



Property Information			
<b>Owner(s):</b>	SIMPSON JAMES / SNYDER LORENA	<b>Mailing Address:</b>	10169 BELL RD, PLYMOUTH, CA 95669
<b>Owner Phone:</b>	Unknown	<b>Property Address:</b>	4546 PLEASANT VALLEY RD, PLACERVILLE, CA 95667
<b>Vesting Type:</b>		<b>Alt. APN:</b>	07817023100
<b>County:</b>	EL DORADO	<b>APN:</b>	078-170-023-000
<b>Map Coord:</b>	35-C3 :	<b>Census Tract:</b>	031404
<b>Lot#:</b>		<b>Block:</b>	
<b>Subdivision:</b>		<b>Tract:</b>	
<b>Legal:</b>	PM 28/19/A		

Property Characteristics			
<b>Use:</b>	SFR	<b>Year Built / Eff. :</b>	2004 / 2005
<b>Zoning:</b>		<b>Lot Size Ac / Sq Ft:</b>	1.07 / 46609
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2.0
<b># Rooms:</b>	4	<b>Quality:</b>	AVERAGE
<b>Pool:</b>		<b>Air:</b>	
<b>Stories:</b>	1.0	<b>Parking / #:</b>	GARAGE / 2
<b>Gross Area:</b>	1176	<b>Garage Area :</b>	
		<b>Sq. Ft. :</b>	1176

Sale and Loan Information			
<b>Sale / Rec Date:</b>	11/21/2019 / 11/22/2019	<b>*\$/Sq. Ft.:</b>	\$612.24
<b>Sale Price:</b>	\$720,000	<b>2nd Mtg.:</b>	
<b>Doc No.:</b>	2019.50344	<b>1st Loan:</b>	\$576,000
<b>Doc Type:</b>	GRANT DEED	<b>Loan Type:</b>	
<b>Doc Type:</b>	GRANT DEED	<b>Transfer Date:</b>	11/22/2019
<b>Seller:</b>	NYSTROM DENNIS A LAUREL A	<b>Prior Sale Date:</b>	
		<b>Prior Sale Amt:</b>	
		<b>Prior Doc No.:</b>	
		<b>Prior Doc Type:</b>	
		<b>Lender:</b>	DENNIS A NYSTROM AND LAUREL A

\*\$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information			
<b>Imp Value:</b>	\$593,606	<b>Exemption Type:</b>	
<b>Land Value:</b>	\$148,400	<b>Tax Year / Area:</b>	2022 / 85-016
<b>Total Value:</b>	\$742,006	<b>Tax Value:</b>	
<b>Total Tax Amt:</b>	\$8,093.30	<b>Improved:</b>	80.0%



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