


**038-361-042-000, CA, Napa County**

APN: 038-361-042-000 CLIP: 1041151300

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,347	219,107	1987	VINEYARD	

OWNER INFORMATION			
Owner Name Full	Trinity Project LLC	Tax Billing Zip	94558
Tax Billing Address	977 Salvador Ave	Tax Billing Zip+4	1814
Tax Billing City & State	Napa, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$921,340	School District	NAPA VALLEY UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	78 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	58 / 100	Walkable Score	72 / 100
Total Incidents (1 yr)	62	Q1 Home Price Forecast	\$951,973
Standardized Test Rank	39 / 100	Last 2 Yr Home Appreciation	14%

LOCATION INFORMATION	
Within 250 Feet of Multiple Flood Zone	Yes (Ae, X500, X)

TAX INFORMATION			
Tax ID	<a href="#">038-361-042-000</a>	Tax Area	002023
Parcel ID	038361042000	% Improved	80%

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$225,190	\$220,776	\$216,448
Assessed Value - Land	\$44,394	\$43,524	\$42,671
Assessed Value - Improved	\$180,796	\$177,252	\$173,777
YOY Assessed Change (\$)	\$4,414	\$4,328	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$2,685		
2023	\$2,735	\$50	1.87%
2024	\$2,787	\$52	1.9%
Special Assessment		Tax Amount	
Nv Usd 2006 Bond Combined		\$76.40	
Cnty Serv Area #4-Farm Housing		\$69.02	
NvUSD Election 2016 Bond		\$64.12	
Glassy Winged Sharp Shooter		\$59.16	
Napa Cnty Flood Maintenance		\$53.92	
Nv College Bond Combined		\$43.52	
City Of Napa Paramedic		\$34.72	
Nv Usd 2002 Bond Combined		\$32.64	
Mosquito Abatement(553-9610 Sp		\$26.04	
Sf Bay Restoration Authority 2		\$12.00	
Total Of Special Assessments		\$471.54	

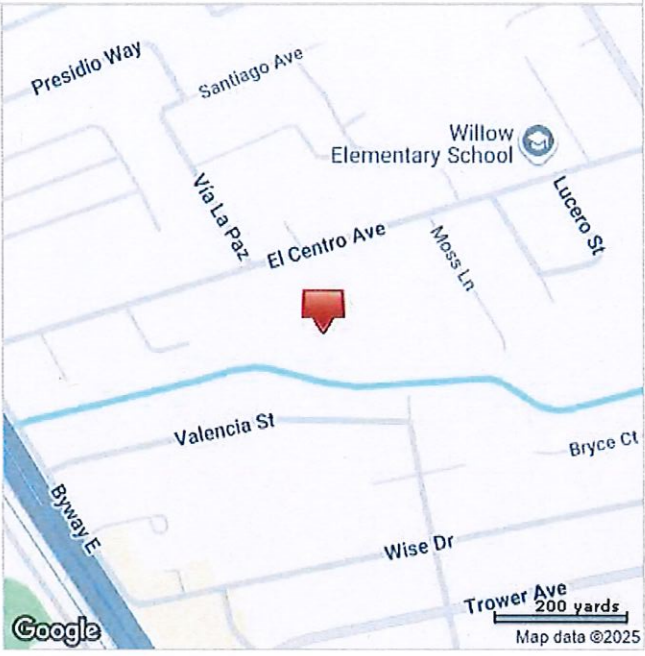
CHARACTERISTICS			
Approx Lot SqFt	219,107	Garage Type	Attached Garage
Lot Acres	5.03	Garage Sq Ft	967
Land Use - County	Vineyard >5 Ac W/Res	Garage Capacity	2
Building Sq Ft	2,347	Construction	Wood
Stories	2	Quality	Good
Year Built	1987	Assessor's Building Quality	7.5
Effective Year Built	1987	Land Use - Universal	Vineyard

<b>SELL SCORE</b>	
Value As Of	2025-08-10 04:32:23
<b>LAST MARKET SALE &amp; SALES HISTORY</b>	
Owner Name Full	Trinity Project LLC

**PROPERTY MAP**




\*Lot Dimensions are Estimated



1583 El Centro Ave, Napa, CA 94558-1916, Napa County

APN: 038-361-010-000 CLIP: 2769628502

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	N/A	N/A	\$12,000	08/27/2009
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,032	196,020	1913	VINEYARD	

**OWNER INFORMATION**

Owner Name Full	Biale R A Gst Exempt Trust	Tax Billing Zip	94558
Owner Name 2 Full	Rossomando S Gst Exempt Trust	Tax Billing Zip+4	1916
Tax Billing Address	1583 El Centro Ave	Owner Occupied	Yes
Tax Billing City & State	Napa, CA		

**COMMUNITY INSIGHTS**

Median Home Value	\$921,340	School District	NAPA VALLEY UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	78 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	58 / 100	Walkable Score	72 / 100
Total Incidents (1 yr)	62	Q1 Home Price Forecast	\$951,973
Standardized Test Rank	39 / 100	Last 2 Yr Home Appreciation	14%

**LOCATION INFORMATION**

Census Tract	2006.01	Subdivision	Knights
Carrier Route	C070	Within 250 Feet of Multiple Flood Zone	Yes (Ae, X, X500, Ao)
Zoning	RS 4		

**TAX INFORMATION**

Tax ID	<a href="#">038-361-010-000</a>	% Improved	20%
Parcel ID	038361010000	Lot	6
Tax Area	002044		
Legal Description	KNIGHT'S SUB LOT 6		

**ASSESSMENT & TAX**

Assessment Year	2024	2023	2022
Assessed Value - Total	\$491,679	\$482,041	\$472,590
Assessed Value - Land	\$395,197	\$387,449	\$379,852
Assessed Value - Improved	\$96,482	\$94,592	\$92,738
YOY Assessed Change (\$)	\$9,638	\$9,451	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$5,417		
2023	\$5,506	\$89	1.63%
2024	\$5,636	\$130	2.37%

Special Assessment	Tax Amount
Nv Usd 2006 Bond Combined	\$162.24
NvUSD Election 2016 Bond	\$136.18
Nv College Bond Combined	\$92.42
City Of Napa Paramedic	\$73.74
Nv Usd 2002 Bond Combined	\$69.32
Cnty Serv Area #4-Farm Housing	\$56.42
Glassy Winged Sharp Shooter	\$48.36
Napa Cnty Flood Maintenance	\$42.64
Mosquito Abatement(553-9610 Sp	\$25.98
Sf Bay Restoration Authority 2	\$12.00
<b>Total Of Special Assessments</b>	<b>\$719.30</b>

**CHARACTERISTICS**

Approx Lot SqFt	196,020	Other Impvs	Extra Bldg
Lot Acres	4.5	Heat Type	Heated
Land Use - County	Vineyard >5 Ac W/Res	Cooling Type	None

Building Sq Ft	1,032
Year Built	1913
Effective Year Built	1920
Bedrooms	2
Total Rooms	4

Construction	Wood
Quality	Fair
Assessor's Building Quality	4.5
Land Use - Universal	Vineyard

**SELL SCORE**

Value As Of 2025-08-10 04:32:23

**LAST MARKET SALE & SALES HISTORY**

Recording Date	11/04/2009	Seller	First American Title Co Of Napa
Sale Price	\$12,000	Document Number	<a href="#">29300</a>
Owner Name Full	Biale R A Gst Exempt Trust	Deed Type	Corporation Grant Deed
Owner Name 2 Full	Rossomando S Gst Exempt Trust		

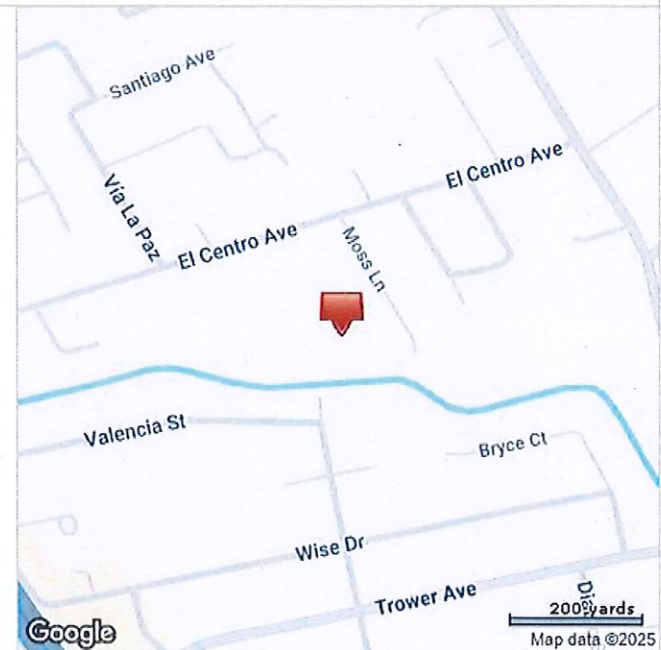
Recording Date	11/13/2024	10/08/2019	10/08/2019	10/08/2019	10/08/2019
Nominal	Y	Y	Y	Y	Y
Buyer Name	Biale R A Gst Exempt Trust	Trinity Project LLC	Trinity Project LLC	Trinity Project LLC	Trinity Project LLC
Seller Name	Trinity Project LLC	Gst Sandra B R Trust	Gst Mark J B Exempt Trust	Biale Mark J	Gst Robert A B Exempt Trust
Document Number	16001	20688	20687	20686	20685
Document Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed	Grant Deed


Recording Date	10/08/2019	08/19/2019	08/19/2019
Nominal	Y	Y	Y
Buyer Name	Biale Mark J Gst Exempt Trust	Biale Mark	Biale Mark
Seller Name	Biale Aldo Exempt Trust	Biale Vicki L R	Placer Title
Document Number	20683	16142	16141
Document Type	Grant Deed	Interspousal Deed Transfer	Corporation Grant Deed

**PROPERTY MAP**



\*Lot Dimensions are Estimated



	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	2,643	N/A	RES LOT	

OWNER INFORMATION			
Owner Name Full	Trinity Project LLC	Tax Billing Zip	94558
Tax Billing Address	977 Salvador Ave	Tax Billing Zip+4	1814
Tax Billing City & State	Napa, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$921,340	School District	NAPA VALLEY UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	78 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	58 / 100	Walkable Score	72 / 100
Total Incidents (1 yr)	62	Q1 Home Price Forecast	\$951,973
Standardized Test Rank	39 / 100	Last 2 Yr Home Appreciation	14%

LOCATION INFORMATION			
Subdivision	Valencia Gardens	Within 250 Feet of Multiple Flood Zones	Yes (Ae, X500, Ao, X)

TAX INFORMATION			
Tax ID	<a href="#">038-361-040-000</a>	Tax Area	002000
Parcel ID	038361040000	Lot	6

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$6,433	\$6,307	\$6,184
Assessed Value - Land	\$6,433	\$6,307	\$6,184
YOY Assessed Change (\$)	\$126	\$123	
YOY Assessed Change (%)	2%	1.99%	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$90		
2023	\$92	\$2	1.73%
2024	\$93	\$1	1.46%
Special Assessment		Tax Amount	
Sf Bay Restoration Authority 2		\$12.00	
Mosquito Abatement(553-9610 Sp		\$9.90	
Nv Usd 2006 Bond Combined		\$2.12	
Nvusd Election 2016 Bond		\$1.78	
Nv College Bond Combined		\$1.20	
City Of Napa Paramedic		\$0.96	
Nv Usd 2002 Bond Combined		\$0.90	
Total Of Special Assessments		\$28.86	

CHARACTERISTICS			
Approx Lot SqFt	2,643	Land Use - County	Vacant Resid
Lot Acres	0.0607	Land Use - Universal	Residential Lot

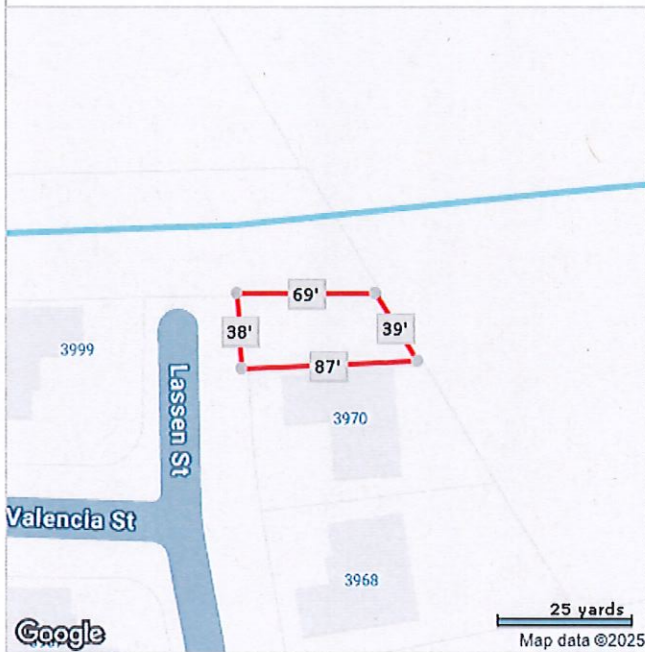
SELL SCORE	
Value As Of	2025-08-17 04:32:34

LAST MARKET SALE & SALES HISTORY					
Owner Name Full	Trinity Project LLC				
Recording Date	10/08/2019	10/08/2019	10/08/2019	10/08/2019	10/08/2019
Nominal	Y	Y	Y	Y	Y

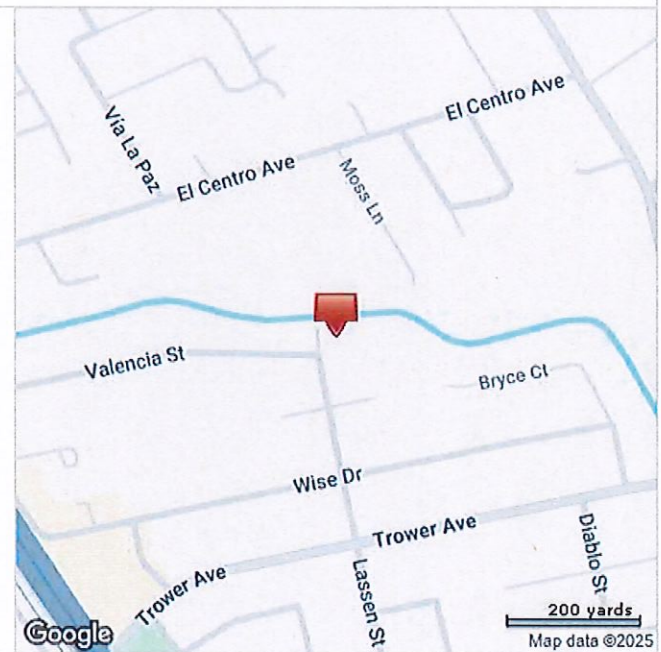
Buyer Name	Trinity Project LLC	Trinity Project LLC	Trinity Project LLC	Trinity Project LLC	Biale Mark J Gst Exempt Trust
Seller Name	Gst Sandra B R Trust	Gst Mark J B Exempt Trust	Biale Mark J	Gst Robert A B Exempt Trust	Biale Aldo Exempt Trust
Document Number	20688	20687	20686	20685	20683
Document Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed	Grant Deed

Recording Date	08/19/2019	08/19/2019	08/19/2019
Nominal	Y	Y	Y
Buyer Name	Biale Mark	Biale Mark	Placer Title Co
Seller Name	Biale Vicki L R	Placer Title	Biale Mark
Document Number	16142	16141	16139
Document Type	Interspousal Deed Transfer	Corporation Grant Deed	Grant Deed

PROPERTY MAP

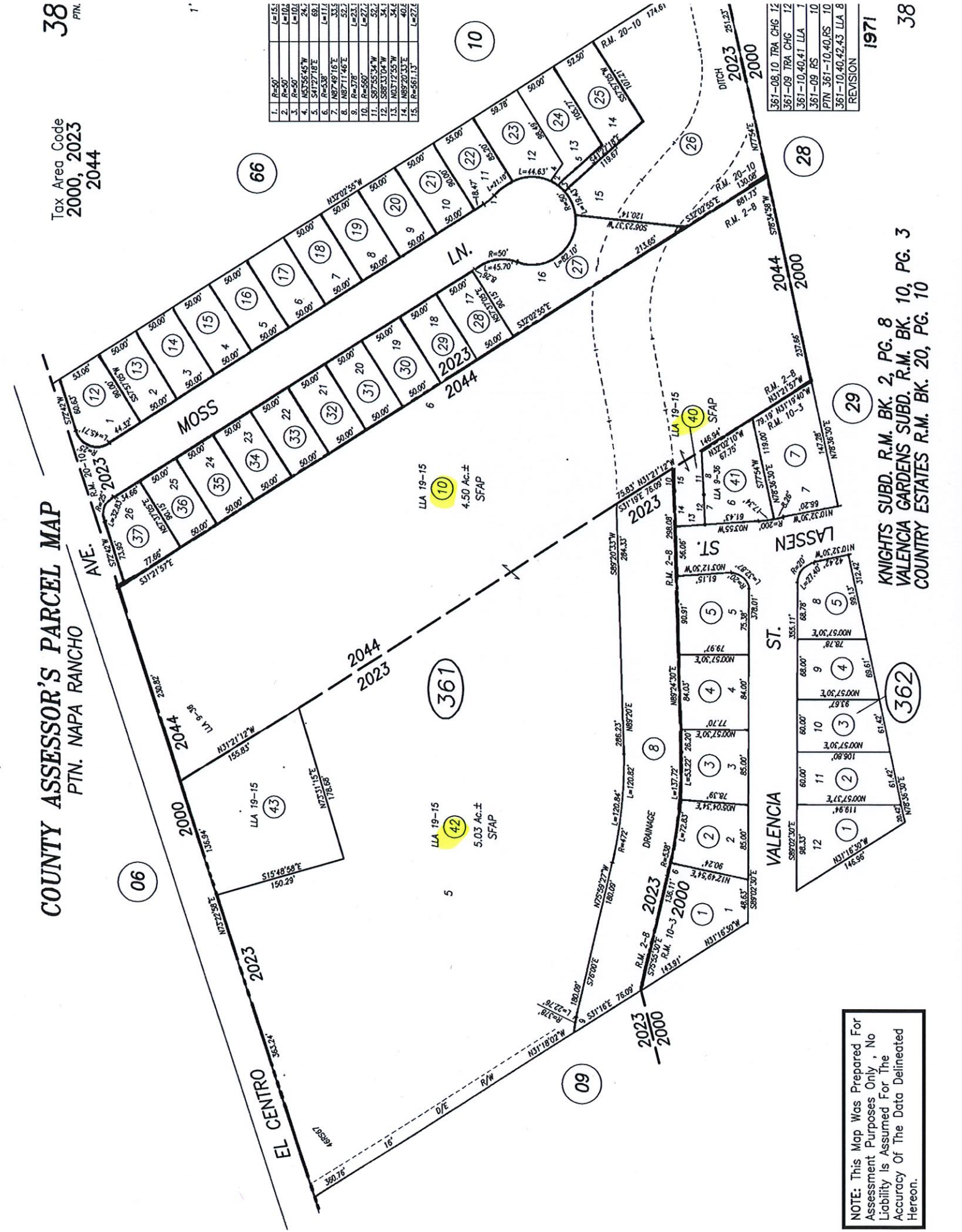


\*Lot Dimensions are Estimated



# COUNTY ASSESSOR'S PARCEL MAP

Tax Area Code  
2000, 2023  
2044



1.	R=40'	L=65'
2.	R=40'	L=65'
3.	R=40'	L=65'
4.	N57°56'46"W	L=24'
5.	N72°27'19"E	L=60'
6.	N43°58'16"E	L=111'
7.	N87°08'16"E	L=111'
8.	N87°11'46"E	L=111'
9.	R=50'	L=23'
10.	R=50'	L=23'
11.	S87°35'54"W	L=32'
12.	S89°33'04"W	L=34'
13.	N53°12'35"W	L=54'
14.	N89°20'33"E	L=40'
15.	R=561.13'	L=27.2'

361-08.10.	TBA	CHG	12
361-09.	TBA	CHG	12
361-10.40.41	LLA	1	
361-09.	RS	10	
361-10.40.RS.	10		
361-10.40.42.43	LLA	8	
REVISION			
1971			

NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

KNIGHTS SUBD. R.M. BK. 2, PG. 8  
VALENCIA GARDENS SUBD. R.M. BK. 10, PG. 3  
COUNTRY ESTATES R.M. BK. 20, PG. 10