

# SAAKE'S

REAL PROPERTY SERVICES  
376 East 1st Avenue  
Chico, CA 95926-3444  
(530) 343-6852

May 22, 2020

Dan Efseaff, District Manager  
Paradise Recreation and Park District  
6626 Skyway  
Paradise, CA 95969

Re: McNally property in the vicinity of the hospital

Mr. Efseaff;

Pursuant to your instructions I have completed an appraisal of the McNally property, located in Paradise, California. The date of value is April 28th, 2020, the date of my last visit to the subject property.

The size of the subject property is 41.35 acres (per the assessors data).

The Paradise Recreation and Park District is the client for this appraisal, and they are the only intended users.

The rights appraised are the fee simple, under the assumption that title is free and clear of all liens and encumbrances that would affect value.

The attached documentation describes the investigation and reasoning that enabled me to form an opinion of the market value of the fee simple interest of the subject property. Based on my inspection and analysis it is my opinion that the market value is:

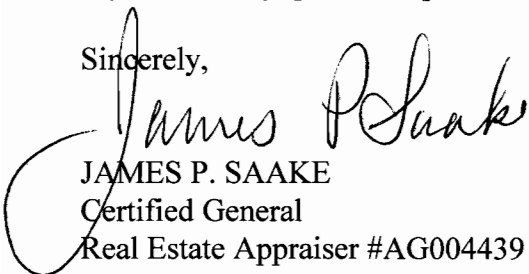
TWO HUNDRED THOUSAND DOLLARS (\$200,000)

It is a **hypothetical condition** of this appraisal that the personal property has been removed.

The property description is included in the report, along with the assumptions and limiting conditions and other pertinent data relating to the appraisal problem.

If you have any questions, please do not hesitate to call.

Sincerely,



JAMES P. SAAKE  
Certified General  
Real Estate Appraiser #AG004439

attachment

# I - INTRODUCTION

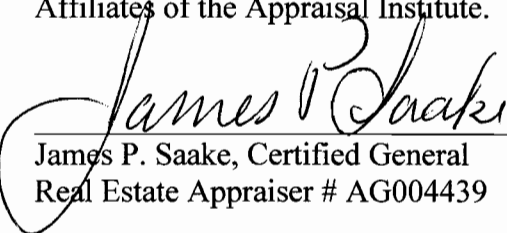
# TABLE OF CONTENTS

Letter of Transmittal.....	preface
I – INTRODUCTION.....	1
Table of Contents.....	2
Certification.....	3
Summary of Salient Facts and Conclusions.....	4
Assumptions and Limiting Conditions.....	5
Scope of the Assignment.....	7
Purpose of the Appraisal.....	7
Definition of Market Value.....	7
Definition of Fee Simple Estate.....	8
Identification of client.....	8
Intended Users of the Appraisal.....	8
II - FACTUAL DATA.....	9
Legal Description.....	10
Property Rights Appraised.....	10
Effective Date of the Appraisal.....	10
Regional and Neighborhood Analysis.....	10
Subject Property Data.....	14
Assessor Map.....	15
Topographic Map.....	16
III - ANALYSIS AND CONCLUSIONS.....	17
Highest and Best Use.....	18
Approaches to Value.....	19
Discussion of Land Sales.....	20
Elements Affecting Value.....	23
Sales Analysis.....	24
Valuation.....	25
Final Conclusion of Value Stimson.....	26
ADDENDA.....	28
Subject Property Photos.....	Zoning Ordinances
Comparable Sales Sheets.....	Qualifications of the Appraiser

## CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions, and legal instructions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding the acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent on developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the Standards and Ethics Education Requirement for Practicing Affiliates of the Appraisal Institute
- As of the date of this report, I have completed the continuing education program for Practicing Affiliates of the Appraisal Institute.

  
James P. Saake, Certified General  
Real Estate Appraiser # AG004439 (license expires 6/14/2020)

5/22, 2020  
date

## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

<b>Property Identification</b>	41 acres lying at the eastern edge of Paradise at the end of Mountain View Drive.
<b>Landowners</b>	Joseph P. McNally and Anne W. Benoit as co-trustees of the McNally/Benoit Family Trust, dated June 1, 2000
<b>Property Size</b>	41.35 acres
<b>Date of Value Estimate</b>	April 28, 2020
<b>Date of Report</b>	May 22, 2020
<b>Rights Appraised</b>	Fee Simple Estate, under the assumption that there is no impediments to title that would affect value.
<b>Intended Use</b>	Assist with the acquisition of the subject properties.
<b>Intended Users</b>	The client
<b>Hypothetical Conditions</b>	That the personal property has been removed
<b>Extraordinary Assumptions</b>	None
<b>Jurisdictional Exception</b>	None
<b>Zoning</b>	AR3, AG-160
<b>Highest and Best Use</b>	Investment for future development.
<b>Estimated Value</b>	\$200,000

## ASSUMPTIONS AND LIMITING CONDITIONS

The reader is alerted to the following premises, assumptions and limiting conditions which underlie the data analysis and reasoning in this appraisal.

- 1) The date of value to which the opinions expressed in this report apply is set forth in the letter of transmittal. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.
- 2) No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
- 3) No opinion as to title is rendered. Data on ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
- 4) No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
- 5) Maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
- 6) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 7) It is assumed that all applicable federal, state, and local regulations and restrictions have been complied with unless otherwise stated, defined, and considered in the appraisal report.
- 8) Information and data furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 9) Unless otherwise stated in this report, the existence of hazardous materials which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.

10) The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.

11) Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.

### **Assignment Conditions**

It is a **Hypothetical Condition** of this appraisal that the personal property remaining on the subject has been removed.

There was no title information provided, and title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically discussed in the report. The properties are appraised assuming them to be under responsible ownership and competent management and available for their highest and best use.

## SCOPE OF ASSIGNMENT

This assignment is an appraisal assignment as defined in USPAP. The appraisal report is narrative report summarizing the data and analyses utilized in the preparation of the appraisal. This report complies with USPAP.

As part of this appraisal, the appraiser made a number of independent investigations and analyses. These include inspection of the subject property, discussions with Town of Paradise and Butte County staff regarding allowable uses, both on the subject property and on the comparable sales. The Butte County web site was also referenced for information about the clean up processes, septic issues, and building permit application.

Sales information was acquired through a search of county records, records in the appraisers office, as well as through the Matrix MLS platform, other appraisers, Realtors and participants in the market area. I searched primarily in the MLS area designated as Magalia and Paradise, since both of these locations suffered from the fire.

Finally this report was prepared documenting my analysis and conclusions.

## PURPOSE AND INTENDED USE OF THE APPRAISAL

The appraisal is undertaken to develop an opinion of the market value of the fee simple estate of the subject properties. The appraisal will be used by client to assist in their acquisition of the subject property.

## DEFINITION OF MARKET VALUE

Market Value is defined as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

FIRREA definition (Federal Register Vol. 55, No. 163, p.34228)



## DEFINITION OF FEE SIMPLE ESTATE

Fee Simple Estate is defined as "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." (Dictionary of Real Estate Appraisal, Fifth edition)

## IDENTIFICATION OF CLIENT

The appraisal has been commissioned by Paradise Parks and Recreation Department through Dan Efseaff, the District Manager, and he is the client.

## INTENDED USERS OF THE APPRAISAL REPORT

The intended user of the appraisal report is the client, and he are the only intended user.

## II - FACTUAL DATA

## LEGAL DESCRIPTION

The legal descriptions printed here summaries of the legal descriptions from the last conveyance of the subject properties. I have summarized it below:

T22N, R4E, MDM  
Section 18, NE $\frac{1}{4}$ NE $\frac{1}{4}$ , a portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$

## PROPERTY RIGHTS APPRAISED

The property rights appraised are the fee simple rights. There was no title information provided, and title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically discussed in the report. The properties are appraised assuming them to be under responsible ownership and competent management and available for their highest and best use.

## EFFECTIVE DATE OF THE APPRAISAL

The effective date of this appraisal is April 28th, 2020, the date of my last visit to the subject properties.

## REGIONAL AND NEIGHBORHOOD DATA

The subject property is located in Butte County, and more specifically in the central portion of the County in the community of Paradise, and a portion lying just east of the town limits of Paradise that lies in county jurisdiction. Butte County lies on the east side of the Sacramento Valley in northern California. It abuts Tehama County to the north, Plumas County to the northeast, Yuba County on the southeast, Sutter and Colusa Counties to the southwest, and Glenn County to the west.

Butte County extends from the Sacramento River on the western boundary up the west slope of the Sierra Nevada Mountain range where elevations exceed 7,000 feet. Climate variations reflect the altitude, and at the higher elevation precipitation frequently falls as snow, while in the low lands summertime temperatures often exceed 100°.

The valley lands with their deep soils, long growing season, and good water are some of the more productive farmlands in the state. Rice is the top dollar producer among the field crops, and almonds among fruit and nut crops. Walnuts are an increasingly important crop, and the value of agricultural products can exceed \$400 million in a given year.

Major transportation routes in the county include Highways 70 and 99, with the latter connecting to Sacramento and Red Bluff. Highway 32 connects with Interstate 5 in Glenn County and

terminates at Highway 36 in Tehama County. Highway 162 runs between Oroville and Willows in Glenn County. There is no longer commercial airline service available at Chico Municipal Airport, and two rail lines pass through the county.

Chico is the largest city in the county, and serves as a commercial and shopping center for the surrounding agricultural area. California State University at Chico, with an enrollment of around 15,000, is located there, with a payroll in excess of \$100MM. Paradise is the second largest city, and Oroville, the county seat, is the third largest city.

## **CAMP FIRE**

On November 8th 2018, the deadliest and most destructive fire in California history started near Pulga in the Feather River canyon and until the rains came on November 21st it was a raging inferno, burning through Yankee Hill, Concow, Centerville, Butte Creek Canyon, Paradise, Magalia, and other communities. The Camp Fire was called 100% contained on November 25th, having consumed over 153,000 acres.

Altogether there were some 18,800 buildings destroyed, including 13,696 residences. The effect on the real estate market has been significant. Some 20,000 were left homeless and seeking shelter. Any vacant rentals were snapped up, and the city of Chico passed an ordinance to prevent rent gouging by limiting increases to no more than 10%. Home prices in the county, particularly in Chico rose dramatically, but the effect has settled down as of the date of this report.

Several ad hoc RV parks were established, and through various ordinances from the town and the county temporary housing was managed to the extent feasible, allowing for outbuilding construction to proceed without a permit, and occupancy in some cases.

One of the big problems was the hazardous waste caused by the fire. Each residence that burned left the possibility of hazardous waste, and the EPA together with the California Department of Toxic Substances control directed a Phase I cleanup, which removed the household hazardous waste from what were determined to be "Qualifying Structures".

Phase II is the final portion of the hazardous waste, fire debris, and ash removal that is taking place on the balance of the structural remains. The Town will allow temporary housing to occur on parcels that have completed the Phase II cleanup, or if a non qualifying structure was involved temporary housing is allowed prior to the Phase II clean-up. These interim measures are meant to enable displaced residents to occupy their property when safe and begin the rebuilding process. Land owners are required to have the septic system tested before a building permit will be issued.

On top of this there are many trees that need to come down, those killed or damaged in the fire and that pose a hazard. This is another expense for the lot owners, although recently the county has offered to pay for all the hazard tree removal along public rights of way, and looking for funding to clear hazard trees along private rights of way. And while power has been restored to many areas of the town, the water supplied by the Paradise Irrigation District and the Del Oro Water Company was not considered potable for a time, and even now there are a few areas considered non potable.

A building permit will not be issued until a soil test has been done and the lot is "certified clean". Because of the issue with the potable water the permits will not be finalized until a permanent water source is established or a well is tested as safe. Temporary occupancy permits will allow occupancy with a water tank, say, and septic systems must be certified as functioning properly or a portable unit with a pump out contract can allow temporary occupancy.

**The Real Estate Market** - More direct indicators of the real estate market affecting the subject properties include statistics about sales in the area. The Sierra North Valley Realtors track property sales in the area. By way of example of the impact on the residential housing market, in April 2018 there were 124 home sales in Chico, with an average selling price of \$368,526 for a 3 bedroom 2 bath home at 1689sf. In April of 2019 there were 126 sales, and the average price was \$421,912 for a home of similar size.

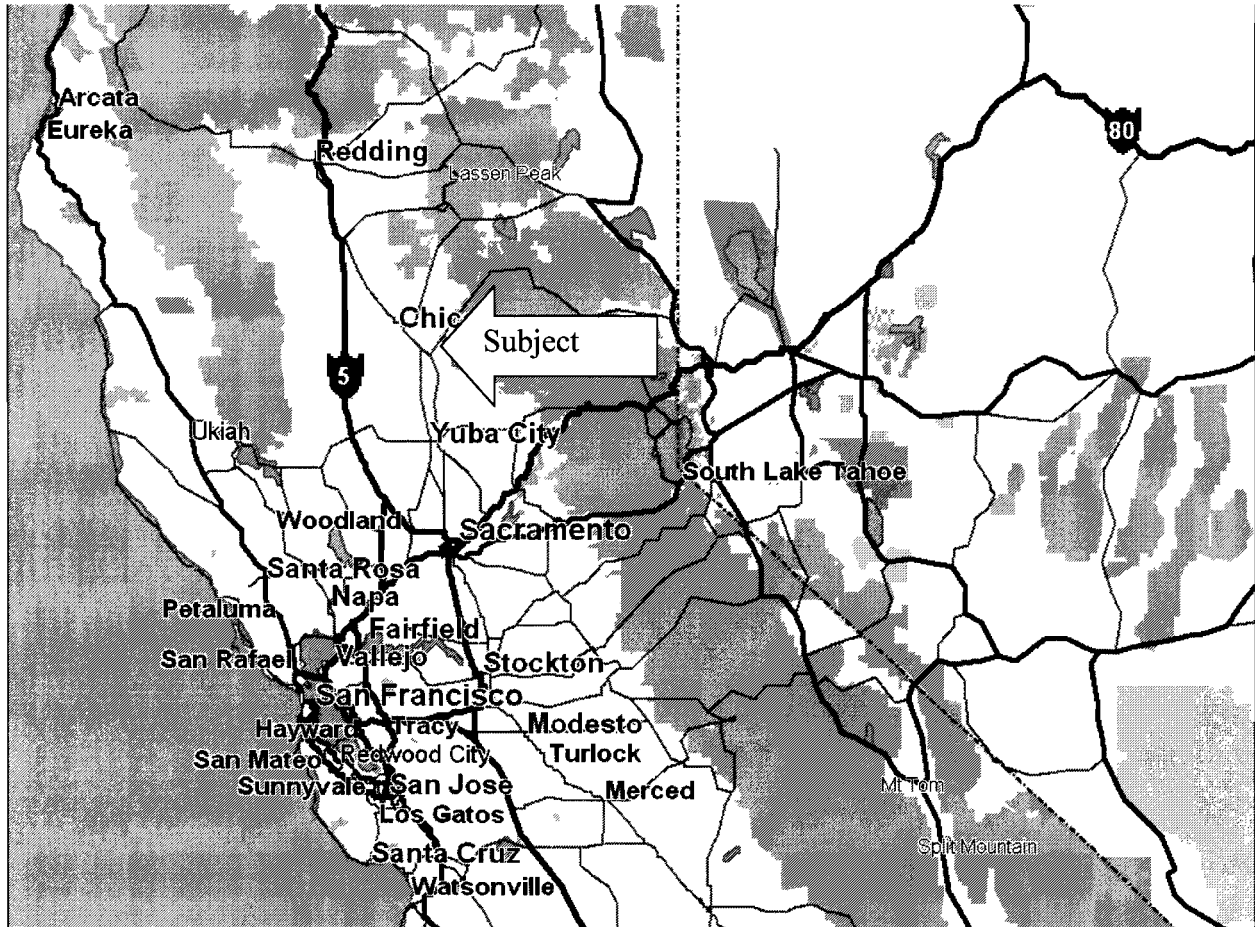
These following data are for land and lot sales in the town of Paradise.

CRMLS Statistics			
Paradise closed land sales			
2019	Number of Sales	Sale Price, Average	Average size sf
February	2	\$108,250	40,075
March	5	\$47,800	222,679
April	13	\$46,462	43,493
May	20	\$77,688	91,781
June	29	\$39,647	24,138
July	48	\$48,471	65,921
August	68	\$39,088	38,788
September	59	\$35,310	22,108
October	65	\$34,653	35,712
November	51	\$38,136	28,212
December	59	\$29,588	50,493
2020			
January	44	\$33,439	25,017
February	39	\$29,617	22,137
March	46	\$30,008	22,935
Thru 4/15	19	\$35,918	26,663

Averages do not tell the story of each transaction and the values can be misleading. For example one of the Paradise sales in July was 40+acres, and include almost \$200,000 in structural value. Without that sale the average is closer to \$32,000. Some lots like those along Tuscan Drive have their own water system and community leach field and are ready for permanent occupancy. Some of the sales are cleaned and ready to build with swimming pools and other site improvements of value, while others have not done Phase II. The lowest asking price I saw was \$9,500 and the highest over \$1,000,000.

The data are more telling in the continuing activity in land sales. In addition to these closed sales there are 57 pending sales and 232 active listings in Paradise at the time of this writing. Displaced residents are often traumatized and the time and uncertainty about when they would be able to rebuild can be unsettling. As the process drags on many home owners are deciding to put their lot on the market, and buyers are investing in the future at low prices.

# AREA MAP



## SUBJECT PROPERTY DATA

*Size and shape* - The property is roughly square in shape, and the size according to the assessor is 41.35 acres

*Location and access*- The property is located on the eastern edge of Paradise, and some 34 acres are under Butte County Jurisdiction. The address is listed as 1986 and 1966 Mountain View Drive, Paradise. Access is by way of Mountain View Drive, which connects to Stark Lane, and then Pentz Road, which will get you to State Highway 70.

*Land Use* – The property had been used as a residential property and a christmas tree farm. There was an older residence of approximately 800 square feet on the smaller parcel. It had been listed in 2016 but expired. There was a larger residence on the larger parcel, of approximately 1930 sf, perched on the canyon rim. Both the residences and outbuildings and the tree farm were destroyed in the Camp fire.

*Terrain, drainage and physical attributes* – The property sits on the upper portion of the west bank of the West Branch of the North Fork of the Feather River at an elevation of approximately 1900 feet. and slopes to the east toward the river, gently at first but as you get closer to the eastern boundary the property has slopes approaching 50%. This portion of the river drains toward Lake Oroville. The property has been cleaned and the hazardous trees removed. The oak trees were allowed to remain for two seasons. Interior roads are native surface and gravel.

*Utilities* – Electricity was connected, and there were septic systems in place but it is unknown if they function properly. Water is from a well on the property which has not been tested. There is PID service as well.

*Assessed Valuation* – The assessors data is shown in the table below.

Assessors Data - assessment year 2019				
APN	Assessed Value Land	Assessed Value Improvements	Tax	Size (acres)
053-280-008	\$76,954		\$736	34.06
053-280-009	\$49,189		\$560	7.29

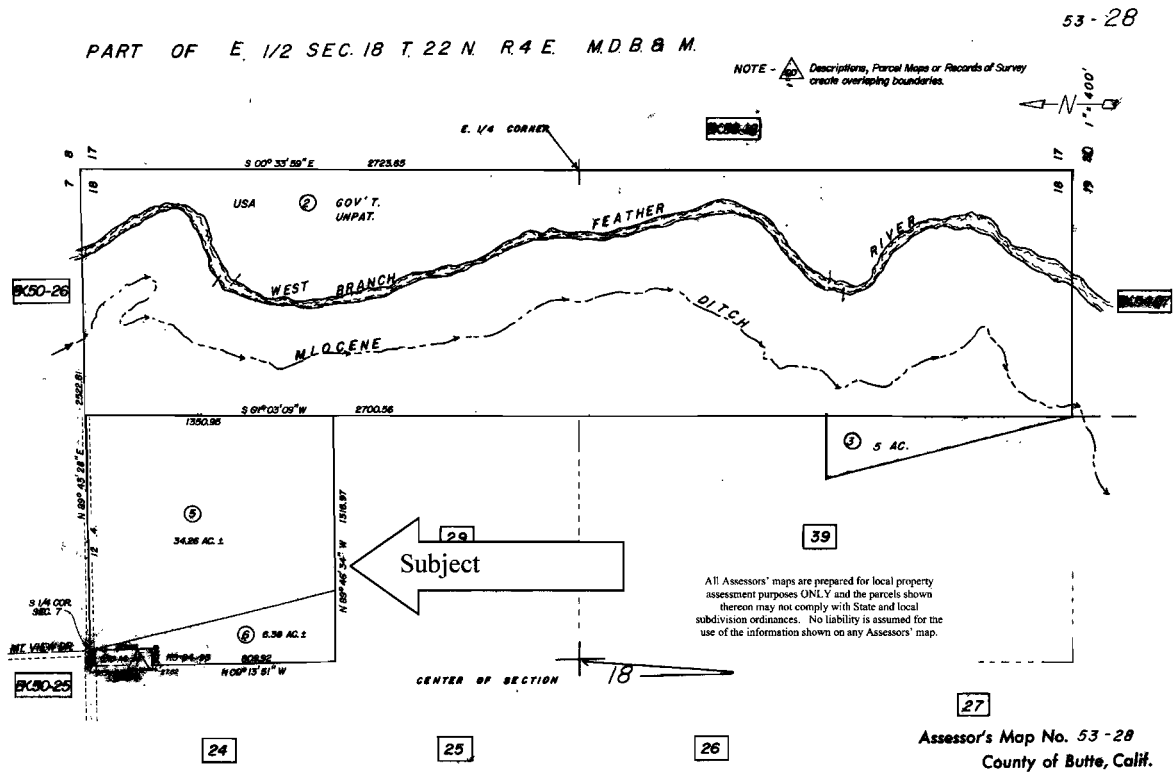
*Zoning* - The zoning is mixed. The 7 acre portion is within the town of Paradise, and was formed by a lot line adjustment and is zoned AR3. The 34 acre portion is in county jurisdiction and is zoned AG160.

*Description of Improvements* –The improvements burned and the ashes and debris have been removed. There is a new metal shed and a slab covering the well head. **There are residual personal property items, but it is a hypothetical condition of this appraisal that these have been removed.**

*Ownership and Recent History* - The most recent deed I found was recorded in 2015 as part of a lot line adjustment, but it appears the owners purchased the property in 1985 or earlier.

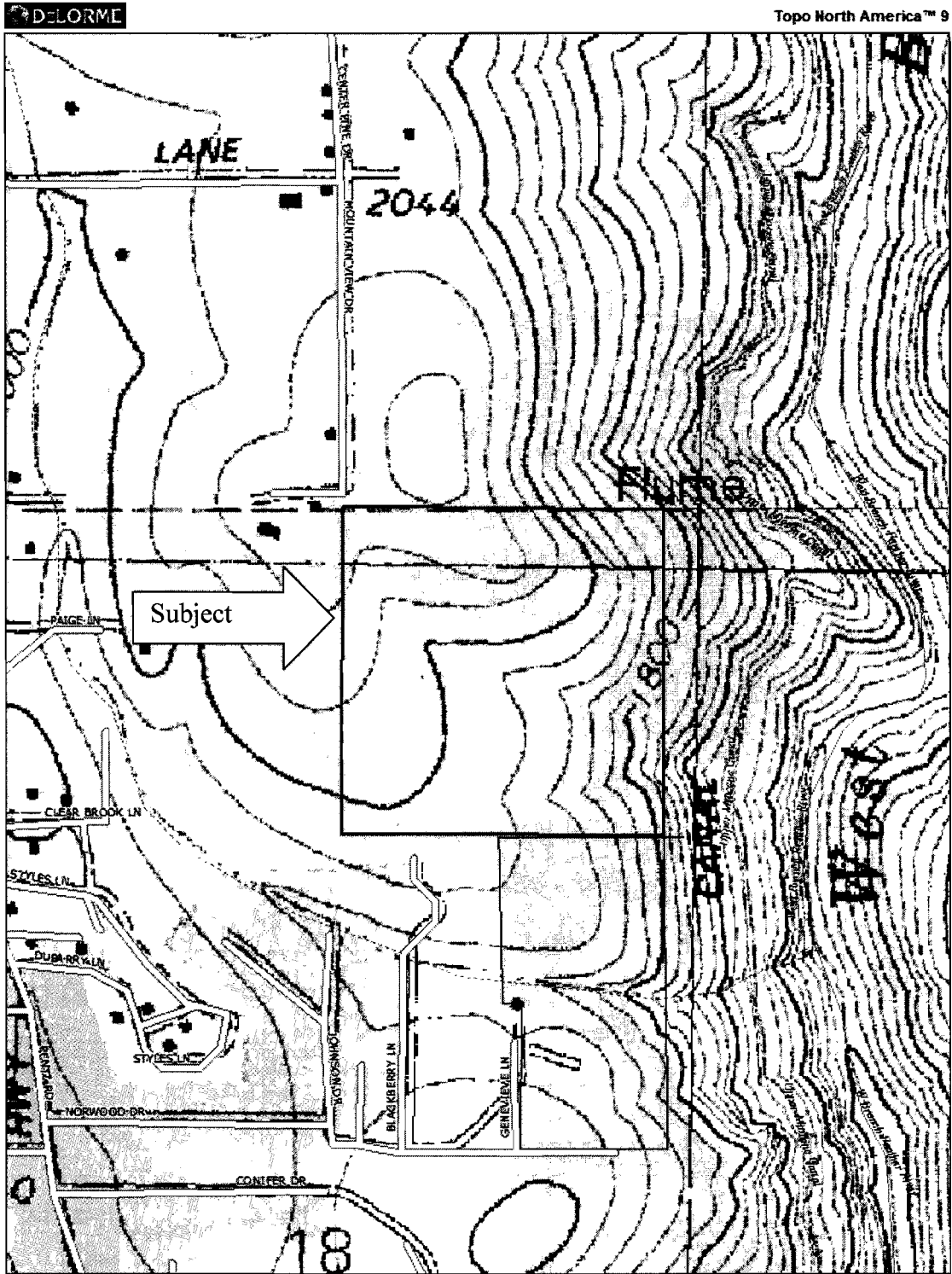
Hazards – The lot has been cleared of the hazardous debris and trees, and soil has been tested and cleared.

### ASSESSORS MAP





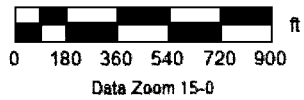
SUBJECT PROPERTY TOPOGRAPHIC MAP



Data use subject to license.

© DeLorme. Topo North America™ 9.

www.delorme.com



## III – ANALYSIS AND CONCLUSIONS

## HIGHEST AND BEST USE

Highest and Best Use may be defined as;

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (The Appraisal of Real Estate, 12th Edition)

Highest and best use analysis typically follows a sequence of tests or filters that identify what is 1) legally permissible, 2) physically possible, 3) financially feasible, and 4) maximally productive. For improved properties the highest and best use determination is made as if the property is vacant, and also as improved. Since the subject is burned over the highest and best use as improved will not be needed.

**Legally permissible** uses are derived from the zoning ordinance. The property has a zoning of AR3 or Ag Residential, 3 acre minimum, on that ~7 acre portion within the town limits of Paradise, The balance under county jurisdiction has a zoning of AG 160. A copy of the zoning ordinances showing allowable uses and those allowed with a use permit are in the addenda to this report. There are a number of uses permitted under the zone. Permitted uses include residential and agricultural and related uses. This includes community care facilities, ag employee housing, animal production, stables, and minor utility services, and single family residential. In the AR3 zone it would be possible to split the property, while in the AG zone only one residence is allowed.

**Physically possible** uses are those not limited by the site conditions or the size of the property. The property had been developed as a residential property and a Christmas tree farm. All of the development had taken place in the upper or western most portion of the property, because of the steep slopes at the lower or eastern portion of the property. The property is not large enough for livestock grazing, and fencing would be needed.

**Financial Feasibility** is determined by cash flow or net present value analysis showing a positive return, or a demonstrated market for comparable properties. The MLS statistics show an active market for residential properties, but the number of larger sales is limited. It would be unwise to split the property at this time, as there are many lots on the market and the expense would not be warranted or never recouped.

**Maximally Productive** use is that use which produces the highest return. At this point the demand for larger properties is low, but there are some sales as will be shown in the valuation section of this appraisal.

**The Highest and best use** is considered to be investment as a residential property with the potential to split off smaller parcels in the future.

## APPROACHES TO VALUE

There are three commonly accepted approaches to value, the sales comparison approach, the cost approach, and the income approach. One or more of these approaches may be appropriate, depending on the appraisal problem, the highest and best use, the type or property, and the availability of market data necessary to properly present each method.

The **cost approach**, sometimes referred to as a summation approach, arrives at an estimate of value by adding together the individual components of value of a property. This approach is based on the premise that a knowledgeable buyer would not pay more for an improved property than what it would cost to buy an undeveloped property and develop it. It will not be used in this appraisal because the property is unimproved.

The **sales comparison approach** utilizes recent sales of comparable properties for a direct comparison to the subject, using units of comparison derived from each sale. The degree of similarity or difference between the sales and the subject is considered by the appraiser, and adjustments are made as needed to arrive at an estimate of value. This approach is based on the premise that a buyer would not pay more for a property than he would for another equally suitable property. This approach is the only approach used in this appraisal.

The **income approach** is a means of converting expected benefits into value. It can be accomplished in one of two ways:

- 1) capitalizing the net income of a single years income (or an annual average) at a market derived capitalization rate, known as direct capitalization, or
- 2) by a discounted cash flow analysis that takes into account the timing, quantity, variability, and duration of projected cash flows over a specified holding period, also called yield capitalization.

The income approach will not be used in this appraisal because the property is vacant and there is no income stream.

## DISCUSSION OF SALES

The sales listed below were all involved in the fire. There were only a few sales similar in size to the subject, so as much as possible I looked for acreage sales that had some kind of views, and that usually involves some amount of slope as well.

Comparable Sales							
Sale	APN	Sale Date	Lot Acres	Location	Prior Use	Zoning	Sale Price
1	050-220-006	4/21/2020	2.54	E Paradise	Residential	RR1	\$75,000
2	055-360-018	12/31/2019	40	So of Paradise	vacant	RC	\$125,000
3	055-261-073	10/31/2019	5.71	E Paradise	Residential	AR1	\$62,000
4	055-160-025	10/14/2019	14.8	S Paradise	Residential	AR3	\$112,500
5	055-350-024	8/8/2019	24.57	So of Paradise	Residential	FR10	\$150,000
6	050-130-005	8/1/2019	4.85	E Paradise	Residential	TM	\$60,000
7	055-460-037	7/05/2019	40.94	So of Paradise	Res/horse	RR5	\$445,000
8	063-300-156	3/27/2019	40	Doe Mill Ridge	vacant	FR40	\$100,000
9	055-360-026	3/14/2019	20.75	So of Paradise	vacant	AR20	\$48,000
10	055-520-109	11/08/19	3.26	E Paradise	Residential	RR1	\$125,000
11	053-290-31+	4/10/20	2.57	E Paradise	Residential	AR3	\$77,000
sub			41	E Paradise	Res/tree farm	AR3	

Sale 1 is the recent sale of 2.54 acres at the end of Dean Lane, north of the subject. It is a small parcel but has the same relative location as the subject, overlooking but set back from the West Branch. I had a 924 sf residence that was burnt in the fire, and a zoning of RR1.

Sale 2 is an unimproved property at the end of Lynterlee Lane off of Indian Springs Road. It had some minor involvement in the fire, but is mostly a brushy property with no services. It is similar in size to the subject.

Sale 3 is the October sale a 5.7 acre property at the end of Alpine Court. This property had a 4000 sf residence and a 900 sf garage before the fire, and offers views across the canyon to the Sutter Buttes.

Sale 4 is the October sale of a 14.8 acre parcel near the southern edge of Town that had been burnt over and was cleaned. Before the fire there was a 1704 sf 3/2 residence and 864 sf garage. The fire that ran through this parcel was spotty, and although the residence burnt, there are plenty of residual trees.

Sale 5 is the sale of a 24 acre property in lower Paradise under County Jurisdiction. It had been on the market before the fire and was about to go into contract at \$225,000 with the neighbor when the fire hit and was placed on hold. The neighbor later reached out and renegotiated a price, and this sale is the result. There was a long escrow while waiting for the clearance letter from the county. It had 1680 sf manufactured home on a foundation that burned, and a large shed. This area also had spotty fire coverage.

Sale 6 This parcel lies just outside the Paradise Town limits and is in the county Jurisdiction. It lies north of the subject with the same orientation regarding the canyon. Before the fire it had a 1512 sf residence.

Sale 7 is the Round Valley Ranch, located just south of the Town Limits. It is a 40.94 acre property that had lost the residence in the fire, but included many facilities of a horse property, such as a 6 stall barn with two large tack rooms, a 4 stall barn with tack room, two 2 stall barns with tack rooms, a round pin, arena, plus artesian well and PID service. It sold for \$445,000 to a non-profit from southern California that is offering respite services to Camp Fire survivors.

Sale 8 is the sale of 40 acres on Doe Mill Ridge on the other side of Butte Creek Canyon. It went on the market shortly after the fire with an asking price of \$125,000, and it sold for \$100,000. This is a different market area that the subject, remote and with l access from the Forest Ranch side of the Ridge.

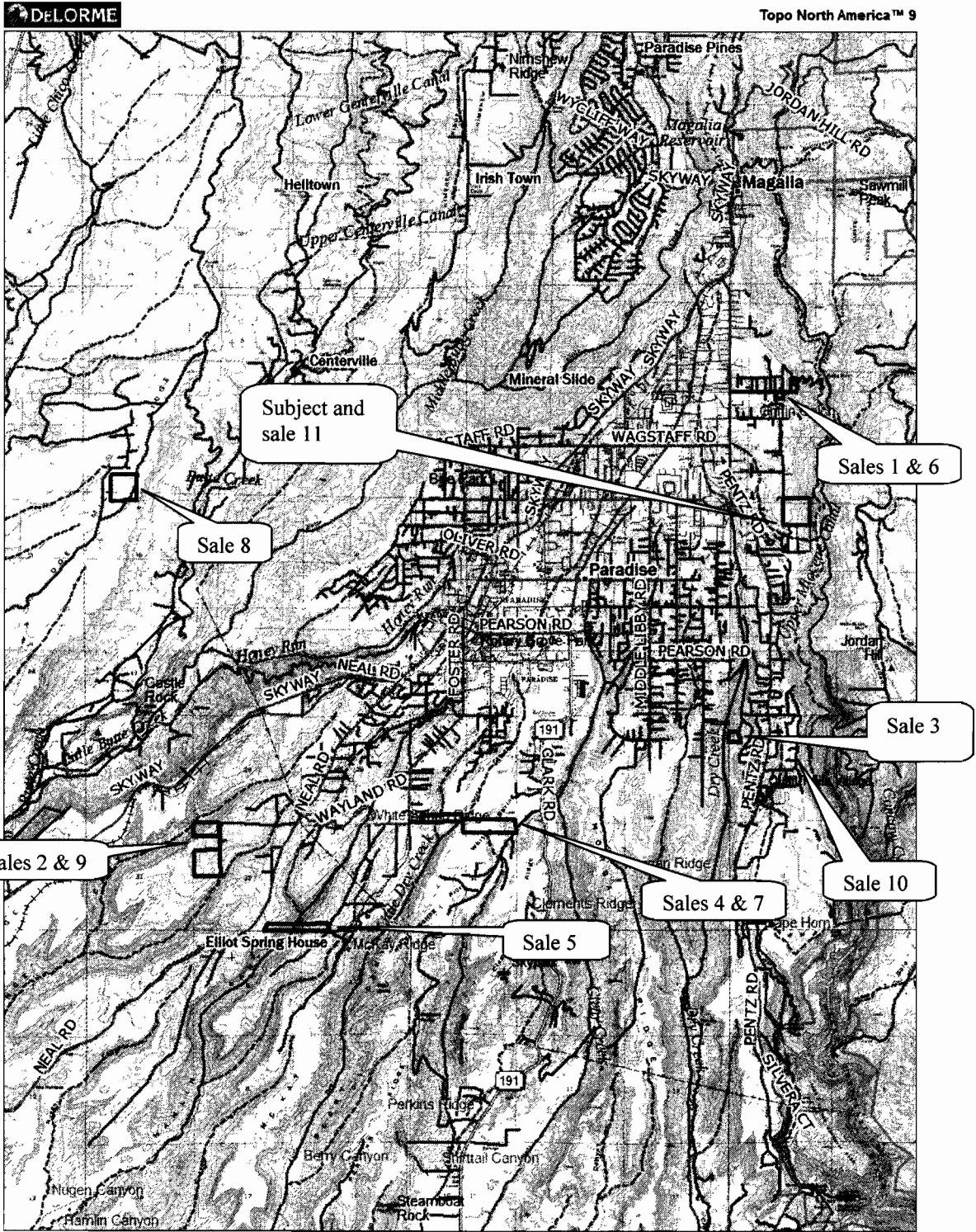
Sale 9 is in the same neighborhood as Sale 3, and was bought by the same buyer, who lives in the neighborhood. It is 20.75 acres that overlooks and crosses Nance Canyon. most of the property lies in the canyon, but the new owner is grooming the portion above the rim. This property was vacant before the fire as well.

Sale 10 is located on Royal Canyon Drive, which is located along the rim of the canyon south of the subject. There was a series of sales here, which allowed for an adjustment for an unobstructed canyon view. This is the largest of those sales, so as to minimize the adjustments made. It had a new 1500 gallon septic system installed and sold for \$125,000 for 3.26 acres.

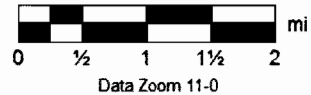
Sale 11 is in close proximity to the subject, abutting it to the south and also containing two legal parcels. It is accessed by Johnson Road, a private paved road, which crosses the creek. There were two houses on this property, and it has some partial fencing.

I didn't find any other sales of similar size to the subject and I will develop a size adjustment from sales in southern Paradise.

# COMPARABLE SALES LOCATION MAP



Data use subject to license  
 © DeLorme Topo North America™ 9  
 www.delorme.com



**Unit of Comparison** – The unit of comparison is the price per lot.

## ELEMENTS AFFECTING VALUE

**REAL PROPERTY RIGHTS CONVEYED.** This is an element of concern because property may be bought subject to existing leases or outstanding rights. None of our sales had any existing leases, and all are considered equal in this regard.

**FINANCING TERMS.** Below or above market interest rates, or special non-market financing arrangements may affect the price a buyer pays for a property. All of the sales are considered to be market financing and no adjustments will be required.

**CONDITIONS OF SALE.** This relates to the buyer and seller motivation, and if either the buyer or seller is unduly motivated the sales price can be affected. One of our sales was bought by the adjoiner but it was exposed to the market and not considered in need of adjustment. Sale 5 was also bought by the adjoiner, and is considered in need of a downward adjustment.

**MARKET CONDITIONS.** Changes in market conditions must always be examined to allow comparisons with the subject. I have selected sales from the last 13 months and they are considered current.

**LOCATION.** Location is always considered an element affecting value. I have selected sales from in and around Paradise and one sale on Doe Mill Ridge, and location will be discussed further.

**PHYSICAL CHARACTERISTICS.** Physical characteristics that affect the price of ag/residential properties include the functional utility as affected by slope (higher construction cost) and develop-ability (zoning). Size generally behaves so that larger parcels sell for less on a per unit basis when all else is similar, and the rationale is that as the total price goes up, the number of market participants diminish. The effect of size will be discussed further in the analysis.

The prior existing footage of the burned over structures counts toward the impact fee for the next builder. If there are trees left to remove this is an expense that will have to be borne by the new owner and can have a negative impact on value.

Access can also affect value, and the sales considered most similar to the subject had gravel/dirt access roads, while those with pavement are considered superior.

**USE.** Differences in current use between the subject and comparables must be examined to determine if there is an effect on value. The comparable properties are all vacant and seven with burned over improvements. While the subject had a tree farm at one time, there is little evidence of it now, and it is considered residential in nature.

**NON REALTY COMPONENTS OF VALUE.** These include fixtures and personalty that are not real estate but which might be included in the sales price. Sale 7 included significant improvements and is considered superior in this respect. Otherwise there are random items like propane tanks, BBQ's, and other miscellaneous items that are typical on the burned over property.



## SALES ANALYSIS

**Size** -The sales vary in size from 2.5 to 40+ acres. In order to create an adjustment for size I looked at some larger parcels in the vicinity of south Paradise. Some of them, like the subject, are in county jurisdiction. I looked for sales with Ag/Residential zoning and found sales from 1 acre to 40.02 acres, and created adjustments from a linear regression.

**Topography** - The subject has slopes that vary from gentle to steep, and I looked for sales that had some slope. Sale 1 is on the East side of Paradise and is the newest sale with gentle slopes and will need a downward adjustment for topography. All the other sales have some slope

**Development Potential** - Relates to the zoning or zoning overlay. Zoning which allows for higher density development and a greater mix of uses is usually considered superior to zoning that will not allow for more subdivision. However, as discussed the benefits of developing property at this time do not warrant the costs associated with it. At the time of this writing, there are some 232 active listings for lots in Paradise.

**Location** - The subjects lie in on the eastern edge of Paradise, and all but one of our sales is in the Paradise vicinity. Sale 8 is considered inferior in location to the subject. The other item compared under location is the home-site location on the rim of the canyon. I did a study of sales in the Royal Canyon/Country Club location, which has a steep sided gorge like the subject, and those on the crest sold for an average of over \$40,000 more than lots without that view. Some of them had significant improvements such as retaining walls and or new septic systems. I will use an adjustment of \$30,000 to equalize those sales without the view.

## VALUATION

The subject will be valued in a better than worse than fashion, comparing it to the sales as shown in the table below. The unit of comparison is the price per lot.

For the first analysis I only looked at the forty acre sales, 2, 7, and 8.

Sale 2 is inferior in services with neither power or septic, slightly superior in topography, similar in residual cover, and inferior in access. It is considered inferior overall. Using the adjustment for view noted above, this sale indicates the subject is better than \$155,000

Sale 7 is similar in services, superior in topography, slightly superior in residual cover, and superior in access. It is also superior in the other category, with lots of residual improvements. It is considered superior overall. Using the adjustment for view indicates the subject is less than \$475,000.

Sale 8 is inferior in services, superior in topography, inferior in residual cover, and inferior in access. It is also inferior in location, and considered inferior overall, and not considered further.

This analysis helps to set a floor of \$157/000, but does not help with an upper end, being inferior to \$475,000.

For the balance of the sales I used a size adjustment I developed using a linear regression. The results are shown in the chart below.

SALES COMPARISON CHART										
Sale	Lot Acres	Sale Price	Size adjustment	Size and view adjusted price	services	Topography	Residual cover	Access	Other	overall
1	2.54	\$75,000	2.54	\$222,374	sim	sup	sim	sim		sup
2	40.02	\$125,000	1.01	\$158,372	inf	sup	sim	inf		inf
3	5.71	\$62,000	1.94	\$152,082	sim	inf	sup	sup		sup
4	14.8	\$112,500	1.41	\$190,539	inf	inf	sup	sim		inf
5	24.57	\$150,000	1.19	\$210,473	sim	sim	sup	sim	sup	sup
6	4.85	\$60,000	2.05	\$154,718	inf	inf	inf	sim		inf
7	40.94	\$445,000	1.00	\$478,483	sim	Sim	Sup	Sup	Sup	sup
8	40	\$100,000	1.01	\$133,114	inf	sup	inf	inf	inf	inf
9	20.75	\$48,000	1.26	\$92,426	inf	inf	inf	inf		inf
10	3.26	\$125,000	2.34	\$291,323	sup	inf	sim	sup		sup
11	2.57	\$77,000	2.53	\$226,686	Sim	Sup	sim	Sup	sup	sup

Sale 1 is similar in services, is superior in topography, being all gently sloping. It retained some tree cover and is similar in that aspect as well. It has a dirt access road and is similar in that respect, and is considered superior overall

Sale 3 is considered similar in services, inferior in topography, being a steep property. It has some residual cover, and is similar in that sense. It has paved access, and is considered superior overall.

Sale 4 is slightly inferior in services, although there was a residence on site power is not hooked up here,. It is inferior in topography with some steep portions along Little Dry Creek and Berry Canyon. It is superior in residual cover, and similar in access, with a gravel road leading from Edgewood. It is considered inferior overall

Sale 5 is similar in services, with well and septic and power. It is similar in topography, being gentle except where it goes through Nancy Canyon. It is superior in residual cover, similar in access, and considered superior in the other category because of buyer motivation. It is considered superior overall.

Sale 6 is inferior in services without power yet. It is inferior in topography, inferior in residual cover, but similar in access lying on the gravelly portion of Dean Road. It is inferior overall.

Sale 9 is inferior in services being an undeveloped property. It is inferior in topography with most of the property lying in the canyon. It is similar in residual cover, and similar in access. It is inferior overall.

Sale 10 is slightly superior in services, with buried PG&E. It is inferior in topography, similar in residual cover, and superior in access with a paved public road. It is superior overall.

Sale 11 is similar in services, superior in topography, similar in residual cover and superior in access with a paved private road. It is superior in the other category because of the creek, and in considered superior overall.

## FINAL CONCLUSION OF VALUE

The first look at the large properties indicated a total property value of greater than \$155,000, but did not help to establish an upper limit, with the next highest sale being \$475,000. This is a huge range and the balance of the sales were adjusted for size and view in an effort to narrow this range.

Sales 1, 3, 5, 7, 10 and 11 are all considered superior to the subject. On closer inspection Sale 3 is anomalous, with sales 2, 4, and 6 all higher than that and considered inferior. Without considering Sale 3, the lowest superior sale is Sale 5 at \$210,000 (rounded).

The highest inferior sale is sale is sale 4 at \$190,000 (rounded).

The indicated range in values for the subject is between \$190,000 and \$210,000. The upper end of this range is one of the larger sales with the least amount of size adjustment, but was also influenced by buyer motivation.

The closest sale, Sale 11, was adjusted to \$226,000, but includes a creek with bridge. I have settled on the middle of the range, and in my opinion the value of the subject is

TWO HUNDRED THOUSAND DOLLARS (\$200,000)

as of April 28, 2020.

Exposure time is estimated to be 6 to 18 months.

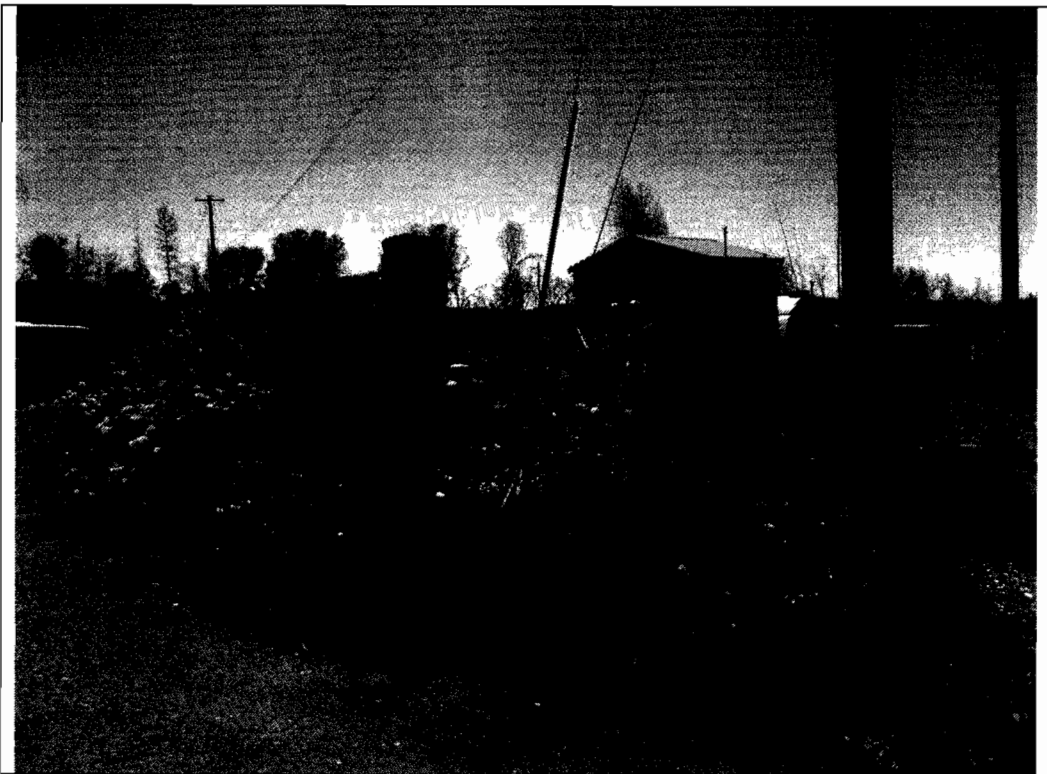
# ADDENDA

# Subject Property Photos

SUBJECT PROPERTY PHOTOGRAPHS



Looking S to former homesite in Section 18, T22N, R4E, MDM. (370)



Entrance to old tree farm and well house in Section 18, T22N, R4E, MDM. (371)

SUBJECT PROPERTY PHOTOGRAPHS



View S to former location of tree farm Section 18, T22N, R4E, MDM. (372)



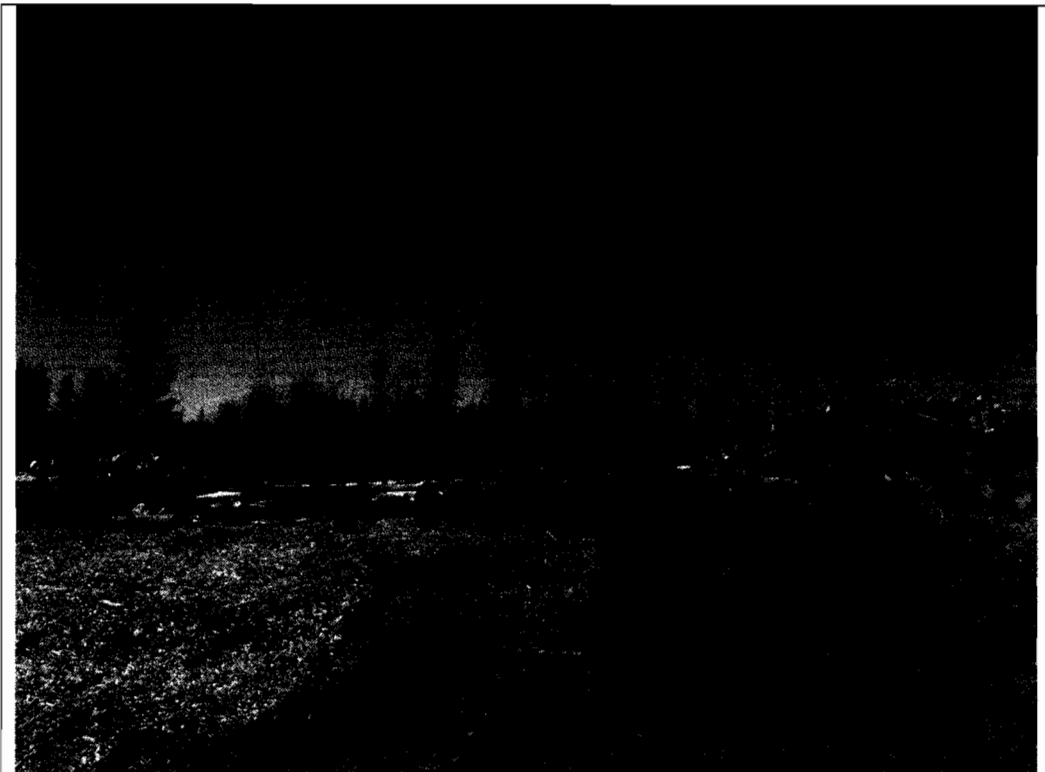
ViewNE of former home site Section 18, T22N, R4E, MDM. (374)



SUBJECT PROPERTY PHOTOGRAPHS



View of "container barn" in Section 18, T22N, R4E, MDM. (375)



Looking south from center of property Section 18, T22N, R4E, MDM. (376)

SUBJECT PROPERTY PHOTOGRAPHS



View E down the draw in Section 18, T22N, R4E, MDM. (377)



Looking N from southern boundary in Section 18, T22N, R4E, MDM. (0378)

# Zoning Ordinances

Chapter 17.11 - AGRICULTURAL RESIDENTIAL (AR) ZONES

Footnotes:

-- (1) --

Prior ordinance history: Ords. 214, 250, 302 and 308.

17.11.100 - Purposes.

The agricultural residential (AR) zones are intended for land areas that are planned or are existing residential areas characterized by larger parcels and accessory agricultural land uses, including raising of livestock and other forms of agricultural production. The agricultural residential-1, agricultural residential-3, and the agricultural residential-5 zones are consistent with the agricultural-residential (A-R) land use designation of the Paradise general plan. The agricultural residential-3 and agricultural residential-5 zones are also consistent with the open-space/agricultural land use designation of the Paradise general plan.

(Ord. 348 § 2(part), 2000)

17.11.200 - Permitted and conditional uses.

In the agricultural residential zones, the following land uses are permitted where indicated by the letter "P," and are uses permitted subject to town issuance of a conditional use permit where indicated by the letter "C." Uses indicated by the letter "S" are permitted uses with town approval and issuance of a site plan review. Uses identified with the letter "A" are permitted land uses upon town approval and issuance of an administrative permit.

AR-1	AR-3	AR-5	Uses
P	P	P	Agricultural employee housing, limited residential
—	C	C	Agricultural processing
S	S	S	Agricultural services
A	P	P	Animal production/livestock
C	C	C	Bed and breakfast
—	C	C	Campground
—	C	C	Cemetery
—	C	S	Commercial composting
C	C	C	Community care facility
P	P	P	Community care facility (limited residential)
P	P	P	Crop production
P	P	P	Day care home (small family)
S	S	P	Dwelling, accessory
A	A	A	Dwelling, secondary
C	C	C	Educational facility
C	S	S	Electric generation (limited)
P	P	P	Guidance services (limited)
C	C	C	Guidance services (general)
P	P	P	Horticulture
C	S	P	Kennel (indoor)
—	C	C	Kennel (outdoor)
P	P	P	Open space
C	C	C	Park and recreation
C	C	C	Religious assembly

C	C	C	Safety service
P	P	P	Single-family residence
—	C	S	Stable (commercial)
A	P	P	Stable (private)
C	C	C	Two-family residence*
C	C	C	Utility service (major)
P	P	P	Utility service (minor)

\* Density not applied if lot larger than three (3) acres.

(Ord. No. 564, § 2, 11-7-2016; Ord. No. 496, § 1, 3-9-2010; Ord. No. 467, § 1, 8-14-2007; Ord. No. 460, § 2, 4-10-2007; Ord. 436, § 3, 6-14-2005; Ord. No. 392, § 2, 2003; Ord. 375 §§ 4, 5, 2002; Ord. 370 § 1, 2001; Ord. 349 §§ 4, 5, 2000; Ord. 348 § 2(part), 2000)

17.11.300 - Accessory uses.

Agricultural residential uses include the following accessory uses, activities and structures, which are to be constructed after, or in conjunction with the principal permitted uses of the property (example: a residential garage can be constructed on a lot only if a dwelling is also on the lot, or a building permit for the dwelling is issued on or before the day a building permit for the garage is issued):

- A. Private garage and carport;
- B. Recreational activities and facilities for use by the residents on the site;
- C. Cabanas, gazebos, porches, patios and incidental household storage buildings;
- D. Radio and television antennas, and solar collectors;
- E. Home occupations complying with Chapter 17.33;
- F. Keeping of dogs, cats, potbelly pigs or similar small domestic animals as household pets. (Refer to Chapter 6.28 of this code);
- G. Guest house;
- H. Composting.

(Ord. 348 § 2(part), 2000)

17.11.400 - Site development regulations.

The following site development regulations apply within the agricultural residential zones:

Regulation	Requirement		
	AR-1	AR-3	AR-5
Minimum lot area (gross)	1 acre	3 acre	5 acre
Minimum site area per dwelling	None	None	None
Minimum lot width	130 feet	150 feet	150 feet
Minimum street frontage width	30 feet	40 feet	60 feet
Front yard setback			
Public street (from centerline)	50 feet	50 feet	50 feet
Private road (from centerline)	30 feet	30 feet	30 feet
Side and rear yard setback	10 feet	10 feet	10 feet
Maximum height above grade	35 feet	35 feet	35 feet

(Ord. 348 § 2(part), 2000)

17.11.500 - Other provisions.

- A. **Animals.** On any site of less than five (5) acres in gross area, the keeping of livestock animals other than domestic household pets is subject to Chapter 17.35.
- B. **Home occupations.** Refer to Chapter 17.33.
- C. **Mobile home provisions.** Refer to Chapter 17.36.
- D. **Sign regulations.** Refer to Chapter 17.37.
- E. **Large family day care home.** Refer to Chapter 17.43 for applicable land use regulations.

(Ord. 370 § 2, 2001; Ord. 362, § 4, 2001)

**Sections:**

- 24-12 – Purpose of the Agriculture Zones
- 24-13 – Land Use Regulations for Agriculture Zones
- 24-14 – Development Standards for Agriculture Zones

**24-12 Purpose of the Agriculture Zones**

- A. Agriculture (AG).** The purpose of the AG zone is to support, protect, and maintain a viable, long-term agricultural sector in Butte County. Standards for the AG zone maintain the vitality of the agricultural sector by retaining parcel sizes necessary to sustain viable agricultural operations, protecting agricultural practices and activities by minimizing land-use conflicts, and protecting agricultural resources by regulating land uses and development intensities in agricultural areas. Permitted uses include crop cultivation, animal grazing, stock ponds, and agricultural processing. More intensive agricultural activities, such as animal processing, dairies, hog farms, stables, forestry and logging, and mining and oil extraction, are permitted with the approval of a Conditional Use Permit. One single-family home and one second unit and accessory dwelling unit is permitted on each legally established parcel within the AG zone, and residential uses for agricultural employees are permitted as an accessory use within the AG zone. The minimum permitted parcel size in the AG zone ranges from 20 acres to 160 acres. The AG zone implements the Agriculture land use designation in the General Plan.
- B. Agriculture Services (AS).** The purpose of the AS zone is to protect, maintain, promote, and enhance agriculture as a viable, long-term economic sector by accommodating agricultural uses or compatible commercial and light industrial uses that directly support agricultural activities within the county. Standards for the AS zone are intended to allow most agricultural uses allowed in the AG zone while encouraging new, compatible support industries and operations, and to protect agricultural and other neighboring land uses by minimizing conflicts. Agricultural support uses permitted as-of-right in the AS zone include uses with minimal potential impacts on adjacent parcels, such as agricultural equipment sales and rental, light manufacturing, warehousing, and distribution and storage. Agricultural support uses that are more likely to impact adjacent parcels, such as agricultural vehicle repair and heavier manufacturing, require the approval of a Conditional Use Permit. Residential uses are not permitted in the AS zone, except caretaker quarters as an accessory use, which requires an Administrative Use Permit. The maximum permitted floor area ratio in the AS zone is 0.8. The AS zone implements the Agriculture Services land use designation in the General Plan.

**24-13 Land Use Regulations for Agriculture Zones**

- A. Permitted Uses.** Table 24-13-1 (Permitted Land Uses in the Agriculture Zones) identifies land uses permitted in the agriculture zones.

TABLE 24-13-1 PERMITTED LAND USES IN THE AGRICULTURE ZONES [1] [2]

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required M Minor Use Permit required C Conditional Use Permit required - Use not allowed	Zone		Applicable Regulations
	AG	AS	
<b>Agricultural Uses</b>			
Agricultural Processing	P	P	
Animal Grazing	P	P	
Animal Processing	C	C	
Animal Processing, Custom	P	P	
Crop Cultivation	P	P	
Feed Store	C	P	
Intensive Animal Operations	C	C	
Stables, Commercial	C	C	
Stables, Private	P [3]	P [3]	
Stables, Semiprivate	P [3]	P [3]	
<b>Natural Resource Uses</b>			
Forestry and Logging	P	-	
Mining and Surface Mining Operations	C	C	Chapter 13 Butte County Code
Oil and Gas Extraction, including reinjection wells for natural gas	C	C	
Oil and Gas Extraction, storage or disposal of Well Stimulation Byproducts	-	-	Section 24-167.1
Timber Processing	-	-	
<b>Residential Uses</b>			
Agricultural Worker Housing Center	C[3]	-	Section 24-14 (G)
Caretaker Quarters	-	A [3]	
Duplex Home	-	-	
Home Occupations - Major	M	-	Section 24-162
Home Occupations - Minor	A	-	Section 24-162
Live/Work Unit	-	-	
Mobile Home Park	-	-	
Multiple-Family Dwelling	-	-	
Residential Care Homes, Large	-	-	
Residential Care Homes, Small	P	-	
Second Units and Accessory Dwelling Units	P [4]	-	Section 24-172
Single-Family Home	P [4]	-	



Key P Permitted use, subject to Zoning Clearance A Administrative Permit required M Minor Use Permit required C Conditional Use Permit required - Use not allowed	Zone		Applicable Regulations
	AG	AS	
<b>Community Uses</b>			
Cemeteries, Private	-	-	
Cemeteries, Public	-	-	
Child Care Center	-	-	
Child Day Care, Large	-	-	
Child Day Care, Small	P [3]	-	Section 24-159
Clubs, Lodges and Private Meeting Halls	M [5]	M [5]	
Community Centers	-	-	
Correctional Institutions and Facilities	-	-	
Cultural Institutions	C	-	
Emergency Shelter	-	-	
Golf Courses and Country Clubs	-	-	
Hospital	-	-	
Office, Governmental	-	-	
Outdoor Education	P	-	
Parks and Recreational Facilities	C	C	
Public Safety Facilities	C	C	
Religious Facilities	C	C	
Schools, Public and Private	-	-	
Water Ski Lakes	-	-	
<b>Commercial Uses</b>			
Adult Businesses	-	-	
Agricultural Product Sales, Off-Site	M	M	
Agricultural Product Sales, On-Site	P	P	
Agricultural Support Services, General	-	C	
Agricultural Support Services, Light	-	P	
Animal Services	C [7]	C	Section 24-158
Animal Processing, Limited	-	-	
Bars, Nightclubs and Lounges	-	-	
Bed and Breakfast	M	-	
Commercial Recreation, Indoor	-	-	
Commercial Recreation, Outdoor	-	-	

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required M Minor Use Permit required C Conditional Use Permit required - Use not allowed	Zone		Applicable Regulations
	AG	AS	
Construction, Maintenance and Repair Services	-	-	
Drive-through Facility	-	-	
Equipment Sales and Rental	-	-	
Firewood Storage, Processing and Off-Site Sales, Small	P	P	
Firewood Storage, Processing and Off-Site Sales, Medium	M	M	
Firewood Storage, Processing and Off-Site/On-Site Sales, Large	C	C	
Gas and Service Stations	-	-	
Heavy Equipment Storage	P	P	Section 24-173
Hotel and Motel	-	-	
Hunting and Fishing Clubs	P [7]	-	
Medical Offices and Clinics	-	-	
Offices, Professional	-	-	
Nursery, Retail	-	-	
Nursery, Wholesale	P	P	
Personal Services	-	-	
Personal Services, Restricted	-	-	
Public/Mini-Storage	-	-	
Recreational Vehicle Parks	A [7]	A [7]	
Restaurant	-	-	
Retail, General	-	-	
Retail, Large Projects	-	-	Section 24-163
Retail, Restricted	-	-	
Vehicle Repair	-	-	
Vehicle Sales and Rental	-	-	
Vehicle Service and Maintenance	-	-	
Wine, Olive Oil, Fruit and Nut, Micro-Brewery and Micro-Distillery Facilities	Section 24-175		
<b>Industrial Uses</b>			
Composting Facilities	M	M	
Manufacturing, General	-	- [6]	
Manufacturing, Heavy	-	- [6]	
Manufacturing, Light	-	- [6]	

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required M Minor Use Permit required C Conditional Use Permit required - Use not allowed	Zone		Applicable Regulations
	AG	AS	
Research and Development	-	-	
Warehousing, Wholesaling and Distribution	-	-	
<b>Transportation, Communication, and Utility Uses</b>			
Aerial Applicator and Support Services	M	C	
Airport-Related Uses	-	-	
Farm Airstrips	P	P	
Freight and Truck Terminals and Yards	-	-	
Recycling Collection Facility, Large	-	-	
Recycling Collection Facility, Small	A	A	Section 24-170
Recycling Processing Facility, Heavy	-	-	Section 24-170
Recycling Processing Facility, Light	-	A	Section 24-170
Reverse Vending Machine	A	A	Section 24-170
Runways and Heliports	M [3]	M [3]	
Telecommunications Facilities	Article 26		
Utilities, Major	C [8]	C [8]	Section 24-157
Utilities, Intermediate	M [8]	M [8]	Section 24-157
Utilities, Accessory	A	A	Section 24-157
Utilities, Minor	P	P	Section 24-157
<b>Other Uses</b>			
Accessory Uses and Structures	Section 24-156		

**Notes:**

- [1] See Article 42 (Glossary) for definitions of listed land uses.
- [2] Standards in the Zoning Ordinance that apply to specific uses are identified under the column "Applicable Regulations," defined under Section 24-8G.5, and are intended to direct the reader to a section that is related to the use.
- [3] Permitted only as an accessory use.
- [4] One single-family home and a second dwelling is permitted per legal parcel. Second Units and Accessory Dwelling Units are not allowed on parcels subject to Williamson Act contracts.
- [5] Permitted only for organizations that provide a service to the agricultural community, such as a grange or similar organization.
- [6] Manufacturing uses that directly support agricultural activities are permitted as "Agricultural Support Services, General" and "Agricultural Support Services, Light."
- [7] Permitted only when not requiring permanent improvements and not interfering materially with agricultural operations.
- [8] Solar Energy Systems under Utilities, Major and Utilities, Intermediate shall only be permitted on "Grazing Land" or "Other Land" as defined under the latest mapping provided by the California Department of Conservation Division of Land Resource Protection Farmland Mapping Program and as shown under General Plan Agriculture Element, Figure AG-1, and only on those lands not subject to a Williamson Act Contract, unless the landowner has rescinded the Williamson Act Contract and entered into a solar-use easement pursuant to State law for marginally productive or physically impaired farmland.

**B. Agricultural Maintenance Plan.**

1. An Agricultural Maintenance Plan shall be submitted as part of any application for a non-agricultural use requiring a Conditional Use Permit or Minor Use Permit on a parcel with existing agricultural operations. The Agricultural Maintenance Plan shall identify specific measures to be implemented to ensure that the proposed use does not adversely impact agricultural activities on the parcel.
2. The Zoning Administrator and Agricultural Commissioner shall review the Agricultural Maintenance Plan and shall prepare comments and recommended conditions for consideration of the Planning Commission or Zoning Administrator at the hearing for the Conditional Use Permit or Minor Use Permit.
3. To approve a Conditional Use Permit or Minor Use Permit on a parcel with existing agricultural operations, the Planning Commission or Zoning Administrator shall consult with the Agricultural Commissioner to determine that the Agricultural Maintenance Plan will adequately mitigate any potential adverse impacts to agricultural operations on the parcel, in addition to making all the findings required by Article 31 (Conditional Use and Minor Use Permits).

**24-14 Development Standards for Agriculture Zones**

- A. Agriculture Sub-Zones.** The AG zone is divided into five sub-zones, each with its own minimum parcel size. All standards that apply to the AG zone in general also apply to each individual sub-zone, except for minimum parcel area as specified in Table 24-14-1 (Parcel Size and Density for Agriculture Zones).

TABLE 24-14-1 PARCEL SIZE AND DENSITY FOR AGRICULTURE ZONES

	Parcel Size (min.) [1]	Parcel Width (min.) [1]	Dwelling Units per Parcel (max.) [2]	Floor Area Ratio [4]
AG-20	20 acres	65 ft.	1 unit	-
AG-40	40 acres	65 ft.	1 unit	-
AG-80	80 acres	65 ft.	1 unit	-
AG-160	160 acres	65 ft.	1 unit	-
AS	20,000 sq. ft.	50 ft.	None [3]	0.8

**Notes:**

- [1] Applies only to the creation of new parcels.  
 [2] Second units and accessory dwelling units are permitted.  
 [3] Caretaker quarters permitted as an accessory use.  
 [4] Floor Area Ratio (FAR) is defined and illustrated in Article 42 (Glossary).

- B. Parcel Size and Density.** Table 24-14-1 (Parcel Size and Density for Agriculture Zones) identifies the parcel size and density standards that apply in the agriculture zones.

**C. Setbacks and Height.** Table 24-14-2 (Setback and Height Standards for Agriculture Zones) identifies development standards that apply in the agriculture zones.

**TABLE 24-14-2 SETBACK AND HEIGHT STANDARDS FOR AGRICULTURE ZONES**

	Standard by Zone		Applicable Standards
	AG	AS	
Primary Structure Setbacks (min.)			Article 17 (Agricultural Buffers) Article 16 (Riparian Areas) Article 12 (Setbacks Requirements and Exceptions)
Front [1]	20 ft.		
Interior Side	25 ft. or 5 percent of the lot width, whichever is less but no less than 5 ft.		
Street Side	20 ft.		
Rear	25 ft.		
Accessory Structure Setback (min.)	See Section 24-156		
Separation Between Structures (min.)	As required by the California Building Code		Article 11 (Height Measurement and Exceptions)
Primary Structure Height (max.)	See Subsection D, below		
Accessory Structure Height (max.)	See Section 24-156		

**Notes:**

[1] For parcels with a front property line extending to the centerline of the public right-of-way abutting the parcel, the front setback shall be measured from the edge of the public right-of-way.

**D. Maximum Permitted Height in Agriculture Zones.**

1. **Residential Structures.** The maximum permitted height of residential structures within an agriculture zone is 35 feet.
2. **Non-Residential Structures.** The maximum permitted height of non-residential structures within an agriculture zone is 50 feet, except as allowed by Subsection 3 below.
3. **Exceptions for Non-Residential Structures.** Water tanks, grainaries, barns, pole buildings, electronic towers, antennas, agricultural processing equipment and silos, aggregate processing equipment, and similar structures associated with agricultural operations may exceed 50 feet in height provided they do not exceed height restrictions in regulated airport approach zones. Such structures shall not exceed the maximum height necessary to perform its intended function. See also Section 24-157 (Alternative Energy Structures) concerning the height of alternative energy structures, and Article 26 (Telecommunication Facilities) concerning the height of towers, antennas, and similar structures not associated with agriculture. No structures shall exceed the maximum permitted height in areas as specified in Section 24-49 (Height Measurement) and the County's Military Overlay Zone Map.

# Comparable Sales

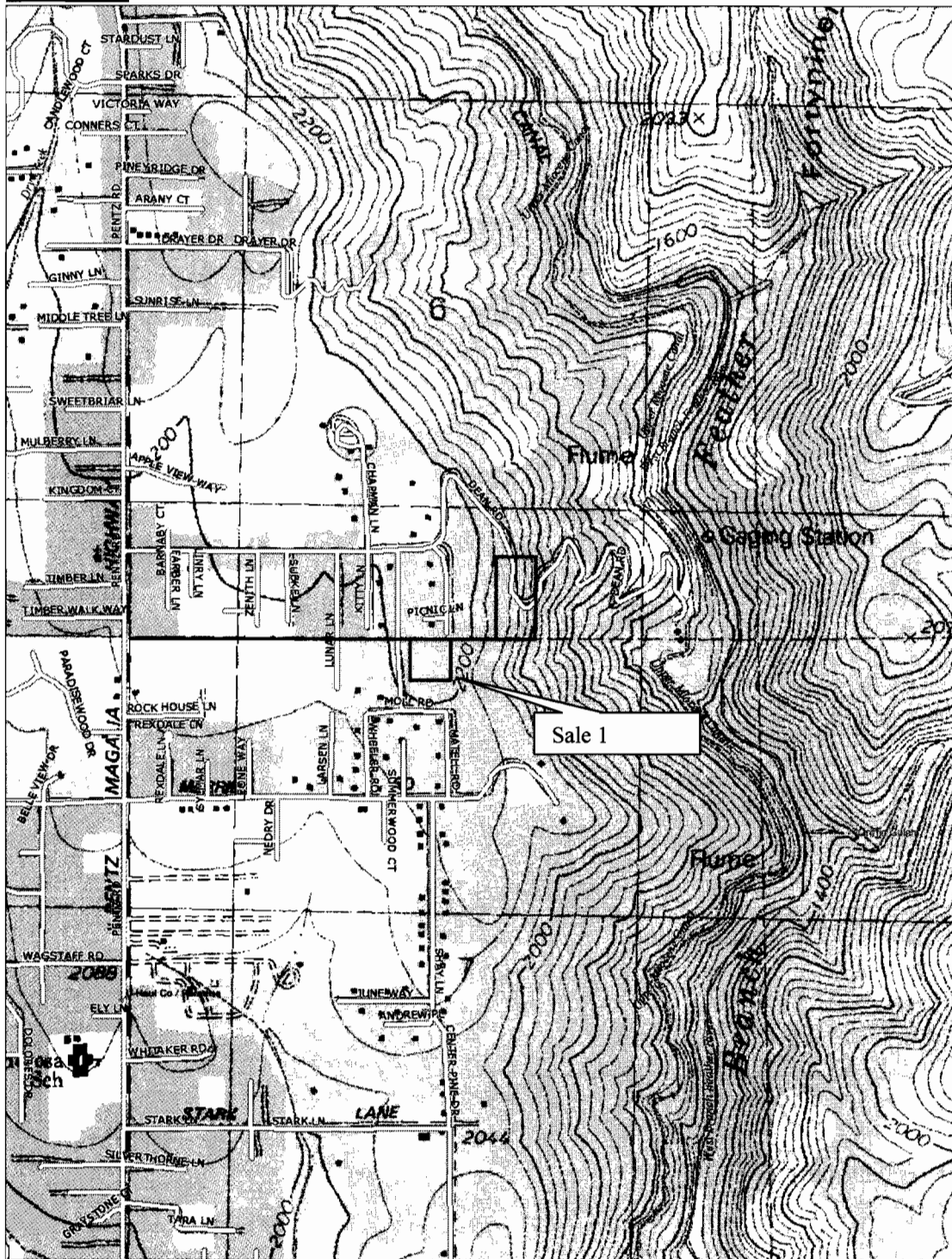
## COMPARABLE SALE SHEET

		<b>Sale No.</b>	1
<b>County:</b>	Butte	<b>Area:</b>	Paradise
<b>A.P.N.:</b>	050-220-006		
<b>Lot size:</b>	2.54acres	<b>Use Code:</b>	
<b>Location/Frontage:</b>	6875 Dean Pl		
<b>Legal Description:</b>	T22N, R4E, MDM Portion N1/2 Section 7		

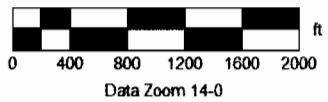
<b>Deed Date</b>	3/06/20	<b>Recorded</b>	4/21/20	<b>Doc No.</b>	
<b>Grantor</b>	Muehlberger		<b>Grantee</b>		
<b>Indicated \$</b>	\$75,000	<b>Verified \$</b>	\$75,000	<b>Source</b>	Broker
	<b>Terms</b>	Seller finance			
<b>Prior Sale</b>		2001	\$152k		
<b>Assessed</b>		<b>Land</b>	40,000	<b>Improvement</b>	
	<b>Unit Price:</b>	\$	<b>Structure</b>	sf	

<b>Present Use:</b>	Vacant	<b>Zoning:</b>	RR1
<b>Topography:</b>	Gentle	<b>Access:</b>	Dean Road
<b>Utilities:</b>	On site	<b>Amenities:</b>	Views
<b>Vegetative Cover:</b>	Burnt over	<b>Stream Lake frontage:</b>	None
<b>Comments:</b>			





Data use subject to license  
© DeLorme Topo North America™ 9  
www.delorme.com





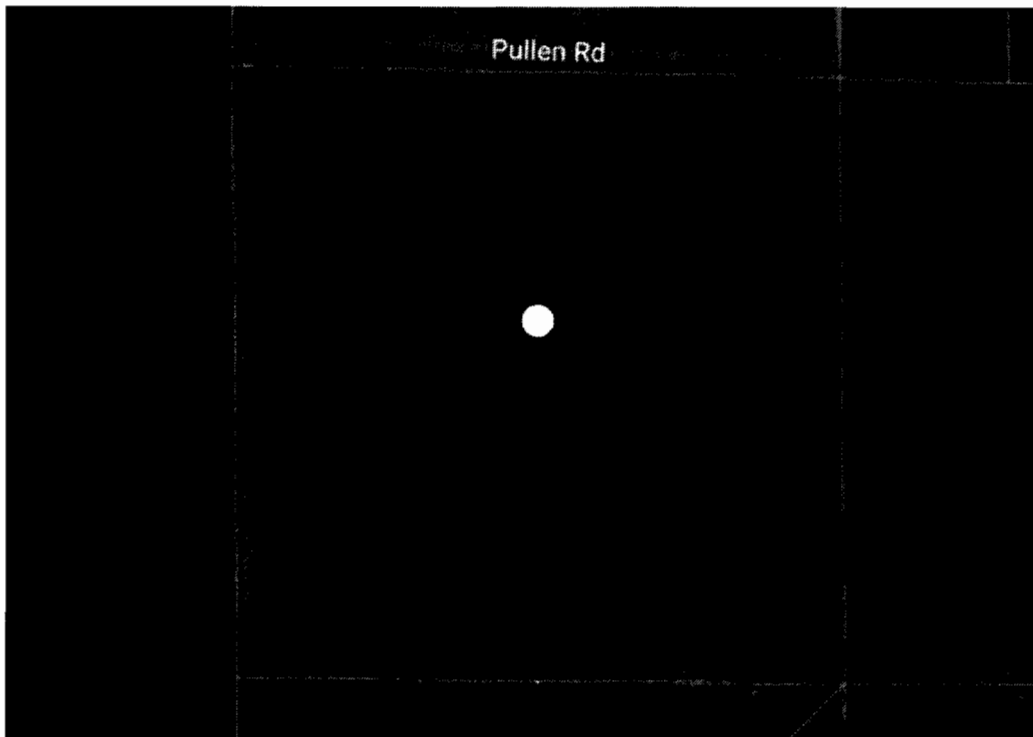
## COMPARABLE SALE SHEET

			<b>Sale No.</b> 2
<b>County:</b>	Butte	<b>Area:</b>	Paradise
<b>A.P.N.:</b>	055-360-018		
<b>Lot size:</b>	40.02 acres	<b>Use Code:</b>	
<b>Location/Frontage:</b>	Lynterlee Way		
<b>Legal Description:</b>	T22N, R3E, Portion of W1/2 Section 32		

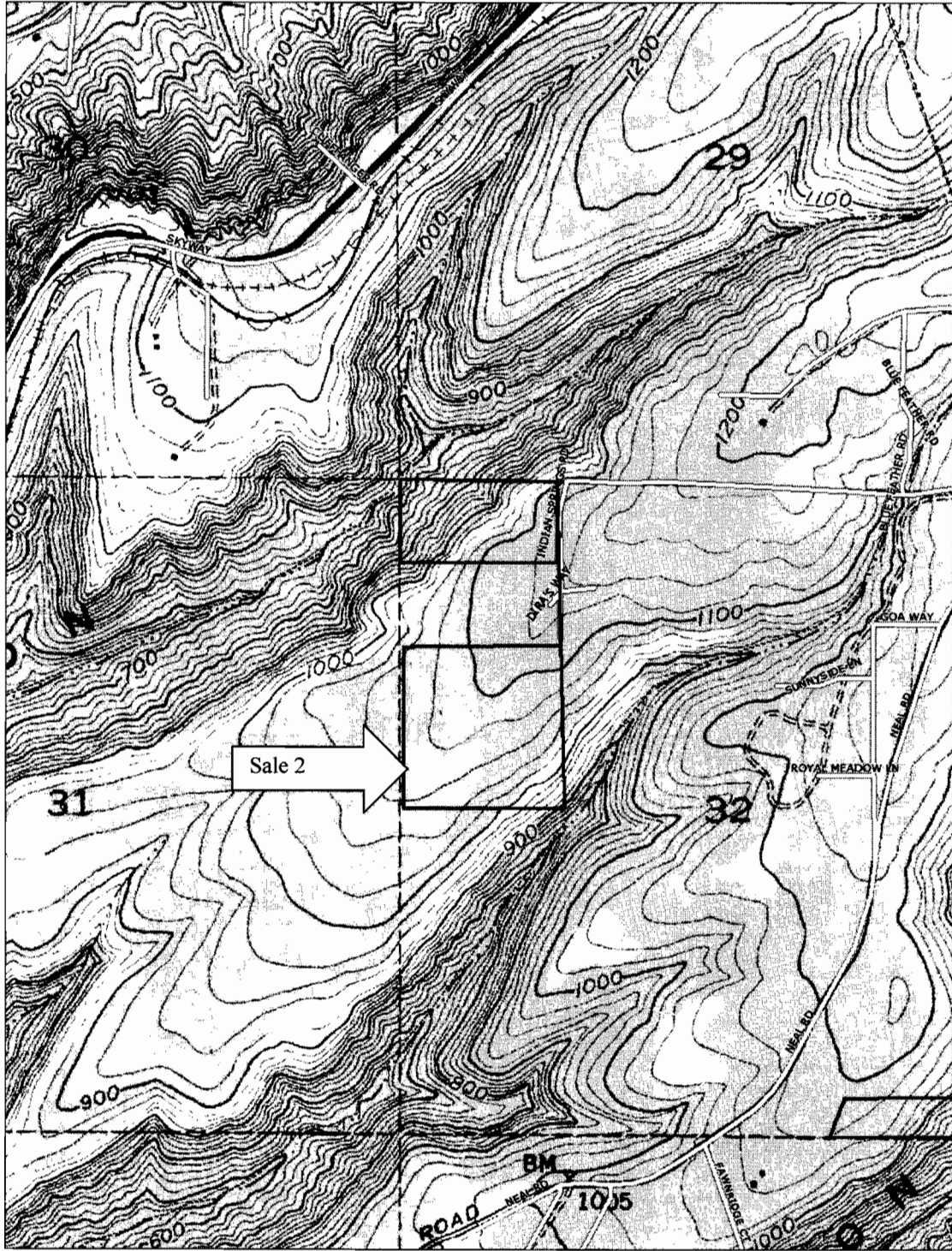
<b>Deed Date</b>	12/19/19	<b>Recorded</b>	12/27/19	<b>Doc No.</b>	55651
<b>Grantor</b>	Mulleary Hanna Tr	<b>Grantee</b>	Criswell Donald		
<b>Indicated \$</b>	\$125,000	<b>Verified \$</b>	\$125,000	<b>Source</b>	agent
	<b>Terms</b>	cash			
<b>Prior Sale</b>		foreclosure	June 2019	2014	120,000
<b>Assessed</b>		<b>Land</b>	131867	<b>Improvement</b>	
	<b>Unit Price:</b>	\$3123	<b>Structure</b>	sf	

<b>Present Use:</b>	Vacant	<b>Zoning:</b>	RC
<b>Topography:</b>	Gentle to moderate	<b>Access:</b>	Lynterlee Way private dirt
<b>Utilities:</b>	None	<b>Amenities:</b>	Views
<b>Vegetative Cover:</b>	Brush grass oaks	<b>Stream Lake frontage:</b>	None

**Comments:** This sale was foreclosed on in June of last year and then put on the market. The buyer is the same buyer as sale no 7 who owns property nearby. This property was barely involved in the fire, and is undeveloped with rough access. After 3 months on the market the buyer made a full offer.







Data use subject to license

© DeLorme Topo North America™ 9

www.delorme.com



Data Zoom 14-0

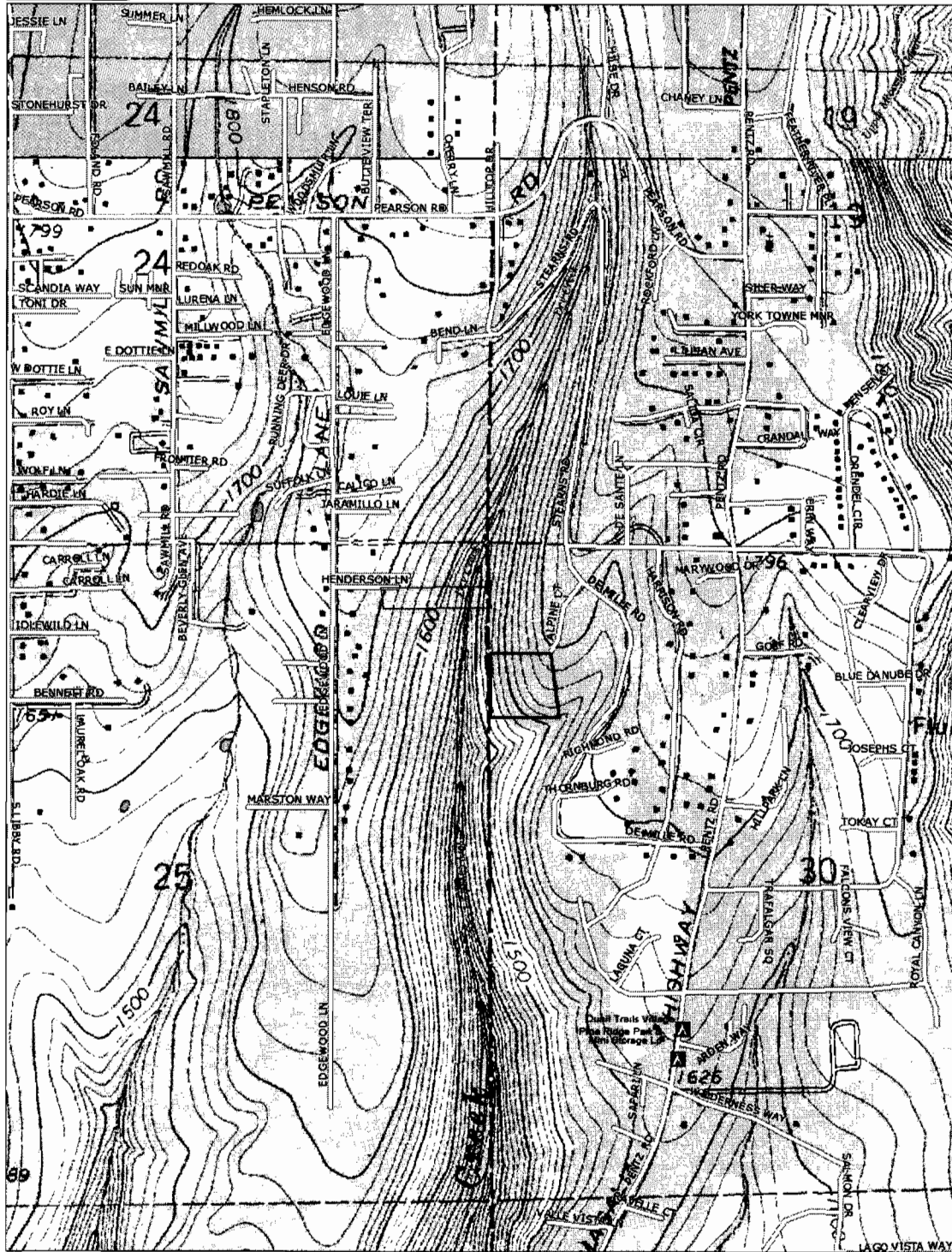
## COMPARABLE SALE SHEET

			<b>Sale No.</b>	<b>3</b>
<b>County:</b>	Butte	<b>Area:</b>	Paradise	
<b>A.P.N.:</b>	055-261-073			
<b>Lot size:</b>	5.7 acres		<b>Use Code:</b>	
<b>Location/Frontage:</b>	5451 Alpine Court, Paradise			
<b>Legal Description:</b>	Por Section 30, T22N, R4E			

<b>Deed Date</b>	10/25/19	<b>Recorded</b>	10/31/19	<b>Doc No.</b>	48005
<b>Grantor</b>	Gottowski R & G Tr		<b>Grantee</b>	Roberts David et ux	
<b>Indicated \$</b>	62,000	<b>Verified \$</b>	62,000	<b>Source</b>	Broker
	<b>Terms</b>	Cash			
<b>Prior Sale</b>		2007	\$765,000		
<b>Assessed</b>		<b>Land</b>	60,000	<b>Improvement</b>	
	<b>Unit Price:</b>	\$7601	<b>Structure</b>	Sf 1704	

<b>Present Use:</b>	Vacant at sale	<b>Zoning:</b>	AR1
<b>Topography:</b>	Gentle	<b>Access:</b>	Alpine Court paved
<b>Utilities:</b>	On site with septic	<b>Amenities:</b>	Views,
<b>Vegetative Cover:</b>	Brush oaks	<b>Stream Lake frontage:</b>	none
<b>Comments:</b> This is another acreage sale in eastern Paradise. While it doesn't overlook the canyon it offers views across the canyon to the Sutter Buttes. Prior to the fire it had a 4000 sf residence and a 900 sf detached three car garage.			





Data use subject to license

© DeLorme Topo North America™ 9

www.delorme.com



Data Zoom 14-0

## COMPARABLE SALE SHEET

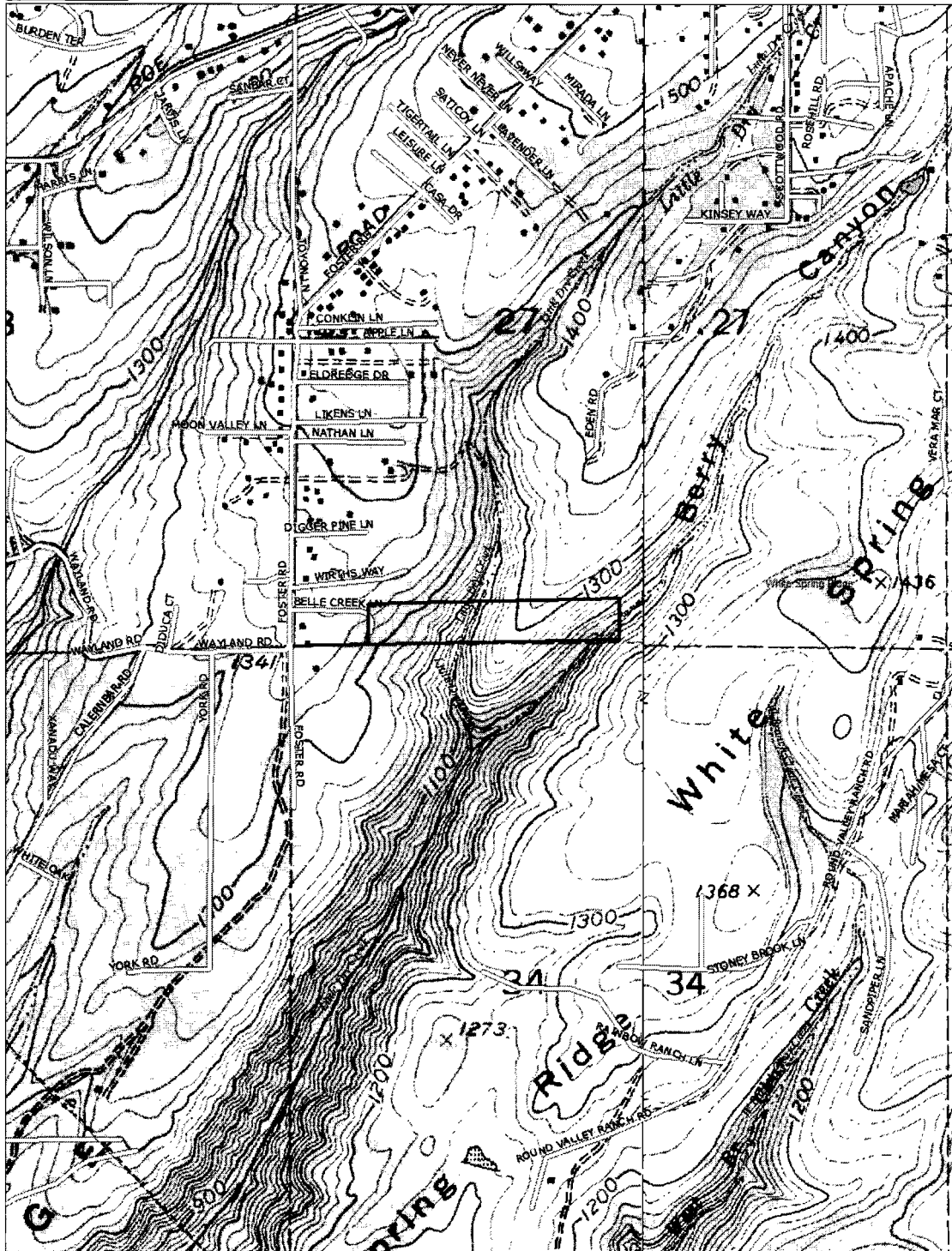
		<b>Sale No.</b>	<b>4</b>
<b>County:</b>	Butte	<b>Area:</b>	Paradise
<b>A.P.N.:</b>	055-160-025		
<b>Lot size:</b>	14.8 acres	<b>Use Code:</b>	
<b>Location/Frontage:</b>	576 Belle Creek Ln, Paradise		
<b>Legal Description:</b>	Por Section 27, T22N, R3E		

<b>Deed Date</b>	10/10/19	<b>Recorded</b>	10/14/19	<b>Doc No.</b>	45303
<b>Grantor</b>	Maxstadt Carson	<b>Grantee</b>	Hamilton LT		
<b>Indicated \$</b>	112,500	<b>Verified \$</b>	112,500	<b>Source</b>	Broker
	<b>Terms</b>	Cash			
<b>Prior Sale Assessed</b>		<b>Land</b>	110,000	<b>Improvement</b>	
	<b>Unit Price:</b>	\$7601	<b>Structure</b>	Sf 1704	

<b>Present Use:</b>	Vacant at sale	<b>Zoning:</b>	AR3
<b>Topography:</b>	Gentle to moderate	<b>Access:</b>	Dirt
<b>Utilities:</b>	On site with septic	<b>Amenities:</b>	Views, creeks
<b>Vegetative Cover:</b>	Brush MC oaks	<b>Stream Lake frontage:</b>	Berry Cr and Little Dry Cr

**Comments:** This is a parcel near the southern edge of Town that had been burnt over and was cleaned. Before the fire there was a 1704 sf 3/2 residence and 864 sf garage. The fire that ran through this parcel was spotty, and although the residence burnt, there are plenty of residual trees.





Data use subject to license

© DeLorme Topo North America™ 9

www.delorme.com



Data Zoom 14-0

## COMPARABLE SALE SHEET

			<b>Sale No.</b>	<b>5</b>
<b>County:</b>	Butte	<b>Area:</b>	Paradise	
<b>A.P.N.:</b>	055-350-024			
<b>Lot size:</b>	24.57 acres		<b>Use Code:</b>	
<b>Location/Frontage:</b>	3172 Tangeman Trail			
<b>Legal Description:</b>	T22N, R3E, MDBM, Por Section 32			

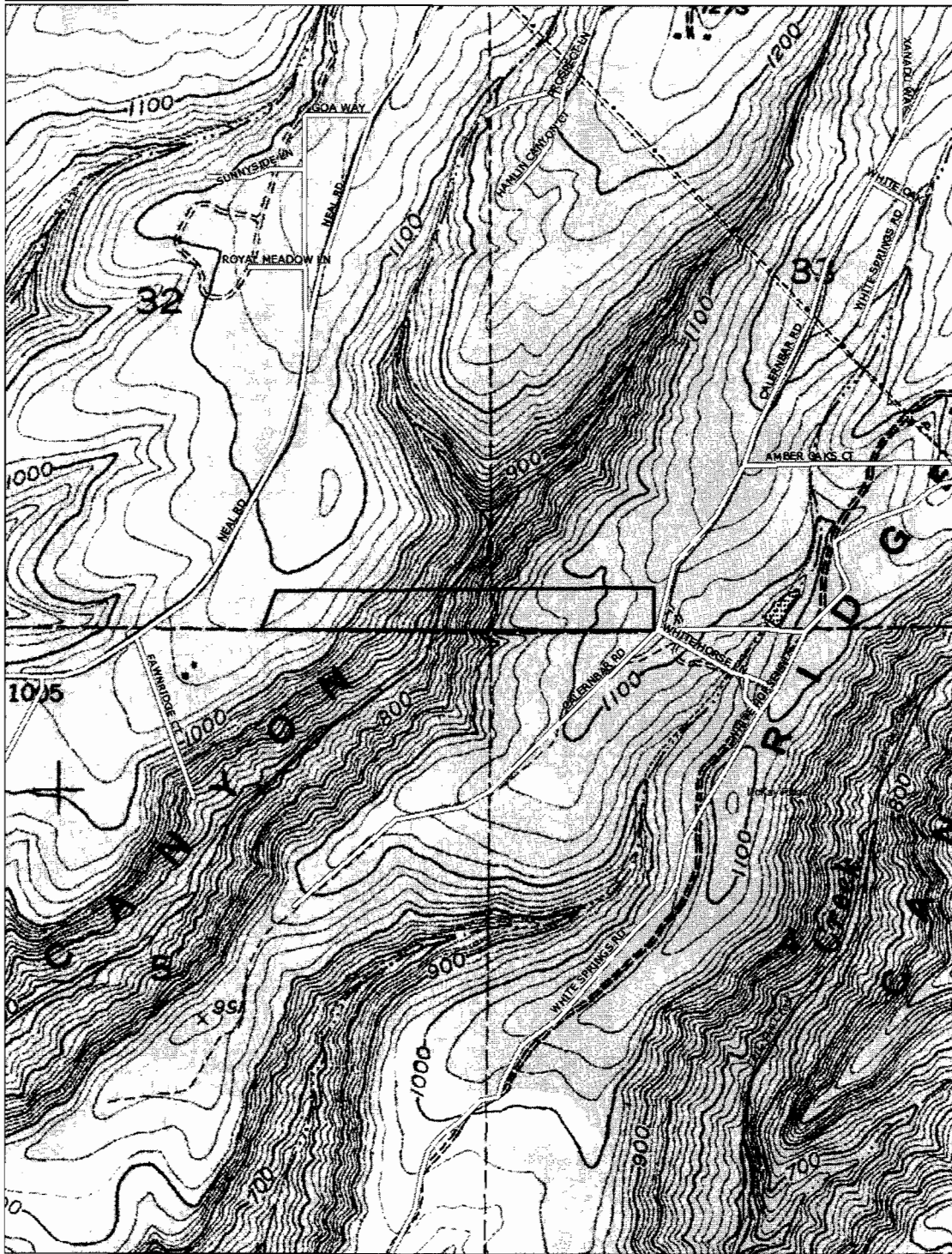
<b>Deed Date</b>	4/18/2019	<b>Recorded</b>	8/08/19	<b>Doc No.</b>	35631
<b>Grantor</b>	Morton D & E		<b>Grantee</b>	Dalton Ray and Laura	
<b>Indicated \$</b>	150,000	<b>Verified \$</b>	150,000	<b>Source</b>	broker
	<b>Terms</b>	cash			
<b>Prior Sale Assessed</b>		<b>Land</b>	114,261	<b>Improvement</b>	
	<b>Unit Price:</b>	\$6105	<b>Structure</b>	sf	

<b>Present Use:</b>	Vacant	<b>Zoning:</b>	FR10
<b>Topography:</b>	Gentle to steep	<b>Access:</b>	Private dirt road
<b>Utilities:</b>	Well septic power	<b>Amenities:</b>	views
<b>Vegetative Cover:</b>	Grass brush oaks	<b>Stream Lake frontage:</b>	Hamlin Canyon

**Comments:** This is the sale a 24 acre property in lower Paradise under County Jurisdiction. It had been on the market before the fire and was about to go into contract at \$225,000 with the neighbor when the fire hit and was placed on hold. The neighbor later reached out and renegotiated a price, and this sale is the result. There was a long escrow while waiting for the clearance letter from the county. It had 1680 sf manufactured home on a foundation that burned, and a large shed. This area also had spotty fire coverage.







Data use subject to license

© DeLorme Topo North America™ 9

www.delorme.com



Data Zoom 14-0

## COMPARABLE SALE SHEET

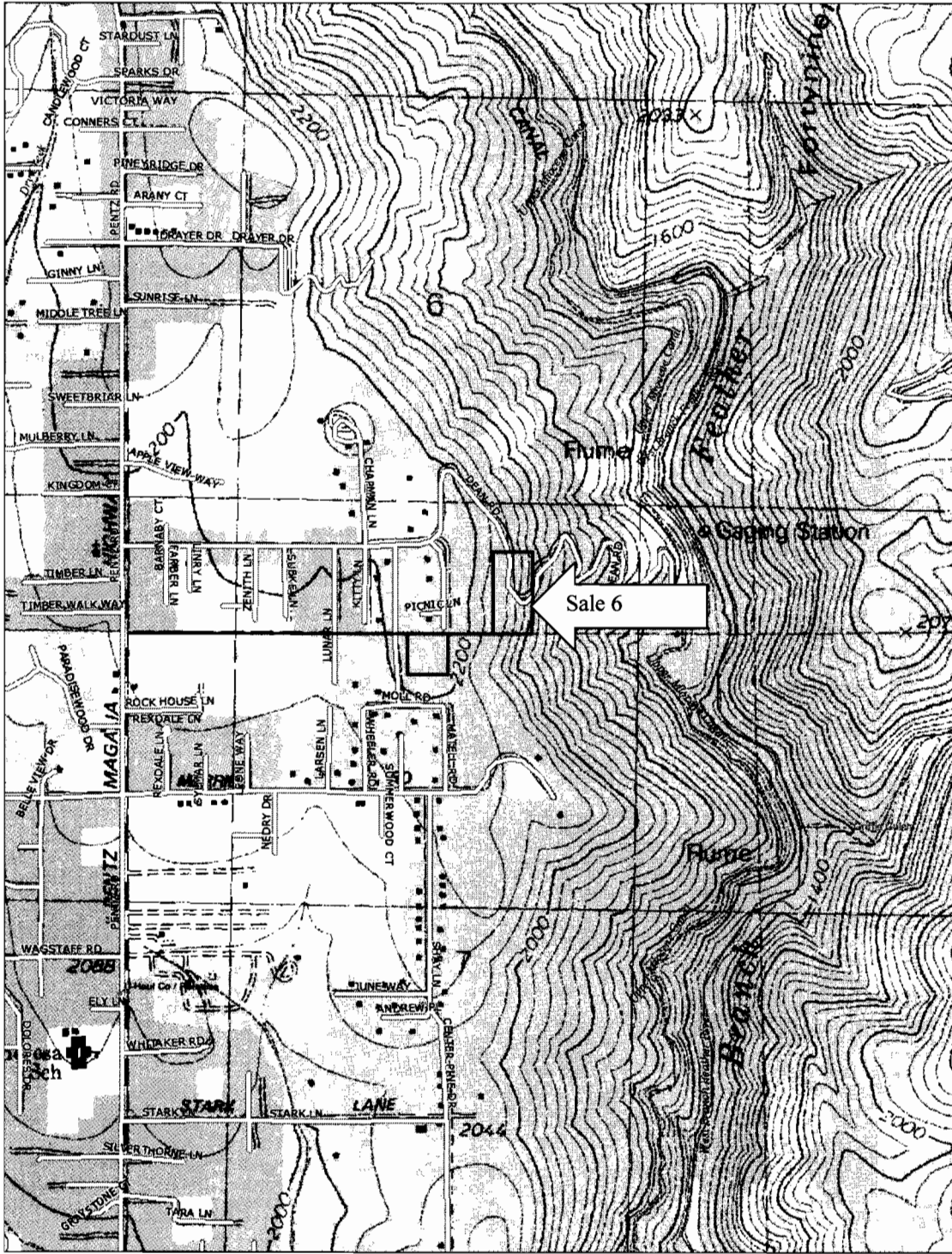
		<b>Sale No.</b>	6
<b>County:</b>	Butte	<b>Area:</b>	Paradise
<b>A.P.N.:</b>	050-130-005		
<b>Lot size:</b>	4.85 acres	<b>Use Code:</b>	
<b>Location/Frontage:</b>	2035 Dean Road		
<b>Legal Description:</b>	T22N, R4E, MDM, Portion of E1/2 Section 6		

<b>Deed Date</b>	7/15/2019	<b>Recorded</b>	8/01/2019	<b>Doc No.</b>	34699
<b>Grantor</b>	Thomas Peggy		<b>Grantee</b>	Perron Mary	
<b>Indicated \$</b>	60,000	<b>Verified \$</b>	60,000	<b>Source</b>	buyer
	<b>Terms</b>	Cash			
<b>Prior Sale Assessed</b>		<b>Land</b>	40,000	<b>Improvement</b>	
	<b>Unit Price:</b>	\$	<b>Structure</b>	sf	

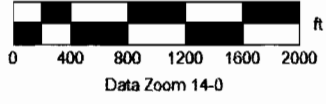
<b>Present Use:</b>	Residential	<b>Zoning:</b>	TM
<b>Topography:</b>	Moderate to steep	<b>Access:</b>	Dean Road gravel
<b>Utilities:</b>	well septic	<b>Amenities:</b>	Views
<b>Vegetative Cover:</b>	Burnt over	<b>Stream Lake frontage:</b>	none

**Comments:** This parcel lies just outside the Paradise Town limits and is in the county Jurisdiction. Before the fire it had a 1512 sf residence. This property also overlooks the West Branch like the subject. Many trees still to come down.





Data use subject to license  
© DeLorme Topo North America™ 9  
www.delorme.com



## COMPARABLE SALE SHEET

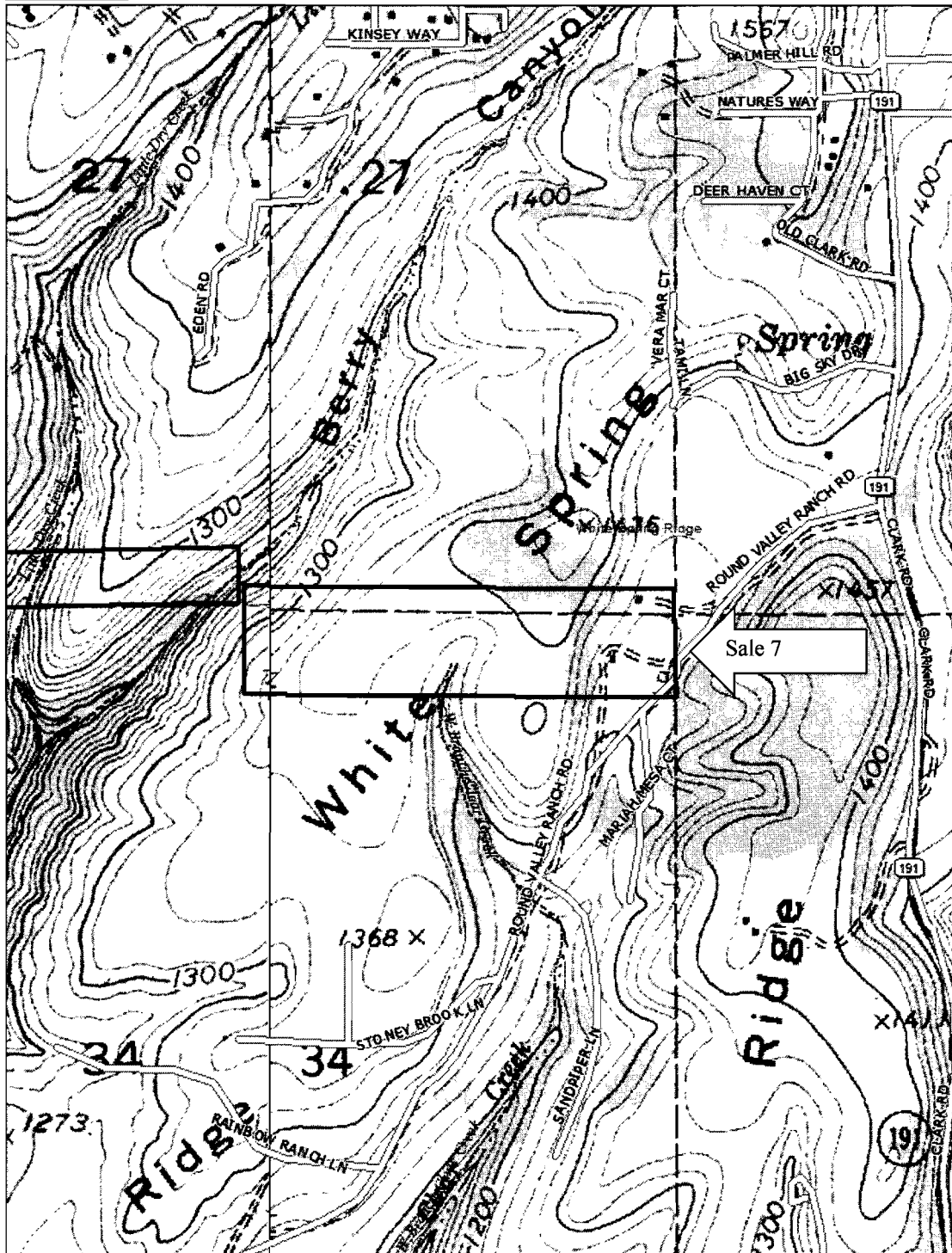
		<b>Sale No.</b>	7
<b>County:</b>	Butte	<b>Area:</b>	Paradise
<b>A.P.N.:</b>	055-460-037		
<b>Lot size:</b>	40.94 acres	<b>Use Code:</b>	
<b>Location/Frontage:</b>	4075 Round Valley Ranch Rd		
<b>Legal Description:</b>	T22N, R3E, MDBM, Por N1/2 Section 34		

<b>Deed Date</b>	7/02/2019	<b>Recorded</b>	7/05/2019	<b>Doc No.</b>	31267
<b>Grantor</b>	PHE LLC		<b>Grantee</b>	Sol Sanctuary	
<b>Indicated \$</b>	445,000	<b>Verified \$</b>	445,000	<b>Source</b>	broker
	<b>Terms</b>	cash			
<b>Prior Sale</b>	2009	497500			
<b>Assessed</b>		<b>Land</b>	60000	<b>Improvement</b>	280000
	<b>Unit Price:</b>	\$	<b>Structure</b>	sf	

<b>Present Use:</b>	Vacant	<b>Zoning:</b>	RR5
<b>Topography:</b>	Gentle to steep	<b>Access:</b>	Round Valley Ranch Rd paved
<b>Utilities:</b>	Well septic power	<b>Amenities:</b>	views
<b>Vegetative Cover:</b>	Grass brush oaks	<b>Stream Lake frontage:</b>	

**Comments:** This is the Round Valley Ranch, located just south of the Town Limits. It is a 40.94 acre property that had lost the residence in the fire, but included many facilities of a horse property, such as a 6 stall barn with two large tack rooms, a 4 stall barn with tack room, two 2 stall barns with tack rooms, pasture fencing, a round pin, arena, plus artesian well and PID service. It sold for \$445,000 to a non-profit from southern California who have joined with the Camp Fire Restoration Project to assist homeowners restore their land.





Data use subject to license.

© DeLorme. Topo North America™ 9.

www.delorme.com

MN (13.4° E)



Data Zoom 14-0

## COMPARABLE SALE SHEET

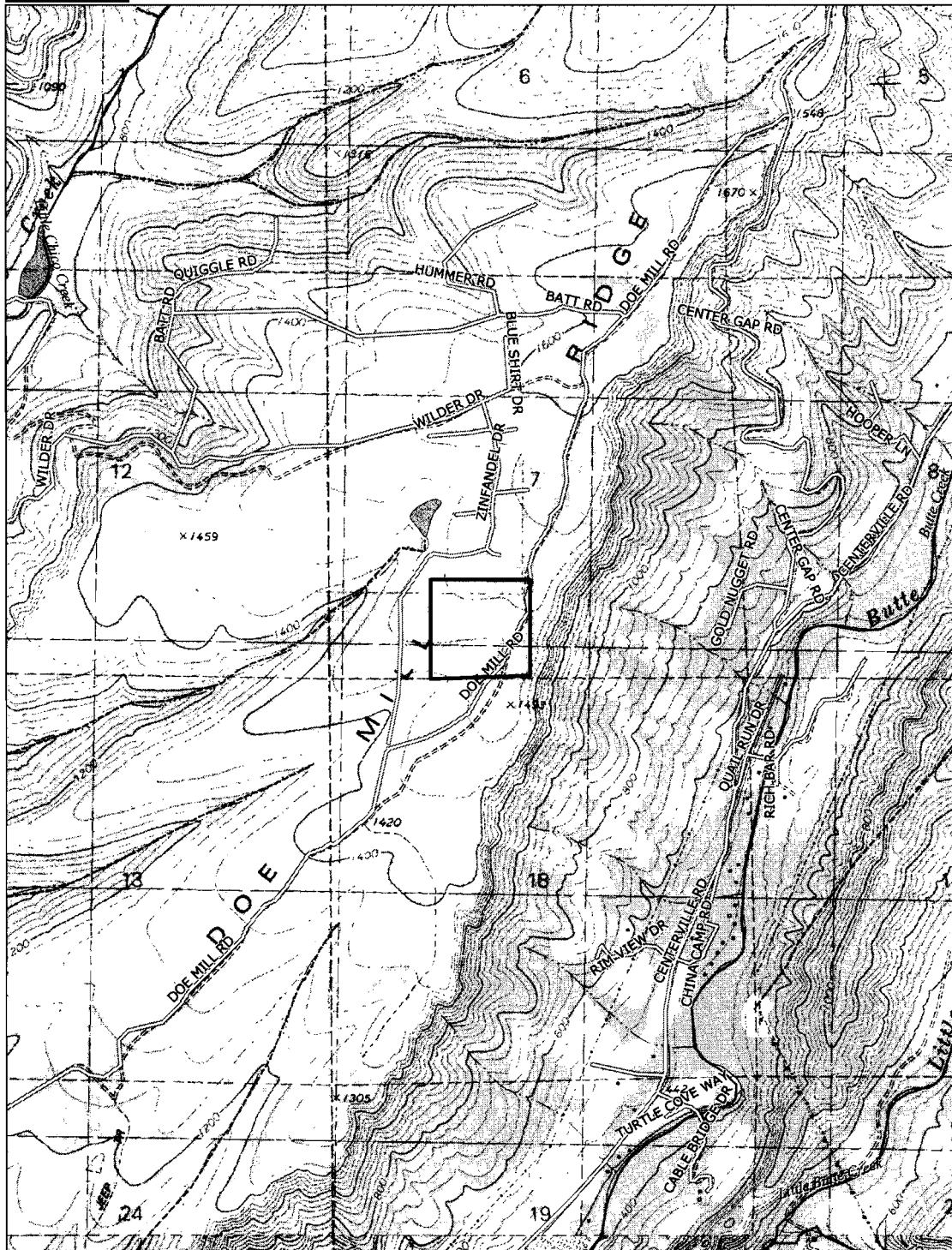
			<b>Sale No.</b>	<b>8</b>
<b>County:</b>	Butte	<b>Area:</b>	Paradise	
<b>A.P.N.:</b>	0063-300-156			
<b>Lot size:</b>	40 acres		<b>Use Code:</b>	
<b>Location/Frontage:</b>	Zinfancel Dr, Forest Ranch			
<b>Legal Description:</b>	T22N, R2E, Portion of Section 12			

<b>Deed Date</b>	3/18/19	<b>Recorded</b>	3/27/19	<b>Doc No.</b>	16838
<b>Grantor</b>	Cook Randy and Tammy		<b>Grantee</b>	Orear Justin M	
<b>Indicated \$</b>	100000	<b>Verified \$</b>	100000	<b>Source</b>	broker
	<b>Terms</b>	cash			
<b>Prior Sale</b>	2014	175000			
<b>Assessed</b>		<b>Land</b>	102000	<b>Improvement</b>	
	<b>Unit Price:</b>	\$2671	<b>Structure</b>	sf	

<b>Present Use:</b>	vacant	<b>Zoning:</b>	Fr 40
<b>Topography:</b>	Gentle	<b>Access:</b>	Zinfandel Dr dirt
<b>Utilities:</b>	None	<b>Amenities:</b>	Views
<b>Vegetative Cover:</b>	Grass brush oaks	<b>Stream Lake frontage:</b>	none

**Comments:** This is the sale of 40 acres on Doe Mill Ridge on the other side of Butte Creek Canyon. It went on the market shortly after the fire with an asking price of \$125,000, and it sold for \$100,000. Seller had foreclosed on this property in May of 2018, This is a different market area that the subject, remote and with 1 access from the Forest Ranch side of the Ridge..





Data use subject to license.

© DeLorme. Topo North America™ 9.

www.delorme.com



Data Zoom 13-0

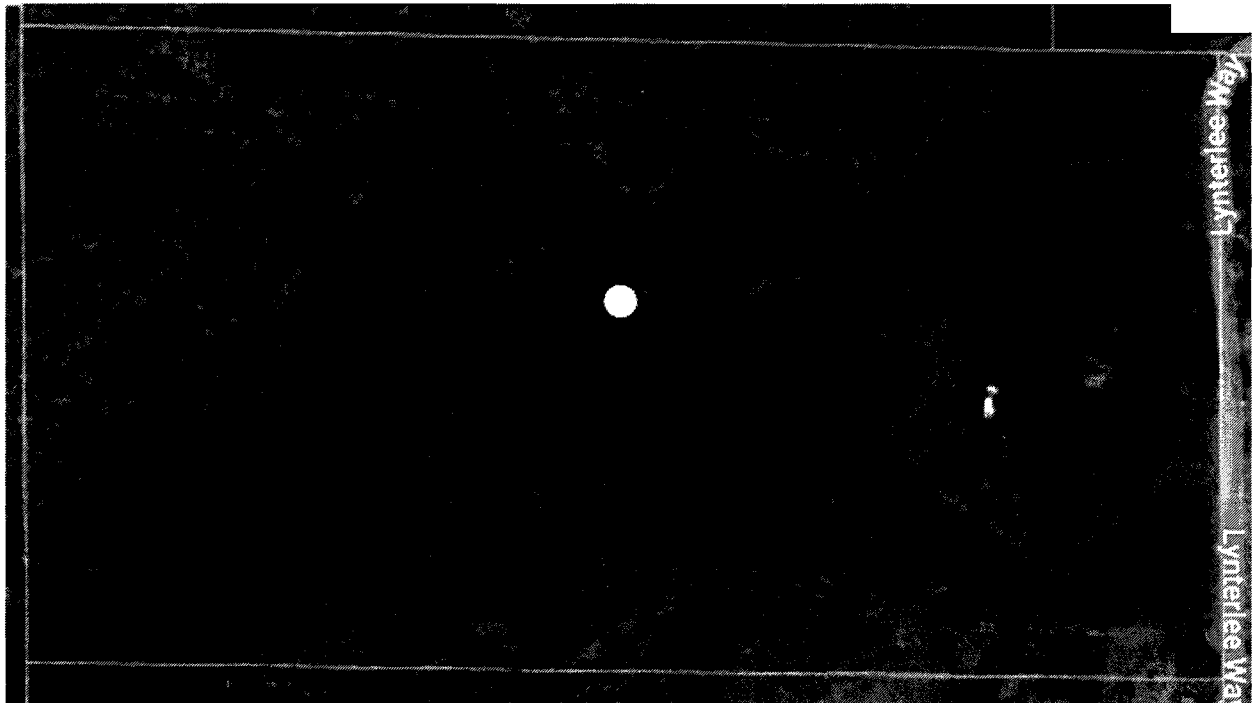
## COMPARABLE SALE SHEET

		<b>Sale No.</b>	9
<b>County:</b>	Butte	<b>Area:</b>	Paradise
<b>A.P.N.:</b>	055-360-026		
<b>Lot size:</b>	20.75 acres	<b>Use Code:</b>	
<b>Location/Frontage:</b>	Lynterlee Way		
<b>Legal Description:</b>	T22N, R3E, Portion of W1/2 Section 32		

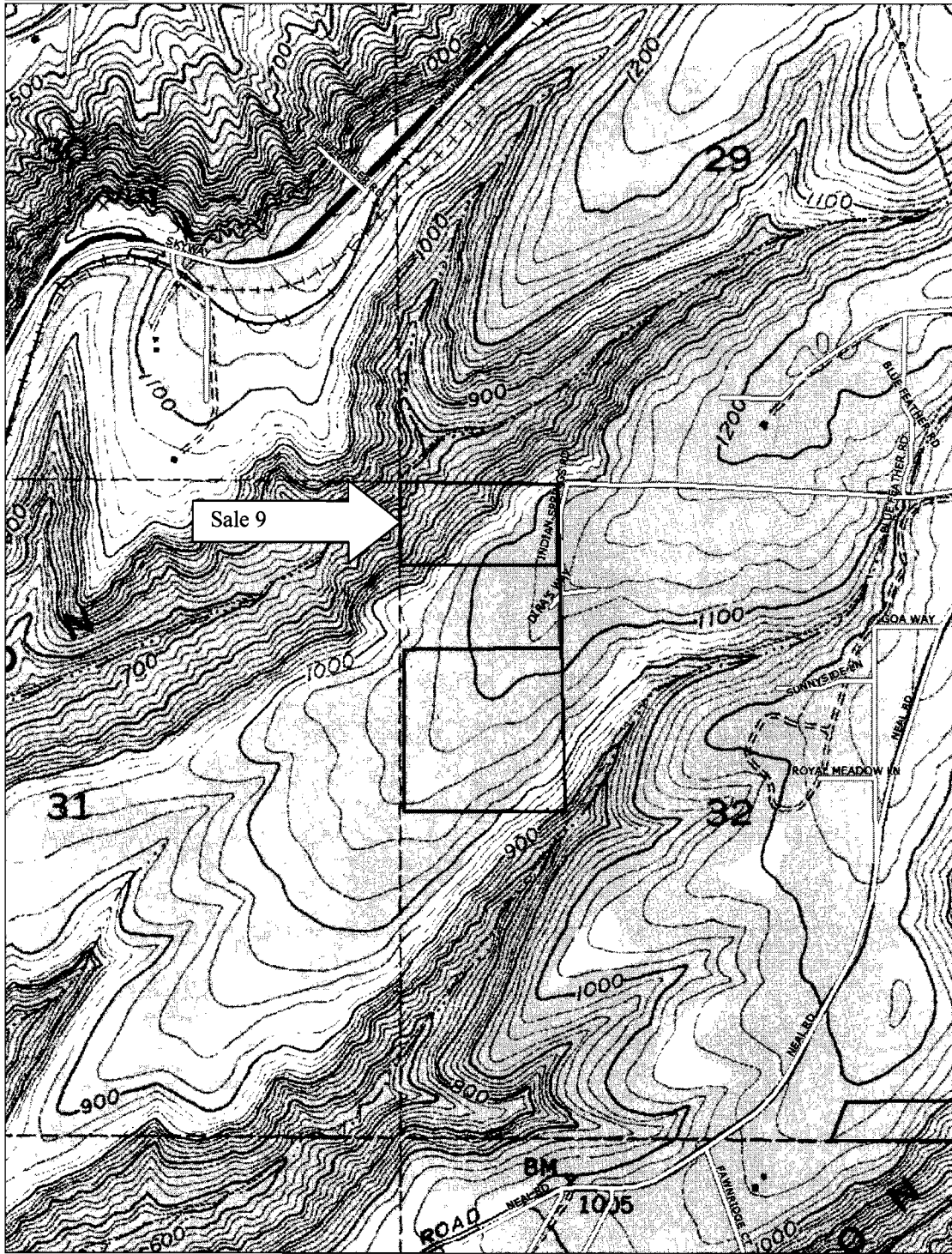
<b>Deed Date</b>	2/8/19	<b>Recorded</b>	3/14/19	<b>Doc No.</b>	14950
<b>Grantor</b>	Hinsz		<b>Grantee</b>	Criswell Donald	
<b>Indicated \$</b>	\$48,000	<b>Verified \$</b>	\$48,000	<b>Source</b>	broker
	<b>Terms</b>	cash			
<b>Prior Sale Assessed</b>		<b>Land</b>	\$2313	<b>Improvement</b>	
	<b>Unit Price:</b>	\$2671	<b>Structure</b>	sf	

<b>Present Use:</b>	vacant	<b>Zoning:</b>	AR 20
<b>Topography:</b>	Gentle to steep	<b>Access:</b>	Lynterlee Way private gravel
<b>Utilities:</b>	Power	<b>Amenities:</b>	Views
<b>Vegetative Cover:</b>	Grass brush oaks MC	<b>Stream Lake frontage:</b>	Nance Canyon

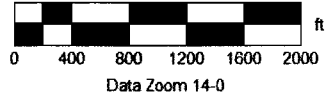
**Comments:** This is the sale of 20 acres in lower Paradise under county jurisdiction. It was involved in the fire but it did not have a residence on it and it is a larger property that can help in our analysis. Access is rough, and most of the property lies in the canyon and is not developable. The buyer was the adjoiner, and it sold after 4 days on the market.







Data use subject to license  
© DeLorme Topo North America™ 9  
www.delorme.com



## COMPARABLE SALE SHEET

		<b>Sale No.</b>	<b>10</b>
<b>County:</b>	Butte	<b>Area:</b>	Paradise
<b>A.P.N.:</b>	055-520-109		
<b>Lot size:</b>	3.26 acres	<b>Use Code:</b>	
<b>Location/Frontage:</b>	5186 Royal Canyon Drive		
<b>Legal Description:</b>	T22N, R4E MDM Portion of Section 30		

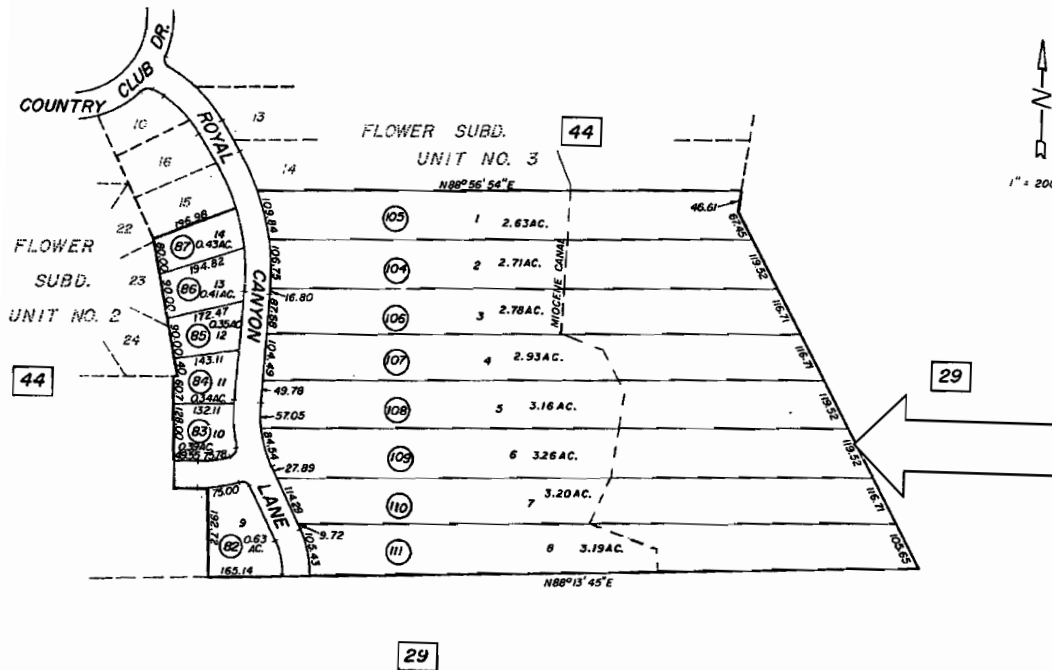
<b>Deed Date</b>	10/16/19	<b>Recorded</b>	11/08/19	<b>Doc No.</b>	
<b>Grantor</b>	Hayden FT		<b>Grantee</b>		
<b>Indicated \$</b>	\$125,000	<b>Verified \$</b>	125000	<b>Source</b>	Thomas
	<b>Terms</b>	cash			
<b>Prior Sale</b>					
<b>Assessed</b>		<b>Land</b>		<b>Improvement</b>	
Ph 395	<b>Unit Price:</b>	\$	<b>Structure</b>	sf	

<b>Present Use:</b>	Vacant	<b>Zoning:</b>	RR1
<b>Topography:</b>	Gentle to steep	<b>Access:</b>	Royal Canyon Dr
<b>Utilities:</b>	On site	<b>Amenities:</b>	Views
<b>Vegetative Cover:</b>		<b>Stream Lake frontage:</b>	
<b>Comments:</b> The seller had installed a new septic system in August, and allowed a \$1,000 credit for tree removal. Had 3400 sf 4br 3ba residence.			



DAISY SUBDIVISION UNIT NO. 1  
 A PORTION OF S. 1/2 OF SECTION 30, T.22N., R.4 E.  
 M.D.B. & M.

55-52



DAISY SUBDIVISION UNIT NO. 1 M.O.R. BK. 95 PG. 17/19 JUNE 6, 1984

REVISED: 8-90

Assessor's Map No. 55-52  
 County of Butte, Calif.

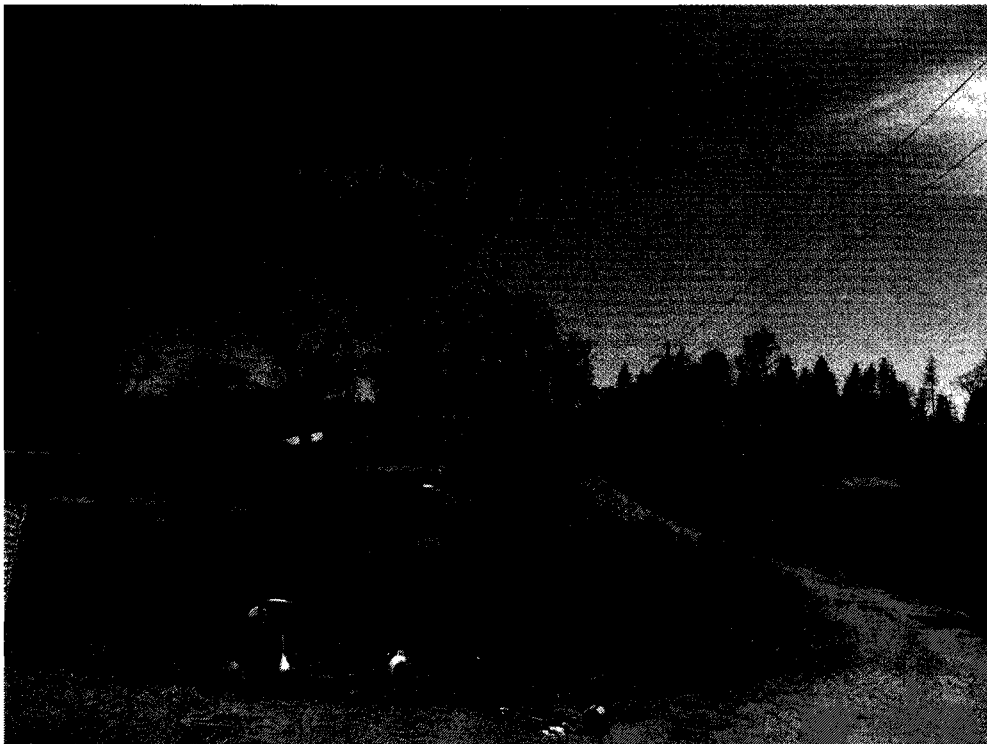
## COMPARABLE SALE SHEET

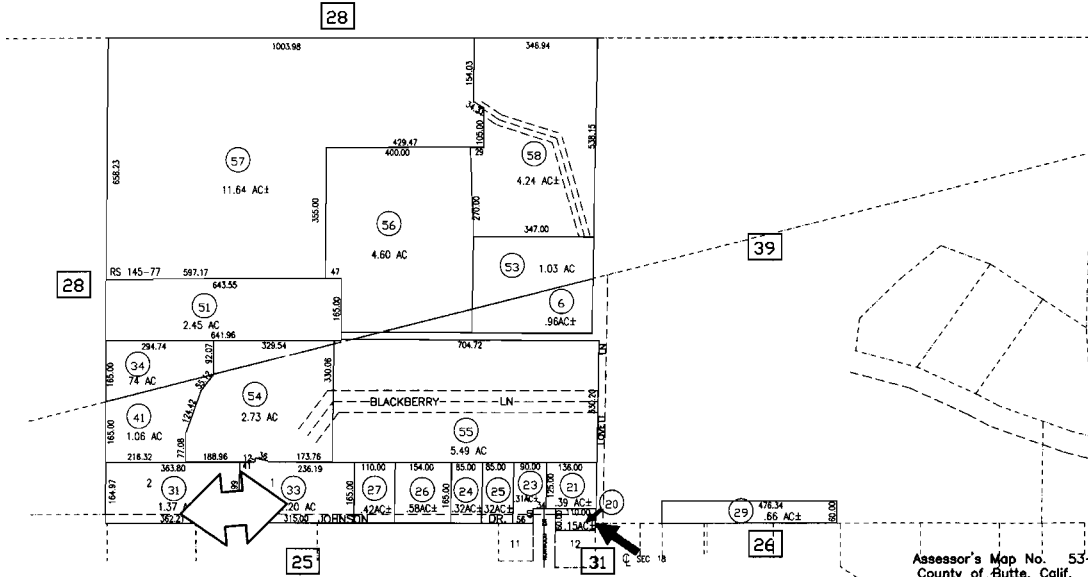
			<b>Sale No.</b>	<b>11</b>
<b>County:</b>	Butte	<b>Area:</b>	Paradise	
<b>A.P.N.:</b>	053-290-31,33			
<b>Lot size:</b>	2.57 acres		<b>Use Code:</b>	
<b>Location/Frontage:</b>	6270 and 6290 Johnson Road			
<b>Legal Description:</b>	T22N, R4E, MDBM, Portion Section 18			

<b>Deed Date</b>	4/02/20	<b>Recorded</b>	4/10/20	<b>Doc No.</b>	15073
<b>Grantor</b>	Ferguson		<b>Grantee</b>	Bredilkin Peter et ux	
<b>Indicated \$</b>	77,000	<b>Verified \$</b>	77000	<b>Source</b>	Knifong
	<b>Terms</b>	cash			
<b>Prior Sale</b>					
<b>Assessed</b>		<b>Land</b>		<b>Improvement</b>	
	<b>Unit Price:</b>	\$	<b>Structure</b>	sf	

<b>Present Use:</b>	vacant	<b>Zoning:</b>	AR3
<b>Topography:</b>	Gentle to moderate	<b>Access:</b>	Johnson Road paved
<b>Utilities:</b>	On site	<b>Amenities:</b>	Stream
<b>Vegetative Cover:</b>	Some residual meadow	<b>Stream Lake frontage:</b>	creek

**Comments:** This is the sale of two adjacent lots, both of which lost homes in the fire. one was a 2570 sf and the other 1087 sf. A creek crosses the property, and the road crosses it leading to the northernmost portion. There is some fencing along a meadow area.





NOTE: These parcels are for assessment purposes only and may not constitute legal parcels.

Assessor's Map No. 53-29  
County of Butte, Calif.

REVISED: 12-08

# Qualifications of the Appraiser

## QUALIFICATIONS OF APPRAISER

NAME James P. Saake  
376 E 1st Ave.  
Chico, CA 95926

EDUCATION BA Cal State Hayward

APPRAISAL TRAINING (partial list)

AIREA course IA - Basic	1977	80 hrs
AIREA course IB - Capitalization	1978	80 hrs
AIREA - Litigation Valuation	1984	40 hrs
Lassen College - Real Estate Practice	1985	3 Sem units
USFS Appraisal Review	1987	24 hrs
USFS Appraisal Workshop	1989	32 hrs
APPRAISAL INSTITUTE - Farm Seminar	1991	1 day
APPRAISAL INSTITUTE - Report Writing and Valuation Analysis	1991	36 hrs
Limited Appraisals...	1994	7 hrs
ASFMRA - Advanced Resource Appraisal	1995	46 hrs
APPRAISAL INSTITUTE - Subdivision Analysis	1998	7 hrs
APPRAISAL INSTITUTE - Appraising Development Lands Impacted by Wetlands	1998	2 hrs
APPRAISAL INSTITUTE - Seminar Contaminated Properties	1998	3 days
ASFMRA Public Interest Value Seminar	1999	8 hrs
ASFMRA Conservation Easement Seminar	2000	15 hrs
ASFMRA Highest and Best Use Analysis	2002	15 hrs
ASFMRA Advanced Sales Confirmation	2002	8 hrs
APPRAISAL INST. – Scope of Work	2003	7 hrs
APPRAISAL INST. – Advanced Income Cap	2004	32 hrs
ASFMRA – Timber Valuation and Yellow Book	2005	16 hrs
Conservation Easement Valuation	2008	33 hrs
APPRAISAL INST. – Cost approach	2011	33 hrs
AI Complex Litigation Appraisal Case Studies	2015	7 hrs
ASFMRA Income approach	2015	27 hrs
Yellow Book Webinar	2017	3 hrs
Yellow Book Class	2018	14hrs

Current on USPAP and all CE requirements

EXPERIENCE Appraiser with the US Forest Service from 1978 until departure in 1990.  
Independent Fee appraiser since 1990.

RECENTLY COMPLETED APPRAISALS  
In the past few years I have written appraisals for properties located throughout northern California. Interest has included fee simple, conservation easements, and easements for rights-of-way. Property types include orchards, row crop ground, timber land, cattle ranches, commercial and transitional property.

PARTIAL LIST OF CLIENTS

California Rangeland Trust	Feather River Land Trust
John Hancock Life Insurance Co.	Golden Valley Bank
Shasta Land Trust	Wildlife Conservation Board
Rocky Mountain Elk Foundation	Thermalito Irrigation District
Solano County Water Agency	Sierra Business Council

STATE CERTIFICATION Certified General Real Estate Appraiser OREA ID # AG004439

AFFILIATION Appraisal Institute, Practicing Affiliate

EXPERT WITNESS Butte County, Tehama County, Lassen County Superior Court