



First American Title™

ADDRESS

2525 E THOMPSON BLVD

VENTURA, CA 93003

APN

075-0-044-120

Property Detail Report

2525 E Thompson Blvd, Ventura, CA 93003

APN: 075-0-044-120

Ventura County Data as of: 07/27/2022

Owner Information

Owner Name:	Watson Artie J TR	Occupancy:	Absentee Owner
Vesting:	Trustee		
Mailing Address:	22481 Mission Hills Ln, Yorba Linda, CA 92887-2707		

Location Information

Legal Description:	Map 12 Pg 47 Lot 179,180	County:	Ventura, CA
APN:	075-0-044-120	Alternate APN:	
Munic / Twnshp:	Ventura	Census Tract / Block:	001502 / 1004
Subdivision:	Hartman Tract	Legal Lot / Block:	
Neighborhood:	Hartman	Legal Book / Page:	
Elementary School:	Will Rogers Elemen...	School District:	Ventura Unified
Latitude:	34.27319	Middle School:	Cabrillo Middle
		Longitude:	-119.26288
		High School:	Ventura High

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	09/29/2008 / 10/10/2008	Price:		Transfer Doc #:	2008.151926
Buyer Name:	Watson Family Trust	Seller Name:	Watson Artie J	Deed Type:	Quitclaim

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:				Title Company:	
Lender:					

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Auto Repair	Lot Area:	10,402 Sq. Ft.	Zoning:	C2
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	5511 - Automobile Repair, Sales (New And Used)	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.239	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06111C0744F	Flood Map Date:	01/29/2021
Community Name:	City Of San Buenaventura	Flood Panel #:	0744F	Inside SFHA:	False

Tax Information

Assessed Year:	2021	Assessed Value:	\$119,237	Market Total Value:	
Tax Year:	2021	Land Value:	\$94,942	Market Land Value:	
Tax Area:	05-001	Improvement Value:	\$24,295	Market Imprv Value:	
Property Tax:	\$1,522.70	Improved %:	20.38%	Market Imprv %:	
Exemption:		Delinquent Year:			

Sales Comparables

2525 E Thompson Blvd, Ventura, CA 93003

APN: 075-0-044-120

Ventura County Data as of: 07/27/2022

Subject Property

2525 E Thompson Blvd, Ventura, CA 93003

Sale Price / Type:

Sale / Rec Date:

Year Built / Eff:

Assessed Value: \$119,237

Land Use: Auto Repair

Owner Name: Watson Artie J TR

Mailing Address: 22481 Mission Hills Ln, Yorba Linda, CA 92887-2707

County: Ventura

APN: 075-0-044-120

Subdivision: Hartman Tract

Census Tct / Blk: 001502 / 1004

1st Mtg / Type:

Res / Comm Units:

Lot Area: 10,402 Sq. Ft.

Living Area:

Pool:

Bedrooms: 0

Baths (F / H): 0 / 0

Total Rooms:

Zoning: C2

Acres: 0.24

Cooling:

Fireplace:

Parking Type:

Flood Zone Code: X

Stories:

Roof Material:

Prior Sale Price:

Prior Sale Date:

Prior Rec Date:

Prior Sale Doc #:

Search Criteria

Months Back: 12

Living Area Difference: 65.0 + / -

Distance From Subject: 5 mi

Land Use: Same As Subject

2 Comparable Properties Found

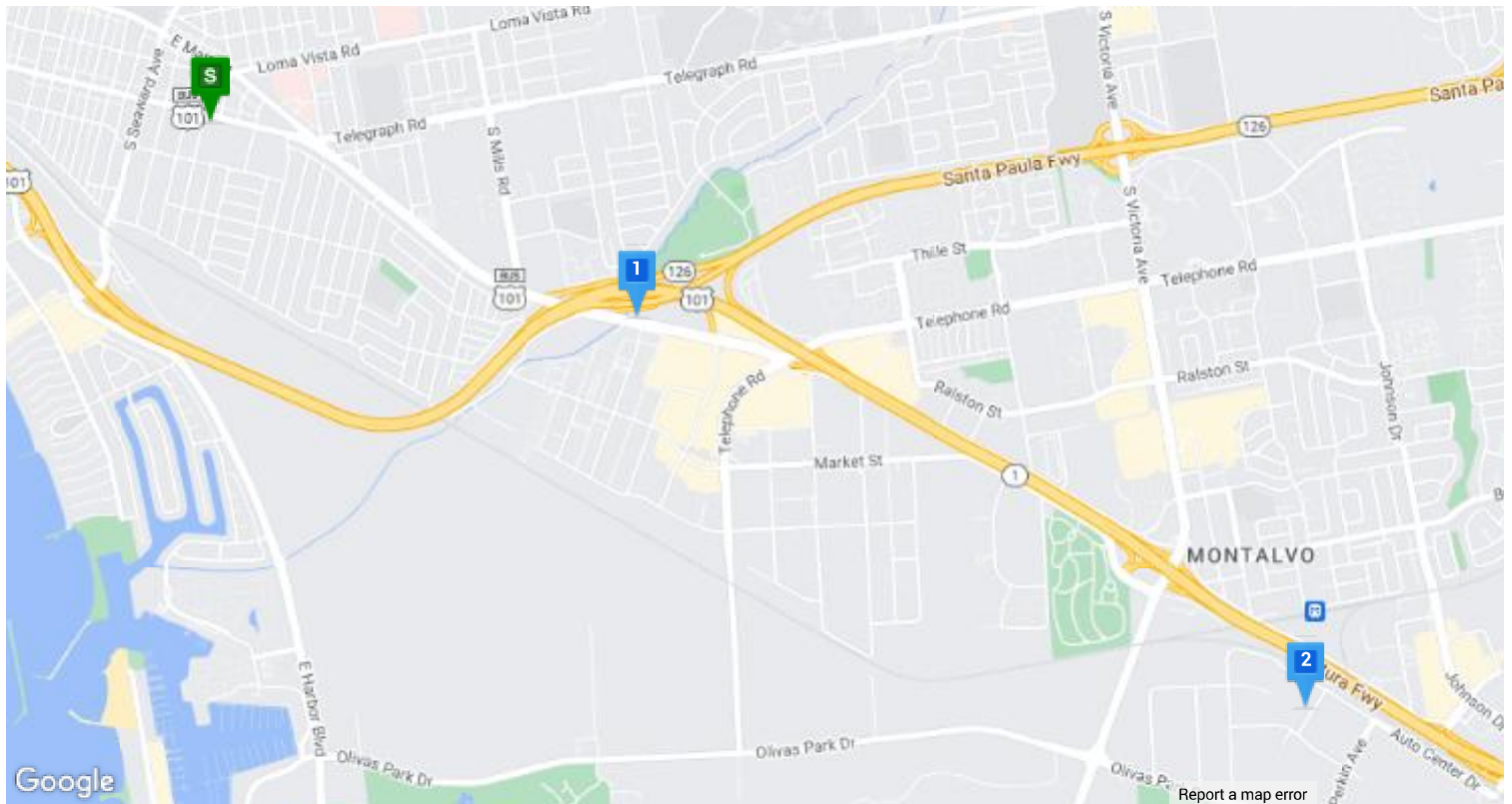
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price		\$950,000	\$1,275,000	\$1,600,000
Living Area		4,140	27,569	50,998
Price / Sq. Ft.		\$31	\$130	\$229
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	10,402 Sq. Ft.	19,577 Sq. Ft.	143,247 Sq. Ft.	266,916 Sq. Ft.
Stories				
Year Built		1977	1988	1999
Distance		1.46 mi	2.65 mi	3.84 mi

Sales Comparables

2525 E Thompson Blvd, Ventura, CA 93003

APN: 075-0-044-120

Ventura County Data as of: 07/27/2022



■ Subject Property
 ■ Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	1.46		3949 E Main St, Ventura, CA 93003-5223	03/29/2022	\$950,000			4,140	\$229		19,577	45
2	3.84		6350 Leland St, Ventura, CA 93003-8585	12/28/2020	\$1,600,000			50,998	\$31		266,916	23

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 1.46 Miles From Subject**3949 E Main St, Ventura, CA 93003-5223**

Sale Price / Type:	\$950,000 / Full Value	Lot Area:	19,577 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	03/29/2022 / 03/31/2022	Living Area:	4,140 Sq. Ft.	Baths (F / H):	0 / 0
Year Built / Eff:	1977 /	Pool:		Total Rooms:	
Assessed Value:	\$1,090,199	Owner Name:	Paul And Margaret Friedrich Revocable Family Trust / Friedrich Paul I		
Land Use:	Auto Repair	Mailing Address:	3949 E Main St, Ventura, CA 93003-5223		
County:	Ventura	Zoning:	C2	Stories:	
APN:	079-0-210-465	Acres:	0.45	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	
Census Tct / Blk:	002800 / 1005	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	

Comp #2 - 3.84 Miles From Subject**6350 Leland St, Ventura, CA 93003-8585**

Sale Price / Type:	\$1,600,000 / Full Value	Lot Area:	266,916 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	12/28/2020 / 01/11/2022	Living Area:	50,998 Sq. Ft.	Baths (F / H):	0 / 0
Year Built / Eff:	1999 /	Pool:		Total Rooms:	
Assessed Value:	\$6,225,670	Owner Name:	6200 Leland Street LLC		
Land Use:	Auto Repair	Mailing Address:	1983 Inverness Ln, Santa Barbara, CA 93108-2216		
County:	Ventura	Zoning:	C-P-	Stories:	
APN:	138-0-230-610	Acres:	6.13	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	
Census Tct / Blk:	002800 / 1063	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	

Schools Report

2525 E Thompson Blvd, Ventura, CA 93003

APN: 075-0-044-120

Ventura County Data as of: 07/27/2022

Public School Assignment

Ventura Unified

Elementary School: Will Rogers Elementary
 Middle School: Cabrillo Middle
 High School: Ventura High

Will Rogers Elementary

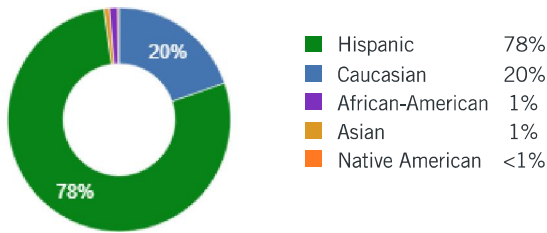
316 Howard Street, Ventura, CA 93003 - 0.10 Miles

Grades	Students	Students:Teachers	State Percentile
K-5	526	23:1	20

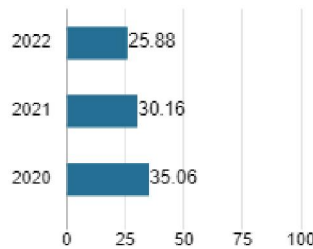
State Rank:	4380
Blue Ribbon School:	No
Int'l Baccalaureate:	No
Advanced Placement:	No

Free Lunch:	65%
Reduced Lunch:	65%
Title 1:	Yes

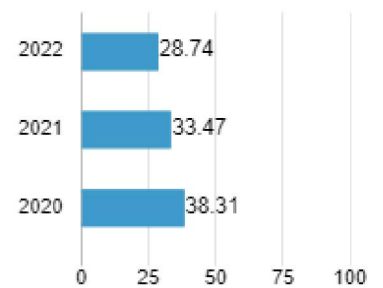
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



Cabrillo Middle

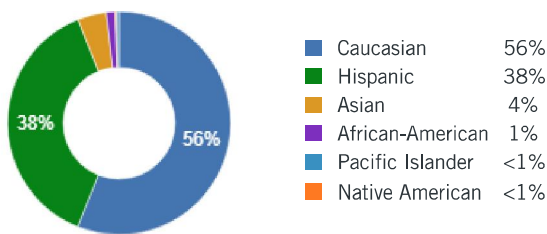
1426 East Santa Clara Street, Ventura, CA 93001 - 1.03 Miles

Grades	Students	Students:Teachers	State Percentile
6-8	914	27:1	80

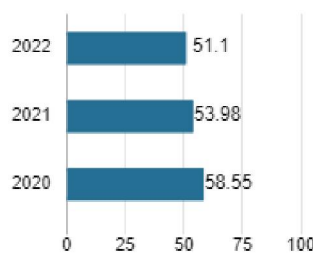
State Rank:	427
Blue Ribbon School:	No
Int'l Baccalaureate:	No
Advanced Placement:	No

Free Lunch:	45%
Reduced Lunch:	45%
Title 1:	No

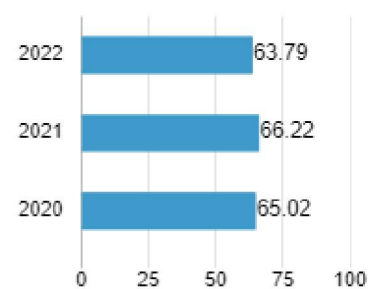
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



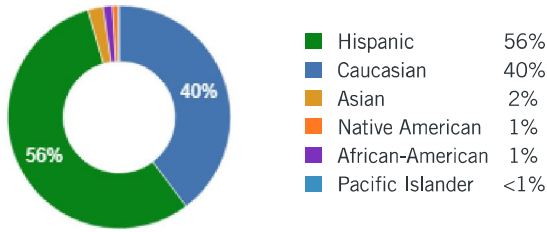
Grades Students Students:Teachers State Percentile

9-12 2,072 24:1 80

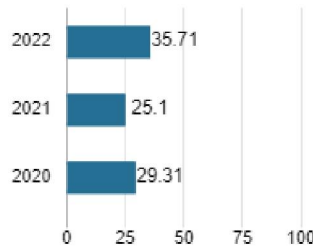
State Rank: 421
 Blue Ribbon School: No
 Int'l Baccalaureate: No
 Advanced Placement: Yes

Free Lunch: 59%
 Reduced Lunch: 59%
 Title 1: No

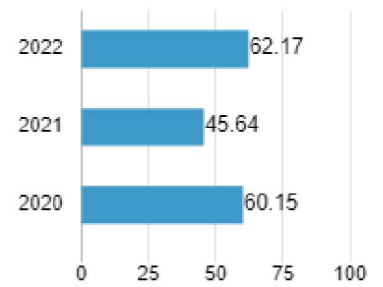
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



Nearby Private Schools

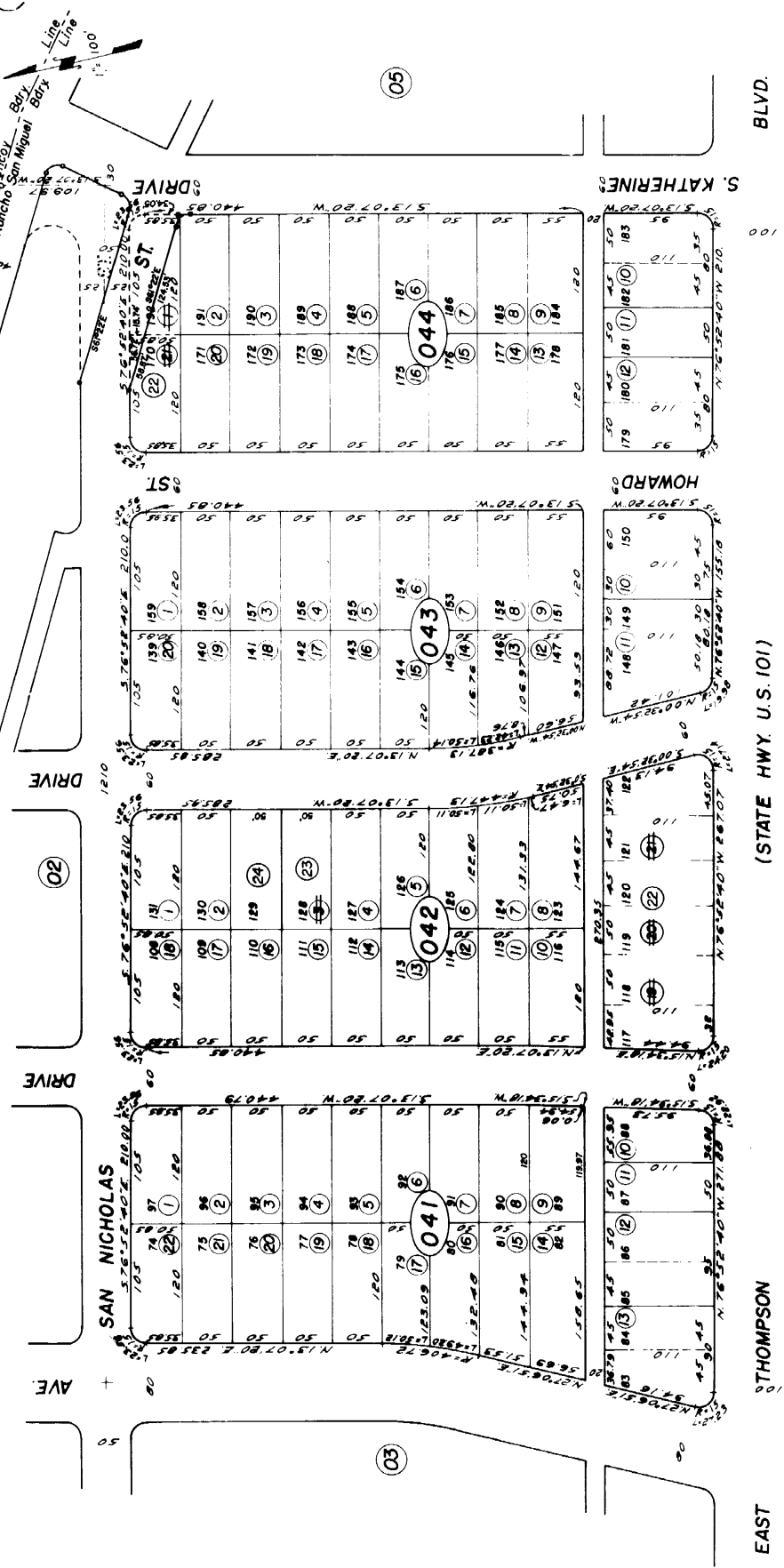
School	Address	Distance
Saint Bonaventure High School	3167 Telegraph Road Ventura, CA 93003	0.51 miles
Our Lady Of The Assumption	3169 Telegraph Road Ventura, CA 93003	0.58 miles
St. Paul's Episcopal Church	3290 Loma Vista Rd Ventura, CA 93003	0.63 miles
Ventura County Christian School	96 Macmillan Avenue Ventura, CA 93001	0.82 miles
Goldenwest Montessori Schools, Inc.	1239 East Main Street Ventura, CA 93001	1.21 miles
Solimar Academy	1147 E. Main St. Ventura, CA 93001	1.28 miles
Holy Cross School At San Buenaventura Mission	211 East Main Street Ventura, CA 93001	2.10 miles
Perches Academy	4535 Mcgrath St Ventura, CA 93003	2.19 miles
The Perches Academy, Inc.	4535 Mcgrath Street Ventura, CA 93003	2.20 miles
Ventura Montessori School	38 Teloma Drive Ventura, CA 93003	2.25 miles

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

144th AV. ST. Tax Rate Area 05001
 75-04
 Santa Paula Y Salicoy Rancho San Miguel Bury Line

POR. RANCHO SAN MIGUEL



11 CITY OF SAN BUENAVENTURA
 Ventura County Assessor's Map.

DRAWN	REVISED	2-20-2002
REDRAWN	CREATED	
INKED	PLOTTED/EFFECTIVE	ROLL

Compiled By Ventura County Assessor's Office

10 S. EVERGREEN
 HOWARD ST

(STATE HWY. U.S. 101)

10 S. SEAWARD
 THOMPSON BLVD.

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT INCLUDE UNRECORDED LOTS. CHECK WITH COUNTY SURVEYOR'S OFFICE OR PLANNING DIVISION TO VERIFY.

Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.
 Assessor's Mineral Numbers Shown in Squares.

+ FIRST AMERICAN TITLE, F40,
2013

VENTURA, CA

08/05/2022 12:21PM FS40

PAGE 1 OF 1

VENTURA 2021-22 TAX ROLL

INVESTIGATIVE SEARCH RESULTS

CUSTOMER SERVICE REQUEST ONLY

PAYMENTS AS OF 07/28/2022

SEARCH PARAMETERS

ENTERED APN: 075-0-044-120

✓ APN: 075-0-044-120 STATEMENT: 1600980

TRA: 05001 - VENTURA

ACQ DATE: 10/10/2008

DOC#: 2008-151926

SITUS: 2525 E THOMPSON BLVD VENTURA CA 93003

MAIL: 1225 E WARNER RD #17 TEMPE AZ 85284

ASSESSED OWNER(S)

2021-22 ASSESSED VALUES

WATSON ARTIE J TR	LAND	94,942
	IMPROVEMENTS	24,295
	TAXABLE	119,237

2021-22 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS	PAID	PAID	
PAYMENT DATE	10/08/2021	12/31/2021	
DELINQUENT DATE	12/10/2021	04/11/2022	
INSTALLMENT	761.35	761.35	1,522.70
PENALTY	76.13	106.13	182.26
BALANCE DUE	.00	.00	.00

ASSESSMENT DETAIL

ACCT #	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
03 01	VECTOR CONTROL	5.96	COUNTY OF VENTURA
14 04	SPEC TAX	60.34	FLOOD ZN 1 BENEFIT ASSMT
14 45	SPEC TAX	15.58	VCFCO NPDE ASMT. VENTURA 1
14 29	SPEC TAX	11.00	VCFCO NPDE ASMT. VENTURA 1
01 01	LIGHTING	130.16	VENTURA CITY (1919 ST ACT)
14 68	SPEC TAX	59.00	VENTURA USD MEASURE H
		282.04	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

COUNTY USE CODE: 5511 LOT SQ FEET: 10,402 YR-BLT:

STANDARD LAND USE: AUTO SALES

CURRENT OPEN ORDERS

TOF	COMPANY	ORDER	DATE
00	FA	0000000	07/11/2016


END OF SEARCH

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:
 Stephen M. Magro
 Attorney at Law
 14101 Yorba St., Suite 101
 Tustin, California 92780

AND WHEN RECORDED MAIL TO
 AND MAIL TAX STATEMENTS TO:
 Artie Watson, Trustee
 22481 Mission Hills Lane
 Yorba Linda, CA 92887


 20081010-00151926-0 1/2
 Ventura County Clerk and Recorder
 Philip J. Schmit
 10/10/2008 10:17:29 AM
 248709 \$12.00 BU

THIS SPACE FOR RECORDER'S USE ONLY

TRUST TRANSFER QUITCLAIM DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct. This conveyance transfers the grantor's interest into his or her revocable living trust, R&T 11911.

Documentary transfer tax is \$0.00.

- () computed on full value of property conveyed, or
 () computed on full value less value of liens and encumbrances remaining at time of sale.
 () Unincorporated area: (X) City of Ventura, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ARTIE JEAN WATSON, a widow, as her sole and separate property ("Transferor"), hereby remises, releases, and forever quitclaims all right, title and interest which said Transferor has in the following described real property in the City of Ventura, County of Ventura, State of California, to ARTIE JEAN WATSON, Trustee of The Watson Family Trust, dated February 17, 2001:

Lots 179 and 180 of the Hartman Tract, in the City of San Buenaventura, County of Ventura, State of California, according to the map thereof recorded in Book 12, page 47 of Maps in the office of the County Recorder of said Ventura County.

EXCEPTING THEREFROM all water and water rights in, on and under said land with the exception of such water as may be developed by the owner of and used upon said land.

Address: 2525 E. Thompson Boulevard, also known as 2531 E. Thompson Boulevard, Ventura, Ventura County, California 93003

