

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 WAGNER CHRISTINE L TRUSTEE
 5252 LAKE KNOLL LN
 FAIR OAKS CA 95628

Current Owner

CAROLINA AVE 1205
 Ctrl Map: 021J Group: F Parcel: 040.00 Pl: Sl: 000

Value Information

Land Market Value: \$12,900
Improvement Value: \$129,800
Total Market Appraisal: \$142,700
Assessment Percentage: 25%
Assessment: \$35,675

Subdivision Data

Subdivision: FAIRMOUNT LAND CO
Plat Book: 1 **Plat Page:** 55 **Block:** 56 **Lot:** 32

Additional Information

General Information

Class: 00 - Residential
City #: 090
Special Service District 1: 000
District: 17
Number of Buildings: 1
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 00 - NONE

City: BRISTOL
Special Service District 2: 000
Neighborhood: B01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

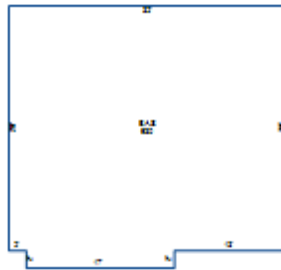
Land Information

Deed Acres: 0	Calculated Acres: .17	Total Land Units: 0.17
Land Code	Soil Class	Units
01 - RES		0.17

Residential Building #: 1

Improvement Type: 51 - SINGLE FAMILY
Exterior Wall: 04 - SIDING AVERAGE
Heat and AC: 8 - HEAT AND COOLING PKG
Quality: 1 - AVERAGE
Square Feet of Living Area: 930
Foundation: 02 - CONTINUOUS FOOTING
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 03 - AVERAGE
Interior Finish: 07 - DRYWALL
Bath Tiles: 00 - NONE
Shape: 01 - RECTANGLE

Building Sketch



Stories: 1.00
Actual Year Built: 1948
Plumbing Fixtures: 3
Condition: AV - AVERAGE
Floor System: 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck: 03 - COMPOSITION SHINGLE
Floor Finish: 09 - HARDWOOD/PARQUE
Paint/Decor: 03 - AVERAGE
Electrical: 03 - AVERAGE
Structural Frame: 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	930

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	CPY - CANOPY	3X4	12
1	CPY - CANOPY	5X17	85
1	STP - STOOP	5X17	85

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/21/2024	\$0	3628	2953		QC - QUITCLAIM DEED	-
6/7/2024	\$160,000	3609	2463	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/7/2024	\$0	3609	2460		HR - AFFIDAVIT OF HEIRSHIP	-
6/3/1976	\$0	161	105		-	-
2/7/1958	\$0	108	250		-	-