

Real Property Tax Assessor Record

Source Information

Tax Roll Certification Date:	06/27/2016
Owner Information Current Through:	01/05/2018
County Last Updated:	01/27/2018
Current Date:	02/20/2018
Source:	TAX ASSESSOR

Owner Information

Owner(s):	CHOWCHILLA FARMS LLC
Corporate Owner:	CORPORATE OWNER
Ownership Rights:	CORPORATION
Absentee Owner:	SITUS FROM SALE (OCCUPIED)
Property Address:	25721 ROAD 24 CHOWCHILLA, CA 93610-9663
Mailing Address:	25721 ROAD 24 CHOWCHILLA, CA 93610-9663

Property Information

County:	MADERA
Assessor's Parcel Number:	030-180-008
Property Type:	AGRICULTURAL
Land Use:	AGRICULTURAL (NEC)
Zoning:	ARE-40
Lot Size:	5881471
Lot Acreage:	135.0200
Subdivision:	SHARON FARMS CO SUB
Legal Description:	SHARON FARMS CO SUB 2 NO 2193.62' OF W1/2 BL
Block Number:	8
Lot Number:	1-4,1

Tax Assessment Information

Tax Year:	2016
Calculated Land Value:	\$236,741.00
Calculated Improvement Value:	\$1,133,486.00
Calculated Total Value:	\$1,370,227.00
Assessed Land Value:	\$236,741.00
Assessed Improvement Value:	\$1,133,486.00
Assessed Total Value:	\$1,370,227.00
Valuation Method:	ASSESSED
Tax Amount:	\$18,670.74
Tax Code Area:	060001

Building/Improvement Characteristics

Total Area:	5881471
--------------------	---------

Last Market Sale Information

Sale Date:	05/15/2016
Seller Name:	KONARK RANCHES LLC
Sale Price:	\$1,044,500.00

Consideration: FULL
Deed Type: GRANT DEED
Type of Sale: RESALE
Number of Parcels: Y
Recording Date: 12/30/2016
Document Number: 33518
Title Company: CHICAGO TITLE CO

Previous Transaction Information

Previous Document Number: 9938
Sale Date: 01/22/2014
Sale Price: \$765,500.00
Consideration: FULL
Type of Sale: RESALE
Number of Parcels: Y
Recording Date: 04/30/2014

Historical Tax Assessor Information

Historical Tax Assessor Record: 1.

Tax Year: 2016
Calculated Land Value: \$257,370.00
Calculated Improvement Value: \$1,000,628.00
Calculated Total Value: \$1,257,998.00
Assessed Total Value: \$1,257,998.00
Assessor's Parcel Number: 030-180-008
Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)
Owner: CHOWCHILLA FARMS LLC
Property Address: 25721 ROAD 24
CHOWCHILLA, CA 93610-9663
Mailing Address: 116 DAHLIA CT
SAN RAMON, CA 94582-5382

Historical Tax Assessor Record: 2.

Tax Year: 2015
Calculated Land Value: \$236,741.00
Calculated Improvement Value: \$1,133,486.00
Calculated Total Value: \$1,370,227.00
Assessed Total Value: \$1,370,227.00
Assessor's Parcel Number: 030-180-008
Owner: KONARK RANCHES LLC
Property Address: 25721 ROAD 24
CHOWCHILLA, CA 93610-9663
Mailing Address: 25721 ROAD 26
CHOWCHILLA, CA 93610

Historical Tax Assessor Record: 3.

Tax Year: 2014
Calculated Land Value: \$229,755.00
Calculated Improvement Value: \$1,080,312.00
Calculated Total Value: \$1,310,067.00
Assessed Total Value: \$1,310,067.00
Assessor's Parcel Number: 030-180-008
Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)
Owner: KONARK RANCHES LLC
Property Address: 25721 ROAD 24
CHOWCHILLA, CA 93610-9663
Mailing Address: 3233 W TYLER AVE
VISALIA, CA 93291-6570

Historical Tax Assessor Record: 4.

Tax Year: 2013
Calculated Land Value: \$209,427.00
Calculated Improvement Value: \$1,081,514.00
Calculated Total Value: \$1,290,941.00
Assessed Total Value: \$1,290,941.00
Assessor's Parcel Number: 030-180-008
Absentee Owner: SITUS FROM SALE (ABSENTEE)
Owner: [KONARK RANCHES LLC](#)
Property Address: [25721 ROAD 24](#)
[CHOWCHILLA, CA 93610-9663](#)
Mailing Address: [3233 W TYLER AVE](#)
[VISALIA, CA 93291-6570](#)

Historical Tax Assessor Record: 5.

Tax Year: 2013
Calculated Land Value: \$430,688.00
Calculated Improvement Value: \$507,965.00
Calculated Total Value: \$938,653.00
Assessed Total Value: \$938,653.00
Assessor's Parcel Number: 030-180-008
Absentee Owner: SITUS FROM SALE (ABSENTEE)
Owner: [KONARK RANCHES LLC](#)
Property Address: [25721 ROAD 24](#)
[CHOWCHILLA, CA 93610-9663](#)
Mailing Address: [3233 W TYLER AVE](#)
[VISALIA, CA 93291-6570](#)

Historical Tax Assessor Record: 6.

Tax Year: 2012
Calculated Land Value: \$430,688.00
Calculated Improvement Value: \$507,965.00
Calculated Total Value: \$938,653.00
Assessed Total Value: \$938,653.00
Assessor's Parcel Number: 030-180-008
Absentee Owner: SITUS FROM SALE (ABSENTEE)
Owner: [MU5 FARMS LLC](#)
Property Address: [25721 ROAD 24](#)
[CHOWCHILLA, CA 93610-9663](#)
Mailing Address: [387 DARRELL RD](#)
[HILLSBOROUGH, CA 94010-6763](#)

Historical Tax Assessor Record: 7.

Tax Year: 2012
Calculated Land Value: \$422,244.00
Calculated Improvement Value: \$159,532.00
Calculated Total Value: \$924,780.00
Assessed Total Value: \$924,780.00
Assessor's Parcel Number: 030-180-008
Absentee Owner: SITUS FROM SALE (ABSENTEE)
Owner: [MU5 FARMS LLC](#)
Property Address: [25721 ROAD 24](#)
[CHOWCHILLA, CA 93610-9663](#)
Mailing Address: [387 DARRELL RD](#)
[HILLSBOROUGH, CA 94010-6763](#)

Historical Tax Assessor Record: 8.

Tax Year: 2011
Calculated Land Value: \$422,244.00
Calculated Improvement Value: \$159,532.00
Calculated Total Value: \$924,780.00
Assessed Total Value: \$924,780.00

Assessor's Parcel Number: 030-180-008
Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)
Owner: D L J ALMOND RANCH
Property Address: 25721 ROAD 24
CHOWCHILLA, CA 93610-9663
Mailing Address: 262 E GISH RD
SAN JOSE, CA 95112-4706

Historical Tax Assessor Record: 9.

Tax Year: 2010
Calculated Land Value: \$171,460.00
Calculated Improvement Value: \$156,404.00
Calculated Total Value: \$775,391.00
Assessed Total Value: \$775,391.00
Assessor's Parcel Number: 030-180-008
Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)
Owner: D L J ALMOND RANCH
Property Address: 25721 ROAD 24
CHOWCHILLA, CA 93610-9663
Mailing Address: 262 E GISH RD
SAN JOSE, CA 95112-4706

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.

Thomson Reuters Legal is not a consumer reporting agency and none of its services or the data contained therein constitute a 'consumer report' as such term is defined in the Federal Fair Credit Reporting Act (FCRA), 15 U.S.C. sec. 1681 et seq. The data provided to you may not be used as a factor in consumer debt collection decisioning, establishing a consumer's eligibility for credit, insurance, employment, government benefits, or housing, or for any other purpose authorized under the FCRA. By accessing one of our services, you agree not to use the service or data for any purpose authorized under the FCRA or in relation to taking an adverse action relating to a consumer application.

End of Document

© 2018 Thomson Reuters. No claim to original U.S. Government Works.