

Office of County Assessor

COUNTY OF TEHAMA  
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January 31, 2024

Tehama County Planning Department  
Attn: Jessica Martinez  
Courthouse Annex, Room I  
444 Oak Street  
Red Bluff, CA 96080

RE: Partial Cancellation and Fee Valuation of 3.1+/- Acre portion of Assessor's Parcel Number 037-200-005-Williamson Act Contract #244-Landowner-T.A.D Farms

Ms. Martinez,

Pursuant to Government Code 51283 (a) the Tehama County Assessor's Office has been requested to complete a fair market valuation of a 3.1+/- acre portion of land that is currently part of a larger +/-34.63 acre parcel identified as Assessor's Parcel Number 037-200-005. The identified Assessor's Parcel Number is enrolled within a Williamson Act Land Contract #244 (Book 583; Page 419). Therefore, the purpose of this unrestricted valuation is to determine the cancellation fee due associated with the removal of 3.1+/- acres portion from the Williamson Act Contract.

The identified 3.1+/- acre portion is adjacent to and located along the east side of the Gerber School site property identified as Assessor Parcel Number 037-200-004. The 3.1+/- acres of land area is proposed for the Tehama County Department of Education (TCDE) and Gerber Union School Elementary School District (GUESD) acquisition for the Gerber Elementary School/TCDE special education expansion site.

The Assessor's Office has valued the 3.1+/- acre portion of land as if it were free from any contractual restriction and according to the fair market value definition as provided by Revenue and Taxation Code Section 110. The value conclusion is based on a highest and best use conclusion of agricultural land and the Sales Comparison Approach was relied upon in determining the opinion of value. Overall, in my opinion, the Fair Market Value of the 3.1+/- acre portion identified as the subject's site, as of January 5, 2024, is as follows:

**FAIR MARKET VALUE.....\$55,000**

Respectfully,



Burley Phillips  
Tehama County Interim Assessor

**VALUATION SUMMARY OF GERBER SCHOOL ADDITION OF (3.1 Acre Portion)**

The following is a summary of the basis of the valuation for the cancellation fee associated with the partial cancellation of 3.1+/- acres from Contract #244- T.A.D Farms. The appraisal was prepared in order to comply with Section 110 of the Revenue and Taxation Code, Government Code 51283 (a) as well as appraisal procedures outlined by the State Board of Equalization. A breakdown of the pertinent property characteristics is as follows:

**Property Characteristics:**

|                                   |  |
|-----------------------------------|--|
| Date of Valuation:                | 01/05/24   |
| Legal Description:                | Provided to Appraiser (Addenda A & B)                        |
| Property Identification:          | 3.1 acres east of Gerber School                              |
| Owner of Record:                  | T.A.D Farms  |
| Williamson Act Contract:          | 244 (Bk 583, Pg 419) (1/11/1972)                             |
| Parcel Number:                    | 037-200-005  |
| Original Parcel Size:             | +/-34.63 acres   |
| Portion of site to be Valued:     | +/-3.1 acres   |
| Remainder portion of the site:    | +/-31.53 acres   |
| Property Location/Address:        | Located off Chard Ave next to Gerber Union Elementary School |
| Farmland Designation:             | Prime  |
| Zoning:                           | AG-2 Agricultural  |
| General Plan:                     | Valley Floor Ag  |
| Minimum Site Size:                | 40 Acres   |
| Area of portion being acquired:   | 3.1 Acres (13,036 sq. Ft.)                                   |
| Onsite Improvements:              | Trees & Drip irrigation                                      |
| Interest being appraised:         | Fee Simple   |
| Market Value Definition:          | Full Cash Value (Section 110.1)                              |
| Highest and Best Use of the Land: | Agricultural (Adjoining land use)                            |
| Topography:                       | Level to slightly undulating                                 |
| Soils:                            | Class 2, Altamont clay & Tehama Loam, 0 -3% slopes           |
| Shape:                            | Rectangular  |
| Access:                           | No Deeded Access   |
| Utilities:                        | Irrigation water from Ag well                                |
| Flood Zone:                       | Zone X; Panel 06103C1150H; Dated 09/29/2011                  |

**Fair Market Value Definition:**

Section 110.1, "full cash value" or "fair market value" means the amount of cash or its equivalent that property would bring if exposed for sale in the open market under conditions in which neither buyer nor seller could take advantage of the exigencies of the other, and both the buyer and the seller have knowledge of all of the uses and purposes to which the property is adapted and for which it is capable of being used, and of the enforceable restrictions upon those uses and purposes.



**Highest and Best Use Analysis**

The Fifth Edition of The Dictionary of Real Estate Appraisal by the Appraisal Institute defines highest and best use as: the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value. The four tests of highest and best use are: (1) legally permissible (2) physically possible (3) financially feasible and (4) most profitable. The results of the highest and best use indicate a buffer land use and is as follows on the next page:

|                            |   |
|----------------------------|---|
| Highest and Best Use Tests | Agricultural                                  |
| Physically Possible Uses:  | Agricultural/Residential/Recreational/Buffer  |
| Current Zoning:            | AG-2 (Agricultural/ Valley Floor Ag)          |
| Legal Status:              | Legal, Non-Conforming, Site Size Less Than 40 |
| Potential Legal Uses:      | Agricultural/Recreational/Buffer              |
| Financially Feasible Use:  | Recreational/Buffer/Agricultural              |
| Maximum Productive Use:    | Agricultural (Adjoining land use)             |

**Valuation Procedure:**

The Sales Comparison, Cost Approach and Income Approach were considered in the development of the appraisal report. The Cost Approach was used to value the improvements (Drip Irrigation & Trees). The Income Approach was not considered applicable since the subject's site (3.1 acres) is not an economical unit size and would not typically be purchased for its income producing capabilities. The Sales Comparison Approach to value is typically a good indicator of value when one has reasonable sales of similar types of properties. The appraiser used the most comparable land sales he could find in the immediate area of the subject property. A breakdown of the sales is as follows:

| APN              | DATE   | SALE PRICE | LAND VALUE | LAND/ LOT SIZE | PRICE/ AC |
|------------------|--------|------------|------------|----------------|-----------|
| 063-050-042      | Jun-23 | \$ 47,500  | \$ 47,500  | 2.00           | \$ 23,750 |
| 063-090-036, 037 | May-23 | \$ 100,000 | \$100,000  | 5.17           | \$ 19,342 |
| 063-190-074      | Aug-21 | \$ 75,000  | \$ 75,000  | 5.00           | \$ 15,000 |
| 063-160-044      | Apr-20 | \$ 466,500 | \$466,500  | 38.86          | \$ 12,005 |
| 063-030-017      | May-18 | \$ 50,000  | \$ 50,000  | 4.0            | \$ 12,500 |

All five sales are located in the subject's overall market area. The appraiser considered the dollar per acre to be the most accurate element of comparison. The sales indicate a dollar per acre range of \$12,005 to \$23,750. Taking into consideration the subjects' limitations, the subject was placed on the bottom of the range at \$12,500/ac. The cost approach is the most reliable approach to value the trees and irrigation due to young age of the trees and irrigation (planted in 2021). Per the cost approach the 3 acres of almonds are valued at \$4,000/ac or \$12,000. The drip irrigation is valued at \$1,000/ac or \$3,000. Therefore, after relying on the Sale Comparison Approach & the Cost Approach to value, the opinion of the Fair Market Value of the subject's site is as follows:

|   |                 |
|---|-----------------|
| Land: 3.1 acres X \$12,500 /ac.....         | \$38,750        |
| Tress: 3 acres X \$4,000 /ac .....          | \$12,000        |
| Drip irrigation: 3 acres X \$1,000 /ac..... | \$3,000         |
| Total.....                                  | \$53,750        |
| <b>FAIR MARKET VALUE.....</b>               | <b>\$55,000</b> |

**LEGAL DESCRIPTION (ADDENDA- A)**

5B

Legal Description

November 27, 2023  
3092.01

**EXHIBIT A**

That certain parcel of land situate in the unincorporated area of the County of Tehama, State of California, being a portion of the lands of T.A.D. Farms, Inc. as described in a Grant Deed recorded on January 15, 2020 as Doc # 2020000470, Tehama County Records, more particularly described as follows:

**COMMENCING** at the intersection of the southerly prolongation of the West line of said lands of T.A.D. Farms, Inc. and the South line of Chard Ave. as shown on a Record of Survey filed in Book U of Maps at Pages 107 through 108, Tehama County Records, from which a 1.5-inch Aluminum Cap marked "LS 3882 ROSS", bears North 89°13'47" West, a distance of 9,427.16 feet; thence northerly along said southerly prolongation and said West line, North 0°46'13" East, a distance of 658.00 feet to the **TRUE POINT OF BEGINNING**;

Thence the following four courses:

1. South 89°13'47" East, a distance of 286.50 feet, more or less, to the northerly prolongation of the East line of Lot 4 as shown on a Record of Survey filed in Book K of Maps at Page 12, Tehama County Records,
2. Thence along said northerly prolongation, South 0°46'13" West, a distance of 453.00 feet, more or less, to the Northeast corner of said Lot 4,
3. Thence along the North line of Lots 1 through 4 as shown on said Record of Survey filed in Book K of Maps at Page 12, North 89°13'47 West, a distance of 286.50 feet, more or less, to said West line,
4. Thence along said West line, North 0°46'13" East, a distance of 453.00 feet, more or less, to the **TRUE POINT OF BEGINNING**.

**CONTAINING** 3 Acres, more or less.

**NOTE:** The Basis of Bearings for this description is the South line of Chard Ave. shown as North 89°13'47" West on said Record of Survey filed in book U of Maps at Pages 107 through 108, Tehama County Records.

**EXHIBIT "B"** attached and by this reference made a part hereof.

THIS DESCRIPTION WAS PREPARED BY ME:

  
Wesley K. Inman L.S. 9500





**LEGAL DESCRIPTION-ADDENDA- B**

