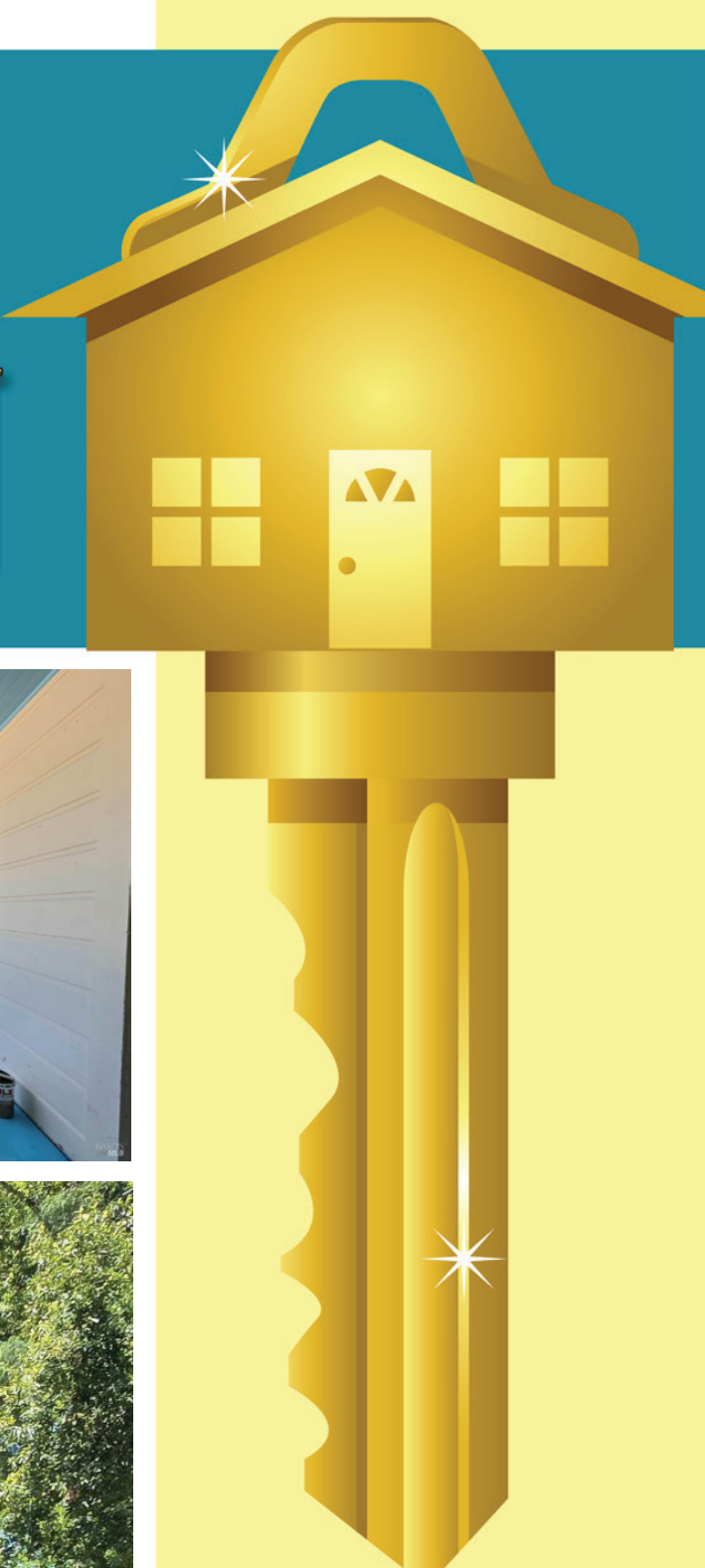


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Willits Weekly's Selected property feature

487 East Valley Street, Willits

MLS: 326043502

Offered for sale at: \$375,000

Back on the market with a fresh new look while maintaining its historical charm! Originally built in 1903, this home has been noted in the Architectural Heritage of Willits based on the style of Queen Annes Cottage with the large enclosed porch. This property offers great rental income with a total of 3 units. Updated with a new roof, new exterior and interior paint throughout, and some interior remodeling, this property is ready for it's next family. A detached 1 bedroom cottage and old well on the property. Generous parking and yard space. All within walking distance to the stores, restaurants, parks and shopping.

Property feature listed by:

Alicia Kepple (DRE# 02108446)
Agent of: Coldwell Banker Mendo Realty

Now & Then

487 E Valley Street, Willits

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.



487 East Valley Street built in 1903

Smith was a Willits City Marshall in 1903 and the *Little Lake Herald* reported on July 15, 1903 that Smith was having erected "a beautiful little cottage on his lot on East Valley Street". The house is noteworthy in addition to its association with Smith because it represents a change in the style of architecture. At the time Smith had the simple house built, the trend in Willits was for Queen Anne cottage's, with elaborate bargeboard trim and a bay window.

The house is rectangular in shape and one story, featuring an enclosed porch attached to the hip roof building. The roof is trimmed with a boxed cornice and a sloped soffit and a plain frieze. The house is covered with shiplap boards and is trimmed with end boards.

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~~\$850,000~~

Don't wait for peeling to start painting



Richard Selzer
Columnist

We all know houses need regular maintenance, but it can be hard to pull the trigger on expensive upkeep unless there's a compelling reason. Take house painting, for example. Until the paint is peeling off, it can be easy to justify spending that money on other things.

When to repaint

Houses typically need repainting every five to 10 years, depending on the building materials and how exposed they are to the weather. South-facing wood siding in direct sun will need attention more often than north-facing stucco tucked in a shady grove.

The ideal time to repaint is right before the paint starts showing tiny, cracked squares – called “checking.” Once the paint starts checking, or worse, peeling, the prep work (and therefore the cost) to repaint your house increases significantly. So don't wait for the obvious warning signs; catching it early saves money.

A warning for older homes

If your house was built before 1978 – when lead paint was still legal – it's critical to keep a solid, unbroken coat of paint over the entire exterior. Should you ever need to power wash, sand, scrape, or wire-brush lead-based paint, the dust and chips are considered hazardous waste and must be handled accordingly. That means collecting all the dust, chips, and even power-wash runoff, then having a hazmat team package and transport it to an approved disposal site. At this point, grab the paint bid you received and simply add another zero to the total. Lead paint clean-up can be that expensive.

Timing the job

The best time to have your house painted is when there's no rain in the forecast, which makes summer and early fall ideal. Since you are not the only one who knows this, call with as much notice as you can to schedule the job.

Hiring the right contractor

You're welcome to paint your own house. But if you want to hire someone for work valued at more than \$600, you'll need a licensed contractor – it's the only way your homeowner's insurance will cover any accidents. If you hire an unlicensed painter and he falls from second-story scaffolding and breaks his arm, his leg, or his neck,



you'll be personally liable for the damages.

Sadly, this is not the only thing that can go wrong, which is why it is so important to choose a reputable painting company. Call friends, neighbors, and business associates – and your REALTOR – to get referrals. Just because a painting contractor is licensed does not mean they do a good job or offer a reasonable price. This is a small town: You can find out who's good and who isn't.

Once you have a few names, verify that each contractor is licensed and carries up-to-date liability and workers' comp insurance. With a contractor's license number, you can check the California State License Board website for their license status, classification, and insurer.

What affects cost

The cost and timeline for painting your house depend on its size, condition, the intricacy of the job, and the quality of paint you choose. I always recommend getting the very best quality paint available. Labor is the biggest cost, and quality paint will allow you to go longer between paint jobs.

A solid bid should include pressure washing, scraping all loose paint, spot-priming bare wood, premium exterior caulk, and two finish coats (or one heavy coat if the manufacturer specifies it). It should also cover painting the siding, trim, fascia, eaves, garage door, and exterior doors, plus cleanup and a workmanship warranty. For most homes, a small crew of painters can complete this work in just a few days.

The bottom line

While painting your house may not be the most exciting way to spend money, it is a worthwhile investment, one that protects your home's value and keeps small problems from becoming expensive ones.

If you have questions about real estate or property management, contact me at rselzer@selzerrealty.com. If you have ideas for this column, let me know. If I use your suggestion in a column, I'll send you a \$25 gift card to Loose Caboose! If you'd like to read previous articles, visit www.selzerrealty.com and click on "How's the Market."

Dick Selzer is a real estate broker who has been in the business for more than 50 years. The opinions expressed here are his and do not necessarily represent his affiliated organizations.

Let's talk about AI

For business owner comrades: There is much AI (Artificial Intelligence) “noise” in our world, in our online searches, in our social media, in the advertisements we are seeing, and OH the chatbots! There are AI company salespeople contacting businesses to “help.” There are AI stocks that are a force in the stock market.

How can small-to-medium business owners benefit from incorporating AI?

It is quite a fascinating time...akin to when the internet rolled out broadly in the '90s.

There's an important difference:

- The internet connected people and information: “We need a website so people can find and learn about us”
- AI interacts with information – it automates work, it increases productivity: “We need AI tools so employees can get more done”

Questions to ask your team:

What do we repeatedly do that takes time, requires copying information or involves turning information into something useful?

1. Map where the company spends time

Have the team list recurring activities in five categories:

- Communication – emails, proposals, follow-ups, meeting notes

- Marketing & sales – content, lead research, CRM updates, outreach
- Operations – procedures, scheduling, data entry, reporting
- Client/customer service – FAQs, onboarding, support
- Finance & administration – bookkeeping, invoices, reporting, document processing

Those are often the best AI opportunities.

2. Give employees a basic AI toolkit

Rather than buying 10 different applications, start with one general-purpose AI assistant and perhaps one or two tools specific to the company's workflow.

Teach employees five basic capabilities:

1. Ask – research and answer questions
2. Create – drafts, proposals, emails, marketing



Nicholas Casagrande
Columnist

3. Transform – summarize, rewrite, extract, organize
4. Analyze – spreadsheets, documents, customer feedback
5. Automate – connect AI to repetitive workflows

The goal is for employees to discover possibilities through actual work.

3. Run an “AI experiment” with real work. I would give each employee one week with a simple assignment: Find three tasks you perform regularly and try using AI to do each one faster or better.

For every experiment, record the task, how long the task currently takes and how long it takes using AI; the quality of the results; and whether to keep doing it with AI assistance.

Task: Draft client follow-up; Current time: 20 min; AI-assisted time: 5 min; Quality: Better; Keep? Yes

Task: Summarize meeting; Current time: 15 min; AI-assisted time: 3 min; Quality: Same; Keep? Yes

Task: Monthly report; Current time: 60 min; AI-assisted time: 40 min; Quality: Needs work; Keep? Maybe

After a couple of weeks, you'll have a surprisingly good picture of where AI actually has value.

4. Identify an internal AI champion

Pick one person who is:

- Curious about technology
- Familiar with the company's processes
- Willing to experiment
- Good at teaching others

Give them perhaps 2 to 4 hours per week to test tools and document useful applications.

Their job becomes: “How can we do this better with AI?”

Discover, experiment, evaluate, and implement! Ask: “What work should our company be doing differently now that AI exists?”

There is more to discuss ... but that's all for now!

Nicholas Casagrande is an accountant and a financial advisor. His firm, NC Financial Group, is a wealth-management firm, serving individual clients as well as small- to medium-sized businesses. Client work includes personal and corporate taxes, investment planning, insurance, and real estate. EA# 00105394 DRE# 01854336 CA Insurance License # 0H68496.

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PRESENTED AT: \$340,000

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3 Bed, 2 Bath, 1,120 sqft home on 22± acres. Built in 1908. Features a new roof, double pane windows, ductless heating/cooling system and original wood flooring. Also includes a detached office/guest room with a half-bath.
REDUCED TO: \$325,000

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REDUCED TO: \$375,000

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Beautiful Blueberry

Meet Blueberry, an adorable 6-month-old domestic shorthair kitten. When she first came in, Blueberry was very shy and semi-feral, unsure of the people and world around her. With time, patience, and a little love, she has started to come out of her shell and show her sweet personality. Blueberry will likely do best in a calm, patient home where she can continue building her confidence at her own pace. She may be a little reserved at first, but with someone willing to give her the time and space she needs, we believe Blueberry will continue to blossom.

The Mendocino County Animal Shelter, located at 298 Plant Road in Ukiah, is open to the public from 9:30 am to 5 pm Tuesday through Friday, and 10 am to 3 pm on Saturdays (closed for lunch each day from 1 to 1:30 pm). Make sure to pre-fill out the adoption application available at www.mendocinoshelter.com. Call 707-463-4427 for more information.

Pretty Delilah

Hey there Delilah, what's it like to be so pretty! Delilah is new to the shelter, about 4 years old and 83 pounds. She's looking for a place to call home, a cozy spot to curl up on, and someone who will remind her every day of just how pretty she is! Delilah has lived with other dogs, kids and cats. She is ready to charm her way into your heart! See Delilah on video at www.facebook.com/watch/?v=1522364772976466

The Humane Society for Inland Mendocino is located at 9700 Uva Drive in Redwood Valley. Feel free to visit us, no appointments needed on Wednesday and Friday, 1 to 5 pm and Saturday and Sunday, 11 am to 3 pm. Thursdays by appointment only: Please call 707-485-0123 or email info@hsmc.org for an appointment. Closed Monday and Tuesday. Fill out a foster or adoption application on our website: www.mendocinohumanesociety.com. Check out all of our available dogs and cats on our website, on our Facebook page, and on www.petfinder.com.

Humane Society Kritter Karnival in Ukiah, September 27

Posted by HSMC

Please join us for our annual Kritter Karnival and Community Appreciation Event, happening Sunday, September 27 from 11 am to 3 pm, at the Humane Society for Inland Mendocino County, 9700 Uva Drive, Redwood Valley. Save the date, bring the family, and come spend the day with us!

Admission is FREE, and we have a whole afternoon of fun planned with kids activities, a bounce house, dunk tank, petting zoo, face painting and balloon art, temporary tattoos, silent auction, cornhole board, raffle, fire truck, live music, tacos, beer and wine for purchase, and more! If your business or organization would like to help make Kritter Karnival possible while supporting HSMC and our community, we'd love to hear from you about becoming an additional sponsor for this event. fundraising@hsmc.org or 707-485-0123

A special thank you to this year's sponsors: Sutter Health, The Party Pros, and Perkins Family Law!

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Pg. RE2 Willits Weekly's Real Estate Section - Edition #118 - Publishes on the second Thursday of the month Willits Weekly | September 10, 2026 Willits Weekly | September 10, 2026 Willits Weekly's Real Estate Section - Edition #118 - Publishes on the second Thursday of the month Pg. RE3

The world goes around and round

It was Friday, August 21; my phone rang. A woman said “Is this Bill?” “Yes,” I replied suspicious that it might be a spam call. “I’m Priscilla’s sister. You are on a list of her friends. I want to let you know that she has died.” “Oh,” I said, kind of choking. I could immediately feel a tear forming in my eye. I only know one Priscilla, Priscilla Tarver. “I’m



Bill Barksdale
Columnist

so sorry to call you with this message. There’s going to be a memorial service next Saturday.” “OK. Thank you for letting me know,” I said as a tear now slid down my cheek. “I’ll be there.”

I’ve known Priscilla for many years. She was the most compassionate, decent person I’ve ever known. She was a highly evolved soul. I first met her when she worked at the Senior Center. Her whole life was devoted to three things: Her family, her faith, and helping people in need. These three things seemed to occupy every moment of her life. I was so fortunate to know her in this lifetime. I’m very grateful.

One day at my office, years ago, I got a call from this woman identifying herself and saying she had an elderly client, a woman, whose husband had died and she needed help with a real estate issue. That was the first of many conversations with Priscilla over the next years. Sometimes I’d go to her office, sometimes we’d talk on the phone. Not always business. Her desk was an hysterical mess of scraps of torn pieces of paper with notes and phone numbers that sometimes would curve around the edges of the scraps. This was her idea of a rolodex I guess. She knew where everything was – astonishing! She was very organized – in her unique way. As the years went on, we became friends and would just talk to check in with each other.

When my friends Marilyn and, later, David, developed dementia, Priscilla and her coworker – wonderful Sherry Bixler at the Senior Center – helped me find needed help for my friends. They had the expertise and connections, and really much more than that because that kind of work requires much more than a normal job does, it requires a deep commitment to helping people, the kind of commitment that you don’t do for the money, something special. Some people in this world devote their lives to making the world a better place. They don’t do it to become rich or garner praise. They do it out of an innate desire to do good, to make this world a better place.

Well, anyway, I went to Kelly’s Diner to have breakfast with some friends later that morning, and there was a group of people squeezed in around a large corner table. Someone at the table recognized me, I guess from my column picture in Willits Weekly, and said, “You’re Bill Barksdale.” Yes,” I replied kind of surprised. “We’re Priscilla’s family.” I paused then said sincerely “I’m so sorry for your loss. Priscilla was the most compassionate person I’ve ever known.” Then I added, I hope they understood, “but I’m happy for her. I know she’s in a place of pure Love.” Several people at the table thanked me.

Priscilla made no attempt to hide her faith. In her office there was a picture of Jesus on the wall as I recall. She never mentioned religion. Many people I’ve known over the years that have made it a point to point out their faith

have not always practiced what they preached. Priscilla never mentioned her religious beliefs, she just lived that way. I never heard an unkind word from her about anyone. I never felt “lacking” as a human being with her, even though I sometimes feel that way about myself.

She had a special quality of making each person feel like their best self. I think that’s what she saw in each person. I know I struggle sometimes to be a better person. I watch or listen to the news, and I’m frequently disgusted, shocked and angry by what I hear and see. The cruelty and greed that we’ve gotten used to seeing – what can I say? It doesn’t inspire thoughts of love for those people. Far from it.

There’s a concept called “unconditional love” – I’m not a religious person but have a strong “wanting” I guess I’d call it, to be a better person. I try to understand unconditional love. I don’t know how to love people who are deliberately cruel and hurtful. I’ve undoubtedly done things myself that are hurtful. I do try to be aware of my behavior and thoughts. I try to “do the right thing” in terms of my actions. Sometimes I find myself lately just withdrawing, a need to cocoon to protect myself. There’s so much thrown at us these days. Social media is more harmful than helpful much of the time. I’ve never been on Facebook or other such apps. After reading their policies I rejected them, and glad I did. There’s an old saying “Mind your own business.”

I used to think I should respond to every “ask” and every “need” that was requested of me. Now I know that I can’t always do that. In fact, it’s not helpful or possible to try to be everything to every person. Unconditional love is something other than that. That much I do understand. Sometimes another person just can’t figure it all out for you. Part of one’s journey is to solve some issues for yourself. Some things are beyond you and require the help of others, and hopefully there’s someone there who can help, someone like Priscilla or Sherry maybe.

Our world is rapidly changing in every way. “Strongmen” all over the planet somehow get power, which takes the compliance and capitulation of others to happen. They abuse that power and use it for personal gain and for some kind of “power-lust” that I just don’t understand. Media is used to tell people what to think, really to train people to think a certain way. Religion and politics and media, certainly, all tell people what to think and do. Advertising has gotten very sophisticated. Commercials on TV are little quick stories making one think they have some inadequacy or malady that needs a drug or body-care product in order to be “good enough” or healthy. Fear! Some people have learned to think for themselves. What a concept! Having a moral compass. Eating right. Caring about how you treat people. Being kind. Really – being kind!

The Earth has its own unfolding and trajectory. Humans have rapidly released much stored carbon and elements that the Earth has stored for a much slower release. That has affected the oceans and climate. The Earth will heal itself without regard to



The late Priscilla Tarver of Willits, whose life was devoted to three things: Her family, her faith, and helping people in need.

humans. There are lessons to be learned. They will be taught. They are being taught. Some people just aren’t getting it. Unfortunately we all are affected even if we are trying to do the right thing. Kindness also applies to the environment and our beautiful Earth itself.

A single Patriot missile costs around \$4 million! That doesn’t include the launching equipment and the shipping of those weapons. That brings the price to \$6 or \$7 million per. Multiply that by thousands. Their purpose – to kill people. Think of how many people in need could be helped with that money. Is there anything more wasteful than war? I’ll just say the answer is “No.” What could we do instead? Kindness, decency, compassion. Am I just a stupid naive?

You might be asking yourself “What can I do? I’m just one person.” Well, it all begins with you, with me. I can be a more compassionate person. I can waste less. I can drive my vehicle safer. I can choose to not waste water. Use less plastic. Recycle. Use glass jars to store stuff in the fridge.

I can eat healthier, volunteer for a worthy cause, volunteer at the Humane Society or help animals in other ways, help improve the environment – goodness knows we need to all be doing that as climate change is showing us so clearly – hold the door for someone who may need it. I can lend a hand to someone in need, or even just say a nice word. “You look great!” “Thanks for helping me.” “That was very kind of you. Thanks.”

Well, the world goes round and round. We’re each a part of it. What I or you do affects others. We’re all along for the ride. That’s the journey – and by the way, thanks Priscilla! You did a great job!

Bill Barksdale has served on the County of Mendocino Tax Assessment Appeals Board, the Board of Realtors, its Legal Affairs Committee and Multiple Listing Service, and a number of other boards and nonprofits. DRE # 01106662 Coldwell Banker Mendo Realty Referral Agent. 707-489-2232.



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Head
The front of the fire, the most active part of the fire.

Flank
The sides of the fire. The fire is given a left and right flank.

Heel
The back of the fire, near where it originated.

Control Line
A barrier crews build or use to help stop the fire from spreading.

Forward Progress Stopped
The fire is no longer actively spreading in that area. It does not mean the fire is out.

Containment
The portion of the fire perimeter secured by control lines.

The Black
The area the fire has already burned.

Mop-Up
Firefighters put out hot spots and smoldering material.

WIND DIRECTION
Wind will push and spread the fire in the direction it blows.

Track active Wildfires at fire.ca.gov

Decoding Fire Talk

Posted by CAL FIRE Mendocino Unit

Fire departments work to communicate in plain language. During wildfire updates, you may still hear specialized terms used by firefighters, aircraft crews, and partner agencies to communicate quickly and accurately. What does “head of the fire” mean? What’s a “flank”? And does “forward progress stopped” mean the fire is out? Here’s a quick guide to some of the most common wildfire terms you may hear during an incident.



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