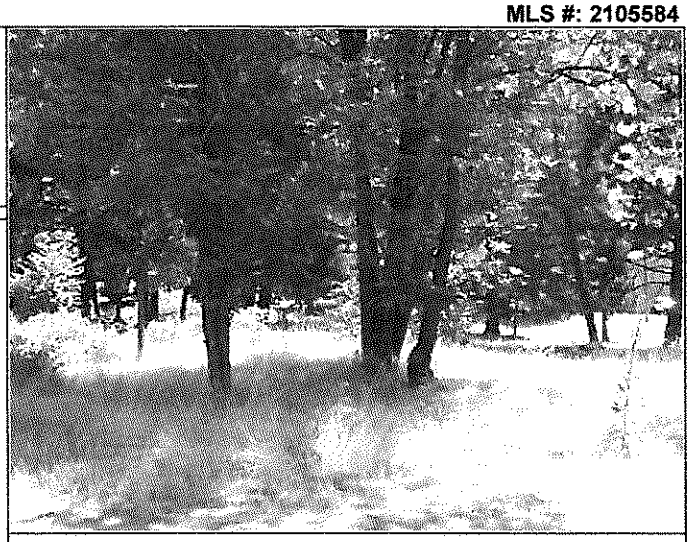
Option B

Two Commerical Lots in Weaverville

MLS #: 2105584

Status: Expired - 09/02/2013 **List Price:** $130,000
Type: Commercial Lot
Subtype: AB-Any Builder

Acres:
HOA Dues: -
Taxes Annual:



DIRECTIONS

North on Highway 3 out of town. Lots are located on the right just before Plew Plumbing.

Address: Highway 3 North, Weaverville, CA 96093
Legal Desc.:
Subdivision: Weaverville
Area: Weaverville
Tax APN #: 024-390-57
Zoning: C-2 - General Commercial District
Schools: Weaverville -- -- -- Trinity

FEATURES INCLUSIONS: Access- All Year, RV/ Boat Parking, Trees

UTILITIES SERVICES: Water- City

PUBLIC REMARKS: Two separate commercial lots located on Highway 3 just north of town, before Plew Plumbing. One lot is .36 and the other is .42, together making up .78 acre. Corners have been marked and city sewer and water is available. Phone and power hookups near. Highway frontage makes these lots perfect for any business opportunity now or in the future.

Listed By: Steve Hanover - Weaverville Realty

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:

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Big Valley Properties
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Weaverville, CA 96093

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Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act.
The accuracy of this information is not guaranteed. It is not to be relied upon and should be verified by the buyer.

Trinity, CA DEANNA BRADFORD, ASSESSOR

☑ **Property Address:**

Ownership

Parcel# (APN):	**024-390-57-00**
Parcel Status:	**ACTIVE**
Owner Name:	**MAC LEAN, D A & M L TSTES**
Mailing Addr:	**PO BOX 1487 WEAVERVILLE CA 96093**
Legal Description:	

Assessment

Total Value:	**$16,383**	Use Code:	**OXXX**	Use Type:	**VACANT**
Land Value:	**$16,383**	Tax Rate Area:	**071-001**	Zoning:	
Impr Value:		Year Assd:	**2013**	Census Tract:	
Other Value:		Property Tax:		Price/SqFt:	
% Improved:		Delinquent Yr:			
Exempt Amt:		HO Exempt:	**N**		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:				
Recording Doc:	199804156	01880448		199804156
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):				
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

Property Characteristics

Bedrooms:		Fireplace:		Units:	
Baths (Full):		A/C:		Stories:	
Baths (Half):		Heating:		Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:		Park Type:		Condition:	
Lot Acres:	**0.360**	Spaces:		Site Influence:	
Lot SqFt:	**15,681**	Garage SqFt:		Timber Preserve:	
Year Built:		Bsmt SqFt:	**N/A**	Ag Preserve:	
Effective Year:					

**The information provided here is deemed reliable, but is not guaranteed.

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Highway three property	130,000	
Scribner Construcion Est.	$436,000 - 450,000	
Permits and plans	10,000	
Est. Total	576,000	590,000