

**Property Details Report**  
**4466 Rosecliff Pl San Diego, CA 92130-8676**  
**San Diego County**

**Owner Info:**

Owner Name:	Ravanbakhsh-Mousevi Trust	Recording Date:	07/24/2001
Tax Billing Address:	12335 Lorient Ct	Annual Tax:	\$10,564
Tax Billing City & State:	San Diego CA	County Use Code:	1 Family Residence
Tax Billing Zip:	92130	Universal Land Use:	SFR
Tax Billing Zip+4:	6845		

**Location Info:**

Tract Number:	14031	Flood Zone Panel:	0602951336F
Subdivision:	Torrey Pines Estates	School District:	San Dieguito Un
Zoning:	1	Map Coordinates:	1208-B1
Census Tract:	83.33	Carrier Route:	R009
Flood Zone Code:	X	Flood Panel Date:	06/19/1997

**Tax Info:**

Tax ID:	307-651-09-00	Total Assessment:	\$919,433
Tax Year:	2008	% Improv:	57%
Annual Tax:	\$10,564	Tax Area:	08119
Assessment Year:	2008	Legal Description:	Lot 27
Land Assessment:	\$393,641	Lot Number:	27
Improved Assessment:	\$525,792		

**Characteristics:**

Lot Acres:	.1515	Full Baths:	3
Lot Sq Ft:	6599.9826	Half Baths:	1
Building Sq Ft:	3,810	Garage Type:	Garage
Total Units:	1	Garage Capacity:	3
Bedrooms:	3	Effective Year Built:	2001
Total Baths:	4		

**Last Market Sale:**

Recording Date:	07/24/2001	Deed Type:	Grant Deed
Settle Date:	06/26/2001	Owner Name:	Ravanbakhsh-Mousevi Trust
Sale Price:	\$817,500	Seller:	Torrey Pines Homebuilding Co L
Document No:	513785	Price Per Sq Ft:	\$214.57

**Sales History:**

Recording Date:	07/29/2008	10/21/2002	04/17/2002	07/24/2001
Sale Price:				\$817,500
Nominal:	Y	Y	Y	
Sale/Tax Stamp Type:		Unknown	Unknown	Full
Buyer Name:	Ravanbakhsh-Mousevi Trust	Mousevi Amir E	Mousevi Amir E	Ravanbakhsh Gita
Seller Name:	Mousevi Amir E	Ravanbakhsh Gita	Ravanbakhsh Gita	Torrey Pines Homebuilding Co L
Document No:	405988	917574	323897	513785
Document Type:	Quit Claim Deed	Grant Deed	Quit Claim Deed	Grant Deed

**Mortgage History:**

Mortgage Date:	11/12/2003	05/05/2003	05/05/2003
Mortgage Amt:	\$620,000	\$250,000	\$620,000
Mortgage Lender:	Accubanc Mtg	National Cty Bk	Accubanc Mtg
Mortgage Type:	Conventional	Conventional	Conventional

Courtesy of John Lemkau  
Sandicor

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