



## LOCATION

<b>Property Address</b>	933 Oxford St Berkeley, CA 94707-2434	
<b>Subdivision</b>	Berkeley Heights	
<b>Carrier Route</b>	C059	
<b>County</b>	Alameda County, CA	

## GENERAL PARCEL INFORMATION

<b>APN/Tax ID</b>	61-2588-50
<b>Alt. APN</b>	061 -2588-050-00
<b>Account Number</b>	
<b>Tax Area</b>	13-000
<b>2020 Census Trct/Blk</b>	4214/1
<b>Assessor Roll Year</b>	2022

## PROPERTY SUMMARY

<b>Property Type</b>	Residential
<b>Land Use</b>	Single Family Residential
<b>Improvement Type</b>	Single Family Residential
<b>Square Feet</b>	1878
<b># of Buildings</b>	1

## CURRENT OWNER

<b>Name</b>	Frithco LLC
<b>Mailing Address</b>	1713 Auraila Ln Concord, CA 94521-2308
<b>Owner Occupied</b>	No

## SCHOOL INFORMATION

These are the closest schools to the property

<b>Cragmont Elementary School</b>	0.2 mi
Elementary: K to 5	Distance
<b>Martin Luther King Jr. Middle School</b>	0.8 mi
Middle: 6 to 8	Distance
<b>Berkeley High School</b>	1.6 mi
High: 9 to 12	Distance

## SALES HISTORY THROUGH 04/18/2023

Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
4/12/2022	4/20/2022	\$1,250,000	Frithco LLC	Mequisten Janis	Grant Deed		2022079102
8/23/2011	9/16/2011		McQuisten Janis	McQuisten Janis & Samuel R McQuisten Revocable Tru	Intrafamily Transfer & Dissolution		2011264701
8/23/2011	9/16/2011		McQuisten Janis	McQuisten Samuel Roy & Affidavit Of Death McQuisten Janis			2011264700
8/2/2011	8/8/2011		McQuisten Samuel R	Department Of Veterans Affairs	Quit Claim Deed		2011226876

10/21/1986	7/12/1996	McQuisten Samuel R & McQuisten Janis	McQuisten Samuel R	Gift Deed	96171997
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TAX ASSESSMENT

Tax Assessment	2022	Change (%)	2021	Change (%)	2020
Assessed Land	\$54,640.00	\$1,071.00 (2.0%)	\$53,569.00	\$549.00 (1.0%)	\$53,020.00
Assessed Improvements	\$48,023.00	\$941.00 (2.0%)	\$47,082.00	\$483.00 (1.0%)	\$46,599.00
Total Assessment	\$102,663.00	\$2,012.00 (2.0%)	\$100,651.00	\$1,032.00 (1.0%)	\$99,619.00
Exempt Reason	Homeowners Exemption				
% Improved	47%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2022			\$5,159.12
2021			\$5,123.02
2020			\$4,747.80
2019			\$4,428.76
2018			\$4,290.10
2017			\$4,110.00
2016			\$3,852.22
2015			\$3,767.92
2014			\$3,675.78
2013			\$3,475.12

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
11/03/2022	\$360,000	Frithco LLC	Dmmco	2022181096
04/20/2022	\$1,962,500	Frithco LLC	Trillion Capital Fund	2022079103
04/20/2022	\$360,000	Frithco LLC	Donald M Rosenthal	2022079104
09/16/2011	\$938,250	McQuisten Janis	Wells Fargo	2011264702

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Units
Year Built	1925	Effective Year	1936
BRs	2	Baths	1 F H
Total Sq. Ft.	1,878	Stories	1
Rooms			6
Building Square Feet (Living Space)	Building Square Feet (Other)		

- CONSTRUCTION

Quality	C	Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish

Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures
- OTHER	
Occupancy	Building Data Source

## PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage			

## PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot	1/	Lot Square Feet	5,000
Latitude/Longitude	37.891402°/-122.268604°	Acreage	0.12

## PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	School District
Zoning Code	
Owner Type	

## LEGAL DESCRIPTION

Subdivision	Berkeley Heights	Plat Book/Page	
Block/Lot	1/	Tax Area	13-000
Description			

## FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	060004-06001C0019G	08/03/2009

## LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
41027608	For Sale	05/17/2023	05/17/2023	\$2,950,000			Pamela Wojciechowski	Coldwell Banker		
SF422637831	Sold	04/20/2022	03/10/2022	\$1,050,000	04/20/2022	\$1,250,000	Michael Freethy	Compass	Pamela Wojciechowski	
40914170	Cancelled	01/21/2021	07/27/2020	\$1,175,000			Michael Freethy	Compass		