BOE-305-AH (P1) REV 11 (05-22)

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.

Non-Refundable processing fee to be paid at the time of filing. \$35.00 for residential property up to three (3)units \$100.00 for all other property types

RETURN TO: COUNTY OF LAKE CLERK OF THE BOARD 255 N. FORBES STREET LAKEPORT, CA. 95453 DEC 3 0 2024

COUNTY OF LAKE
BOARD OF SUPERVISORS /
ADMINISTRATIVE OFFICE

the appeals board considers necessary me	•		AD	MINISTRATIVE OFFICE
continuance of the hearing or denial of the appeal. Do not attach hearing evidence to this application.			APPLICATION NUMBER: Clerk Use Only	
1. APPLICANT INFORMATION - PLEASE PRINT			41-2024	
NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BU	ISINESS OR TRUST NAME		FMAIL ADDRESS	
CHAVIN MCINTURE	Gavin K			
MAILING ADDRESS OF APPLICANT (STREET ADDRESS OF	OR P. O. BOX)			
" POTTER Valley	CA 95469		8 ()	NE FAX TELEPHONE
2. CONTACT INFORMATION - AGENT, AT	TTORNEY, OR RELATIVE OF	APPLICANT if ap	plicable - (REPRESE	NTATION IS OPTIONAL)
NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRS	ST, MIDDLE INITIAL)		EMAIL ADDRESS	
COMPANY NAME				
CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST	T, MIDDLE INTITAL)			
MAILING ADDRESS (STREET ADDRESS OR P. O. BOX)				
CITY	STATE ZIP CODE	DAYTIME TELEPHONE	ALTERNATE TELEPHO	NE FAX TELEPHONE
CITI	STATE ZIF CODE	()	()	()
AUTHORIZATION OF AGENT The following information must be comp attorney as indicated in the Certification applicant is a business entity, the agent	pleted (or attached to this app n section, or a spouse, child	, parent, registere	ructions) unless the a ed domestic partner,	or the person affected. If the
The person named in Section 2 above is enter in stipulati	hereby authorized to act as on agreements, and otherwi			
SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED		TITLE	naming to amo approx	DATE
ASSESSOR'S PARCEL NUMBER OF O SO	OUR NOTICE/TAX BILL ASSESSMENT NUMBER		FEE NUMBER	
ACCOUNT NUMBER	TAX BILL NUMBER			
PROPERTY APPRECA OR LOCATION			DOING BUOMESS AS	DDAY is a second of the
PROPERTY ADDRESS OR LOCATION 23514 181 29 TR	LakePillsbury Ci	1 95469	DOING BUSINESS AS (DBA), if appropriate
PROPERTY TYPE	4			
☐ SINGLE-FAMILY / CONDOMINIUM / TOV	VNHOUSE / DUPLEX	AGRICULTURAL	□ PC	OSSESSORY INTEREST
☐ MULTI-FAMILY/APARTMENTS: NO. OF U	JNITS	MANUFACTURED	HOME V	ACANT LAND
☐ COMMERCIAL/INDUSTRIAL		WATER CRAFT	_ A	IRCRAFT
BUSINESS PERSONAL PROPERTY/FIX	TURES	OTHER:		
4. VALUE 2014-2020	A. VALUE ON ROLL	B. APPLICANT'S	S OPINION OF VALUE	C. APPEALS BOARD USE ONLY
LAND	161,606	87	163	
IMPROVEMENTS/STRUCTURES	21.547	l li	144	
FIXTURES	11/2/11			
PERSONAL PROPERTY (see instructions)				
MINERAL RIGHTS				
TREES & VINES				
OTHER				
TOTAL	183,153	99	8,307	
PENALTIES (amount or percent)			1 1	

BOE-305-AH (P2) REV. 11 (05-22)
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:
*DATE OF NOTICE: ROLL YEAR: ROLL CHANGE FESCAPE ASSESSMENT CALAMITY REASSESSMENT PENALTY ASSESSMENT *DATE OF NOTICE: 11-21-2024 **ROLL YEAR: 2019-2020
*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 11-21-2024 is incorrect. C. NEW CONSTRUCTION Description Descr
c. NEW CONSTRUCTION $base year = 2015$
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 BOSP VENT (2015) Value for F5 caped ASSPSS.
i. OTHER Base year (2015) value for Escaped Assess Explanation (attach sheet if necessary) (2019 - 2020) is incorrect. See Attach w
7. WRITTEN FINDINGS OF FACTS (\$ per)
B. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND See instructions.
Yes VNo
CERTIFICATION
certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including a 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 toroperty or the person affected (i.e., a person having a direct economic interest in the payment of taxes on that property – "The Applicant"), (2) 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 Endowment of the person to file this application.
SIGNATURE (Use Blue Pen - Original signature required on paper filed application) SIGNED AT (CITY STATE)

Lakeport, CA 12-30-2024 NAME (Please Print) Gavin McIntyre
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

Attachment I

The reasons that I rely upon to support requested changes, and preserve these issues for a higher court, are as follows:

- I. The base year (2015) value (which was utilized for the Escaped Assessments (for 2017-2025) were calculated incorrectly, based on the following undisputed facts:
 - 1. The land in question is a land-locked parcel and has no legal easement. All of the comparables used by the Assessor's Office Cincluded, but not limited to, parcel numbers: 001-021-020, 002-010-130, 002-012-390) possessed legal easements.
 - 2. The land has no water supply.

 A recent Appraisal Report by
 John Rensen (who worked as the
 Mendocino County Assessor for 28 yrs.)

 states, the unlike the other
 comparables in the report, this land
 has no spring or well, and was
 therefore appraised at \$ 129,000.

3. The improvements on the property were overvalued. Chiefty amoung these, was the mobile home, which the assessor's office valued at \$255,000 in 2023. Such inaccurate valuations are due to the fact that no one from the assessors office has ever visited the property. Conversely, the Appraisor looked at all of the buildings and valued them at less than \$10,000. The appraisal report (complete with pictures of the structures) are on file with the Assessor's Office. Since the submition of this report, the Assessor's Office has lowered the value of these structured to \$23,562 (which still overvalues these improvements) but has made no attempt to visit, the, property and assess it's actual value,

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