



LOCATION

Property Address	1421 Puls St Oceanside, CA 92058-2641
Subdivision	Spencer Higgins & Puls Subdivision
Carrier Route	C810
County	San Diego County, CA
Map Code	1086B6

GENERAL PARCEL INFORMATION

APN/Tax ID	148-073-05-00
Alt. APN	
City	Oceanside
Tax Area	07000
2020 Census Trct/Blk	186.15/3
Assessor Roll Year	2023

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	864
# of Buildings	1

CURRENT OWNER

Name	Alvarado Raul Rodriguez
Mailing Address	1421 Puls St Oceanside, CA 92058-2641
Owner Occupied	Yes
Owner Right Vesting	

SCHOOL INFORMATION

These are the closest schools to the property

Laurel Elementary School	0.3 mi
Elementary: K to 5	Distance
Jefferson Middle School	0.7 mi
Middle: 6 to 8	Distance
Oceanside High School	0.4 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/04/2024

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
11/22/2023	11/22/2023		Alvarado Raul Rodriguez	Alvarado Raul Rodriguez	Intrafamily Transfer		2023-

				& Dissolution		0325282
2/9/2023	2/16/2023	Alvarado Raul Rodriguez	Alvarado Rogelio M & Alvarado Family Trust	Intrafamily Transfer & Dissolution		2023-0040569
1/11/2023	1/12/2023	Alvarado Rogelio M & Alvarado Family Trust	Alvarado Rogelio	Correction Deed	2	2023-0009700
8/2/2022	8/4/2022	Alvarado Rogelio & Alvarado Family Trust	Alvarado Rogelio	Intrafamily Transfer & Dissolution	2	2022-0317534
6/16/2022	6/17/2022	Alvarado Enedina & Alvarado Rogelio	Rodriguez Victoria A & Alvarado Enedina	Affidavit Of Death	2	2022-0253671
6/16/2022	6/17/2022	Rodriguez Victoria A & Alvarado Rogelio	Rodriguez Victoria A & Alvarado Enedina	Affidavit Of Death	2	2022-0253670
4/20/1989		Alvarado Enedina & Alvarado Rogelio				

TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
Assessed Land	\$197,103.00	\$179,717.00 (1,033.7%)	\$17,386.00	\$340.00 (2.0%)	\$17,046.00
Assessed Improvements	\$51,148.00	\$15,926.00 (45.2%)	\$35,222.00	\$690.00 (2.0%)	\$34,532.00
Total Assessment	\$248,251.00	\$195,643.00 (371.9%)	\$52,608.00	\$1,030.00 (2.0%)	\$51,578.00
Exempt Reason	Homeowners Exemption				
% Improved	21%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$2,716.22
2022			\$555.14
2021			\$555.60
2020			\$405.44
2019			\$393.52
2018			\$387.90
2017			\$323.60
2016			\$311.12
2015			\$378.04
2014			\$365.88
2013			\$364.42

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	1949	Stories	
BRs	2	Baths	1 F H
Total Sq. Ft.	864	Rooms	
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	Size or Description	Lot Dimensions
Block/Lot	4/7	Lot Square Feet 5,107
Latitude/Longitude	33.203425°/-117.371489°	Acreage 0.12

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	School District Unfd Oceanside
Zoning Code R-3:Restricted Multiple	
Owner Type	

LEGAL DESCRIPTION

Subdivision	Spencer Higgins & Puls Subdivision	Plat Book/Page
Block/Lot	4/7	Tax Area 07000
Tract Number	000116	
Description	Tr 116 Blk 4 Lot 7	

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.	06073C0753J	12/20/2019

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
NDP2208667	Cancelled	09/09/2022	08/18/2022	\$595,000			Tyson A Lund	The Lund Team, Inc		