

Residential (General/Single) **RESIDENTIAL**

CA

**2**

BEDS

**1**

BATHS

**640 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**2**

ROOMS

## TAX & ASSESSMENT

|                   |                     |
|-------------------|---------------------|
| Property Tax      | <b>\$748 (2025)</b> |
| Assessed Value    | <b>\$70,052</b>     |
| Previous Assessed | <b>\$68,680</b>     |

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | <b>Residential (General/Single)</b> |
| County        | <b>TUOLUMNE</b>                     |
| Lot (acres)   | <b>0.21</b>                         |
| Construction  | <b>Wood (Unspecified)</b>           |
| Cooling       | <b>None</b>                         |
| Pool          | <b>No</b>                           |

## TRANSACTION HISTORY

| DATE               | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------------|-----------|---------------------|-------|--------------------|------|
| <b>Jun 6, 2019</b> | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Tenaya Elementary School | Elementary | KG–8   | 24.5 mi  |
| Tioga High School        | High       | 9–12   | 25.0 mi  |

District: Big Oak Flat-Groveland Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|