

Chief Roberts,

April 13, 2014

I sent you this information only to keep you informed of what's going on in the El Dorado Hills Community. A large number of residents (500 plus) are awaiting Cal Fire's response to my letter sent on April 10, 2014. (See attached paper work)

El Dorado Hill's residences are served by one of the finest Fire Departments located in California. El Dorado Hills Fire Department does not need Cal Fire. El Dorado Hills Fire Department is well funded, staffed and trained.

Amador – El Dorado unit Cal Fire Chief never submitted paper work last year for Redetermination for Blackstone Community and only finger locations were submitted for the remaining part of El Dorado Hills.

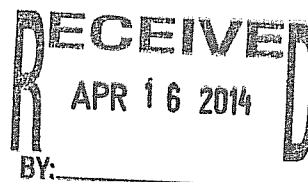
Thank you,

Steve Bristow

925-708-5377

PO Box 4464

El Dorado Hills CA 95762



California Department of Forestry and Fire Protection

April 10, 2014

Amador – El Dorado Unit

2840 Mt. Danaher Rd.

Camino, CA 95709

To Fire Chief Mike Kaslin,

I have completed my research by obtaining documentation and facts that your Amador – El Dorado is solely responsible for the elimination of the illegal tax placed on the Blackstone Community and Residence of El Dorado Hills (see document dated October 2, 2013 exhibit A) That document clearly advises the State Board of Equalization (BOE) does not have authority to make a decision on my appeal, but Department of Forestry and Fire Protection (CAL Fire) does. According to document dated September 19, 2013, Exhibit B, forth sentence, “liability pending Cal Fires review of your petition”. Which means you evaluate and determine who is located in LRA verses SAR.

Document dated September 27, 2013, Exhibit C second paragraph: Cal Fire’s decision regarding your petition for redetermination becomes final 30 days after this notice”. Stop hiding behind California Department of Forestry, when the documents clearly show Cal Fire has the power to submit the paper work for redetermination of the Blackstone community and El Dorado Hills, CA.

Can you provide me proof that you submitted the paper work for redetermination for the Black Stone Community located in El Dorado Hills, CA and El Dorado Hills? We already pay a fire tax (see documentation Exhibit D) El Dorado Hills Fire Station 87 is one mile away. The closet Cal Fire unit is 40 minutes away. (see attach paper work with google maps)

It’s interesting to me with the dispatch located in Camino, run by Cal Fire. A structure fire occurs in a local department, Camino dispatches it out as a, “wildland fire with structures threaten”. Public Records Act is a great way to prove this...

Furthermore on the State of California Fire Prevention Fee Petition for Redetermination on page four is clearly reads in English examples of acceptable documentation for redetermination. Property tax bill or map showing the property is within the boundaries of an agency that provides fire protection services and any other documentation. I have done this three times.

Bottom line you're a business and El Dorado Hills Fire Protection District is solely responsible for the Blackstone Community and El Dorado Hills and I pay taxes to El Dorado Hills Fire Department. Cal Fire is a business and they are losing customers....face it.

I have once again filled out my Petition for Redetermination, supplied all correct documents to the three locations required by Cal Fire's rules.

Blackstone community and El Dorado Hills residence are educated and know the facts about Cal Fire. I own multiple homes throughout California and this, "Good old boy", attitude in this county is going to stop soon.

Respectfully please respond within 30 days.



Steve Bristow

925-708-5377

PO Box 4464

El Dorado Hills CA, 95762

Cc Chief Roberts El Dorado Hills Fire Department

El Dorado County Board of Supervisors

Channel 3 and 10 news Sacramento, California

Attorney

Howard Jarvis Tax Group

Fire Prevention Petitions, P.O. Box 2254, Suisun City, CA 94585

Board of Forestry and Fire Protection, P.O. Box 944246, Sacramento, CA 94244

Board of Equalization, P.O. Box 942879, Sacramento, CA 94279

Blackstone Home Owner Association

Lennar Homes

Meritage Home Builder

Standard Pacific Homes

Northern California Geographic Area Coordination Center, 6101 Airport Road, Redding, CA  
96002

**BILLING AND REFUND NOTICE** State of California  
Department of Forestry and Fire Protection  
PO Box 2254, Suisun City, CA 94585



1-888-310-6447

FOR BOE USE ONLY		
RE	PM	
EFFECTIVE DATE OF PAYMENT		
MO	DAY	YEAR

BRISTOW STEVEN DOUGLAS  
PO BOX 4464  
EL DORADO HILLS CA 95762-0019

Account: **FF STF 63-840624**

Express Login Code: **p318128p**

Notice ID: 0001 7426 945	March 18, 2014
Amount Due	117.33
Amount Enclosed	<u>117.33</u>
Additional charges are due if not paid by 04/17/14 (See instructions below)	
2	

Payments can be made online by going to [www.boe.ca.gov](http://www.boe.ca.gov) and selecting the Make a Payment tab.  
Otherwise, cut on the dotted line and return the top portion with your check or money order made payable to the State Board of Equalization.

**\*\* Notice of Determination \*\***

You are hereby notified of an amount due as shown below.  
Please visit [www.firepreventionfee.org](http://www.firepreventionfee.org) to better understand  
your appeals procedures or you may call the Fire Prevention  
Fee Service Center at 1-888-310-6447.

Account: **FF STF 63-840624**  
Notice ID: **0001 7426 945**  
Property Address: **3140 ALDRIDGE WAY**  
APN: **118-184-12-100**  
County: **El Dorado**

Fire Prevention Fee Program	Fee	Interest	Penalty	Total
FIRE PREVENTION FEE				
DETERMINATION issued 03/18/14				
As determined				
For the Period 07/01/13 - 06/30/14				
Revenue	117.33			117.33
Subtotal	117.33	0.00	0.00	117.33
AMOUNT-DUE				117.33



This Fire Prevention Fee assessment is issued by the State Board of  
Equalization (BOE) on behalf of the California Department of Forestry and  
Fire Protection (CAL FIRE).  
structures loc  
FIRE has ident  
number (or dec  
for the period  
Resources Code  
and a fee exem

Checks should  
to Special Tax  
Equalization,  
enclosed for y

Interest will  
55061 on the u  
will accrue if

Penalty of \$11

925-708-5377

PAID under protest

charles SCHWAB

304

62-15/311  
7-150

Date April 16, 2014

Pay to the Order of State of California Department of Forestry and Fire Protection \$ 117.33

one hundred seventeen dollars and 33 cents

8800 Tincum Blvd 080  
Philadelphia, PA

FFSTF-63-840624

Schwab One

00017426945

PAY under protest

20304

Harland Clarke

Payments can be made online by going to [www.boe.ca.gov](http://www.boe.ca.gov) and selecting the Make a Payment tab.

If you are paying by check, write your account number and Notice ID, shown above, on the check and include a copy of this notice with your payment. Keep the original notice for your records.



STATE OF CALIFORNIA

STATE BOARD OF EQUALIZATION  
PROPERTY AND SPECIAL TAXES DEPARTMENT  
450 N STREET, SACRAMENTO, CALIFORNIA  
PO BOX 942879, SACRAMENTO, CALIFORNIA 94279-0033  
1-800-400-7115 (TTY: 711)  
www.boe.ca.gov

BETTY T. YEE  
First District, San Francisco  
SEN. GEORGE RUNNER (Ret.)  
Second District, Lancaster

MICHELLE STEEL  
Third District, Orange County

JEROME E. HORTON  
Fourth District, Los Angeles

JOHN CHIANG  
State Controller

CYNTHIA BRIDGES  
Executive Director

October 2, 2013

BRISTOW STEVEN DOUGLAS  
PO BOX 4464  
EL DORADO HILLS, CA 95762-0019

Re: Fire Prevention Fee  
Account Number: FF STF 063-840624  
Notice ID: 00014773709

Dear Feepayer,

This is to inform you that we have received your Fire Prevention Fee correspondence dated September 11, 2013, for the above-referenced account. The State Board of Equalization (BOE) does not have the authority to make a decision on your appeal. Accordingly, your correspondence was forwarded to the California Department of Forestry and Fire Protection (CAL FIRE) for their review and consideration.

This letter does not constitute an acceptance of an appeal. You will be notified in writing by CAL FIRE of any action taken on your correspondence.

Please be aware that this letter will not prevent collection action if the amount billed is not paid when due or if the appeal is not received timely and/or approved by CAL FIRE. To prevent the accrual of interest and penalty, you may want to consider paying the fee, or any portion of the fee that you believe is due.

If you have any questions regarding your appeal or the appeals process, please contact CAL FIRE at 1-888-310-6447, or visit their website at [www.fire.ca.gov](http://www.fire.ca.gov).

STATE BOARD OF EQUALIZATION

MDR:mdr  
DOC ID: 33106457



STATE OF CALIFORNIA

STATE BOARD OF EQUALIZATION  
PROPERTY AND SPECIAL TAXES DEPARTMENT  
450 N STREET, SACRAMENTO, CALIFORNIA  
PO BOX 942879, SACRAMENTO, CALIFORNIA 94279-0033  
1-800-400-7115 (TTY:711)  
[www.boe.ca.gov](http://www.boe.ca.gov)

BETTY T. YEE  
First District, San Francisco  
SEN. GEORGE RUNNER (Ret.)  
Second District, Lancaster  
MICHELLE STEEL  
Third District, Orange County  
JEROME E. HORTON  
Fourth District, Los Angeles  
JOHN CHIANG  
State Controller  
CYNTHIA BRIDGES  
Executive Director

BRISTOW STEVEN DOUGLAS  
PO BOX 4464  
EL DORADO HILLS, CA. 95762

DATE: September 19, 2013

IN REPLY REFER TO:

Account Number: FF STF 63-840624  
Petition for Redetermination - Fire Prevention Fee  
Notice of Determination Dated: 08/05/2013  
Case ID: 00000760581  
Period: 07/01/2012-06/30/2013

The California Department of Forestry and Fire Protection (CAL FIRE) has advised the State Board of Equalization (BOE) that a petition for redetermination has been filed with respect to the fee assessed for the account and period noted above. Accordingly, if the fee has not yet been paid, the BOE will suspend any collection activity on this liability pending CAL FIRE's review of your petition. After this review, CAL FIRE will advise the BOE of its decision and, in accordance with the decision, a Notice of Redetermination will be issued by the BOE.

Please be aware that the filing of a petition for redetermination does not prevent the accrual of interest. Interest will accrue on any unpaid fee that is determined to be due. To prevent the accrual of interest, you may want to consider paying the fee, or the portion of the fee that you believe is due. Any amounts paid in excess of the amounts due will be refunded to you, if warranted.

If you have any questions regarding your petition, please contact CAL FIRE at 1-888-310-6447.

STATE BOARD OF EQUALIZATION  
Special Taxes and Fees

**BILLING AND REFUND NOTICE** State of California  
 Department of Forestry and Fire Protection  
 PO Box 2254, Suisun City, CA 94585



1-888-310-6447

FOR BOE USE ONLY		
RE	PM	
EFFECTIVE DATE OF PAYMENT		
MO	DAY	YEAR

BRISTOW STEVEN DOUGLAS  
 PO BOX 4464  
 EL DORADO HILLS CA 95762-0019

Account: **FF STF 063-840624**

Express Login Code: **p318128p**

Notice ID: 0001 6041 117	September 27, 2013
Amount Due	0.57
Amount enclosed	_____
	-

**\*\* Notice of Redetermination \*\***  
 You are hereby notified that the action indicated below was taken on your petition for redetermination.

Fire Prevention Fee Program	Fee	Interest	Penalty	Total
FIRE PREVENTION FEE				
DETERMINATION ISSUED 08/05/13				
AS DETERMINED				
For the Period 07/01/12-06/30/13				
Revenue	115.00			115.00
Interest 09/05/13-10/04/13		0.57		0.57
Payment 09/08/13	-115.00			-115.00
Subtotal	0.00	0.57	0.00	0.57
<b>AMOUNT-DUE</b>				<b>0.57</b>
*****				
<p>The California Department of Forestry and Fire Protection (CAL FIRE) has reviewed your petition for redetermination of the Fire Prevention Fee and has determined that an adjustment to the above liability amount is not warranted. Accordingly, any remaining balance is now due and payable.</p> <p>Public Resources Code section 4224 provides that CAL FIRE's decision regarding your petition for redetermination becomes final 30 days after the date of this notice of redetermination. This completes the administrative appeal process for this fee liability.</p> <p>Any amounts that have been previously paid towards this liability that are not reflected in the balance indicated above will be applied to the outstanding balance. Any amounts paid in excess of the amounts due will be reviewed and, if warranted, refunded to you.</p> <p>CAL FIRE documented their decision in a letter to you dated 09/25/13. If you have any questions, please contact the Fire Prevention Fee Service Center at 1-888-310-6447.</p>				



Payments can be made online by going to [www.boe.ca.gov](http://www.boe.ca.gov) and selecting the Make a Payment tab.

If you are paying by check, write your account number and Notice ID, shown above, on the check and include a copy of this notice with your payment. Keep the original notice for your records.





STATE OF CALIFORNIA FIRE PREVENTION FEE
PETITION FOR REDETERMINATION



Instructions are included on the back of this Petition form. To ensure proper processing and petition evaluation, all fields in the Required Information section must be completed. Full explanations and documentation must be provided where explanations are requested.

I am filing a Petition for Redetermination of the fire prevention fee billing dated 04/07/14 for the fee amount of \$ 117.

Required Information:

Notice ID: (see upper right of your bill): 0001 7426 945
Parcel Number (APN): 118-184-12-100 or Decal Number:
County: <select one>

Property Owner's Name(s): Steven D. Bristow
Mailing Address: PO Box 4464
City: El Dorado Hills State: CA Zip Code: 95762
Day Time Phone: (925) 708-5377

Reason for Petition (choose one or more):

- Reasons for petition including: The habitable structure(s) on this property is/are not in the State Responsibility Area (SRA) for the following reason... This property was charged for one or more habitable structures in the SRA... This property did not receive the \$35 exemption per habitable structure... Other reason(s) (explain and provide documentation): Blackstone Community- El Dorado Hills

Verification and Signature of Property Owner (Required)

I understand that if my Petition is denied and the fee is not paid by the due date indicated on the Notice of Redetermination, I will be subject to a monthly penalty and interest charges per Public Resources Code Section 4225 which will continue to accrue until the fee is paid in full. The information above is true and correct to the best of my knowledge.

Signature of Property Owner: [Handwritten Signature] 925-708-5377
Date: April 10, 2014

DO NOT ENCLOSE YOUR PAYMENT WITH THIS FORM

Mail to: Fire Prevention Fee Service Center, Attn: Petitions, P.O. Box 2254, Suisun City, CA 94585

### REASON FOR PETITION

Article 13A, section 3(a) of the California Constitution, as amended by Proposition 26, reads: “Any change in state statute which results in any taxpayer paying a higher tax must be . . . passed by not less than two-thirds of all members elected to each of the two houses of the Legislature.” Section 3(b) then defines “tax” to mean “any levy, charge, or exaction of any kind imposed by the State,” unless it fits one of five listed exceptions.

Public Resources Code section 4214(d) specifies the activities to be funded with revenue from the fire prevention fee. Other than item 4 (“inspections by the department for compliance with defensible space requirements around structures”), none of the activities listed qualifies as an exception to the two-thirds legislative vote requirement for a “tax” in section 3(b). (Even as to item 4, many parcels subject to the fee will not be inspected.) Therefore, the bill imposing this levy (ABX1-29) needed two-thirds legislative approval to become law. It received only majority approval. The entirety of the bill, and thus the entirety of the fire protection fee levied thereby, is unenforceable.

Public Resources Code section 4124(d)(1) and (e) require the Department of Forestry and Fire Protection to use fire prevention fee revenue to make local assistance grants to counties and special districts to fund local fire prevention activities. Yet article 13, section 24 provides: “The Legislature may not impose taxes for local purposes but may authorize local governments to impose them.” For this additional reason, the fire prevention fee is invalid.

## PETITION INSTRUCTIONS

Generally, the person for whom a fire prevention fee billing has been issued may petition for redetermination if they believe their Fire Prevention Fee has been calculated incorrectly for their property. Examples of specific issues that may be considered in a Petition include whether the structure is actually located in the SRA, the number of habitable structures that should be charged the Fee, the \$35 per structure reduction for structures located in an area that receives local fire protection services, and the Fee amount calculation. A Petition for Redetermination must be submitted in writing within 30 days from the Notice of Determination (fee billing) issued by the State Board of Equalization. Fee payers submitting a Petition should be prepared to submit documentary evidence along with this completed form to support the specific grounds upon which the Petition is being made.

Please complete and return this Petition for Redetermination form and supporting documentation to the Fire Prevention Fee Service Center, Attn: Petitions, PO Box 2254, Suisun City, CA 94585. The envelope in which you mail the form must be postmarked no later than 30 days from the date of the bill. The form must be filled in completely. **Do not mail any payments with this Petition.** For questions about where to send your payment or to make payment arrangements, call the Fire Prevention Fee Service Center at 1-888-310-6447.

### Form Instructions

**Notice ID:** The identification number on the Notice of Determination (billing notice) received from the State Board of Equalization

**Parcel Number:** The Assessor Parcel Number (APN), also found on the billing notice, or on a property tax statement.

**Decal Number:** If the property is a mobile or manufactured home and does not have an Assessor Parcel Number, it should have a decal number. The decal identification number is issued by the California Department of Housing and Community Development (HCD) and should be included in the annual billing from HCD. The Decal Number (DN) is referenced on the billing notice

**Phone Number:** A day time phone number with area code is required, because the Petition reviewer may need to contact you in case there are any questions regarding the Petition.

**Reason and Explanation for the Petition:** Please check at least one of the boxes and provide sufficient explanation and documentation so your Petition can be properly evaluated.

**Signature and Date:** A valid signature and date of the Petition are required for processing.

### **Other Information:**

If your fully completed Petition and documentation are received before the deadline, collection of the Fire Prevention Fee will be suspended until after you are mailed a letter notifying you of the outcome of your Petition. You should pay the full amount of the bill prior to filing a Petition for Redetermination, so as to avoid the accrual of interest and penalty. If you have already paid the bill and your Petition is approved, you will be refunded any amount determined to be overpaid.

**SRA:** SRA means "State Responsibility Area" including non-federal and privately-owned forest, watershed, and rangeland for which the primary financial responsibility of preventing and suppressing fires rests with the State.

**Fee Rate:** For fiscal year 2011-12, the Fire Prevention Fee is levied at the rate of \$150 per habitable structure in the State Responsibility Area (SRA). However, owners of habitable structures within the SRA and also within the boundaries of a local agency that provides fire protection services will receive a reduction of \$35 per habitable structure. The specific fee amount and exemptions (if any) for your property can be found on the billing notice.

**Fee Eligible Structures:** "Habitable Structure" means a building that contains one or more dwelling units that can be occupied for residential use. Structures occupied for residential use include single family homes, multi-dwelling structures, mobile and manufactured homes, condominiums and apartment buildings. Habitable structures do not include incidental buildings such as detached garages, barns, outdoor sanitation facilities and sheds. For apartment buildings on the same parcel, each separate building is considered a habitable structure. The number of dwelling units within each building does not affect the amount of fees due or credits provided.

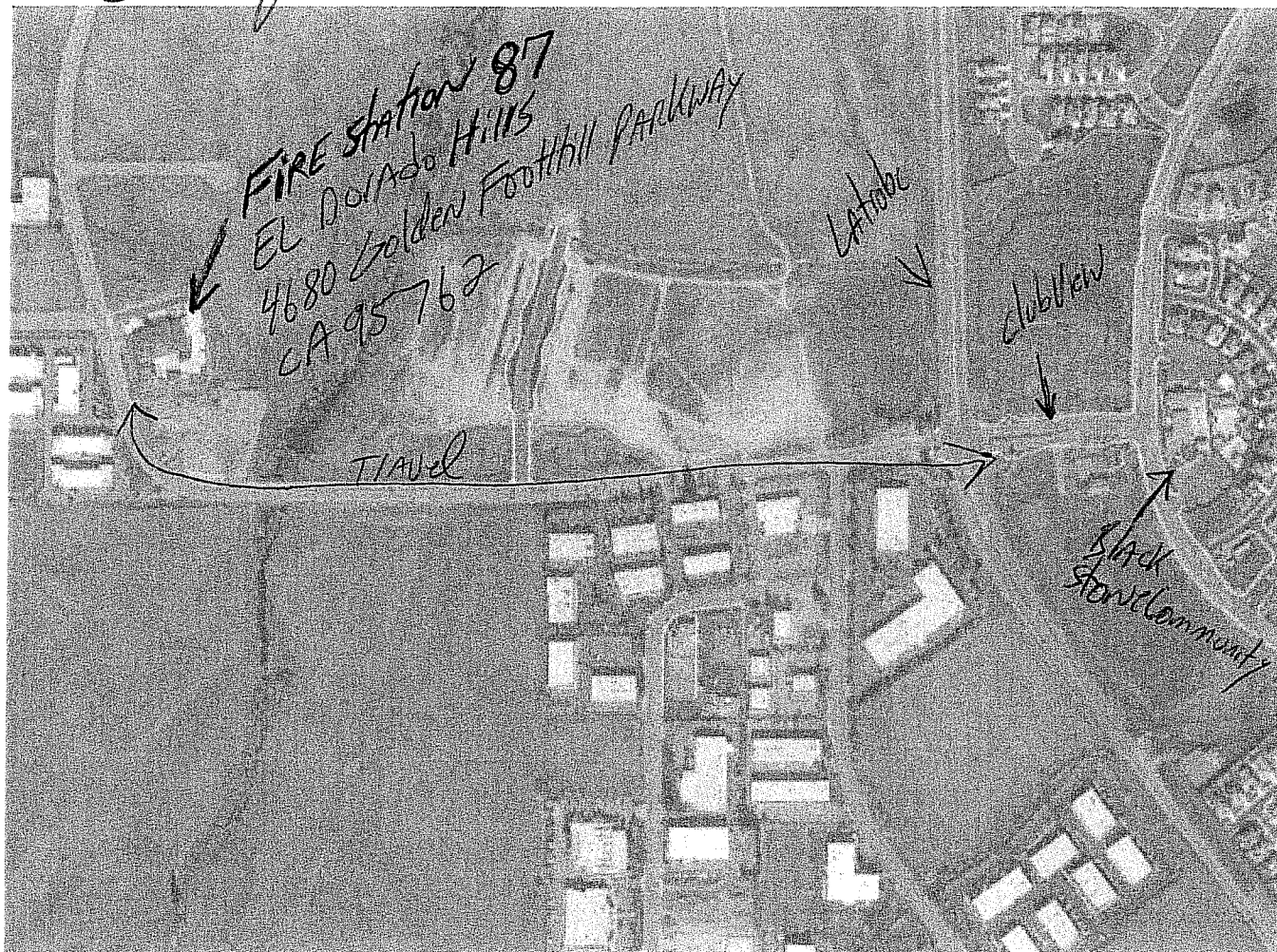
**More Information:** For more information about the Fire Prevention Fee program, or to obtain an electronic Petition form that can be filled out online, please visit [www.FirePreventionFee.org](http://www.FirePreventionFee.org). If you have any further questions about the fee or how to complete this form, please call the Fire Prevention Fee Service Center at 1-888-310-6447, M-F 8:00 AM – 5 PM, excluding state holidays.

## EXAMPLES OF ACCEPTABLE DOCUMENTATION

Acceptable documentation to support the claims made in your Petition may include, but are not limited to:

- Property tax bill or map showing the property is located within the boundaries of an incorporated city.
- Property tax bill or map showing the property is within the boundaries of an agency that provides fire protection services.
- Newsletter or other documentation showing that a particular agency, such as a Community Services District (CSD), provides fire protection services.
- Printed copy of map from CAL FIRE website showing structure is not within the SRA.
- Photos of a structure showing it is not a habitable structure.
- Building permit, building plans, or other documentation showing a structure is not a habitable structure.
- Deed of Trust or other documentation showing a property is owned by a Federal agency.
- Two Notices of Determination showing the same mobile home was charged twice, once on the Assessor's Parcel Number and again on the Decal Number.
- Any other documentation that could further support your Petition for Redetermination.

# Google MAP



Station 87 EL Dorado Hills  
 Type I and III

See other MAP

→ TO Black Stone Community  
 less than A mile.

MAP not up to DATE

**Parcel Number 118-184-12-100**

California Code Sec 6254.21 Prohibits the display of addresses on a government website.

**Current Property Owners**

BRISTOW STEVEN DOUGLAS  
 100% Ownership Separate Property

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

**Property Description**  
 Assessor's Plat map 118-18

Abstract code: Secured  
 Reference: L 55 ( Lot 55 )

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"

Subdivision Tract Number: 2149  
 Subdivision Tract Name: WEST VALLEY VILLAGE UNIT NO 1A

Subdivision map J-082  
 Subdivision map J-082A  
 Subdivision map J-082B  
 Subdivision map J-082C  
 Subdivision map J-082D  
 Subdivision map J-082E

Last appraisal effective date: 08/09/2012  
 Last appraisal reason: Addition (New construction, Change in Base Year)  
 APN Status: 00, Active  
 APN Status Change date: 12/22/2006  
 Primary use: 11, Improved Single family residential

The **USE** is only reviewed at the time of last taxable event and may not be a legal use.

**Tax Rate Area: 054-189**

District Category	District Name
COMM. COLLEGE	LOS RIOS JT(09,31,34,48,57)
COMM. SERVICE	EL DORADO HILLS
COUNTY SERVICE	AREA NO. 07
COUNTY SERVICE	AREA NO. 09
COUNTY SERVICE	AREA NO. 09, ZONE 98612-W VALLEY VILLAGE
COUNTY SERVICE	AREA NO. 10

COUNTY SERVICE	AREA NO. 10, ZONE E-LIBRARY
COUNTY WATER	EL DORADO HILLS JT(09,34)
ELEM. SCHOOL	BUCKEYE UNION
HIGH SCHOOL	EL DORADO UNION
IRRIGATION	EL DORADO JT(09,34)
WATER AGENCY	EL DORADO COUNTY
<p>Note:</p> <ul style="list-style-type: none"> <li>* Most local districts providing fire protection include the word "Fire Protection" in their name. Please note the following local districts also provide fire protection service: Cameron Park Community Service District; City of South Lake Tahoe; El Dorado Hills County Water District (AKA El Dorado Hills Fire Department); Fallen Leaf Lake Community Service District; and Kirkwood Meadows Public Utility District.</li> <li>* Unified = K-12; Elementary = K-8; High = 9-12; Many school districts have multiple elementary, middle, and/or high schools. To determine intra-district attendance boundaries, please contact the individual school. A listing of all El Dorado schools can be found at El Dorado County Office of Education website <a href="http://www.edcoe.org/districts/index.html">http://www.edcoe.org/districts/index.html</a></li> </ul>	

### Tax Exemptions

Homeowner's exemption, Amount: 7,000 Filed in 2012

Total exemptions: 7,000

### 2013-2014 Taxable Property Values

Property Type	Value
Land	114,750
Land Total	114,750
Improvement Structures	271,744
Improvement Total	271,744
Total Roll	386,494
(Exemptions)	7,000
Net Roll	379,494

### Event List

Roll	Date	APN Status	Event Status	Seq.	Type	I.D.	Stmt. #	Value
2013	01/01/2013	Annual Roll	Active	1	Roll			386,494
2012	08/09/2012	Billed		1	Completion of Construction	E207344	407266S	379,004
2012	01/01/2012	Annual Roll	Active	1	Roll		076483	374,504

2011	08/12/2011	Delinquent		1	Change in Ownership	0037811	309179S	374,504
2011	01/01/2011	Annual Roll	Active	1	Roll		076515	215,000
2010	08/19/2010	Billed		1	Change in Ownership	0038344	206746R	30,000
2010	01/01/2010	Annual Roll	Active	1	Roll		076514	48,500
2009	07/31/2009	Billed		1	Change in Ownership	0000133	409883R	48,500
2009	01/01/2009	Annual Roll	Active	1	Roll		076495	72,000
2008	01/01/2008	Annual Roll	Active	1	Roll		076323	160,650
2007	02/21/2007	Not to be billed		1	Change in Ownership	0012228		
2007	01/01/2007	Annual Roll	Active	1	Roll		076288	38,035
2006	02/21/2007	Not to be billed		1	Change in Ownership	0012228		
2006	01/01/2006	Annual Roll	Inactive	1	Roll			
2005	01/01/2005	Annual Roll	Inactive	1	Roll			

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits, building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/12/2011 Value
Estimated Acreage	.154
Square foot Range	6,001 - 10,000 Square feet
Topography	Level
Proper Building Use	Yes
Workmanship	Average
Utility Rooms	1
Water Source	Public Water service
Sewer Service	Y
Natural Gas Service	Y
Underground Utilities	Y
Ground Cover	Open
Architectural Attractiveness	Average



Characteristic	Change Date 08/12/2011 Value
Road Type	Asphalt
Access Type	City or County road
Construction type	Wood
Construction quality	7.0
Building Shape	Simple
Building Type	Modern
Total Units	1
Stories	2.0
Approx. Total Square feet Improvements	2,149
Year Built	2011
Effective Year Built	2011
Bedrooms	4
Bathrooms	3.0
Total Rooms	8
Building condition	Average
Functional Plan	Average
Building Design	Single family residence
Building Use	Single family residence
Garages	1

### Parcel Split Background

This parcel was formed from parcel 118-140-38-100 12/14/2006

### Owner Change History

#### Recorded Document:

Document Number: 2011-0037811

Record Change Date: 08/12/2011

Effective Owner Change Date: 08/12/2011

Proposition 13 appraisal: Yes

Value change: 100%

Document transfer tax: 426.80

Sales Reject reason: 1st purchaser of active solar energy system

#### Recorded Document:

Document Number: 2010-0038344

Record Change Date: 08/19/2010

Effective Owner Change Date: 08/19/2010

Proposition 13 appraisal: Yes

Value change: 100%

**Unrecorded Document:**

Document Number: 2010-0000133  
Record Change Date: 03/10/2010  
Effective Owner Change Date: 07/31/2009  
Proposition 13 appraisal: Yes  
Value change: 100%

**Recorded Document:**

Document Number: 2007-0012228  
Record Change Date: 02/21/2007  
Effective Owner Change Date: 02/21/2007  
Sales Reject reason: Miscellaneous or other

**Recorded Document:**

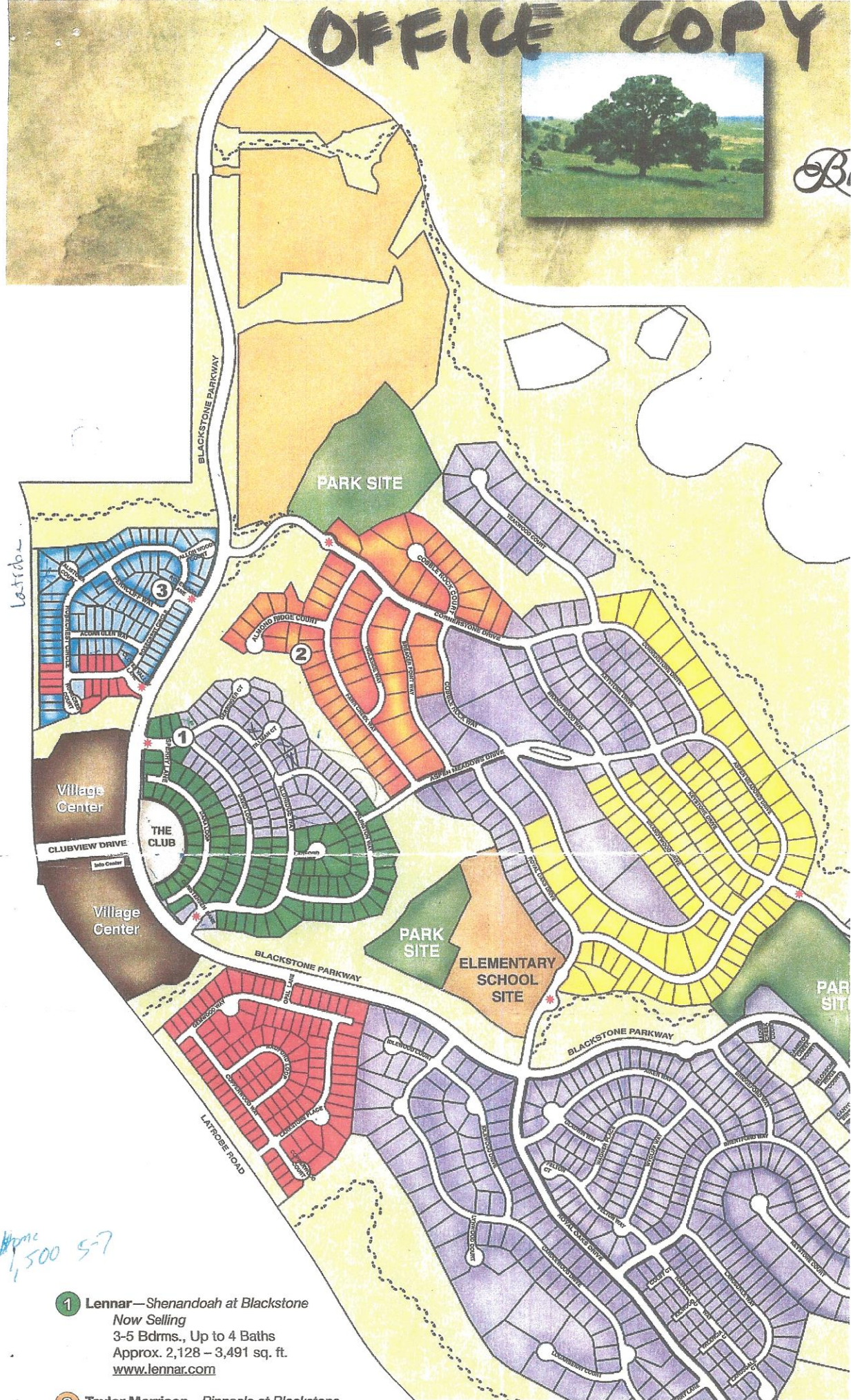
Document Number: 2005-0015214  
Record Change Date: 02/25/2005  
Effective Owner Change Date: 02/25/2005  
Ownership Information Carry Forward From Parent Parcel  
Value change: 100%

---

Generated Tuesday August 13, 2013 11:40:18 PDT for PUBLIC at 108.76.189.115  
e-mail the Assessor assessor assessor@edcgov.us



# OFFICE COPY



Home  
1,500 sq ft

**1** Lennar—Shenandoah at Blackstone  
Now Selling  
3-5 Bdrms., Up to 4 Baths  
Approx. 2,128 – 3,491 sq. ft.  
[www.lennar.com](http://www.lennar.com)

Taylor Morrison—Diocese at Blackstone