<b>APN:</b>	093-041-005-000
<b>Map Coord:</b>	0J-E2	<b>Census Tract:</b>	020104
<b>Lot#:</b>	19A	<b>Block:</b>	
<b>Subdivision:</b>	Lake Forest On Lake Tahoe	<b>Tract:</b>	
<b>Legal:</b>	L 19A Blk 10 Lake Forest		

Property Characteristics			
<b>Use:</b>	Retail Trade	<b>Year Built / Eff. :</b>	1930 /
		<b>Sq. Ft. :</b>	736
<b>Zoning:</b>		<b>Lot Size Ac / Sq Ft:</b>	0.496 / 21614
<b>Stories:</b>		<b>Improvements:</b>	
		<b>Parking / #:</b>	/
<b>Gross Area:</b>	736	<b>Garage Area :</b>	
		<b>Basement Area:</b>	

Sale and Loan Information			
<b>Sale / Rec Date:</b>	12/05/2014 / 12/15/2014	<b>*\$/Sq. Ft.:</b>	\$1,263.59
		<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>	\$14,431	<b>Exemption Type:</b>	
<b>Land Value:</b>	\$344,197	<b>Tax Year / Area:</b>	2021 / 091133
<b>Total Value:</b>	\$358,628	<b>Tax Value:</b>	\$358,628
<b>Total Tax Amt:</b>	\$5,521.36	<b>Improved:</b>	4%



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 : FINANCE**

<b>Mortgage Recording Date:</b>	11/29/2007	<b>Mortgage Transfer Type:</b>	Refinance
<b>Mortgage Document #:</b>	112501	<b>Mortgage Rate Type:</b>	Fix
<b>Lender:</b>	Community Properties	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$112,000	<b>Mortgage Rate:</b>	636
<b>Borrower 1:</b>	Rosa Family Trust	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

**History Record # 3 : 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

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**History Record # 4 : FINANCE**

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

**History Record # 5 : 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 # 6 : 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

**History Record # 7 : FINANCE**

<b>Mortgage Recording Date:</b>	06/02/1995	<b>Mortgage Transfer Type:</b>	Refinance
<b>Mortgage Document #:</b>	0000028422	<b>Mortgage Rate Type:</b>	Fix
<b>Lender:</b>	Individual	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$28,000	<b>Mortgage Rate:</b>	
<b>Borrower 1:</b>	Tahoe Island Park Trust	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

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**History Record # 8 : FINANCE**

<b>Mortgage Recording Date:</b>	06/02/1995	<b>Mortgage Transfer Type:</b>	Refinance
<b>Mortgage Document #:</b>	0000028421	<b>Mortgage Rate Type:</b>	Fix
<b>Lender:</b>	Individual	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$45,000	<b>Mortgage Rate:</b>	
<b>Borrower 1:</b>	Tahoe Island Park Trust	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

**History Record # 9 : SALE/TRANSFER**

<b>Buyer:</b>	Tahoe Island Park Trust	<b>Seller:</b>	Snyder Trust
<b>Transaction Date:</b>	11/10/1994	<b>Sale Price:</b>	
<b>Recording Date:</b>	11/14/1994	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	0000078997	<b>Title Company:</b>	
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**History Record # 10 : FINANCE**

<b>Mortgage Recording Date:</b>	04/28/1994	<b>Mortgage Transfer Type:</b>	Refinance
<b>Mortgage Document #:</b>	0000032374	<b>Mortgage Rate Type:</b>	Fix
<b>Lender:</b>	Individual	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$49,975	<b>Mortgage Rate:</b>	
<b>Borrower 1:</b>	Murphy Stephanie A	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

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