

ASSESSOR'S MAP 84C

Code Area Nos. 54-003

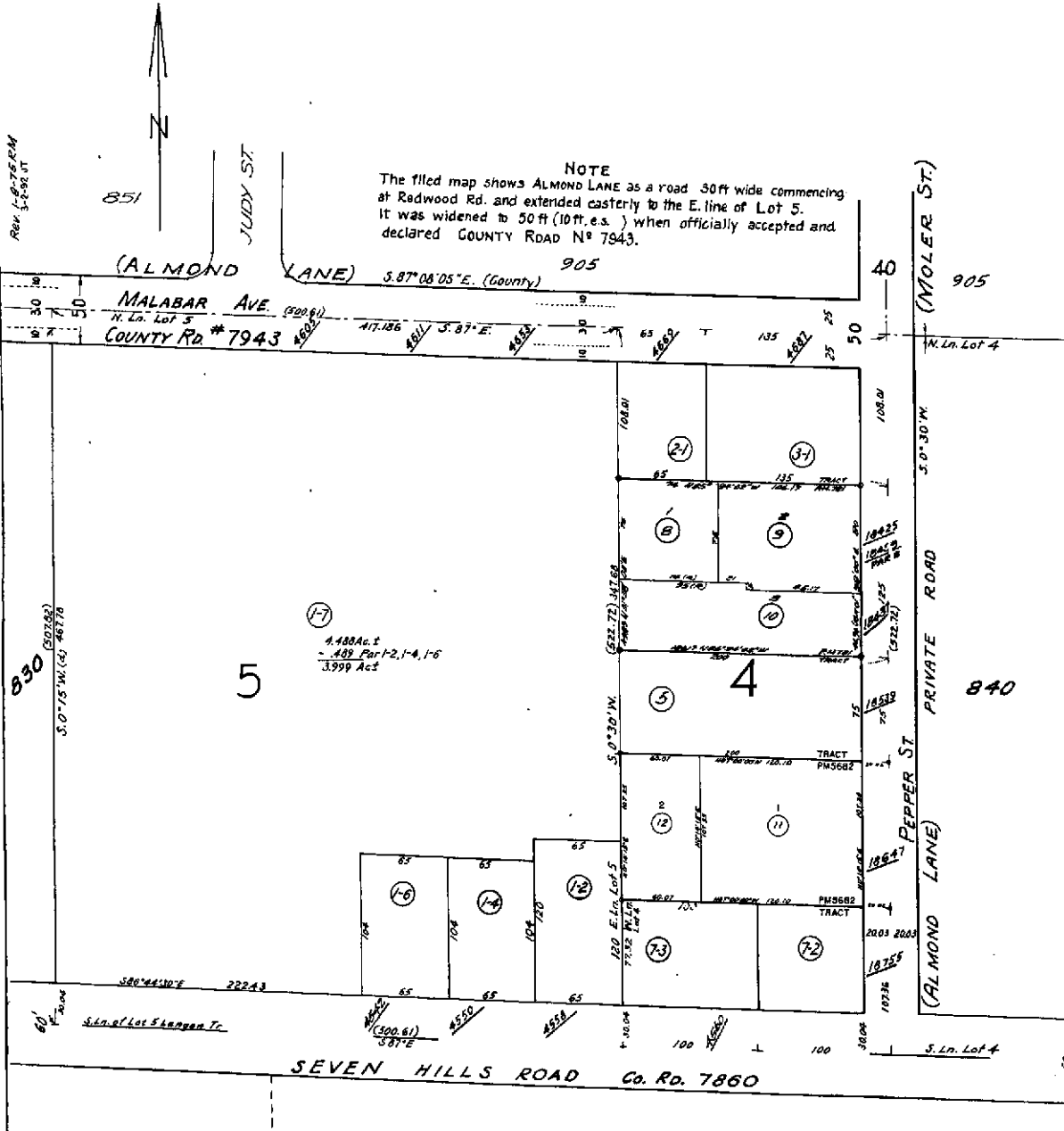
MAP OF THE LANGAN TRACT (Bk. 4 Pg. 30)

835

Scale: 1"=20'

PARCEL MAP 721 (Bk. 72 Pg. 20)

P.M. 5682 200/40



**NOTE**  
 The filed map shows ALMOND LANE as a road 30 ft wide commencing at Redwood Rd. and extended easterly to the E. line of Lot 5. It was widened to 50 ft (10 ft. e.s.) when officially accepted and declared COUNTY ROAD No 7943.

202534



**COUNTY OF ALAMEDA**  
**Assessor's Office**

**Property Value System**

**History**

**Value**

**Transfer**

New Query

Parcel Number: **84C-835-1-7** Lien Date: **01/01/2005** Owner: **ALCORN MARIE J TR & ALCORN MARIE J & GREGORY C TRS**  
Property Address: **4653 MALABAR AVE , CASTRO VALLEY, CA 94546-2311**

Mailing Name	Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
ALCORN MARIE J TR & ALCORN MARIE J & GREGORY C TRS	4653 MALABAR AVE , CASTRO VALLEY, CA 94546-2311	10/06/1999	1999-378577		1	2100
ALCORN MARIE J TR	4653 MALABAR AVE , CASTRO VALLEY, CA 94546-2311	11/09/1998	1998-393120		1	2100
ALCORN GEORGE B & MARIE J TRS	4653 MALABAR AVE , CASTRO VALLEY, CA 94546-2311	04/26/1988	1988-99342		1	2100
ALCORN GEORGE B & MARIE J	<a href="#">List Owners</a> 4653 MALABAR AVE , CASTRO VALLEY, CA 94546-2311	04/26/1988	1988-99341		1	2100
ALCORN GEORGE B	4653 MALABAR AVE , CASTRO VALLEY, CA 94546-2311	03/01/1969	TRAN-128720		1	2100

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

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**Property Detail**

Alameda, CA RON THOMSEN, ASSESSOR

Parcel # (APN): **084C-0835-001-07**

Use Description:

Parcel Status:

Owner Name: **ALCORN MARIE J & MARIE J**Mailing Address: **4653 MALABAR AVE CASTRO VALLEY CA 94546-2311**Situs Address: **4653 MALABAR AVE CASTRO VALLEY CA 94546-2311 C039**

Legal

Description:

**ASSESSMENT**Total Value: **\$315,411**Use Code: **210**

Zoning:

Land Value: **\$233,842**Tax Rate Area: **54003**Census Tract: **4302.00/4**Impr Value: **\$81,569**Year Assd: **2004**

Improve Type:

Other Value:

Property Tax:

Price/SqFt:

% Improved **26%**

Delinquent Yr

Exempt Amt: **\$7,000**HO Exempt?: **Y****SALES HISTORY**

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:				<b>10/06/1999</b>
Recorded Doc #:				<b>1999378577</b>
Recorded Doc Type:				
Transfer Amount:				
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:	Code1:		2nd Trst Dd Amt:	Code2:

**PROPERTY CHARACTERISTICS**

Lot Acres:	Year Built:	Fireplace:
Lot SqFt:	Effective Yr:	A/C:
Bldg/Liv Area: <b>3,283</b>		Heating:
Units: <b>3</b>	Total Rooms: <b>15</b>	Pool:
Buildings: <b>3</b>	Bedrooms: <b>7</b>	
Stories: <b>1.0</b>	Baths (Full): <b>6</b>	Park Type: <b>CARPORT</b>
Style:	Baths (Half):	Spaces:
Construct:		Site Infnce:
Quality: <b>7.0</b>	Garage SqFt:	
Building Class: <b>D</b>		Timber Preserve:
Condition:		Ag Preserve:
Other Rooms:		

Envision

File Edit Applications Reports Tools Setup Window Help

Case Contacts: AC0001980 RO0002534 LI0001973

Record ID: AC0001980 Related ID: RO0002534 Contact ID: LI0001973

Site Information	Agency Information
TRACT 7305 4805 - MALABAR AVE CASTRO VALLEY CA 94546	
Contact Information	
MARE, ALCORN NA 4853 MALABAR AVE CASTRO VALLEY, CA 94546	
Responsible Party Type	PO Fee Title or Property Owner
Primary	PRI RP has been named a Primary RP.
Owner Type	PO Property/Fee Title Owner
Organization	NA
Contact Type	CON RP Contact
Start Date	//
End Date	//

Start | [Icons] | [Inbox - ML] | [Giant Pan...] | [Envision] | [ENVISION] | [Icons] | 3:10 PM

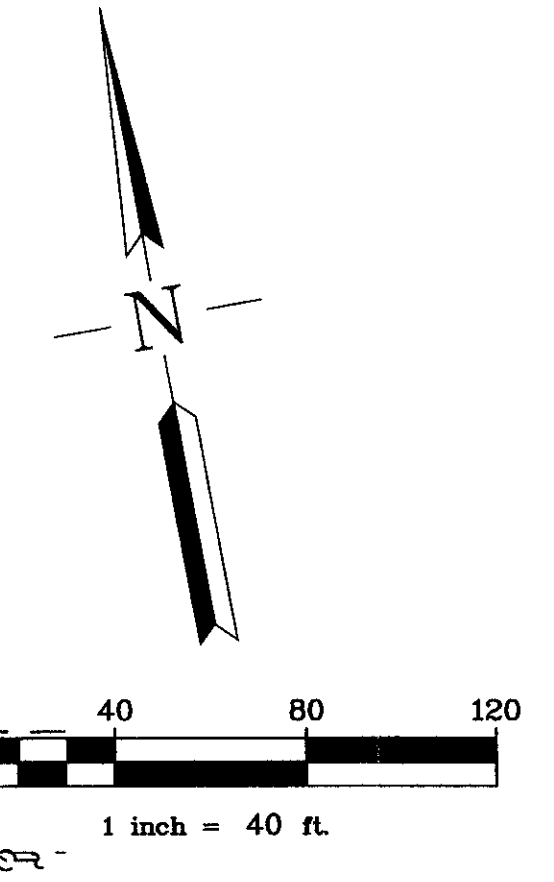
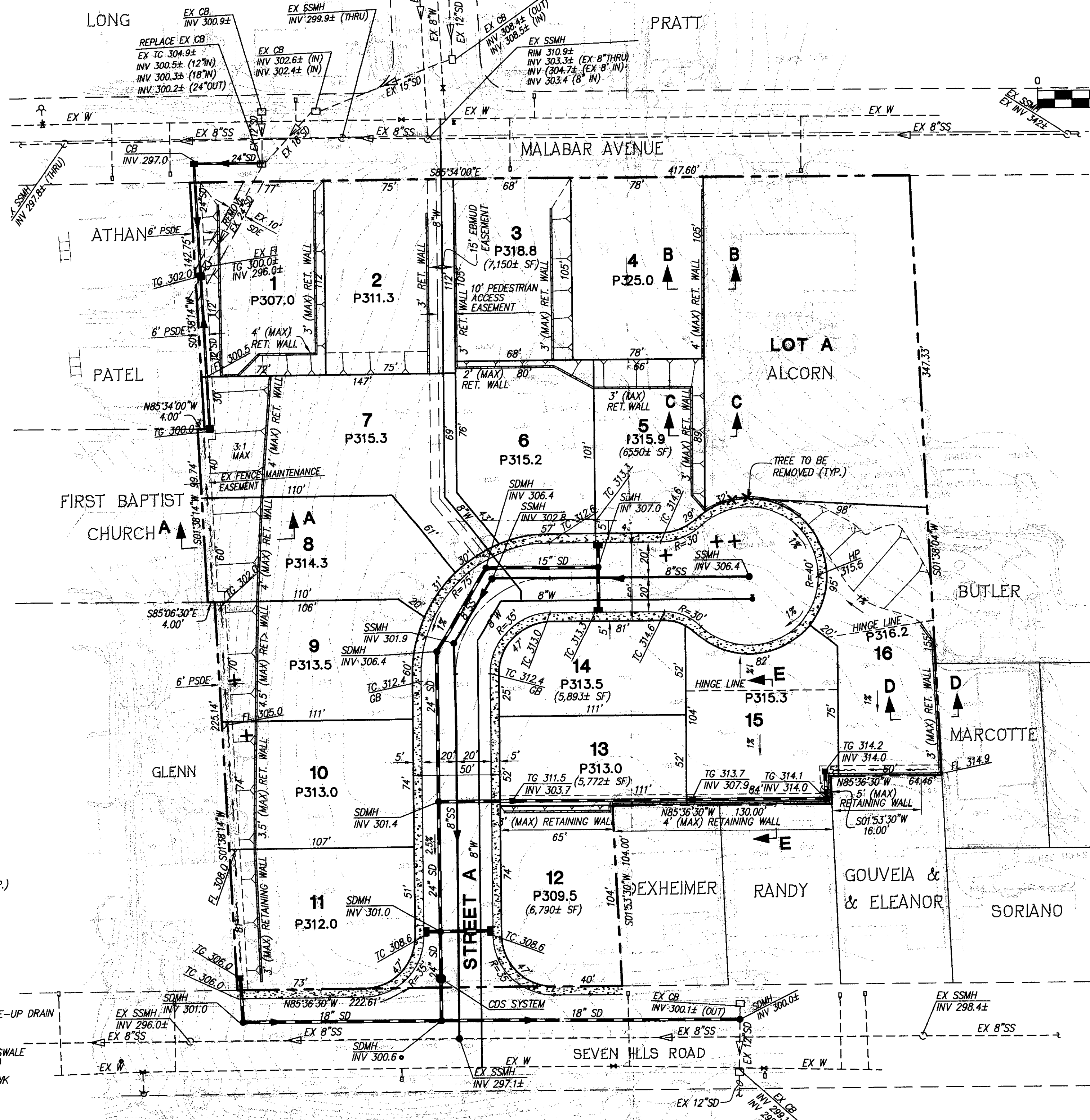
Ro. 2534

**BENCHMARK**

ALAMEDA COUNTY, STAMPED: RED-JAM, ELEVATION 237.908.  
 AN ALAMEDA COUNTY DISC STAMPED "RED-JAM, 1977" IN TOP  
 OF CURB AT THE NORTHEAST RETURN OF REDWOOD ROAD AND  
 JAMES AVENUE.

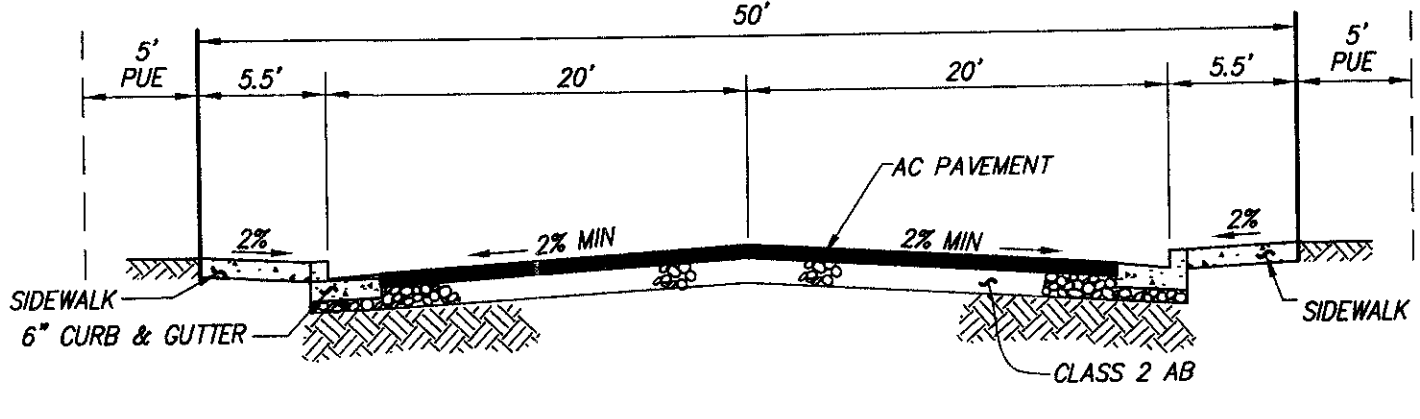
**LEGEND**

PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	RIGHT OF WAY	---
---	LOT LINE	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	WATER	---
●	CATCH BASIN (CB)	○
●	STORM MANHOLE (SDMH)	○
●	SEWER MANHOLE (SSMH)	○
●	FIRE HYDRANT (FH)	○
●	BLOW OFF (BO)	○
●	WATER VALVE (WV)	○
●	STREET LIGHT	○
●	CURB LINE	○
---	SIDEWALK (CONCRETE)	---
AB	AGGREGATE BASE	
AC	ASPHALT CONCRETE	
CB	CATCH BASIN	
CL	CENTER LINE	
DI	DROP INLET	
FC	FACE OF CURB	
FL	FLOW LINE	
FG	FINISH GRADE	
FH	FIRE HYDRANT	
GB	GRADE BREAK	
HP	HIGH POINT	
INV	INVERT	
LP	LOW POINT	
PSDE	PRIVATE STORM DRAIN EASEMENT	
RET	RETURN	
R/W	RIGHT OF WAY	
SL	STREET LIGHT	
SDE	STORM DRAIN EASEMENT	
SSE	SANITARY SEWER EASEMENT	
SW	SIDEWALK	
TC	TOP OF CURB	
TG	TOP OF GRATE	

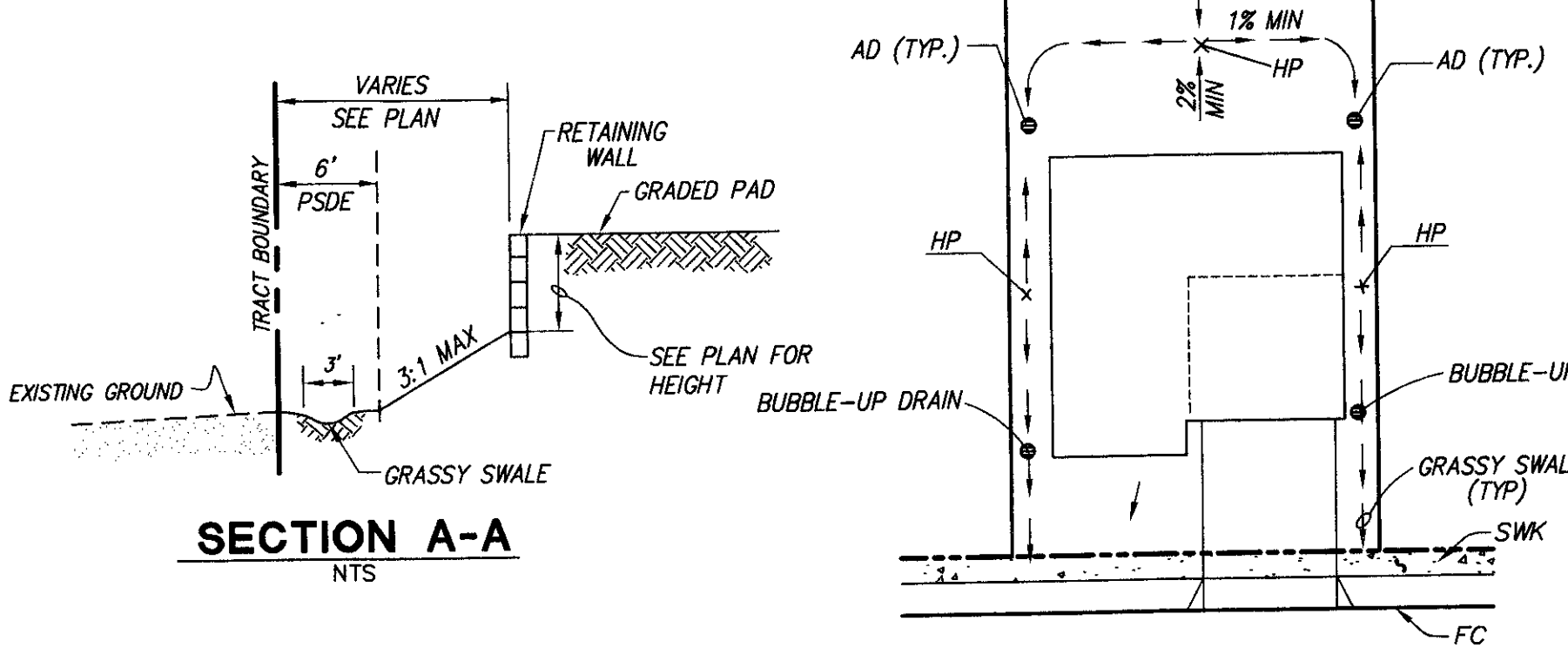


**GENERAL NOTES**

- DEVELOPER: DELCO BUILDERS & DEVELOPERS  
2552 STANWELL DRIVE, #203  
CONCORD, CALIFORNIA 94520  
PHONE: (925) 671-7775  
FAX: (925) 671-2277
- ENGINEER: RUGGERI-JENSEN-AZAR & ASSOCIATES  
4690 CHABOT DRIVE, SUITE 200  
PLEASANTON, CA 94588  
PHONE: (925) 227-9100  
FAX: (925) 227-9300
- ASSESSOR'S PARCEL NUMBER: 084C-835-001-07
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING: R-1-CSU-RV (SINGLE FAMILY RESIDENTIAL-CONDITIONAL SECOND UNIT RV-PARKING)
- PROPOSED ZONING: R-1-CSU-RV (SINGLE FAMILY RESIDENTIAL-CONDITIONAL SECOND UNIT RV-PARKING)
- EXISTING AREA: 4.0± ACRES
- MINIMUM LOT SIZE: 8,000 SQ FT (EXCEPT FOR LOTS 3, 5, 12, 13, 14)
- TOTAL NUMBER OF PROPOSED UNITS: 17 (16 NEW LOTS AND 1 EXISTING LOT)
- WATER: EAST BAY MUNICIPAL UTILITIES DISTRICT
- SANITARY SEWER: CASTRO VALLEY SANITARY DISTRICT
- STORM DRAIN: COUNTY OF ALAMEDA
- GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
- TELEPHONE: SBC
- CABLE TV: COMCAST
- FIRE PROTECTION: CASTRO VALLEY FIRE PROTECTION DISTRICT
- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY AERO GEODETIC CORPORATION, DATED 10-11-00.
- THIS PROPERTY LIES WITHIN FLOOD ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 060001 00900 DATED FEBRUARY 9, 2000.

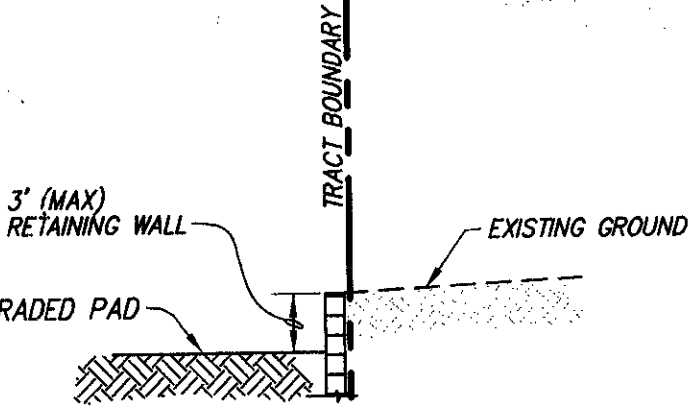


**SECTION A-A**  
NTS

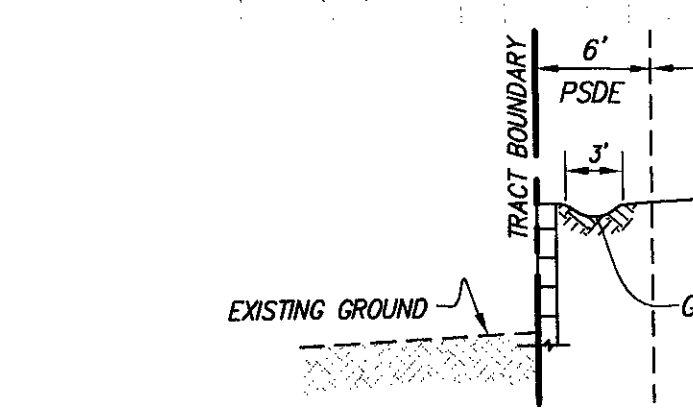


**SECTION B-B**  
NTS

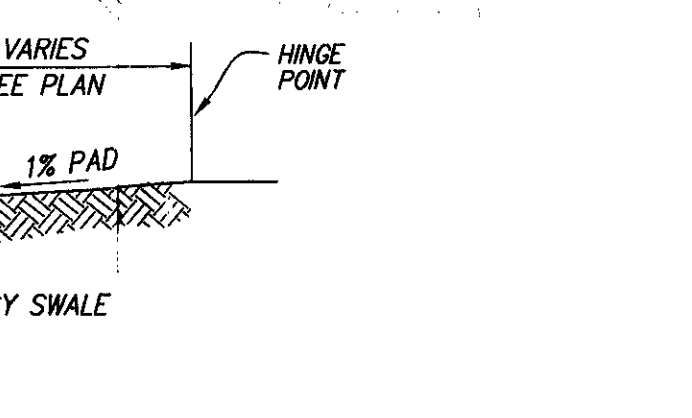
**LOT FINE GRADING**  
NTS



**SECTION C-C**  
NTS



**SECTION D-D**  
NTS



**SECTION E-E**  
NTS

**VESTING TENTATIVE MAP  
TRACT 7305 - ALCORN PROPERTY  
ALAMEDA COUNTY, CALIFORNIA**

