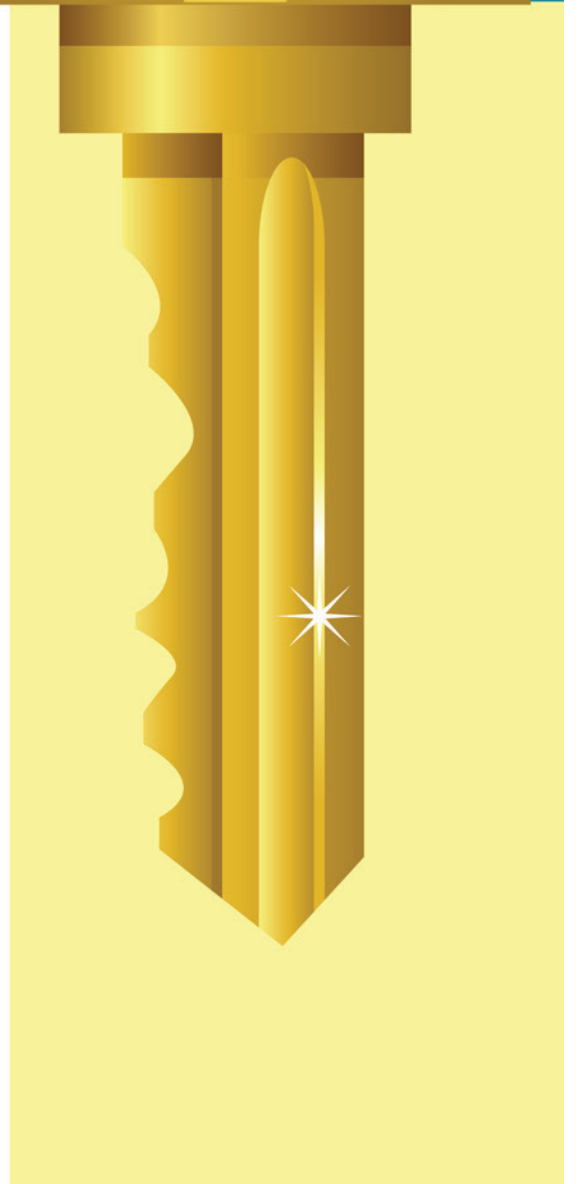


REAL ESTATE SECTION



WILLITS WEEKLY'S SELECTED
PROPERTY FEATURE

156 South Humboldt Street, Willits

MLS: 326048962

Offered for sale at: \$399,000

Discover this delightful home with historical charm located in the heart of downtown. This lovely 3 bedroom home offers generously sized living spaces plus a detached office to offer a variety of uses. Well cared for, this 1908 home has numerous upgrades which include new roof, all new double pane windows, newly installed ductless heating/cooling system, perimeter foundation and detached office offers a half bathroom making it perfect for an office or guest room. The original wood flooring is in excellent condition and has been well cared for throughout. Conveniently located near town can offer a blend of work/live while in walking distance to all amenities including restaurants, boutiques, theater, art center, parks and farmers market. This property delivers location, potential and old-town charm.

Listed by: Alicia Kepple, agent of Coldwell Banker Mendo Realty





Alicia Kepple
REALTOR®
(707) 272-7782
DRE #02108446
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100 South Street, Willits, CA 95490



Chana Eisenstein, DVM
Celina Borucki-Gibson, DVM "Dr. BG"
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NC Financial Group awarded Gold in categories Accounting Firm 2025, 2026, Financial Advisor (2024, 2025, 2026), and Tax Prep (2025, 2026). The Best of Lake and Mendocino presented by Biccastal Media is a vote-based contest for individuals and businesses that serve Lake County, CA, and Mendocino County, CA. Nominations are provided by the community and after the nomination period is completed, the names of nominated businesses in each of the categories are placed on an official ballot of Lake and Mendocino voting ballot. The audience can then vote on one choice in each category. Voters are allowed to nominate without limits and once the voting period has begun, one vote per category per 24-hour period is allowed. Listing in this publication and/or award is not a guarantee of future investment success. This recognition should not be construed as an endorsement of the advisor by any client. No compensation was provided directly or indirectly by the recipient for participation or in connection with obtaining or using the third party rating or award.

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129+/- Acres Outstanding Ranch Property

Gorgeous lodge style country home with many lovely comforts. This is a 3,500 sq.ft. home with 3 bedrooms and 3 full baths. There is a custom kitchen with cherry cabinets, an island counter and a prep sink. The living room, kitchen and dining areas are open and spacious. The ceiling is vaulted in the living room and features a fabulous large rock fireplace and tall windows that show the expansive mountain views. The master bedroom is on the main level and has a large walk-in closet. There is lots of room for your animals, a 40 x 60 ft. barn, a loft, two horse stalls and hay storage area, plus a covered walk-in barn. There are five fenced pasture with water in each. The shop is 20 x 30. The property borders Year round Rock Tree Creek. There is much to offer here. Seller wants to relocate closer to family. \$1,499,000.

118+/- Acres Redwood Forested Land
Borders the Noyo River. 2 old homes, areas for camping and recreation a perfect get-away spot. Some merchantable timber.
\$450,000.

41 Acres, Willits Valley Property with 2 quality custom homes
True country living with a 2,438 sq. ft. home, and a 2,208 sq. ft. home, each 3 BD / 2BA. Both homes feature lovely interior amenities, custom cabinets, beautiful lighting fixtures, stainless appliances, vaulted ceilings & comfortable living areas. Excellent outside patios for entertaining and enjoying the panoramic valley views & awesome sunsets. There are garden spots, rolling pasture land for animals, and a barn for hay and equipment storage. Each home has its own well and private driveway, minutes to town. This special property could be shared by two families. \$1,800,000."

For information or an appointment to view please call:
Randy and Ruth Weston
707-459-4961 • 707-489-3333
CalBRE: 00990817
ruthweston@pacific.net
557 South Main Street • Willits

No drones in fire zones

Posted by CAL FIRE

Wildfire airspace is a dangerous place for unauthorized drones. When a drone enters an active fire area, firefighting aircraft may be forced to stop operations – delaying critical missions and putting firefighters and the public at risk.

CAL FIRE aircraft fly low, fast, and often in challenging conditions while dropping water, transporting crews, and providing critical support. A drone in that same airspace creates a serious mid-air collision hazard.

This year, we continue to see increased drone activity near emergency operations. One person's decision to fly can impact an entire firefighting operation.

If you see aircraft working a fire:

- Keep your drone grounded
- Stay clear of emergency airspace
- Never interfere with firefighting operations

If you fly, we can't.

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2043 PRIMROSE DRIVE

Updated 3-bedroom, 3-bath with 1,724 sq. ft. of comfortable living space! Backs up to a serene greenbelt, providing privacy and yet is located just 7 minutes from town. Attached 2-car garage, a basement/workshop room, and RV parking. Freshly painted interior, laminate flooring, vaulted ceilings, and a large kitchen with greenhouse windows. Central heating and a cozy woodstove. This home offers the perfect blend of convenience, comfort, and nature.

Karena Jolley
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WILLITS WEEKLY IS PROUD TO CONTINUE THE REAL ESTATE SECTION IN LOCAL PRINT MEDIA

Runs Second Week Each Month

- Relevant Local Editorial Content
- Open House Advertisements
- Available Buyer's & Seller's Agents
- Property Listings

GET YOUR OFFICE, AGENTS AND LISTINGS INCLUDED IN OUR NEXT EDITION

Ads Commitment and ad copy deadline is the first Friday of the month 3,500 - 4,000 copies each week Ads go online and in-print for one price	3.25" wide x 2" tall color display ad: \$35/month with 3-month minimum commitment	5" wide x 5" tall color display ad: \$130/month with 3-month minimum commitment
	\$40 on one-run basis	\$140 on one-run basis
	3.25" wide x 4" tall color display ad: \$60/month with 3-month minimum commitment	5" wide x 10.5" tall color display ad: \$275/month with 3-month minimum commitment
	\$75 on one-run basis	\$300 on one-run basis

OPEN HOUSE SPECIAL: 5" wide x 3" tall
color display ad: \$80 on one-run basis

Call for ad space: April Tweddell 707-972-2475

Runs on the second Thursday of the month.

Old friends

I remember the first time I met pianist David Lisle. I had just done a show in San Francisco at Theatre Rhinoceros. It was way back in 1985. The show was supposed to run for two weekends but the theater critic for The SF Chronicle saw the final performance, and demand for tickets skyrocketed. I had written a piece for the show call "Land's End." It was a scene about a man grieving for a friend who had died of AIDS a year earlier, and the scene was eventually used in training sessions for caregivers of terminally ill patients.

David knocked on my door in SF one day and asked if he could recite the scene in a show he was putting together as a fundraising concert. At the time David was the house pianist at the Fairmont Hotel on Nob Hill in SF. I readily gave him permission, and our friendship began.

A few years later when we had moved to Willits, David came to see a Spencer Brewer concert and stayed with us. He loved the area and was ready to leave the City. I was a real estate agent by then and showed him several houses. He loved one of them and bought it. Most of his work had moved to Santa Rosa where he had become a music therapist for elderly people in nursing homes and patients with dementia. He would stay in Santa Rosa for a few days a week then come to his new home in Brooktrails.

Eventually I began to take singing lessons with him, and we would have weekly sessions. One of the most exciting evenings of my life was singing at a special goodbye performance at The Wells Fargo Center for friends Michael and Bobby Ducharme, old clients and friends who had relocated to Mendocino County after leaving their jobs administering a Grants for The Arts program for the City of San Francisco. They had decided to move to Rhode Island and had a big formal party at the Center and had invited theater artists from all over the Bay Area and some from the East Coast.

I was invited to prepare a song for the concert that was to happen after a banquet, along with a number of other area musicians and singers. David and I worked on Stephen Sondheim's song izaand I worked on it for two months.

After we finished the song there was complete silence. I was thinking "Well, that didn't work out so well," but as I turned my back to walk off stage I heard a huge ovation and turned to find the whole audience standing and cheering. I was in shock but thrilled. It was all thanks to David and his careful coaching and accompaniment. It was a moment I will never forget.

Eventually David began to play weekly at Shanachie Pub accompanying anyone who wanted to get up and sing. It became a very popular evening for local singers and people who just loved to hear the music and have a beer. When I directed the musical "The Fantasticks" at Willits Community Theatre, David was our rehearsal pianist for the first month of rehearsals.

Eventually his health began to decline, and he was showing early signs of dementia. I did what I could to help him including helping to get him to professionals who knew how to deal with his declining condition. Dementia is a devastating disease. I felt quite helpless and didn't know what else to do especially as he was forgetting who I was. As other help emerged and his condition got worse we had less and less contact. I didn't know what more I could do at that point.

I hadn't heard from him for a while but learned recently from one of his caregivers that David died about a year ago in a nursing home. It was very sad news. I'll miss him. He was such a talented guy, a good friend, and many in our community will miss him.

The same day I learned of David's death that same caregiver let me know that my beloved friend, Marilyn McNair had died just about eight months earlier. She was 87 I think. Joe and I have known Marilyn nearly 40 years. She introduced us to her friend Jeanne Hargraves who became like a second mother to us. The four of us would have regular poker games and dinners together. After Jeanne died some years ago, it was Marilyn, Joe and me still.

Marilyn was part of our yoga and Friday breakfast group for years. Marilyn was also a very talented actress. She was in three shows that I directed at Willits Community Theatre. Audiences loved her! Her sense of comedy was acerbic and flawless. Nobody I knew could get an audience laughing like Marilyn. Just having her in a show guaranteed a full house.

She was a woman of many talents. She's the first who taught me how to use a computer – before Windows was released. DOS was the operating system on



Bill Barksdale
Columnist

most computers, and one had to memorize a complicated set of key strokes to do anything and usually have a "cheat sheet" next to the computer, but Marilyn knew it all and I learned from her. Later she became a legal secretary and a bookkeeper. She and Joe even wrote a book together and entered it in a contest. Unfortunately never published, but they met regularly for six months to work on it and had a blast doing it.

When Marilyn was quite young she had had a baby that she gave up for adoption at birth, a little girl. I didn't learn about it till years after we met. Marilyn's longtime partner had died.

Marilyn had been there for her partner's dying process and helped Jeanne as she died from cancer soon after. Then she got a call one day from a woman, Stacy, who turned out to be her daughter!

After Stacy's adoptive parents had both died she began looking for her birth mother and somehow had found Marilyn. Marilyn was elated and over time she and Stacy became close. Stacy lived in So Cal but would come for visits. She was a psychologist, a great gal. Unfortunately her husband developed very deep dementia, and Stacy had to care for him. I was talking with her one day on the phone and she had to go to take care of him. She had been drained of financial resources. It was a huge burden.

While this was happening Marilyn also began to develop dementia. A number of us who were her friends did what we could to help but, just as with David, dementia took its toll – its devastating toll. I watched this brilliant woman become lost, confused and helpless. During this time I found out that Stacy had died, something that Marilyn could not understand or even remember.

As with David, I helped get her set up with professional care which included a woman I will never forget, Betty Riddle, an in-home support caregiver. Betty's compassion seemed without limit. She would visit Marilyn every day even when she was not being paid. And just a rant here, the people who do this work are seriously underpaid. We seem to have plenty of money to spend on tax cuts for billionaires, making war, subsidizing large corporations that are already drowning in money – but not enough money for health care, food assistance and housing for people who fall upon hard times! Why do we let that happen!!

Well, anyway, one day Betty came to visit Marilyn to find she had fallen down some stairs, and Betty drove here to the emergency room. I had literally been begging for more assistance for Marilyn along with Betty but we were always referred from one agency to another only to be told there was no money to help someone living alone with dementia and no one to care for them. I don't know how that can be – but it is. But that day the people in the emergency room determined that Marilyn was too ill to return home and finally, somehow, she was placed in a care facility in Ukiah.

She was no longer able to recognize anyone. She lived for some years lost in whatever world the tragedy of extreme dementia leaves one. Then about nine months ago I'm told, she died. I was actually happy to hear this news. Free at last!

Where can I go with this? Two fine, talented people, living alone, getting old and literally losing their minds to the terrible disease of dementia – and poverty. Death becomes a gift. My dear old Mother who lived to age 102 used to often say to me "Getting old is not for the faint of heart". She knew all about it but at least she had her husband who died at age 101 just three weeks before her, and they had pensions and enough resources to live in a semi-managed care facility. They had my beloved Sister and her daughters and granddaughters to help out and be there, but they are the few fortunate ones. So many age and die nearly alone in our country.

Joe and I often discuss what will happen when, inevitably, one of us goes first. We've been together for nearly 47 years and one day it will be just one of us to figure out how to get along until death comes with its sweet embrace. Well, that's life I guess. Wouldn't you think we could find more compassion, with all the resources in this country? Will we someday find compassion and not label it with some angry trigger words like "socialism" or "lazy" or "welfare" or "entitlement programs"? These are all propaganda words used to excuse abuse and misuse of tax dollars for golden riches to the already well-off. Nice work!

Let's vote for "leaders" who can do a better job. We really need that.

Bill Barksdale has served on the County of Mendocino Tax Assessment Appeals Board, the Board of Realtors, its Legal Affairs Committee and Multiple Listing Service, and a number of other boards and nonprofits. DRE # 01106662 Coldwell Banker Mendo Realty Referral Agent. 707-489-2232.



Above, left: Actress Marilyn McNair, from the curtain call for the play "Cookin' With Gus." Above, right: Pianist David Lisle rehearsing with Maria Monte.

Photos by Bill Barksdale

How's the Market?

Who to hire for home repairs



Richard Selzer
Columnist

How long have you been in business?

In a community as small as ours, word gets around, which is great for reputable contractors and not so good for those who are either unskilled or unscrupulous. If someone has maintained steady work in the building trades in Willits for a number of years, that's a good sign.

Are you licensed and insured?

A license doesn't guarantee quality work, but it does increase the chances of it. Be sure your contractor is licensed to do the specific work you need – and that he or she carries both liability and workers compensation insurance.

If you've ever done small home repair projects, you know they almost always take longer and cost more than you think they will – and minor injuries are common. The bigger the project, the more opportunities there are for something to go wrong. Insurance is essential.

I've told this story before, but it bears repeating. Years ago, a local tree trimmer fell and broke his back. The homeowner who hired the tree trimming contractor felt terrible for the injured man but relieved he had chosen a licensed tree trimming company, assuming the tree trimmer's care would be covered by the company's insurance.

Come to find out, the tree trimming company had not renewed its insurance, and without insurance their license was no longer valid. So, the homeowner had to go to his homeowner's insurance carrier to file a claim. Much to his surprise (and dismay), his policy required tree trimming to be done by a licensed professional and it didn't cover claims when work was completed by unlicensed contractors. So, the homeowner ended up paying for the tree trimmer's medical bills out of his own pocket. The moral of the story? Verify license and insurance.

Is everything agreed to in writing?

Putting agreements in writing reduces the chances of a misunderstanding and protects you against unscrupulous contractors. Contracts should include a detailed scope of work, a budget, and a timeline, so everyone's expectations match. Make sure you ask all the questions you can think of. Do not make assumptions about what's included and what isn't. Spell it out.

I once hired a contractor to repair my deck, which included tearing off the old railing. The contract we signed didn't specify that he'd put up a new railing. I simply assumed, which turned out to be an expensive and time-consuming mistake on my part.

How should we communicate?

Let your contractor know how often you would like updates and your preferred method of communication. A word to the wise, any time there's a verbal agreement, follow it up with a text or email so you have a written record. Verbal promises are hard to prove in court.

Can you provide references for similar work you've done?

Anyone worth their salt will be happy to provide references, so don't be afraid to ask for them. If you're engaging someone for a major project, you should also ask to see some of his or her work to confirm that the quality is up to your standards. Trust me when I say that just because someone has a contractor's license doesn't mean they know what they're doing.

Of course, people only provide the names of customers who are happy with their work, so consider checking with friends and neighbors and those in the industry.

If you hire a licensed and insured contractor with a good reputation, chances are that everything will go well, and you'll be pleased with your new or improved home.

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 the Market."

Dick Selzer is a real estate broker who has been in the business for more than 50 years. The opinions expressed here are his and do not necessarily represent his affiliated organizations.



COLUMN | Numbers by Nick

File soon for a potential tax penalty refund

Neighbors: If you paid COVID-era taxes, you may be eligible for a refund.

A court case (Kwong v. The U.S.) has been filed and is moving through the federal courts.

The case claims individual and/or business filers may have been improperly charged certain tax penalties and interest by the IRS during the COVID-19 pandemic (2020-23 tax years).

We can help you determine if you may be eligible for a refund. These are the main areas of the claim:

- Failure-to-file penalties
- Failure-to-pay penalties
- Penalties for failure to make estimated tax payments
- Underpayment interest (including interest that may have started accruing earlier than it should have)

If you paid a penalty or are not sure you paid a penalty during the approximately 3-year COVID-19 federal disaster period – you should file IRS Form 843 – it is a two-page form and you need one for each tax

year. AND ... you must mail it in.

You must file before July 10, 2026 to preserve your right to a refund while the law is still uncertain. You do not need to calculate the exact amount of your requested refund.

YES, this is complicated and the court decision is not yet final – but by filing the form you maintain your eligibility should the ruling stand.

Let us help. Call me.

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 estate. EA# 00105394 DRE# 01854336 CA Insurance License # 0H68496.

Willits office is located at 675 South Main Street, call 855-240-6606 or 414-480-3669. This information is for general purposes only. Please consult a financial professional for your own situation; Individual circumstances do vary.



Nicholas Casagrande
Columnist

MENDOCINO COUNTY Library
THE UKIAH BRANCH LIBRARY PRESENTS
Grow, Sprout, Grow!
Saturday, July 11th at 11 a.m.

Join us for interactive music event with Richard "Tootrees" Jeske, followed by a gardening activity, snacks, and beverages.

For more events visit www.mendolibrary.org/events

MENDOCINO COUNTY Library
LA BIBLIOTECA SUCURSAL DE UKIAH PRESENTA
iCrece, brota, crece!
Sábado 11 de julio a las 11:00 horas.

Acompáñanos en un evento musical interactivo con Richard "Tootrees" Jeske, seguido de una actividad de jardinería, refrigerios y bebidas.

Para más eventos, visite www.mendolibrary.org/events

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<p>4 Bed, 2.5 Bath, 2,009 sqft home on .2583± acres. All bedrooms on same level. Spacious kitchen, sunken family room with wood stove, front porch, back deck, private upper level balcony. HUD Home, sold as-is. PRESENTED AT: \$350,000</p>	<p>2 Bed, 2 Bath, 1,100 sqft home on .1782± acres. Granite countertops, stainless steel appliances, cozy fireplace, attached garage, 3 bonus rooms, wraparound deck, picturesque wooded setting. PRESENTED AT: \$360,000</p>
<p>2 Bed, 2 Bath, 1,432 sqft home on 31± acres. Built in 1988. Bonus room, large office and studio space. Two woodstoves plus a kerosene wall heater. Much of the property is fully fenced. Pond, private well. PRESENTED AT: \$365,000</p>	<p>4 Bed, 3 Bath, 2,223sqft home on .35 acres. This property offers great rental income with a total of 3 units. Detached 1 bed cottage also on property. New roof. New interior and exterior paint. Based on the style of Queen Annes Cottage with a large enclosed porch. PRESENTED AT: \$395,000</p>
<p>2 Bed, 2 Bath, 1,700 sqft home on 2.3414± acres. Includes a loft that has been used as a sleeping area. Detached garage/studio space w/kitchenette, bathroom and woodstove. New roof. Shared neighborhood park. PRESENTED AT: \$398,000</p>	<p>3 Bed, 3 Bath, 1,416 sqft home on .1222± acres. Built in 1908. Generous sized living spaces plus detached office with a half-bath. New roof, new double pane windows, new ductless heating/cooling system. PRESENTED AT: \$435,000</p>

Price Improvement: \$249,000

Attractive commercial building in "Old Town Willits." Includes private parking for owner behind building. Potential to renovate the back into a private apartment for the owner. Perfect for a live-work space in a thriving community. Easy walk to post office and all businesses in charming Old Town Willits. Seller financing possible.

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