

**Property Details Report**  
**1425 N Broadway #D Escondido, CA 92026-2638**  
**San Diego County**

**Owner Info:**

Owner Name:	Chanel Partners L L C	Recording Date:	08/31/2006
Tax Billing Address:	1010 Turquoise St #200	Annual Tax:	\$2,352
Tax Billing City & State:	San Diego CA	County Use Code:	Condominium
Tax Billing Zip:	92109	Universal Land Use:	Condominium
Tax Billing Zip+4:	1266		

**Location Info:**

Tract Number:	10009	Flood Zone Panel:	0602900814F
Subdivision:	Escondido Tr 387	School District:	Escondido Un
Zoning:	1	Map Coordinates:	1109-H7
Census Tract:	201.05	Carrier Route:	C023
Flood Zone Code:	X	Flood Panel Date:	06/19/1997

**Tax Info:**

Tax ID:	226-210-84-20	Total Assessment:	\$208,000
Tax Year:	2008	% Improv:	26%
Annual Tax:	\$2,352	Tax Area:	04013
Assessment Year:	2008	Legal Description:	Us 20per Doc81-109023&Doc86-480726&Und Int In Lot 1
Land Assessment:	\$154,556	Lot Number:	1
Improved Assessment:	\$53,444		

**Characteristics:**

Lot Acres:	7.8402	Bedrooms:	2
Lot Sq Ft:	341519.4622	Total Baths:	2
Building Sq Ft:	900	Full Baths:	2
Total Units:	1	Effective Year Built:	1976

**Last Market Sale:**

Recording Date:	08/31/2006	Deed Type:	Grant Deed
Settle Date:	07/27/2006	Owner Name:	Chanel Partners L L C
Sale Price:	\$323,000	Seller:	Broadway Coastal Llc
Document No:	624628	Price Per Sq Ft:	\$358.89

**Sales History:**

Recording Date:	08/31/2006	08/31/2006	09/19/2000
Sale Price:		\$323,000	
Nominal:	Y		
Sale/Tax Stamp Type:	Partial	Full	N
Multi/Split Sale Type:			Multi
Buyer Name:	Chemaly Robert M	Chemaly Robert M	Greentree Townhomes
Seller Name:	Chemaly Linda	Broadway Coastal Llc	Amac Investments Inc
Document No:	624629	624628	501075
Document Type:	Interspousal Deed	Grant Deed	Grant Deed

**Mortgage History:**

Mortgage Date:		08/31/2006	09/19/2000
Mortgage Amt:		\$321,090	\$6,256,000
Mortgage Lender:		First Franklin	Berkshire Mtg Fin Lp
Mortgage Type:		Conventional	Conventional

Courtesy of Patrick Flannery  
Sandicor

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