



**OFFICE OF THE COUNTY OF TULARE
ASSESSOR/CLERK-RECORDER**

221 S. Mooney Blvd. • Room 102 E • Visalia, CA 93291

Tara K. Freitas, CPA
Assessor/Clerk-Recorder

April 25, 2023

Brandon Smith, AICP Principal Planner
City of Visalia Community Development Department

Re: Request for computation of Williamson Act cancellation fair market value determination for **Portion of APN: 077-190-007 (2.36 Acres outside city Protest radius)**

Per updated request dated 4/21/2023 and per Government Code Section 51283, please find below the current fair market value for the portion subject property identified as APN 077-190-007 comprised of approximately 2.36 acres. The subject is owned by Cochran Keri Lea (SCSR TR) and located within Agricultural Preserve Contract No. 2735, Preserve No. 0187.

Current Fair Market Value of the Portion of **land only** is estimated to be: \$295,000

The Assessor, per Government Code 51283, is required to notify the landowner of the cancellation value at the time the value is certified to the Board or Council.

In addition, Government Code 51283 requires the Assessor to advise the landowner of the opportunity to request a formal review by the Assessor and section 51203 provides that request must be filed within 45 days of the notice.

Within 45 days of receiving the Assessor's notice pursuant to Subdivision (a) of Sections 51283 or 81283.4, if the landowner believes the current fair market valuation certified pursuant to said sections are not accurate, the landowner may request a formal review from the Assessor in the county considering the petition to cancel the contract. The landowner shall submit to the Assessor and the party the reasons for believing the valuation is not accurate. The Assessor may recover his or her reasonable cost of the formal review from the party requesting the review and may provide an estimate of the costs to the requesting party.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan Ray", is written over a horizontal line.

Bryan Ray
Senior Appraiser

cc. Cochran Keri Lea (SCSR TR)

Attachments: Certificate of Contract Termination delineating area to be cancelled subject to cancellation fee.