



#### LOCATION

|                         |                                                |
|-------------------------|------------------------------------------------|
| <b>Property Address</b> | 20899 Black Canyon Rd<br>Ramona, CA 92065-5408 |
| <b>Subdivision</b>      |                                                |
| <b>Carrier Route</b>    | C002                                           |
| <b>County</b>           | San Diego County, CA                           |
| <b>Map Code</b>         |                                                |

#### GENERAL PARCEL INFORMATION

|                             |               |
|-----------------------------|---------------|
| <b>APN/Tax ID</b>           | 244-120-38-00 |
| <b>Alt. APN</b>             |               |
| <b>City</b>                 |               |
| <b>Tax Area</b>             | 65025         |
| <b>2020 Census Trct/Blk</b> | 208.07/1      |
| <b>Assessor Roll Year</b>   | 2025          |

#### 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>      | 2622                      |
| <b># of Buildings</b>   | 1                         |

#### CURRENT OWNER

|                            |                                                |
|----------------------------|------------------------------------------------|
| <b>Name</b>                | Meloche Family Living Trust                    |
| <b>Mailing Address</b>     | 20899 Black Canyon Rd<br>Ramona, CA 92065-5408 |
| <b>Owner Occupied</b>      | Yes                                            |
| <b>Owner Right Vesting</b> | Living Trust                                   |

#### SCHOOL ZONE INFORMATION

|                                   |          |
|-----------------------------------|----------|
| <b>Ramona Elementary School</b>   | 4.0 mi   |
| Primary Middle: K to 6            | Distance |
| <b>Olive Peirce Middle School</b> | 5.1 mi   |
| Middle: 7 to 8                    | Distance |
| <b>Ramona High School</b>         | 5.0 mi   |
| High: 9 to 12                     | Distance |

#### SALES HISTORY THROUGH 06/05/2026

| Settlement Date | Date Recorded | Amount | Buyer/Owners                        | Seller                      | Instrument                         | No. Parcels | Book/Page Or Document# |
|-----------------|---------------|--------|-------------------------------------|-----------------------------|------------------------------------|-------------|------------------------|
| 9/25/2000       | 9/29/2000     |        | Meloche Jerry A & Meloche Pollyanna | Meloche Jerry A & Pollyanna | Intrafamily Transfer & Dissolution |             | 2000-0522479           |

TAX ASSESSMENT

| Tax Assessment        | 2025                 | Change (%)        | 2024         | Change (%)        | 2023         |
|-----------------------|----------------------|-------------------|--------------|-------------------|--------------|
| Assessed Land         | \$136,075.00         | \$2,668.00 (2.0%) | \$133,407.00 | \$2,615.00 (2.0%) | \$130,792.00 |
| Assessed Improvements | \$261,834.00         | \$5,134.00 (2.0%) | \$256,700.00 | \$5,033.00 (2.0%) | \$251,667.00 |
| Total Assessment      | \$397,909.00         | \$7,802.00 (2.0%) | \$390,107.00 | \$7,648.00 (2.0%) | \$382,459.00 |
| Exempt Reason         | Homeowners Exemption |                   |              |                   |              |
| % Improved            | 66%                  |                   |              |                   |              |

TAXES

| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|------------|--------------|-------------|
| 2025     |            |              | \$4,550.76  |
| 2024     |            |              | \$4,463.96  |
| 2023     |            |              | \$4,147.84  |
| 2022     |            |              | \$4,313.20  |
| 2021     |            |              | \$4,240.32  |
| 2020     |            |              | \$4,198.98  |
| 2019     |            |              | \$4,101.10  |
| 2018     |            |              | \$3,996.74  |
| 2017     |            |              | \$3,922.88  |
| 2016     |            |              | \$3,848.90  |
| 2015     |            |              | \$3,796.56  |
| 2014     |            |              | \$3,714.48  |
| 2013     |            |              | \$3,698.34  |

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

|                                     |                           |                              |             |
|-------------------------------------|---------------------------|------------------------------|-------------|
| Type                                | Single Family Residential | Condition                    | Units       |
| Effective Year Built                | 1986                      | Stories                      |             |
| BRs                                 | 3                         | Baths                        | 2 F H Rooms |
| Total Sq. Ft.                       | 2,622                     |                              |             |
| Building Square Feet (Living Space) |                           | Building Square Feet (Other) |             |

- CONSTRUCTION

|                    |                  |
|--------------------|------------------|
| Quality            | 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                                   | 2 CAR                                                  |                      |                                                                                            |                    |                      |
| PROPERTY CHARACTERISTICS: LOT            |                                                        |                      |                                                                                            |                    |                      |
| Land Use                                 | Single Family Residential                              | Lot Dimensions       |                                                                                            |                    |                      |
| Block/Lot                                |                                                        | Lot Square Feet      | 358,498                                                                                    |                    |                      |
| Latitude/Longitude                       | 33.091900°/-116.829768°                                | Acreage              | 8.23                                                                                       |                    |                      |
| PROPERTY CHARACTERISTICS: UTILITIES/AREA |                                                        |                      |                                                                                            |                    |                      |
| Gas Source                               |                                                        | Road Type            |                                                                                            |                    |                      |
| Electric Source                          |                                                        | Topography           |                                                                                            |                    |                      |
| Water Source                             |                                                        | District Trend       |                                                                                            |                    |                      |
| Sewer Source                             |                                                        | School District      | Unified Ramona                                                                             |                    |                      |
| Zoning Code                              | R-1:Single Fam-Res                                     |                      |                                                                                            |                    |                      |
| Owner Type                               |                                                        |                      |                                                                                            |                    |                      |
| LEGAL DESCRIPTION                        |                                                        |                      |                                                                                            |                    |                      |
| Subdivision                              |                                                        | Plat Book/Page       |                                                                                            |                    |                      |
| Block/Lot                                |                                                        | Tax Area             | 65025                                                                                      |                    |                      |
| Tract Number                             |                                                        |                      |                                                                                            |                    |                      |
| Description                              | Sec 36-12-1E Neq Doc85-001096 In Par 3 Per Pm 11759&In |                      |                                                                                            |                    |                      |
| 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. | 060284-06073C1129G | 05/16/2012           |
| LISTING ARCHIVE                          |                                                        |                      |                                                                                            |                    |                      |
| No Listings found for this parcel.       |                                                        |                      |                                                                                            |                    |                      |