

CARMEL J. ANGELO
Chief Executive Officer
Clerk of the Board



**COUNTY OF MENDOCINO
BOARD OF SUPERVISORS**

CONTACT INFORMATION
501 Low Gap Road • Room 1010
Ukiah, California 95482
TELEPHONE: (707) 463-4441
FAX: (707) 463-7237
Email: cob@co.mendocino.ca.us
Web: www.co.mendocino.ca.us/bos

December 22, 2016

Charles C. & Lori M. Schiele
342 Oak Knoll Road
Ukiah, CA 95482

Re: Assessment Appeal Application Received

Dear Charles & Lori Schiele:

The Executive Office has received and accepted an Assessment Appeal Application filed relative to your property assessment. Application number 16-059 has been assigned to your application for Assessor's Parcel Number 184-022-0600.

Revenue and Taxation Code §1604 (Local Equalization Tax Rule 309) allows up to two years for an Application for Changed Assessment to be resolved. Notice of the hearing date will be mailed to you at least 45 days prior to the date of your hearing.

If you have any questions or need additional clarification, please do not hesitate to contact our office for assistance.

Sincerely,

Nicole French
Deputy Clerk of the Board II

C:

ASSESSMENT APPEAL APPLICATION

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. **Do not attach hearing evidence to this application.**



COUNTY OF MENDOCINO
ASSESSMENT APPEALS BOARD
501 Low Gap Road • Room 1010
Ukiah, California 95482
TELEPHONE: (707) 463-4221
FAX: (707) 463-7237

2016 NOV 30 PM 4 28

EXECUTIVE OFFICE

APPLICATION NUMBER: Clerk Use Only

1. APPLICANT INFORMATION - PLEASE PRINT

NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BUSINESS, OR TRUST NAME

Schiele, Charles C. + Lori M.

MAILING ADDRESS OF APPLICANT (STREET ADDRESS OR P. O. BOX)

342 Oak Knoll Road

CITY Ukiah,

STATE CA ZIP CODE 95482

DAYTIME TELEPHONE (352) 213-4377

ALTERNATE TELEPHONE (352) 359-4879

FAX TELEPHONE

2. CONTACT INFORMATION - AGENT, ATTORNEY, OR RELATIVE OF APPLICANT if applicable - (REPRESENTATION IS OPTIONAL)

NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRST, MIDDLE INITIAL)

MA

EMAIL ADDRESS

COMPANY NAME

CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST, MIDDLE INITIAL)

MAILING ADDRESS (STREET ADDRESS OR P. O. BOX)

CITY

STATE ZIP CODE

DAYTIME TELEPHONE

ALTERNATE TELEPHONE

FAX TELEPHONE

AUTHORIZATION OF AGENT☐ **AUTHORIZATION ATTACHED**

The following information must be completed (or attached to this application - see instructions) unless the agent is a licensed California attorney as indicated in the Certification section, or a spouse, child, parent, registered domestic partner, or the person affected. If the applicant is a business entity, the agent's authorization must be signed by an officer or authorized employee of the business.

The person named in Section 2 above is hereby authorized to act as my agent in this application, and may inspect assessor's records, enter in stipulation agreements, and otherwise settle issues relating to this application.

SIGNATURE OF APPLICANT, OFFICER OR AUTHORIZED EMPLOYEE

TITLE

DATE

3. PROPERTY IDENTIFICATION☒ YES ☐ NO Is it

ENTER APPLICABLE NUMBER

ASSESSOR'S PARCEL NUMBER

184-022-1

ACCOUNT NUMBER

PROPERTY ADDRESS OR

342 C

PROPERTY TYPE ☒☒ SINGLE-FAMILY / C☐ MULTI-FAMILY/APA☐ COMMERCIAL/INDI☐ BUSINESS PERSO**4. VALUE**

LAND

IMPROVEMENTS/STRUCTURES

FIXTURES

PERSONAL PROPERTY (see instructions)

MINERAL RIGHTS

TREES & VINES

OTHER

TOTAL

PENALTIES (amount or percent)

173,176

323,244

496,480

APPLICANT'S OPINION OF VALUE

C. APPEALS BOARD USE ONLY

129,000

241,000

370,000

place of residence by the owner?

FEE NUMBER

DOING BUSINESS AS (DBA), if appropriate

RURAL

☐ POSSESSORY INTEREST

STRUCTURED HOME

☐ VACANT LAND

RAFT

☐ AIRCRAFT

5. TYPE OF ASSESSMENT BEING APPEALED ☒ *Check only one. See instructions for filing periods*☒ REGULAR ASSESSMENT – VALUE AS OF JANUARY 1 OF THE CURRENT YEAR☐ SUPPLEMENTAL ASSESSMENT

*DATE OF NOTICE: _____ ROLL YEAR: _____

☐ ROLL CHANGE ☐ ESCAPE ASSESSMENT ☐ CALAMITY REASSESSMENT ☐ PENALTY ASSESSMENT

*DATE OF NOTICE: _____ **ROLL YEAR: _____

*Must attach copy of notice or bill, where applicable

**Each roll year requires a separate application

6. REASON FOR FILING APPEAL (FACTS)*See instructions before completing this section.*

If you are uncertain of which item to check, please check "I. OTHER" and provide a brief explanation of your reasons for filing this application. The reasons that I rely upon to support requested changes in value are as follows:

A. DECLINE IN VALUE☒ The assessor's roll value exceeds the market value as of January 1 of the current year.**B. CHANGE IN OWNERSHIP**☐ 1. No change in ownership occurred on the date of _____.☐ 2. Base year value for the change in ownership established on the date of _____ is incorrect.**C. NEW CONSTRUCTION**☐ 1. No new construction occurred on the date of _____.☐ 2. Base year value for the completed new construction established on the date of _____ is incorrect.☐ 3. Value of construction in progress on January 1 is incorrect.**D. CALAMITY REASSESSMENT**☐ Assessor's reduced value is incorrect for property damaged by misfortune or calamity.**E. BUSINESS PERSONAL PROPERTY/FIXTURES.** Assessor's value of personal property and/or fixtures exceeds market value.☐ 1. All personal property/fixtures.☐ 2. Only a portion of the personal property/fixtures. Attach description of those items.**F. PENALTY ASSESSMENT**☐ Penalty assessment is not justified.**G. CLASSIFICATION/ALLOCATION**☐ 1. Classification of property is incorrect.☐ 2. Allocation of value of property is incorrect (e.g., between land and improvements).**H. APPEAL AFTER AN AUDIT.** Must include description of each property, issues being appealed, and your opinion of value.☐ 1. Amount of escape assessment is incorrect.☐ 2. Assessment of other property of the assessee at the location is incorrect.**I. OTHER**☐ Explanation (attach sheet if necessary) _____**7. WRITTEN FINDINGS OF FACTS (\$ _____ per _____)**☐ Are requested. ☒ Are not requested.**8. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND** *See instructions.*☒ Yes ☐ No*On Current taxes due***CERTIFICATION**

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief and that I am (1) the owner of the property or the person affected (i.e., a person having a direct economic interest in the payment of taxes on that property – "The Applicant"), (2) an agent authorized by the applicant under item 2 of this application, or (3) an attorney licensed to practice law in the State of California, State Bar Number _____, who has been retained by the applicant and has been authorized by that person to file this application.

SIGNATURE: (Use Blue Pen - Original signature required on paper filed application)

SIGNED AT (CITY, STATE)

DATE

NAME (Please Print)

FILING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)

☒ OWNER ☐ AGENT ☐ ATTORNEY ☒ SPOUSE ☐ REGISTERED DOMESTIC PARTNER ☐ CHILD ☐ PARENT ☐ PERSON AFFECTED
☐ CORPORATE OFFICER OR DESIGNATED EMPLOYEE



MENDOCINO COUNTY APPLICATION FOR CHANGED ASSESSMENT

MAIL TO:

County of Mendocino – Assessment Appeals

Clerk of the Board

501 Low Gap Rd., Rm. 1090

Ukiah, California 95482

Phone: (707) 463-4221

Effective July 1, 2009, a \$55 non-refundable processing fee is required for each Application for Changed Assessment. Applications submitted without the fee will be returned unprocessed.

For Clerk's Use Only:

Application No. _____

Application Received On: _____

By: _____

PLEASE READ THE INSTRUCTIONS ON THE BACK OF THIS APPLICATION BEFORE FILLING OUT

PLEASE TYPE OR PRINT IN INK—SEE INSTRUCTIONS FOR FURTHER INFORMATION

This form contains all the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information the appeals board considers necessary may result in the continuance of the hearing.

1. APPLICANT'S NAME (last, first, middle initial) <u>SCHIELE CHARLES C. & LORI M.</u>			3. PROPERTY IDENTIFICATION INFORMATION		
STREET ADDRESS/P.O. BOX NUMBER (MUST be applicant's mailing address) <u>342 OAK KNOLL RD</u>			SECURED: ASSESSOR'S PARCEL NUMBER <u>184-022-0000</u>		
CITY <u>UKIAH</u>			UNSECURED: ACCOUNT/TAX BILL NUMBER _____		
STATE <u>CA</u>			PROPERTY ADDRESS OR LOCATION <u>342 OAK KNOLL RD. UKIAH 95482</u>		
ZIP CODE <u>95482</u>			PROPERTY TYPE:		
DAYTIME PHONE <u>(352) 359-4579</u>			<input checked="" type="checkbox"/> Single-Family Residence/Condo/Townhouse		
ALTERNATE PHONE _____			<input type="checkbox"/> Apartments (Number of Units _____)		
FAX NUMBER _____			<input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Vacant Land		
E-MAIL ADDRESS <u>LMSCHIELE@GMAIL.COM</u>			<input type="checkbox"/> Agricultural <input type="checkbox"/> Other _____		
2. AGENT OR ATTORNEY FOR APPLICANT <u>N/A</u>			<input type="checkbox"/> Business Personal Property/Fixtures		
PERSON TO CONTACT (if other than above) (last, first, middle initial) _____			<input checked="" type="checkbox"/> Is this property an owner-occupied single-family dwelling?		
STREET ADDRESS/P.O. BOX NUMBER (MUST be applicant's mailing address) _____			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
CITY _____			4. VALUE		
STATE _____			A. VALUE ON ROLL		
ZIP CODE _____			B. APPLICANT'S OPINION OF VALUE		
DAYTIME PHONE _____			C. APPEALS BOARD USE ONLY		
ALTERNATE PHONE _____			LAND <u>173,156</u> <u>129,000</u>		
FAX NUMBER _____			MINERAL RIGHTS _____		
E-MAIL ADDRESS _____			IMPROVEMENTS/STRUCTURES <u>323,244</u> <u>241,000</u>		
AGENT'S AUTHORIZATION			TREES & VINES _____		
<i>If the applicant is a corporation, the agent's authorization must be signed by an officer or authorized employee of the business entity. If the agent is not an attorney licensed in California or a spouse, child, or parent of the person affected, the following must be completed (or attached to this application—see instructions).</i>			FIXTURES _____		
PRINT NAME OF AGENT AND AGENCY _____			PERSONAL PROPERTY _____		
is hereby authorized to act as my agent in this application and may inspect assessor's records, enter into stipulations, and otherwise settle issues relating to this application.			TOTAL <u>496,400</u> <u>370,000</u>		
SIGNATURE OF APPLICANT/OFFICER/AUTHORIZED EMPLOYEE _____			PENALTIES _____		
TITLE _____			5. TYPE OF ASSESSMENT BEING APPEALED (check one)		
DATE _____			IMPORTANT — SEE INSTRUCTIONS FOR FILING PERIODS		
6. THE FACTS THAT I RELY UPON TO SUPPORT REQUESTED CHANGES IN VALUE ARE AS FOLLOWS; You may check all that apply. If you are uncertain of which item to check, please check "OTHER" and attach two copies of a brief explanation of your reason(s) for filing this application. PLEASE SEE INSTRUCTIONS BEFORE COMPLETING THIS SECTION.			<input checked="" type="checkbox"/> Regular Assessment — Value as of January 1 of the current year		
A. Decline in Value: The assessor's roll value exceeds the market value as of January 1 of the current year.			<input type="checkbox"/> Supplemental Assessment ROLL YEAR _____		
B. Change in Ownership:			<input type="checkbox"/> Attach 2 copies of Notice of Tax Bill ROLL YEAR _____		
<input type="checkbox"/> 1. No change in ownership or other reassessable event occurred on the date of _____			<input type="checkbox"/> Date of Notice or Tax Bill _____		
<input type="checkbox"/> 2. Base year value for the change in ownership established on the date of _____ is incorrect.			<input type="checkbox"/> Roll Change/Escapes Assessment/Calamity Reassessment ROLL YEAR _____		
C. New Construction:			<input type="checkbox"/> Attach 2 copies of Notice or Tax Bill ROLL YEAR _____		
<input type="checkbox"/> 1. No new construction or other reassessable event occurred on the date of _____			<input type="checkbox"/> Date of Notice or Tax Bill _____		
<input type="checkbox"/> 2. Base year value for the new construction established on the date of _____ is incorrect.			<input type="checkbox"/> Other: Explain below or attach explanation.		
<input type="checkbox"/> D. Calamity Reassessment: Assessor's reduced value is incorrect for property damaged by misfortune or calamity.					
7. WRITTEN FINDINGS OF FACTS (\$ _____ per _____)			<input type="checkbox"/> Are requested <input checked="" type="checkbox"/> Are not requested		
8. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Do you want to designate this application as a claim for refund? Please refer to instructions first.			ON CURRENT TAXES DUE.		
CERTIFICATION					
<i>I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief and I am (1) the owner of the property or the person affected (i.e., a person having a direct economic interest in the payment of the taxes on that property—The Applicant), (2) an agent authorized by the applicant under item 2 of this application, or (3) an attorney licensed to practice law in the State of California, State Bar No. _____ who has been retained by the applicant and has been authorized by that person to file this application.</i>					
SIGNATURE <u>Charles C. & Lori M. Schiele</u>			SIGNED AT CITY <u>UKIAH</u>		
NAME AND TITLE (please type or print) <u>CHARLES C. & LORI M. SCHIELE</u>			STATE <u>CA</u>		
<input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Attorney <input checked="" type="checkbox"/> Spouse <input type="checkbox"/> Registered Domestic Partner <input type="checkbox"/> Child <input type="checkbox"/> Parent <input type="checkbox"/> Person Affected			DATE <u>11/29/14</u>		

November 29, 2016

Clerk of the Board
County of Mendocino – Assessment Appeals
501 Low Gap Rd., Rm. 1090
Ukiah, California 95482

Re: Assessment appeal for 342 Oak Knoll Road, Ukiah (APN 184-022-0600)

To the Board:

Please accept this application for appeal in regards to the above property. We believe the Assessor's value is well above the true market value and are requesting a reassessment based on a change of ownership.

We purchased that property on January 29, 2016 from the previous owners and have established it as our principle residence. We have enclosed copies of the closing statement from that purchase as well as selected pages from the appraisal that supported the purchase price and subsequent mortgage.

The purchase price was \$370,000 (negotiated down from the original offer of \$385,000 due to the age and condition of the improvements). The appraiser's final opinion of value was \$388,000 (with the understanding that the offered price was \$385,000). The comparable sales used in the appraisal were from \$339,000 to \$380,000.

Please contact us if you need any further information or want to visit the property.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles and Lori Schiele", written in a cursive style.

Charles and Lori Schiele

Encl.



SHARI L. SCHAPMIRE
TREASURER-TAX COLLECTOR
501 Low Gap Road, Room #1060
Ukiah, CA 95482

www.co.mendocino.ca.us/tax

MENDOCINO COUNTY SECURED TAX STATEMENT
FOR FISCAL YEAR JULY 1, 2016 TO JUNE 30, 2017

2016 - 2017

PROPERTY INFORMATION		SEE REVERSE FOR IMPORTANT INFORMATION
ASSESSMENT NUMBER: 59152	TAX RATE AREA: 154-093	This is an Informational Statement Only - Your Tax Bill Has Been Requested by the Agency Listed Below.
PARCEL NUMBER: 184-022-0600	ACRES:	
LOCATION: 342 OAK KNOLL RD UK		
LIEN DATE OWNER: KAYDA ROBERT & JANET		

SCHIELE CHARLES & LORI
342 OAK KNOLL RD
UKIAH CA 95482-6831

003623



See reverse for electronic
payment information

TELEPHONE NUMBERS	COUNTY VALUES AND EXEMPTIONS	
Tax Collection (707) 234-6875	VALUE DESCRIPTION	VALUE
Address Change (707) 234-6800	LAND	173,156
Exemptions (707) 234-6801	IMPROVEMENTS	323,224
Assessed Values (707) 234-6800	PERSONAL PROPERTY	
Tax Rates (707) 234-6872	HOMEOWNER'S EXEMPTION	- 7,000
Personal Property (707) 234-6815	OTHER EXEMPTION	
	NET ASSESSED VALUE	489,380

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS			
TELEPHONE NUMBERS	DESCRIPTION	TAX RATE PERCENT	AGENCY TAXES/CHARGES
(707)234-6860	COUNTY WIDE BASE TAX	1.000	4,893.80
(707)472-5013	UKIAH UNIFIED BOND	.125	611.72
(707)468-3068	MENDOCINO COLLEGE BND	.022	107.66
(800)273-5167	UKIAH VALLEY FIRE-J	DIRECT CHARGE	100.00
(800)273-5167	UKIAH VLY FIRE MEAS B	DIRECT CHARGE	20.00

DUE AND PAYABLE ON 11/1/2016		DUE AND PAYABLE ON 2/1/2017		TOTAL TAXES \$ 5,733.18
1ST INSTALLMENT	\$ 2,866.59	2ND INSTALLMENT	\$ 2,866.59	
DELINQUENT AFTER 12/10/2016		DELINQUENT AFTER 4/10/2017		

IMPORTANT NOTICE

YOUR TAX BILL WAS REQUESTED BY AND MAILED TO THE FOLLOWING AGENCY WHICH INDICATES THAT YOUR TAXES MAY BE PAID THROUGH A MORTGAGE IMPOUND ACCOUNT OR PREPAID THROUGH SOME OTHER METHOD. PLEASE CONTACT THE AGENCY BELOW WITH ANY QUESTIONS REGARDING THE PAYMENT OF YOUR PROPERTY TAXES:

CORELOGIC

TELEPHONE NUMBER: (800)966-4829 EXT2370
ACCOUNT INFORMATION: 11680 0571495924

THIS ASSESSEE COPY OF THE PROPERTY TAX BILL IS BEING SENT TO YOU SO THAT YOU

File No.: 4905-5060546

First American Title Company

Printed: 02/01/2016, 4:29 PM

Officer/Escrow Officer: Donald Mackay/MG

30 North Street • Healdsburg, CA 95448

Settlement Location:

Phone: (707)433-7288 Fax: (707)431-2915

30 North Street, Healdsburg, CA 95448

Final Settlement Statement



Property Address: 342 Oak Knoll Road, Ukiah, CA 95482

Buyer: Charles Schiele, Lori Schiele

Seller: Robert Kayda, Janet Kayda

Lender: New Penn Financial, LLC

Settlement Date: 01/29/2016

Disbursement Date: 01/29/2016

Description	Buyer	
	Debit	Credit
Financial		
Total Cons	370,000.00	
Deposit: Receipt No. 581109286 on 12/10/2015 by Charles Schiele / Lori Schiele		1,000.00
Deposit: Receipt No. 581109497 on 01/25/2016 by Charles Schiele / Lori Schiele		122,627.86
Loan Amount - New Penn Financial, LLC		255,000.00
Prorations/Adjustments		
County Taxes 01/01/16 to 01/29/16 @\$2843.12/semi		436.20
Loan Charges		
Loan Charges to New Penn Financial, LLC		
Prepaid Interest 01/29/16 to 02/01/16 @\$27.875300/day	83.63	
Underwriting Fee	550.00	
Administration	445.00	
Non-Specific Lender Credits		433.50
Good Faith Variance Cure		150.00
Mortgage Broker: Task Mortgage		
Broker LPC - Task Mortgage POC \$4462.50		
Appraisal Fee - Task Mortgage	800.00	
Credit Report - Task Mortgage	43.20	
Impounds		
Aggregate Adjustment		106.04
Homeowner's Insurance 3 mo(s) @\$106.01/mo	318.03	
County Property Taxes 2 mo(s) @\$385.42/mo	770.84	
Title Charges & Escrow / Settlement Charges		
Title - Escrow Fee	1,020.00	

This is a summary of the closing transaction prepared by First American Title Company. This document is not intended to replace the Closing Disclosure form.

Description	Buyer	
	Debit	Credit
Escrow Fee to First American Title Company		
Title - ALTA Loan Policy Extended - 1	466.00	
ALTA Loan Policy Extended - 1 to First American Title Company		
Title - Owner's Title Insurance (optional)	1,262.00	
Eagle Owners Policy to First American Title Company		
Government Recording and Transfer Charges		
Record Deed to Mendocino County Recorder	19.00	
Record Mortgage - 1 to Mendocino County Recorder	46.00	
Miscellaneous		
Homeowner's Insurance Premium to USAA	978.78	
Pay Second Installment Taxes to Sonoma County Tax Collector	2,843.12	
Subtotals		
Due To Buyer	108.00	
Totals	379,753.60	379,753.60

This is a summary of the closing transaction prepared by First American Title Company. This document is not intended to replace the Closing Disclosure form.

APPRAISAL REPORT
OF



342 Oak Knoll Rd
Ukiah, CA 95482

PREPARED FOR

eStreet AMC (CA# 3000660)
New Penn Financial LLC
4000 Chemical Rd. Suite 200
Plymouth Meeting, PA 19462

AS OF

01/11/2016

PREPARED BY

BOSS General Appraisal
120 N. Forbes Street
Lakeport, CA 95453

SUMMARY OF SALIENT FEATURES

File No. R160111-342
Case No. 4515120050

SUBJECT INFORMATION	
Subject Address	342 Oak Knoll Rd
Legal Description	See attached legal description addendum for greater detail
City	Ukiah
County	Mendocino County
State	CA
Zip Code	95482
Census Tract	06.045.0113.00
Map Reference	APN: 184-022-06-00
SALES PRICE	
Sale Price	\$ 385,000
Date of Sale	12/07/2015
CLIENT	
Borrower	SCHIELE, Charles
Lender/Client	New Penn Financial LLC
DESCRIPTION OF IMPROVEMENT	
Size (Square Feet)	1,500
Price per Square Foot	\$ 256.67
Location	N;Res;
Age	62
Condition	C3
Total Rooms	5
Bedrooms	3
Baths	2.0
APPRAISER	
Appraiser	Douglas G. Kues
Date of Appraised Value	01/11/2016
VALUE	
Final Opinion of Value \$	388,000

Uniform Residential Appraisal Report

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 359,900 to \$ 639,000	
There are 8 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 261,000 to \$ 420,000	
FEATURE	SUBJECT
Address	342 Oak Knoll Rd Ukiah, CA 95482
Proximity to Subject	0.03 miles SW
Sale Price	\$ 385,000
Sale Price/Gross Liv. Area	\$ 256.67 sq. ft.
Data Source(s)	BareisMLS#21517733;DOM 78
Verification Source(s)	Doc#: 13467 COE: 10/02/2015
VALUEADJUSTMENTS	DESCRIPTION
Sale or Financing	ArmLth
Concessions	Conv:0
Date of Sale/Time	s10/15;Unk
Location	N;Res;
Leasehold/Fee Simple	Fee Simple
Site	28461 sf
View	N;Mtn;
Design (Style)	DT1;Custom
Quality of Construction	Q4
Actual Age	62
Condition	C3
Above Grade	Total Bdrms Baths
Room Count	5 3 2.0
Gross Living Area	1,500 sq. ft.
Basement & Finished Rooms Below Grade	624sf624sfwo 1r0br0.1ba1o
Functional Utility	Average
Heating/Cooling	FWA/C/Air
Energy Efficient Items	None Noted
Garage/Carport	2gb15dw
Porch/Patio/Deck	Patio/Deck
Fireplaces	1 Fireplace
Pool	Fenced-Vinyl liner pool
Xtra Features	None Noted
Net Adjustment (Total)	\$ 36,200
Adjusted Sale Price of Comparables	\$ 375,000
I <input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain	
My research <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data source(s) Mendocino County MLS / Assessor Data / Fidelity Online databases	
My research <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data source(s) Mendocino County MLS / Assessor Data / Fidelity Online databases	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	
Price of Prior Sale/Transfer	
Data Source(s)	Assessor Database
Effective Date of Data Source(s)	01/11/2016
Analysis of prior sale or transfer history of the subject property and comparable sales Secured tax rolls and local multiple listing service reported records are reviewed in connection with this appraisal during the normal course of business. Such review indicates that the subject property IS currently listed for sale; that the property HAS been listed for sale during the 12 month period prior to the effective date herein; and HAS NOT transferred ownership by bona-fide sale during the previous 36 month period.	
Summary of Sales Comparison Approach After a thorough search of all reported sales in the area that could be considered reasonably comparable, the four (4) closed sales and two (2) current listings are considered the best available that provide a meaningful indication of subject property market value with the least amount of adjustment required to reconcile differences between subject & best available properties for analysis. Such indicated values from these properties are weighted based on the degree of adjustment required whereby the greater the adjustment required the lesser the comparability and the lesser the required adjustment the greater the comparability. Adjustment percentages are allowed to print in this report to allow the reader to easily determine which indicated values have been weighted most in this analysis and thus provide the heaviest weight in forming a final opinion of value.	
Indicated Value by Sales Comparison Approach \$ 388,000	
Indicated Value by: Sales Comparison Approach \$ 388,000 Cost Approach (if developed) \$ 375,000 Income Approach (if developed) \$	
Market conditions continue to stabilize from declining value trends in effect from early 2006 through late 2012, as evidenced by increased real estate activity & continuing signs of price increases in most local market areas. Income approach is not applicable to the assignment & is excluded. Replacement Cost analysis is included in the methodology, & is typically supportive of sales comparison analysis, but is not considered in the final opinion of value based on support for greater value from market comparison.	
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 388,000 as of 01/11/2016 which is the date of inspection and the effective date of this appraisal.	

SALES COMPARISON ANALYSIS

RECONCILIATION