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LOCATION

Property Address	6401 Bethel Island Rd Bethel Island, CA 94511	
Subdivision	Anglers Ranch	
Carrier Route		
County	Contra Costa County, CA	

GENERAL PARCEL INFORMATION

APN/Tax ID	031-022-025
Alt. APN	
Account Number	
Tax Area	82-007
2010 Census Trct/Blk	3010/1
Assessor Roll Year	2021

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Commercial Vacant Land
Improvement Type	
Square Feet	
# of Buildings	0

CURRENT OWNER

Name	Flores Jose A
Mailing Address	735 Commercial Ave South San Francisco, CA 94080-2406
Owner Occupied	No

SCHOOL ZONE INFORMATION

Summer Lake Elementary School	2.4 mi
Elementary: Pre K to 5	Distance
Delta Vista Middle School	3.2 mi
Middle: 6 to 8	Distance
Freedom High School	5.5 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 12/08/2021

Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/17/2016	6/9/2016	\$13,900	Flores Jose A	Lopez Leonard J & Lopez Regina M	Public Action		2016-112497
11/2/2005	12/1/2005	\$395,000	Lopez Leonard J & Lopez Regina M	Sosnowski & Associates Inc	Corporation Deed	3	2005-463311
11/15/2002	12/3/2002	\$120,000	Sosnowski & Associates Inc	Philippart Charles R & Philippart Wanda E	Grant Deed	2	2002-456933

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
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Assessed Land	\$15,200.00	\$155.00 (1.0%)	\$15,045.00	\$295.00 (2.0%)	\$14,750.00
Assessed Improvements					
Total Assessment	\$15,200.00	\$155.00 (1.0%)	\$15,045.00	\$295.00 (2.0%)	\$14,750.00

Exempt Reason**% Improved****TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2021			\$328.18
2020			\$323.78
2019			\$320.04
2018			\$311.90
2017			\$307.38
2016			\$940.76
2015			\$1,080.74
2014			\$1,072.80
2013			\$1,057.38

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
12/03/2002	\$70,000	Sosnowski & Associates Inc	Philippart Revocable Inter Viv	2002-456934

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Commercial Vacant Land	Lot Dimensions	
Block/Lot	3/11	Lot Square Feet	8,800
Latitude/Longitude	38.018094°/-121.641028°	Acreage	0.2

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	R-B	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Anglers Ranch	Plat Book/Page	
Block/Lot	3/11	Tax Area	82-007
Description	Anglers Ranch #15 Por Lt 11 Blk 3 Ex Mr		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff.
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					Date
AE	High	9 Ft	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	06013C0170G	03/21/2017
