



Phone (800) 718-4853

Prepared For:

Todd Wohl
Braun Co.
438 Pacific Coast Hwy
Hermosa Beach, CA 90254

Property Profile

Property Address: **VIC AVE H6 165 STE
LANCASTER, CA 93535**

Assessor's Parcel No: **3358-009-093**

Title Representative: **LARRY CHRISTIAN / GARY BREGMAN**



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Property Information

Primary Owner : ESCOTO MEGHAN
Secondary Owner : BARRY SAPHILOFF TRUST
Site Address : VIC AVE H6 165 STE
LANCASTER, CA 93535-
Mailing Address : 918 CLEARVIEW ST
TEHACHAPI, CA 93561-2353
Assessor Parcel Number : 3358-009-093
Census Tract : 9006.02
Housing Tract Number : N/A
Lot Number : N/A
Page Grid : -
Legal Description : Abbreviated Description: SEC/TWN/RNG/MER:SEC 09 TWN 07N RNG 09W
*SW 1/4 OF SE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 9 T 7N R 9W

Property Characteristics

Bedrooms : 0 **Year Built :** N/A **Square Feet :** 0
Bathrooms : 0.0 **Garage :** N/A **Lot size :** 2.507 AC
Partial Bath : 0 **Fireplace :** N/A **Number of Units :** 0
Total Rooms : 0 **Pool/Spa :** N **Use Code :** Agricultural-Unimproved
Zoning : LCA11* **Vacant Land**

Sale Information

Transfer Date : **Document # :**
Transfer Value : N/A **Cost/Sq Feet :** N/A

Assessment/Tax Information

Assessed Value : \$12,417 **Tax Amount :** \$181.06
Land Value : \$12,417 **Tax Status :** Current
Improvement Value : \$0 **Tax Rate Area :** 3-449
Percent Improvement : 0 % **Homeowner Exemption :** N

Los Angeles, California

Searched: 3358-009-093

Non-Order Search

 Tax Year: 2025-2026
 Tax Cover: 10/13/2025
 Searched By: TOM DEBRULER
 Searched On: 10/16/2025 11:24 AM

Company: OLD REPUBLIC TITLE COMPANY | GLENDALE | 11 | CRN: 00070-00021

Customer Service Request Only**Information is sourced from public records and is deemed reliable, but is not guaranteed.**

APN:	3358-009-093		
Described As:	*SW 1/4 OF SE 1/4 OF NW1/4 OF NE 1/4 OF SEC 9 T 7N R 9W		
Address:	VAC/VIC AVE H6/165 STE		
City:	UNINCORPORATED - COUNTY OF LOS ANGELES		
Billing Address:	918 CLEARVIEW ST TEHACHAPI CA 93561		
Assessed Owner(s):	ESCOTO,MEGHAN TR BARRY SAPHILOFF TRUST		
Search As:	Tax ID 3358-9 of Parcel 93		

Tax Rate Area:	03449	Value	Conveyance Date:
Use Code:	580V	Land: 12,417.00	Conveying Instrument:
DRY FARM - DESERT		Improvements:	Date Transfer Acquired:
Region Code:	ANTELOPE VALLEY	Personal Property:	Vesting:
Flood Zone:		Fixtures:	Year Built:
Zoning Code:	LCA11*	Inventory:	Year Last Modified:
Taxability Code:			
Tax Rate:	1.458162	Exemptions	Square Footage
Auditor Tax Rate:	1.174438	Homeowner:	Land:
		Inventory:	Improvements:
		Personal Property:	
		Religious:	
		All Other:	Tax Defaulted:
Bill #:		Net Taxable Value: 12,417.00	Total Tax: 181.06
Issue Date:	03/06/2026		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	90.54	9.05	04/30/2026	UNPAID		90.54
2nd	90.52	19.05	04/30/2026	UNPAID		90.52
						Total Balance: 181.06

Account	Special Lien Description	Amount
00311	COUNTY LIBRARY SERVICES	35.23

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

***** END OF REPORT *****



SUBJECT PROPERTY HISTORY

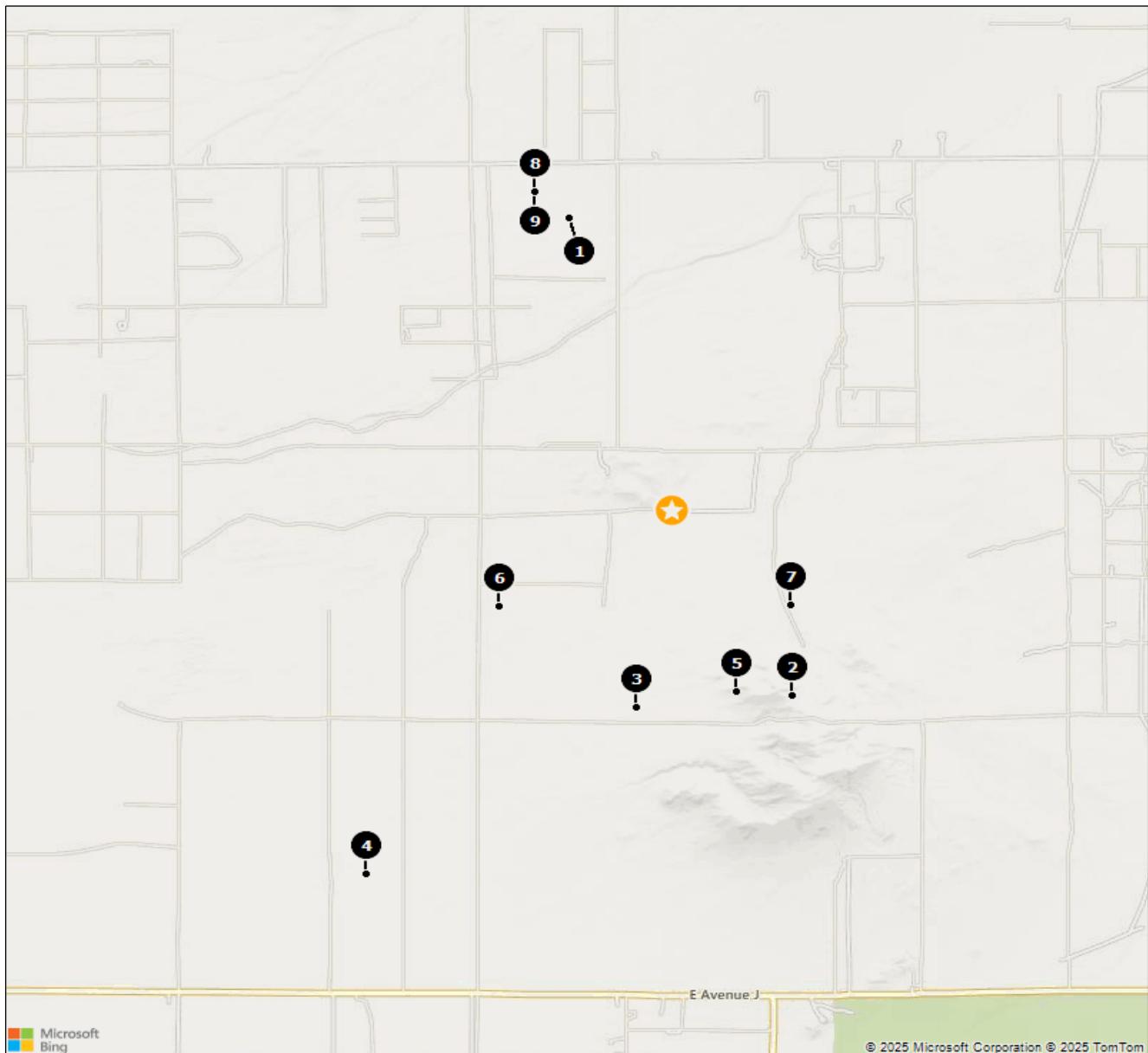
Prior Transfer

Recording Date:	03/28/2023	Document #:	23-0195507
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Transfer Tax on doc. indicated as
Lender Name:			
Buyer Name:	ESCOTO, MEGHAN; SAPHILOFF, MEGHAN		
Buyer Vesting:	Living Trust		
Sell Name:	SAPHILOFF, BARRY		
City/Muni/Twp:	BEAR VALLEY SPRINGS		
Legal:	LOT:17 SUBD:RECORD OF SURVEY MAP REF:MB 61 PG 22		

Prior Transfer

Recording Date:	06/26/1980	Document #:	
Price:		Document Type:	N/A
First TD:		Type of Sale:	Price Per Public Records
Lender Name:	N/A		
Buyer Name:	N/A		
Buyer Vesting:			
Sell Name:	N/A		
City/Muni/Twp:	N/A		
Legal:	SEC/TWN/RNG/MER:SEC 09 TWN 07N RNG 09W *SW 1/4 OF SE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 9 T 7N R 9W		

**VIC AVE H6 165 STE
LANCASTER, CA 93535-**



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. Vic Ave G4 165 Ste, Lancaster	05/05/2025	\$11,500	0	0		2.643
2. Vic Ave I 170 Ste, Lancaster	04/28/2025	\$1,500	0	0		2.584
3. Cor Ave I Drt 165 Ste, Lancaster	03/25/2025	\$16,000	0	0		4.367
4. Vic Ave I8 155 Ste, Lancaster	01/27/2025	\$21,500	0	0		20.794
5. Ave H12 Vic 165th Ste, Lancaster	01/23/2025	\$33,500	0	0		39.558
6. 160 Ste Drt Vic Ave H8, Lancaster	01/16/2025	\$7,381	0	0		2.535
7. Vic Ave H8 170th Ste, Lancaster	10/09/2024	\$25,000	0	0		10.336
8. Vic Ave G 160 Ste, Lancaster	08/02/2024	\$8,000	0	0		2.746

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9. Vic Ave G 160 Ste, Lancaster

07/16/2024

\$3,000

0

0

2.746



SALES COMPARABLES

Criteria Selected:

Searched by Radius: 1 Mile
 Date Range: 4/24/2024 to 10/16/2025
 Land Use: Same as Subject

Area Sales Analysis

	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	3	3	40
Living Area (SqFt):	0	0	0
Sale Price:	\$1,500	\$11,500	\$33,500
Year Built:	0	0	0
Age:	0	0	0

Subject Property

Sale Date:	N/A	Year Built:	N/A	Price:	N/A	Pool:	N
Lot Size:	2.51 AC	Square Feet:	N/A	\$/SF:	N/A	BR/Bth:	0/0.0

Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
1	VIC AVE G4 165 STE LANCASTER, CA 93535	05/05/2025	\$11,500	\$0	0	0		2.64 AC	N/A
	Owner: CORNEJO, JAVIER ADONIS LOPEZ; LOPEZ APN: 3358-007-051 Legal: Sec/Twnship/Range:NW4 S04T07NR09W Abbreviated Description:PORTION LOT2 Land Use: Agricultural-Unimproved Vacant Land		Seller: EAGLE DESERT VISTA CORPORATION, Document #: 25-0291845						
									Located approximately 1.14 miles from subject property.
2	VIC AVE I 170 STE LANCASTER, CA 93535	04/28/2025	\$1,500	\$0	0	0		2.58 AC	N/A
	Owner: GUITIERREZ, NAPOLES APN: 3350-014-049 Legal: Sec/Twnship/Range:N2S2SW4SW4SW4 S10T07NR09W Land Use: Agricultural-Unimproved Vacant Land		Seller: FREEMAN, DEBORAH ANN Document #: 25-0275787						
									Located approximately 0.80 miles from subject property.
3	COR AVE I DRT 165 STE LANCASTER, CA 93535	03/25/2025	\$16,000	\$0	0	0		4.37 AC	N/A
	Owner: PHELPS, SINDA APN: 3358-009-028 Legal: Sec/Twnship/Range:S2S2W2W2W2SE4 S09T07NR09W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: KIEFERLAND LLC, Document #: 25-0189708						
									Located approximately 0.74 miles from subject property.
4	VIC AVE I8 155 STE LANCASTER, CA 93535	01/27/2025	\$21,500	\$0	0	0		20.79 AC	N/A
	Owner: RIVERA, DAISY VERONICA APN: 3358-013-012 Legal: Sec/Twnship/Range:N2NW4SE4 S17T07NR09W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: BEALE, CHRISTOPHER P; BALLENGER, Document #: 25-0050961						
									Located approximately 1.71 miles from subject property.

Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
5	AVE H12 VIC 165TH STE LANCASTER, CA 93535	01/23/2025	\$33,500	\$0	0	0		39.56 AC	N/A
	Owner: GOVINDARAJ, RAJKUMAR; NARASIMHAN, APN: 3358-009-033 Legal: Sec/Twnship/Range:SE4SE4 S09T07NR09W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: BENINK, ERIC J Document #: 25-0044830					
									Located approximately 0.71 miles from subject property.
6	160 STE DRT VIC AVE H8 LANCASTER, CA 93535	01/16/2025	\$7,381	\$0	0	0		2.54 AC	N/A
	Owner: DEKLE, ELVIN R APN: 3358-009-069 Legal: Sec/Twnship/Range:W2N2S2N2NW4SW4 S09T07NR09W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: WPL HOLDINGS LLC, Document #: 25-0032785					
									Located approximately 0.69 miles from subject property.
7	VIC AVE H8 170TH STE LANCASTER, CA 93535	10/09/2024	\$25,000	\$0	0	0		10.34 AC	N/A
	Owner: VALENZUELA, HUGO ROLANDO SOLARES; APN: 3350-014-007 Legal: Sec/Twnship/Range:NW4NW4 S10T07NR09W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: HAREL, REUVEN; THE REUVEN HAREL Document #: 24-0690179					
									Located approximately 0.54 miles from subject property.
8	VIC AVE G 160 STE LANCASTER, CA 93535	08/02/2024	\$8,000	\$0	0	0		2.75 AC	N/A
	Owner: LIMA, LILIANA APN: 3358-007-025 Legal: Sec/Twnship/Range:NW4 S04T07NR09W SBBM Abbreviated Description:PORTION LOT2 Land Use: Agricultural-Unimproved Vacant Land			Seller: HOME EQUITY OPTIONS LLC, Document #: 24-0517370					
									Located approximately 1.27 miles from subject property.
9	VIC AVE G 160 STE LANCASTER, CA 93535	07/16/2024	\$3,000	\$0	0	0		2.75 AC	N/A
	Owner: HOME EQUITY OPTIONS LLC, APN: 3358-007-025 Legal: Lot:1 Sec/Twnship/Range:NW43 S04T07NR09W Abbreviated Description:PORTION LOT2 Land Use: Agricultural-Unimproved Vacant Land			Seller: GOVINDARAJU, MAJORKUMAR Document #: 24-0467294					
									Located approximately 1.27 miles from subject property.

**IRA SERVICES TRUST COMPANY CSTDN****170 STE DRT VIC AVE H4 STE
LANCASTER, CA 93535**

APN: 3358-009-067 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 10
Sale Date: 11/01/2013 Garage:
Land Use: Agricultural-Unimproved Vacant Land

IMAM KHALID**VIC AVE H 170 STE
HI VISTA, CA 93535**
APN: 3350-013-036

Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 10
Sale Date: 01/20/2021 Garage:
Land Use: Agricultural-Unimproved Vacant Land

IMAM KHALID**VIC AVE H 171 STE
HI VISTA, CA 93535**
APN: 3350-013-037

Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 20
Sale Date: 01/20/2021 Garage:
Land Use: Agricultural-Unimproved Vacant Land

SHIN JEONG HEE**VIC AVE H4 172 STE
HI VISTA, CA 93535**
APN: 3350-013-059

Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 3
Sale Date: 10/26/1982 Garage:
Land Use: Residential-Vacant Land

BADUA JOSEFINA M**VIC AVE H7 182 STE
HI VISTA, CA 93535**

APN: 3350-013-058 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 3
Sale Date: 05/25/2022 Garage:
Land Use: Agricultural-Unimproved Vacant Land

ANDERSON JULIE M**170 VIC AVE H4
HI VISTA, CA 93535**

APN: 3350-013-079 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 3
Sale Date: 08/28/2007 Garage:
Land Use: Agricultural-Unimproved Vacant Land

NGUYEN HIEP T & MARY C**VIC AVE H4 171 STE
HI VISTA, CA 93535**
APN: 3350-013-064

Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 5
Sale Date: 04/05/1988 Garage:
Land Use: Agricultural-Unimproved Vacant Land

SHIN JEONG HEE**VIC AVE H4 172 STE
HI VISTA, CA 93535**
APN: 3350-013-060

Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 3
Sale Date: 11/18/2002 Garage:
Land Use: Residential-Vacant Land

IMAM KHALID**VIC AVE H 172 STE
HI VISTA, CA 93535**
APN: 3350-013-038

Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 10
Sale Date: 01/20/2021 Garage:
Land Use: Agricultural-Unimproved Vacant Land

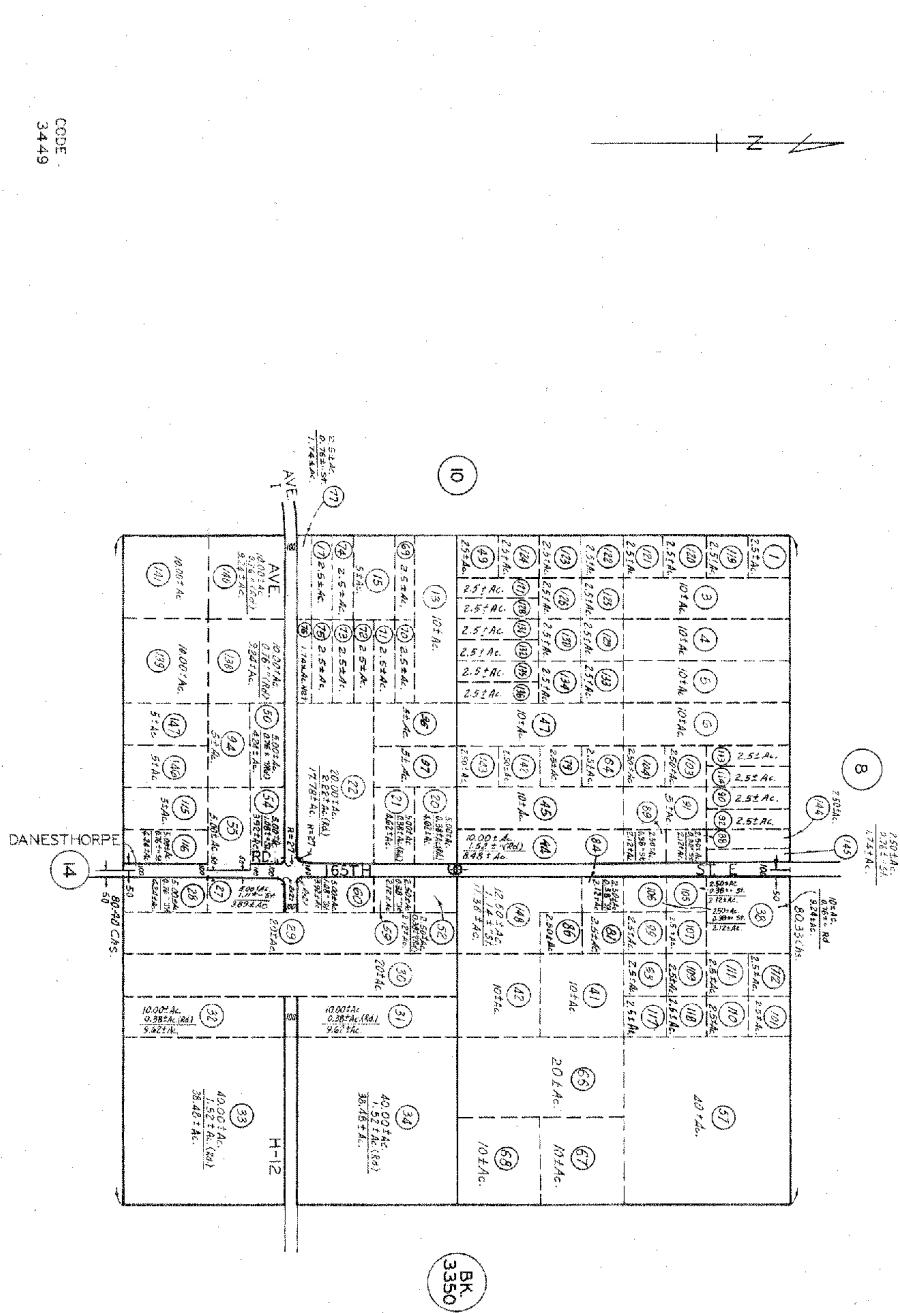
GALVAN ARTHUR U & SUSAN C**VIC AVE H4 182 STE
HI VISTA, CA 93535**

APN: 3350-013-054 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 3
Sale Date: 10/26/1992 Garage:
Land Use: Agricultural-Unimproved Vacant Land

3358 9

SCALE 1" = 800'

2006



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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10/16/2025

Customer Service Rep: Tom De Bruler

FOR PREV. ASSESS. SEE:
3683-13

CODE
3449

▲ This page is part of your document - DO NOT DISCARD ▲



20230195507



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/28/23 AT 01:55PM

FEES :	40.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
<hr/> PAID :	115.00



LEADSHEET



202303280660009

00023309494



013989483

SEQ:
04

DAR - Courier (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E269970

RECORDING REQUESTED BY

Barry Saphiloff

WHEN RECORDED MAIL TO

Barry Saphiloff
C/O Derryberry & Associates, LLP
41240 11TH Street West, Suite A
Palmdale, CA 93551

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

T I T L E(S)

TRUST TRANSFER DEED

Recording Requested By

Barry Saphiloff

WHEN RECORDED MAIL THIS DOCUMENT TO:
MAIL TAX STATEMENTS TO:

Barry Saphiloff
918 Clearview Street
Tehachapi, California 93561

APN: 3316-008-025, 3350-020-047 and 3358-009-093

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

The undersigned Grantor declares that the following is true and correct:

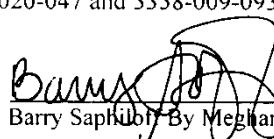
- This transfer is exempt from the documentary transfer tax. This conveyance transfers an interest into or out of a Living Trust. Cal. Rev. & Tax. Code § 11930. Tax due: \$0.00.
- The property is located in the Unincorporated area of Los Angeles County.

FOR NO CONSIDERATION, GRANTORS: **Barry Saphiloff, a widower (who obtained title as a married man)**, hereby grants to **Meghan Escoto (formally known as Meghan Saphiloff)** as Trustee of **THE BARRY SAPHILOFF LIVING TRUST**, dated December 14, 2022 the following real property in the County of Los Angeles, State of California:

SEE EXHIBIT "A" ATTACHED HERETO

Commonly known as: APN: 3316-008-025, 3350-020-047 and 3358-009-093

Dated: March 10, 2023

 
Barry Saphiloff by Meghan Escoto, his attorney in fact, in fact

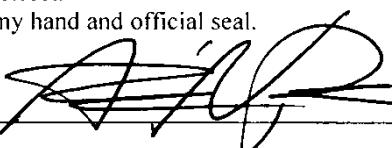
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

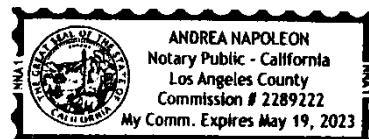
STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

On March 10th 2023, before me, Andrea Napoleon, a Notary Public, personally appeared MEGHAN ESCOTO who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  (Seal)



MAIL TAX STATEMENTS TO THE ADDRESS NOTED ABOVE

EXHIBIT A

The East Half of Parcel 17 of the unincorporated area of the County of Los Angeles, State of California, in record of survey book 61, pages 22 to 23 of record of surveys, in the office of the County Recorder of said County.

RESERVING THEREFROM an easement of thirty- two (32) feet on the northerly and fifty- five(55) feet on the easterly portions of said land, for Roadway, Public Utilities and Sanitary Sewer Purposes.

Also known as: Vacant Lot, Hi Vista, CA 93535
APN: 3316-008-025

The North half of the East half of the South half of the West half of the Southeast quarter of the Southeast quarter of section 14, Township 7 North, Range 9 West, S.B.B.M.

Reserving therefrom an easement of thirty-two (32) feet over the Northerly and Easterly portions of said land, for Roadway, Public Utilities and Sanitary Sewer Purposes.

Also Known as: Vacant Lot, Hi Vista, Lancaster, CA 93535;
APN: 3350-020-047

The Southwest quarter of the Southeast Quarter of the Northwest quarter of the Northeast quarter of Section 9, Township 7 North, Range 9 West, S.B.B.M.

RESERVING THEREFROM an easement of thirty-two (32) feet over the Southerly and Westerly portions of said land, for Roadway, Public Utilities and Sanitary Sewer Purposes.

Also Known as: Vacant Lot, Hi Vista, Lancaster, CA 93535;
APN: 3358-009-093