

Real Property Tax Assessor Record

Source Information

Tax Roll Certification Date:	07/03/2017
Owner Information Current Through:	01/18/2018
County Last Updated:	02/03/2018
Current Date:	02/20/2018
Source:	TAX ASSESSOR

Owner Information

Owner(s):	KONARK RANCHES LLC
Corporate Owner:	CORPORATE OWNER
Absentee Owner:	ABSENTEE (MAIL AND SITUS NOT=)
Property Address:	28194 POND RD WASCO, CA 93280-9705
Mailing Address:	6226 PASEO COLINA CARLSBAD, CA 92009-2103

Property Information

County:	KERN
Assessor's Parcel Number:	047-290-13-01
Property Type:	AGRICULTURAL
Land Use:	ORCHARD
Lot Size:	6889450
Lot Acreage:	158.1600
Legal Description:	SECTION 27 , TOWNSHIP 25 , RANGE 24 , QUARTER
Range:	24
Township:	25S
Section:	27

Tax Assessment Information

Tax Year:	2017
Calculated Land Value:	\$584,174.00
Calculated Improvement Value:	\$746,320.00
Calculated Total Value:	\$1,330,494.00
Assessed Land Value:	\$584,174.00
Assessed Improvement Value:	\$746,320.00
Assessed Total Value:	\$1,330,494.00
Valuation Method:	ASSESSED
Tax Amount:	\$37,434.84
Tax Code Area:	108004

Building/Improvement Characteristics

Building Type:	TYPE UNKNOWN
Number of Buildings:	1
Total Area:	6889450
Construction Type:	WOOD FRAME/METAL
Heat:	FLOOR/WALL FURNACE

Last Market Sale Information

Sale Date:	05/03/2013
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Seller Name: NESHEIWAT KASSAB & JACQUELINE
Sale Price: \$2,750,000.00
Consideration: FULL
Deed Type: GRANT DEED
Type of Sale: RESALE
Mortgage Amount: \$1,925,000.00
Mortgage Loan Type: PRIVATE PARTY LENDER
Mortgage Deed Type: DEED OF TRUST
Lender Name: NESHEIWA KASSAB & JACQUELINE
Recording Date: 06/12/2013
Document Number: 81987
Title Company: CHICAGO TITLE CO

Previous Transaction Information

Sale Price: \$59,300.00
Consideration: FULL
Type of Sale: RESALE
Number of Parcels: Y Y
Recording Date: 07/1976

Historical Tax Assessor Information

Historical Tax Assessor Record: 1.

Tax Year: 2016
Calculated Land Value: \$584,174.00
Calculated Improvement Value: \$746,320.00
Calculated Total Value: \$1,330,494.00
Assessed Total Value: \$1,330,494.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)
Owner: KONARK RANCHES LLC
Property Address: 28194 POND RD
WASCO, CA 93280-9705
Mailing Address: 6226 PASEO COLINA
CARLSBAD, CA 92009-2103

Historical Tax Assessor Record: 2.

Tax Year: 2016
Calculated Land Value: \$553,490.00
Calculated Improvement Value: \$729,346.00
Calculated Total Value: \$1,282,836.00
Assessed Total Value: \$1,282,836.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)
Owner: KONARK RANCHES LLC
Property Address: 28194 POND RD
WASCO, CA 93280-9705
Mailing Address: 3233 W TYLER AVE
VISALIA, CA 93291-6570

Historical Tax Assessor Record: 3.

Tax Year: 2015
Calculated Land Value: \$553,490.00
Calculated Improvement Value: \$729,346.00
Calculated Total Value: \$1,282,836.00
Assessed Total Value: \$1,282,836.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)
Owner: KONARK RANCHES LLC
Property Address: 28194 POND RD

Mailing Address: WASCO, CA 93280-9705
3233 W TYLER AVE
VISALIA, CA 93291-6570

Historical Tax Assessor Record: 4.
Tax Year: 2015
Calculated Land Value: \$433,279.00
Calculated Improvement Value: \$681,538.00
Calculated Total Value: \$1,114,817.00
Assessed Total Value: \$1,114,817.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)
Owner: KONARK RANCHES LLC
Property Address: 28194 POND RD
WASCO, CA 93280-9705

Mailing Address: 3233 W TYLER AVE
VISALIA, CA 93291-6570

Historical Tax Assessor Record: 5.
Tax Year: 2014
Calculated Land Value: \$433,279.00
Calculated Improvement Value: \$681,538.00
Calculated Total Value: \$1,114,817.00
Assessed Total Value: \$1,114,817.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)
Owner: KONARK RANCHES LLC
Property Address: 28194 POND RD
WASCO, CA 93280-9705

Mailing Address: 3233 W TYLER AVE
VISALIA, CA 93291-6570

Historical Tax Assessor Record: 6.
Tax Year: 2014
Calculated Land Value: \$413,701.00
Calculated Improvement Value: \$666,433.00
Calculated Total Value: \$1,080,134.00
Assessed Total Value: \$1,080,134.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)
Owner: KONARK RANCHES LLC
Property Address: 28194 POND RD
WASCO, CA 93280-9705

Mailing Address: 3233 W TYLER AVE
VISALIA, CA 93291-6570

Historical Tax Assessor Record: 7.
Tax Year: 2014
Calculated Land Value: \$413,701.00
Calculated Improvement Value: \$666,433.00
Calculated Total Value: \$1,080,134.00
Assessed Total Value: \$1,080,134.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)
Owner: KONARK RANCHES LLC
Property Address: 28194 POND RD
WASCO, CA 93280-9705

Mailing Address: 3233 W TYLER AVE
VISALIA, CA 93291-6570

Historical Tax Assessor Record: 8.
Tax Year: 2013
Calculated Land Value: \$413,701.00

Calculated Improvement Value: \$666,433.00
Calculated Total Value: \$1,080,134.00
Assessed Total Value: \$1,080,134.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)
Owner: [KONARK RANCHES LLC](#)
Property Address: [28194 POND RD](#)
[WASCO, CA 93280-9705](#)
Mailing Address: [3233 W TYLER AVE](#)
[VISALIA, CA 93291-6570](#)

Historical Tax Assessor Record: 9.

Tax Year: 2012
Calculated Land Value: \$397,285.00
Calculated Improvement Value: \$433,313.00
Calculated Total Value: \$830,598.00
Assessed Total Value: \$830,598.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: SITUS FROM SALE (ABSENTEE)
Owner: [KONARK RANCHES LLC](#)
Property Address: [28194 POND RD](#)
[WASCO, CA 93280-9705](#)
Mailing Address: [3233 W TYLER AVE](#)
[VISALIA, CA 93291-6570](#)

Historical Tax Assessor Record: 10.

Tax Year: 2012
Calculated Land Value: \$415,289.00
Calculated Improvement Value: \$387,349.00
Calculated Total Value: \$802,638.00
Assessed Total Value: \$802,638.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)
Owner: [KONARK RANCHES LLC](#)
Property Address: [28194 POND RD](#)
[WASCO, CA 93280](#)
Mailing Address: [3233 W TYLER AVE](#)
[VISALIA, CA 93291-6570](#)

Historical Tax Assessor Record: 11.

Tax Year: 2012
Calculated Land Value: \$415,289.00
Calculated Improvement Value: \$387,349.00
Calculated Total Value: \$802,638.00
Assessed Total Value: \$802,638.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: SITUS FROM SALE (ABSENTEE)
Owner: [KONARK RANCHES LLC](#)
Property Address: [28194 POND RD](#)
[WASCO, CA 93280-9705](#)
Mailing Address: [3233 W TYLER AVE](#)
[VISALIA, CA 93291-6570](#)

Historical Tax Assessor Record: 12.

Tax Year: 2012
Calculated Land Value: \$397,285.00
Calculated Improvement Value: \$433,313.00
Calculated Total Value: \$830,598.00
Assessed Total Value: \$830,598.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: OWNER OCCUPIED

Owner: NESHEIWAT KASSAB, NESHEIWAT
JACQUELINE

Property Address: 28194 POND RD
WASCO, CA 93280-9705

Mailing Address: 28194 POND RD
WASCO, CA 93280-9705

Historical Tax Assessor Record: 13.

Tax Year: 2012

Calculated Land Value: \$397,285.00

Calculated Improvement Value: \$433,313.00

Calculated Total Value: \$830,598.00

Assessed Total Value: \$830,598.00

Assessor's Parcel Number: 047-290-13-01

Absentee Owner: OWNER OCCUPIED

Owner: NESHEIWAT KASSAB, NESHEIWAT
JACQUELINE

Property Address: 28194 POND RD
WASCO, CA 93280-9705

Mailing Address: 28194 POND RD
WASCO, CA 93280-9705

Historical Tax Assessor Record: 14.

Tax Year: 2012

Calculated Land Value: \$397,285.00

Calculated Improvement Value: \$433,313.00

Calculated Total Value: \$830,598.00

Assessed Total Value: \$830,598.00

Assessor's Parcel Number: 047-290-13-01

Absentee Owner: SITUS FROM SALE (ABSENTEE)

Owner: KONARK RANCHES LLC

Property Address: 28194 POND RD
WASCO, CA 93280-9705

Mailing Address: 3233 W TYLER AVE
VISALIA, CA 93291-6570

Historical Tax Assessor Record: 15.

Tax Year: 2012

Calculated Land Value: \$397,285.00

Calculated Improvement Value: \$433,313.00

Calculated Total Value: \$830,598.00

Assessed Total Value: \$830,598.00

Assessor's Parcel Number: 047-290-13-01

Absentee Owner: OWNER OCCUPIED

Owner: NESHEIWAT KASSAB, NESHEIWAT
JACQUELINE

Property Address: 28194 POND RD
WASCO, CA 93280-9705

Mailing Address: 28194 POND RD
WASCO, CA 93280-9705

Historical Tax Assessor Record: 16.

Tax Year: 2011

Calculated Land Value: \$367,949.00

Calculated Improvement Value: \$359,650.00

Calculated Total Value: \$727,599.00

Assessed Total Value: \$727,599.00

Assessor's Parcel Number: 047-290-13-01

Absentee Owner: OWNER OCCUPIED

Owner: NESHEIWAT KASSAB, NESHEIWAT
JACQUELINE

Property Address: 28194 POND RD

Mailing Address: WASCO, CA 93280-9705
28194 POND RD
WASCO, CA 93280-9705

Historical Tax Assessor Record: 17.
Tax Year: 2011
Calculated Land Value: \$397,285.00
Calculated Improvement Value: \$433,313.00
Calculated Total Value: \$830,598.00
Assessed Total Value: \$830,598.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: OWNER OCCUPIED
Owner: NESHEIWAT KASSAB, NESHEIWAT JACQUELINE

Property Address: 28194 POND RD
WASCO, CA 93280-9705

Mailing Address: 28194 POND RD
WASCO, CA 93280-9705

Historical Tax Assessor Record: 18.
Tax Year: 2010
Calculated Land Value: \$367,949.00
Calculated Improvement Value: \$359,650.00
Calculated Total Value: \$727,599.00
Assessed Total Value: \$727,599.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: OWNER OCCUPIED
Owner: NESHEIWAT KASSAB, NESHEIWAT JACQUELINE

Property Address: 28194 POND RD
WASCO, CA 93280-9705

Mailing Address: 28194 POND RD
WASCO, CA 93280-9705

Historical Tax Assessor Record: 19.
Tax Year: 2010
Calculated Land Value: \$109,896.00
Calculated Improvement Value: \$304,307.00
Calculated Total Value: \$414,203.00
Assessed Total Value: \$414,203.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: OWNER OCCUPIED
Owner: NESHEIWAT KASSAB, NESHEIWAT JACQUELINE

Property Address: 28194 POND RD
WASCO, CA 93280-9705

Mailing Address: 28194 POND RD
WASCO, CA 93280-9705

Historical Tax Assessor Record: 20.
Tax Year: 2010
Calculated Land Value: \$109,896.00
Calculated Improvement Value: \$304,307.00
Calculated Total Value: \$414,203.00
Assessed Total Value: \$414,203.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: OWNER OCCUPIED
Owner: NESHEIWAT KASSAB, NESHEIWAT JACQUELINE

Property Address: 28194 POND RD
WASCO, CA 93280-9705

Mailing Address: 28194 POND RD

WASCO, CA 93280-9705

Historical Tax Assessor Record: 21.

Tax Year: 2009
Calculated Land Value: \$109,896.00
Calculated Improvement Value: \$304,307.00
Calculated Total Value: \$414,203.00
Assessed Total Value: \$414,203.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: OWNER OCCUPIED
Owner: NESHEIWAT KASSAB, NESHEIWAT JACQUELINE
Property Address: 28194 POND RD
WASCO, CA 93280-9705
Mailing Address: 28194 POND RD
WASCO, CA 93280-9705

Historical Tax Assessor Record: 22.

Tax Year: 2009
Calculated Land Value: \$110,297.00
Calculated Improvement Value: \$303,420.00
Calculated Total Value: \$413,717.00
Assessed Total Value: \$413,717.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: OWNER OCCUPIED
Owner: NESHEIWAT KASSAB, NESHEIWAT JACQUELINE
Property Address: 28194 POND RD
WASCO, CA 93280-9705
Mailing Address: 28194 POND RD
WASCO, CA 93280-9705

Historical Tax Assessor Record: 23.

Tax Year: 2008
Calculated Land Value: \$109,706.00
Calculated Improvement Value: \$299,207.00
Calculated Total Value: \$419,913.00
Assessed Total Value: \$419,913.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: OWNER OCCUPIED
Owner: NESHEIWAT KASSAB, NESHEIWAT JACQUELINE
Property Address: 28194 POND RD
WASCO, CA 93280-9705
Mailing Address: 28194 POND RD
WASCO, CA 93280-9705

Historical Tax Assessor Record: 24.

Tax Year: 2008
Calculated Land Value: \$110,297.00
Calculated Improvement Value: \$303,420.00
Calculated Total Value: \$413,717.00
Assessed Total Value: \$413,717.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: OWNER OCCUPIED
Owner: NESHEIWAT KASSAB, NESHEIWAT JACQUELINE
Property Address: 28194 POND RD
WASCO, CA 93280-9705
Mailing Address: 28194 POND RD
WASCO, CA 93280-9705

Historical Tax Assessor Record: 25.

Tax Year: 2007
Calculated Land Value: \$109,706.00
Calculated Improvement Value: \$299,207.00
Calculated Total Value: \$419,913.00
Assessed Total Value: \$419,913.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: OWNER OCCUPIED
Owner: NESHEIWAT KASSAB, NESHEIWAT JACQUELINE
Property Address: 28194 POND RD
 WASCO, CA 93280-9705
Mailing Address: 28194 POND RD
 WASCO, CA 93280-9705

Historical Tax Assessor Record: 26.

Tax Year: 2006
Calculated Land Value: \$108,878.00
Calculated Improvement Value: \$294,948.00
Calculated Total Value: \$414,826.00
Assessed Total Value: \$414,826.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: OWNER OCCUPIED
Owner: NESHEIWAT KASSAB, NESHEIWAT JACQUELINE
Property Address: 28194 POND RD
 WASCO, CA 93280-9705
Mailing Address: 28194 POND RD
 WASCO, CA 93280-9705

Historical Tax Assessor Record: 27.

Tax Year: 2005
Calculated Land Value: \$109,360.00
Calculated Improvement Value: \$291,433.00
Calculated Total Value: \$411,793.00
Assessed Total Value: \$411,793.00
Assessor's Parcel Number: 047-290-13-01
Absentee Owner: OWNER OCCUPIED
Owner: NESHEIWAT KASSAB, NESHEIWAT JACQUELINE
Property Address: 28194 POND RD
 WASCO, CA 93280-9705
Mailing Address: 28194 POND RD
 WASCO, CA 93280-9705

Historical Tax Assessor Record: 28.

Tax Year: 2001
Calculated Land Value: \$90,976.00
Calculated Improvement Value: \$266,703.00
Calculated Total Value: \$369,779.00
Assessed Total Value: \$369,779.00
Assessor's Parcel Number: 047-290-13-01
Owner: NESHEIWAT KASSAB, NESHEIWAT JACQUELINE
Property Address: 28194 POND RD
 POND, CA 93280-9705
Mailing Address: RR 1 BOX 463
 WASCO, CA 93280-9787

Historical Tax Assessor Record: 29.

Tax Year: 2001
Calculated Land Value: \$90,976.00

Calculated Improvement Value: \$266,703.00
Calculated Total Value: \$369,779.00
Assessed Total Value: \$369,779.00
Assessor's Parcel Number: 047-290-13-01
Owner: NESHEIWAT KASSAB, NESHEIWAT
JACQUELINE

Property Address: 28194 POND RD
POND, CA 93280-9705

Mailing Address: RR 1 BOX 463
WASCO, CA 93280-9787

Historical Tax Assessor Record: 30.

Tax Year: 2000
Calculated Land Value: \$88,477.00
Calculated Improvement Value: \$261,692.00
Calculated Total Value: \$361,169.00
Assessed Total Value: \$361,169.00
Assessor's Parcel Number: 047-290-13-01
Owner: NESHEIWAT KASSAB, NESHEIWAT
JACQUELINE

Property Address: 28194 POND RD
POND, CA 93280-9705

Mailing Address: RR 1 BOX 463
WASCO, CA 93280-9787

Historical Tax Assessor Record: 31.

Tax Year: 1999
Calculated Land Value: \$84,260.00
Calculated Improvement Value: \$255,451.00
Calculated Total Value: \$351,811.00
Assessed Total Value: \$351,811.00
Assessor's Parcel Number: 047-290-13-01
Owner: NESHEIWAT KASSAB, NESHEIWAT
JACQUELINE

Property Address: 28194 POND RD
POND, CA 93280-9705

Mailing Address: RR 1 BOX 463
WASCO, CA 93280-9787

ADDITIONAL PROPERTIES POSSIBLY CONNECTED TO OWNER may have been located. The owner's mailing address is associated with other properties as indicated by tax assessor records. Additional charges may apply.

TRANSACTION HISTORY REPORT may be available for this property. The report contains details about all available transactions associated with this property. The report may include information about sales, ownership transfers, refinances, construction loans, 2nd mortgages, or equity loans based on recorded deeds. Additional charges may apply.

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