Willits Weekly Edition 28 November 8, 2018 REALESSANCE SECONSTANCE SECONSTANCE SECONSTANCE



58 School Street built in 1908

The significance of the house at 58 School Street comes from its association with the Whited family. Not only did Charles Whited build the house but he and his wife also lived there. In 1913, Charles Whited was appointed Postmaster for the City of Willits and his son, Pat, was his assistant. Whited also operated Whited's Hall, located on West Mendocino Street, near School Street. The hall was used for dances, plays, and also as a skating rink. Whited was also involved in the City government, serving four years on the Board of Trustees and, in 1903, he was selected Chairman of the Board. Whited was obviously prominent in the community and the five room bungalow he built reveals his abilities as a craftsman.

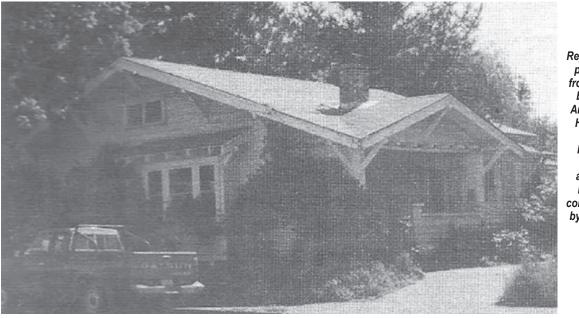
The Craftsman Bungalow is a one story home with a gable roof. The house has projecting eaves with exposed rafters. The roof is further supported by exposed brackets. The main entrance to the house is through a recessed veranda porch. The house is covered on overlapping boards. Now 8 Then 58 School Street

Original builder and resident of this Craftsman bungalow was Charles Whited, Willits postmaster and Call for ad space: April Tweddell Willits Weekly Ad Representative

707-972-2475



dance hall owner



Reprinted with permission from the 1988 book "The Architectural Heritage of Willits," by Nelson A. Streib and Susan Pritchard, commissioned by the City of Willits.

Blandford Real Estate

Sherwood Ranch 3 Homes on 40 Acres!

40 acres. Cannabis can grow here. 3 living units and 3 ponds. Lots of water. 3 solar systems; 3 hot houses, cabin and outbuildings.

Finished, 2,000 sq. ft. stucco house with metal roof, solar design and 3 bedrooms. Thick walls for thermal mass. Solar skylight. Stucco interior and exterior walls with gas + wood heat. Second unit is a small liveable cabin — possible B&B rental? Third unit is large, 2 story almost-finished, 4,000 sq. ft. with 4 bedrooms and 3 baths.

Approx. 20 fenced acres with 1,400 Pinot Noir, bronze medal, producing vines. \$859,000

REDUCED TO \$799,000

Call Jack Blandford broker (707) 391-7612 CalBRE #00425821 email: blandford@mcn.org

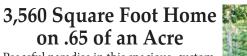


See more photos at jackblandford.com





Tara Moratti Broker-Associate CalBRE #01420657 707-367-0389 - Cell 707-459-5389 ext. 106 - Office



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MENDOCINO COUNTY'S PREMIER REAL ESTATE COMPANY 1460 South Main Street, Willits • (707) 459-5389 www.LivInMendo.com • 1460 S. Main St., Willits • tara.moratti@coldwellbanker.com

Do you have "Unclaimed Property"?

Neighbors - here's something I did not know anything about... I don't admit that too often! "Unclaimed Property Law.

Unclaimed Property programs seek to find owners of lost and forgotten assets, Annually, north of \$3B, yes, billion, is reclaimed by owners from banks, insurance companies, government, business associations....

Formerly defined by the National Association of Unclaimed Property Administrators: "Unclaimed property (sometimes referred to as abandoned) refers to accounts in financial institutions and companies that have had no activity generated or contact with the owner for one year or a longer period."

Common forms of unclaimed property include savings or checking accounts, stocks, uncashed



Nicholas Casagrande Columnis

All states, Washington D.C., Puerto Rico, U.S. Virgin Islands ... Canada ... have Unclaimed Property programs

yes, eighteen cents ... waiting for me.

Here is the California Unclaimed Property link: https://ucpi.sco.ca.gov/UCP/Default. aspx

For other states, you can google "Unclaimed Property" with the name of the state you lived in to find the link. You'll be able to enter your name, and a quick search will reveal??!!! It's best to enter info for one state at a time - you'll see some aggregator sites saying you can hit all states – but stick with the official state website for Unclaimed Property.

Sending luck – let me know!

Note: For general informational purposes only. This information is not intended to be a substitute for specific professional financial advice.

Nicholas Casagrande, EA, is an accountant and a financial advisor. His firm, NC Financial Group, is a wealth management firm serving individual clients as well as small-tomedium-sized businesses. Client work includes personal and corporate taxes, investment planning, insurance, and real estate. NC Financial Group's Willits office is located at 675 South Main Street; contact 855-240-6606 or nicholas@ncfinancialgroup.com (taxes) or increase the value by the amount it costs to Nicholas.Casagrande@Ceterafs.com (investments) for more information.



ment. \$42,500

ed. \$250,000

Appraisals 101 on your time and money is to clean and declutter. Haul stuff away and deep clean your Whether you're considering selling or house - top to bottom. Once that's done, leasing your property, it's important to know you can decide on additional improvements. your property's value, and which home People often ask, should I update the improvements will pay off. Here is the

"Top 10" list of what makes your property valuable - the factors that affect a property's value the most.

1. Size. Square footage is the single biggest factor in determining a property's

COLUMN | How's the Market?

value. Be sure you know the square footage - precisely. Measuring it is not always easy and even professionals make mistakes, so

estimate it yourself to check the numbers

2. Land. How much property dividends or payroll checks, refunds, traveler's checks, does the structure sit on? A trust distributions, unredeemed money orders or aift big back yard can add a lot of certificates (in some states), insurance payments or value. However, sometimes the refunds and life insurance policies, annuities, certificates difference between 10 acres and of deposit, customer overpayments, utility security 20 acres doesn't contribute as deposits, mineral royalty payments, and contents of safe much to the overall impact.

3. Condition. The condition I kid you not: Just for fun I entered a couple friends' of the property (both visible names and cities into their respective state of residence and invisible) is a major factor. database. One got \$30, the other got \$16K – old stock Obvious signs of wear and tear certificates from his grandfather's estate! I have \$0.18 ... are unappealing, but sometimes

it's the structural issues that really influence a property's value. 4. Location. Location used to be more

important than it is now. While it's still a major component of value, our telecommuting world allows people more freedom in where

to live 5. Décor. The style should not only be attractive, but appropriate to the home and the era. It helps to be internally consistent as well as consistent with the neighborhood.

6. Room Count. In addition to how many bedrooms and bathrooms, the total room count matters. These days, "outdoor kitchens" can almost count as another room. 7. Other Amenities. Pools, hot tubs, and other amenities, while nice, do not install them. And they can detract from the

property value if they are poorly placed or in disrepair 8. View. To let you know the value of a view, I once knew an apartment building owner who said, apartment rent was \$1,000 and the view was an extra \$200 - and shouldn't be an issue. people paid it.

9. Community Amenities. If a property is close to good schools, parks, shopping and other amenities, the property value increases. These are subjective, of course. For a retired couple without children, clearly the schools won't be much of a draw.

10. Financing. If the seller is willing to carry the loan, the value of a property may go up. No fuss, no muss (simpler loan application, no fees, etc.).



Relevant Local Editorial Content

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Open House Advertisements

Sustainable Construction

Mendocino College workshop explains rebates for energy-efficiency homes, for Redwood fire survivors and other homeowners

Submitted by Suzanne Pletcher

When Ukiah building contractor Howie Hawkes of Hawkes Construction learned at a workshop last month about a significant energy-efficiency rebate available to property owners who are rebuilding after the Redwood fire, he thought of client Renee Vinyard.

Vinyard is rebuilding her Redwood Valley home that was destroyed in the fire. Hawkes met with her, and they discussed the state rebates of \$7,500 to \$17,500 that are offered specifically to help fire victims rebuild, called the state Advanced Energy Rebuild, or AER, program.

summer days."

Hawkes and Vinyard set an appointment to meet with Chandra Apperson of Apperson Energy Management, a certified energy analyst based in Redwood Valley. Apperson will walk them through their options, explain terminology such as high-performance attic and wall, and what's a heat-pump water heater. If hired, she'll complete most inspections and paperwork.

"Basically, the incentive program is designed to be fairly close to cost neutral for the customer." said Apperson. meaning that design changes and upgraded equipment required to qualify for AER shouldn't cost too much more than the rebate.

"is more energy-efficient, is designed to last longer, is more comfortable, and has better indoor air quality. These are things you should try to do as you are building a new home anyway."

California's goal of being carbon neutral by 2045 means the state is supporting home rebuilds that are tops in energy efficiency.

That's obvious when you gather up the details and rebates available through AER. New homes qualify for up to \$12,500 in rebates and include an electric vehicle charging station that is provided, free, from Sonoma Clean Power company. An additional \$5,000 for up to \$17,500 in rebates is available if solar panels and a storage battery are installed.

The clincher, Apperson added, is that in order to qualify for AER rebates, a certified home energy rater must sign off on the insulation installation before the walls of the new home are sealed. Other than that, it's simple,

People who are rebuilding homes destroyed in the fire have two options with AER: Build a new home that is 20 percent more energy-efficient than the state energy code or select from a checklist of energy and water saving items to be installed in the home. Apperson usually suggests the 20 percent over code option because it offers more flexibility

Hawkes said Vinyard's home already was designed to be 6 percent more energy-efficient than the state code.

Apperson was one of two speakers at a workshop on home energy efficiency and solar energy offered at Mendocino College by the Sustainable Construction and Energy Technology Program. Hawkes was one of about 15 energy efficiency professionals, contractors and building owners who attended. Moderator was Rose Bell, project manager for the Community Foundation of Mendocino County's Rebuilding Our Community team.

Bell said that Redwood fire survivors who are rebuilding using the "Rebuilding Our Community" housing grants should consider energy-efficiency rebate programs in order to maximize the impact of their rebuild dollars

There are 144 building permits issued and 13 more in the queue at Mendocino County's Planning and Building Division as of October 24, said Nash Gonzalez, Mendocino County Disaster Recovery director.

A very energy-efficient home with solar panels and storage battery could be net zero energy, said the second workshop speaker, Richard Silsbee of Radiant Solar Technology, Inc. That means that, even though the home may use power from the grid during a series of rainy days, it feeds enough solar power into the grid on sunny days to zero out consumption.

Silsbee said prices of solar panels have dropped dramatically. "Now anyone can live off-grid and have the same lifestyle as someone in town," he said. Silsbee noted that today's solar systems often are sized to support air conditioning in summer.

Though AER prompted the most discussion at the workshop, Apperson covered energy-efficiency rebates that are available to all homeowners to help offset the cost of higher-end energy-efficient products. Rebates are available through December 31 and then could change.

City of Ukiah residents can apply to the city for rebates of up to \$1,000 per item on a wide variety of efficient windows, air conditioners, ceiling fans, attic and wall insulation, Energy Star appliances, and even holiday and LED lights. Here's a checklist: http://www.cityofukiah.com/NewWeb/ wp-content/uploads/2013/09/Residential-Rebates-Chart. pdf

PG&E electric and gas customers can get rebates of \$50 on smart thermostats and \$300 on high-efficiency water heaters. With more paperwork and a PG&E energy audit, customers can earn rebates of \$1,500 to \$5,500 on added insulation, efficient hot water heaters and other measures that reduce energy consumption by at least 10 percent.

PG&E's promotion says "using energy more efficiently is more than simply the right thing to do - it saves customers money on their energy bills and is the fastest, most costeffective way to reduce greenhouse gas emissions."

For a list of certified energy analysts including Apperson, visit https://cabec.org/

For more information about future free workshops in the series hosted by the Mendocino College Sustainable Construction and Energy Technology program, contact Jen Riddell at jriddell@mendocino.edu, or visit https:// www.mendocino.edu/department/sustainable-technologyprogram to learn more about the Sustainable Construction and Energy Technology Program at Mendocino College.



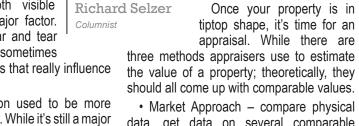
Above and below: Students and instructors of Mendocino College's Sustainable Construction and Energy Technology Program work on a project.





Above: This "tiny house" is being built by students in the Sustainable Construction and Energy Technology Program at Mendocino College. The house is framed using several methods, including advanced framing (2 foot OC layout, in line framing) and conventional, so that students get to practice various styles. Below: This inside view shows the "recycled denim insulation." The denim is treated with borates to reduce fire risk. If you look closely, you can see clothing labels in some of the bats.





 Market Approach – compare physical data, get data on several comparable properties, and make adjustments for size. condition. etc. Income Approach – figure out the fair

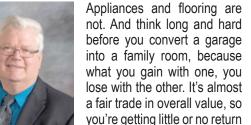
market value for renting the property, get income/rental information for comparable properties, and multiply by a ratio to get the appraised value.

 Replacement Cost Approach – figure out the top value (what it would cost to replace it) assess the cost of doing so (including permits, hookup fees, insurance, taxes, etc.) and adjust for the aging of the property (physical, functional, and economic).

Lenders generally order appraisals. It costs about \$450 to get a single family residence appraised, an expense usually paid for by the buyer. This is another one of those times when it's really important to have a reputable, local professional do the job. If the buyers use a local lender, this

If you have questions about real estate or property management, please contact me at rselzer@selzerrealty.com or visit www.realtyworldselzer.com. If I use your suggestion in a column, I'll send you a \$5 gift card to Roland's Bakery. If you'd like to read previous articles, visit my blog at www. richardselzer.com.

Dick Selzer is a real estate broker who has been in the business for more than 40 years.



make the change.

When it comes to things you can change

about your house, the absolute best return

kitchen or the bathrooms? Well, as with

most things, that depends. If you have a

4 bedroom/ 1 bath home, add a bathroom

(preferably a master bath). If your kitchen

fixtures were done in a nice shade of 1970s

avocado, consider renovating your kitchen.

When updating, go neutral. If you

inexpensive to replace.

on the money you spent to

like snazzy colors, paint a wall. Paint is

Photos courtesy of Jendi Coursey

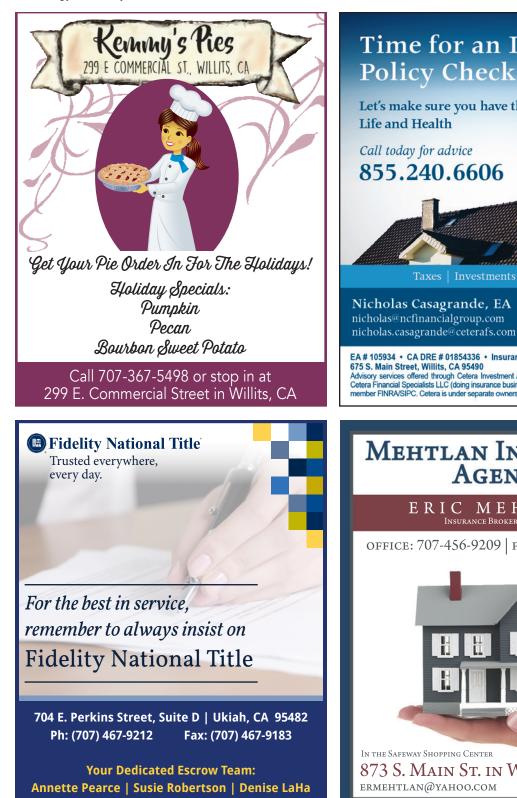
"We were super interested," said Vinyard. "At this stage, we can make changes in the house design that would gualify us for the rebates. Building an energy-efficient house makes us feel really good about the future and being able to do something about climate change. We'll be more comfortable, particularly during tremendously hot

"But the home that is built as a result." Apperson added.



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With some tweaks, he and Vineyard will try to qualify for the energy-efficiency rebate.



The Mendocino College Ukiah campus is located at 1000 Hensley Creek Road.



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COLUMN | Real Estate Beat

Everything must change

Musician and songwriter, Benard Ighner wrote the song "Everything Must Change." He died last year at age 72. Although Ighner never achieved great fame himself, his song was recorded by some of the world's great jazz and soul musicians. think, because the lyric reveals the great truth of existence. "Mysteries do unfold."

Stephen Sondheim's Likewise. magnificent song, "One More Kiss," from the musical "Follies," tells the human tale of growing older and changing, even, eventually surrendering to - whatever comes next. I guess I'm in a philosophic. sentimental mood.

I remember growing up in a number of rented houses, then, my parents bought a brand-new 3 bedroom / 2 bath house with family room and double garage. The cost: \$14,000. When I was 18 I left Oregon and moved to New York City to go to school. My first apartment in the East Village became vacant when the former tenant, Lilian Paradise, murdered her pimp there. Boy, if those walls could talk! That apartment was home to me, a place to be young and learn



how to be on my own change.

I've changed a lot and called many places "home" since that time. Your journey With family, disability, or just growing is different from mine. If you are young, older, needs in a home tend to change. there will be many surprises ahead. If you Hopefully, a special someone comes into are older, there's still much ahead, even your life and what they want turns you in a

if you're near the end of this life's journey.

> I can hear you saying: "How in the world does this relate to real estate?" Well, as we change, so do our living circumstances: How we live. our needs, and where we live changes as we do.

When you're young, there's that first place. Then you, hopefully, open a savings account and begin to build up a cash reserve to buy a house

someday. You may travel around before you decide

where you want to live. Even then, your life often changes, and you are drawn to live somewhere else.

In today's world, you may buy into a cohousing development where you have an apartment instead of a separate house. You may choose a tenants-in-common building or a farm. Something else may present

evolve with our lives. "Everything must into some kind of care facility, you could be in an untenable position. In California we are fortunate to have In-Home Support

> Services, but that's often not enough. If you qualify, IHSS can help with services such as housecleaning, meal preparation, new direction. Now home has laundry, grocery shopping, personal care services (such as bowel and bladder to work for more than just you. Perhaps children come along care, bathing, grooming and paramedical services), accompaniment to medical with their special needs. appointments, and protective supervision Disability may or may for the mentally impaired. IHSS is designed not have its own special to help Californians remain in their home or requirements in housing. even a care facility longer. Certain disabilities may

> You may need assistance getting make a house with stairs qualified for IHSS. You can begin by or high countertops difficult or impossible to live with. calling the California Department of Social Services at 1-800-952-5253. In Willits if If you can no longer walk, the design of your house you need help with that, try calling Adult will have to allow you to get Protective Services at 459-2889. If you through the doors, use the suspect someone needs help, please call toilet, bathe, prepare meals, APS and alert them that someone needs help

> > For someone near death there is sometimes hospice care available. Hospice typically will come to your home, or wherever you are living, and provide help in the dying process. Remember, the dying are still alive. As a society we have a moral obligation to help our fellow humans to live

my opinion.

From Page RE5



Meet Coldwell-Banker Mendo Realty's new Realtor, Audrey Low

hardworking person. Prior to becoming a Realtor, Low spent and a bachelor of science from George Mason University, in a year in an administrative and marketing position at Coldwell Banker Mendo Realty. She is working out of Coldwell Banker's Willits office at 1460 South Main Street.

Low honed her real estate marketing skills, gained expertise in the internet-based real estate software programs, and learned about the business before becoming an agent.

Her goal is to make the process of buying or selling property go as smoothly and amicably as possible for all parties. With an agent as kind and friendly as she, Low puts her clients at ease. Her philosophy is to focus on the positive in life, and she knows that people can achieve their dreams.

Low holds a master of science degree from California State

At left: Audrey Low, now working as a Realtor at Coldwell Banker Mendo Realty's Willits office.

keep them on file. Pack your instructions

in your luggage when you travel. That way

you will not be "kept alive at any cost" to

The concept of aging In place is getting

more attention. The U.S. Centers for

Disease Control and Prevention defines

aging in place as "the ability to live in

one's own home and community safely,

independently, and comfortably, regardless

of age, income, or ability level," as per

quality of life - if that is your wish.

The rest of Change From Page RE4

facilities are virtually non-existent. We need to develop palliative care for those who need it. Is this a real estate issue? Perhaps, perhaps not - but it's definitely a "home" issue. This may seem like a very un-real estate agent thing to say, but everything is not about money. It's often about decency and caring about and for each other.

We have a shortage of palliative care specialists in our area. Let's find a way to attract some. We need their expertise and quidance.

Wikipedia. It's usually cheaper for someone We need to find ways to alleviate pain to stay in their home then be moved to an and suffering when possible. We can help others, and ourselves, to end life naturally expensive care facility. and lovingly. The physician who thinks that prolonging life at any cost is the way to avoid failure is, in my opinion, misguided. Death is the last stage of this physical life.

An advance directive form is a written

Bill Barksdale was a 2016 inductee into the Realtor® Hall of Fame. He can be reached at Coldwell Banker Mendo Realtv Inc. at 707-489-2232 or bark@pacific.net directives to them, they will scan them and



If you have met Audrey Low, you know she is a happy and University - East Bay in Hospitality, Recreation and Tourism, Health, Fitness and Recreation.

> While she is a proponent of enjoying life, Low is also a thorough and diligent worker who enjoys helping those around her. She and her longtime partner Ryan have lived and traveled extensively throughout Northern California and found everything they could want in beautiful Mendocino County. They currently reside in Ukiah with their dog, and enjoy hiking, rock hounding, metal detecting, and beach combing throughout the area.

To reach Audrey Low, call her at 972-0524 or at the Willits office: 459-5389



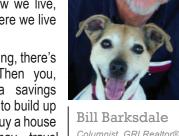
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and all the other necessities of life.

Dementia is a challenging and difficult change that many go through, especially as we live longer. People with dementia

"Hamlet

have very special needs as they embark on this often frightening journey.

As we age, at a certain point, living alone or with an older partner often requires living someplace where you have others there to help you do the daily things of life. "Ay,

there's the rub" as Shakespeare wrote in

and the disabled are sometimes discounted. even disrespected. If you are older and don't have the financial means to move

We live in a society where older people The rest of **Change**

in decent conditions until they die. That's

We have a great need in our area for affordable palliative care (pronounced pallee-uh-tiv). This is care for people who are seriously ill, including children. Affordable

choices for end-of-life options.

instruction you can prepare that becomes part of your medical record. It goes handin-hand with a living will and a do not

resuscitate instruction. If and when you can no longer speak for yourself, your written instructions can speak for you. Make sure all local hospitals have your written instructions on record. If you take those

It requires an engaged, informed community that acknowledges the transitions in life as we age, to develop systems for us to live well from birth It's inevitable and natural. Explore informed to death. Ultimately, we can't prevent everyone's suffering. That's part of the

journey. Each one of us can choose to do our best for ourselves and others. Love fits in here somewhere. Why the journey unfolds as it does is the great mystery.



PO Box 1089 or 218 S. Humboldt Street. Willits. CA 95490 redwoodmortgage@att.net (707) 459-1038 Fax



Purchase one or several days to showcase your sale in Willits Weekly's **Christmas Calendar!**

Ads will be presented on a festive holiday group "calendar" page each week, showcasing the upcoming sales for that week only.

In November 29 paper, we will print days December 1 through 5 Days: \$40 each day In December 6 paper, we will print days December 6 through 12 Days: \$55 each day In December 13 paper, we will print days December 13 through 19 Days: \$65 each day In December 20 paper, we will print days December 20 through 24 Days: \$75 each day Christmas Calendar Ad size: 2 col. (3.25") x 3" high • Full Color Deadline: Nov. 26, 2018 **Calendar Days** sell out quickly: first-come, first-served! Multiple purchases allowed Contact us to get included! Jenn Drew

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Offered at \$415,000

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Featured Property: **36700 Mendocino Pass Road, Covelo**

Listed at \$315,000

MLS #21814773

Beautiful views from the second-story deck of this lovely 4 bedroom, 2 bath 2,600-square-foot home sitting on 20 acres. Great neighbors, four small ponds, two springs, large fenced garden areas, small possible guesthouse, and well-equipped garden/shop area. Owner will leave generator, fridge and most everything needed to live comfortably on this property. Flexible financing as well.

Listing Agents: Sarah Kincade & Jason E Wolf (License: 01705781) 707-983-8081 & 707-272-6727

Agents at:

Summit Realty (License: 00688068) 707-983-8081



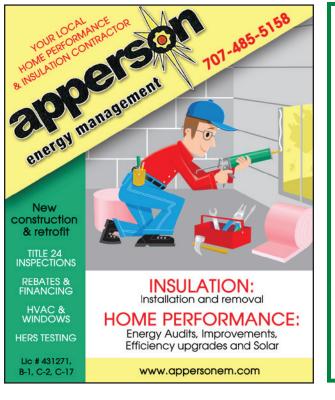
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企



"If it matters to you, it matters to me."



Selzer Realty 551 South Orchard Avenue Ukiah, CA 95472



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