

DEC 31 '20 AM 8:13
REC'D BOARD OF SUPERVI

Robert D. Finnell
201 Crestview Drive
Orinda, CA 94563
415.317.8877

Sent via email and USPS

December 22, 2020

Ms. Lindsey Dougherty –
Clerk to the Board - AAB
501 Low Gap Rd. Room 1010
Ukiah, CA 95482

Re: Parcel Number: 013-300-6005
Location: 38970 North Highway 1 Westport, CA 95488 (“Subject Property”)
Protest / Application No: Appeal No. 19-010

Dear Ms. Dougherty:

Many thanks for the AAB Notice of Hearing for Appeal No. 19-010 recently received (postmarked December 7, 2020) for the Assessment Appeals Board Hearing scheduled for January 25, 2021 via remote Zoom online meeting platform.

I plan on attending the AAB Hearing on January 25, 2021 and will await the promised zoom meeting login details closer to the Meeting as reference in the Notice.

In addition to including the Notice of Hearing, you also graciously included three other documents:

1. AAB Application Withdrawal
2. AAB Application Postponement; and
3. AAB Appeal Application Filing Instructions.

The AAB Filing Instructions, paragraph 10 is entitled ‘Exchange of Information Request by Applicant.

Please consider this my request, as Applicant, for the information that the Assessor intends to rely and present at the January 25, 2021 Hearing.

In connection with the November 20, 2019 filing of the subject AAB Appeal, I included a copy of the November 14, 2019 filing of an Informal Request for Decline in Market Value Prop 8 Reassessment which include Comparable Sales Data for seven (7) properties that would be submitted as evidence of our opinion of value. If your office does not have this document, I would suspect the Assessor’s office has a copy of that filed Request, along with the comparable sales data. I can resend a copy if your office or the Assessor’s Office cannot now locate those documents. Additionally, here attached is the supporting documentation referenced in my September 24, 2020 letter to the Assessor, which was re-issued to your office on November 24, 2020. These comparables are also presented as additional Information that I intend to rely upon at the January 25, 2021 Hearing.

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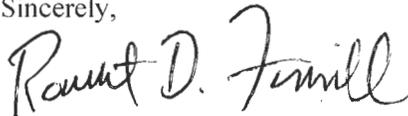
Ms. Lindsey Dougherty – AAB Clerk
December 22, 2020
Page Two of Two

To the point, I am now requesting that the County Assessor's office or AAB now timely send along to me as Applicant, the relevant Paragraph 10 Comparable Sales data that the **Assessor intends to rely** upon in connection with their presentation of evidence at the January 25, 2021 AAB Hearing. I would appreciate the professional courtesy of having that Comparable Sales Data in a timely manner, but no later than January 4, 2021 please.

Finally, Paragraph 3 of the AAB Appeal Application Instructions states that applicants are encouraged to discuss the basis of the assessment with the Assessor's office staff prior to filing an Appeal and that "after filing your application, you may continue to attempt to reach an agreement with the Assessor anytime up to the date set for the AAB Hearing. I have contacted the Assessor's office yesterday, December 21, 2020 and had a reasonably productive conversation with Ms. Jeannette Krautmann. Of course, if a settlement is reached and confirmed in writing, only then would I file an application of withdrawal regarding Appeal No. 19-010.

Kindly confirm receipt of this letter either by separate letter or by having the Assessor promptly send along their documentation as part of this request for Exchange of Information.

Sincerely,

A handwritten signature in black ink that reads "Robert D. Finnell". The signature is written in a cursive, flowing style.

Robert D. Finnell

*Robert D. Finnell
201 Crestview Drive
Orinda, CA 94563
415.317.8877*

September 24 ,2020

Ms. Katrina Bartolomie
Mendocino County Assessor – County Clerk – Recorder
501 Low Gap Rd. Room 1020
Ukiah, CA 95482

**Re: Parcel Number: 013-300-6005
Location: 38970 North Highway 1 Westport, CA 95488 (“Subject Property”)
Informal Request for Review**

Dear Ms. Bartolomie:

Trust all is well in Ukiah in spite of the August Complex Fire smoke conditions.

The Mendocino County Assessor’s office webpage encourages that County property taxpayers endeavor to contact your office for an informal request for review, rather than simply filing an appeal with the Assessment Appeals Board.

Accordingly, to assist in that endeavor, please find enclosed a copy of our informal request for decline in market value pursuant to Prop 8 Reassessment. You see that we have utilized your online form and completed the form along with five (5) comparable property listings for the subject period.

We would appreciate your review and response no later than October 30, 2020.

I am available for a teleconference, at the telephone number above) to discuss the Prop 8 request at your office’s convenience.

Sincerely,


Robert D. Finnell

Enclosure 2020-2021 Informal Request for Decline in Market Value Prop 8 Reassessment

Kathina Bartolome
 Mendocino County
 Assessor, Clerk/Recorder

**2020-21 INFORMAL REQUEST FOR
 DECLINE IN MARKET VALUE
 PROP 8 REASSESSMENT**

501 Low Gap Rd., Rm. 1020
 Ukiah, CA 95482
 Phone: 707-234-6800
 Fax: 707-463-6597

California State Revenue and Taxation Code, Section 31 authorizes the Assessor to temporarily lower the assessed value of any real property when it is greater than the market value as of the January 1, lien date. If you have evidence that the market value of your property as of January 1, 2020 is less than the assessed value, please provide the information below and return this request to the Assessor's Office. If you have any questions please contact our office at 707-234-6800.

Prop 8 allows you to request a review of the assessment of your property due to a decline-in-value. Please provide evidence to support your opinion of value as of January 1, 2020. A simple statement that property values have declined is not sufficient to justify a reduction. The best evidence or support includes information on sales of comparable properties. You should select three comparable properties that sold as close to January 1, 2020 as possible, but no later than March 31, 2020. (Comparable sales between July 2019 and March 2020 are best)

CONTACT INFORMATION

PROPERTY INFORMATION

Name Robert Farnell	Assessor's Parcel Number 013-300-8005
Mailing Address 201 Crestview Drive Orinda, CA 94563	Property Address 38970 North Highway 1 Westport, CA 95488
City/State/Zip Orinda, CA 94563	City/State/Zip Orinda, CA 94563 WESTPORT CA 94563
Daytime Telephone (925) 78877	Assessed Value (from tax bill) \$591585
E-Mail Address Robert.Farnell@gmail.com	Date of Purchase June 24, 2019
Your Opinion of Value as of January 1, 2020 \$442,512	Purchase Price \$441,000

COMPARABLE PROPERTY INFORMATION

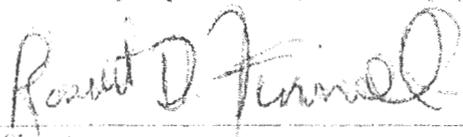
Sale	Address or Assessor's Parcel Number	Sale Date (No later than 3/31/2020)	Sale Price \$	Description	
				Single Family Include bldg. size, yr. built, # of bedrooms, baths, proximity	Commercial/Industrial Include bldg. & land size, use, zoning, yr. built, proximity & income
	1225 South Whipple St Fort Bragg	11/13/2019	\$390,000	1400-1499 sq ft	3/2 Ocean View
	2131 Holmes Lane Fort Bragg	11/12/2019	\$400,550	1000-1099 sq ft	3/2 Ocean View
	24950 Abstonia Street, Westport	7/2/2019	\$460,000	1600-1699 sq ft	2/2+ Ocean View

Attached Continuation - Attach A + 5 Comps.

IMPORTANT - SIGNATURE

Your property taxes are still due by the delinquent date printed on the bill from the Tax Collector. The filing of an assessment review or an assessment appeal does not alter or delay the date taxes are due. The Tax Collector will add interest and penalties to the amount you owe if your payment is late.

I have read and understood the statement above. I agree to allow the Assessor's staff to inspect the property, including the interior of any improvements, if necessary. (An Appraiser will call to schedule an appointment, if needed).


 9/24/2020
 Signature _____ Owner _____ Title (Owner, Agent, etc) _____ Date September 24, 2020

Preserve your appeal rights. If you disagree with the Assessor's findings resulting from this application, you have formal appeal rights pertaining to your original assessment if an Application for Changed Assessment is filed timely. To obtain an application you need to contact the Clerk of the Assessments Appeals Board at 707-463-4221. *MR. J. C. - 41005, Dougherty*

Please Note. The Assessment Appeal Filing period is from July 2 through November 30, 2020.

Protect your appeal rights. Appeals must be postmarked by the deadline regardless of the status of this separate "Request For Decline In Market Value."

REQUEST MUST BE POSTMARKED NO LATER THAN DEC. 10th

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CONTINUATION SHEET

COMPARABLE PROPERTY INFORMATION

ATTACHMENT "A"

TO

2020-2021 INFORMAL REQUEST FOR DECLINE IN MARKET VALUE

PROP 8 REASSESSMENT

Robert Finnell

Re: 38970 North Hwy 1, Westport, CA, 95488

Submitted September 24, 2020

COMPARABLE PROPERTY INFORMATION

	Address	Sale Date	Sale Price	Single Family
4.	17600 Ocean Drive FB	10/17/2019	\$470,000	1100-1199 sqft 2/2 Ocean View .98 ac
5.	38941 Hillcrest Ter WP	1/10/2020	\$492,000	1400-1499 sqft 3/1 Ocean View .25 ac.

End of Report

RFJ 9/24/2020

Average Sale Price for 5 comps = \$442,510
Average Sale price for first 3 comps = \$416,850