Outlook

[EXTERNAL] Re: Lake County Appeal 04-2025 through 09-2025 MORONGO EQUITY PARTNERS II LLC

From Bryce Alford AAA <balford@assessmentappealadvisors.com>
Date Tue 8/18/2026 2:26 PM
To Michelle Buchignani <Michelle.Buchignani@lakecountyca.gov>
Cc Lan Dai Janakes <landai.janakes@lakecountyca.gov>; Jacob Haber AAA <jacob@assessmentappealadvisors.com>; Lake County Clerk of the Board <LakeCounty.ClerkoftheBoard@lakecountyca.gov>; Johanna DeLong <johanna.delong@lakecountyca.gov>; Carolyn Purdy <Carolyn.Purdy@lakecountyca.gov>

2 attachments (505 KB)
Assessment Appeal Withdrawl - 1.pdf; Assessment Appeal Withdrawl - 2.pdf;

Hi Ms. Buchignani,

As requested, please see the attached.

Have a great rest of your day. Thanks!

Bryce Alford
Senior Property Tax Advisor | **Assessment Appeal Advisors**
29219 Canwood Street, Suite 270
Agoura Hills, CA 91301
O (818) 985-6400 ext. 240
C (818) 540-5840
BAlford@AssessmentAppealAdvisors.com

From: Michelle Buchignani <Michelle.Buchignani@lakecountyca.gov>
Sent: Tuesday, August 18, 2026 10:08 AM
To: Bryce Alford AAA <balford@assessmentappealadvisors.com>
Cc: Lan Dai Janakes <landai.janakes@lakecountyca.gov>; Jacob Haber AAA <jacob@assessmentappealadvisors.com>; Lake County Clerk of the Board <LakeCounty.ClerkoftheBoard@lakecountyca.gov>; Johanna DeLong <johanna.delong@lakecountyca.gov>; Carolyn Purdy <Carolyn.Purdy@lakecountyca.gov>
Subject: RE: Lake County Appeal 04-2025 through 09-2025 MORONGO EQUITY PARTNERS II LLC

Mr. Alford,

Good morning, have you had the chance to fill out and send in the withdrawal form for Morongo Equity Partners? I did not see it, so I just wanted to follow up.

Regards,

Michelle Buchignani

Michelle Buchignani
Senior Appraiser
255 N. Forbes St., Room 223
Lakeport, CA 95453
Phone: (707) 263-2292
Email: Michelle.Buchignani@lakecountyca.gov

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From: Michelle Buchignani
Sent: Wednesday, June 24, 2026 10:28 AM
To: 'Bryce Alford AAA' <balford@assessmentappealadvisors.com>
Cc: Lan Dai Janakes <landai.janakes@lakecountyca.gov>; Jacob Haber AAA <jacob@assessmentappealadvisors.com>; Lake County Clerk of the Board <LakeCounty.ClerkoftheBoard@lakecountyca.gov>; Johanna DeLong <johanna.delong@lakecountyca.gov>; Carolyn Purdy <Carolyn.Purdy@lakecountyca.gov>
Subject: RE: Lake County Appeal 04-2025 through 09-2025 MORONGO EQUITY PARTNERS II LLC

Mr. Alford,

Thank you for your help with this. Here are the forms to fill out and send into the Clerk of the Board for Morongo Equity Partners, you may do so via email here.

If you have any questions, please feel free to contact me.

Kind regards,

Michelle Buchignani

Senior Appraiser

County of Lake

(707) 263-2292

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From: Bryce Alford AAA <balford@assessmentappealadvisors.com>
Sent: Friday, June 19, 2026 10:03 AM
To: Michelle Buchignani <Michelle.Buchignani@lakecountyca.gov>
Cc: Lan Dai Janakes <landai.janakes@lakecountyca.gov>; Jacob Haber AAA <jacob@assessmentappealadvisors.com>
Subject: [EXTERNAL] Re: Lake County Appeal 04-2025 through 09-2025 MORONGO EQUITY PARTNERS II LLC

Hi Michelle,

Thanks for your time here.

I finalized our valuation and the proposed $1,059,765 value is acceptable.

Please send over the withdrawal form so I can have it executed.

Best,

Bryce Alford
Senior Property Tax Advisor | **Assessment Appeal Advisors**
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C (818) 540-5840
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From: Michelle Buchignani <Michelle.Buchignani@lakecountyca.gov>
Sent: Wednesday, June 17, 2026 1:56 PM
To: Elliott Kimmel AAA <ekimmel@assessmentappealadvisors.com>
Cc: Lan Dai Janakes <landai.janakes@lakecountyca.gov>; Jacob Haber AAA <jacob@assessmentappealadvisors.com>; Bryce Alford AAA <balford@assessmentappealadvisors.com>
Subject: RE: Lake County Appeal 04-2025 through 09-2025 MORONGO EQUITY PARTNERS II LLC

Hello Mr. Kimmel,

Thank you for responding so quickly. We will wait to hear from you.

Regards,

Michelle Buchignani

Senior Appraiser

County of Lake

(707) 263-2292

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From: Elliott Kimmel AAA <ekimmel@assessmentappealadvisors.com>
Sent: Wednesday, June 17, 2026 1:44 PM
To: Michelle Buchignani <Michelle.Buchignani@lakecountyca.gov>
Cc: Lan Dai Janakes <landai.janakes@lakecountyca.gov>; Jacob Haber AAA <jacob@assessmentappealadvisors.com>; Bryce Alford AAA <balford@assessmentappealadvisors.com>
Subject: [EXTERNAL] Re: Lake County Appeal 04-2025 through 09-2025 MORONGO EQUITY PARTNERS II LLC

Hello Ms. Buchignani,

It's a pleasure to connect with you and I appreciate you getting back to us on this. We'll go through your figures and work on getting back to you as soon as possible. The figure we had on the application was just a placeholder until a formal appraisal could be completed on our end.

I'm looping in Bryce and Jacob who will be finalizing their case.

Thanks.

Elliott Kimmel
Principal | **Assessment Appeal Advisors**
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O (818) 985-6400 ext. 225
F (818) 222-2393
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Tax Agent - AG-30367-1
CATA Member

From: Michelle Buchignani <Michelle.Buchignani@lakecountyca.gov>
Sent: Wednesday, June 17, 2026 1:37 PM
To: Elliott Kimmel AAA <ekimmel@assessmentappealadvisors.com>

Cc: Lan Dai Janakes <landai.janakes@lakecountyca.gov>
Subject: Lake County Appeal 04-2025 through 09-2025 MORONGO EQUITY PARTNERS II LLC

Good afternoon,

We are reviewing the 2025 Appeal Applications for Morongo Equity Partners that you filed for on their behalf. We have found the 2025 values as follows:
04-2025- 002-025-520 Value requested $330,694, 2025 market value $232,440.
05-2025- 002-025-530 Value requested $334,989, 2025 market value $234,360.
06-2025 – 002-046-090 Value requested $256,399, 2025 market value $106,343.
07-2025- 002-046-150 Value requested $315,241, 2025 market value $280,686.
08-2025- 002-046-160 Value requested $110,990, 2025 market value $49,056.
09-2025- 002-046-170 Value requested $383,512, 2025 market value $156,880.

Total assessed value before appeal review, $2,571,245.

Total value requested for 2025 appeal, $1,731,825.

Total proposed assessment value for the 2025 tax year, $1,059,765.

If after your review you agree with the 2025 assessment values, please let me know and I will send you a withdrawal form to fill out.

If you have any questions, please feel free to contact me.

Kind regards,

Michelle Buchignani

Senior Appraiser

County of Lake

(707) 263-2292

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