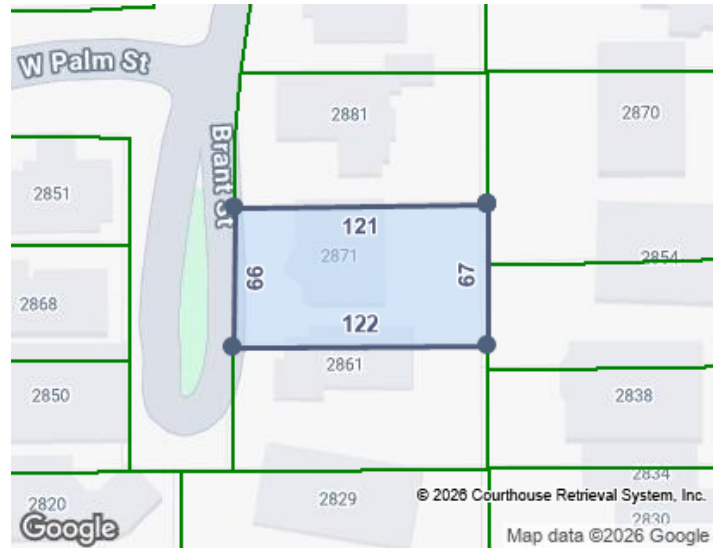




LOCATION

Property Address	2871 Brant St San Diego, CA 92103-6119	
Subdivision	Hortons Addition	
Carrier Route	C008	
County	San Diego County, CA	
Map Code	1269A7	

GENERAL PARCEL INFORMATION

APN/Tax ID	452-657-07-00
Alt. APN	
City	San Diego
Tax Area	08001
2020 Census Trct/Blk	60/3
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	3358
# of Buildings	1

CURRENT OWNER

Name	Transformation Ventures LLC
Mailing Address	2112 Bunker View Way Oceanside, CA 92056-3221
Owner Occupied	No
Owner Right Vesting	

SCHOOL ZONE INFORMATION

Florence Elementary School	1.0 mi
Elementary: Pre K to 5	Distance
Roosevelt International Middle School	1.1 mi
Middle: 6 to 8	Distance
San Diego High School	1.3 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/13/2026

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
4/20/2026	4/21/2026	\$1,400,000	Transformation Ventures LLC	Dossett Family Trust & Tinsley Laura K	Deed		2026-0110976
2/13/2026	2/17/2026		Dossett Family Trust & Dossett Joann K	Dossett Family Trust & Dossett Joann K	Intrafamily Transfer & Dissolution		2026-0043246
5/14/1993			Dossett Family Trust 03-17-87		Regular Owner Change		

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$199,125.00	\$3,904.00 (2.0%)	\$195,221.00	\$3,827.00 (2.0%)	\$191,394.00
Assessed Improvements	\$426,857.00	\$8,369.00 (2.0%)	\$418,488.00	\$8,205.00 (2.0%)	\$410,283.00
Total Assessment	\$625,982.00	\$12,273.00 (2.0%)	\$613,709.00	\$12,032.00 (2.0%)	\$601,677.00
Exempt Reason	Homeowners Exemption				
% Improved	68%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$8,304.38
2024			\$7,485.88
2023			\$7,318.92
2022			\$7,122.78
2021			\$7,072.54
2020			\$6,986.08
2019			\$6,860.08
2018			\$6,412.42
2017			\$6,258.56
2016			\$6,157.08
2015			\$6,065.20
2014			\$5,968.50
2013			\$5,960.14

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
04/21/2026	\$1,483,000	Transformation Ventures LLC	Arv Finance	2026-0110977
09/14/2017	\$100,000	Dossett James N Dossett Joann K And Dossett Jo	Wells Fargo	2017-0422188
01/07/2013	\$313,750	Dossett James N Dossett Joann K And Dossett Jo	Wells Fargo	2013-0010278
02/06/2012	\$296,324	Dossett James N Dossett Joann K And Dossett Jo	Wells Fargo	2012-0066763
06/01/2011	\$300,000	Dossett James N Dossett Joann K And Dossett Jo	Wells Fargo	2011-0278986
07/31/2007	\$250,000	Dossett James N Dossett Joann K And Dossett Jo	Wells Fargo	2007-0511380
08/11/2003	\$160,000	Dossett James N Dossett Joann K And Dossett Jo	Gmac Mortgage	2003-0961206
05/29/2003	\$100,000	Dossett James N Dossett Joann K And Dossett Jo	Wells Fargo	2003-0627960

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Units
Effective Year Built	1980	Stories	
BRs	4	Baths3 F 1 H	Rooms
Total Sq. Ft.	3,358		

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	Single Family Residential	Lot Dimensions	
Block/Lot		Lot Square Feet	8,092
Latitude/Longitude	32.735246°/-117.166456°	Acreage	0.19

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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

LEGAL DESCRIPTION

Subdivision	Hortons Addition	Plat Book/Page	
Block/Lot		Tax Area	08001
Tract Number	Pm07985		
Description	Pm07985 Par 2		

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.	06073C1881H	12/20/2019

LISTING ARCHIVE

No Listings found for this parcel.
