

## Attachment 4

## Property Detail Report

For Property Located At :  
**609 BENICIA DR, SANTA ROSA, CA 95409-3006**

**Owner Information**

Owner Name: BEARDALL DARRYL R & LYNNE T  
 Mailing Address: 609 BENICIA DR, SANTA ROSA CA 95409-3006 C033  
 Vesting Codes: // TR

**Location Information**

Legal Description:  
 County: SONOMA, CA APN: 182-190-007  
 Census Tract / Block: 1522.02 / 4 Alternate APN:  
 Township-Range-Sect: Subdivision: RINCONADA  
 Legal Book/Page: Map Reference: /  
 Legal Lot: 3 Tract #: /  
 Legal Block: 3 School District: SANTA ROSA CITY  
 Market Area: School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: 12/18/2006 / 10/03/2006 Deed Type: GRANT DEED  
 Sale Price: 1st Mtg Document #:  
 Document #: 156195

**Last Market Sale Information**

Recording/Sale Date: 12/23/1976 / 1st Mtg Amount/Type: /  
 Sale Price: \$45,000 1st Mtg Int. Rate/Type: /  
 Sale Type: FULL 1st Mtg Document #: /  
 Document #: 3168-819 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$36.06  
 New Construction: Multi/Split Sale:  
 Title Company: LAKESIDE SETTLEMENT SVCS L  
 Lender:  
 Seller Name:

**Prior Sale Information**

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

**Property Characteristics**

Gross Area: Parking Type: Construction: WOOD FRAME/CB  
 Living Area: 1,248 Garage Area: Heat Type:  
 Tot Adj Area: Garage Capacity: Exterior wall:  
 Above Grade: Parking Spaces: Porch Type:  
 Total Rooms: 6 Basement Area: Patio Type:  
 Bedrooms: 3 Finish Bsmnt Area: Pool:  
 Bath(F/H): 1 / 1 Basement Type: Air Cond:  
 Year Built / Eff: 1959 / 1959 Roof Type: Style: UNKNOWN  
 Fireplace: Y / 1 Foundation: Quality: AVERAGE  
 # of Stories: 1.00 Roof Material: Condition:

**Site Information**

Zoning: CITYSR Acres: 0.50 County Use: SINGLE FAM DWELLING (0010)  
 Lot Area: 21,749 Lot Width/Depth: x State Use:  
 Land Use: SFR Res/Comm Units: / Water Type:  
 Site Influence: Sewer Type:

**Tax Information**

Total Value: \$97,197 Assessed Year: 2016 Property Tax: \$1,188.06  
 Land Value: \$25,666 Improved %: 74% Tax Area: 004009  
 Improvement Value: \$71,531 Tax Year: 2015 Tax Exemption: HOMEOWNER  
 Total Taxable Value: \$90,197