

Willits Weekly | Edition 73 | September 8, 2022

REAL ESTATE SECTION



Property Feature

750 Center Valley Road, Willits

MLS: 322043042

Offered for sale at: \$825,000

Four separate office spaces plus reception area totaling 1700 +/- sq. ft. with overhead storage. Under the same roof is an additional 2,600 +/- sq. ft. area used as shop/storage area. Also a 4,600 +/- building used as a truck maintenance shop with 3 drive through bays, with one bay having a stand up pit underneath making for easy truck maintenance.

A side addition houses a small office with a separate area for parts storage. The air compressor and fluid storage area are attached also. Most of the 3.3 acres are paved. There is an old truck wash area that could be renovated and put to use.

Listed by:

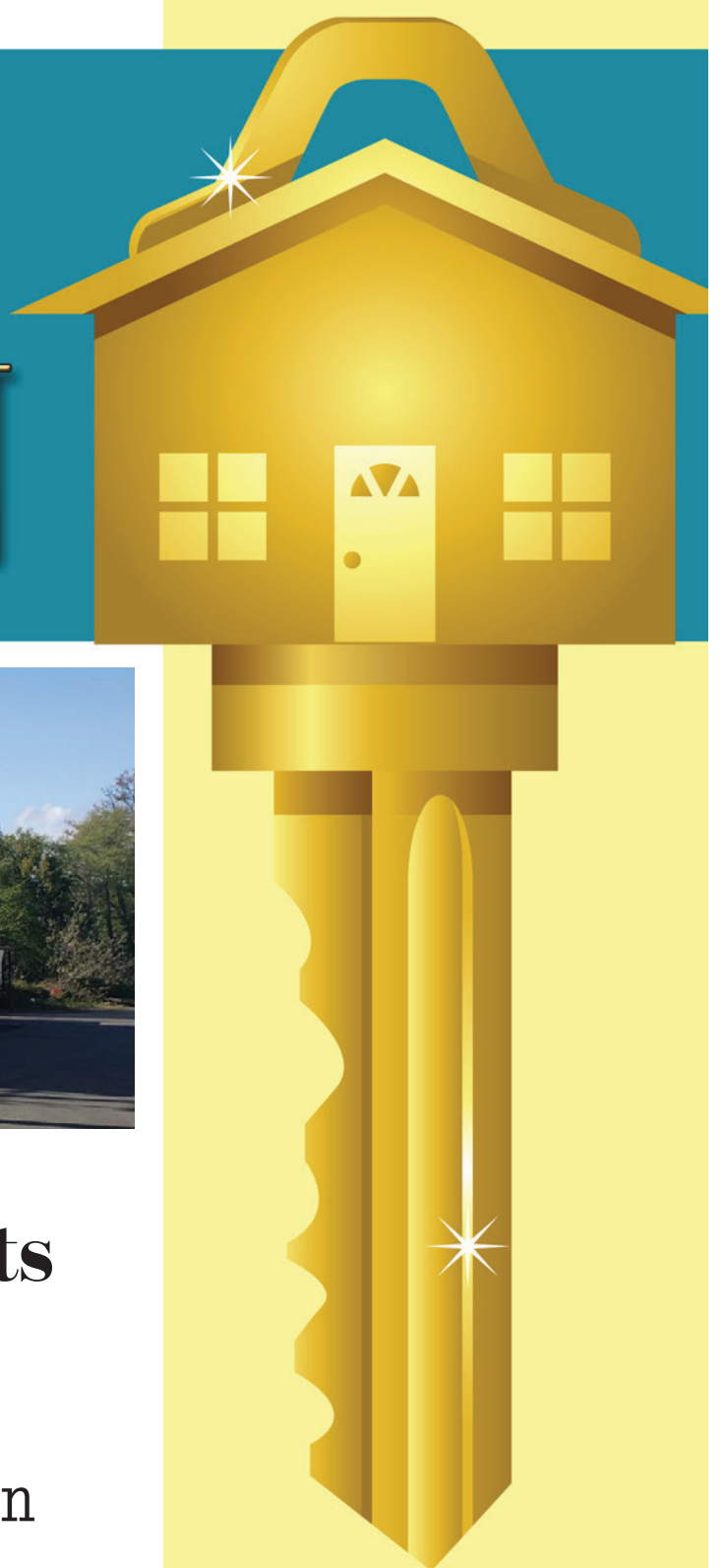
Randy Weston

707-459-4961

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Summit Realty

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Call April at 972-2475
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\$1,200,000
4001 BRANSCOMB ROAD, LAYTONVILLE
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**Thirty (30) pages brochure with Photographs
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\$1,500,000 ITEMIZED REPLACEMENT VALUE.
Home sits in the middle of a meadow, with
private open space, far from other homes,
(but on main County road between California
Highway 1, and 5 miles from Highway 101.)
Own your own park with this level 10 acres lot.
60 trees - Redwood grove properly spaced, and
a pond in the middle; and, a large rock formation
waterfall and 40 large plants behind the pond;
with qualified night lighting facing these plants.
It took 20 years to make this one of the best
landscaped properties in Mendocino County.
1,800 sq. ft. home with 600 square foot garage.
Level building pad, with full infrastructure -
"shovel ready" for addition or second residence.
Twelve feet tall cathedral ceilings. Four very
large picture windows and glass French doors
on rear side of home face panoramic sunrises.
The sun rises into all rooms with all day sunlight.
No rocks, debris, dead or dying or trees on lot.
It took 2 licensed contractors and 10 permits
to develop this property for what it is today.
State of the art 2,500 gallons reverse osmosis
water well storage and treatment system.
State of the art reverse osmosis sewage
treatment and disposal system for residence,
with the full legal capacity for secondary unit.
No deferred maintenance or repairs needed
anywhere in home, or garage, or on property.
Section One structural pest control clearance.
Modular construction is above stick built homes.
Concrete perimeter foundation and 4 one foot
tall by 63 feet long steel beams for stability.
50 years duration roofs installed 3 years ago.
Dual layered and stained cedar siding on home.
Not in "A Very High Hazard Severity Zone"
as per statutory disclosures statement.
Property complies with all 35 requirements
and/or recommendations for fire safety.
All 62 documents which are required to be
provided to buyer are attached to the contract -
versus providing them during the escrow period.
Seller will provide copies of all relevant receipts
for parts, materials, and labor, over these years.
All 55 operating manuals exist in 3 large binders.
Contact owner/developer/seller after reading
the detailed information on this Internet site.
Contact information is provided on that site.

Who knows where the time goes?

I remember hearing Judy Collins' haunting recording of English songwriter / singer Sandy Denny's song, "Who Knows Where the Time Goes." I think it was 1968. I had moved to New York City to go to school, a boy who had hardly ever been out of Oregon. There was so much life packed into that five years in NYC, going to school and working, just growing up.



Bill Barksdale
Columnist

Some of the world's great museums where I was just a couple of feet away from the paintings of Picasso and Willem de Kooning, Gauguin, Van Gogh, Mark Rothko, so many others. The New York City Opera and New York City Ballet were even more affordable, with a balcony seat costing only \$1.25.

The Joffrey Ballet season was always a big event, as was Alvin Ailey American Dance Theater. We always got free tickets to the Martha Graham Dance Company every season because she had started the dance department at my school. I once followed dancer Rudolf Nureyev through Central Park. It was fairly common in NYC to see the most extraordinary people on the street or in the park.

Later I moved to San Francisco which was a different experience. It was the end of the hippie era and I first lived in a commune where a good friend from my high school lived with some of her classmates from Stanford. Haight Street was only half a block from our house. As I walked through the Panhandle off Golden Gate Park every day, there would be a group doing Tai Chi.

I lived in S.F. for 15 years. Moved there with a friend. He was a prolific photographer. We used to take our film to Castro Camera, Harvey Milk's shop. This was before Harvey became a gay activist. We would just lean on the counter and chat as we dropped off rolls of film for processing.

I became the weekend breakfast cook at a well-known south-of-Market restaurant called Hamburger Mary's. I was the only cook and I could put out eggs, omelets, burgers – you name it – in minutes. Still can't stand slow service in a restaurant.

I started an improv theater group called On The Verge with my friends Tessa and Jeanine. Lived in an artist's warehouse cooperative called Project One. Our loft space was so large that we had a small theater in it. In S.F. I walked almost everywhere. I was in great shape climbing those hills – and being young.

In the early 1980s AIDS hit and I became a caregiver. I never got it but I watched as almost an entire generation of young men died, including one of my best friends, whose hand I was holding as his eyes rolled up in his head and he died. A real gut punch.

Joe and I moved to our forest cabin in the redwoods outside Willits. Isolated and quiet, I had to start a new life. Our friend Jeanne gave me a Mendocino College catalogue and I took classes in real estate from Seiji Sugawara. Seiji was a wonderful man. He became a county supervisor as I recall, but more than anything, he was a teacher and activist.

"Give more than you take," he would say. He certainly did that with his



**27421 Ridge Road
Willits
\$475,000**

Custom 2,000 sq ft home on 0.895 acres, lovingly maintained, with large garage and huge unfinished workshop/storage space (future recreation room or ?). Front decking overviews the views and large yard, rear deck is nestled next to the woods. 3 bed, 2 bath with a classic ranch floor plan, downstairs laundry room, central heating/air and an automatic backup generator. Dual on-demand water heaters, and tons of storage. Pella custom windows. Pellet stove in living room which features cathedral ceilings. Roof less than 10 yrs old. Privacy and approximately 15 min to town.



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and an abundance of nature encasing this rambling 2 story 4 bedroom 3 bath home. The large deck and porches grace you with the ability to enjoy the outdoors and view the surrounding meadows. Turn key home recently refreshed with a new roof, paint, woodstove, gated entrance and much more. Many unique and quality touches grace the interior with the stained glass windows, antique wood finishing, in addition to skylights and bay windows that provide ample light in every room. Property has a new well, pump with triple O treatment system, 1 acre fully fenced, seasonal stream, detached 2 car garage, septic, electric from PG&E, & propane. Move to the country with the luxury of being close in with easy access to town.



Tara Moratti
Broker-Owner
CalBRE #01420657
707-367-0389 Cell

28501 Sherwood Road \$624,000





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COLUMN | How's the Market?

Your kids may have to pay more property taxes after you're gone

In 2020, California voters approved Proposition 19, the “Property Tax Transfers, Exemptions, and Revenue for Wildfire Agencies and Counties Amendment (2020)” to take effect February 1, 2022. Presumably, they thought disadvantaged homeowners (those who are disabled, older than 55, or wildfire victims) should



Richard Selzer
Columnist

Richard Selzer
Columnist

That means, when I die and my children inherit my real estate holdings, the property tax base will be reassessed based on current market values. If they happen to move into my current home and make it their primary residence, that property would maintain its current tax base, but the others would all jump significantly.

Why does this matter? Imagine your parents purchased a home in the Oak Manor subdivision in the 1970s for \$20,000. Because of Proposition 13, the property tax basis has only increased by 2 percent a year, so the tax base is now \$55,000, even though the market value is closer to \$500,000.

Under this new law, once your parents pass away and you inherit the property the tax base will be reassessed and the new tax base will be market value. That means the annual property tax bill will go from about \$600 to about \$6,000.

This is a bummer for everyone who inherits property, but for some, it could be catastrophic. Farming and ranching properties are often passed down through generations.

Let's say we're talking about a cattle ranch with an annual profit of \$50,000. Although it serves as a residence, it is also considered an investment property and the fair market value of the property is in the neighborhood of \$1.5 million. If the next generation had to pay property taxes on the reassessed value, their annual payment could go from about \$1,000 to \$15,000 or \$20,000. That really cuts into their profit.

A petition was circulated which would allow homeowners to transfer their property-tax base to another county but undo the changes that force a tax-base reassessment upon a property owner's death. (Editor's Note: the Howard Jarvis Taxpayers Association has announced their effort to repeal Proposition 19 did not secure the needed signatures in time to qualify for the November 2022 ballot.)

Although this would be good for property owners and their beneficiaries, it would reduce tax revenue for cities, counties, special districts, and state coffers. Personally, I favor allowing people to keep their money, but if you agree with how tax dollars are spent, you may feel differently.

If the petition doesn't pass, as time goes on, there will be more pressure on all kinds of investment property to be liquidated upon the death of current owner. In agriculture, this will likely result in breaking ranches into smaller pieces, which may end up becoming single-family housing subdivisions. This will help alleviate the housing shortage, but it would come at the cost of converting ag land to development. Eventually, it could transform the nature of this valley.

If farming isn't profitable, people will have to find another way to support themselves. As we've seen during the pandemic, more and more people are moving to our community who do not make livelihoods based on local employers. Telecommuting may become the norm. I have a friend who lives in Sebastopol and telecommutes to Chicago. This would never have happened 20 years ago.

I prefer to deal with local people, but I can see that some brick-and-mortar businesses may become less necessary. Maybe we should encourage our children to go into the service sector – you cannot get a remote haircut or fix a leaky pipe via Zoom. It'll be interesting to see how things change, and how they stay the same.

If you have questions about real estate or property management, contact me at selszer@selserrealty.com. If you have ideas for this column, let me know. (If I use your suggestion in a column, I'll send you a \$25 gift card to Roland's Bistro!) If you'd like to read previous articles, visit <https://selserrealty.com> and click on "How's the Market?"

Dick Selzer is a real estate broker who has been in the business for more than 45 years.

An individual, stand-alone and independent print piece			
<p>WILLITS WEEKLY IS PROUD TO CONTINUE THE</p> <h1>REAL ESTATE SECTION</h1> <p>IN LOCAL PRINT MEDIA</p>			
Runs Second Week Each Month	Relevant Local Editorial Content		
	Open House Advertisements		
	Available Buyer's & Seller's Agents		
	Property Listings		
<p>GET YOUR OFFICE, AGENTS AND LISTINGS INCLUDED IN OUR NEXT EDITION</p>			
Ads Commitment and ad copy deadline is the first Friday of the month	3.25" wide x 2" tall color display ad: \$35/month <small>with 3-month minimum commitment</small> \$40 <small>on one-run basis</small>	5" wide x 5" tall color display ad: \$130/month <small>with 3-month minimum commitment</small> \$140 <small>on one-run basis</small>	
	3.25" wide x 4" tall color display ad: \$60/month <small>with 3-month minimum commitment</small> \$75 <small>on one-run basis</small>	5" wide x 10.5" tall color display ad: \$275/month <small>with 3-month minimum commitment</small> \$300 <small>on one-run basis</small>	
	OPEN HOUSE SPECIAL: 5" wide x 3" tall color display ad: \$80 <small>on one-run basis</small>		
<p>Call for ad space: April Tweddell 707-972-2475</p> <p>Runs on the second Thursday of the month.</p>			

Retirement program options for business owners

Neighbors, EVERY time I participate in a Chamber of Commerce event, I am so glad I made the time. Chambers exist to provide opportunities and resources to promote, to strengthen our community's economy, to groom and keep our talents local.

Chambers bring together a rich mix of local business people. Some started their own business, others are the local rep for a big company, and lots in between. No matter who or what, we are better together and mutually dependent.

They provide opportunities and resources that help businesses thrive through initiatives such as a shop-local campaign, monthly mixers / networking, educational events, and offering member-to-member discounts / incentives to support one another's businesses.

Whether providing business networking, giving a presentation, planning a fundraiser, or giving a grant to a local business person, the leadership and creativity of our Chamber is inspiring.

There are six Chambers serving Mendocino County: Anderson Valley, Fort Bragg, Greater Ukiah, Redwood Coast and Willits.

Lots of data speaks to the value of being a member. Members support member businesses, the importance of supporting local economies, access to mailing lists, events for networking, and even FUN.

Membership with the organization puts a business into this stream of direct support, resources, and assistance. It also means that those funds of membership, sponsorships, and volunteer activities help a Chamber of Commerce continue to be a strong driving force.

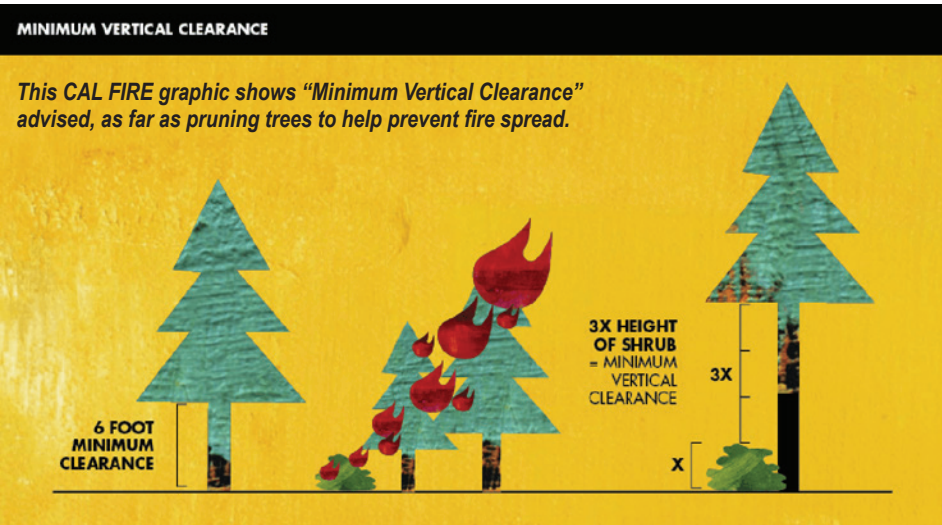
Chambers are relationship-driven and often the "heartbeat" of the local business community. Take a look at the upcoming events on your Chamber calendar and join us!

My best,
Nick

This information is for general purposes only. Please consult a financial professional for your own situation. Individual circumstances do vary.

Nicholas Casagrande, EA, is an accountant and a financial advisor. His firm, NC Financial Group, is a wealth-management firm serving individual clients as well as small-to-medium-sized businesses. Client work includes personal and corporate taxes, investment planning, insurance, and real estate. NC Financial Group's Willits office is located at 675 South Main Street; contact 855-240-6606 or nicholas@ncfinancialgroup.com (taxes) or Nicholas.Casagrande@Ceterafs.com (investments) for more information.

The Willits Chamber of Commerce, located at 299 East Commercial Street, is committed to keeping Willits a great place to visit, live, work, stay and play. Business mixers are generally held monthly, January through November. The next mixer is set for Friday, September 16 from 5:30 to 7:30 pm at the Mendocino College North County Center, 372 East Commercial Street. For more information about the Willits Chamber, visit <https://willits.org> or their Facebook page, or call 707-459-7910.



Advice from CAL FIRE: Fire Smart Landscaping

A fire smart landscape isn't necessarily the same thing as a well-maintained yard. This type of landscape uses fire-resistant plants that are strategically planted to resist the spread of fire to your home. Fire resistant plants are great in California because they are often drought tolerant, too.

The good news is you don't need a lot of money to make your landscape fire smart. And you will find that a fire smart landscape can increase your property value and conserve water while beautifying your home.

Are there firesafe plants? While some plants are marketed and described as "firesafe" or "fire resistant," all plants will burn under the right conditions, regardless of how they are classified. The environment plants grow in and how it's maintained will generally have more influence on the flammability of the plant than how it is characterized.

For example, a plant with a good water supply could have a greater growth form and hold leaves longer, whereas a plant in a stressed or droughty situation may have stunted growth and accumulated dead materials. This can create a situation where the same species may be fire resistant in one environment and flammable in another.

Some plants, such as a lavender, may initially have lush growth and then several years later the growth may be woody and choked with dead materials. Other plants may develop a dead thatch layer, under a green surface, that is highly combustible. Regardless of plant type, ensure you follow the minimum vertical clearance model depicted in the graphic.

Characteristics and basic properties Landscaping practices (or the pruning, maintenance, and cleanup) can have a greater impact on whether a plant ignites than does the type of plant it is. When bringing a fire-resistant framework to plant selection, consider whether the plant has a higher moisture content in the leaves (as these leaves will be less likely to ignite).

- Does the plant contain a lot of waxes, oils, and resins?
- Does the plant have an open-growth structure?
- How fast does the plant grow?
- How tall will the plant grow?
- Does the plant shed bark?
- Plant placement

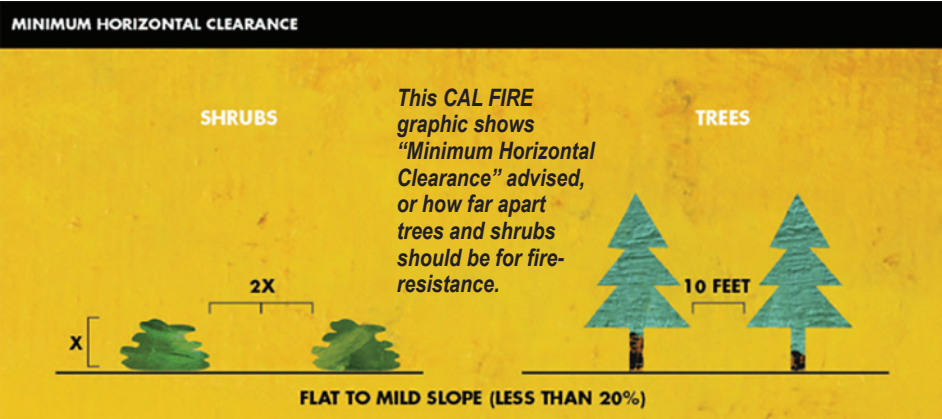
Placement is the most important criteria when it comes to fire-resistant plant selection. Keep in mind that vegetation that touches your home's siding, is in front of windows, under eaves and vents, and/or under or near a deck will increase the likelihood that a home will be destroyed during a wildfire.

Through the incorporation of best management practices within 5 feet of a structure – eliminating combustible vegetation and other combustible materials – reduces the potential that an ember can ignite a plant and reduces the potential for direct flame contact to your house to occur.

Shade trees Trees have many great qualities including their ability to absorb solar radiation and provide shade. Unfortunately, a tree that is overhanging a home can cause physical damage to the house from branches rubbing on the roof or walls, or more importantly from a fire perspective, trees can drop leaves and needles on the roof, in gutters, or on decks and surrounding landscape.

From a fire perspective, it is recommended to remove trees or branches that overhang any roof or deck. A healthy and lush green tree canopy itself is not necessary immediately flammable or receptive to embers. To maintain the benefits of the shade tree while simultaneously increasing fire safety, move trees 5 feet away, prune the lower limbs, and eliminate vegetation, vines, and other dead fuels that would allow for fire to move from the ground to the crown of the tree. If a tree is diseased or showing signs of decline, consider its removal or replacement.

Read more about fire-safe landscaping and other ways to prepare for wildfire at CAL FIRE's "Ready for Wildfire" site, www.readyforwildfire.org/



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Not far from the town of Willits paved roads lead to this mountain property consisting of over 10 acres. Positioned along the upper elevation is a 2 bedroom, 1 bath modular home that is in need of TLC. Well water, a septic, and electricity are on site.
PRESENTED AT: \$225,000

This 3 bedroom 2.5 bathroom home has high ceilings, open floor plan and beautiful wood flooring throughout. The kitchen is equipped with high-end stainless steel appliances, quartz countertops and breakfast bar. Includes 2nd lot.
PRESENTED AT: \$395,000

3 bed, 2 bath with a classic ranch floor plan, downstairs laundry room, central heating/air and an automatic backup generator, dual on-demand water heaters, and tons of storage. Large garage and huge unfinished workshop/storage space.
PRESENTED AT: \$475,000

3 bedroom 2 bath home on 1+/- acre. Vaulted cedar ceilings and bamboo flooring. Wood stove as well as central heat and air. The kitchen features oak floors, recently painted cabinets, large kitchen island with built in wood cutting board and gas cooktop.
PRESENTED AT: \$390,000

145 private acres with a 1 bed, 1 bath yurt. Great producing well and PG&E. All underground irrigation installed. Amazing open views and privacy. 2 separate parcels at the end of private rd.
PRESENTED AT: \$399,000

20 acre parcel with a 2 story 4 bedroom 3 bath home. Large deck and porches. New roof, paint, woodstove, stained glass windows. 1 acre fully fenced, seasonal stream, detached 2 car garage, gated entrance and much more!
PRESENTED AT: \$624,000

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3.3+/- Level Acres
Great opportunity for a commercial business or investment property. There is a 1,700+/- sq. ft. office building with 4 separate offices and 2,646+/- storage attached. The metal shop is 4,608+/- sq. ft. with drive thru bays and roll up doors. Approximately 3 acres are paved. There is a new septic system and city water. Used previously for years as a truck shop business. Many more details call for information.
\$825,000

Sweet Home in Brooktrails
With 1352 sq.ft., 3 bedrooms, 2 full baths. Open floor plan including living room, kitchen and dining. Recently purchased a new range, refrigerator and garbage disposal, plus a new 30 year roof. Pretty views, private, large yard for landscaping.
\$279,000

Great Residential Building Lot In Town
The lot is .29 of an acre, mostly level and buildable. All city utilities are available at this convenient location.
PRICE REDUCTION \$119,000

25+/- Acres
With a sturdy built cabin and gorgeous views. 1 bedroom 1 bath cabin needing some finishing work. Brooktrails water, permitted and installed septic system for a 5 bedroom home.
\$300,000

For information or an appointment to view please call:

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