

**ROBERT FINNEL**

2019-2020 Roll Value: Land = 329

**SUBJECT:**

<b>APN</b>	<b>T-Date</b>	<b>Situs</b>	<b>PRICE ADJ</b>	<b>Price(\$)</b>	<b>RE</b>
013-300-60-05	6/24/2010	38920 Hwy 1	\$ 510,000	441000	NO

<b>APN</b>	<b>T-Date</b>	<b>Situs</b>	<b>PRICE ADJ</b>	<b>Price(\$)</b>	<b>RE</b>
018-440-40	6/6/2018	19400 Harbor Ave.	\$ 631,250	625000	RE
123-050-24	8/8/2018	3721 Albion Little River Rd.	\$ 656,500	615000	RE

**FYI:**

144-031-16	1/12/2018	46770 Ocean View Dr.		535000	RE
019-600-40	12/10/2018	141 Ebbing Way		445000	RE
008-350-09	8/9/2018	976 Stewart St.		465000	RE

Comparable Sales #1 and #2 are the closest to the Subject Property. I included three more comparable sales:

#1 Is inferior in size and quality, the location and views are comparable (Bluff). It has a significantly larger garage.  
#2 Is inferior in quality and location. Has some ocean views through trees and shrubs, is within walking distance of the subject property. (See Adjustments above)

The subject property is a good quality custom craftsman style residence in good condition. It sits on the ocean. There is little market data for these types of properties.

It is the opinion of the Assessor, based on the marked data available there is no justification for a reduction in

**.L TRUSTEE****BOE #19-010**

3,774 Improvement = 260,348 Personal Property = <1463> **Total = \$590,122**

Land(\$)	Impr(\$)	L:SIZE	Price SF\$ ADJ	RES	Price SF\$	Cls	YR BLT
285000	225000	0.15		1372		D7	2001

Land(\$)	Impr(\$)	L:SIZE	Price SF\$ ADJ	RES	Price SF\$	Cls	YR BLT
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325000	300000	0.91	\$ 552.27	1143	\$ 546.81	D6.5	1995
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315000	300000	0.34	\$ 433.33	1515	\$ 405.94	D6	1902
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130000	405000	0.13		1482	\$ 360.99	D7.5	2010
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135000	310000	0.16		1300	\$ 342.31	D6.5	1984
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145000	320000	0.12		1212	\$ 383.66	D6.5	2000
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s that are inland just for your information.

age than the subject property. (See Adjustments above)  
ce to ocean. It has as significantly larger garage than

ns edge bordering Westport Headlands with spectacular unobstructed ocean views.

the assessed value at this time.

Bd/Ba	GAR	GAR ADJ	Cond	Use	Other Improvements/ Notes
2/2	336		G	SFR	W-udeck, septic, 2000sf conc-f/w <b>Borders Westport Headlands</b> <b>Unobstructed Panoramic Ocean</b>

Bd/Ba	GAR	GAR ADJ	Cond	Use	Other Improvements/ Notes
2/2	1120	<25000>	A	SFR	Good ocean views. Next to Ocean Bluffs Park. Whitewater views, remodeled in
2/2	960	<20000>	G	SFR	'09

3/2	288		G		W-CP 30; W-UP 198, ( <b>Distant Fil</b>
2/2	484		A	SFR	Aprox. 1.5 Miles from Ocean.( <b>No</b>
3/3	400		A	SFR	Walking dist to ocean ( <b>No Ocen V</b>

1 Views (Bluff)

**QUALITY CLASS ADJ**

Add 5%

Add 10%

Filtered ocean view from second floor)  
Ocean View)  
View)