

**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.**

**1. APPLICANT INFORMATION - PLEASE PRINT**

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

Nau, Vance James + Valerie Elaine

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

C

TELEPHONE

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)

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

Vance James + Valerie Elaine

Trustee

7/2/2024

**3. PROPERTY IDENTIFICATION INFORMATION**

☐ Yes ☒ No Is this property a single-family dwelling that is occupied as the principal place of residence by the owner?

**ENTER APPLICABLE NUMBER FROM YOUR NOTICE/TAX BILL**

ASSESSOR'S PARCEL NUMBER

ASSESSMENT NUMBER

FEE NUMBER

ACCOUNT NUMBER

TAX BILL NUMBER

PROPERTY ADDRESS OR LOCATION

DOING BUSINESS AS (DBA), if appropriate

6640 Buena Vista Avenue, Kelseyville, CA 95451

**PROPERTY TYPE** ☒☒ SINGLE-FAMILY / CONDOMINIUM / TOWNHOUSE / DUPLEX☐ AGRICULTURAL☐ POSSESSORY INTEREST☐ MULTI-FAMILY/APARTMENTS: NO. OF UNITS \_\_\_\_\_☐ MANUFACTURED HOME☐ VACANT LAND☐ COMMERCIAL/INDUSTRIAL☐ WATER CRAFT☐ AIRCRAFT☐ BUSINESS PERSONAL PROPERTY/FIXTURES☐ OTHER: \_\_\_\_\_**4. VALUE**

A. VALUE ON ROLL

B. APPLICANT'S OPINION OF VALUE

C. APPEALS BOARD USE ONLY

LAND

\$500,000

\$400,000

IMPROVEMENTS/STRUCTURES

\$500,000

\$400,000

FIXTURES

PERSONAL PROPERTY (see instructions)

MINERAL RIGHTS

TREES &amp; VINES

OTHER

TOTAL

PENALTIES (amount or percent)

**THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION**

Non-refundable processing fee to be paid at time of filing.

\$35.00 for residential property up to three (3) units

\$100.00 for all other property types

**RECEIVED**

JUL 2 2024

COUNTY OF LAKE  
BOARD OF SUPERVISORS /  
ADMINISTRATIVE OFFICE

APPLICATION NUMBER: Clerk Use Only

10-2024

EMAIL ADDRESS

**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**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)

Vance J. Nau + Valerie E. Nau

Kelseyville, CA 95451

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

[https://www.realtor.com/realestateandhomes-detail/6680-Buena-Vista-Ave\\_Kelseyville\\_CA\\_95451\\_M13717-99991](https://www.realtor.com/realestateandhomes-detail/6680-Buena-Vista-Ave_Kelseyville_CA_95451_M13717-99991)

indhomes-detail/6680-Buena-Vista-Ave\_Kelseyville\_CA\_95451\_M13717-99991

6680 Buena Vista Ave, Kelseyville, CA 95451 • Est. \$1,141,400  
3 bed • 4 bath • 4,202 sqft • 0.88 acre lot

Ask an agent

Save

Share

Property Details Price & Tax History Home Inspiration Schools Neighborhood Nearby Home Values Environmental Risk

Popular searches in Kelseyville include: [Price reduced](#) , [Virtual tours](#) , [Retirement communities](#) , [New listings](#) , [Single story](#) , [Central air](#) , [Basement](#) , [Swimming pool](#) , [Waterfront](#) , [Ocean view](#) , [Lake view](#) , [Garage 1 or more](#) , [Garage 2 or more](#) , [Garage 3 or more](#) , [Rv or boat parking](#) , [Big lot](#) , [Big yard](#) , [Boat dock](#) , [Efficient](#) , [Fenced yard](#) , [Single family homes Kelseyville](#) , [Multi-family homes Kelseyville](#) , [Mfd/mobile homes Kelseyville](#) , [Lands Kelseyville](#) , [New constructions Kelseyville](#) , [Newest listings Kelseyville](#) , [Recently sold homes Kelseyville](#)

## Nearby Home Values

Address	RealEstimate <sup>TM</sup> data	Bed	Bath	Sq Ft	Lot (Sq Ft)
This Home : 6680 Buena Vista Ave	Last sold for \$1,125,000	3	4	4202	24394
<a href="#">6620 Buena Vista Ave Kelseyville CA 95451</a>	\$443,300	-	-	1725	21257
<a href="#">6710 Buena Vista Ave Kelseyville CA 95451</a>	\$748,800	4	5	3953	74533
<a href="#">6640 Buena Vista Ave Kelseyville CA 95451</a>	\$860,300	4	3	2664	17379
<a href="#">3014 Willow Rd Kelseyville CA 95451</a>	\$524,300	2	2.5	2672	14008
<a href="#">6692 Buena Vista Ave Kelseyville CA 95451</a>	\$418,600	3	2	1800	28314

[See More](#) ▾

## Environmental risk

July 2, 2024

Assessment # 044-081-190-000

County of Lake  
Clerk of the Board  
255 N. Forbes Street  
Lakeport, CA 95453

Dear Clerk of the Board:

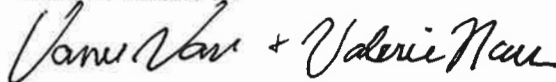
We are filing an Assessment Appeal Application for our property in Kelseyville, CA: 6640 Buena Vista Avenue, Assessment # 044-081-190-000. Based on the recent sales of the property next to our home, we believe that the price per square foot for our home should be ~\$300 per square foot. Included in our filing is the Assessment Appeal Application, a check for \$35.00 for the application processing fee and a copy of our Lake County 2023-2024 Property Tax Bill.

For reference, the table below is a summary of comparable Kelseyville Lake Front Property sold in 2024. We are also showing information on our property, 6640 Buena Vista Avenue, including the current Lake County assessment, the comparable assessment to our former next-door neighbors at \$268 per square foot and the latest estimate from Realtor.Com: [https://www.realtor.com/realestateandhomes-detail/6680-Buena-Vista-Ave\\_Kelseyville\\_CA\\_95451\\_M13717-99991](https://www.realtor.com/realestateandhomes-detail/6680-Buena-Vista-Ave_Kelseyville_CA_95451_M13717-99991)

Please let us know if you need additional information or have questions. Thank you very much for your time and consideration.

Sincerely,

Vance & Valerie Nau



**Comparable Kelseyville Lake Front Property Sold in 2024 (Property Not in Buckingham)**

Address	Bed	Bath	Sq Ft	Lot (Sq Ft)	Year Built	Date Sold	Price	Price/Sq Ft
6680 Buena Vista Ave Kelseyville, CA 95451	3	4	4202	24,394	2001	6/3/2024	\$ 1,125,000	\$ 268
9407 Konocti Bay Road Kelseyville, CA 95451	3	3.5	3425	65,340	2007	5/23/2024	\$ 875,000	\$ 255

**Assessment Appeal Property ASMT #: 044-081-190-000**

6640 Buena Vista Avenue, Kelseyville, CA (Property 2 doors from 6680 Buena Vista Avenue)

Address	Bed	Bath	Sq Ft	Lot (Sq Ft)	Year Built	Date Sold	Price	Price/Sq Ft
6640 Buena Vista Ave Kelseyville, CA 95451	4	3	2664	17,379	2004	6/3/2024	\$ 1,125,000	\$ 422

Current County Assessment Value		Comparable Price to 6680 Buena Vista		7/2/2024 Realtor.Com Estimate	
Price	Price/Sq Ft	Price	Price/Sq Ft	Price	Price/Sq Ft
\$1,000,000	\$ 375	\$ 713,952	\$ 268	\$ 860,000	\$ 323