



*First American*

*my*FirstAm®

Combined Report

22945 Coltrane Ave, Newhall, CA 91321

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Property Address:

**22945 Coltrane Ave  
Newhall, CA 91321**



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## Property Profile

22945 Coltrane Ave, Newhall, CA 91321

### Property Information

|                      |  |                          |  |
|----------------------|--|--------------------------|--|
| <b>Owner(s):</b>     | Dimitri , Richard & Vicky  | <b>Mailing Address:</b>  | 4390 Copperstone Ln, Simi Valley, CA 93065 |
| <b>Owner Phone:</b>  | Unknown  | <b>Property Address:</b> | 22945 Coltrane Ave, Newhall, CA 91321      |
| <b>Vesting Type:</b> | N/A  | <b>Alt. APN:</b>         |  |
| <b>County:</b>       | Los Angeles  | <b>APN:</b>              | 2826-026-016                               |
| <b>Map Coord:</b>    |  | <b>Census Tract:</b>     | 920326                                     |
| <b>Lot#:</b>         |  | <b>Block:</b>            |  |
| <b>Subdivision:</b>  |  | <b>Tract:</b>            |  |
| <b>Legal:</b>        | For Desc See Assessor's Maps Por Of Ne 1 /4 Of Sw 1/4 Of Sec 14 T3n R16w |                          |  |

### Property Characteristics

|                    |            |                             |                |                       |      |
|--------------------|------------|-----------------------------|----------------|-----------------------|------|
| <b>Use:</b>        | Race Track | <b>Year Built / Eff. :</b>  | 1987 / 1987    | <b>Sq. Ft. :</b>      | 5280 |
| <b>Zoning:</b>     | LCA22*     | <b>Lot Size Ac / Sq Ft:</b> | 9.246 / 402774 | <b># of Units:</b>    |      |
| <b>Stories:</b>    | 1          | <b>Improvements:</b>        |                | <b>Parking / #:</b>   | /    |
| <b>Gross Area:</b> | 5280       | <b>Garage Area :</b>        |                | <b>Basement Area:</b> |      |

### Sale and Loan Information

|                         |                            |                       |                   |                         |  |
|-------------------------|----------------------------|-----------------------|-------------------|-------------------------|--|
| <b>Sale / Rec Date:</b> | 09/29/2017 / 02/02/2018    | <b>*/Sq. Ft.:</b>     | \$359.85          | <b>2nd Mtg.:</b>        |  |
| <b>Sale Price:</b>      | \$1,900,000                | <b>1st Loan:</b>      | \$1,700,000       | <b>Prior Sale Amt:</b>  |  |
| <b>Doc No.:</b>         | 000000111087               | <b>Loan Type:</b>     |                   | <b>Prior Sale Date:</b> |  |
| <b>Doc Type:</b>        | Grant Deed                 | <b>Transfer Date:</b> | 02/02/2018        | <b>Prior Doc No.:</b>   |  |
| <b>Seller:</b>          | Goffman Milton B Rosalyn M | <b>Lender:</b>        | The Goffman Trust | <b>Prior Doc Type:</b>  |  |

\*/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

### Tax Information

|                       |            |                         |               |
|-----------------------|------------|-------------------------|---------------|
| <b>Imp Value:</b>     | \$93,571   | <b>Exemption Type:</b>  |               |
| <b>Land Value:</b>    | \$251,045  | <b>Tax Year / Area:</b> | 2018 / 15-178 |
| <b>Total Value:</b>   | \$344,616  | <b>Tax Value:</b>       |               |
| <b>Total Tax Amt:</b> | \$5,391.21 | <b>Improved:</b>        | 27%           |



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**myFirstAm® Transaction History**

**22945 Coltrane Ave, Newhall, CA 91321**

To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

**History Record # 1 : FINANCE**

|                                 |                     |                                |                     |
|---------------------------------|---------------------|--------------------------------|---------------------|
| <b>Mortgage Recording Date:</b> | 02/16/2018          | <b>Mortgage Transfer Type:</b> | Stand Alone Finance |
| <b>Mortgage Document #:</b>     | 000000162557        | <b>Mortgage Rate Type:</b>     |                     |
| <b>Lender:</b>                  | The Coffman Trust   | <b>Mortgage Term:</b>          |                     |
| <b>Document Type</b>            | Trust Deed/Mortgage | <b>Vesting Type:</b>           | N/A                 |
| <b>Loan Amount:</b>             | \$211,500           | <b>Mortgage Rate:</b>          |                     |
| <b>Borrower 1:</b>              | Dimitri Vicky       | <b>Borrower 2:</b>             | Dimitri Richard     |
| <b>Borrower 3:</b>              |                     | <b>Borrower 4:</b>             |                     |

**History Record # 2 : FINANCE**

|                                 |                     |                                |                     |
|---------------------------------|---------------------|--------------------------------|---------------------|
| <b>Mortgage Recording Date:</b> | 02/16/2018          | <b>Mortgage Transfer Type:</b> | Stand Alone Finance |
| <b>Mortgage Document #:</b>     | 000000162556        | <b>Mortgage Rate Type:</b>     |                     |
| <b>Lender:</b>                  | Camelot Riding Club | <b>Mortgage Term:</b>          |                     |
| <b>Document Type</b>            | Trust Deed/Mortgage | <b>Vesting Type:</b>           | N/A                 |
| <b>Loan Amount:</b>             | \$216,000           | <b>Mortgage Rate:</b>          |                     |
| <b>Borrower 1:</b>              | Dimitri Vicky       | <b>Borrower 2:</b>             | Dimitri Richard     |
| <b>Borrower 3:</b>              |                     | <b>Borrower 4:</b>             |                     |

**History Record # 3 : SALE/TRANSFER**

|                          |                         |                         |                            |
|--------------------------|-------------------------|-------------------------|----------------------------|
| <b>Buyer:</b>            | Dimitri Richard & Vicky | <b>Seller:</b>          | Goffman Milton B Rosalyn M |
| <b>Transaction Date:</b> | 09/29/2017              | <b>Sale Price:</b>      | \$1,900,000                |
| <b>Recording Date:</b>   | 02/02/2018              | <b>Sale Price Type:</b> |                            |
| <b>Recorded Doc #:</b>   | 000000111087            | <b>Title Company:</b>   | Equity Title               |
| <b>Document Type:</b>    | Deed Transfer           | <b>Vesting Type:</b>    | N/A                        |

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**FINANCE**

|                                 |                     |                                |               |
|---------------------------------|---------------------|--------------------------------|---------------|
| <b>Mortgage Recording Date:</b> | 02/02/2018          | <b>Mortgage Transfer Type:</b> | Resale        |
| <b>Mortgage Document #:</b>     | 000000111088        | <b>Mortgage Rate Type:</b>     |               |
| <b>Lender:</b>                  | The Goffman Trust   | <b>Mortgage Term:</b>          |               |
| <b>Document Type</b>            | Trust Deed/Mortgage | <b>Vesting Type:</b>           | N/A           |
| <b>Loan Amount:</b>             | \$1,700,000         | <b>Mortgage Rate:</b>          |               |
| <b>Borrower 1:</b>              | Dimitri Richard     | <b>Borrower 2:</b>             | Dimitri Vicky |
| <b>Borrower 3:</b>              |                     | <b>Borrower 4:</b>             |               |

**History Record # 4 : SALE/TRANSFER**

|                          |               |                         |                              |
|--------------------------|---------------|-------------------------|------------------------------|
| <b>Buyer:</b>            | Goffman Trust | <b>Seller:</b>          | Goffman Milton B & Rosalyn M |
| <b>Transaction Date:</b> | 10/28/2010    | <b>Sale Price:</b>      |                              |
| <b>Recording Date:</b>   | 12/15/2010    | <b>Sale Price Type:</b> |                              |
| <b>Recorded Doc #:</b>   | 1858631       | <b>Title Company:</b>   |                              |
| <b>Document Type:</b>    | Deed Transfer | <b>Vesting Type:</b>    | N/A                          |

**History Record # 5 : SALE/TRANSFER**

|                          |                              |                         |                       |
|--------------------------|------------------------------|-------------------------|-----------------------|
| <b>Buyer:</b>            | Goffman,Milton B & Rosalyn M | <b>Seller:</b>          | Las Lomas Land Co Llc |
| <b>Transaction Date:</b> | 03/24/2010                   | <b>Sale Price:</b>      |                       |
| <b>Recording Date:</b>   | 04/08/2010                   | <b>Sale Price Type:</b> |                       |
| <b>Recorded Doc #:</b>   | 479136                       | <b>Title Company:</b>   | First American Title  |
| <b>Document Type:</b>    | Deed Transfer                | <b>Vesting Type:</b>    | N/A                   |

**History Record # 6 : SALE/TRANSFER**

|                          |                              |                         |                       |
|--------------------------|------------------------------|-------------------------|-----------------------|
| <b>Buyer:</b>            | Goffman,Milton B & Rosalyn M | <b>Seller:</b>          | Las Lomas Land Co Llc |
| <b>Transaction Date:</b> | 03/17/2005                   | <b>Sale Price:</b>      |                       |
| <b>Recording Date:</b>   | 03/24/2005                   | <b>Sale Price Type:</b> |                       |
| <b>Recorded Doc #:</b>   | 676147                       | <b>Title Company:</b>   | First American Title  |
| <b>Document Type:</b>    | Deed Transfer                | <b>Vesting Type:</b>    | N/A                   |

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**History Record # 7 : FINANCE**

|                                 |                        |                                |                 |
|---------------------------------|------------------------|--------------------------------|-----------------|
| <b>Mortgage Recording Date:</b> | 09/28/1994             | <b>Mortgage Transfer Type:</b> | Refinance       |
| <b>Mortgage Document #:</b>     | 0001778980             | <b>Mortgage Rate Type:</b>     | Fix             |
| <b>Lender:</b>                  | Us Small Business Admn | <b>Mortgage Term:</b>          |                 |
| <b>Document Type</b>            | Trust Deed/Mortgage    | <b>Vesting Type:</b>           | N/A             |
| <b>Loan Amount:</b>             | \$28,200               | <b>Mortgage Rate:</b>          |                 |
| <b>Borrower 1:</b>              | Goffman Milton B       | <b>Borrower 2:</b>             | Goffman Rosalyn |
| <b>Borrower 3:</b>              |                        | <b>Borrower 4:</b>             |                 |

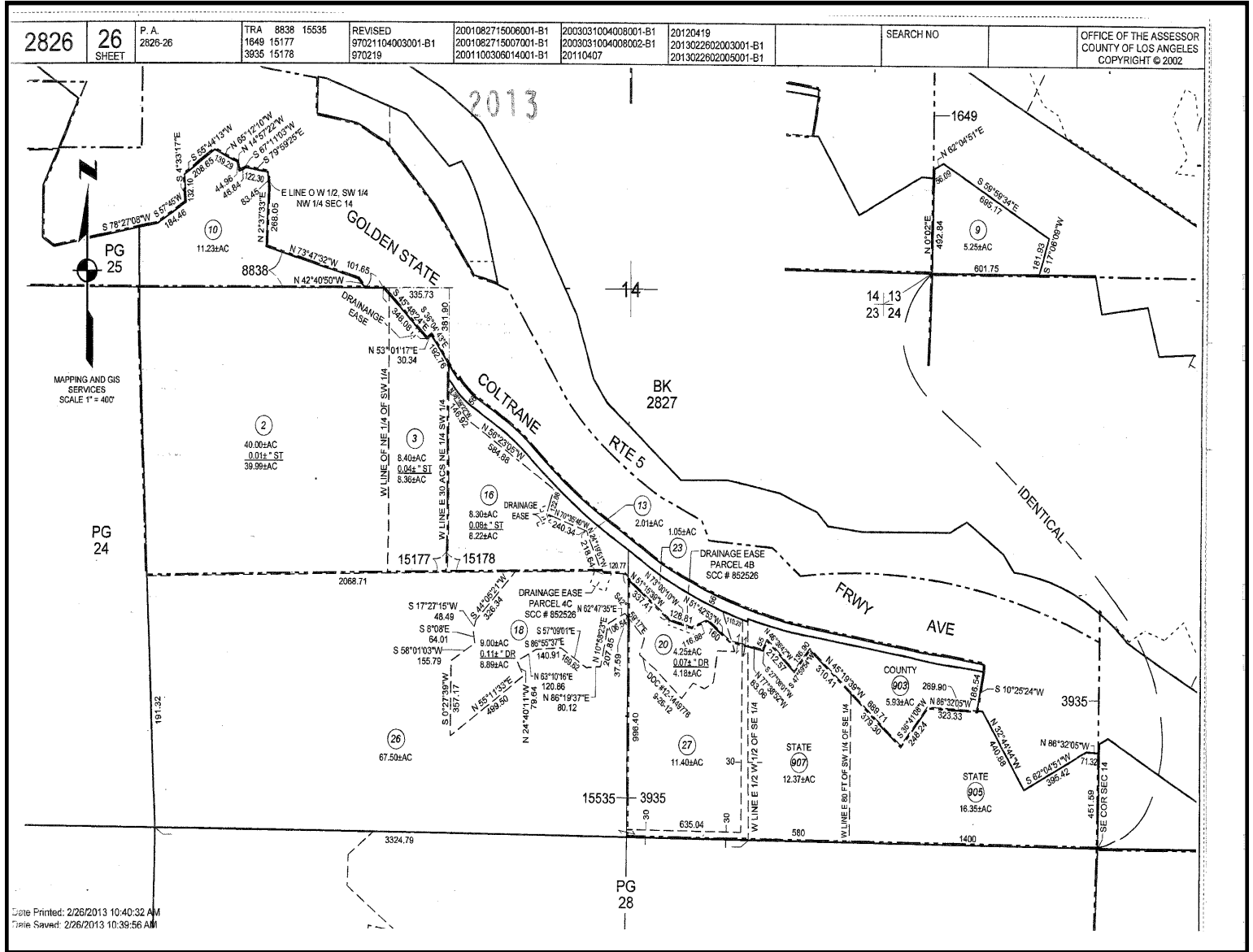


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Tax Map

22945 Coltrane Ave, Newhall, CA 91321



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22945 Coltrane Ave, Newhall, CA 91321

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