

**Property Details Report**  
**18103 Via Ascenso Rancho Santa Fe, CA 92067**  
**San Diego County**

**Owner Info:**

Owner Name:	Watkins John D	Tax Billing Zip+4:	2154
Owner Name 2:	Watkins Dinah C	Recording Date:	10/15/2007
Tax Billing Address:	Po Box 2154	Annual Tax:	\$28,164
Tax Billing City & State:	Rancho Santa Fe CA	County Use Code:	1 Family Residence
Tax Billing Zip:	92067	Universal Land Use:	SFR

**Location Info:**

Tract Number:	11899	Flood Zone Panel:	0602841062F
Subdivision:	Co Sd Tr 4558	School District:	San Dieguito Un
Zoning:	1	Map Coordinates:	1148-D6
Flood Zone Code:	X	Flood Panel Date:	06/19/1997

**Tax Info:**

Tax ID:	265-442-32-00	Total Assessment:	\$2,610,000
Tax Year:	2008	% Improv:	43%
Annual Tax:	\$28,164	Tax Area:	71108
Assessment Year:	2008	Legal Description:	Doc99-584059 In Lot 8&All Of Lot 13
Land Assessment:	\$1,500,000	Lot Number:	8
Improved Assessment:	\$1,110,000		

**Characteristics:**

Lot Acres:	2.27	Full Baths:	5
Lot Sq Ft:	98881.2	Half Baths:	1
Building Sq Ft:	5,669	Garage Type:	Garage
Total Units:	1	Garage Capacity:	3
Bedrooms:	5	Pool:	Pool
Total Baths:	6	Effective Year Built:	1991

**Last Market Sale:**

Recording Date:	10/15/2007	Owner Name:	Watkins John D
Settle Date:	09/04/2007	Owner Name 2:	Watkins Dinah C
Sale Price:	\$2,615,000	Seller:	Vonruexleben Trust
Document No:	661461	Price Per Sq Ft:	\$461.28
Deed Type:	Grant Deed		

**Sales History:**

Recording Date:	10/15/2007	09/19/2006	12/21/2005	01/16/2002
Sale Price:	\$2,615,000	\$2,450,000		\$2,150,000
Nominal:			Y	
Sale/Tax Stamp Type:	Full	Full	Partial	Full
Buyer Name:	Watkins John D & Dinah Vonruexleben Trust		Haile Jeffrey A & Lisa A	Haile Jeffrey A & Lisa A
Seller Name:	Vonruexleben Trust	Haile Jeffrey A & Lisa A	Haile Jeffrey A & Lisa A	Santoro C J & N J 1990 Trust
Document No:	661461	665769	1094376	39676
Document Type:	Grant Deed	Grant Deed	Quit Claim Deed	Grant Deed

**Mortgage History:**

Mortgage Date:	10/15/2007	09/19/2006	12/21/2005	09/11/2003
Mortgage Amt:	\$1,500,000	\$1,470,000	\$350,000	\$612,000
Mortgage Lender:	Washington Mutual Bk	Wachovia Mtg Co	Wells Fargo Bk Na	Wells Fargo Bk
	Fa			
Mortgage Type:	Conventional	Conventional		Conventional

Courtesy of Patrick Flannery  
Sandicor

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