



LOCATION

Property Address	7925 Entrada De Luz E San Diego, CA 92127-2558
Subdivision	Black Mountain Ranch Unit 4
Carrier Route	R052
County	San Diego County, CA
Map Code	1169B7

GENERAL PARCEL INFORMATION

APN/Tax ID	303-181-29-00
Alt. APN	
City	San Diego
Tax Area	08189
2020 Census Trct/Blk	170.61/1
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	2924
# of Buildings	1

CURRENT OWNER

Name	Iyer 2020 Revocable Trust 08-28-20
Mailing Address	5703 Mireille Dr San Jose, CA 95118-3916
Owner Occupied	No
Owner Right Vesting	Revocable Trust

SCHOOL ZONE INFORMATION

Willow Grove Elementary School	1.0 mi
Elementary: K to 5	Distance
Black Mountain Middle School	1.8 mi
Middle: 6 to 8	Distance
Del Norte High School	2.2 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 06/26/2026

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
11/11/2020	12/10/2020		Iyer Padmaprakash S & Iyer Khadija P	Iyer Padmaprakash S & Iyer Khadija P	Intrafamily Transfer & Dissolution		2020-0794992
8/28/2020	10/14/2020		Iyer Padmaprakash & Iyer Khadija P	Iyer Padmaprakash S & Iyer Khadija P	Intrafamily Transfer & Dissolution		2020-0623818
9/7/2018	10/5/2018	\$1,625,000	Iyer Padmaprakash S & Iyer Khadija P	Neels Jan K & Hoeven Nelly Vanden	Grant Deed		2018-0416124
10/7/2014	11/14/2014	\$1,540,000	Jan K Neels & Nelly Vanden Hoeven 1992 F	Urich R J & Urich Joy	Grant Deed		2014-0496480

4/7/2009	5/27/2009	\$1,350,000	Urich R J & Urich Joy	Roberts Ashley & Sophie Intervivos Trust	Grant Deed	2009-0281603
5/16/2004	7/30/2004		Roberts Ashley & Sophie Intervivos Trust	Roberts Ashley	Intrafamily Transfer & Dissolution	2004-0717302
2/20/2004	2/26/2004		Roberts Ashley	Roberts Ashley & The Sophie Intervivos Trust	Intrafamily Transfer & Dissolution	2004-0151734
8/20/2003	9/10/2003		Roberts Ashley & Sophie Intervivos Trust	Roberts Ashley	Correction Deed	2003-1111620
6/20/2003	7/29/2003	\$877,500	Roberts Ashley	Baywood Homes Santaluz LLC	Grant Deed	2003-0905469

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$892,413.00	\$17,498.00 (2.0%)	\$874,915.00	\$17,155.00 (2.0%)	\$857,760.00
Assessed Improvements	\$920,301.00	\$18,045.00 (2.0%)	\$902,256.00	\$17,691.00 (2.0%)	\$884,565.00
Total Assessment	\$1,812,714.00	\$35,543.00 (2.0%)	\$1,777,171.00	\$34,846.00 (2.0%)	\$1,742,325.00
Exempt Reason					
% Improved	51%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$22,146.12
2024			\$21,763.28
2023			\$21,380.18
2022			\$21,142.32
2021			\$21,156.46
2020			\$21,014.08
2019			\$20,665.52
2018			\$20,572.36
2017			\$20,260.78
2016			\$19,872.56
2015			\$19,551.46
2014			\$15,647.68
2013			\$14,668.70

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
12/10/2020	\$540,000	Iyer Padmaprakash S Iyer Khadija P And Iyer Khadij	Guaranteed Rate	2020-0794993
10/05/2018	\$750,000	Iyer Padmaprakash S Iyer Khadija P And Iyer Khadij	Guaranteed Rate	2018-0416125
01/30/2015	\$800,000	Neels Jan K Vanden Hoeven Nelly And Vanden	Mufg Union Bank	2015-0044383
04/30/2007	\$722,000	Roberts Ashley The Sophie Intervivos Trust An	Countrywide Home Loans	2007-0291230
02/26/2004	\$497,500	Roberts Ashley	Countrywide Home Loans	2004-0151735
07/29/2003	\$139,000	Roberts Ashley	Countrywide Home Loans	2003-0905471
07/29/2003	\$650,000	Roberts Ashley	Countrywide Home Loans	2003-0905470

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Units
Effective Year Built	2003	Stories	
BRs	2	Baths	2 F 1 H
Total Sq. Ft.	2,924		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
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage	3 CAR		

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot	/111	Lot Square Feet	7,203
Latitude/Longitude	32.989836°/-117.144814°	Acreage	0.17

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type	
Electric Source	Topography	
Water Source	District Trend	
Sewer Source	School District	Unified Poway
Zoning Code	R-1:Single Fam-Res	
Owner Type		

LEGAL DESCRIPTION

Subdivision	Black Mountain Ranch Unit 4	Plat Book/Page	
Block/Lot	/111	Tax Area	08189
Tract Number	014276		
Description	Tr 14276 Lot 111		

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.	060295-06073C1332G	05/16/2012

LISTING ARCHIVE

No Listings found for this parcel.
