

Date: _____

To: The Humboldt County Board of Supervisors
825 5th Street, Room 111
Eureka, CA 95501

From: Dylan & Holly Carr
Diamond C Ranch
P.O. Box 355
Garberville, CA 95542

Subject: 2021 Property Tax Reduction for transitional Williamson Act Preserve land

Attachment: 2021 Property Tax Bill, APN 223-016-017 (annotated)

To the Humboldt County Board of Supervisors,

We are the owner/operators of Diamond C Ranch, a Southern Humboldt County cattle-ranch operating since 2001 within the Tooby Ranch Agricultural Preserve. The County's non-renewal of the Tooby Ranch Williamson Act Contract in 2017 significantly raised the property tax burden on the grazing lands within the Tooby Preserve beginning in 2018. We applied for a new Diamond C Ranch Williamson Act Preserve/Contract for our primary parcel (APN 223-016-017) on March 10, 2020, which should have started the annual review/approval process with a new contract date of January 1st 2021. Unfortunately the Planning Department failed to move our Williamson Act (WA) application forward in 2020; we missed our new-contact date of 1/1/2021 and did not receive the full (RTC§423) restricted-valuation of the grazing acres within APN 223-016-017 for the 2021 tax year (see Attachment).

In line with the Board's review and approval of our 2022 Diamond C Ranch Williamson Act Preserve/Contract and in consideration of the deficient/delayed processing of our WA application, we ask the Board of Supervisors to allow and direct the RTC§423-valuation of the grazing acres within APN 223-016-017 for the 2021-tax-year.

Sincerely,

Dylan T. Carr

Holly M. Carr

HUMBOLDT COUNTY 2021 - 2022 PROPERTY TAX BILL
825 5TH ST, RM 125, EUREKA, CA 95501 707-441-3020
Credit Card Payments: <http://humboldt.gov/tax>, or call: 1-866-666-5444
SECURED TAX ROLL FOR FISCAL YEAR JULY 1, 2021 - JUNE 30, 2022

PROPERTY INFORMATION			IMPORTANT MESSAGES	
ASMT NUMBER:	223-016-017-000	TAX RATE AREA:	156001	Orig. bill date: 09/24/2021
ORIG ASMT:	223-016-017-000	ACRES:	761.50	This property is part of an agricultural preserve
FEE NUMBER:	223-016-017-000			
LOCATION:	2021 TOOBY RANCH RD			
CARR DYLAN T & CARR HOLLY M HWJT PO BOX 355 GARBERVILLE CA 95542				

APN acres		RTC\$426 (non-renewal)	RTC\$423 (under contract)
760.50	land, non-prime	\$1,318,691	\$ 41,577*
1.00	land, homesite	\$ 51,529	\$ 51,529
761.50	LAND	total \$1,370,220	\$ 93,106

*\$41,577 = 760.5ac x \$2.376 + 0.04346
RTC\$423 : (acres) x (income/ac) + (2021 cap rate)

COUNTY VALUES, EXEMPTIONS, AND TAXES				RTC\$426	RTC\$423
PHONE #	DESCRIPTION	PRIOR	CURRENT	BILLED	
TAX DEPARTMENTS (707) 441-3020	LAND	0	1370220	1370220	93106
HTTP://HUMBOLDTGOV.ORG/TAX		0	0	0	
		0	0	0	
	STRUCTURAL IMPROVEMENTS	0	489519	489519	489519
		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
		0	0	0	
	NET TAXABLE VALUE			1859739	582625
	VALUES X TAX RATE PER \$100 1.000000			\$18,597.38	\$5,826.25

VOTER APPROVED TAXES / TAXING AGENCY DIRECT CHARGES & SPECIAL ASSESSMENTS / FEES						
PHONE #	CODE	DESCRIPTION	ASSESSED VALUE	X	TAX RATE / 100	TAX AMOUNT
(707) 943-1914	34100	SOUTHERN HUMBOLDT USD 2010 GO BOND	1859739		0.075000	\$1,394.80
(707) 476-4172	35510	CR 2005/2007 GO BONDS	1859739		0.003000	\$55.80

PHONE #	DESCRIPTION	DIR CHRG	PHONE #	DESCRIPTION	DIR CHRG	PHONE #	DESCRIPTION	DIR CHRG
(800) 676-7516	SO HUMB COMMUNITY H	\$125.00						

AGENCY TAXES	\$1,450.60	\$454.45
DIRECT CHARGES	\$125.00	\$125.00
FEES	\$0.00	\$0.00
AGENCY TAXES + DIRECT CHARGES + FEES + PENALTY + COST + DELINQUENT PENALTIES	\$1,575.60	\$579.45

1st INSTALLMENT \$10,086.49	2nd INSTALLMENT \$10,086.49	TOTAL TAXES	
DELINQUENT AFTER 12/10/2021	DELINQUENT AFTER 04/11/2022	\$20,172.98	\$6,405.70

HUMBOLDT COUNTY SECURED PROPERTY TAXES - 2ND INSTALLMENT PAYMENT STUB

ASMT NUMBER: 223-016-017-000 TAX YEAR: 2021
 ORIG ASMT: 223-016-017-000
 FEE NUMBER: 223-016-017-000
 LOCATION: 2021 TOOBY RANCH RD

MAKE CHECK PAYABLE TO:
HUMBOLDT COUNTY TAX COLLECTOR
 825 Fifth Street, Room 125
 Eureka, CA 95501

PO BOX 355
GARBERVILLE CA 95542

2021-2022 **2ND**

IF PAID BY 04/11/2022 \$10,086.49

DELINQUENT AFTER 04/11/2022 (INCLUDES 10% PENALTY OF \$1008.64 AND \$20.00 COST) \$11115.13

223016017000820214000010086499200001111513420214

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HUMBOLDT COUNTY SECURED PROPERTY TAXES - 1ST INSTALLMENT PAYMENT STUB

ASMT NUMBER: 223-016-017-000 TAX YEAR: 2021
 ORIG ASMT: 223-016-017-000
 FEE NUMBER: 223-016-017-000
 LOCATION: 2021 TOOBY RANCH RD

MAKE CHECK PAYABLE TO:
HUMBOLDT COUNTY TAX COLLECTOR
 825 Fifth Street, Room 125
 Eureka, CA 95501

PO BOX 355
GARBERVILLE CA 95542

2021-2022 **1ST**

IF PAID BY 12/10/2021 \$10,086.49

DELINQUENT AFTER 12/10/2021 (INCLUDES 10% PENALTY OF \$1008.64 AND \$0.00 COST) \$11095.13
TO PAY TOTAL TAXES, RETURN BOTH STUBS BY 12/10/2021 \$20172.98

223016017000820214000010086499100001109513820214