

Multiple Building Property Summary



4	10,592	5,360,929	\$13,310,586
MLS Beds	Bldg Sq Ft	Lot Sq Ft	MLS Sale Price
5	2012	RUR HMST	11/19/2012
MLS Baths	Yr Built	Type	MLS Sale Date

Owner Information

Owner Name:	Rancho Arroyo Claro LLC	Tax Billing Zip:	94027
Tax Billing Address:	368 Selby Ln	Tax Billing Zip+4:	3933
Tax Billing City & State:	Atherton, CA	Owner Occupied:	No

Location Information

Census Tract:	2011.02	Zoning:	AW
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Tax Information

Tax ID:	027-310-032-000	% Improved:	67%
Tax Area:	085001		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$14,891,774	\$14,599,780	\$13,262,479
Assessed Value - Land	\$4,923,227	\$4,826,694	\$4,754,193
Assessed Value - Improved	\$9,968,547	\$9,773,086	\$8,508,286
YOY Assessed Change (\$)	\$291,994	\$1,337,301	
YOY Assessed Change (%)	2%	10.08%	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$141,863		
2016	\$155,287	\$13,424	9.46%
2017	\$158,597	\$3,310	2.13%

Special Assessment	Tax Amount
Nv College Bond Combined	\$3,544.24
Shusd 1997 Series 2015 Rf 05a	\$3,291.08
Shusd Election 2012 Bond	\$2,635.84
Napa Cnty Flood Maintenance	\$42.42
Mosquito Abatement(553-9610 Sp	\$19.50
Total Of Special Assessments	\$9,533.08

Characteristics

Approx Lot SqFt:	5,360,929	Total Baths:	Tax: 7 MLS: 5
Lot Acres:	123.07	MLS Total Baths:	5
Land Use - County:	Rural Resid 5+ Acres	Full Baths:	Tax: 6 MLS: 4
Building Sq Ft:	10,592	Half Baths:	1
Stories:	1	Construction:	Wood
Year Built:	2012	Quality:	Excellent
Garage Capacity:	MLS: 3	Assessor's Building Quality:	D

Courtesy of Petrina Wielgos, Bay Area Real Estate Services

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 07/18/2018

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Pool: Pool Land Use - Universal: Tax: Rural Homesite MLS: Miscellaneous
 Bedrooms: Tax: 6 MLS: 4

Listing Information

MLS Listing Number:	21225757	MLS Selling Date:	11/19/2012
MLS Status:	Sold	MLS Selling Price:	\$13,310,586
MLS Status Date:	11/19/2012	MLS Listing Agent:	E01225-Barry Berkowitz
MLS List Price:	\$13,950,000	MLS Listing Office:	ST. HELENA REAL ESTATE
MLS Orig. List Price:	\$13,950,000	MLS Selling Agent :	A100100-Ginger Martin
MLS On Market Date:	11/10/2012	MLS Selling Office:	SOTHEBY'S INTERNATIONAL REALTY

Last Market Sale & Sales History

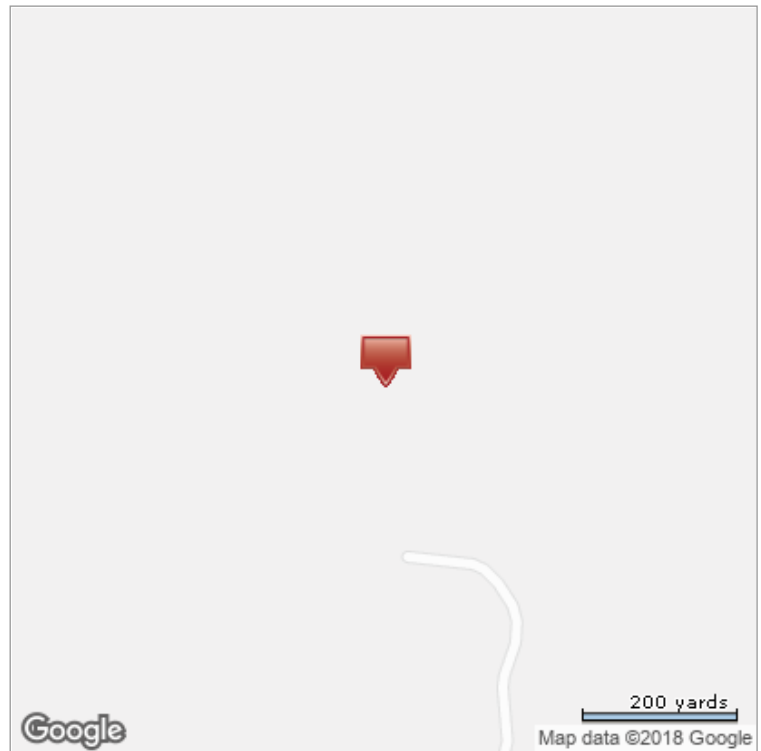
Recording Date:	11/15/2012	Document Number:	30938
Owner Name:	Rancho Arroyo Claro LLC	Deed Type:	Grant Deed
Seller:	Napa Valley Estates LLC		

Recording Date	07/12/2018	11/15/2012	10/29/2010	11/07/2008
Sale Price			\$3,500,000	
Nominal	Y			Y
Buyer Name	Rancho Arroyo Claro LLC	Rancho Arroyo Claro LLC	Napa Valley Estates LLC	Oakville LLC
Seller Name	Callaghan Lydia	Napa Valley Estates LLC	Oakville LLC	Pacific Coast Venture Corp
Document Number	13693	30938	26250	28070
Document Type	Quit Claim Deed	Grant Deed	Grant Deed	Grant Deed

Mortgage History

Mortgage Date	06/09/2011	10/29/2010
Mortgage Amt	\$4,967,000	\$400,000
Mortgage Lender	First Republic Bk	Private Individual
Mortgage Type		Private Party Lender
Borrower Name	Napa Valley Estates LLC	Napa Valley Estates LLC

Property Map



*Lot Dimensions are Estimated

Building 1 of 2

Characteristics

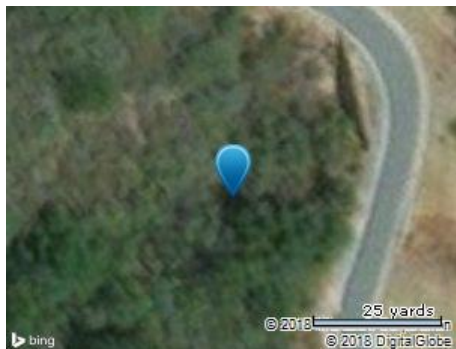
Approx Lot SqFt:	5,360,929	Bedrooms:	2
Lot Acres:	123.07	Full Baths:	2
Land Use - County:	Rural Resid 5+ Acres	Construction:	Wood
Building Sq Ft:	1,090	Quality:	Excellent
Stories:	1	Assessor's Building Quality:	D
Year Built:	2012	Land Use - Universal:	Rural Homesite
Pool:	Pool		

Building 2 of 2

Characteristics

Approx Lot SqFt:	5,360,929	Pool:	Pool
Lot Acres:	123.07	Bedrooms:	4
Land Use - County:	Rural Resid 5+ Acres	Full Baths:	4
Building Sq Ft:	9,502	Half Baths:	1
Stories:	2	Construction:	Wood
Year Built:	2012	Quality:	Excellent
Garage Type:	Garage	Assessor's Building Quality:	D
Garage Sq Ft:	1,144	Land Use - Universal:	Rural Homesite

027-310-043-000, CA, Napa County



N/A	N/A	4,140,378	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	AGR LND	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	60 Clear Creek Holdings LLC	Tax Billing Zip:	94301
Tax Billing Address:	855 Hamilton Ave	Tax Billing Zip+4:	2120
Tax Billing City & State:	Palo Alto, CA		

Location Information

Census Tract: 2015.00

Tax Information

Tax ID: 027-310-043-000 Tax Area: 085001

Assessment & Tax

Assessment Year	2017
Assessed Value - Total	\$2,219,874
Assessed Value - Land	\$2,219,874

Tax Year	Total Tax
2017	\$23,666

Special Assessment	Tax Amount
Nv College Bond Combined	\$528.34
Shusd 1997 Series 2015 Rf 05a	\$490.60
Shusd Election 2012 Bond	\$392.92
Napa Cnty Flood Maintenance	\$15.90
Mosquito Abatement(553-9610 Sp	\$7.80
Total Of Special Assessments	\$1,435.56

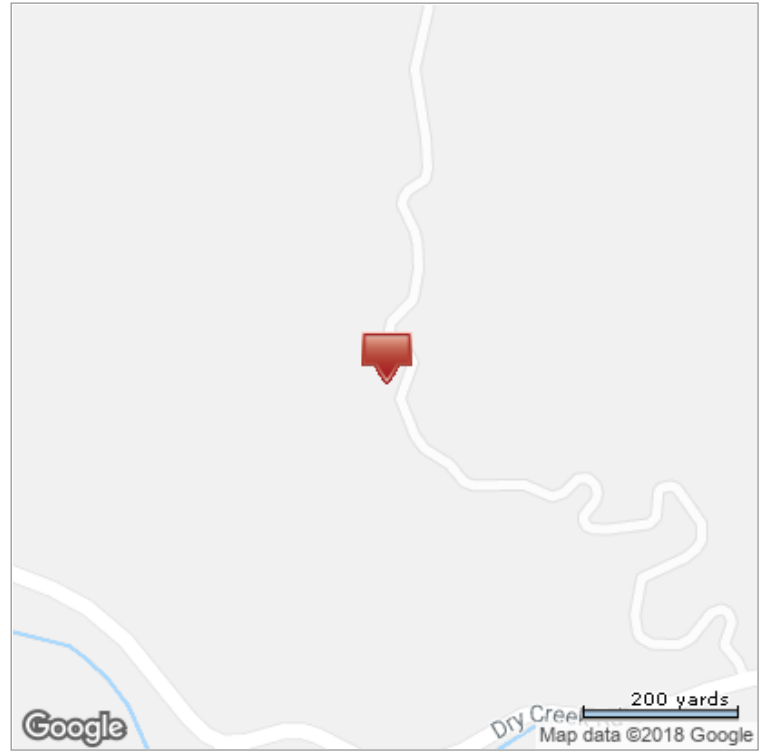
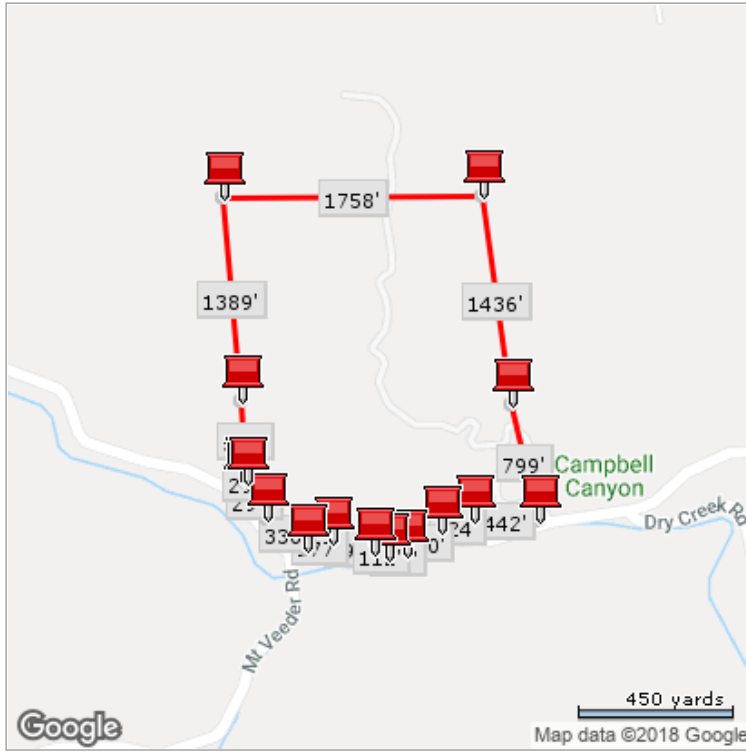
Characteristics

Approx Lot SqFt:	4,140,378	Land Use - County:	Vac Rural Misc Imp
Lot Acres:	95.05	Land Use - Universal:	Agricultural Land

Last Market Sale & Sales History

Owner Name: 60 Clear Creek Holdings LLC

Property Map



*Lot Dimensions are Estimated

027-270-019-000, CA, Napa County



N/A	N/A	2,925,054	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	AGR LND	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Rancho Arroyo Claro LLC	Tax Billing Zip:	94301
Tax Billing Address:	855 Hamilton Ave	Tax Billing Zip+4:	2120
Tax Billing City & State:	Palo Alto, CA		

Location Information

Census Tract:	2015.00	Zoning:	AW
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Tax Information

Tax ID:	027-270-019-000	Tax Area:	085001
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Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$381,973	\$374,484	\$368,859
Assessed Value - Land	\$381,973	\$374,484	\$368,859
YOY Assessed Change (\$)	\$7,489	\$5,625	
YOY Assessed Change (%)	2%	1.52%	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$3,967		
2016	\$4,005	\$38	0.96%
2017	\$4,102	\$97	2.41%

Special Assessment	Tax Amount
Nv College Bond Combined	\$90.90
Shusd 1997 Series 2015 Rf 05a	\$84.42
Shusd Election 2012 Bond	\$67.60
Napa Cnty Flood Maintenance	\$15.90
Mosquito Abatement(553-9610 Sp	\$7.80
Total Of Special Assessments	\$266.62

Characteristics

Approx Lot SqFt:	2,925,054	Land Use - County:	Vacant Land-Rural
Lot Acres:	67.15	Land Use - Universal:	Agricultural Land

Last Market Sale & Sales History

Recording Date:	11/15/2012	Document Number:	30938
Owner Name:	Rancho Arroyo Claro LLC	Deed Type:	Grant Deed
Seller:	Napa Valley Estates LLC		

Recording Date	11/15/2012	11/07/2008
Nominal		Y
Buyer Name	Rancho Arroyo Claro LLC	Oakville LLC
Seller Name	Napa Valley Estates LLC	Pacific Coast Venture Corp
Document Number	30938	28070
Document Type	Grant Deed	Grant Deed

Courtesy of Petrina Wielgos, Bay Area Real Estate Services

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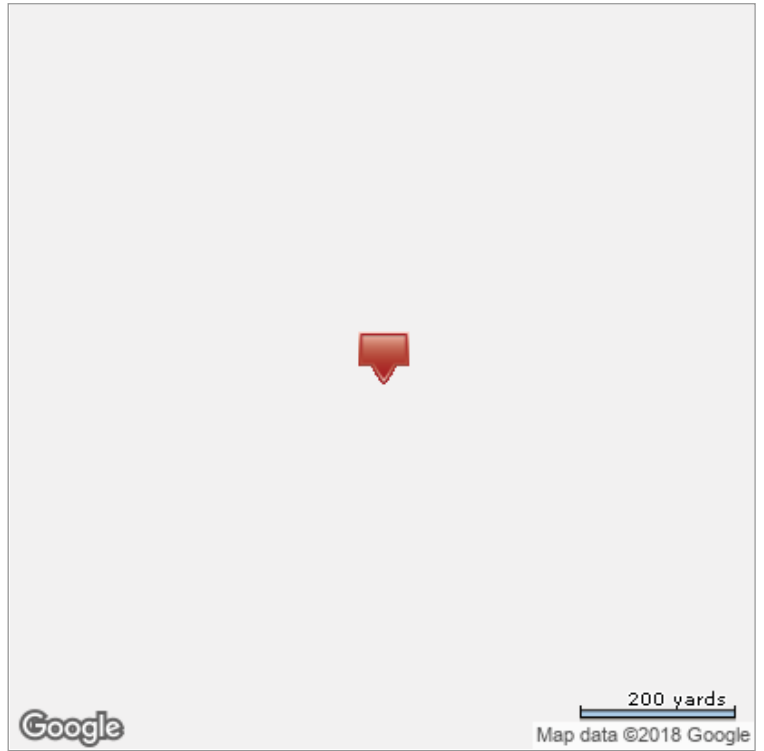
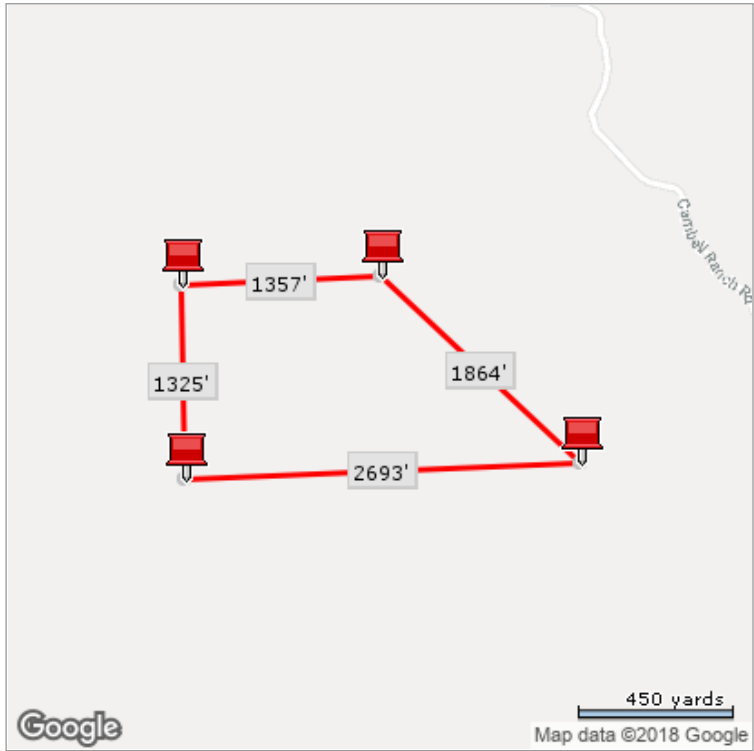
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Mortgage History

Mortgage Date	06/09/2011
Mortgage Amt	\$4,967,000
Mortgage Lender	First Republic Bk
Borrower Name	Napa Valley Estates LLC

Property Map



*Lot Dimensions are Estimated