

**SAN MATEO COUNTY ASSESSOR'S OFFICE
REQUEST FOR APPROVAL OF DECREASE OF TAXES**

RECEIVED
CONTROLLERS OFFICE

Page 1 of 1

Garnett Terence J Tr
Garnett Katrina A Tr
P O Box 25049
San Mateo, CA 94402-5049

2003 JUL 29 P 4: 15

No. 02-0164

APN: 030-074-100

VOL: 47

SITUS: 3085 Ralston Ave Hillsborough

TRA: 006001

COUNTY OF SAN MATEO
CALIFORNIA

The following Tax Roll Change(s) are requested, pursuant to section code 4831.5 of the Revenue and Taxation Code, due to: Assessee Error

Year	Land	Imps	Pers. Prop	Fixtures	Ex Cd	Ex Amt	Net Value
2003							
From	7,750,980	7,750,980	0	0	HO	7,000	15,494,960
To	4,375,000	4,375,000	0	0	HO	7,000	8,743,000
Diff	- 3,375,980	- 3,375,980	0	0		0	- 6,751,960

NOT
IN THE 2003
ROLL YET.

Tax Dollar Decreases over \$10,000 require County Counsel authorization

<u>Rate</u>	x	<u>Valuation</u>	=	<u>Dollars</u>
_____		_____		_____

Tax Dollar Decreases over \$50,000 also require Board of Supervisors approval.

Revised	=	@1/2
(+) (-)		_____

Estimated Tax Dollar Decrease \$ _____

Signature / Authorization

Assessor Representative:	Date:	Deputy Controller:	Date:
	7/28/03		7/30/03
County Counsel:	Date:	Board of Supervisors:	Date:
	9/7/2004		

Action

Roll Changed by:	Date:	Tax bill corrected & mailed by	Date:

SAN MATEO COUNTY
ASSESSOR-COUNTY CLERK-RECORDER
APPRAISAL SERVICES
District 5 – North County Residential Neighborhoods

To:	John Nibbelin, Deputy County Counsel
From:	Angelina Hunter, Deputy Assessor - Clerk - Recorder <i>AH</i>
Re:	Roll Correction 02-0164(Decline)
Property:	3085 Ralston Avenue, Hillsborough
Parcel No:	030-074-100
Tax Year:	2003/2004 Decline

Roll Correction:	<p>Roll Value: \$15,494,960 (\$7,000 h/o) Land: \$7,750,980 Improvements: \$7,750,980</p> <p>Decline Value: \$8,743,000 (\$7,000 h/o) Land: \$4,375,000 Improvements: \$4,375,000</p> <p>Decline: \$6,751,960 (43%)</p>
Facts:	<p>The subject property is a 5200 square foot house, located on 2 acres in Hillsborough. This property was never listed in the market place; the current owner approached the previous owner and offered to purchase it. This was in January, 2001, near the peak of the real estate boom. This was not an open market, "arms length" transaction.</p> <p>The owner filed an appeal for the 2002-2003 tax year; this office stipulated to \$8,750,000, based on comparable sales in Hillsborough. Based on sales of comparable properties prior to and around the 2003-2004 lien date (January 1, 2003), the value remains at \$8,750,000.</p>

B07005

Real Property Master

Displayed: 7/30/2003

ParcelId 030 074 100 Asmt 2003 ScreenMode _____ Roll 2003 002
 Owner 1 GARNETT TERENCE J TR .1 Typ R/C Roll Corre VSC BIR 90
 Owner 2 GARNETT KATRINA A TR District 1 Date 7/29/2003
 Care of _____ RollType S Nghb 014A
 Address P O BOX 25049 NoticeDt 7/29/2003 Zone R10000
 CityStZp SAN MATEO CA 94402 5049
 Situs 3085 RALSTON AVE HILLSBOROUGH

Legal Ln 1 2 ACS ARB LOT 16 PER ASSESSORS MAP OF CAROLANDS PROP
 Legal Ln 2 TOWN OFHILLSBOROUGH
 PrprtyType 01 SINGLE FAMILY RES LstTrn DECL-RESTD Decline,Restore
 Exemption HO Homeowner's 7K DOR 12/31/2001 Id # 2001009674
 Activity _____ DOV 1/25/2001
 Cpi 1.0200000% Tra 006001 Temp 12/31/2002 DECL
 Base Years 2002
 Curr Sale _____ 0 Appr. Id RDIONNE 7/29/2003
 Owner Id 0001016066 Assessment Values **VIEW ALL TYPES**
 Land 7,750,980 Improvemnt 7,750,980 Total L&I 15,501,960
 Temp Land 4,375,000 Temp Imprv 4,375,000 Total Temp 8,750,000
 Root 0 Fixtures 0 Exemptions 7,000
 Mine/Minrl: 0 Pers Prop 0 Taxable 8,743,000
03-0164 Roll Corre -6,751,960

F2=Mn F4=Sup F5=C11 F6=Val F7=Pr F8=Nx F9=C12 F10=VSC F12=Cnc F23=D1 F24=Ins +