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## 第四组选择的TAX SALE调查研究

- Tax Lien or Tax Deed
- 远程还是本地
- 熟悉的市场还是陌生的市场
- 我们的选择: TAX DEED, 本地, 熟悉的市场, 房产, 不碰土地

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## 第四组选择的TAX SALE调查研究

- Nevada Clark Count: May, not release
- San Diego county: next sale March 12-17, sale list will be published 30 days before.
- San Bernardino county: no data. (previous sale: twice a year, may & August)
- Riverside county: Bid4assets.com, March, 还没有出来清单

### **Bid4assets.com data**

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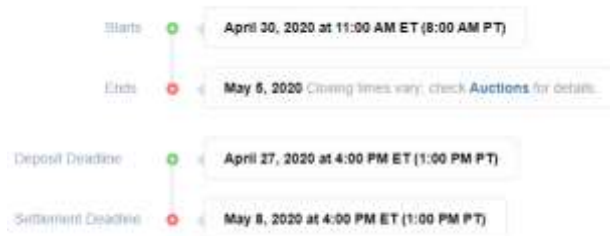
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## I. CA RIVERSIDE COUNTY的往年TAX DEED调查研究

- 练习如何删选物业: 粗筛, 细筛, 精筛
- 练习DD(Due Delinquency)的调查流程
- 查看有多少性价比好的物业被赎回
- 了解当地市场, 为2021年真正的TAX DEED拍卖做准备

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## CA RIVERSIDE COUNTY的TAX DEED规则



Bids start as low as **\$100.00**

These are all NO RESERVE auctions! Preview Now!!

### Deposit Requirements

A single \$2,500 deposit (plus a \$35 non-refundable processing fee) is required to participate in the Riverside County, CA Tax Sale. ***\*\*Please note that for Riverside County, all perspective bidders MUST fill out their vesting information before they are allowed to access the deposit instructions.\*\**** Your deposit must be received by Bid4Assets NO LATER THAN 4:00 PM ET (1:00 PM PT) Monday, April 27, 2020. Please make your deposit well in advance of the auction in order to ensure your eligibility to bid.

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## CA RIVERSIDE COUNTY的往年TAX DEED调查研究

### ■ A. 粗筛:

2019年拍卖记录, 一共666个物业, 除去所有地址是VACANT的 (应该是土地), 还剩142个有地址的物业。

### ■ B. 细筛:

去除掉不好的区的物业, 只保留这些好的城市, 最后剩下59个物业。去除性价比低于1:5的物业。最后剩下41个物业。

### ■ C. 精筛:

按照清单, 对每个物业进行非常仔细的DD调查。

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# CA RIVERSIDE COUNTY所有的TAX DEED房子清单

Auction ID	APN	County Item No	Legal Description	Minimum Bid	Auction Ends June 4th (ET)	Property Address	City
549	856807	872291024-5 & 87215 & 81	APN872291024-5 .14 ACRES M/L IN LOT 4 BLK 15 MB 010/033 RIPLEY; APN872291025-6 .14 ACRES M/L IN LOT 5 BLK 15 MB 010/033 RIPLEY	\$ 200.00	5:45:00 PM	Vacant	
550	856808	872291026-7 & 87217 & 81	APN872291026-7 .14 ACRES M/L IN LOT 6 BLK 15 MB 010/033 RIPLEY; APN872291027-8 .15 ACRES M/L IN LOT 7 BLK 15 MB 010/033 RIPLEY	\$ 8,850.00	6:00:00 PM	Vacant	
551	856809	872291028-3	819 18 ACRES M/L IN POR LOT H2 MB 010/033 RIPLEY AND LOT 13 BLK 17 MB 010/033 RIPLEY	\$ 27,471.00	6:00:00 PM	Vacant	
552	856810	872294024-4	820 15 ACRES M/L IN LOT 14 BLK 18 MB 010/033 RIPLEY	\$ 7,190.00	6:00:00 PM	24960 DEGEN AVE BLYTHE 92223	BLYTHE
553	856811	872301024-5	821 15 ACRES M/L IN POR LOT 3 AND LOT 5 MB 010/033 RIPLEY AND LOT 1 BLK 19 MB 010/033 RIPLEY	\$ 5,334.00	6:00:00 PM	24825 BORDERS AVE RIPLEY 92272	RIPLEY
554	856812	872303021-8	822 POR LOT K2 BLK 21 AND LOTS 15 & 16 BLK 21 MB 010/033 RIPLEY	\$ 9,709.00	6:00:00 PM	24950 LINDSAY AVE RIPLEY 92272	RIPLEY
555	856813	872304008-0	823 POR LOT K3 BLK 22 AND LOT 9 BLK 22 MB 010/033 RIPLEY	\$ 100.00	6:00:00 PM	Vacant	
556	856814	872304009-1	824 POR LOT K3 BLK 22 AND LOT 8 BLK 22 MB 010/033 RIPLEY	\$ 100.00	6:00:00 PM	Vacant	
557	856815	872304014-5	825 15 ACRES M/L IN LOT 5 BLK 22 MB 010/033 RIPLEY	\$ 100.00	6:00:00 PM	Vacant	
558	856816	872333008-0	826 10 ACRES M/L IN POR SW 1/4 OF SEC 35 T7S R22E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS	\$ 6,218.00	6:00:00 PM	25861 NEIGHBORS BLV RIPLEY 92272	RIPLEY
559	856817	879000014-2	827 2.50 ACRES M/L IN POR NE 1/4 OF SEC 1 T7S R21E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS	\$ 86,734.00	6:00:00 PM	18241 BLYTHE WAY BLYTHE 92225	BLYTHE
560	856818	908250077-8	828 LOT 18 MB 071/001 TR 4159 & INT IN COMMON AREAS	\$ 7,351.00	6:00:00 PM	38519 VIA TAFFIA MURRIETA 92563	MURRIETA
561	856819	909340023-4	829 2.44 ACRES NET IN LOT 8 MB 314/052 TR 30215	\$ 116,868.00	6:00:00 PM	25017 TRILOGY TRAILS IN MURRIETA 925	MURRIETA
562	856820	921281041-9	830 UNIT 43 CM 084/127 INT IN COMMON LOT 3 OF MB 234/091 TR 23380	\$ 23,151.00	6:00:00 PM	29472 COURTNEY PL TEMECULA 92591	TEMECULA
563	856821	922240014-4	832 UNIT 14 CM 018/074 INT IN COMMON TR 4807 MB 078/069	\$ 11,577.00	6:00:00 PM	44518 LA PAZ RD TEMECULA 92592	TEMECULA
564	856822	930250003-5	833 41.23 ACRES GRS IN PAR 4 RS 05A/020	\$ 119,791.00	6:00:00 PM	Vacant	
565	856823	931400005-6	834 12.26 ACRES NET IN LOT 2 MB 095/081 TR 7352	\$ 247,490.00	6:00:00 PM	Vacant	
566	856824	932130027-8	835 7.04 ACRES NET IN POR PAR 4 PM 045/034 PM 7381	\$ 120,658.00	6:00:00 PM	Vacant	

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1) 使用网站进行城市安全指数调查，最后筛选。坚持原则是 LOCATION, LOCATION, LOCATION!

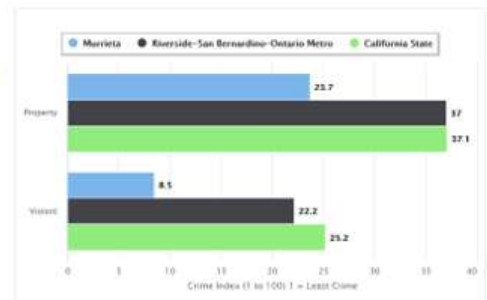
<https://www.bestplaces.net/crime/city/california/murrieta>

## Crime in Murrieta, California

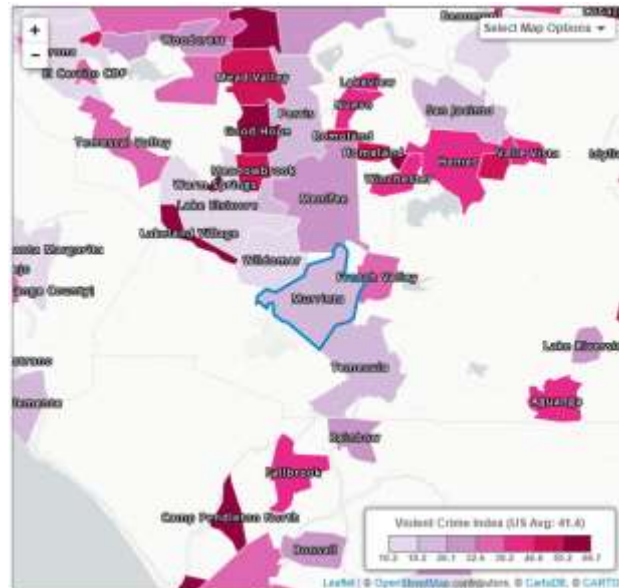
Crime is ranked on a scale of 1 (low crime) to 100 (high crime)

Murrieta violent crime is 8.5. (The US average is 22.7)

Murrieta property crime is 23.7. (The US average is 35.4)



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## TAX DEED房子清单：利用犯罪指数去掉所有治安差的地区 (59)

A	B	C	D	E	F	G	H
Auction ID	APN	County Item No	Legal Description	Minimum Bid	Auction Ends June 4th (ET)	Property Address	City
124	056697	65709005-3	694 LOT 397 MB 025/029 DJS PALMAS TR UNIT 4	\$ 37,812.00	4:35:00 PM	16154 VIA QUEDO DESERT HOT SPRINGS	DESR HOT SPR
125	056708	66320038-9	706 LOT 84 MB 036/011 SUNNY SANDS ESTATES 3	\$ 20,737.00	4:35:00 PM	13590 TRAM VIEW RD DESERT HOT SPRIN	DESR HOT SPR
126	056718	66621409-6	737 LOT 9 B LK F MB 022/007 GARNET GARDENS 2	\$ 9,899.00	4:45:00 PM	17476 JETH ST NORTH PALM SPRINGS 92	N PALM SPR
127	056724	66634003-3	724 1.55 ACRES M/A IN ROR SE 1/4 OF SEC 4 T35 R4E FOR TOTAL DESCRIPTION SEE APPROVED MAPS	\$ 198,749.00	4:45:00 PM	62550 46TH AVE NORTH PALM SPRINGS 92	N PALM SP
128	056727	675293033-2	742 LOT 939 MB 039/070 PALM SPRINGS PANORAMA 2	\$ 5,025.00	4:45:00 PM	66705 CONCEPCION RD CATHEDRAL CITY (CATHEDRAL	CATHEDRAL CI
129	056728	677387043-6	726 19 ACRES IN LOT 35 MB 164/034 TR 14407	\$ 28,279.00	4:45:00 PM	37178 SHACKON CREST LN CATHEDRAL CI (CATHEDRAL	CATHEDRAL CI
130	056733	68448053-2	735 LOT 1 MB 076/076 TR 4098	\$ 25,891.00	4:45:00 PM	719273 E LAFAYETTE IN RANCHING WIRAGE	PANCHO VIRA
131	056734	0025175005-3	736 LOT 44 MB 045/095 INDIO TERRACE 3	\$ 13,523.00	4:45:00 PM	43569 ATTIC ST INDIO 92303	INDIO
132	056735	002054033-3	737 LOT 14 MB 045/026 TR 2462	\$ 13,673.00	4:45:00 PM	32221 SAN MIGUELITO DR THOUSAND PALM	THOUSAND PA
133	056736	00320000-2	738 POR LOT 4 MB 056/089 TR 13327	\$ 13,108.00	5:00:00 PM	73880 BUCKWOOL DR THOUSAND PALM	THOUSAND PA
134	056737	0032330211-9	740 LOT 60 MB 060/029 TR 3734	\$ 34,379.00	5:00:00 PM	79830 BLACK EAGLE DR THOUSAND PALM	THOUSAND PA
135	056738	003233026-7	740 LOT 16 MB 060/029 TR 3734	\$ 41,498.00	5:00:00 PM	75712 BLACK EAGLE DR THOUSAND PALM	THOUSAND PA
136	056739	0032330337-8	741 LOT 17 MB 060/029 TR 3734	\$ 36,919.00	5:00:00 PM	77925 BLACK EAGLE DR THOUSAND PALM	THOUSAND PA
137	056740	003243009-6	742 LOT 63 MB 063/038 TR 3858	\$ 20,605.00	5:00:00 PM	92354 BOWIE CIR THOUSAND PALMS 92	THOUSAND PA
138	056741	003243009-6	743 LOT 31 MB 063/038 TR 3858	\$ 8,562.00	5:00:00 PM	30420 CAMELLA CIR THOUSAND PALMS 92	THOUSAND PA
139	056742	003243009-5	744 LOT 257 MB 063/060 TR 3747	\$ 34,578.00	5:00:00 PM	33561 WESTCHESTER DR THOUSAND PALM	THOUSAND PA
140	056786	0182314000-0	707 LOT 3 B LK L MB 023/068 HICKHILLS WARM SPRINGS	\$ 7,422.00	5:30:00 PM	18271 PALDWALLA RD BLUTH 92355	BLUTH
141	056818	0028210077-8	828 LOT 18 MB 037/001 TR 4355 & INT IN COMMON AREAS	\$ 7,351.00	6:00:00 PM	58019 VIA TAPPA MURRIETA 92383	MURRIETA
142	056821	0023440034-4	832 UNIT 34 CM 022/074 INT IN COMMON TR 4807 MB 078/009	\$ 13,377.00	6:00:00 PM	44518 LA PAZ RD TEMECULA 92592	TEMECULA

## TAX DEED房子清单：去掉性价比低的房子 (41)

A	B	C	D	E	F	G	H	I
Auction ID	API	County Item No	Legal Description	Minimum Bid	Auction Ends June 4th (ET)	Property Address	City	Zip Code
19	856285	375031002-3	156 LOT 8 BLK A MB 002/130 SD COMBINES 1ST ADD	\$ 10,432.00	10:30:00 AM	381 DUTTON ST LAKE ELSINORE 92530	LAKE ELSINORE	92530
20	856420	576232002-5	350 LOT 25 MB 201/913 TR 25182	\$ 36,983.00	12:15:00 PM	35273 GLEN LN WILDOMAR 92595	WILDOMAR	92595
21	856457	375041042-0	391 LOT 35 MB 070/523 TR 42817	\$ 10,813.00	12:45:00 PM	31180 TORREY ST LAKE ELSINORE 92530	LAKE ELSINORE	92530
22	856462	589443010-3	406 LOT 22 MB 235/082 TR 24856 AMENDED	\$ 58,130.00	1:00:00 PM	16385 ORANGE BLOSSOM WAY LAKE ELSINORE 92530	LAKE ELSINORE	92530
23	856462	402362001-7-3	407 LOT 86 MB 064/058 INT IN COMMON TR 4836 & TR 4836-1 MB 077/090	\$ 7,710.00	1:00:00 PM	40810 CHEYENNE TR BEAUMONT 92225	BEAUMONT	92225
24	856465	409020001-7	408 POR BLK 75 MB 208/085 SUB 7 OF A PART OF YUCAIPA VALLEY	\$ 28,894.00	1:00:00 PM	341 BRYANT ST CALIMESA 92520	CALIMESA	92520
25	856468	436152013-9	429 LOT 32 MB 135/048 TR 21564-5	\$ 10,997.00	1:15:00 PM	1478 MOUTON DR SAN JACINTO 92583	SAN JACINTO	92583
26	856469	602150015-6	609 22 ACRES IN LOT 13 MB 385/017 TR 28912	\$ 75,080.00	3:15:00 PM	49580 W MISSION DR LA QUINTA 92153	LA QUINTA	92153
27	856469	603061029-5	610 POR LOT 7 BLK A AND LOT 8 BLK A MB 020/042 CARVER TR	\$ 60,775.00	3:15:00 PM	47570 VAN BUREN ST INDIO 92201	INDIO	92201
28	856469	610194001-3	616 LOT 32 MB 069/073 TR 42599	\$ 3,989.00	3:30:00 PM	82399 LEMMON GROVE AVE INDIO 92201	INDIO	92201
29	856469	610181012-0	617 LOT 22 MB 050/023 NORTH INDIO CREST UNIT 2	\$ 13,805.00	3:30:00 PM	43299 DESILET NOOR ST INDIO 92201	INDIO	92201
30	856469	610182013-4	618 LOT 7 MB 050/023 NORTH INDIO CREST UNIT 2	\$ 13,805.00	3:30:00 PM	43299 DESILET NOOR ST INDIO 92201	INDIO	92201
31	856469	611042051-4	620 LOT 308 MB 025/087 SUN GOLD PARK UNIT 2	\$ 1,772.00	3:30:00 PM	82712 OLEANDER AVE INDIO 92201	INDIO	92201
32	856469	611042051-5	621 LOT 308 MB 025/087 SUN GOLD PARK UNIT 2	\$ 1,772.00	3:30:00 PM	82712 OLEANDER AVE INDIO 92201	INDIO	92201
33	856469	611042051-6	622 LOT 308 MB 025/087 SUN GOLD PARK UNIT 2	\$ 1,772.00	3:30:00 PM	82712 OLEANDER AVE INDIO 92201	INDIO	92201
34	856469	611042051-7	623 LOT 308 MB 025/087 SUN GOLD PARK UNIT 2	\$ 1,772.00	3:30:00 PM	82712 OLEANDER AVE INDIO 92201	INDIO	92201
35	856469	611042051-8	624 LOT 308 MB 025/087 SUN GOLD PARK UNIT 2	\$ 1,772.00	3:30:00 PM	82712 OLEANDER AVE INDIO 92201	INDIO	92201
36	856469	611042051-9	625 LOT 308 MB 025/087 SUN GOLD PARK UNIT 2	\$ 1,772.00	3:30:00 PM	82712 OLEANDER AVE INDIO 92201	INDIO	92201
37	856469	611042051-10	626 LOT 308 MB 025/087 SUN GOLD PARK UNIT 2	\$ 1,772.00	3:30:00 PM	82712 OLEANDER AVE INDIO 92201	INDIO	92201
38	856469	611042051-11	627 LOT 308 MB 025/087 SUN GOLD PARK UNIT 2	\$ 1,772.00	3:30:00 PM	82712 OLEANDER AVE INDIO 92201	INDIO	92201
39	856469	611042051-12	628 LOT 308 MB 025/087 SUN GOLD PARK UNIT 2	\$ 1,772.00	3:30:00 PM	82712 OLEANDER AVE INDIO 92201	INDIO	92201
40	856469	611042051-13	629 LOT 308 MB 025/087 SUN GOLD PARK UNIT 2	\$ 1,772.00	3:30:00 PM	82712 OLEANDER AVE INDIO 92201	INDIO	92201
41	856469	611042051-14	630 LOT 308 MB 025/087 SUN GOLD PARK UNIT 2	\$ 1,772.00	3:30:00 PM	82712 OLEANDER AVE INDIO 92201	INDIO	92201

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## TAX DEED房子清单：DD (DUE DELINQUENCY)

物业: 856821 922240014-4 832 UNIT 14 CM 010/074 INT IN COMMON TR 4807  
 MB 078/069 \$11,377.00 6:00:00 PM 44518 LA PAZ RD TEMECULA 92592  
 TEMECULA 92592 127,975.00 38,074.00 166,049.00

位于好城市 TEMECULA。市场价 166049。

地址 44518 LA PAZ RD TEMECULA 92592

REDFIN 结果:

44518 La Paz Rd is a condo in Temecula, CA 92592. This 1,889 square foot condo features 3 bedrooms and 2.5 bathrooms. 44518 La Paz Rd was built in 1976 and last sold for \$110,000. Based on Redfin's Temecula data, we estimate the home's value is \$423,752. Comparable nearby homes include [30055 Willow Dr](#), [44847 Athel Way #37](#), and [32374 Gardenvail Dr](#). Nearby schools include Van Avery Prep, Temecula Christian School and Oakhill Academy. The closest grocery store is Mk Market. Nearby coffee shops include Starbucks, TOAST and [Tea Time](#). Nearby restaurants include Siam Kitchen Thai Cuisine, Temecula Pizza Co and Carl's Jr. 44518 La Paz Rd is near Rose Haven Heritage Garden, Rotary Park and Pala Community Park. This address can also be written as 44518 La Paz Road, Temecula, California 92592.

CONDO, 1889 尺。市值 42 万三。9 分学区。

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### Sale & Tax History for 44518 La Paz Rd

Sale History		Tax History				
Year	Property Tax	Land	+	Additions	=	Assessed Value
2020	\$2,003 (-0.8%)	\$39,610		\$133,145		\$172,755
2019	\$1,987 (-1.8%)	\$39,610		\$133,145		\$172,755
2018	\$1,951 (-1.7%)	\$38,834		\$130,535		\$169,369
2017	\$1,919 (-2.0%)	\$37,328		\$125,466		\$162,794
2016	\$1,881 (-1.7%)	\$37,328		\$125,466		\$162,794
2015	\$1,850 (-1.9%)	\$36,597		\$123,006		\$159,603
2014	\$1,798 (-0.2%)	\$35,344		\$118,787		\$154,131
2013	\$1,801 (-2.7%)	\$35,344		\$118,787		\$154,131
2012	\$1,754 (-72.6%)	\$35,185		\$118,251		\$153,436

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3) 是否有环境问题的检查:

[www.epa.gov/enviro/topic-searches](http://www.epa.gov/enviro/topic-searches)

LAND BR REPORT: 0

5) 租房价格: REDFIN.COM

Rental Estimate for 44518 La Paz Rd

Edit Home Facts to improve accuracy.

\$2,236 - \$2,438 / mo

4) 洪水调查: 无风险地区

<https://msc.fema.gov/portal/search>



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6) 谷歌地图/BING MAPS 看实景:

[www.bing.com/maps](http://www.bing.com/maps)



7) 法庭记录:

<https://www.riverside.courts.ca.gov/>

ONLINE SERVICE/SEARCH COURT RECORD

查找屋主人名, 付费服务。

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## GOOGLE: RIVERSIDE COUNTY DEED RECORD

D

2019-0407186 • DEED OF TRUST

Visited

RecordingDate

Grantor (2)

Grantee

# of Pages

10/09/2019 04:14 PM

KIRBY DONNA L

FRONTWAVE CREDIT UNION

21

N

2019-0268486 • NOTICE OF POWER TO SELL - RESCISSION

Visited

RecordingDate

Grantor

Grantee (2)

# of Pages

07/18/2019 04:10 PM

RIVERSIDE COUNTY TAX COLLECT...

KIRBY DONNA L

1

N

2018-0338703 • NOTICE POWER TO SELL TAX DEFAULTED PROP

Visited

RecordingDate

Grantor (2)

Grantee

# of Pages

08/23/2018 08:43 AM

KIRBY DURIES

RIVERSIDE COUNTY TAX COLLECT...

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按照人名检查DEED RECORD, 有20条屋主的记录, 反复和HOA进行对抗。  
TAX DEFAULT已经在2019年7月被赎回。然后屋主在2019年10月重新贷款。

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## TAX DEED调查研究经验总结

- 物业性价比高，但是容易被赎回，必需在最后拍卖阶段检查清单
- 不要过早调查，以免无用功，在TAX SALE开始前集中作战
- 了解当地市场，为2021年真正的TAX DEED拍卖做准备
- 还需要进行拍卖前的法庭记录和LIEN调查，研究竞拍最高价和退出机制

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## II.CA SAN JOAQUIN COUNTY的2021年TAX DEED调查

- 删选物业: 粗筛，细筛，精筛
- 进行DD(Due Delinquency)的调查流程
- 准备实战:跟踪有多少性价比好的物业被赎回，拍卖价格

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## CA SAN JOAQUIN COUNTY的TAX DEED筛选

### ■ A. 粗筛:

2021年一共127个物业，一些已经被赎回。IRS LIEN和COS LIEN PRESERVED已经被标明

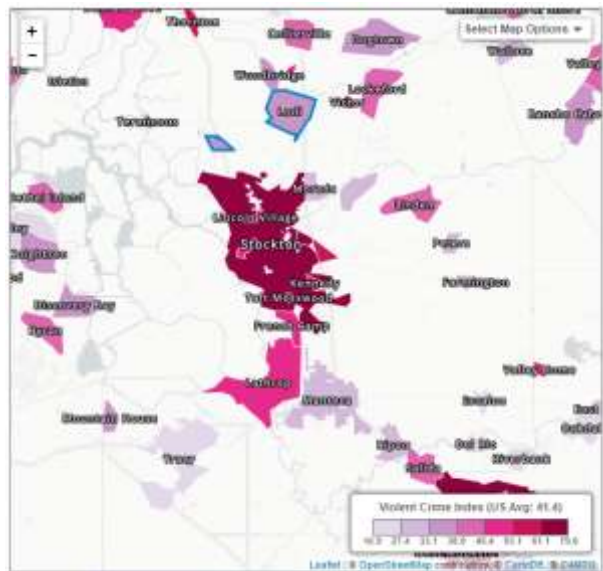
### ■ B. 细筛:

STOCKTON是很差的区，虽然有一所有名的大学，建议不要碰。

### ■ C. 精筛:

按照清单，对每个物业进行非常仔细的DD调查。

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# CA SAN JOAQUIN COUNTY的TAX DEED规则

San Joaquin County, CA is offering 21 parcels for auction online.

Bids start as low as **\$1,000.00**

These are all NO RESERVE auctions! Preview Now!

## Deposit Requirements

A single \$1,500 deposit (plus a \$35 non-refundable processing fee) is required to participate in the County of San Joaquin Tax Sale. **\*\*Please note that for San Joaquin County, all perspective bidders MUST fill out their vesting information before they are allowed to access the deposit instructions.\*\*** Your deposit must be received by Bid4Assets NO LATER THAN 4:00 PM ET (1:00 PM PT) Tuesday, May 5th. Please make your deposit well in advance of the auction in order to ensure your eligibility to bid.

Date of Auction:	March 16, 2021 to March 18, 2021
Time:	March 16, 2021 at 8:00 a.m. Pacific to March 18, 2021 (Auction close time to be determined)
Location:	The auction will be hosted on <a href="https://bid4assets.com">bid4assets.com</a> . More information coming soon.
Contact Us:	(209) 468-2135 or <a href="mailto:tax@ajgo.org">tax@ajgo.org</a> for all other auction questions. More information about the properties, registration, and auction process will be posted soon.

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San Joaquin County  
March 16-18, 2021 Tax Auction List

Updated: February 2, 2021

Item Number	Assessor's Parcel Number	Default Number	Owner	Site	Minimum Bid	Comments
1	001-180-000-000	DEF130000014	THORNTON LAUNDRY LLC	38253 N THORNTON RD, THORNTON	\$0.000000	See EHD Memo
2	017-140-000-000	DEF130000121	BARAK LLC	6100 E DOUGHERTY RD, ACAMPO	\$61,863.70	
3	017-140-000-000	DEF140000046	BARAK LLC	8230 E DOUGHERTY RD, ACAMPO	\$0,493.94	
4	030-100-100-000	DEF140000184	YOUNG, LINDA L TR	301 N LOMA DR, LODI	\$0,570.34	
5	041-000-000-000	DEF150001780	SAVES, STEVEN H & TIFFANY A	309 FOREST AV, LODI	\$0,182.59	
6	041-180-000-000	DEF150000278	LEWIS, BUNDA	209 HILBORN CT, LODI	\$0,411.25	Redeemed 1/4/21
7	051-380-000-000	DEF150000297	BRAUN, GEORGE WILLIAM	9505 E ST RT 12 HY, UNION-VICTOR	\$19,696.81	IRS Lien(s)
8	051-380-100-000	DEF150000298	BRAUN, GEORGE W IV	9901 E 8th ST, UNION-VICTOR	\$4,295.56	IRS Lien(s) See EHD Memo
9	051-380-110-000	DEF150000299	BRAUN, GEORGE WILLIAM	9940 E 8th ST, UNION-VICTOR	\$918.04	IRS Lien(s) See EHD Memo
10	080-070-010-000	DEF150000303	CHLEKS, STEVEN R & MARCELL L	9220 W ST RT 12 HY, LODI	\$94,265.81	IRS Lien(s)
11	080-840-000-000	DEF160000608	HELM, MARY A	3406 HILBORN CT, LODI	\$1,362.25	Redeemed 2/4/21
12	080-320-000-000	DEF130000404	SINGH, JARNAL	3400 MESA VERDE CT, STOCKTON	\$39,897.89	
13	080-320-000-000	DEF130000405	OKNEY, STANLEY R & T D	8718 MORENO CT, STOCKTON	\$13,679.44	IRS Lien(s)
14	080-320-000-000	DEF130000439	SINGH, PRABHU T PAL	10431 ARIANE DR, STOCKTON	\$5,823.20	
15	080-320-000-000	DEF140000832	BUSH, HAROLD W SR & GUENDIA J TR	2801 E GUADALUPE RD, STOCKTON	\$18,166.54	
16	080-180-250-000	DEF130000882	JE BONDING INC	2314 HOLLYWOOD DR, STOCKTON	\$24,063.44	COS lien(s) preserved
17	080-210-000-000	DEF130000893	PULIDO, JOSE L	2618 NEUBOURG CT, STOCKTON	\$4,399.43	
18	091-250-000-000	DEF130000707	BREWER, CHRIS	18001 E GRACE ST, LINDEN	\$0,724.16	
19	091-270-000-000	DEF140000734	BATON, EDNA M	19002 E FRONT ST, LINDEN	\$5,886.29	
20	090-200-000-000	DEF130000738	FULLER, JAMES LEE & LORITA	1795 BONHAMS CT, STOCKTON	\$6,313.86	IRS Lien(s)
21	091-620-000-000	DEF160000862	GOMEZ, ANTHONY	6724 PLYMOUTH RD RM, STOCKTON	\$6,678.82	COS lien(s) preserved/See EHD Memo
22	090-240-000-000	DEF140000894	GRUBBS, ARNOLD H - SR	6724 E GRUBBS ARNOLD RD - STOCKTON	\$1,496.22	Redeemed 1/19/21
23	090-240-000-000	DEF140000938	COOK, DENNIS	3897 W BRYAN AV, STOCKTON	\$27,430.87	
24	090-190-240-000	DEF160000921	CLUSTER, GARY W & LIDA	2906 W CHRISTINA AV, STOCKTON	\$13,442.45	
25	091-190-000-000	DEF130001180	ISLAND PROP HOLDING GRP RFR	1983 N STANFORD AV, STOCKTON	\$12,077.88	See EHD Memo
26	100-000-000-000	DEF130001177	RIVER OF LIFE PULL GOSPEL INC	2360 E ALPINE AV, STOCKTON	\$27,881.34	
27	090-200-000-000	DEF130001267	AUSTIN, BRYAN EST	2320 E HOLLAND ST, STOCKTON	\$4,444.44	Redeemed 1/19/21
28	110-220-210-000	DEF130001322	CARBAJAL, SALVADOR & MARGARITA	2030 E FLORIDA AV, UNION-STOCKTON	\$16,196.87	
29	110-270-000-000	DEF130000901	JVNC INVESTMENT INC	2210 N TOTTEN AV, STOCKTON	\$10,332.41	IRS Lien(s)
30	120-030-070-000	DEF130001230	DORNING, JEFFREY D & ANGE J	10330 N CHILDRESS RD, STOCKTON	\$20,127.81	See EHD Memo
31	120-240-260-000	DEF130001279	TRAN, DUANG B SACH	2309 MT REBA CT, STOCKTON	\$13,690.88	
32	120-130-000-000	DEF130001281	CHAN, GARY A	83 E NOBLE CT, STOCKTON	\$31,543.29	COS lien(s) preserved/IRS Lien(s)
33	120-180-000-000	DEF130001302	ALTHABAH, MOHAMED M	3630 JEREMY CT, STOCKTON	\$19,894.98	

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**物业 1:** 308 FORREST AVE, LODI, CA. Parcel 041-050-290-000, minimum bid \$3192

REDFIN 结果:

308 Forrest Ave is a multi-family home in Lodi, CA 95240. [This 1,442 square foot multi-family home](#) sits on a 8,840 square foot lot and features 3 bedrooms and 2 bathrooms. 308 Forrest Ave was built in 1900 and last sold for \$300,000. Based on Redfin's Lodi data, we estimate the home's value is \$527,309. Comparable nearby homes include [732 Costa Dr](#), [412 Forrest Ave](#), and [1401 Lake St](#). Nearby schools include George Washington Elementary School, Lawrence Elementary School and Lakewood Elementary School. The closest grocery stores are Buy 4 Less, Mar-Val Foods and [Arteagas Food Center](#). Nearby coffee shops include Tillie's Coffee Tea [Etc](#), Tillie's Fine Food & Coffee Company and School Grounds Coffee & Gelato Bar. Nearby restaurants include Champion Thai Restaurant, Golden [China](#) and Corner Scone Bakery. 308 Forrest Ave is near Lodi Lake Park, American Legion Park and Kofu Park. This address can also be written as 308 Forrest Avenue, Lodi, California 95240.

**Multi-family HOME**, 1442 尺, 市值 52 万 7, 6 分高中学区。2013 年购买。

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## Sale &amp; Tax History for 308 Forrest Ave

Sale History		Tax History				
Year	Property Tax	Land	+	Additions	=	Assessed Value
2020	\$3,728 (+2.1%)	\$123,296		\$212,966		\$336,262
2019	\$3,654 (+1.4%)	\$123,296		\$212,966		\$336,262
2018	\$3,603 (+2.3%)	\$120,879		\$208,791		\$329,670
2017	\$3,523 (+6.7%)	\$116,186		\$200,685		\$316,871
2016	\$3,302 (+1.1%)	\$116,186		\$200,685		\$316,871
2015	\$3,267 (+1.5%)	\$113,908		\$196,751		\$310,659
2014	\$3,220 (-222.4%)	\$110,000		\$190,000		\$300,000
2013	\$999 (-1.4%)	\$110,000		\$190,000		\$300,000

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## GOOGLE: DEED RECORD

<b>N</b>	2020-093954 • Notice-Power To Sell		
Recording Date	Grantor (3)	Grantee	
08/03/2020	EAVES STEVEN H II		
<b>N</b>	2018-045542 • Notice Of Code Violation		
Recording Date	Grantor (3)	Grantee	
04/25/2018	EAVES STEVEN H TR		
<b>D</b>	2018-010176 • Deed Of Trust-Assignment		
Recording Date	Grantor (3)	Grantee	
01/30/2018	EAVES STEVEN H II	WELLS FARGO BK	
<b>D</b>	2013-137927 • Deed Of Trust		
Recording Date	Grantor (2)	Grantee (2)	
11/01/2013	EAVES STEVEN H II	ACADEMY MTG CORP	

按照人名检查DEED RECORD,  
房产在2013年7月购买, 2018年重贷。在2020年8月通知拍卖。

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## SAN JOAQUIN TAX DEED调查总结

- 物业性价比高，但是容易被赎回，必需在最后拍卖阶段检查清单
- 对每个房屋进行LIEN的仔细调查，查明历史和屋主犯罪纪录
- 还需要进行拍卖前的最高拍卖价格设定，和退出机制