

MARILOU WEST FICKLIN

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530 615-9279

HISTORIC TITLE SEARCH – NEVADA COUNTY

Experience:

Seventeen years-- residential and commercial clients in Nevada and Placer Counties

Services:

- I will track the ownership and occupancy of your property from the 1800's to 1930's.
- My research includes *land only*—not structures. However I will report references to structures contained in tax and fire insurance records.
- I will prepare formal report on findings. Report includes photocopies of selected documents.

Rates:

Preliminary Report:

\$100 for brief written report (includes a summary of documents found and a proposal to prepare a detailed report.) Client must provide the Assessor's parcel number of the property and a photocopy of the current deed. If available, also provide earliest known owner and any other pertinent information.

Optional Detailed Report:

If client agrees to preparation of a detailed report, it will be billed at \$30.00/hour research and writing + cost of photocopies + \$0.50 per page of report.

Typical resources used in research:

Preliminary Report:

Land Patents, assessor's parcel map and recent assessment records
Nevada County 1880 and 1913 maps or Nevada City/Grass Valley historic maps.
Address data base

Detailed report:

Deeds, tax sales, etc, tax assessments from the 1860's-1930's, Lawsuits
Information on owners/occupants
Maps

Nevada Co. Assessor 1920's-1940's and Sanborn Fire insurance maps

