

## **ASSESSED VALUE AND TAXES**

According to the County of Mendocino County Assessor's and Tax Collector 's Offices, assessed values and taxes there are noted to be no major special assessments on the subject property. The size of the subject property noted in the following table (a total of 0.113 acres) is from the current Mendocino County Official Records. The subject property is reported to include a total of roughly 4,945 square feet, which is supported by the Official Records information.

In addition to the County Valorem Tax (based on 1.0 percent of the Assessed value) real estate taxes in crude charges for the Arena Union Elementary School District, the Sonoma Junior College District, the Coast Life Support Community District, the City of Point Arena Sewer and the Redwood Coast Fire District. Upon redevelopment and/or sale of the property under the estimated Highest and Best use, the property would be re-assessed – based on the sales price. Thus, the current assessed values and taxes have little relevancy to the value of the subject property.