

### Property Detail Report

Subject Property

**2582 Clubhouse Dr W  
Rocklin, CA 95765-5703  
Placer County**



 **Bank Owned**

**Owner Info:**

Owner Name : <b>Aurora Ln Svcs Llc</b>	Recording Date : <b>07/05/2007</b>
Tax Billing Address : <b>10350 Park Meadows Dr</b>	Annual Tax : <b>\$17,292</b>
Tax Billing City & State : <b>Littleton CO</b>	County Use Code : <b>1 Family Residence</b>
Tax Billing Zip : <b>80124</b>	Universal Land Use : <b>SFR</b>
Tax Billing Zip+4 : <b>6800</b>	

**Location Info:**

School District : <b>Rocklin</b>	Flood Zone Panel : <b>0602420412F</b>
Subdivision : <b>Whitney Oaks Ph 2b</b>	Panel Date : <b>06/08/1998</b>
Census Tract : <b>211.04</b>	Flood Zone Code : <b>X</b>
Carrier Route : <b>R012</b>	Map Page/Grid : <b>200-D5</b>

**Tax Info:**

Tax ID : <b>374-200-005-000</b>	Total Assessment : <b>\$1,429,648</b>
Tax Year : <b>2010</b>	% Improv : <b>82%</b>
Annual Tax : <b>\$17,292</b>	Tax Area : <b>004000</b>
Assessment Year : <b>2010</b>	Tax Appraisal Area : <b>800</b>
Land Assessment : <b>\$257,925</b>	Legal Description : <b>Lot 243 Whitney Oaks Ph 2b Par 30 Unit 20 Mor V-55</b>
Improved Assessment : <b>\$1,171,723</b>	Lot Number : <b>243</b>

**Characteristics:**

Cooling Type : <b>Central</b>	Heat Type : <b>Central</b>
Lot Acres : <b>.3403</b>	Garage Type : <b>Garage</b>
Style : <b>U-Shape</b>	Building Sq Ft : <b>4,955</b>
Garage Sq Ft : <b>505</b>	Construction : <b>Wood Frame/Cb</b>
Quality : <b>Good</b>	Pool : <b>Spa</b>
Bedrooms : <b>4</b>	Year Built : <b>2004</b>
Total Baths : <b>4</b>	Full Baths : <b>4</b>
Fireplaces : <b>2</b>	

**Last Market Sale:**

Recording Date : <b>07/05/2007</b>	Deed Type : <b>Grant Deed</b>
Settle Date : <b>06/28/2007</b>	Owner Name : <b>Aurora Ln Svcs Llc</b>
Sale Price : <b>\$1,940,000</b>	Seller : <b>White-Gonzales K Trust</b>
Document No : <b>66940</b>	

**Sales History:**

[More History](#)

Recording Date : <b>03/28/2011</b>	<b>07/05/2007</b>	<b>09/20/2006</b>	<b>09/18/2006</b>
Sale Price : <b>\$1,619,534</b>	<b>\$1,940,000</b>		
Nominal :		<b>Y</b>	<b>Y</b>
Buyer Name : <b>Aurora Ln Svcs Llc</b>	<b>Martin Kevin</b>	<b>White-Gonzales K Living Trust</b>	<b>White Karyn</b>
Seller Name : <b>Quality Loan Service Corp</b>	<b>White-Gonzales K Trust</b>	<b>White Karyn</b>	<b>White-Gonzales K Living Trust</b>

Document No : <b><u>23979</u></b>	<b><u>66940</u></b>	<b><u>100372</u></b>	<b><u>99552</u></b>
Document Type : <b>Trustee's Deed</b>	<b>Grant Deed</b>	<b>Grant Deed</b>	<b>Grant Deed</b>

**Mortgage History:**

Mortgage Date :	<b>07/05/2007</b>	<b>07/05/2007</b>	<b>09/18/2006</b>
Mortgage Amt :	<b>\$1,552,000</b>	<b>\$291,000</b>	<b>\$800,000</b>
Mortgage Lender :	<b>American Hm Mtg</b>	<b>American Hm Mtg</b>	<b>NI Inc</b>
Mortgage Type :	<b>Conventional</b>	<b>Conventional</b>	<b>Conventional</b>
Borrower 1 :	<b>Martin Kevin</b>	<b>White Karyn</b>	<b>White Karyn</b>
Borrower 2 :			

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Courtesy of Patrick Hake  
Metrolist Services

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The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.