

COUNTY OF LAKE
BOARD OF SUPERVISORS /
ADMINISTRATIVE OFFICE

RECEIVED

APR - 3 2023

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 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

APPLICATION NUMBER: Clerk Use Only

05.2023

1. APPLICANT INFORMATION - PLEASE PRINT

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

Jameson Wendy M

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

Po Box 1015

CITY

Cobb

STATE ZIP CODE

CA 95426

FAX TELEPHONE

() 2579

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

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

050-693-070-000

ASSESSMENT NUMBER

990-100-254-000

FEE NUMBER

050-693-070-000

ACCOUNT NUMBER

TAX BILL NUMBER

PROPERTY ADDRESS OR LOCATION

16420 Ponderosa Drive, Cobb, CA 95426

DOING BUSINESS AS (DBA), if appropriate

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	30,000	20,783	
IMPROVEMENTS/STRUCTURES	220,000	164,000	
FIXTURES	NA	NA	
PERSONAL PROPERTY (see instructions)	NA	NA	
MINERAL RIGHTS	NA	NA	
TREES & VINES	NA	NA	
OTHER	NA	NA	
TOTAL			
PENALTIES (amount or percent)			

THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION

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: 1-31-23 ROLL YEAR: 2021-2022
 - 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 11-23-21 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) see attached addendum A

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) <u>Cobb, GA</u>	DATE <u>3-25-23</u>
NAME (Please Print) <u>Wendy Jameson</u>		

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

Addendum A

March 25, 2023

Richard Ford
Lake County Assessor's Office
255 North Forbes Street
Lakeport, CA 95453
RE: 16420 Ponderosa Drive, Cobb, CA
AP# 050-693-070-000

Dear Mr. Ford:

I received a NOTICE OF SUPPLEMENTAL ASSESSMENT dated 1/31/2023 for the Tax Year 2021-2022, in which the value of my home was reassessed from \$81,477 to \$250,000!

Even though I purchased the house and recorded the deed in November of 2021, the occupant had to be evicted. I am enclosing my Appeal Form and some pictures showing the condition of the house when I got possession of it in March of 2023. As you can see from the pictures, it was not ready to live in at that time. I was not able to occupy the house until June of 2022. Even though it is now safe to live in, there are still many repairs that need to be done. Such as, updating the kitchen, appliances, and light fixtures throughout. The entire house also needs to be painted inside and out. I believe the reassessed value should be much lower, approximately \$164,000 to \$165,000.

I spoke with Dave on Friday 3/24/2023. He asked me to send in the cost to cure. I am working on a list and will send it in as soon as possible.

Please look at the pictures I am sending.

EXTERIOR:

No gutters or downspouts

Carpenter Ants

Deck Repair

Replace damaged siding and trim

Broken roof truss

Broken sliding glass door

Damaged exterior doors

Exterior paint

Broken windows

Torn window screens

INTERIOR:

Multiple large holes in walls and ceilings

Missing and broken interior doors

Replace carpet and linoleum throughout

Missing baseboards throughout

Paint interior

No air conditioning

KITCHEN:

Destroyed range and oven – (no front on range)

Replace damaged cabinets and countertops

BATHROOM:

Replace tub – large holes in tub causing floor damage

Badly damaged vanity, sink and faucet

PLUMBING:

Replace broken shower valve and drain in bathroom

No hot water outlet in laundry room

Faulty shut off to water heater

No pan under water heater

No pressure reducer to house

Waterline to house unburied and leaking

ELECTRICAL:

Replace wire for garbage disposal

Replace broken ceiling fan in bathroom

Hole in ceiling with missing vent hood

Missing and broken ceiling fixtures

Faulty plugs and switches throughout

Repair three-way hall switch

COMPARABLES:

I have also included three comparables for houses that sold within the past six months. Some were in bad shape like mine and some were already repaired and updated. The prices range from \$165,000 to \$259,000.

- The one located at 9921 Lukes Road, Cobb (sold as is for \$165,000) is the closest to being in comparable condition to my home.
- The one at 15895 Bottle Rock Road, Cobb sold for \$234,000 as was in need of TLC and updating.
- The one at 9405 Gordon Springs Drive, Cobb sold for \$259,000 was well maintained and had updated flooring, countertops and cabinetry.

Please consider my appeal, the comparables and the pictures in your decision to lower the Supplemental amount for taxing my home.

Thank you,

Wendy Jameson
16420 Ponderosa Drive
Cobb, CA 95426
P O Box 1015
Phone: 707-245-2579

Closed • Single Family Residence

List / Sold: **\$175,000/\$165,000** ↓

9921 Lukes Rd • Cobb 95426

25 days on the market

**2 beds, 1 full baths • 906 sqft • 7,613 sqft lot • \$182.12/sqft • Built in 1959
Hwy 175, left on Schwartz, Left on Reed, Right on Lukes RD.**

Listing ID: LC22171614



This idyllic 2-bedroom, 1-bath Cobb Mt cabin sits nestled beside a perennial stream meandering next to the property and tall pines. Skylights in gorgeous, vaulted ceilings reveal nature's realm to your comfy indoors. Make this your perfect escape or permanent home. Located near fire house, shopping, restaurants, and post office. Golf, mountain biking, hiking and wine tasting abound in the area. Located just over an hour from the hustle and bustle of Napa or Sonoma County, this home is a perfect getaway. Relax or entertain while sitting on the decks, as you enjoy whispering trees and the soothing sounds of the babbling brook that borders the property. All this with an open floor plan and a large master bedroom with walk in closet. Property has been in the family since it was built in the 1960's and used as a summer/weekend getaway. Sold as is.

Facts & Features

- Sold On 09/15/2022
- Original List Price of \$175,000
- Levels: One
- 0 Garage spaces
- 0 Total parking spaces
- Assessments: Special Assessments, CFD/Mello-Roos
- \$586 (Estimated)
- Laundry: Outside, Washer Hookup
- Heating: Wood
- Fireplace: Wood Burning, Free Standing
- Patio: Deck, Rear Porch, Wood
- View: Trees/Woods

Interior

- Rooms: Basement, Laundry, Main Floor Bedroom, Main Floor Master Bedroom, Walk-In Closet, Workshop
- Appliances: Electric Oven, Electric Range, Refrigerator
- Other Interior Features: Furnished, Open Floorplan, Storage

Exterior

- Lot Features: Lot 10000-19999 Sqft, Rectangular Lot, Up Slope from Street
- Waterfront Features: Stream
- Sewer: Conventional Septic

Additional Information

- Trust sale
- Middletown Unified School District
- LCCOB - Cobb area
- Lake County
- Parcel # 050561030000

Jen Mullin

State License #: 01299223
Cell Phone: 707-355-3661
Fax: 707-676-4357

Century 21 Epic

State License #: 01523620
21130 Calistoga Rd, Ste A
Middletown, 95461

Closed • Single Family Residence

List / Sold: **\$229,500/\$234,000**

15895 Bottle Rock Rd • Cobb 95426

36 days on the market

2 beds, 1 full baths • 1,000 sqft • 8,769 sqft lot • \$234.00/sqft • Built in 1962

Listing ID: LC22085438

Corner of Bottle Rock and Anderson Dr., about 1/4 mile NW of Hwy 175



Cozy Cobb cabin would make ideal resort, retirement, or first time home. Nestled among tall trees, this home is about 1,000 square feet, and has 2 bedrooms and 1 bath. Large living room includes wood burning fireplace. The lot is on a corner, and while there is no garage, there is plenty of room for one or a carport. Located just a few minutes away from shopping and golf. Home is habitable but can use some TLC and updating. Would not call it a fixer, but one deck was partially dismantled and should be replaced with new wood or concrete, but the price was reduced to sell "As-is." This part of Cobb was spared in the Valley Fire, so the forest at this location is as beautiful as ever.

Facts & Features

- Sold On 09/15/2022
- Original List Price of \$229,500
- Levels: One
- 0 Garage spaces
- 4 Total parking spaces
- 0 Total carport spaces
- Assessments: Special Assessments
- \$640 (Estimated)
- Heating: Electric, Fireplace(s)
- Fireplace: Living Room, Wood Burning
- Patio: Wood
- View: Trees/Woods

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Eating Area: In Living Room
- Appliances: Electric Oven, Electric Range, Electric Cooktop, Refrigerator, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Rocks
- Security Features: Smoke Detector(s)
- Sewer: Septic Type Unknown
- Other Exterior Features: Rain Gutters

Additional Information

- Standard sale
- Middletown Unified School District
- LCCOB - Cobb area
- Lake County
- Parcel # 05051202

Jen Mullin

State License #: 01299223
Cell Phone: 707-355-3661
Fax: 707-676-4357

Century 21 Epic

State License #: 01523620
21130 Calistoga Rd, Ste A
Middletown, 95461

Closed • Single Family Residence

List / Sold: **\$249,000/\$259,000** 1

9405 Gordon Springs Dr • Cobb 95426

37 days on the market

2 beds, 1 full baths • 1,032 sqft • 8,128 sqft lot • \$250.97/sqft • Built in 1956
Hwy 175, Bottle Rock, rt turn onto Dogwood lane, left Gordon springs

Listing ID: LC22181310



Very well maintained home on Cobb Mountain in a beautiful wooded setting. 2 large bedrooms one with updated laminate flooring, the other a cozy carpeted flooring and 1 full bathroom. Vaulted open beam ceilings in the living area and floor to ceiling windows to take in the forest views. Galley style kitchen with open beam ceilings, updated laminate flooring, stone countertops, and lovely cabinetry. The spacious front deck is perfect for relaxing or entertaining! Wolf 2 burner stove with cover included and sits on the side deck and is a great addition to your outdoor cooking! A detached shed behind the house for storage needs. Heating and A/C with separate remotes for each room. The community of Cobb is approximately 2 hours north of the Bay Area and 30 minutes to Napa County. Offering shopping, golf course, a member access fresh spring water fed pool, restaurants, and school. A short drive on a country road to Middletown for further amenities. Adjacent to Pine Grove resort and close to Pine Summit Resort to enjoy swimming. This property would make a great full time or part time residence!

Facts & Features

- Sold On 10/27/2022
- Original List Price of \$249,000
- Levels: One
- 0 Garage spaces
- 0 Total parking spaces
- Assessments: Special Assessments
- \$1,088 (Estimated)
- Cooling: Central Air
- Heating: Central
- Fireplace: Living Room
- Patio: Deck
- View: Neighborhood

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom, See Remarks
- Eating Area: Area, Breakfast Counter / Bar
- Appliances: Dishwasher, Gas Range, Microwave
- Other Interior Features: Living Room Deck Attached, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Level
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Conventional Septic

Additional Information

- Standard sale
- Middletown Unified School District
- LCCOB - Cobb area
- Lake County
- Parcel # 050510050000

Jen Mullin

State License #: 01299223
Cell Phone: 707-355-3661
Fax: 707-676-4357

Century 21 Epic

State License #: 01523620
21130 Calistoga Rd, Ste A
Middletown, 95461



County of Lake

Richard A. Ford, Assessor-Recorder

255 N. Forbes Street, Room 223
 Lakeport, Ca 95453 (707) 263-2302

BOE-67-B(P1) Rev. 02 (08-08)

NOTICE OF SUPPLEMENTAL ASSESSMENT

DATE OF NOTICE: 01/31/2023

Parcel Number: 050-693-070-000 Doc Num: 2021R0019614
 Asmt Num: 990-100-254-000 Orig Asmt: 050-693-070-000
 Situs Address: 16420 PONDEROSA DR COBB CA
 Comments:

JAMESON WENDY
 1310 MELLOR DRIVE
 LAKEPORT CA 95453

Date of Change of Ownership or Completion of New Construction: 11/23/2021

One or more supplemental assessments have been determined for the property shown above. Supplemental assessments are determined in accordance with the California Constitution, article XIII A, which generally requires a current market value reassessment of real property that has either undergone a change in ownership or is newly constructed.

As shown below, a supplemental assessment represents the difference between the property's "new base year value" (for example, current market value) and its existing taxable value. If the change in ownership or completion of new construction occurred between January 1 and May 31, two supplemental assessments are issued: one for the difference between the new base year value and the taxable value appearing on the current assessment roll, and another for the difference between the new base year value and the taxable value that will appear on the assessment roll being prepared.

If a supplemental assessment is a negative amount, the county auditor will make a refund of a portion of the taxes paid on assessments made on the current roll, or the roll being prepared, or both. A copy of the assessment roll is available for inspection by all interested parties during regular office hours.

YOUR RIGHT TO AN INFORMAL REVIEW

If you believe the assessment is incorrect, you have the right to an informal review with the Assessor's staff. You may contact the Assessor's Office for an informal review at (707) 263-2302.

	CURRENT ROLL 2021 - 2022			ROLL BEING PREPARED 0 - 0		
	Existing Value	New Value	Supplemental Assessment	Existing Value	New Value	Supplemental Assessment
Land	20,783	30,000	9,217	0	0	0
Improvements	60,664	220,000	159,336	0	0	0
Growing	0	0	0	0	0	0
Fixtures	0	0	0	0	0	0
Personal Prop./ Mobile Home	0	0	0	0	0	0
Homesite	0	0	0	0	0	0
TAXABLE VALUE	81,447	250,000	168,553	0	0	0
Exemptions						
Homeowners	0	0	0	0	0	0
Other	0	0	0	0	0	0
NET TOTAL	81,447	250,000	168,553	0	0	0

THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION