



First American

*my*FirstAm® Combined Report

731 Fremont St, Colusa, CA 95932

Property Address:

**731 Fremont St
Colusa, CA 95932**



First American

myFirstAm® Property Profile

731 Fremont St, Colusa, CA 95932

| Property Information | | | |
|----------------------|--|--------------------------|-------------------------------------|
| Owner(s): | Reading , Shannon Brooke / Candito , Michael | Mailing Address: | 33 Walnut Tree Dr, Colusa, CA 95932 |
| Owner Phone: | Unknown | Property Address: | 731 Fremont St, Colusa, CA 95932 |
| Vesting Type: | N/A | Alt. APN: | |
| County: | Colusa | APN: | 001-235-002-000 |
| Map Coord: | | Census Tract: | 000500 |
| Lot#: | 1, 2 | Block: | 122 |
| Subdivision: | City Of Colusa | Tract: | |
| Legal: | .44 Ac Clu Por Blk 122 Lots 1 & 2 | | |

| Property Characteristics | | | |
|--------------------------|------------------|-----------------------------|--------------|
| Use: | Commercial (Nec) | Year Built / Eff. : | / |
| Zoning: | | Lot Size Ac / Sq Ft: | 0.44 / 19166 |
| Stories: | | Improvements: | |
| Gross Area: | 1280 | Garage Area : | |
| | | Basement Area: | |
| | | Sq. Ft. : | 1280 |
| | | # of Units: | |
| | | Parking / #: | / |

| Sale and Loan Information | | | |
|---------------------------|-------------------------|-------------------------|---------------------|
| Sale / Rec Date: | 11/17/2011 / 11/29/2011 | *\$/Sq. Ft.: | \$93.75 |
| Sale Price: | \$120,000 | 1st Loan: | \$85,500 |
| Doc No.: | 4034 | Loan Type: | Conventional |
| Doc Type: | Deed | Transfer Date: | 11/29/2011 |
| Seller: | Wallace, Jeanne M | Lender: | Farm Credit Service |
| | | 2nd Mtg.: | |
| | | Prior Sale Amt: | \$140,000 |
| | | Prior Sale Date: | 08/09/2005 |
| | | Prior Doc No.: | 5516 |
| | | Prior Doc Type: | Deed |

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

| Tax Information | | | |
|-----------------------|------------|-------------------------|---------------|
| Imp Value: | \$82,849 | Exemption Type: | |
| Land Value: | \$59,175 | Tax Year / Area: | 2022 / 001019 |
| Total Value: | \$142,024 | Tax Value: | |
| Total Tax Amt: | \$1,763.48 | Improved: | 58% |



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 : SALE/TRANSFER

| | | | |
|--------------------------|------------------------|-------------------------|-------------------------------|
| Buyer: | Reading Shannon Brooke | Seller: | Joseph R Candito Living Trust |
| Transaction Date: | 02/22/2022 | Sale Price: | |
| Recording Date: | 02/22/2022 | Sale Price Type: | |
| Recorded Doc #: | 00000000720 | Title Company: | Clark & Nelson |
| Document Type: | Deed Transfer | Vesting Type: | N/A |

History Record # 2 : SALE/TRANSFER

| | | | |
|--------------------------|------------------------|-------------------------|-----------------------|
| Buyer: | Reading Shannon Brooke | Seller: | Candito Joseph Ronald |
| Transaction Date: | | Sale Price: | |
| Recording Date: | 02/22/2022 | Sale Price Type: | |
| Recorded Doc #: | 00000000719 | Title Company: | |
| Document Type: | Deed Transfer | Vesting Type: | N/A |

History Record # 3 : RELEASE

| | | | |
|------------------------|-------------|----------------------|--|
| Recording Date: | 09/02/2021 | Vesting Type: | |
| Recorded Doc #: | 00000003593 | | |
| Document Type: | RELEASE | | |

History Record # 4 : SALE/TRANSFER

| | | | |
|--------------------------|------------------|-------------------------|------------------|
| Buyer: | Candito Joseph R | Seller: | Candito Joseph R |
| Transaction Date: | 10/04/2018 | Sale Price: | |
| Recording Date: | 10/04/2018 | Sale Price Type: | |
| Recorded Doc #: | 00000003255 | Title Company: | None Available |
| Document Type: | Deed Transfer | Vesting Type: | N/A |

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History Record # 5 : SALE/TRANSFER

| | | | |
|--------------------------|------------------|-------------------------|------------------|
| Buyer: | Candito,Joseph R | Seller: | Wallace,Jeanne M |
| Transaction Date: | 11/17/2011 | Sale Price: | \$120,000 |
| Recording Date: | 11/29/2011 | Sale Price Type: | Full Value |
| Recorded Doc #: | 4034 | Title Company: | Western Title |
| Document Type: | Deed Transfer | Vesting Type: | N/A |

FINANCE

| | | | |
|---------------------------------|---------------------|--------------------------------|--------|
| Mortgage Recording Date: | 11/29/2011 | Mortgage Transfer Type: | Resale |
| Mortgage Document #: | 4035 | Mortgage Rate Type: | Fix |
| Lender: | Farm Credit Service | Mortgage Term: | |
| Document Type | Trust Deed/Mortgage | Vesting Type: | N/A |
| Loan Amount: | \$85,500 | Mortgage Rate: | 4 |
| Borrower 1: | Candito Joseph R | Borrower 2: | |
| Borrower 3: | | Borrower 4: | |

History Record # 6 : SALE/TRANSFER

| | | | |
|--------------------------|------------------|-------------------------|----------------------------|
| Buyer: | Wallace,Jeanne M | Seller: | Fidelity National Title Co |
| Transaction Date: | 03/30/2011 | Sale Price: | \$135,737 |
| Recording Date: | 04/15/2011 | Sale Price Type: | Confirmed |
| Recorded Doc #: | 1473 | Title Company: | |
| Document Type: | Deed Transfer | Vesting Type: | N/A |

History Record # 7 :

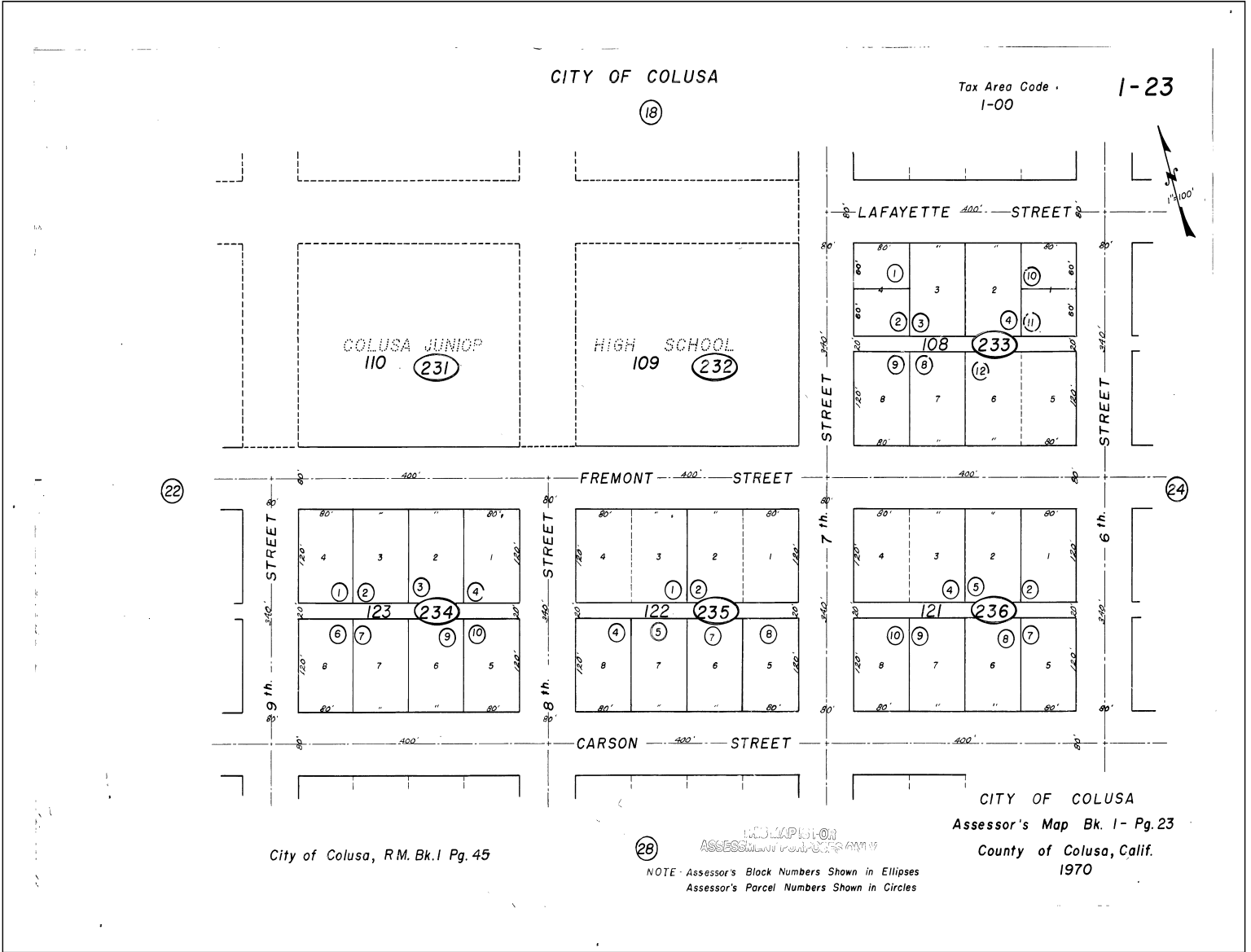
| | | | |
|------------------------|-----------|----------------------|--|
| Recording Date: | | Vesting Type: | |
| Recorded Doc #: | 2011 1473 | | |
| Document Type: | | | |

History Record # 8 : FORECLOSURE

| | | | |
|------------------------|----------------|----------------------|--|
| Recording Date: | 03/04/2011 | Vesting Type: | |
| Recorded Doc #: | 2011 882 | | |
| Document Type: | NOTICE OF SALE | | |

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History Record # 9 :**Recording Date:****Recorded Doc #:** 2011 881**Document Type:****Vesting Type:****History Record # 10 : FORECLOSURE****Recording Date:** 10/19/2010**Recorded Doc #:** 2010 3626**Document Type:** NOTICE OF DEFAULT**Vesting Type:****History Record # 11 : SALE/TRANSFER****Buyer:** Delatorre, Juan & Mariano**Seller:** Wilbur, Jeanne M**Transaction Date:** 08/09/2005**Sale Price:** \$140,000**Recording Date:** 08/10/2005**Sale Price Type:** Full Value**Recorded Doc #:** 5516**Title Company:** Western Title**Document Type:** Deed Transfer**Vesting Type:** N/A**FINANCE****Mortgage Recording Date:** 08/10/2005**Mortgage Transfer Type:** Resale**Mortgage Document #:** 5517**Mortgage Rate Type:** Fix**Lender:** Wallace, Jeanne M**Mortgage Term:****Document Type:** Trust Deed/Mortgage**Vesting Type:** N/A**Loan Amount:** \$105,000**Mortgage Rate:** 548**Borrower 1:** Delatorre Juan**Borrower 2:** Delatorre Mariano**Borrower 3:****Borrower 4:****History Record # 12 : SALE/TRANSFER****Buyer:****Seller:****Transaction Date:** 01/01/1900**Sale Price:****Recording Date:** 09/16/1987**Sale Price Type:****Recorded Doc #:** 0005980505**Title Company:****Document Type:** Deed Transfer**Vesting Type:** N/A



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