

**WILLIAMS UNIFIED SCHOOL DISTRICT****BOARD OF TRUSTEES SPECIAL BOARD MEETING**

5:30 p.m., Monday, July 29, 2019

**College & Career Center**

260 Eleventh Street, Williams, CA

**A G E N D A****1.0 CALL TO ORDER**

TIME: \_\_\_\_ PM

**2.0 ROLL CALL****3.0 PLEDGE OF ALLEGIANCE****4.0 APPROVAL OF THE AGENDA**

Action \_\_\_\_\_ Motion \_\_\_\_\_ Second \_\_\_\_\_ Ayes \_\_\_\_\_ Noes \_\_\_\_\_

Roll Call: Abstain \_\_\_\_\_ Absent \_\_\_\_\_

Leos-Vera ☐ aye ☐ no / Mora ☐ aye ☐ no / GW Simmons ☐ aye ☐ no / Stoots ☐ aye ☐ no / Vaca ☐ aye ☐ no**5.0 AUDIENCE/VISITORS PUBLIC DISCUSSION** – Anyone wishing to address the Board on any school-related item scheduled on the agenda may do so at this time. Please state your first and last name. The meeting is being taped and all comments are being recorded. Board bylaws limit 3 minutes per speaker and 20 minutes per item.**6.0 PUBLIC HEARING** TIME: \_\_\_\_ PM**6.1 Real Property Acquisition – Discussion**

The school district has the opportunity to purchase a property for use as a District Office and other related needs at 1500 E street, near the elementary school. The property totals 5.0 acres. The acquisition of this property would provide the district the opportunity to own its District Office instead of renting facilities for this purpose. The District would be represented by the Superintendent, Dr. Lampkin, and Director of Fiscal Services & Accountability, Mechele Coombs, and Lisa M. Kaplan, Consultant, Sage Realty Group, Inc.

**7.0 CLOSE PUBLIC HEARING** TIME: \_\_\_\_ PM**8.0 CONVENE TO CLOSED SESSION** TIME: \_\_\_\_ PM**Closed Session will be held regarding the following matters:**

- 8.1 Conference with Real Property Negotiators (Gov. Code 54956.8)  
 Property: 5 acre Parcel located at 1500 E Street, Williams, CA 95987-5143; APN 005-201-032-000.  
 Agency Negotiators: Superintendent, Dr. Lampkin and Director of Fiscal Services & Accountability, Mechele Coombs and Lisa M. Kaplan, Esq., Consultant, Sage Realty Group, Inc.  
 Negotiating Parties: Listing agent Judy Johnson for sellers.  
 Under Negotiations: Instruction to District negotiators on price and term of payment.

**9.0 RECONVENE TO OPEN SESSION** TIME: \_\_\_\_ PM**Action Taken During Closed Session:**

- 9.1 Conference with Real Property Negotiators (Gov. Code 54956.8)  
 Property: 5 acre Parcel located at 1500 E Street, Williams, CA 95987-5143; APN 005-201-032-000.  
 Agency Negotiators: Superintendent, Dr. Lampkin and Director of Fiscal Services & Accountability, Mechele Coombs and Lisa M. Kaplan, Esq., Consultant, Sage Realty Group, Inc.  
 Negotiating Parties: Listing agent Judy Johnson for sellers.  
 Under Negotiations: Instruction to District negotiators on price and term of payment.

Action \_\_\_\_\_ Motion \_\_\_\_\_ Second \_\_\_\_\_ Ayes \_\_\_\_\_ Noes \_\_\_\_\_

Roll Call: Abstain \_\_\_\_\_ Absent \_\_\_\_\_

Leos-Vera ☐ aye ☐ no / Mora ☐ aye ☐ no / GW Simmons ☐ aye ☐ no / Stoots ☐ aye ☐ no / Vaca ☐ aye ☐ no

- 10.0 ACTION ITEMS – NEW BUSINESS** – Protocol for action items includes a staff presentation, questions from the Board, public input, closing of public input, deliberation by the Board, and voting by the Board. During public input there will be a 3-minute time limit per person.

- 10.1 Consideration and possible action concerning the approval of **Resolution 02-072919: A Resolution by the Board of Trustees of Williams Unified School District Authorizing the Superintendent, Director of Fiscal Services & Accountability, and Consultant, Sage Realty Group, Inc. to Negotiate for the Acquisition of Real Property Located at 1500 E Street, Williams, Assessor Parcel Number 005-201-032-000.**

Action \_\_\_\_\_ Motion \_\_\_\_\_ Second \_\_\_\_\_ Ayes \_\_\_\_\_ Noes \_\_\_\_\_  
 Roll Call: Abstain \_\_\_\_\_ Absent \_\_\_\_\_  
 Leos-Vera ☐ aye ☐ no / Mora ☐ aye ☐ no / GW Simmons ☐ aye ☐ no / Stoots ☐ aye ☐ no / Vaca ☐ aye ☐ no

**11.0 ADJOURNMENT**

TIME: \_\_\_\_ PM

Action \_\_\_\_\_ Motion \_\_\_\_\_ Second \_\_\_\_\_ Ayes \_\_\_\_\_ Noes \_\_\_\_\_  
 Roll Call: Abstain \_\_\_\_\_ Absent \_\_\_\_\_  
 Leos-Vera ☐ aye ☐ no / Mora ☐ aye ☐ no / GW Simmons ☐ aye ☐ no / Stoots ☐ aye ☐ no / Vaca ☐ aye ☐ no

*Accommodating Those Individuals with Special Needs – In compliance with the Americans with Disabilities Act, the Williams Unified School District encourages those with disabilities to participate fully in the public meeting process. If you require disability-related accommodations or modifications including auxiliary aids and services in order to participate in the Board meeting, you should notify the Superintendent's office in writing prior to the regular meeting so that every reasonable effort can be made to accommodate you.*

**Agenda Documents: As required in SB 343, agenda documents distributed to the Board less than 72 hours before the meeting are available for public inspection at the District Administration Building located at 499 Marguerite Street, Suite C, Williams, California.**  
**THE NEXT REGULARLY SCHEDULED BOARD MEETING WILL BE August 15, 2019 6:30 PM.**

Posted: July 25, 2019

# DISTRITO ESCOLAR UNIFICADO DE WILLIAMS

## REUNIÓN ESPECIAL DEL CONSEJO DIRECTIVO

Lunes 29 de julio de 2019 a las 5:30 p.m.

**Centro Universitario y Profesional**

260 Eleventh Street, Williams, CA

### AGENDA

#### 1.0 LLAMADO AL ORDEN

HORA: \_\_\_\_ PM

#### 2.0 LISTA DE ASISTENTES

#### 3.0 JURAMENTO DE LEALTAD

#### 4.0 APROBACIÓN DE LA AGENDA

Acción \_\_\_\_\_ Moción \_\_\_\_\_ Apoyada \_\_\_\_\_ Sí \_\_\_\_\_ No \_\_\_\_\_

**Lista de Asistentes:**

**Abstuvo** \_\_\_\_\_ **Ausente** \_\_\_\_\_

Leos-Vera ☐ aye ☐ no / Mora ☐ aye ☐ no / GW Simmons ☐ aye ☐ no / Stoots ☐ aye ☐ no / Vaca ☐ aye ☐ no

#### 5.0 DISCUSIÓN PÚBLICA DE AUDIENCIA/VISITANTES - Cualquier persona que desee dirigirse al Consejo sobre cualquier tema relacionado con la escuela programada en la agenda puede hacerlo en este momento. Por favor diga su nombre y apellido. La reunión está siendo grabada y todos los comentarios están siendo registrados. El Consejo Directivo limita por norma a 3 minutos de exposición por persona y 20 minutos por tema.

#### 6.0 AUDIENCIA PÚBLICA

HORA: \_\_\_\_ PM

##### 6.1 Adquisición de bienes inmuebles – Discusión

El distrito escolar tiene la oportunidad de comprar una propiedad para usarla como Oficina del Distrito y otras necesidades relacionadas en 1500 E street, cerca de la escuela primaria. El total de la propiedad 5.0 acres. La adquisición de esta propiedad brindaría al distrito la oportunidad de poseer su Oficina de Distrito en lugar de alquilar instalaciones para este propósito. El Distrito estaría representado por el Superintendente, Dr. Lampkin, y el Director de Servicios Fiscales y Responsabilidad, Mechele Coombs, y Lisa M. Kaplan, Consultora, Sage Realty Group, Inc.

#### 7.0 CERRAR AUDIENCIA PUBLICA HORA: \_\_\_\_ PM

#### 8.0 CONVENIO A LA SESIÓN CERRADA HORA: \_\_\_\_ PM

Se celebrará sesión cerrada sobre los siguientes asuntos:

- 8.1 Conferencia con Negociadores de Bienes Raíces (Código de Gobierno 54956.8)  
Propiedad: Parcela de 5 acres ubicada en 1500 E Street, Williams, CA 95987-5143; APN 005-201-032-000.  
Negociadores de la agencia: Superintendente, Dr. Lampkin y Director de Servicios Fiscales y Responsabilidad, Mechele Coombs y Lisa M. Kaplan, Esq., Consultora, Sage Realty Group, Inc.  
Partes negociadoras: agente de cotización Judy Johnson para vendedores.  
Bajo Negociaciones: Instrucción a los negociadores del Distrito sobre el precio y el plazo de pago.

#### 9.0 RECONVENIR PARA ABRIR SESION HORA: \_\_\_\_ PM

Acción tomada durante la sesión cerrada:

- 9.1 Conferencia con Negociadores de Bienes Raíces (Código de Gobierno 54956.8)  
Propiedad: Parcela de 5 acres ubicada en 1500 E Street, Williams, CA 95987-5143; APN 005-201-032-000.  
Negociadores de la agencia: Superintendente, Dr. Lampkin y Director de Servicios Fiscales y Responsabilidad, Mechele Coombs y Lisa M. Kaplan, Esq., Consultora, Sage Realty Group, Inc.  
Partes negociadoras: agente de cotización Judy Johnson para vendedores.  
Bajo Negociaciones: Instrucción a los negociadores del Distrito sobre el precio y el plazo de pago.

Acción \_\_\_\_\_ Moción \_\_\_\_\_ Apoyada \_\_\_\_\_ Sí \_\_\_\_\_ No \_\_\_\_\_  
**Lista de Asistentes:** Abstuvo \_\_\_\_\_ Ausente \_\_\_\_\_  
 Leos-Vera ☐ aye ☐ no / Mora ☐ aye ☐ no / GW Simmons ☐ aye ☐ no / Stoots ☐ aye ☐ no / Vaca ☐ aye ☐ no

**10.0 ARTÍCULOS DE ACCIÓN - ASUNTOS NUEVOS** - El protocolo para los artículos de acción incluye una presentación del personal, preguntas del Consejo Directivo, contribución del público, cierre de la contribución del público, deliberación del Consejo Directivo, y votación del Consejo Directivo. Durante la contribución del público habrá un tiempo límite de 3 minutos por persona.

10.1 Consideración y posible acción con respecto a la aprobación de la **Resolución 02-072919: Una resolución del Junta de Síndicos del Distrito Escolar Unificado de Williams que autoriza al Superintendente, Director de Servicios Fiscales y Responsabilidad, y Consultora, Sage Realty Group, Inc. para negociar la adquisición de bienes inmuebles ubicada en 1500 E Street, Williams, Número de parcela del Asesor 005-201 -032-000.**

Acción \_\_\_\_\_ Moción \_\_\_\_\_ Apoyada \_\_\_\_\_ Sí \_\_\_\_\_ No \_\_\_\_\_  
**Lista de Asistentes:** Abstuvo \_\_\_\_\_ Ausente \_\_\_\_\_  
 Leos-Vera ☐ aye ☐ no / Mora ☐ aye ☐ no / GW Simmons ☐ aye ☐ no / Stoots ☐ aye ☐ no / Vaca ☐ aye ☐ no

**11.0 SUSPENSIÓN HORA: \_\_\_\_\_ PM**

Acción \_\_\_\_\_ Moción \_\_\_\_\_ Apoyada \_\_\_\_\_ Sí \_\_\_\_\_ No \_\_\_\_\_  
**Lista de Asistentes:** Abstuvo \_\_\_\_\_ Ausente \_\_\_\_\_  
 Leos-Vera ☐ aye ☐ no / Mora ☐ aye ☐ no / GW Simmons ☐ aye ☐ no / Stoots ☐ aye ☐ no / Vaca ☐ aye ☐ no

*El Distrito Escolar Unificado de Williams, sirviendo a Individuos con Necesidades Especiales en conformidad con la Ley para estadounidenses con discapacidades, alienta a aquellos con discapacidades a participar plenamente del proceso de reunión pública. Si usted necesita acomodaciones o modificaciones relacionadas a su discapacidad, incluyendo asistencia y servicios auxiliares para poder participar en la reunión del Consejo Directivo, debe notificar por escrito a la oficina del Superintendente antes de la reunión regular para poder llevar a cabo todo esfuerzo razonable para acomodar sus necesidades.*

**Documentos de la Agenda:** Como se requiere en SB 343, los documentos de la agenda distribuidos al Consejo Directivo con 72 horas de antelación a la reunión estarán disponibles para su inspección pública en el Edificio Administrativo del Distrito ubicado en 499 Marguerite Street, Suite C, Williams, California. LA PRÓXIMA REUNIÓN PROGRAMADA DEL CONSEJO DIRECTIVO SERÁ el 15 de agosto de 2019 a las 6:30 PM.

Publicado: 25 de julio de 2019

## **WILLIAMS UNIFIED SCHOOL DISTRICT**

### **AGENDA ITEM**

**SUBJECT: 6.0 PUBLIC HEARING TIME: \_\_\_\_\_PM**

### **BACKGROUND**

#### **6.1 Real Property Acquisition – Discussion**

The school district has the opportunity to purchase a property for use as a District Office and other related needs at 1500 E street, near the elementary school. The property totals 5.0 acres. The acquisition of this property would provide the district the opportunity to own its District Office instead of renting facilities for this purpose. The District would be represented by the Superintendent, Dr. Lampkin, and Director of Fiscal Services & Accountability, Mechele Coombs, and Lisa M. Kaplan, Consultant, Sage Realty Group, Inc.

### **FISCAL IMPLICATION:**

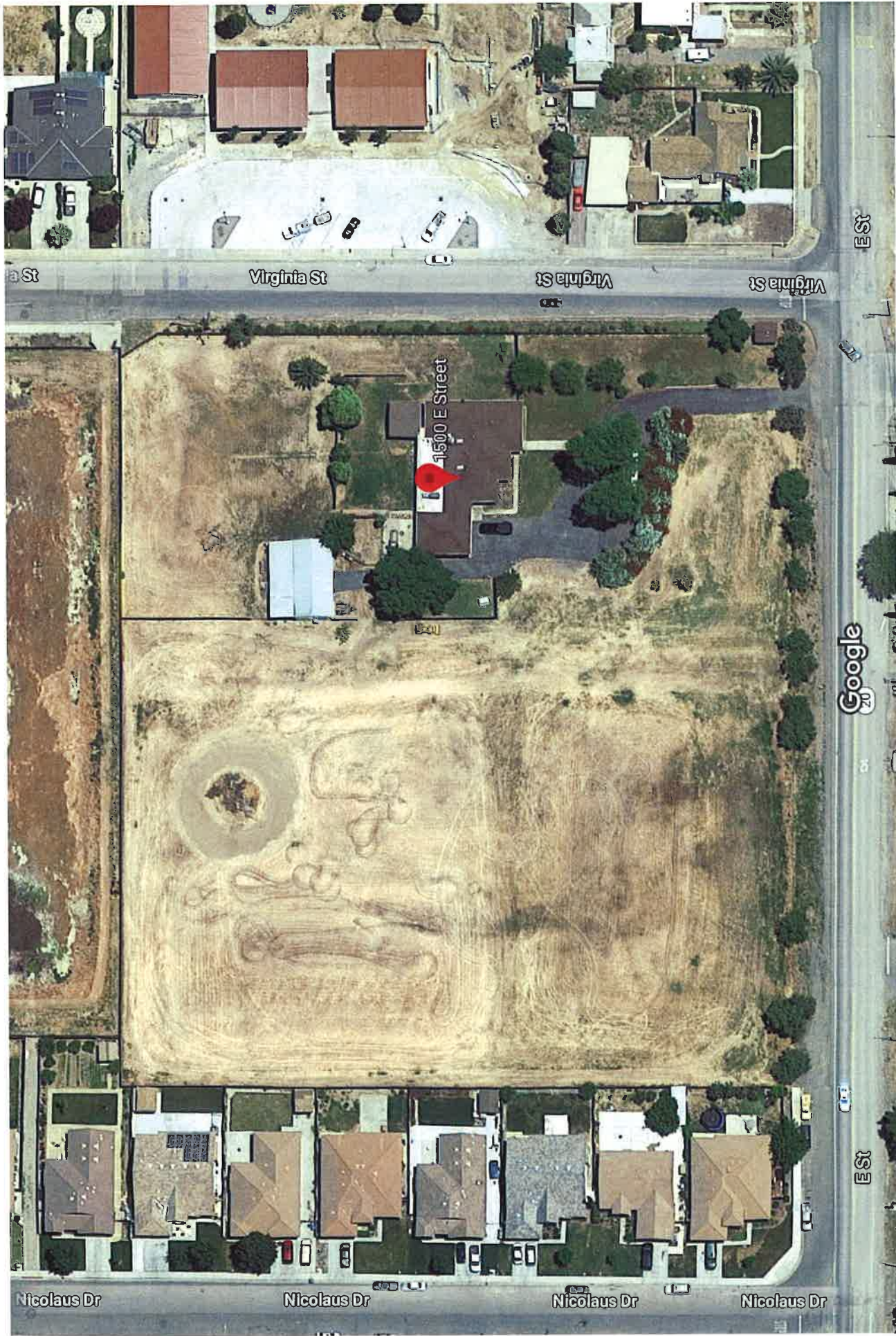
The acquisition of the property will be paid for with the Certificates of Participation.

### **RECOMMENDATION:**

The Superintendent recommends that the Board listen to public comments and have a discussion.

### **PRESENTED BY:**

Lisa M. Kaplan, Esq., Consultant, Sage Realty Group, Inc.





WILLIAMS UNIFIED SCHOOL DISTRICT

**AGENDA ITEM # 10.1**

**SUBJECT**

Discussion / Action: Negotiations for Purchase of Real Property, APN 005-201-032-000

**BACKGROUND**

Staff will present information to the Board regarding the proposed purchase of real property located at 1500 E Street, Williams. The property consists of approximately a 5.0 acre site that includes a residential house containing 4 bedrooms / 2.5 bathrooms and 2,656 sq. ft, for potential use as a District Office. Staff will also request the Board approve Superintendent Lampkin and Director of Fiscal Services & Accountability, Mechele Coombs as district authorized negotiators, and Lisa M. Kaplan, (Consultant, Sage Realty Group, Inc) to act on behalf of the District during negotiations for the purchase of real property.

**FISCAL IMPLICATION:**

The acquisition of the property will be paid for with the Certificate of Participation.

**RECOMMENDATION:**

The Superintendent recommends the Board approve the authorized representatives to negotiate for the purchase of real property. APN 005-201-032-000

**PRESENTED BY:**

Mechele Coombs, Director of Fiscal Services & Accountability

**WILLIAMS UNIFIED SCHOOL DISTRICT**

**Resolution No. 02-072919**

**A RESOLUTION BY THE BOARD OF TRUSTEES OF WILLIAMS UNIFIED SCHOOL DISTRICT AUTHORIZING THE SUPERINTENDENT, DIRECTOR OF FISCAL SERVICES & ACCOUNTABILITY, AND CONSULTANT, SAGE REALTY GROUP, INC TO NEGOTIATE FOR THE ACQUISITION OF REAL PROPERTY LOCATED AT 1500 E STREET, WILLIAMS, ASSESSOR PARCEL NUMBER 005-201-032-000**

**WHEREAS**, the Williams Unified School District (the "District") desires to acquire a site of 5 acres located in an area bordered by the elementary site to the east and E street to the south for use as a permanent District Office and staff training location (the "Property") as more particularly described in Exhibit "A", and

**WHEREAS**, the Property is owned by Michelle Benjamin ("Seller"); and represented by real estate agent Judy Johnson (Johnson Realty), and

**WHEREAS**, the proposed purchase of the Property for use as a District Office has been found to be in conformity with the Board adopted facility plan, and

**WHEREAS**, funding for the purchase of the Property is from a Certificate of Participation; and

**WHEREAS**, staff recommends authorizing designated staff and consultant entering into negotiations for a Purchase and Sale Agreement with the seller for the purchase of the Property; and

**WHEREAS**, if negotiations with the Seller are successful, staff will return to the Board with a request to set a hearing date to consider and approve the purchase.

**NOW, THEREFORE**, the Board hereby finds, determines, declares, orders and resolves as follows:

**Section 1.** That all of the recitals set forth above are true and correct, and the Board so finds and determines.

**Section 2.** That the Authorization to Negotiate the purchase of the 5.0 acre parcel (APN 005-201-032-000, is approved.

**Section 3.** That all exhibits thereto, in the form submitted to this meeting in all material effects, is hereby approved.

**PASSED AND ADOPTED** by the Williams Unified School District, Board of Trustees on this 29<sup>th</sup> day of July 2019.

AYES:

NOES:

ABSTAIN:

ABSENT:

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Silvia Vaca, President of the Board of Trustees  
WILLIAMS UNIFIED SCHOOL DISTRICT

# Property Detail Report

1500 E St, Williams, CA 95987-5143

APN: 005-201-032-000

Colusa County Data as of: 05/31/2019

## Owner Information

Owner Name: Benjamin Michelle  
Vesting: Unmarried Woman / Community Property  
Mailing Address: 1500 E St, Williams, CA 95987-5143

For Sale: \$499,000  
Occupancy: Owner Occupied

## Location Information

Legal Description: 5 Ac Por Sec 14 T15n R3w  
APN: 005-201-032-000  
Munic / Twnshp: Twnshp-Rng-Sec: 15N-03W-14  
Subdivision: Tract #: 15N-03W-14  
Neighborhood: School District: Williams Unified School District  
Elementary School: Williams Elementar... Middle School: Williams Upper Ele...  
Latitude: 39.15318 Longitude: -122.16205  
County: Colusa, CA  
Census Tract / Block: 000300 / 2022  
Legal Lot / Block:  
Legal Book / Page:  
High School: Williams High Scho...

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 10/04/2012 / 10/12/2012 Price: \$335,000 Transfer Doc #: 2012.3671  
Buyer Name: Benjamin Michelle Seller Name: Lanouette E A & R J Trust Deed Type: Grant Deed

## Last Market Sale

Sale / Rec Date: 10/04/2012 / 10/12/2012 Sale Price / Type: \$335,000 / Full Value Deed Type: Grant Deed  
Multi / Split Sale: Price / Sq. Ft.: \$126 New Construction:  
1st Mtg Amt / Type: \$315,000 / Private Party 1st Mtg Rate / Type: 2012.3672  
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: 2012.3671  
Seller Name: Lanouette E A & R J Trust Title Company: First American Tit...  
Lender: Lanouette E A & R J TR (PT)

## Prior Sale Information

Sale / Rec Date: Sale Price / Type: Prior Deed Type:  
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: N/A  
Prior Lender:

## Property Characteristics

Gross Living Area: Total Rooms: 10 Year Built / Eff: 1956  
Living Area: 2,656 Sq. Ft. Bedrooms: 4 Stories: 1  
Total Adj. Area: Baths (F / H): 2 / 1 Parking Type: Attached  
Above Grade: Pool: Garage #: 2  
Basement Area: Fireplace: 2 Garage Area: 660 Sq. Ft.  
Style: Cooling: Porch Type:  
Foundation: Heating: Patio Type:  
Quality: Average Exterior Wall: Roof Type:  
Condition: Construction Type: Roof Material:

## Site Information

Land Use: SFR Lot Area: 217,800 Sq. Ft. Zoning:  
State Use: Lot Width / Depth: # of Buildings: 1  
County Use: R1 - Single Family Resid Res / Comm Units: 1 /  
Site Influence: Acres: 5.0 Water / Sewer Type:  
Flood Zone Code: X Flood Map #: 06011C0518F Flood Map Date: 05/15/2003  
Community Name: City Of Williams Flood Panel #: 0518F Inside SFHA: False

## Tax Information

Assessed Year: 2018 Assessed Value: \$362,553 Market Total Value:  
Tax Year: 2018 Land Value: \$108,225 Market Land Value:  
Tax Area: 2-000 Improvement Value: \$254,328 Market Imprv Value:  
Property Tax: \$3,898.10 Improved %: 70.15% Market Imprv %:  
Exemption: Homestead Delinquent Year:

# Transaction History Basic

1500 E St, Williams, CA 95987-5143

APN: 005-201-032-000

Colusa County Data as of: 05/31/2019

## Current Owner: Benjamin Michelle / Giffin Earl

Vesting: Unmarried Woman / Community Property  
2012 - Present

### LIENS

Date	Type	Verified	Amount	Borrower(s)	Lender	Loan Type	Type / Term	Rate	Document #
08/25/2016	Trust Deed/Mortgage		\$320,000	Benjamin Michelle / Giffin Earl	JP Morgan Chase BK NA	Conventional	/ 30 Years		2016.2838
10/12/2012	Trust Deed/Mortgage		\$315,000	Benjamin Michelle / Giffin Earl	Lanouette E A & R J TR (PT)	Private Party			2012.3672

### CONVEYANCES

Date	Rec Date	Verified	Price	Type	Title Company	Buyer	Seller	Document #
10/04/2012	10/12/2012		\$335,000	Full Value	First American Title	Benjamin Michelle / Giffin Earl	Lanouette E A & R J Trust	2012.3671

## Prior Owner: Lanouette Eugene A & R J Trust

2007 - 2012

### CONVEYANCES

Date	Rec Date	Verified	Price	Type	Title Company	Buyer	Seller	Document #
08/02/2012	08/06/2012					Lanouette Eugene A & R J Trust	Lanouette Rachelle J	2012.2754
06/21/2012	07/31/2012				Attorney Only	Lanouette Rachelle J	La Grande Family Trust A	2012.2685
04/14/2009	04/14/2009				Attorney Only	Grande La Family Trust-Trust A	Lagrande Family Trust	2009.1561
02/20/2007	02/21/2007				Attorney Only	Lagrande Family Trust	Lagrande Family Trust	2007.1171

# Sales Comparables

1500 E St, Williams, CA 95987-5143

APN: 005-201-032-000


Colusa County Data as of: 05/31/2019



## Subject Property

1500 E St, Williams, CA 95987-5143

Sale Price / Type: \$335,000 / Full Value  
Sale / Rec Date: 10/04/2012 / 10/12/2012

 For Sale: \$499,000  
Sale Doc #: 2012.3671

Year Built / Eff: 1956 /  
Assessed Value: \$362,553  
Land Use: SFR  
Owner Name: Benjamin Michelle  
Mailing Address: 1500 E St, Williams, CA 95987-5143  
County: Colusa  
APN: 005-201-032-000  
Subdivision:  
Census Trct / Blk: 000300 / 2022  
1st Mtg / Type: \$315,000 / Private Party  
Res / Comm Units: 1 /

Lot Area: 217,800 Sq. Ft.  
Living Area: 2,656 Sq. Ft.  
Pool:

Bedrooms: 4  
Baths (F / H): 2 / 1  
Total Rooms: 10

Zoning:  
Acres: 5.00  
Cooling:  
Fireplace: 2  
Parking Type: Garage  
Flood Zone Code: X

Stories: 1  
Roof Material:  
Prior Sale Price:  
Prior Sale Date:  
Prior Rec Date:  
Prior Sale Doc #:

## Search Criteria

# Months Back: 18  
Living Area: + / -  
Difference:  
Distance From Subject: 2 mi  
Land Use: Same As Subject

## 15 Comparable Properties Found

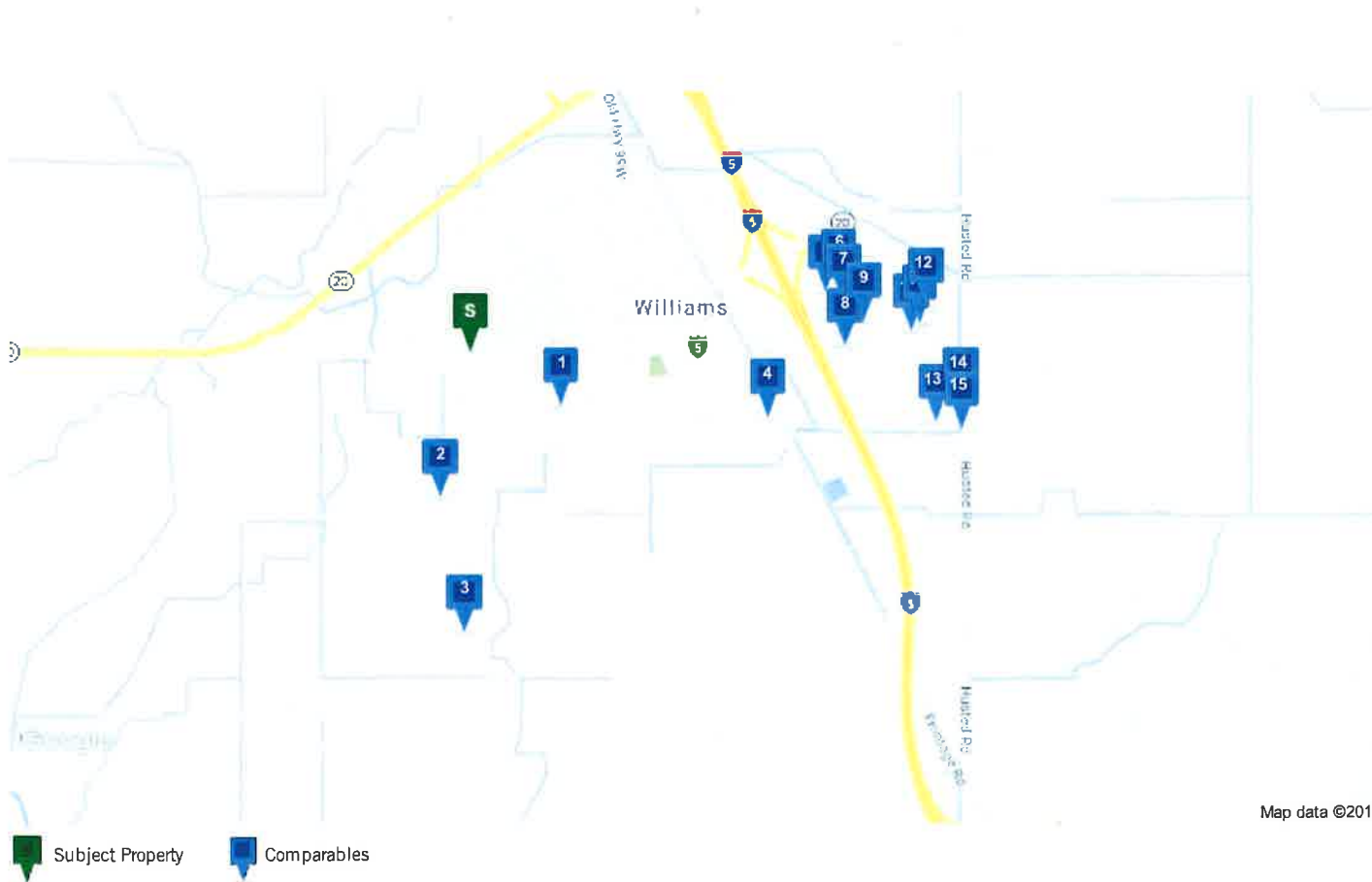
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$499,000	\$176,000	\$311,567	\$490,000
Living Area	2,656	2,024	2,383	2,024
Price / Sq. Ft.	\$188	\$67	\$133	\$185
Bedrooms	4	2	4	5
Baths	3	1	3	3
Lot Area	217,800 Sq. Ft.	6,534 Sq. Ft.	24,829 Sq. Ft.	158,558 Sq. Ft.
Stories	1		0.60	2
Year Built	1956	1936	1993	2008
Distance		0.35 mi	1.17 mi	1.58 mi

# Sales Comparables

1500 E St, Williams, CA 95987-5143

APN: 005-201-032-000

Colusa County Data as of: 05/31/2019



## COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.35		808 Twelfth St, Williams, CA 95987	03/15/2019	\$250,000			3,146	\$79	2 / 1	24,829	70
2	0.50		5725 Hankins Rd, Williams, CA 95987-5111	06/13/2018	\$490,000			2,998	\$163	4 / 3	158,558	46
3	0.91		2441 George Rd, Williams, CA 95987-5116	02/12/2018	\$427,000			2,304	\$185	4 / 3	87,120	11
4	0.97		726 J St, Williams, CA 95987	05/18/2018	\$374,000			3,168	\$118	4 / 2	10,454	83
5	1.13		444 San Antonio Dr, Williams, CA 95987-5152	09/19/2018	\$176,000			2,620	\$67	4 / 3	10,890	17
6	1.18		463 San Antonio Dr, Williams, CA 95987-5153	04/21/2019	\$330,000			2,620	\$126	5 / 3	6,534	20
7	1.18		612 Lincoln Rd, Williams, CA 95987-5179	01/19/2018	\$280,000			2,024	\$138	4 / 3	6,534	15
8	1.18		639 Waterfowl Way, Williams, CA 95987-5181	06/11/2018	\$300,000			2,360	\$127	4 / 3	12,632	15
9	1.24		675 Franklin Dr, Williams, CA 95987-5183	06/04/2018	\$285,000			2,024	\$141	4 / 3	6,969	15
10	1.39		539 Butte View Dr, Williams, CA 95987-5176	03/19/2018	\$290,000			2,024	\$143	4 / 3	6,969	16
11	1.42		545 Butte View Dr, Williams, CA 95987-5177	11/26/2018	\$288,000			2,024	\$142	4 / 3	6,969	16

12	1.44	555 Butte View Dr, Williams, CA 95987-5177	03/23/2018	\$280,000	2,024	\$138	4 / 3	10,454	16
13	1.49	740 Mallard Dr, Williams, CA 95987-9003	05/03/2019	\$304,500	2,024	\$150	4 / 3	6,534	14
14	1.56	767 Teal Way, Williams, CA 95987-9005	09/13/2018	\$300,000	2,024	\$148	4 / 3	6,534	14
15	1.58	755 Teal Way, Williams, CA 95987-9005	02/14/2018	\$299,000	2,360	\$127	4 / 3	10,454	14

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

**Comp #1 - 0.35 Miles From Subject****808 Twelfth St, Williams, CA 95987**

Sale Price / Type: \$250,000 /

Sale / Rec Date: 03/15/2019 / 03/21/2019

Sale Doc #: 2019.797

Year Built / Eff: 1949 /  
 Assessed Value: \$96,013  
 Land Use: SFR  
 Owner Name: Hills Herbert Gray  
 Mailing Address: Po Box 867, Williams, CA 95987-867  
 County: Colusa  
 APN: 005-151-005-000  
 Subdivision:  
 Census Tct / Blk: 000300 / 4084  
 1st Mtg / Type: \$125,000 /  
 Res / Comm Units: 1 /

Lot Area: 24,829 Sq. Ft.  
 Living Area: 3,146 Sq. Ft.  
 Pool:

Bedrooms: 2  
 Baths (F / H): 1 /  
 Total Rooms:

Zoning:  
 Acres: 0.57  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Stories: 2  
 Roof Material:  
 Prior Sale Price:  
 Prior Sale Date:  
 Prior Rec Date:  
 Prior Sale Doc #:

**Comp #2 - 0.50 Miles From Subject****5725 Hankins Rd, Williams, CA 95987-5111**

Sale Price / Type: \$490,000 /

Sale / Rec Date: 06/13/2018 / 06/26/2018

Sale Doc #: 2018.2152

Year Built / Eff: 1971 / 1973  
 Assessed Value: \$450,000  
 Land Use: SFR  
 Owner Name: Beck James D / Simondi Angelina  
 Mailing Address: 5725 Hankins Rd, Williams, CA 95987-5111  
 County: Colusa  
 APN: 016-220-080-000  
 Subdivision: Forgeus Addition To Williams  
 Census Tct / Blk: 000300 / 4084  
 1st Mtg / Type: \$440,900 / Conventional  
 Res / Comm Units: 1 /

Lot Area: 158,558 Sq. Ft.  
 Living Area: 2,998 Sq. Ft.  
 Pool:

Bedrooms: 4  
 Baths (F / H): 3 /  
 Total Rooms:

Zoning:  
 Acres: 3.64  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Stories:  
 Roof Material:  
 Prior Sale Price: \$450,000  
 Prior Sale Date:  
 Prior Rec Date: 07/08/2004  
 Prior Sale Doc #: 2004.3650

**Comp #3 - 0.91 Miles From Subject****2441 George Rd, Williams, CA 95987-5116**

Sale Price / Type: \$427,000 /

Sale / Rec Date: 02/12/2018 / 03/07/2018

Sale Doc #: 2018.759

Year Built / Eff: 2008 /  
 Assessed Value: \$425,148  
 Land Use: SFR  
 Owner Name: Jones Aaron D  
 Mailing Address: 2441 George Rd, Williams, CA 95987-5116  
 County: Colusa  
 APN: 016-230-120-000  
 Subdivision: Forgeus  
 Census Tct / Blk: 000300 / 1153  
 1st Mtg / Type: \$341,600 / Conventional  
 Res / Comm Units:

Lot Area: 87,120 Sq. Ft.  
 Living Area: 2,304 Sq. Ft.  
 Pool:

Bedrooms: 4  
 Baths (F / H): 3 /  
 Total Rooms:

Zoning:  
 Acres: 2.00  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Stories:  
 Roof Material:  
 Prior Sale Price:  
 Prior Sale Date:  
 Prior Rec Date:  
 Prior Sale Doc #:

**Comp #4 - 0.97 Miles From Subject****726 J St, Williams, CA 95987**

Sale Price / Type: \$374,000 /

Sale / Rec Date: 05/18/2018 / 05/22/2018

Sale Doc #: 2018.1766

Year Built / Eff: 1936 /  
 Assessed Value: \$166,077  
 Land Use: SFR  
 Owner Name: Berdan Ferdinand / Thurman Alta  
 Mailing Address: 726 J St, Williams, CA 95987  
 County: Colusa  
 APN: 005-182-005-000  
 Subdivision: Welchs Add  
 Census Tct / Blk: / 4084  
 1st Mtg / Type: \$374,000 / Veterans Affairs  
 Res / Comm Units: 1 /

Lot Area: 10,454 Sq. Ft.  
 Living Area: 3,168 Sq. Ft.  
 Pool:

Bedrooms: 4  
 Baths (F / H): 2 /  
 Total Rooms:

Zoning:  
 Acres: 0.24  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Stories: 2  
 Roof Material:  
 Prior Sale Price:  
 Prior Sale Date:  
 Prior Rec Date:  
 Prior Sale Doc #:

**Comp #5 - 1.13 Miles From Subject****444 San Antonio Dr, Williams, CA 95987-5152**

Sale Price / Type: \$176,000 /

Sale / Rec Date: 09/19/2018 / 09/24/2018

Sale Doc #: 2018.3130

Year Built / Eff: 2002 /  
 Assessed Value: \$237,664  
 Land Use: SFR  
 Owner Name: Ocampo Veronica  
 Mailing Address: 444 San Antonio Dr, Williams, CA 95987-5152  
 County: Colusa  
 APN: 005-290-039-000  
 Subdivision: Eastside Project  
 Census Tct / Blk: 000300 / 4012  
 1st Mtg / Type: \$167,200 / Conventional  
 Res / Comm Units:

Lot Area: 10,890 Sq. Ft.  
 Living Area: 2,620 Sq. Ft.  
 Pool:

Bedrooms: 4  
 Baths (F / H): 3 /  
 Total Rooms:

Zoning:  
 Acres: 0.25  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Stories:  
 Roof Material:  
 Prior Sale Price: \$210,000  
 Prior Sale Date: 02/16/2009  
 Prior Rec Date: 04/01/2009  
 Prior Sale Doc #: 2009.1369

**Comp #6 - 1.18 Miles From Subject****463 San Antonio Dr, Williams, CA 95987-5153**

Sale Price / Type: \$330,000 /

Sale / Rec Date: 04/21/2019 / 05/30/2019

Sale Doc #: 2019.1554

Year Built / Eff: 1999 /  
 Assessed Value: \$295,647  
 Land Use: SFR  
 Owner Name: Sun Hui Yang  
 Mailing Address: 463 San Antonio Dr, Williams, CA 95987-5153  
 County: Colusa  
 APN: 005-290-028-000  
 Subdivision: Eastside Project  
 Census Tct / Blk: 000300 / 4017  
 1st Mtg / Type: \$231,000 /  
 Res / Comm Units: 1 /

Lot Area: 6,534 Sq. Ft.  
 Living Area: 2,620 Sq. Ft.  
 Pool:

Bedrooms: 5  
 Baths (F / H): 3 /  
 Total Rooms: 13

Zoning:  
 Acres: 0.15  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Stories: 2  
 Roof Material:  
 Prior Sale Price: \$280,000  
 Prior Sale Date: 05/14/2015  
 Prior Rec Date: 05/21/2015  
 Prior Sale Doc #: 2015.1656



**Comp #7 - 1.18 Miles From Subject**  
**612 Lincoln Rd, Williams, CA 95987-5179**

Sale Price / Type: \$280,000 /  
 Sale / Rec Date: 01/19/2018 / 01/26/2018

Sale Doc #: 2018.283

Year Built / Eff: 2004 /  
 Assessed Value: \$242,939  
 Land Use: SFR  
 Owner Name: Pina Diego / Pina Maria  
 Mailing Address: Po Box 1435, Williams, CA 95987-1435  
 County: Colusa  
 APN: 005-330-007-000  
 Subdivision: Eastside Project Unit 2 Phase 5  
 Census Tract / Blk: 000300 / 4012  
 1st Mtg / Type: \$274,928 /  
 Res / Comm Units:

Lot Area: 6,534 Sq. Ft.  
 Living Area: 2,024 Sq. Ft.  
 Pool:

Bedrooms: 4  
 Baths (F / H): 3 /  
 Total Rooms:

Zoning:  
 Acres: 0.15  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Stories: 1  
 Roof Material:  
 Prior Sale Price: \$230,100  
 Prior Sale Date: 03/23/2015  
 Prior Rec Date: 03/27/2015  
 Prior Sale Doc #: 2015.974



**Comp #8 - 1.18 Miles From Subject**  
**639 Waterfowl Way, Williams, CA 95987-5181**

Sale Price / Type: \$300,000 /  
 Sale / Rec Date: 06/11/2018 / 06/14/2018

Sale Doc #: 2018.2014

Year Built / Eff: 2004 /  
 Assessed Value: \$253,500  
 Land Use: SFR  
 Owner Name: Dne Groesbeck Properties  
 Mailing Address: 1028 1st, Williams, CA 95987  
 County: Colusa  
 APN: 005-330-021-000  
 Subdivision: Sub Map Of Eastside Project Unit 2 Ph 5  
 Census Tract / Blk: 000300 / 4012  
 1st Mtg / Type:  
 Res / Comm Units:

Lot Area: 12,632 Sq. Ft.  
 Living Area: 2,360 Sq. Ft.  
 Pool:

Bedrooms: 4  
 Baths (F / H): 3 /  
 Total Rooms: 13

Zoning:  
 Acres: 0.29  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Stories: 1  
 Roof Material:  
 Prior Sale Price: \$240,000  
 Prior Sale Date: 09/24/2014  
 Prior Rec Date: 09/26/2014  
 Prior Sale Doc #: 2014.2879



**Comp #9 - 1.24 Miles From Subject**  
**675 Franklin Dr, Williams, CA 95987-5183**

Sale Price / Type: \$285,000 /  
 Sale / Rec Date: 06/04/2018 / 06/06/2018

Sale Doc #: 2018.1918

Year Built / Eff: 2004 /  
 Assessed Value: \$186,908  
 Land Use: SFR  
 Owner Name: Elizalde Manuel Alexander  
 Mailing Address: 675 Franklin Dr, Williams, CA 95987-5183  
 County: Colusa  
 APN: 005-330-050-000  
 Subdivision: Eastside Project  
 Census Tract / Blk: 000300 / 4013  
 1st Mtg / Type: \$276,450 / Conventional  
 Res / Comm Units:

Lot Area: 6,969 Sq. Ft.  
 Living Area: 2,024 Sq. Ft.  
 Pool:

Bedrooms: 4  
 Baths (F / H): 3 /  
 Total Rooms:

Zoning:  
 Acres: 0.16  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Stories:  
 Roof Material:  
 Prior Sale Price: \$166,000  
 Prior Sale Date: 01/28/2011  
 Prior Rec Date: 02/07/2011  
 Prior Sale Doc #: 2011.574



**Comp #10 - 1.39 Miles From Subject**  
**539 Butte View Dr, Williams, CA 95987-5176**

Sale Price / Type: \$290,000 /  
 Sale / Rec Date: 03/19/2018 / 03/21/2018

Sale Doc #: 2018.1007

Year Built / Eff: 2003 /  
 Assessed Value: \$186,045  
 Land Use: SFR  
 Owner Name: Dne Groesbeck Properties  
 Mailing Address: 1028 I St #159, Williams, CA 95987  
 County: Colusa  
 APN: 005-320-031-000  
 Subdivision: Sub Map For Eastside Project Unit 2 Ph 4  
 Census Tct / Blk: 000300 / 4025  
 1st Mtg / Type:  
 Res / Comm Units:

Lot Area: 6,969 Sq. Ft.  
 Living Area: 2,024 Sq. Ft.  
 Pool:

Bedrooms: 4  
 Baths (F / H): 3 /  
 Total Rooms:

Zoning:  
 Acres: 0.16  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Stories:  
 Roof Material:  
 Prior Sale Price: \$240,000  
 Prior Sale Date: 01/16/2018  
 Prior Rec Date: 01/22/2018  
 Prior Sale Doc #: 2018.235



**Comp #11 - 1.42 Miles From Subject**  
**545 Butte View Dr, Williams, CA 95987-5177**

Sale Price / Type: \$288,000 /  
 Sale / Rec Date: 11/26/2018 / 11/28/2018

Sale Doc #: 2018.3747

Year Built / Eff: 2003 /  
 Assessed Value: \$275,000  
 Land Use: SFR  
 Owner Name: Duong Elena Sin / Duong Sat A  
 Mailing Address: 545 Butte View Dr, Williams, CA 95987-5177  
 County: Colusa  
 APN: 005-320-028-000  
 Subdivision: Eastside Project Unit 2 Phase 4  
 Census Tct / Blk: 000300 / 4025  
 1st Mtg / Type: \$244,800 / Conventional  
 Res / Comm Units:

Lot Area: 6,969 Sq. Ft.  
 Living Area: 2,024 Sq. Ft.  
 Pool:

Bedrooms: 4  
 Baths (F / H): 3 /  
 Total Rooms:

Zoning:  
 Acres: 0.16  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Stories:  
 Roof Material:  
 Prior Sale Price: \$247,500  
 Prior Sale Date:  
 Prior Rec Date: 10/30/2003  
 Prior Sale Doc #: 2003.6002



**Comp #12 - 1.44 Miles From Subject**  
**555 Butte View Dr, Williams, CA 95987-5177**

Sale Price / Type: \$280,000 /  
 Sale / Rec Date: 03/23/2018 / 03/29/2018

Sale Doc #: 2018.1087

Year Built / Eff: 2003 /  
 Assessed Value: \$275,000  
 Land Use: SFR  
 Owner Name: Dne Groesbeck Properties  
 Mailing Address: 1028 I St, Williams, CA 95987  
 County: Colusa  
 APN: 005-320-023-000  
 Subdivision: Eastside Project Unit 2 Phase 4  
 Census Tct / Blk: 000300 / 4025  
 1st Mtg / Type:  
 Res / Comm Units:

Lot Area: 10,454 Sq. Ft.  
 Living Area: 2,024 Sq. Ft.  
 Pool:

Bedrooms: 4  
 Baths (F / H): 3 /  
 Total Rooms:

Zoning:  
 Acres: 0.24  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Stories:  
 Roof Material:  
 Prior Sale Price: \$260,500  
 Prior Sale Date:  
 Prior Rec Date: 12/03/2003  
 Prior Sale Doc #: 2003.6639



**Comp #13 - 1.49 Miles From Subject**  
**740 Mallard Dr, Williams, CA 95987-9003**

Sale Price / Type: \$304,500 /  
 Sale / Rec Date: 05/03/2019 / 05/10/2019

Sale Doc #: 2019.1320

Year Built / Eff: 2005 /  
 Assessed Value: \$264,180  
 Land Use: SFR  
 Owner Name: Malloy Patrick Clark / Malloy Erika Lynn  
 Mailing Address: Po Box 993174, Redding, CA 96099-3174  
 County: Colusa  
 APN: 005-340-028-000  
 Subdivision: Eastside Project  
 Census Tct / Blk: 000300 / 4052  
 1st Mtg / Type: \$284,500 / Conventional  
 Res / Comm Units:

Lot Area: 6,534 Sq. Ft.  
 Living Area: 2,024 Sq. Ft.  
 Pool:

Bedrooms: 4  
 Baths (F / H): 3 /  
 Total Rooms:

Zoning:  
 Acres: 0.15  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Stories:  
 Roof Material:  
 Prior Sale Price: \$259,000  
 Prior Sale Date: 12/01/2016  
 Prior Rec Date: 12/06/2016  
 Prior Sale Doc #: 2016.4258



**Comp #14 - 1.56 Miles From Subject**  
**767 Teal Way, Williams, CA 95987-9005**

Sale Price / Type: \$300,000 /  
 Sale / Rec Date: 09/13/2018 / 09/14/2018

Sale Doc #: 2018.3022

Year Built / Eff: 2005 /  
 Assessed Value: \$272,500  
 Land Use: SFR  
 Owner Name: Andrade Vannesa Estrada / Gonzales Eric Amador  
 Mailing Address: 767 Teal Way, Williams, CA 95987-9005  
 County: Colusa  
 APN: 005-340-014-000  
 Subdivision: Sub Map Of Eastside Project Unit 2 Ph 6  
 Census Tct / Blk: 000300 / 4052  
 1st Mtg / Type: \$303,030 / Conventional  
 Res / Comm Units:

Lot Area: 6,534 Sq. Ft.  
 Living Area: 2,024 Sq. Ft.  
 Pool:

Bedrooms: 4  
 Baths (F / H): 3 /  
 Total Rooms: 13

Zoning:  
 Acres: 0.15  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

Stories: 1  
 Roof Material:  
 Prior Sale Price: \$272,500  
 Prior Sale Date: 07/14/2017  
 Prior Rec Date: 07/25/2017  
 Prior Sale Doc #: 2017.2621



**Comp #15 - 1.58 Miles From Subject**  
**755 Teal Way, Williams, CA 95987-9005**

Sale Price / Type: \$299,000 /  
 Sale / Rec Date: 02/14/2018 / 03/06/2018

Sale Doc #: 2018.749

Year Built / Eff: 2004 / 2005  
 Assessed Value: \$204,925  
 Land Use: SFR  
 Owner Name: Kisun Pradeep L / Kisun Pranita  
 Mailing Address: Po Box 1046, Williams, CA 95987-1046  
 County: Colusa  
 APN: 005-340-020-000  
 Subdivision: Eastside Project  
 Census Tct / Blk: 000300 / 4052  
 1st Mtg / Type: \$227,920 / Federal Housing Administration  
 Res / Comm Units:

Lot Area: 10,454 Sq. Ft.  
 Living Area: 2,360 Sq. Ft.  
 Pool:

Bedrooms: 4  
 Baths (F / H): 3 /  
 Total Rooms:

Zoning:  
 Acres: 0.24  
 Cooling:  
 Fireplace:  
 Parking Type: Garage  
 Flood Zone Code: X

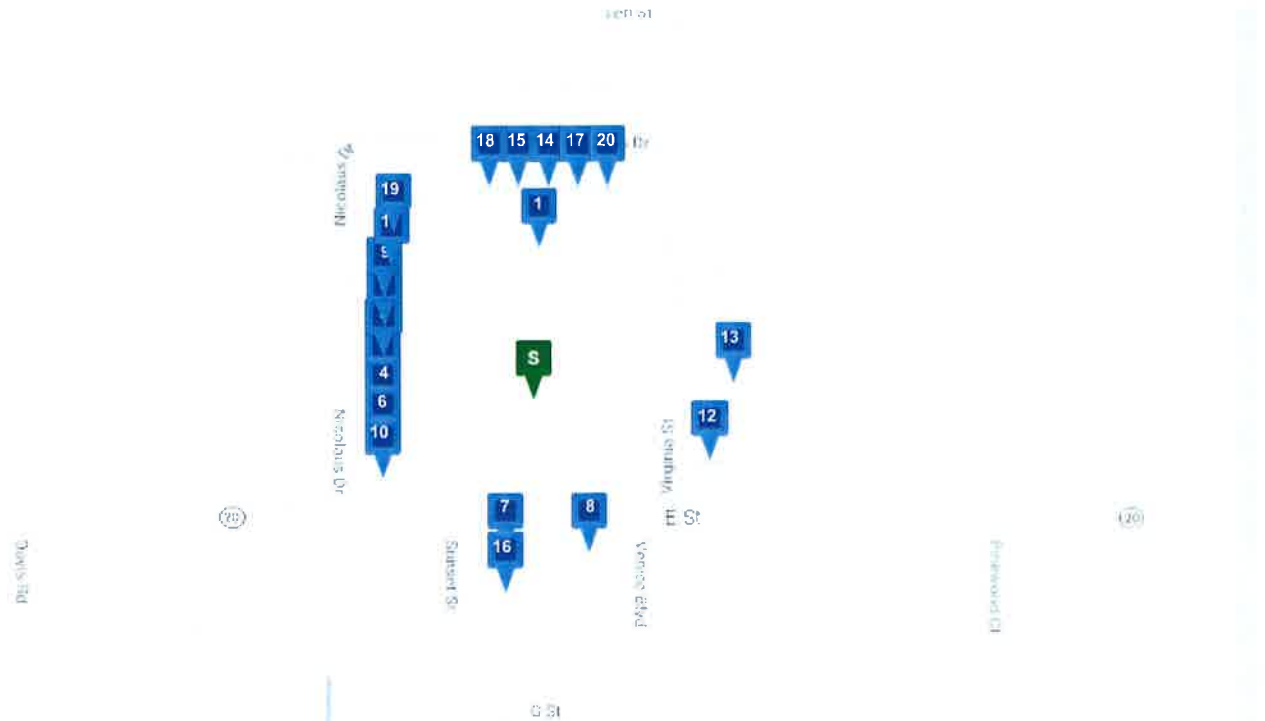
Stories:  
 Roof Material:  
 Prior Sale Price: \$182,000  
 Prior Sale Date: 12/14/2010  
 Prior Rec Date: 12/22/2010  
 Prior Sale Doc #: 2010.4441

# Neighbors Report

1500 E St, Williams, CA 95987-5143

APN: 005-201-032-000

Colusa County Data as of: 05/31/2019



(<https://maps.google.com/maps?ll=39.153173,-122.161673&z=17&t=m&hl=en-US&gl=US&mapclient=apiv3>)

Map data ©2019

Subject Property

Neighbors



## Subject Property

1500 E St, Williams, CA 95987-5143

Occupancy: Owner Occupied

Owner Name: Benjamin Michelle  
Mailing Address: 1500 E St, Williams, CA 95987-5143  
APN: 005-201-032-000

Sale / Rec Date: 10/04/2012 / 10/12/2012  
Sale Price / Type: \$335,000 / Full Value  
Land Use: SFR

Year Built / Eff: 1956 /  
Living Area: 2,656 Sq. Ft.  
Lot Area: 217,800 Sq. Ft.  
Bedrooms: 4  
Baths (F / H): 2 / 1



## Neighbor 1 - 0.05 Miles From Subject

Occupancy: Unknown

Owner Name: Williams City Of  
Mailing Address: Po Box 310, Williams, CA 95987-310  
APN: 005-350-044

Sale / Rec Date:  
Sale Price / Type:  
Land Use: Public (NEC)

Year Built / Eff:  
Living Area:  
Lot Area: 57,063 Sq. Ft.  
Bedrooms:  
Baths (F / H):



**Neighbor 2 - 0.06 Miles From Subject**  
**1007 Nicolaus Dr, Williams, CA 95987-9701**

Occupancy: Owner Occupied

Owner Name: Arambula Jose De Jesus  
Mailing Address: 1007 Nicolaus Dr, Williams, CA 95987-9701  
APN: 005-350-040-000

Sale / Rec Date: 08/29/2012 / 09/10/2012  
Sale Price / Type: \$150,000 / Full Value  
Land Use: SFR

Year Built / Eff: 2005 /  
Living Area: 1,709 Sq. Ft.  
Lot Area: 7,405 Sq. Ft.  
Bedrooms: 3  
Baths (F / H): 2 /



**Neighbor 3 - 0.06 Miles From Subject**  
**1009 Nicolaus Dr, Williams, CA 95987-9701**

Occupancy: Unknown

Owner Name: Velazquez Pascual / Velazquez Consuelo  
Mailing Address: Po Box 1533, Williams, CA 95987-1533  
APN: 005-350-039-000

Sale / Rec Date: 07/22/2015 / 07/30/2015  
Sale Price / Type: \$170,000 / Full Value  
Land Use: SFR

Year Built / Eff: 2005 /  
Living Area: 2,049 Sq. Ft.  
Lot Area: 7,405 Sq. Ft.  
Bedrooms: 4  
Baths (F / H): 2 /



**Neighbor 4 - 0.06 Miles From Subject**  
**1005 Nicolaus Dr, Williams, CA 95987-9701**

Occupancy: Absentee Owner

Owner Name: Irene Erickson Peter Robert Lisell / Irene Denise  
Mailing Address: 4382 The Masters Dr, Fairfield, CA 94533-9513  
APN: 005-350-041-000

Sale / Rec Date: 05/10/2005 / 05/26/2005  
Sale Price / Type: \$314,500 / Full Value  
Land Use: SFR

Year Built / Eff: 2005 /  
Living Area: 2,049 Sq. Ft.  
Lot Area: 7,405 Sq. Ft.  
Bedrooms: 4  
Baths (F / H): 2 /



**Neighbor 5 - 0.06 Miles From Subject**  
**1011 Nicolaus Dr, Williams, CA 95987-9702**

Occupancy: Owner Occupied

Owner Name: Bugarin Alejandro  
Mailing Address: 1011 Nicolaus Dr, Williams, CA 95987-9702  
APN: 005-350-038-000

Sale / Rec Date: 04/22/2009 / 05/21/2009  
Sale Price / Type: \$165,000 / Full Value  
Land Use: SFR

Year Built / Eff: 2005 /  
Living Area: 1,709 Sq. Ft.  
Lot Area: 7,405 Sq. Ft.  
Bedrooms: 3  
Baths (F / H): 2 /



**Neighbor 6 - 0.06 Miles From Subject**  
**1003 Nicolaus Dr, Williams, CA 95987-9701**

Occupancy: Owner Occupied

Owner Name: Gonzales Pedro / Gonzales Margarita  
Mailing Address: Po Box 1552, Williams, CA 95987-1552  
APN: 005-350-042-000

Sale / Rec Date: 06/28/2005 / 07/01/2005  
Sale Price / Type: \$292,100 / Full Value  
Land Use: SFR

Year Built / Eff: 2005 /  
Living Area: 1,517 Sq. Ft.  
Lot Area: 7,405 Sq. Ft.  
Bedrooms: 3  
Baths (F / H): 2 /



**Neighbor 7 - 0.06 Miles From Subject**  
**1545 E St, Williams, CA 95987-5143**

Occupancy: Owner Occupied

Owner Name: Orozco Gilberto / Ferrini-Orozco Amanda  
Mailing Address: 1545 E St, Williams, CA 95987-5143  
APN: 016-242-001-000

Sale / Rec Date: 11/05/2010 / 11/15/2010  
Sale Price / Type: \$155,000 / Full Value  
Land Use: SFR

Year Built / Eff: 1967 /  
Living Area: 1,262 Sq. Ft.  
Lot Area: 12,196 Sq. Ft.  
Bedrooms: 3  
Baths (F / H): 2 /



**Neighbor 8 - 0.07 Miles From Subject**  
**530 Venice Ave, Williams, CA 95987-5202**

Occupancy: Owner Occupied

Owner Name: Ortiz Mary Mercedes  
Mailing Address: 530 Venice Ave, Williams, CA 95987-5202  
APN: 016-242-009-000

Sale / Rec Date: 02/13/1997 / 02/14/1997  
Sale Price / Type: \$81,000 / Full Value  
Land Use: Mobile Home Lot

Year Built / Eff: 1983 /  
Living Area: 1,344 Sq. Ft.  
Lot Area: 12,196 Sq. Ft.  
Bedrooms: 3  
Baths (F / H): 2 /



**Neighbor 9 - 0.07 Miles From Subject**  
**1013 Nicolaus Dr, Williams, CA 95987-9702**

Occupancy: Owner Occupied

Owner Name: Garcia Jorge A / Garcia Magali  
Mailing Address: Po Box 1091, Williams, CA 95987-1091  
APN: 005-350-037-000

Sale / Rec Date: 12/29/2014 / 12/31/2014  
Sale Price / Type: \$150,000 / Full Value  
Land Use: SFR

Year Built / Eff: 2005 /  
Living Area: 2,192 Sq. Ft.  
Lot Area: 7,405 Sq. Ft.  
Bedrooms: 5  
Baths (F / H): 2 /



**Neighbor 10 - 0.07 Miles From Subject**  
**1001 Nicolaus Dr, Williams, CA 95987-9701**

Occupancy: Owner Occupied

Owner Name: Velazquez Joel / Velazquez Erica  
Mailing Address: 1001 Nicolaus Dr, Williams, CA 95987-9701  
APN: 005-350-043-000

Sale / Rec Date: 09/22/2016 / 09/23/2016  
Sale Price / Type: \$250,000 / Full Value  
Land Use: SFR

Year Built / Eff: 2005 /  
Living Area: 2,049 Sq. Ft.  
Lot Area: 8,276 Sq. Ft.  
Bedrooms: 4  
Baths (F / H): 2 /



**Neighbor 11 - 0.07 Miles From Subject**  
**1015 Nicolaus Dr, Williams, CA 95987-9702**

Occupancy: Absentee Owner

Owner Name: Leos Jesus / Leos Rosa Mendoza  
Mailing Address: 1028 Nicolaus Dr, Williams, CA 95987-9703  
APN: 005-350-036-000

Sale / Rec Date: 06/10/2005 / 06/24/2005  
Sale Price / Type: \$326,000 / Full Value  
Land Use: SFR

Year Built / Eff: 2005 /  
Living Area: 1,709 Sq. Ft.  
Lot Area: 8,712 Sq. Ft.  
Bedrooms: 3  
Baths (F / H): 2 /



**Neighbor 12 - 0.07 Miles From Subject**  
**1510 E St, Williams, CA 95987-5143**

Occupancy: Unknown

Owner Name: Torres Esteban  
Mailing Address: Po Box 702, Williams, CA 95987-702  
APN: 005-071-009-000

Sale / Rec Date: 07/28/2008 / 08/06/2008  
Sale Price / Type: \$170,000 / Full Value  
Land Use: SFR

Year Built / Eff: 1940 /  
Living Area: 1,944 Sq. Ft.  
Lot Area: 13,068 Sq. Ft.  
Bedrooms: 3  
Baths (F / H): 2 /



**Neighbor 13 - 0.08 Miles From Subject**

Occupancy: Unknown

Owner Name: Williams Unified School District  
Mailing Address: Po Box 7, Williams, CA 95987-7  
APN: 005-071-027

Sale / Rec Date:  
Sale Price / Type:  
Land Use: Public (NEC)

Year Built / Eff:  
Living Area:  
Lot Area: 28,749 Sq. Ft.  
Bedrooms:  
Baths (F / H):



**Neighbor 14 - 0.08 Miles From Subject**  
**1039 Nicolaus Dr, Williams, CA 95987-9704**  
 Occupancy: Owner Occupied

Owner Name: Lees Thomas / Lees Barbara L  
 Mailing Address: 1039 Nicolaus Dr, Williams, CA 95987-9704  
 APN: 005-350-028-000

Sale / Rec Date: 03/13/2009 / 05/01/2009  
 Sale Price / Type: \$180,000 / Full Value  
 Land Use: SFR

Year Built / Eff: 2005 /  
 Living Area: 2,049 Sq. Ft.  
 Lot Area: 7,840 Sq. Ft.  
 Bedrooms: 4  
 Baths (F / H): 2 /



**Neighbor 15 - 0.08 Miles From Subject**  
**1037 Nicolaus Dr, Williams, CA 95987-9704**  
 Occupancy: Owner Occupied

Owner Name: Andrade Ricardo Salazar  
 Mailing Address: 1037 Nicolaus Dr, Williams, CA 95987-9704  
 APN: 005-350-029-000

Sale / Rec Date: 03/08/2010 / 03/11/2010  
 Sale Price / Type: \$150,000 / Full Value  
 Land Use: SFR

Year Built / Eff: 2005 /  
 Living Area: 1,710 Sq. Ft.  
 Lot Area: 7,840 Sq. Ft.  
 Bedrooms: 3  
 Baths (F / H): 2 /



**Neighbor 16 - 0.08 Miles From Subject**  
**545 Sunset St, Williams, CA 95987-5142**  
 Occupancy: Owner Occupied

Owner Name: Smith Scott Dean  
 Mailing Address: 545 Sunset St, Williams, CA 95987-5142  
 APN: 016-242-007-000

Sale / Rec Date:  
 Sale Price / Type:  
 Land Use: SFR

Year Built / Eff: 1972 /  
 Living Area:  
 Lot Area: 12,196 Sq. Ft.  
 Bedrooms: 3  
 Baths (F / H): 2 /



**Neighbor 17 - 0.08 Miles From Subject**  
**1041 Nicolaus Dr, Williams, CA 95987-9704**  
 Occupancy: Owner Occupied

Owner Name: Gonzalez Francisco / Orozco Adriana  
 Mailing Address: 1041 Nicolaus Dr, Williams, CA 95987-9704  
 APN: 005-350-027-000

Sale / Rec Date: 05/22/2017 / 05/26/2017  
 Sale Price / Type: \$245,000 /  
 Land Use: SFR

Year Built / Eff: 2005 /  
 Living Area: 1,710 Sq. Ft.  
 Lot Area: 7,840 Sq. Ft.  
 Bedrooms: 3  
 Baths (F / H): 2 /



**Neighbor 18 - 0.08 Miles From Subject**  
**1035 Nicolaus Dr, Williams, CA 95987-9704**  
 Occupancy: Owner Occupied

Owner Name: Jimenez Hector Lopez / Jimenez Deysi  
 Mailing Address: 1035 Nicolaus Dr, Williams, CA 95987-9704  
 APN: 005-350-030-000

Sale / Rec Date: 09/17/2009 / 10/29/2009  
 Sale Price / Type: \$181,500 / Full Value  
 Land Use: SFR

Year Built / Eff: 2005 /  
 Living Area: 2,049 Sq. Ft.  
 Lot Area: 7,840 Sq. Ft.  
 Bedrooms: 4  
 Baths (F / H): 3 /



**Neighbor 19 - 0.08 Miles From Subject**  
**1017 Nicolaus Dr, Williams, CA 95987-9702**  
 Occupancy: Owner Occupied

Owner Name: Gonzalez Anonio Saavendra  
 Mailing Address: 1017 Nicolaus Dr, Williams, CA 95987-9702  
 APN: 005-350-035-000

Sale / Rec Date: 12/19/2017 / 12/27/2017  
 Sale Price / Type: \$275,000 /  
 Land Use: SFR

Year Built / Eff: 2005 /  
 Living Area: 2,049 Sq. Ft.  
 Lot Area: 9,147 Sq. Ft.  
 Bedrooms: 4  
 Baths (F / H): 2 /



**Neighbor 20 - 0.08 Miles From Subject**  
**1043 Nicolaus Dr, Williams, CA 95987-9704**

Occupancy: Owner Occupied

Owner Name: Rios Jose  
Mailing Address: 1043 Nicolaus Dr, Williams, CA 95987-9704  
APN: 005-350-026-000

Sale / Rec Date: 12/08/2008 / 12/16/2008  
Sale Price / Type: \$170,000 / Full Value  
Land Use: SFR

Year Built / Eff: 2005 /  
Living Area: 2,049 Sq. Ft.  
Lot Area: 7,840 Sq. Ft.  
Bedrooms: 4  
Baths (F / H): 2 /

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# CITY OF WILLIAMS

Tax Area Code  
2-00, 2-02, 2-03,...

5-20

