BOE-305-S (P1) REV. 02 (07-15)

**STIPULATION AGREEMENT**

*To be completed by the Assessor and filed with the Clerk of the Board at the address shown.*

**BEFORE THE COUNTY BOARD**

**COUNTY OF** Lake **, STATE OF CALIFORNIA**

**IN THE MATTER OF THE APPLICATION OF:**

54-2025
APPLICATION NUMBER(S)

Gallo
NAME OF APPLICANT

012-004-570
PARCEL OR FILE NUMBER(S)

**STIPULATION TO VALUE**

For the *Assessment Appeal Application* referenced above, the applicant and the Assessor stipulate the following:

1. This stipulation agreement is made pursuant to Revenue and Taxation Code section 1607 and becomes effective only upon acceptance by the County Board.

2. The corrected assessed value of the property described in the application and enrolled upon the assessment roll for the year indicated shall be as hereafter set forth. The Assessor has reviewed the values and is now of the opinion that the full taxable value of the property, as of the lien date or event date (for change in ownership or new construction), should have been the values listed below as "Corrected Assessed Value."

| **ASSESSMENT YEAR** 20 25 - 20 26 ☑ REGULAR ☐ SUPPLEMENTAL | **ASSESSOR'S ROLL VALUE** | **APPLICANT'S OPINION OF VALUE** | **CORRECTED ASSESSED VALUE** | **DIFFERENCE** *(ROLL VALUE MINUS CORRECTED ASSESSED VALUE)* |
|---|---|---|---|---|
| LAND | 2,203,636 | 1,100,000 | 1,729,838 | $473,798 |
| IMPROVEMENTS/ STRUCTURES | 1,563,908 | 700,000 | 239,742 | $1,324,166 |
| CROPS/TREES AND VINES | 1,180,505 | 600,000 | 68,200 | $1,112,305 |
| MANUFACTURED HOME - PERSONAL PROPERTY | | | | |
| FIXTURES | | | | |
| PERSONAL PROPERTY | | | | |
| TOTALS | 4,948,049 | 2,400,000 | 2,037,780 | $2,910,269 |
| PENALTY | | | | |

3. The facts upon which the change in assessed value is based are as follows:

Gallo has requested a review of its vineyard properties for a Proposition 8 valuation determination.

The Assessor's Office utilized comparable market sales of vineyard properties in Lake County to determine market value for the 2025–2026 tax year. A site inspection was conducted to evaluate the condition of the property, including the vineyards and structural improvements. During the inspection, it was observed that most of the vineyards had been removed, while the remaining vineyards were in a state of neglect and were not being irrigated. The structural improvements exhibited varying degrees of deterioration and were assessed based on their current condition.

Based on the market data and the observed condition of the property, the Assessor's Office has determined that the parcel qualifies for a Proposition 8 valuation for the 2025–2026 tax year.

The undersigned respectfully requests that the County Board accept the stipulation, waive the appearance of the applicant, and change the assessed value in accordance with Revenue and Taxation Code section 1610.8 and the California Constitution, Article XIII, section 16.

The applicant understands that in the event this stipulation agreement is not approved by the County Board prior to the time that taxes, or any portion thereof, become due, payment shall be made in accordance with the appropriate provisions of the Revenue and Taxation Code.

Further, applicant understands that the County Board may reject this stipulation agreement, and set or reset this application for hearing, pursuant to Revenue and Taxation Code section 1607.

I hereby stipulate to the values for the subject property, as stated in the "Corrected Assessed Value" section of this agreement. If the corrected value(s) is approved by the County Board, the stipulation agreement also constitutes a withdrawal of the Assessment Appeal Application.

| SIGNATURE ▶ | DATE EXECUTED |
|---|---|
| NAME OF AUTHORIZED SIGNER | TITLE |

FILING STATUS

☐ OWNER ☐ AGENT ☐ ATTORNEY ☐ SPOUSE ☐ REGISTERED DOMESTIC PARTNER ☐ CHILD ☐ PARENT ☐ PERSON AFFECTED

☐ CALIFORNIA ATTORNEY, STATE BAR NUMBER: _____ ☐ CORPORATE OFFICER OR DESIGNATED EMPLOYEE

| SIGNATURE OF COUNTY ASSESSOR ▶ | PRINT NAME OF COUNTY ASSESSOR |
|---|---|
| SIGNATURE OF COUNTY COUNSEL ▶ | PRINT NAME OF COUNTY COUNSEL |

## FOR COUNTY BOARD USE ONLY

☐ The stipulation agreement is approved and appearance is waived. The full value of the property in question is changed in accordance with Revenue and Taxation Code section 1607.

☐ The stipulation agreement is rejected, and the *Assessment Appeal Application* is set for hearing on: _____
DATE

ATTEST BY COUNTY BOARD:

DATED: _____

BY: _____ _____
CHAIRPERSON CLERK OF THE BOARD