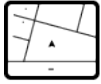


## ENHANCED REPORT 2.0

### Subject Property:



**Site Address**  
443 W MORTON AVE  
PORTERVILLE, CA 93257-3352



**Mail Address**  
9200 ROCKEFELLER ST  
BAKERSFIELD, CA 93311-9003



### Prepared For:

**Lisa Anderson**  
(559) 356-6177  
lisamay@whitlatch.net

### Document Contents



- Profile Cover Sheet
- Property Overview
- Property History Page
- Neighborhood
- Plat Map

### Provided By

**Tanne Jacobo**  
1750 W. Walnut A  
Visalia, CA 93277  
jacobot@ctt.com

## PROPERTY OVERVIEW

**443 W MORTON AVE, PORTERVILLE, CA 93257-3352**

### Owner and Geographic Information



**Primary Owner:**  
ESPEJO MANUEL I JR & MELODY DURLAO

**Secondary Owner:**

**Site Address:**  
443 W MORTON AVE, PORTERVILLE, CA 93257-3352

**Mail Address:**  
9200 ROCKEFELLER ST, BAKERSFIELD, CA 93311-9003

**APN:** 252-253-010-000

**Lot Number:** **Page / Grid:**

**Housing Tract Number:**

**Legal Description:** **Legal Brief Description:** POR NE/4 OF SW/4 SEC 26-21-27

### Property Details

<b>Bedrooms:</b> 0	<b>Year Built:</b> 1960	<b>Square Feet:</b> 2,060
<b>Bathrooms:</b> 0	<b>Garage:</b>	<b>Lot Size:</b> 9,437 SF
<b>Total Rooms:</b>	<b>Fireplace:</b>	<b>Number of Units:</b> 0
<b>Zoning:</b> PO-D	<b>Pool:</b>	<b>Use Code:</b> Medical Bldg/Clinic

### Sale Information



**Transfer Date:** 01/30/2018

**Seller:** ESPEJO, MELODY DURLAO; DURLAO, MELODY

**Transfer Value:** \$0.00

**Document#:** [2018-0004474](#)

**Cost/Sq Feet:**

### Assessment and Taxes



**Assessed Value:** \$302,066.00

**Percent Improvement:** 86.17%

**Homeowner Exemption:**

**Land Value:** \$41,763.00

**Tax Amount:** \$3,334.90

**Tax Rate Area:** 4-000

**Improvement Value:** \$260,303.00

**Tax Status:**

**Tax Account ID:**

**Market Improvement Value:**

**Market Land Value:**

**Tax Year:** 2023

**Market Value:**



PROPERTY HISTORY

443 W MORTON AVE, PORTERVILLE, CA 93257-3352

Mortgage Record - 05/01/2020

Recording Date: 05/01/2020 Document#: [2020-0024941](#)  
Loan Amount: \$150,000.00 Loan Type: Commercial Loan  
TD Due Date: Type of Financing:  
Lender Name: WELLS FARGO BANK NA  
Lender Type: Borrowers Name: ESPEJO JR, MANUEL ITURRALDE; ESPEJO, MELODY DURLAO  
Vesting: JT  
Legal Description: Map Ref: 0  
Sec / Township / Range: NE4SW4 S26T21SR27E MDBM  
City / Muni / Twp: PORTERVILLE

Release Record - 01/31/2018

Recording Date: 01/31/2018 Document#: [2018-0004609](#)  
Price: Document Type: Release of Mortgage  
TD Due Date: Type of Financing:  
Lender Name: Borrowers Name: MELODY DURLAO A SINGLE WOMAN  
Lender Type:  
Vesting:  
Legal Description:

Prior Transfer - 01/30/2018

Recording Date: 01/30/2018 Document#: [2018-0004474](#)  
Price: \$0.00 Document Type: Intra-family Transfer or Dissolution  
First TD: Type of Sale: Price as "0", "None", "No Consideration"  
Lender Name:  
Buyer Name: ESPEJO JR, MANUEL ITURRALDE; ESPEJO, MELODY DURLAO Buyer Vesting: JT  
Seller Name: ESPEJO, MELODY DURLAO; DURLAO, MELODY  
Legal Description: Sec / Township / Range: NE4SW4 S26T21SR27E MDB&M

Release Record - 04/05/2007

Recording Date: 04/05/2007 Document#: [2007-0032605](#)  
Price: Document Type: Release of Mortgage  
TD Due Date: Type of Financing:  
Lender Name: Borrowers Name: M DURLAO  
Lender Type:  
Vesting:  
Legal Description:

Mortgage Record - 03/16/2007

Recording Date: 03/16/2007 Document#: [2007-0026002](#)  
Loan Amount: \$281,500.00 Loan Type: Commercial Loan  
TD Due Date: Type of Financing:  
Lender Name: BANK OF THE SIERRA  
Lender Type: Borrowers Name: DURLAO, MELODY  
Vesting:  
Legal Description: Map Ref: 0  
Sec / Township / Range: POR NE4SW4 S26T21SR27E MDB&M  
City / Muni / Twp: PORTERVILLE



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**PROPERTY HISTORY****443 W MORTON AVE, PORTERVILLE, CA 93257-3352**

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**Mortgage Record - 05/29/2003**

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<b>Recording Date:</b>	05/29/2003	<b>Document#:</b>	<a href="#">2003-0048785</a>
<b>Loan Amount:</b>	\$246,000.00	<b>Loan Type:</b>	Building or Construction Loan
<b>TD Due Date:</b>		<b>Type of Financing:</b>	
<b>Lender Name:</b>	BANK OF THE SIERRA	<b>Borrowers Name:</b>	DUMLAO, MELODY
<b>Lender Type:</b>			
<b>Vesting:</b>			
<b>Legal Description:</b>	<b>Map Ref:</b>		0
	<b>Sec / Township / Range:</b>		POR NE4SW4 S26T21SR27E MDB&M
	<b>City / Muni / Twp:</b>		PORTERVILLE

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**Mortgage Record - 07/30/2002**

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<b>Recording Date:</b>	07/30/2002	<b>Document#:</b>	<a href="#">2002-0056659</a>
<b>Loan Amount:</b>	\$81,000.00	<b>Loan Type:</b>	Commercial Loan
<b>TD Due Date:</b>		<b>Type of Financing:</b>	
<b>Lender Name:</b>	IRWIN MTG CORP	<b>Borrowers Name:</b>	DUMLAO, MELODY
<b>Lender Type:</b>			
<b>Vesting:</b>			
<b>Legal Description:</b>	<b>Sec / Township / Range:</b>		POR NE4SW4 S26T21SR27E MDB&M
	<b>City / Muni / Twp:</b>		PORTERVILLE

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**Prior Transfer - 07/30/2002**

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<b>Recording Date:</b>	07/30/2002	<b>Document#:</b>	<a href="#">2002-0056658</a>
<b>Price:</b>	\$90,000.00	<b>Document Type:</b>	Grant Deed
<b>First TD:</b>		<b>Type of Sale:</b>	Full-Computed from Transfer Tax
<b>First TD Doc:</b>	<a href="#">2002-0056659</a>		
<b>Lender Name:</b>			
<b>Buyer Name:</b>	DUMLAO, MELODY	<b>Buyer Vesting:</b>	
<b>Seller Name:</b>	OAKLEY, JAMES E		
<b>Legal Description:</b>	<b>Sec / Township / Range:</b>		POR NE4SW4 S26T21SR27E MDB&M
	<b>City / Muni / Twp:</b>		PORTERVILLE

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**PROPERTY HISTORY**

**443 W MORTON AVE, PORTERVILLE, CA 93257-3352**

**Mortgage Record - 05/13/1994**

**Recording Date:** 05/13/1994 **Document#:**  
**Loan Amount:** \$60,000.00 **Loan Type:** Commercial Loan  
**TD Due Date:** **Type of Financing:**  
**Lender Name:** GREAT WESTERN BANK  
**Lender Type:** **Borrowers Name:** OAKLEY, JAMES E  
**Vesting:**  
**Legal Description:** **Sec / Township / Range:** POR NE4SW4 S26T21SR27E MDB&M  
**City / Muni / Twp:** PORTERVILLE

**Prior Transfer - 05/13/1994**

**Recording Date:** 05/13/1994 **Document#:** 94-036461  
**Price:** \$0.00 **Document Type:** Grant Deed  
**First TD:** **Type of Sale:**  
**Lender Name:**  
**Buyer Name:** OAKLEY, JAMES E **Buyer Vesting:**  
**Seller Name:** OAKLEY, LAUREL ANNE  
**Legal Description:** **Sec / Township / Range:** POR NE4SW4 S26T21SR27E MDB&M  
**City / Muni / Twp:** PORTERVILLE

**Prior Transfer - 05/13/1994**

**Recording Date:** 05/13/1994 **Document#:** 94-036460  
**Price:** \$80,000.00 **Document Type:** Grant Deed  
**First TD:** **Type of Sale:** Full-Computed from Transfer Tax  
**Lender Name:**  
**Buyer Name:** OAKLEY, JAMES E **Buyer Vesting:**  
**Seller Name:** GIFFORD, GARLAND; GIFFORD, ROSEMARY  
**Legal Description:** **Sec / Township / Range:** POR NE4SW4 S26T21SR27E MDB&M  
**City / Muni / Twp:** PORTERVILLE



**NEIGHBORHOOD OVERVIEW - NEARBY NEIGHBORS**

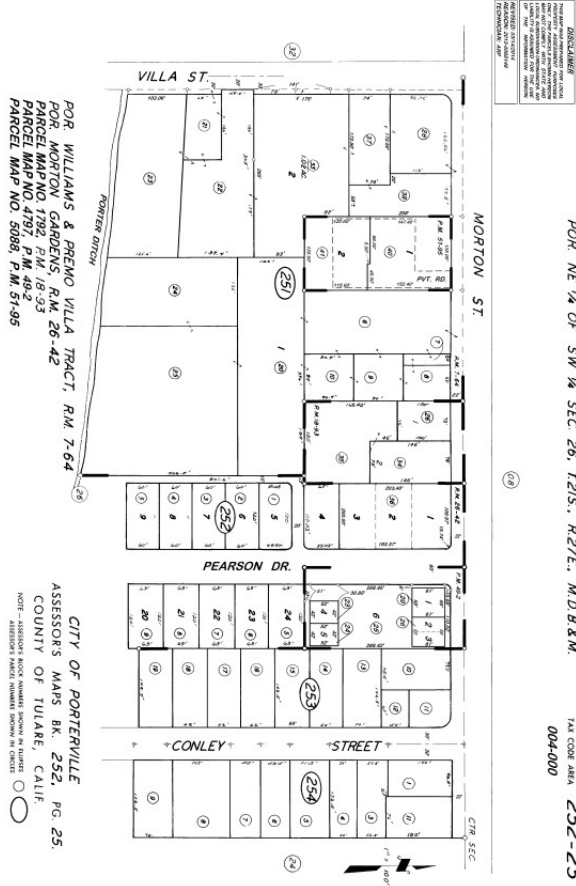
**443 W MORTON AVE, PORTERVILLE, CA 93257-3352**

<p><b>ESPEJO MANUEL I JR &amp; MELODY DURLAO</b></p> <p>443 W MORTON AVE, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-253-010-000</p> <p><b>Bedrooms:</b> 0      <b>Bathrooms:</b></p> <p><b>Square Feet:</b> 2,060      <b>Lot Size:</b> 9,437 SF</p> <p><b>Year Built:</b> 1960      <b>Garage:</b></p>	<p><b>PAPILLON HOLDINGS LLC</b></p> <p>392 PEARSON DR, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-253-026-000</p> <p><b>Bedrooms:</b> 0      <b>Bathrooms:</b></p> <p><b>Square Feet:</b> 2,989      <b>Lot Size:</b> 3,255 SF</p> <p><b>Year Built:</b> 2006      <b>Garage:</b></p>
<p><b>LOPEZ JOE &amp; INEZ</b></p> <p>417 W MORTON AVE, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-253-011-000</p> <p><b>Bedrooms:</b> 0      <b>Bathrooms:</b> 2</p> <p><b>Square Feet:</b> 1,590      <b>Lot Size:</b> 5,051 SF</p> <p><b>Year Built:</b> 1952      <b>Garage:</b></p>	<p><b>JAGGERS MARK C &amp; VIRGINIA (TRS)</b></p> <p>381 CONLEY ST, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-253-012-000</p> <p><b>Bedrooms:</b> 0      <b>Bathrooms:</b> 1</p> <p><b>Square Feet:</b> 576      <b>Lot Size:</b> 3,392 SF</p> <p><b>Year Built:</b> 1953      <b>Garage:</b> A</p>
<p><b>LANDUCCI FRED M &amp; ALLISON M (TRS)</b></p> <p>367 CONLEY ST, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-253-013-000</p> <p><b>Bedrooms:</b> 2      <b>Bathrooms:</b> 1</p> <p><b>Square Feet:</b> 816      <b>Lot Size:</b> 9,975 SF</p> <p><b>Year Built:</b> 1953      <b>Garage:</b></p>	<p><b>MARK E READER D O LLC</b></p> <p>390 PEARSON DR, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-253-020-000</p> <p><b>Bedrooms:</b> 0      <b>Bathrooms:</b></p> <p><b>Square Feet:</b> 2,842      <b>Lot Size:</b> 3,355 SF</p> <p><b>Year Built:</b> 2006      <b>Garage:</b></p>
<p><b>LINAN PEDRO</b></p> <p>357 CONLEY ST, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-253-014-000</p> <p><b>Bedrooms:</b> 3      <b>Bathrooms:</b> 1</p> <p><b>Square Feet:</b> 1,416      <b>Lot Size:</b> 8,550 SF</p> <p><b>Year Built:</b> 1953      <b>Garage:</b> C</p>	<p><b>ARAIM CAL PROPERTIES LLC</b></p> <p>384 PEARSON DR, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-253-024-000</p> <p><b>Bedrooms:</b> 0      <b>Bathrooms:</b></p> <p><b>Square Feet:</b> 1,953      <b>Lot Size:</b> 2,058 SF</p> <p><b>Year Built:</b> 2006      <b>Garage:</b></p>
<p><b>THIAGARAJAN RAMU</b></p> <p>382 PEARSON DR, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-253-023-000</p> <p><b>Bedrooms:</b> 0      <b>Bathrooms:</b></p> <p><b>Square Feet:</b> 1,953      <b>Lot Size:</b> 2,058 SF</p> <p><b>Year Built:</b> 2006      <b>Garage:</b></p>	<p><b>DJ READING PROPERTIES LLC,</b></p> <p>386 CONLEY ST, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-254-001-000</p> <p><b>Bedrooms:</b> 5      <b>Bathrooms:</b> 3</p> <p><b>Square Feet:</b> 2,358      <b>Lot Size:</b> 7,788 SF</p> <p><b>Year Built:</b> 1972      <b>Garage:</b> C</p>
<p><b>BYERS BROCK A</b></p> <p>351 CONLEY ST, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-253-015-000</p> <p><b>Bedrooms:</b> 3      <b>Bathrooms:</b> 1</p> <p><b>Square Feet:</b> 1,028      <b>Lot Size:</b> 9,405 SF</p> <p><b>Year Built:</b> 1948      <b>Garage:</b> A</p>	<p><b>LANDUCCI FRED M &amp; ALLISON M (TR)</b></p> <p>372 CONLEY ST, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-254-003-000</p> <p><b>Bedrooms:</b> 0      <b>Bathrooms:</b> 1</p> <p><b>Square Feet:</b> 1,420      <b>Lot Size:</b> 9,300 SF</p> <p><b>Year Built:</b> 1948      <b>Garage:</b> A</p>
<p><b>TORRES FRANCISCO &amp; RAQUEL (TRS) (F &amp; R T LIV)</b></p> <p>350 PEARSON DR, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-253-005-000</p> <p><b>Bedrooms:</b> 6      <b>Bathrooms:</b> 4</p> <p><b>Square Feet:</b> 2,778      <b>Lot Size:</b> 7,667 SF</p> <p><b>Year Built:</b> 1975      <b>Garage:</b> C</p>	<p><b>REYNA RAUL R &amp; PAULINE F (TRS) (REV LIV TR)</b></p> <p>405 W MORTON AVE, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-254-011-000</p> <p><b>Bedrooms:</b> 7      <b>Bathrooms:</b> 5</p> <p><b>Square Feet:</b> 3,043      <b>Lot Size:</b> 9,120 SF</p> <p><b>Year Built:</b> 1987      <b>Garage:</b> G</p>
<p><b>CASTILLO JUAN H &amp; SALLY J (TRS FAM TR)</b></p> <p>450 W MORTON AVE, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-080-028-000</p> <p><b>Bedrooms:</b> 0      <b>Bathrooms:</b></p> <p><b>Square Feet:</b> 19,268      <b>Lot Size:</b> 36,750 SF</p> <p><b>Year Built:</b> 1966      <b>Garage:</b></p>	<p><b>SANCHEZ, ELVIRA</b></p> <p>364 CONLEY ST, PORTERVILLE, CA 93257</p> <p><b>APN:</b> 252-254-004-000</p> <p><b>Bedrooms:</b> 0      <b>Bathrooms:</b> 2</p> <p><b>Square Feet:</b> 1,876      <b>Lot Size:</b> 8,625 SF</p> <p><b>Year Built:</b> 1963      <b>Garage:</b> A</p>

## PLAT MAP

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

[Click map image to view PDF version](#)





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