BOE-305-S (P1) REV. 02 (07-15)

STIPULATION AGREEMENT

To be completed by the Assessor and filed with the Clerk of the Board at the address shown.

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



BEFORE THE COUNTY BOARD

COUNTY OFLake	, STATE OF CALIFORNIA
IN THE MATTER OF THE APPLICATION OF:	33-2024
	APPLICATION NUMBER(S)
Lots of Realty LLC	012-051-060-000
NAME OF APPLICANT	PARCEL OR FILE NUMBER(S)

STIPULATION TO VALUE

For the Assessment Appeal Application referenced above, the applicant and the Assessor stipulate the following:

- 1. This stipulation agreement is made pursuant to Revenue and Taxation Code section 1607 and becomes effective only upon acceptance by the County Board.
- 2. The corrected assessed value of the property described in the application and enrolled upon the assessment roll for the year indicated shall be as hereafter set forth. The Assessor has reviewed the values and is now of the opinion that the full taxable value of the property, as of the lien date or event date (for change in ownership or new construction), should have been the values listed below as "Corrected Assessed Value."

ASSESSMENT YEAR 20 24 - 20 25 REGULAR SUPPLEMENTAL	ASSESSOR'S ROLL VALUE	APPLICANT'S OPINION OF VALUE	CORRECTED ASSESSED VALUE	DIFFERENCE (ROLL VALUE MINUS CORRECTED ASSESSED VALUE)
LAND	291,832		150,000	141,832
IMPROVEMENTS/ STRUCTURES	424,483		280,000	144,483
CROPS/TREES AND VINES				
MANUFACTURED HOME - PERSONAL PROPERTY				
FIXTURES		nada Vina da in		2
PERSONAL PROPERTY			is in terminal state.	ger Control of T
TOTALS	702,270	530,000	430,000	272,270
PENALTY			-	CADRITUME

3. The facts upon which the change in assessed value is based are as follows:

Subject property consists of a 1152 square foot manufactored home situated on approximately 39 acres in Lower Lake.

The property was originally purchased on January 14, 2022 for \$675,000. Under Proposition 13, this amount has been factored to \$702,270 as the 2024 factored base year value.

When submitting the application, the applicant initially estimated the property's value at \$530,000. Since then, the applicant has conducted an appraisal and analysis, concluding that the property's value is lower than their original estimate.

Market comparable sales support a temporary reduction in value undeer the Proposition 8. Both the Assessor and the applicant agree on a market value of \$430,000 as of January 1, 2024.

The property will continue to be reviewed annually for market value until it reaches the Proposition 13 value.

The undersigned respectfully requests that the County Board accept the stipulation, waive the appearance of the applicant, and change the assessed value in accordance with Revenue and Taxation Code section 1610.8 and the California Constitution, Article XIII, section 16.

The applicant understands that in the event this stipulation agreement is not approved by the County Board prior to the time that taxes, or any portion thereof, become due, payment shall be made in accordance with the appropriate provisions of the Revenue and Taxation Code.

Further, applicant understands that the County Board may reject this stipulation agreement, and set or reset this application for hearing, pursuant to Revenue and Taxation Code section 1607.

I hereby stipulate to the values for the subject property, as stated in the "Corrected Assessed Value" section of this agreement. If the corrected value(s) is approved by the County Board, the stipulation agreement also constitutes a withdrawal of the Assessment Appeal Application.

SIGNATURE	DATE EXECUTED 11-7-25	
► Walk_	11-7-23	
NAME OF AUTHORIZED SIGNER	TITLE	
William Marsden	Registered Agent	
FILING STATUS		
OWNER AGENT ATTORNEY SPOUSE REGISTERED DO	MESTIC PARTNER CHILD PARENT PERSON AFFE	CTED
CALIFORNIA ATTORNEY, STATE BAR NUMBER:	CORPORATE OFFICER OR DESIGNATED EMPL	OYEE
SIGNATURE OF COUNTY ASSESSOR	PRINT NAME OF COUNTY ASSESSOR	
	RICHARD FORD	
SIGNATURE OF COUNTY COUNSEL	PRINT NAME OF COUNTY COUNSEL	
	Lloyd C. Great tivons	
FOR COUNTY BOA	ARD USE ONLY	
The stipulation agreement is approved and appearance is waived. with Revenue and Taxation Code section 1607. The stipulation agreement is rejected, and the Assessment Appea		ce
	DATE	
ATTEST BY COUNTY BOARD:		
DATED:		
BY:CHAIRPERSON	CLERK OF THE BOARD	

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STIPULATION AGREEMENT

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



BEFORE THE COUNTY BOARD

COUNTY OFLake	, STATE OF CALIFORNIA		
IN THE MATTER OF THE APPLICATION OF:	32-2024		
	APPLICATION NUMBER(S)		
Lots of Realty LLC	012-050-090-000		
NAME OF APPLICANT	PARCEL OR FILE NUMBER(S)		

STIPULATION TO VALUE

For the Assessment Appeal Application referenced above, the applicant and the Assessor stipulate the following:

- 1. This stipulation agreement is made pursuant to Revenue and Taxation Code section 1607 and becomes effective only upon acceptance by the County Board.
- 2. The corrected assessed value of the property described in the application and enrolled upon the assessment roll for the year indicated shall be as hereafter set forth. The Assessor has reviewed the values and is now of the opinion that the full taxable value of the property, as of the lien date or event date (for change in ownership or new construction), should have been the values listed below as "Corrected Assessed Value."

ASSESSMENT YEAR 2024 - 2025 REGULAR SUPPLEMENTAL	ASSESSOR'S ROLL VALUE	APPLICANT'S OPINION OF VALUE	CORRECTED ASSESSED VALUE	DIFFERENCE (ROLL VALUE MINUS CORRECTED ASSESSED VALUE)
LAND	416,160		200,000	216,160
LAND	410,100		200,000	210,100
IMPROVEMENTS/ STRUCTURES	156,060		130,000	26,060
CROPS/TREES AND VINES				
MANUFACTURED HOME - PERSONAL PROPERTY	el Carriera			
FIXTURES		-7-71-80-9		
PERSONAL PROPERTY				
TOTALS	572,220	379,000	330,000	242,220
PENALTY				ASH-June 1 Name 2 Aug

3. The facts upon which the change in assessed value is based are as follows:

Subject property consists of a 448 square foot cabin situated on approximately 41 acres in Lower Lake.

The property was originally purchased on April 06, 2022 for \$550,000. Under Proposition 13, this amount has been factored to \$572,220 as the 2024 factored base year value.

When submitting the application, the applicant initially estimated the property's value at \$379,000. Since then, the applicant has conducted an appraisal and analysis, concluding that the property's value is lower than their original estimate.

Market comparable sales support a temporary reduction in value undeer the Proposition 8. Both the Assessor and the applicant agree on a market value of \$330,000 as of January 1, 2024.

The property will continue to be reviewed annually for market value until it reaches the Proposition 13 value.

The undersigned respectfully requests that the County Board accept the stipulation, waive the appearance of the applicant, and change the assessed value in accordance with Revenue and Taxation Code section 1610.8 and the California Constitution, Article XIII, section 16.

The applicant understands that in the event this stipulation agreement is not approved by the County Board prior to the time that taxes, or any portion thereof, become due, payment shall be made in accordance with the appropriate provisions of the Revenue and Taxation Code.

Further, applicant understands that the County Board may reject this stipulation agreement, and set or reset this application for hearing, pursuant to Revenue and Taxation Code section 1607.

I hereby stipulate to the values for the subject property, as stated in the "Corrected Assessed Value" section of this agreement. If the corrected value(s) is approved by the County Board, the stipulation agreement also constitutes a withdrawal of the Assessment Appeal Application.

SIGNATURE	DATE EXECUTED
► INIMUL	11-7-25
NAME OF AUTHORIZED SIGNER	TITLE
William Marsden	Registered Agent
FILING STATUS	
OWNER AGENT ATTORNEY SPOUSE REGISTERED D	DOMESTIC PARTNER CHILD PARENT PERSON AFFECTED
CALIFORNIA ATTORNEY, STATE BAR NUMBER:	CORPORATE OFFICER OR DESIGNATED EMPLOYEE
SIGNATURE OF COUNTY ASSESSOR	PRINT NAME OF COUNTY ASSESSOR
	RICHARD FORD
SIGNATURE OF COUNTY COUNSEL	PRINT NAME OF COUNTY COUNSEL
	bloyd C. Grunt iron)
FOR COUNTY BO	OARD USE ONLY
The stipulation agreement is approved and appearance is waive with Revenue and Taxation Code section 1607.	d. The full value of the property in question is changed in accordance
The stipulation agreement is rejected, and the Assessment Appe	eal Application is set for hearing on:
	DATE
ATTEST BY COUNTY BOARD:	
DATED:	
BY:	
CHAIRPERSON	CLERK OF THE BOARD