

**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 OF Lake, STATE OF CALIFORNIA

**IN THE MATTER OF THE APPLICATION OF:**

Jeffrey Bruce Anderson

NAME OF APPLICANT

13-2023

APPLICATION NUMBER(S)

005-014-250-000

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 <u>24</u> - 20 <u>25</u> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SUPPLEMENTAL	ASSESSOR'S ROLL VALUE	APPLICANT'S OPINION OF VALUE	CORRECTED ASSESSED VALUE	DIFFERENCE (ROLL VALUE MINUS CORRECTED ASSESSED VALUE)
LAND	405,640	320,000	320,000	85,640
IMPROVEMENTS/ STRUCTURES	321,933	270,000	270,000	51,933
CROPS/TREES AND VINES				
MANUFACTURED HOME - PERSONAL PROPERTY				
FIXTURES				
PERSONAL PROPERTY				
TOTALS				
PENALTY				

**THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION**

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

A Proposition 8 review was conducted using the sales comp module from 1/1/2024 through 5/2025. Three comparables were found and adjusted for acres and misc buildings. Comp 1's value \$462k, Comp 2 \$614k and Comp 3 \$745k. The owner's opinion of value is supportable for a current Proposition value that falls within the range of the comparable values.

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 <u>02/11/2025</u>
NAME OF AUTHORIZED SIGNER <u>JEFFREY BRUCE ANDERSON</u>		TITLE <u>OWNER</u>
FILING STATUS		
<input type="checkbox"/> OWNER <input type="checkbox"/> AGENT <input type="checkbox"/> ATTORNEY <input type="checkbox"/> SPOUSE <input type="checkbox"/> REGISTERED DOMESTIC PARTNER <input type="checkbox"/> CHILD <input type="checkbox"/> PARENT <input type="checkbox"/> PERSON AFFECTED <input type="checkbox"/> CALIFORNIA ATTORNEY, STATE BAR NUMBER: _____ <input type="checkbox"/> CORPORATE OFFICER OR DESIGNATED EMPLOYEE		
SIGNATURE OF COUNTY ASSESSOR 		PRINT NAME OF COUNTY ASSESSOR <u>RICHARD FORD</u>
SIGNATURE OF COUNTY COUNSEL 		PRINT NAME OF COUNTY COUNSEL _____

**FOR COUNTY BOARD USE ONLY**

- ☐ The stipulation agreement is approved and appearance is waived. The full value of the property in question is changed in accordance with Revenue and Taxation Code section 1607.
- ☐ The stipulation agreement is rejected, and the *Assessment Appeal Application* is set for hearing on: \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST BY COUNTY BOARD:

DATED: \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRPERSON\_\_\_\_\_  
CLERK OF THE BOARD