Willits Weekly | Edition 94 | June 13, 2024



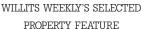












96 South Humboldt Street, **XX/:11:**4

MLS: 324034497

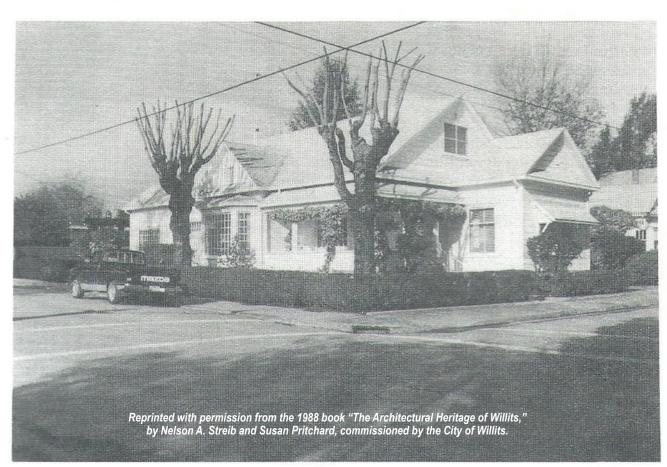
Offered for sale at: \$435,000

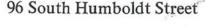
A rare opportunity to purchase the most historical home in Willits! The Babcock House was listed on the National Register of Historic Places in 2004. The home features 4 large bedrooms, 4 full bathrooms, sun room, formal living room, and dining room.

You will find beautiful hardwood floors, solid mahogany doors, original light fixtures with a beautiful wrap-around porch. Screened laundry room. Detached garage and small basement. Electrical system is knob and tube wiring. The property features C1 Zoning. The adjoining lot is available to purchase. A separate water meter for home and lot. The lot also features a well with ornate wishing well structure. Back lot is fully fenced for privacy. Mature landscaping surrounds the home.

Per listing agent: Licensed contractor from Carter has stated home will need a new roof and exterior painting. Mr. Carter is available to discuss all remodeling ideas with prospective buyers. A report is available of the removal of underground fuel tank and soils analysis. Adjoining lot AP# 005-211-15-00, square feet 5,227 (not verified).

Listed by: Agent: Ann Marie Borges of Realty 360 DRE #01085378 Email: annborges57@gmail.com; phone: (707) 884-3591





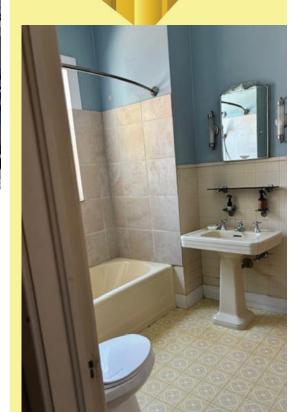
built in 1905

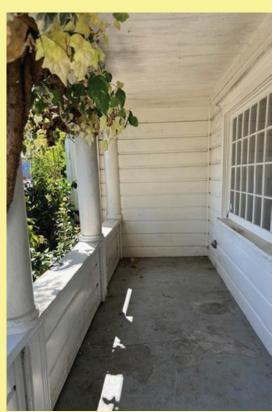
hospital at Northwestern.

Located in the old townsite of Willitsville, the house at the corner of Humboldt and Mendocino streets is more closely associated with the building boom and expansion of the city caused by the arrival of the Northwestern Railroad in 1901. The house also is important from its long association as the residence of Dr. Raymond Babcock. Born in Ukiah, Babcock moved to Willits in 1912, acquiring the house from Dr. Blodgett at that time. Babcock continued to reside in the house until his death in 1969 at the age of 71. It currently belongs to his daughter, Jane and her husband. Babcock was well known in the Willits area for his skills as a doctor and for his care for the community. He was instrumental in the building of the Howard Memorial Hospital in 1927, the first public hospital in the community, supplying it with his own equipment, originally purchased for his use at the

The house built by Roy Whited at 96 South Humboldt Street has a long high pitched main gable facing Humboldt Street and parallel to Mendocino Street. A lower gable projects to the right and front of the house and a third is found facing Mendocino Street over a bay window. The house also features an "L" shaped veranda, that is partially recessed, that extends from

the gable facing Humboldt Street to the gable facing Mendocino Street. The verand also has a small section of its own roof that is supported by round columns. The roof of the house, including the one over the veranda, is finished with boxed cornices, sloped soffit, and a plain wooden frieze. The house is covered in wide ship-lap boards and the corners of the house are marked by end-boards.







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40 YEARS

gallons water storage. Garder tem, small 2nd cabin and high



PRESENTED AT: \$349,900 3-bed, 3-bath home, large bar seating and ample storage equipped with a gas fireplace







tage. This 2 bedroom 2 room home plus office, als s a large 20'x40' metal shop ev. Move in ready. Zoned M mes on 23.5-acres. Both

ard next to a flowing creek. A omplete solar system is owner

alking distance to shopping.

springs and dual cistems seven 2500-gallon tanks. parate driveways, garage, bar RESENTED AT: \$647.000



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Randa Craighead 707-841-7778



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Long-standing Mendocino

Business Owner and her family

now is on the market for the first time.

Built with an intimate relationship to

the surrounding forest and orientation

for magical light throughout the day.

An impressive main residence and

separate guest quarters. Professionally

landscaped with beautiful gardens and

pathways. A secluded location yet min-

utes from Mendocino and Fort Bragg.



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and **home restoration!**

Marcos Diaz 707.480.7930 DRE#02139769





COLUMN | Numbers by Nick Sales tax explained

Nicholas Casagrande

I get a lot of guestions on the "what's" and "how's" of the SALES TAX on most of your receipts. The sales tax you pay goes to your city

Rates can vary depending on your zip code / county. Your city has unique needs and funding requirements. Some counties and cities have voter or local government-approved taxes on top of the California state-mandated tax of 7.5 percent gifts, toys, antiques, and clothing. (includes 1.25 percent required local rate).

Source	State Base	Willits	Ukiah	Mendocino County Base
CA state tax	6%	6%	6%	6%
County	.25%	.25%	1.25%	.25%
City	1%	1.25%	1%	
Special City – Voter &/or Gov. Approved	TBD	1.62%	.63%	1.63%
Total	7.25%	9.12%	8.88%	7.88%



Above: This "before" photo, left, shows flammable debris on a roof, and this "after" photo shows the

5 Tips for Wildfire Season

Submitted by Jim Jimenez, Defensible Space Solutions

in Willits and Brooktrails, we are especially aware of the challenges of living in nature. The beauty is all around us - and so is potential danger. Here are five practical things you can do to help make your home safer and your lives easier whether you own or rent.

Tip #1: Join SherwoodFirewise.org or other neighborhood organizations that offer guidance on how to reduce fire danger at your property. These organizations partner with CAL FIRE and other regional groups to bring resources together like free fire-safe home inspections, chipper days, and even financial assistance for services to the poor and elderly.

Tip #2: Inspect the "defensible space" around your property. Make sure your roof is clear of limbs, leaves, moss, and other combustibles. To make the job easier, invest in gutter guards and have your roof treated to minimize moss growth, especially on the north sides of structures. Remove any limbs that overhang your roof and dead or dying plants that are near the foundation. Store firewood and other combustibles away from structures and cover with fireresistant material if possible. At the least, make sure that weeds and grasses are cut

low to minimize a fire path to your structure. Tip #3: Sign up for smart-phone alerts from CAL FIRE at ReadyForWildfire.org, the Frontline Wildfire Defense app, and

Wildfire season is upon us again. Here County Sheriff's Office and others. Become situationally aware of potential small fires and wildfires in your area.

Tip #4: Be ready to leave. Various local emergency services and resources also are monitoring the situation and will notify local radio stations and media as well as smartphone apps. Prepare a to-go bag with the most critical things you need if only given 15 minutes to evacuate: important papers, cell phones and chargers, cash, water, and, if available, a battery-operated emergency radio. In addition, prepare a box or two with ess-critical items you can grab it you have an hour or more to evacuate. And agree with others in your household on where to meet if evacuated. Also, make a plan for the evacuation of pets and other animals.

Tip #5: Enjoy the season. Don't let the worry of a potential wildfire keep you from enjoying the beauty of this area and the home that you live in. Plan fire-safe barbecue parties, block parties, and other events. Meet and share fire-safe tips with your neighbors. Have fun knowing that you've done what you can to keep your family and property safe from wildfire.

Jim Jimenez, NFPA certified, operates DefensibleSpaceSolutions.com, offering advice and services to prepare properties throughout Mendocino and Lake counties for potential wildfire hazards. Contact Jim Jimenez at 707-513-0451 for more

local emergency apps from Mendocino Redwood Mortgage **Hard Money** Investor opportunities Loans (707) 459-2330 (707) 462-8622

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COLUMN | How's the Market?

Screening tenants

Local sales tax funds essential community When it comes to renting your property services: schools, roads, emergency services, to a new tenant, it is worth investing the hospitals, etc. These monies go directly to time to screen the tenant thoroughly, enhancing the area where it is collected. because the process of evicting the The state portion of the sales tax funds wrong tenant is no fun. education (e.g. UC network of universities) health

care, public salaries and pensions, and more.

What IS taxed: tangible products like furniture,

What IS NOT taxed: most groceries, prescription

Entities exempt from paying sales tax:

non-profits, resellers, and manufacturers

Taxes are collected where the product is

sold – NOT where the purchaser lives. Yes,

taxes absolutely increase your bill total, but

you can be a part of the state and local tax

You can look up your city tax breakdown

on the California Department of Tax & Fee

Administration website: www.cdtfa.ca.gov.

Nicholas Casagrande 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

River of forgetfulness

In ancient Greek mythology, when a person died

it was believed that they crossed over the River

Lethe – the goddess of which was Lethe. It was

believed early in that mythology that if a soul drank

from or even touched the water, they would forget

everything and wander in the "underworld" as a

lost soul. But later it was believed that a soul could

of us. sometimes called our "soul," survives

physical death and will somehow continue on in

some fashion – depending on what one believes.

Of course, it's all a great mystery. I always try my

best to remember the old adage for the here and

now: "Do unto others as you would have others do

Moore goes on to say, "The soul path is marked

by neurotic tendencies as well as by high ideals,

by ignorance as well as by knowledge, and by

daily incarnated life as well as by high levels of

consciousness." I can certainly relate to this. I've

learned to appreciate my high ideals, but frequently

fall short. Yet the school of Life churns on – the

In Neil Simon's autobiography, "Rewrites" (he

was known as "the play doctor" because when

a Broadway show was in trouble from unfulfilled

writing, he would often be called in to "fix" it with

his rewriting), Simon says, "You suddenly become

aware that old people you know weren't always old

It was not their occupation in life, as we supposed."

We live such complicated lives, always flowing

I mention this as I just finished reading about

the passing of Linda Buletti Burton. I didn't know

Linda well, but whenever I would run into her, she

was unfailingly kind and friendly. I always felt better

after chatting with her for a few minutes. I never felt

udged or inadequate in Linda's eyes. She had a

special gift for making one feel better. A great gift

As I write this my dear friend, Gail, is in a

nursing facility under heavy sedation to control the

excruciating pain she's been in for over two years

now. Gail has been a beloved friend for over 30

years. She's also a person who is unfailingly kind.

Her many friends here in Willits miss her greatly,

since she had to move to be near her daughter.

One friend told me she feels as though she has a

I could always count on a cake for a birthday, or

ust because Gail was in the mood to bake and then

gave us a call. We would sit at her mother's huge

dining table covered with a snow-white tablecloth

- that I spilled more than one glass of red wine on

by turning carelessly and knocking my glass over.

"Never mind," she would laugh. I'll just throw it into

the washer. She did begin to buy her wine glasses

at the dollar store for my visits.

hole in her life. That's how loss feels sometimes.

drink just a bit and

forget only the lifetime

iust lived. I suppose, in

a way, to be free of any

entanglements or pain

of that lifetime - to be

psychotherapist

Thomas Moore's book

"Care of the Soul."

he refers to it as "the

river of forgetfulness."

I found this particularly

poetic. Some of us

wonder if some aspect

freed to move on.

medicine, certain medical devices.

buying raw materials.

My best.

Nick

decisions by actively voting.

COLUMN | Journal

Bill Barksdale

never ending Journey.

down that same river.

appliances, automobiles, hot prepared foods,

Trust but verify

In low-stakes situations, it's fine to assume the best of people; however, when it comes to renting your property to \mid Richard Selzer a stranger, it pays to be a little suspicious. I suggest a trust-but-verify approach.

If you have a sense that something's fishy, you can call the same reference twice. In rare situations, people will ask a friend or family member to pose as a former landlord or employer. So, when you call the first time, the "landlord" is ready for you and may falsely answer questions about the prospective tenant's

Once you've completed that call, their guard drops. You can call again, preferably from a different phone number, and see if you get the same response or if instead of answering, "A-1 Property Management," they simply answer, "Hello, this is George.

Once a prospective tenant completes the rental application, I recommend ordering a consumer report to confirm the applicant's credit history and rental history. Be aware that you must have consent to order this report, and if you

I have so many friends in Willits, a place I've

lived for half of my life. Some friends have died,

others still here. All of us that are still alive, getting

older. There's a kind of wisdom that can happen

as one ages. Not that wisdom is always without

some pain attached. Yet, I wouldn't go back to

those vouthful years. Perhaps a younger body,

perhaps a better memory. But I've grown to like my

life. There are still often great challenges, and even

great sorrows, but also the experience of living and

Yes, I'd like to drink just a few drops from that river

of forgetfulness on occasion. Some experiences

are very difficult. Some life-lessons are agonizing,

even heart-wrenching – yet who would I be without

them? That's a question that may be unanswerable.

Why has someone as wonderful as Gail been in

such excruciating pain for over two years? Why

have her things been sold at an estate sale and

her beautiful home now occupied by someone

else? I have no answer other than to say, we all go

sometime. We rarely know when or how, but it will

Gail had a small charm dangling from a lamp.

It said in a short sentence something about the

importance of a true friend in one's life. She's

always been and remains the personification of

I'm reminded from time to time of the importance

of trust and who one can truly trust. I learned

over the years that trust is essential, not only in

friendship, but in business as well – and although

hesitate to mention it here - in politics and

There have been times in my life when I'd like

to sip a few drops from that river of forgetfulness.

I suppose that, perhaps, we would each like that

tiny sip at times, that relief of forgetting. One of

life's more challenging lessons is that we usually

don't forget. One has to chalk it up to the lesson -

hopefully making one stronger and wiser. One gets

older and the lessons keep coming. The nature of

I was blessed with a loving mother who watched

over her children like a mother lion, a good provider.

When my mother and step-father both died this past

Christmas, within weeks of each other after a long

and happy marriage, I didn't grieve. I was happy for

them. They were both over 100 years old. I didn't

see any great gift in extreme old age. For some

perhaps it's what they want. The body changes,

the mind usually lets go, little by little. For some,

of course, they are fairly sharp and somehow have

found the secret of joy up to the very end. There's

Even though I'm no longer a young man, many of

my friends are older than I, some much older. Some

are lonely, others keep finding new experiences

and wonders in life. All have bodies that remind

us of the truth that the body is not meant to last

forever. When I hear people talk about how they'd

like to "live forever," meaning this lifetime – I can't

Just as all of my beloved dogs and cats have

shown me over my lifetime, the body wears out.

It's meant to. Yes, it's difficult to take a beloved,

suffering pet to the vet to be "put down." Our old

vet and friend, the late Frank Grasse, once told me

"the most difficult thing about my job is euthanizing

an animal." He had great empathy for animals. He

also had to witness the grief that a pet's human

went through. Our pets, with their usually much

shorter lives, teach us that there is a time for

even conceive of why anyone would want that.

the lessons can change with age.

no one answer for everyone.

the appreciation that that can bring.

end someday – this lifetime

that importance and trust.

decline the application based on the report, you must inform the applicant, so they have the opportunity to challenge the reporting agency.

Criminal history

If applicants have criminal history, you cannot automatically reject them. The California Association of Realtors says: "A blanket ban on renting to persons with

a criminal record is unlawful discrimination because it is deemed to have disparate impact on persons of color and race. However, specific rental-related criminal information may justify a refusal to rent if it pertains to the safety of other residents, employees of the property AND is close enough in time to be considered relevant.'

This puts landlords in a bit of a bind, because if they do rent to an ex-felon and a problem ensues with neighbors, neighbors can sue the landlord. If the landlord does not rent to the exfelon, then the ex-felon can sue the landlord. It's a catch-22 situation.

Make sure the rules apply to all

It's fine, even advisable, to use specific criteria to judge potential tenants. However, once you determine the requirements, for example, a minimum credit score or income, be sure you

apply them to all applicants equally.

COVID delinquency

During the pandemic, a bunch of new rules were put in place to prevent people from getting kicked out of their homes. Never mind that landlords still had to pay their mortgages, but I digress. Now, if you are reviewing a rental application and you see that a prospective tenant missed a few rent payments because of financial strain caused by COVID-19, you cannot use that information as a negative factor for an otherwise qualified applicant.

Overall, the goal is to find a tenant with whom you can have a mutually beneficial relationship. You provide a well-maintained residence, and they do their best to take care of the property while they live there. By scrutinizing their application and verifying their information up front, you have a much better chance of finding a tenant who will keep up their end of the agreement.

If you have questions about real estate or property management, contact me at rselzer@ selzerrealty.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 Loose Caboose!) If you'd like to read previous articles, visit www.selzerrealty.com and click on "How's

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

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Tara Moratti, Realton 100 SOUTH STREET, WILLITS, CA m: 707-367-0389

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secluded retreat or a sustainable living haven, the canvas of this immaculate parcel invites you to bring your vision to life.

20+ Acres with 2 Homes and a Studio Cabin - \$750,000

Separate driveways and each home has its own address. The first home is a nice newer permitted 1 bedroom 1 1/2 bath plus a loft. First floor deck wraps around 2 sides. Great views from the living room, downstairs bedroom or deck. Large finished basement with storage, complete with water



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129.8+/- Acres Outstanding Ranch **Property**

acreage. There is a gorgeous lodge style home with 3 bedrooms, 3 baths. It features a vaulted ceiling in the spacious living room, a large rocked fireplace, an open floorplan into the kitchen and dining area. The master suite is on the main level with a large closet and an adjacent bath. Upstairs there are 2 bedrooms, a sitting area and rage closets. The barn is 40x60, lots of space for hay, equipmer and 2 stalls for horses. There are 5 fenced pastures. There is so much

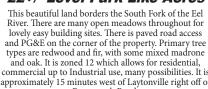


Private setting ith level building

site, spring water



ouple of storage units. 15 minute from town, nice neighborhood \$189,000







nvestment 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 \$660,000



Lot in Town enient location, pretty spot \$79,500

residence and a business with

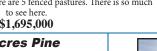
Beautiful Level

\$149,000 For information or an appointment to view please call: **Randy and Ruth Weston** 707-459-4961 • 707-489-3333

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Read the rest of Over on page RE4 Forgetfulness |





22+/- Level Park-Like Acres





All utilities are available, convenient location in town \$100,000

240+/- Acres in Covelo

areas. Easily accessible for hunting, camping and recreation

ust minutes to the Fel River and Mendocino National Fores

PG&E is on the property with a power meter and electrical

sites on this tidy property. \$250,000







United T Policyholders.. TIP OF THE MONTH

How to stay in the know?

Ask any person who's survived a disaster, and they'll give you solid preparedness advice. UP's consumer guidance draws heavily on those insights.

And while survivors won't all agree on what to have in your "go bag," everyone agrees on the value of timely emergency alerts.

Signing up for local emergency alerts is a free and savvy way to be disaster-prepared.

Depending on where you live, you may need to sign up for more than one alert system.

One easy way to sign up for local agency alerts is through a service called "Nixle" [used by Mendocino County Sheriff's Office] Text your zip code to 888777. Google both "Your City Name Emergency Alert Sign up" and "Your County Name Emergency Alert Sign up," to get you familiar with local guidance.

Editor's Note: The Mendocino County Sheriff's Office does send out emergency alerts to residents who've registered with Nixle, but uses "MendoAlert," the Mendocino County Emergency Alert and Notification Service, for its primary emergency alert provider.

"The Mendocino County Sheriff's Office and Office of Emergency Services use Everbridge as our mass notification and emergency alert vendor for Mendocino County," the Emergency Notifications and Alerts page on the Mendocino County website reads. "All residents are urged to immediately register for the alert and notification system in order to receive critical emergency and life safety notifications.

"Register today for MendoAlert to get timely emergency notifications, and alerts which may save your family's or your life!" To sign up, visit https://member.everbridge. net/index/892807736722865#/signup

Once registered, check your cell phone

notification settings to make sure your Emergency Alerts are on – they should be on by default.

But wait! What if your phone dies or you leave it by accident when you're evacuating? Communication plans often fail in times of disaster. So have a Plan B (and C, and D):

- Write down loved ones' phone numbers; keep the list in your glove box
- Program your local news station into your car's radio pre-sets
- Download apps specific to your local hazards: Earthquakes – MyShake App; Hurricanes and Flooding, National Weather Service; or Wildfires – Watch Duty
- Digitize important docs and prescriptions and/or add them to your Go Kit
- Freshen up your emergency water and food supplies

If you see a flyer or hear about a preparedness event or activities in your community, show up and plug in. Strong communities are an essential ingredient in resiliency!

Also, check out United Policyholders' new video in the UP Preparedness Library, "Home insurance tips to stay protected and be a savvy consumer." www.youtube.com/watch?v=EiYsMvFp00g

To suggest a future Tip of the Month topic, visit https://uphelp.org/tip-of-the-month-idea/

To support United Policyholders, visit https://donorbox.org/donatetoup2024

To read a past Tip of the Month, visit https://uphelp.org/category/tip-of-the-month/

United Policyholders is a non-profit 501(c) (3) whose mission is to be a trustworthy and useful information resource and a respected voice for consumers of all types of insurance in all 50 states. "30 Years: Educating - Advocating - Empowering." To learn more, visit www.uphelp.org.

#Ready for Wildfire tip from CAL FIRE

Ensuring your home is ready in advance can improve its chances of surviving a wildfire! As a simple #HomeHardening initiative, consider installing several non-flammable garden hoses that can reach all corners of your property. These hoses provide crucial water access for firefighters. For more preparation tips, check out https://readyforwildfire.org/prepare-for-wildfire/hardening-your-home





WATER SUPPLY



The rest of Forgetfulness

From page RE3

everything, including letting go of physical life. They bring us great joy while they are here, then they too have to move on.

In a way, the ones we love never die as long as we remember them, at least there's gratitude for them having been here. I don't want to forget the love and trust and friendships that I've been fortunate enough to share. Remembering friendship is one of life's blessings.

Well, there you have it. My ramblings for today. I wish you well on your journey.

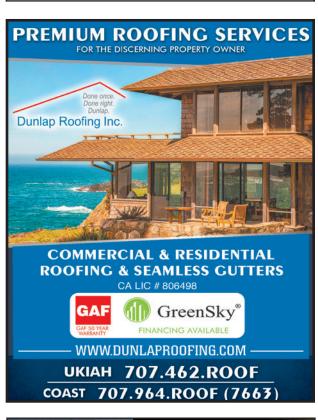
Bill Barksdale was inducted into the 2016 Realtor® Hall of Fame, and served as Chair of the County of Mendocino Assessment Appeals Board settling property tax disputes between the County Assessor & citizens and businesses. DRE# 01106662, Coldwell Banker Mendo Realty Inc. Read more of Bill's columns on his blog at www. bbarksdale.com. 707-489-2232













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