



ATTACHMENT 4

Property Owner: Doris Biondich
Property Address: 2840 W Orchard Ct
APN: 121-353-027
Acct#: 736442
Lien Amount: \$811.12 (Covering period January 1, 2025 – December 31, 2025)

History:

July 2023 to May 2026 – Past Due Notices have been mailed monthly to 2840 W Orchard Ct.

April 17, 2024 - A Public Hearing Notice was mailed to 621 N Locust St, Green Bay, WI.

April 29, 2024 – Received return mail for Tax Roll Notice for 2023 debt.

May 23, 2024 – Received return mail for Past Due Notice mailed to 621 N Locust St, Green Bay, WI.

August 26, 2024 – Tax rolled 2023 debt totaling \$895.52.

August 26, 2026 - Received return mail for Past Due Notice mailed to 621 N Locust St, Green Bay, WI. Past Due notice was mailed to service address 2840 W Orchard Ct.

April 16, 2025 - A Public Hearing Notice was mailed to 621 N Locust St, Green Bay, WI for 2024 debt.

August 31, 2025- Tax rolled 2024 debt totaling \$785.58.

April 6, 2026 - A Public Hearing Notice was mailed to 621 N Locust St, Green Bay, WI for 2025 debt.

April 21, 2026 – Received a handwritten note from Bonnie Murphy (Doris's Daughter) stating Mel and Doris are deceased and ownership is no longer in their name. States a bank took the home over 3 years ago. Verified in RealQuest Mel and Doris Biondich are listed owners. Mailed Tax Roll Notice to 2840 W Orchard Ct.

April 29, 2026 – Code Enforcement Case CE261579, vacant house with transient activity.

Account Background:

Kendall McSwain, tenant of 1 bedroom, attended the Public Hearing on June 1, 2026, to contest the delinquent balance proposed to be tax rolled. Kendall stated that the listed property owner, Doris Biondich, has passed away and has been renting one room from Doris's grandson, Ryan Biondich, since April 2025. Other bedrooms are also being rented to separate individuals. Kendall stated that she has tried contacting the Utility Billing department to establish services in her name but has been unsuccessful. Kendall has requested to start services in her name for the period that she has lived at 2840 W Orchard Ct.



As a tenant, Kendal McSwain is not responsible for the delinquent charges billed to the property owner, which continue to be billed as services are being performed. Per the Tulare County Assessor's office the listed property owners are Mel and Doris Biondich. Ryan Diondich, grandson of Doris has not provided proper documentation proving he is the legal owner of the property or has the right to rent the property to other individuals. Since Ryan has failed to provide proof of ownership, the room rental agreement between Ryan and Kendall is invalid. To establish utilities services, the Utility Billing department requires proof of residency (lease agreement), ID, and a \$200 deposit, if applicable.

Since Kendall does not have a valid lease agreement, she is unable to establish services in her name. In addition, since individual rooms are rented, services must remain in the property owner's name as the Utility Billing department is unable to divide monthly billing between tenants.

Policy:

Municipal Code allows the City of Visalia to tax roll delinquent utilities as a means of collection. (VMC 13.08.880; VMC 8.28.170). This method has become the most effective way of collection of past due charges since 2014 when the City was separated from CalWater for billing.

Staff Recommendation: The Finance and Utility Billing Department have determined that the property at 2840 W Orchard is still owned by Doris Biondich. Services were rendered at this property which are charged to the property owner. If the property owner is deceased these charges will need to be paid before the property is sold. This typically happens during the close of escrow. Staff recommends that the outstanding balance of \$786.12, plus the administrative fee of \$25.00, for a total of \$811.12 be placed as a tax lien assessment on the property at 2840 W Orchard Ct.