KATRINA BARTOLOMIE

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OFFICE OF THE MENDOCINO COUNTY ASSESSOR
501 LOW GAP ROAD, RM 1020
UKIAH, CALIFORNIA 95482

THIS IS NOT A TAX BILL **SEE OTHER SIDE**

PALESTRINI PAUL

35820 HWY 1
CUALALA, CA 95445

DATE NOTICE MAILED: 04-11-19

ASSESSOR'S PARCEL #: 144-070-19-00 02

SITUS ADDRESS: 35820 SO HWY 1

TAX RATE AREA: 052-002

NOTICE OF SUPPLEMENTAL ASSESSMENT

The above-identified property is subject to supplemental assessment(s) in the amount(s) indicated below. The reason for this supplemental assessment is one or both of the following events:

EVENT:	DATE OF EVENT	PORTION OF YEAR APPLIED TO NEW SUPPLEMENTAL ASSESSMENT		
A. Change in Ownership	02-21-2018	FACTOR(S)	.3300	1.0000
B. Completion of Construction				

If the above noted event(s) occurred between January 1 and May 31, inclusive, there will be two supplemental assessments - one in effect for the remainder of the fiscal year (event date to June 30) and one in effect for the next fiscal year (July 1 through June 30). If the event(s) occurred between June 1 and the last day in December, inclusive, there will be only one supplemental assessment in effect for the remainder of the fiscal year (event date to June 30).

The supplemental assessment (Line 4) is the difference between the new assessed value (Line 1) and the sum of the prior assessed value plus all prior supplemental assessments during the same fiscal year (Line 2 plus Line 3).

	First Supplemental Assessment Fiscal Yr 18 / ____	Second Supplemental Assessment Fiscal Yr 18 / 19
1. New Assessed Value	~~1,119,125~~ 810,125	~~1,129,945~~ 1,009,945
2. Prior Assessed Value		
3. Prior Supplemental Assessment		
4. New Supplemental Assessment	309,000	120,000
5. Less Exempt Amount	7,000	7,000

REASONS FOR FILING THE APPEAL EXPLANATION PAGE

Re: Paul Palestrini
35820 S. Hwy 1, Gualala, CA 95445
Parcel #: 144-070-1900
Contact Info: 772-473-4752 or soundview1313@gmail.com

Please see below reasons as to why we are requesting a review and significant reduction in our assessed property value. We can supply more in-depth details, pictures, copies of lawsuits etc., if needed.

BUILDING CONSTRUCTION DEFECTS:

We are currently in a lawsuit with our original contractor in regards to all the building defects he left us with. We are currently suing for approx. a half of a million dollars. Our home was built under a class K building permit, which does not require inspections throughout the building process, just a final inspection at the end. This in and of itself devalues the property significantly. The builder took advantage of this and many things were not done correctly and have resulted in many long-term issues with our home. Here is a list of some of the significant issues:

1) The roof, which is poured concrete was not cured properly which resulted in a complete failure of the roof. Since we did not have money, we have temporarily patched the numerous leaks throughout the house. The entire building needs a new commercial flat roof. A few of the estimates we received ranged from $60,000-$80,000.
2) All the exterior walls are also concrete. The builder was supposed to put in installation panels in the walls prior to the concrete being poured. However, he did not do this. There is no way to remedy this. In addition to the major defect the heating bills are astronomical, and it is almost impossible to control the moisture and mildew this causes.
3) The entire home sight was to receive engineered compaction, this was not done properly. Therefore, the entire house is unreasonably settling causing cracks to the slab and walls. Which is causing our sliding doors to not close properly. There is no fix that we know of for this.
4) The steps to our downstairs guestroom were not built to code and there is no way to make them to code due to the slope and concrete walls blocking the fix. We had to block off the stairs and the only way to access the downstairs room is to access it from a door outside.
5) Many of the windows and glass doors were scratched by the builder and need to be replaced.
6) All the counters, which are also poured concrete, settled and now are cracked and need to be replaced.
7) All exterior concrete walls have cracks from not being cured properly which is causing us to have leaks in many of the exterior walls. Because all of the exterior walls were not cured properly, we had to all of the walls (except one) stuccoed and painted. Which will have to be maintained forever now, contrary to the essentially maintenance free design we planned.

VIOLENT CRIME DISCLOSURE:

The only access to our property is via a shared access easement that runs directly through our neighbor's property. On March 26, 2018 our neighbor (Harry Miller) tried to kill us while we were filling potholes on the shared easement. Harry Miller shot my husband and tried to shoot me. Harry Miller shot my husband in point blank range and the bullet went into his right upper abdomen and through his body leaving an exit wound on his lower left back. My husband was airlifted to Santa Rosa Memorial

Hospital. He coded twice and had multiple live saving surgeries. His trauma surgeon said he was one of the hospitals top 5 saves of the year. Harry Miller is charged with two counts of attempted murder along with multiple gun charges. Susan Miller was charged with accessory to attempted murder after the fact and had been found guilty. Her sentencing is June 5, 2019. Harry Miller's trial is currently set for June 17, 2019. They still own the property next to us.

SUB-DIVISION AND SITE PLAN DEFECTS:

1) There is currently a civil lawsuit against us regarding the easement. This litigation has been going on for approx. two years with no settlement in sight. The easement was to include a 40-foot-deep T turnaround which is supposed to be used for our vehicles to be able to turn around. Additionally, the turnaround is to be used for emergency vehicles and deliveries. The turnout was never constructed therefore any vehicles coming to our property need to back out to Hwy 1, which is approx. two tenths of a mile from our home.
2) In order to get a building permit we had to agree with the California Coastal Commission to allow a public access trail along the entire length of our property. As it currently stands this trail would be within a couple of feet of the back of our home including the glass doors of our master bedroom.
3) The entire roadway from Hwy 1 to our property line has significant drainage issues.
4) All the trees from the north side of our house to Hwy 1 have died and require removal and mitigation of same. They are protected trees being Bishop Pines.
5) The California Costal Commission has sent us correspondence indicating this subdivision of three lots to be an illegal subdivision.

SUMMARY:

We have spoken to real estate agents locally and they said all the above items would have to be disclosed to any potential buyer. All these items combined would scare any potential purchaser away leave alone the significant devaluation.

According to the real estate agents the market has taken a downturn and homes similar to ours are selling in the low to mid $800k range without any defects.

Based on the foregoing we estimate our property value to be $350,000 and the house at $400,000, totaling $750,000.

We'd be happy to supply copies of all lawsuits, photographs, correspondence etc...