

A newly restored Victorian home of similar size, fronting on to a busy street, surrounded by large residential buildings that loom over the Victorians, offering limited privacy and blocking light & air is not a comparable.

A premium corner unit in a new, modern, energy-efficient, secure apartment building may achieve the higher above-market rent as was included, although it is likely the rent would be less. The rental rate for the Victorian, even if improved, would likely not offset the land costs coupled with the improvement cost. Rental rate for 1212 or 1214 2nd Street (once restored) would be impacted due to its direct proximity to a very busy street (2nd Street), which results in a tremendously more difficult egress by motor-vehicle compared to the proposed project's secure entrance on B Street. Due to the neighborhood demographics of the area, residences in this neighborhood tremendously benefit from secure entrances offered by the proposed new project. The front porches & open front yards of the Victorians, combined with their frontage to 2nd Street, act as inviting congregation areas to the ever-present transient population in the neighborhood. This ever-present neighborhood condition reduces achievable market rates.

If these residences were rented for a market rate of \$2,800 each, per month, and incurred 25% operating expenses, their combined annual net operating income would be \$50,400. At a 5.0 Cap rate, they would be valued at \$1,008,000. This value is less than the anticipated sales figure of \$1,135,200 as represented in Exhibit 4 [pg. 18] of the report. Therefore, the more profitable alternative of selling the properties was used in the report's analysis.

Exhibit 3: the original purchase price for the two Victorians of \$650,000 is shown as a cost component; however the appreciation in value for these properties over the 13 years of ownership is not reflected as a gain.

Thirteen years ago, at the time Monahan Parker was acquiring this assemblage of properties, the San Rafael Redevelopment Agency requested that MPI (the applicant) acquire the two parcels that hold the Victorians at 1212 & 1214 2nd Street for redevelopment. These properties were purchased at a premium in order to create an assemblage of parcels in which to re-develop the site for the project proposed today.

Exhibit #3 of the report represented a purchase price of \$650,000 for the two parcels, yet this is inaccurate. After further reviewing our records, and the County's records, we found that 1212 2nd Street was purchased for \$418,000, and 1214 2nd Street was purchased for \$550,000. Exhibit #3 has been updated to represent the actual combined purchase price of \$968,000.

1212 2nd Street suffered from a fire in 2006, and has been uninhabited since. As stated in Comment #4, 1214 2nd Street is occupied by a single tenant, but operates at a loss in excess of \$20,000 per year. Due to the poor condition of these houses, their sale at current market rates today would not result in a price much higher than their purchase price over a decade ago. If repair & remodel were to occur, the sale of these homes would result in an even larger loss due to the significant rehabilitation costs.

A comparable recent sale 715 C Street, is comparable in size, but located at a superior location, not on a busy thoroughfare, and is in superior condition, recently sold for \$505,000. This data is shown in Exhibit E. Due to the dilapidated condition of these two buildings, especially 1212 2nd

Street, the two properties have not gained measurable appreciated value in relation to the purchase price.

The assertion that there has been both property value and operating gains is completely inaccurate. Comparable market sales show that there has been no increase in property value as compared to the purchase price of these properties.

Exhibit 4: The \$17,000 cost for deck and railing repair at 1212 is unclear as there is no deck or railing on the building. Provide greater clarity as to whether this is for replacement of the front porch and detailing.

The \$17,000 cost is for replacement of damaged front porch and stair, which has intricate Victorian architectural details. We assume the City of San Rafael will require the exterior of the building to be maintained, and therefore, as part of the rehabilitation effort, the detail would have to be replicated.

2. Preservation Off-Site/Project Design as Proposed: *This Alternative involves identifying up to 4 sites on residential streets in the general vicinity of downtown San Rafael where the two Victorian residences potentially could be relocated, restored and preserved. The project site would be developed with the project as proposed.*

It would be helpful to group the photographs of the sites next to the maps and letter to the property owners. Also, the photos are in A-B-C-D order while the other exhibits are in A-C-B-D order. This makes the section hard to read.

Letters to the property owners representing parcels 'C' and 'B' have been placed in conforming order to the spreadsheet exhibit in this revision. [Exhibit 6 of report].

Exhibit 8: The land cost estimate for all 4 off site alternatives is the same. Although the site areas are fairly comparable, it would be appropriate to provide a purchase price based upon an assumed \$/sf figure. Also, include the specific Zoning District name on the table.

Land cost for the four relocation sites was not shown the same for all four parcels provided by the City. Values for sites A-C were derived using values of parcels in the downtown area. Site D is valued at a lesser amount due to the increased development costs associated with the slope related construction.

An average \$/SF value is not an accurate means by which a value of all the alternative properties can be assessed. This is due to multiple other factors that affect property values; such as allowed densities, lot size, school district, view, etc. Property values were estimated using the criteria above.

Again, none of the owners of these properties have expressed the possibility of a sale for this relocation alternative to be feasible.

3. Adaptive Reuse of Historic Features Alternative: *a revised project that reduces the loss of historic context by preserving the "character-defining historic features" of the two Victorian structures and incorporating these features into the project design. The Alternative design would employ materials and architectural details more closely reflecting the Victorian style, particularly along the B Street frontage, where the historical context is more intact than on 2nd Street.*

Correct. Current building design has been designed to reflect neighborhood context and has been approved by San Rafael DRB. DRB Staff has mentioned the design, as approved, is a historic homage to the historic context of the neighborhood. According to the project architect, adding Victorian design elements to the approved design would result in an unaesthetically appealing and contrived design.

4. No Project: *Status quo.*

Clarify in the summary that the site would remain as is or would be purchased by another developer and redeveloped. Provide the existing economic benefit including the continued property taxes paid on the existing structures. Exclude the site photos of the existing site conditions.

The owner has no current plan to sell the properties at this time, and cannot speculate as to the future disposition due unknown variables. Property Tax data for the associated parcels for 2014 is included in Exhibit E.

The photos show the existing condition of the parcels, including dilapidated structures, abundant transient activity, and are important to illustrate the undesirability of the 'No Project' Alternative.

5. Office Alternative: *Proposed by applicant.*

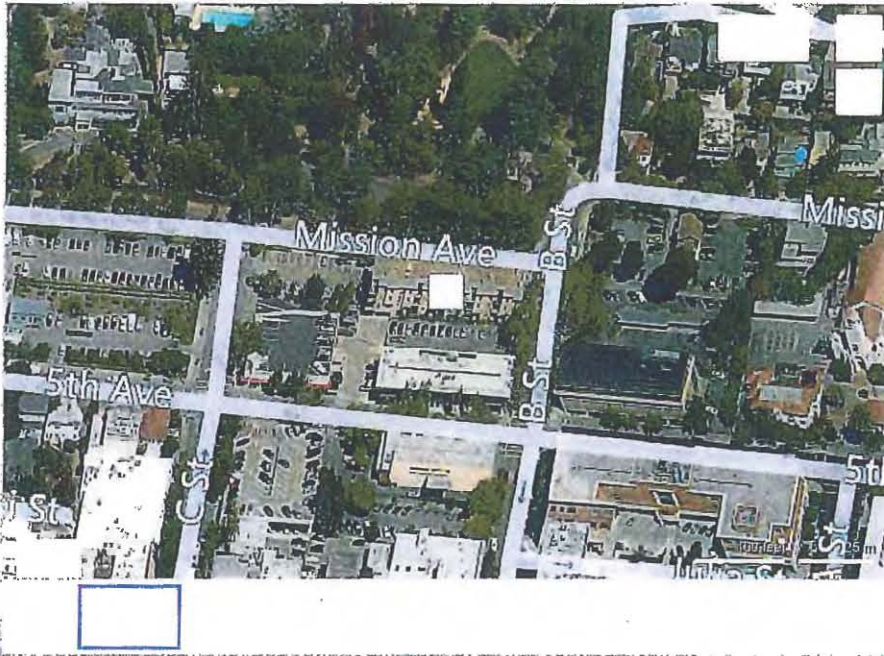
This Alternative has not been designed nor evaluated by City staff or the Design Review Board and was not included in the Initial Study. A disclaimer to that effect would be appropriate in the analysis because it is not known whether an exclusive office use development would have an Aesthetic impact nor be fully consistent with General Plan policies.

Office use would have minimal to no exterior architectural variance to current project as proposed. Existing zoning allows commercial office use as of right. The commercial Alternative, like all the studied Alternatives, are conceptual and would be subject to a formal application process including Design Review.

Labels on the three graphics for the Office Alternative were cut off because the sheets are inserted backwards, making it hard to read.

See improved labels on Page 56-58 of revised report.

California • San Rafael • 94901 • 1115 B St



CONTACT A LOCAL AGENT

- Debbie Bernier** PREMIER AGENT
★★★★★ (7)
16 Recent sales
(415) 275-3287
- Behzad Zandinejad** PREMIER AGENT
★★★★★ (25)
16 Recent sales
(415) 906-3463
- Fanny Gamble** PREMIER AGENT
★★★★★ (3)
1 Recent sales
(415) 578-1596

Your Name

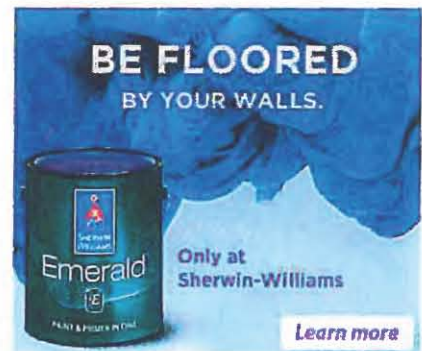
Phone

Email

I would like advice about selling a home similar to 1115 B St APT 202, San Rafael, CA 94901.

Contact Agent

Learn how to appear as the agent above



1115 B St APT 202, San Rafael, CA 94901

2 beds • 1 bath • 789 sqft [Edit](#)

Edit home facts for a more accurate Zestimate.

SOLD: \$385,000

Sold on 04/28/14

Zestimate®: \$377,379

[Update my Zestimate](#)

Est. Mortgage

\$1,422/mo

[See current rates on Zillow](#)

[See your 2015 Credit Score from Equifax](#)

This 789 square foot single family home has 2 bedrooms and 1.0 bathrooms. It is located at 1115 B St San Rafael, California.

FACTS

- Lot: 300 sqft
- Single Family
- Built in 1994
- Views: 210 all time views
- Heating: Other
- Last sold: Apr 2014 for \$385,000
- Last sale price/sqft: \$488**

More

[County website](#) [See data sources](#)

Zestimate Details

[Add owner estimate](#)

Zestimate

\$377,379

+\$189 Last 30 days

Rent Zestimate

\$2,375/mo

-\$38 Last 30 days

Zestimate forecast

Nearby Similar Sales

SOLD: \$575,000

California · San Rafael · 94901 · 1112 Mission Ave



VIEW LARGER

1112 Mission Ave, San Rafael, CA 94901

2 beds · 2 baths · 995 sqft Edit

Edit home facts for a more accurate Zestimate.

SOLD: \$375,000

Sold on 06/12/12

Zestimate®: \$498,407

Update my Zestimate

Est. Mortgage

\$1,385/mo

See current rates on Zillow

See your 2015 Credit Score from Equifax

Fantastic 2 bedroom, 2 bath end unit townhome in a great central location. Wonderful floor plan includes an updated kitchen with granite counter tops and newer appliances, dining area that opens to the deck, living room with gas fireplace, and spacious bedrooms. Other features include gleaming floors, extended deck, large 2 car tandem garage and low HOA dues. All of this close to Downtown, schools, transportation and shopping. A MUST see!

FACTS

- Lot: 784 sqft
Single Family
Built in 1999
Views: 1,492 all time views
Heating: Other
Last sold: Jun 2012 for \$375,000
Last sale price/sqft: \$377

FEATURES

- Fireplace
Parking: 2 spaces, 476 sqft

More

County website See data sources

CONTACT A LOCAL AGENT

Mary Kay and Kathy Yamamoto Premier Agent (4) Recent sales (415) 460-7896

Fanny Gamble Premier Agent (3) Recent sales (415) 578-1596

Carol Scott Premier Agent (7) Recent sales (415) 906-3459

Your Name

Phone

Email

I would like advice about selling a home similar to 1112 Mission Ave, San Rafael, CA 94901.

Contact Agent

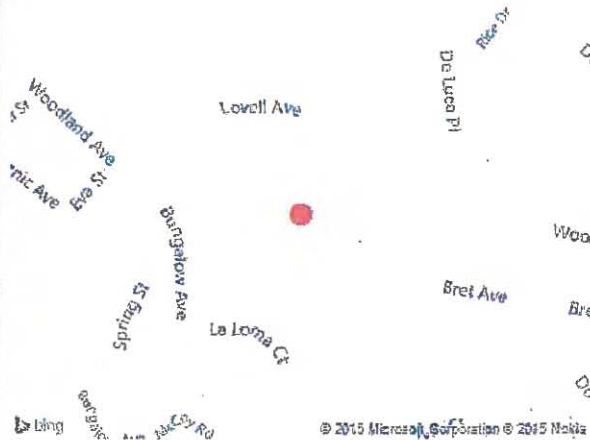
Learn how to appear as the agent above



Nearby Similar Sales

EXHIBIT A-3

157 Woodland Ave UNIT 3, San Rafael, CA 94901 is Recently Sold



157 Woodland Ave UNIT 3, San Rafael, CA 94901

3 beds · 2.5 baths · 1,761 sqft

Edit home facts for a more accurate Zestimate.

SOLD: \$475,000

Sold on 12/04/12

Zestimate®: \$681,879

Est. Mortgage

\$1,719/mo

This 1761 square foot condo home has 3 bedrooms and 2.5 bathrooms. It is located at 157 Woodland Ave San Rafael, California.

FACTS

- Condo
- Built in 2001
- Views: 308 all time views
- Heating: Other
- Parking: 624 sqft
- Last sold: Dec 2012 for \$475,000
- Last sale price/sqft: \$270

CONSTRUCTION

- Construction quality: 8.0
- Structure type: Colonial
- Unit count: 1

OTHER

- Floor size: 1,761 sqft
- Last remodel year: 2001
- Parcel #: 01332003
- Zillow Home ID: 51064761

Zestimate Details

Zestimate [?]

\$681,879

+\$25,433 Last 30 days

\$600K \$750K

Zestimate range

Rent Zestimate [?]

\$3,404/mo

+\$19 Last 30 days

\$3K \$4K

Zestimate range

Zestimate forecast

To see Zestimate forecast

One year



California · San Rafael · 94903 · 217 Pear Ct



CONTACT A LOCAL AGENT

- Thomas Neece** PREMIER AGENT
★★★★★ (12)
Recent sales
(415) 906-2762
- Bradley Real Estate** PREMIER AGENT
★★★★★ (18)
Recent sales
(415) 578-1020
- Lydia Treadway** PREMIER AGENT
★★★★★ (8)
Recent sales
(415) 578-1955

Your Name

Phone

Email

I would like advice about selling a home similar to 217 Pear Ct, San Rafael, CA 94903.

Contact Agent

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217 Pear Ct, San Rafael, CA 94903

2 beds · 3 baths · 1,325 sqft

Edit home facts for a more accurate Zestimate.

SOLD: \$502,818

Sold on 06/14/13

Zestimate®: \$647,141

[Update my Zestimate](#)

Est. Mortgage

\$1,831/mo

[See current rates on Zillow](#)

[See your 2015 Credit Score from Equifax](#)

Located on quiet cul-de-sac, End unit nice 2 bedroom, 2.5 baths, with new Carpet in bedrooms and stairway, Hardwood floors in Livingroom and Kitchen with granite counter tops, new Stove, Microwave/Hood and Dishwasher. Do not let this one slip away, Go take a look today!!!

FACTS

- Condo
- Built in 2005
- Views: 989 all time views
- Heating: Other
- Parking: 2 spaces, 494 sqft
- Last sold: Jun 2013 for \$502,818
- Last sale price/sqft: \$379**

FEATURES

- Flooring: Carpet, Hardwood
- Unfinished basement

[More](#)

[County website](#) [See data sources](#)

HTTP ERROR: 404

Problem accessing
</qa/www/delivery/afr.php>. Reason:

Not Found

Powered by Jetty://

Nearby Similar Sales

SOLD: \$525,000

Exhibit B
815 B Street
Condo Sales vs. Apartment Rentals

PROJECT COSTS		Apartment Rentals	Condo Sales [\$450/SF]	Condo Sales [\$500/SF]
PROJECT LAND		\$ 3,000,000	\$ 3,000,000	\$ 3,000,000
SOFT COSTS (A&E, Insurance, City Fees, taxes, marketing, etc.)		\$ 2,250,000	\$ 2,300,000	\$ 2,300,000
BUILDING COSTS	QTY UNIT PRICE	SUBTOTAL	SUBTOTAL	SUBTOTAL
Garage	20,000 SF \$ 90	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000
Retail	1,940 SF \$ 155	\$ 300,000	\$ 300,000	\$ 300,000
Residential	47,775 SF \$ 180	\$ 8,600,000	\$ 8,600,000	\$ 8,600,000
Stework	23,614 SF \$ 20	\$ 472,000	\$ 472,000	\$ 472,000
Demolition	8,000 SF \$ 28	\$ 224,000	\$ 154,000	\$ 154,000
Contingency	10 %	\$ 1,140,000.0	\$ 1,132,600	\$ 1,132,600
Condo Construction Premium	10 %		\$ 1,245,860	\$ 1,245,860
Total Construction Cost		\$ 12,536,000	\$ 13,704,460	\$ 13,704,460
FINANCING AMOUNT 75% of Project		\$ 13,339,500.00	\$ 14,253,345.00	\$ 14,253,345.00
FINANCING COST 9% for 24 months		\$ 2,401,110	\$ 2,566,602	\$ 2,566,602
Broker Fees: 5% of Projected Sales (below)		\$ -	\$ 829,890	\$ 829,890
Transfer Tax: .31% of Projected Sales (below)		\$ -	\$ 51,453	\$ 57,170
Marketing		\$ 75,000	\$ 150,000	\$ 150,000
Total Asset Cost		\$ 20,262,110	\$ 22,601,405	\$ 22,607,122
CONDO SALES				
	\$/SF # of Units SF/Unit Price per Unit	Subtotal	Subtotal	Subtotal
1 Bedroom	450 26 879 \$ 395,550	\$ 10,284,300.00	\$ 11,427,000.00	\$ 11,427,000.00
2 Bedroom	450 11 1162 \$ 522,900	\$ 5,761,900.00	\$ 6,391,000.00	\$ 6,391,000.00
BMR at 60%	270 4 520 \$ 140,400	\$ 561,800.00	\$ 624,000.00	\$ 624,000.00
Total Sales Revenue		\$ 16,597,800.00	\$ 18,442,000.00	\$ 18,442,000.00
APARTMENT VALUATION				
EST. PROJECT VALUE RENTAL UNITS (4.75 CAP)		\$ 21,820,011		
See Exhibit #2 for Project valuation.				
EST. PROJECT PROFIT/LOSS		\$ 1,557,901	\$ (6,003,865)	\$ (4,166,122)
	PROFIT		LOSS	LOSS

Exhibit C

Potential Utilization of Back Yard Area



California • San Rafael • 94901 • 1214 2nd St



1214 2nd St,
San Rafael, CA 94901

2 beds • 3 baths • 1,701 sqft [Edit](#)

[Edit home facts for a more accurate Zestimate.](#)

OFF MARKET

Zestimate®: \$821,996

[Update my Zestimate](#)

Rent Zestimate®: \$3,308/mo

Est. Refi Payment

\$3,029/mo

[See current rates on Zillow](#)

[See your 2015 Credit Score from Equifax](#)

This 1701 square foot multi family home has 2 bedrooms and 3.0 bathrooms. It is located at 1214 2nd St San Rafael, California.

FACTS

- Lot: 2,700 sqft
- Multi Family
- Built in 1887
- Views: 83 all time views
- Heating: Wall
- Last sold: Sep 2005 for \$550,000

FEATURES

- Fireplace

[More](#)

[County website](#) [See data sources](#)

Zestimate Details

[Add owner estimate](#)

GET A PROFESSIONAL ESTIMATE

- Kathleen Diringer** PREMIER AGENT
★★★★★ (12)
7 Recent sales
(415) 766-0733
- Debbie Bernier** PREMIER AGENT
★★★★★ (7)
10 Recent sales
(415) 275-3287
- Carol Scott** PREMIER AGENT
★★★★★ (7)
15 Recent sales
(415) 906-3459

Your Name

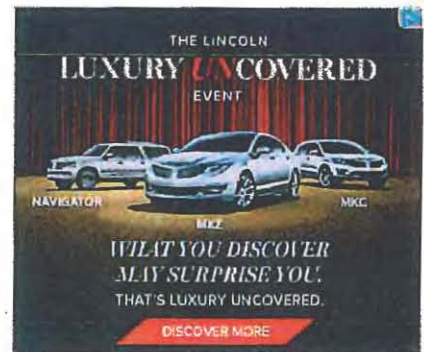
Phone

Email

I own this home and would like a professional estimate at 1214 2nd St, San Rafael, CA 94901.

[Contact Agent](#)

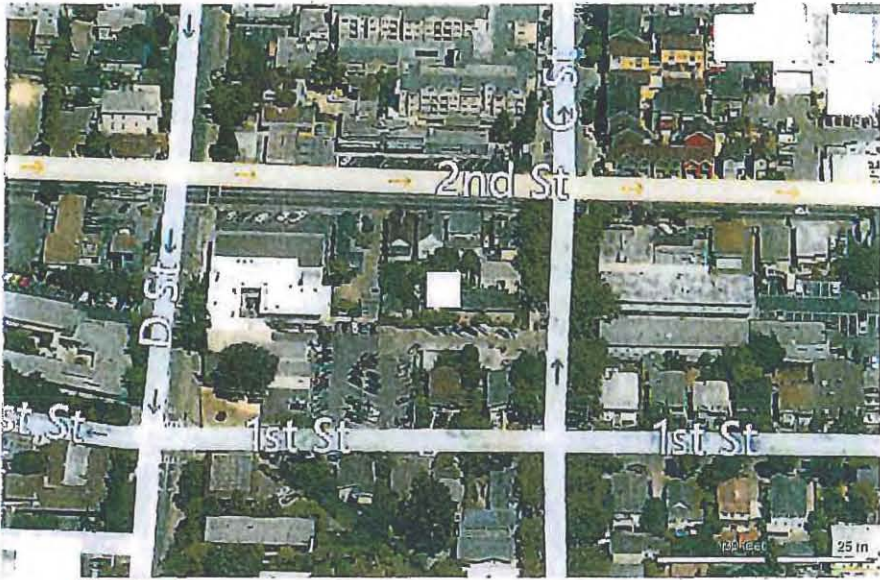
[Learn how to appear as the agent above](#)



Similar Homes for Sale

- FOR SALE**
\$900,000
Studio, 3.0 baths, 2000 s...
[Warner Ct, San Rafael, C...](#)
- FOR SALE**
\$900,000
Studio, -- baths, 2000 sqft
[Warner Ct, San Rafael, C...](#)
- FOR SALE**
\$929,000
Studio, 2.0 baths, 2016 s...
[36 Clorinda Ave, San Raf...](#)

California • San Rafael • 94901 • 715 C St



715 C St,
San Rafael, CA 94901

2 beds • 1 bath • 1,450 sqft [Edit](#)

[Edit home facts for a more accurate Zestimate.](#)

SOLD: \$505,000

Sold on 02/06/13

Zestimate®: \$751,917

[Update my Zestimate](#)

Est. Mortgage

\$1,836/mo

[See current rates on Zillow](#)

[See your 2015 Credit Score from Equifax](#)

This 1450 square foot single family home has 2 bedrooms and 1.0 bathrooms. It is located at 715 C St San Rafael, California.

FACTS

- Lot: 7,848 sqft
- Single Family
- Built in 1937
- Views: 256 all time views
- Heating: Other
- Last sold: Feb 2013 for \$505,000
- Last sale price/sqft: \$348

FEATURES

- Parking: 357 sqft
- Unfinished basement

[More](#)

[County website](#) [See data sources](#)

Zestimate Details

[Add owner estimate](#)

CONTACT A LOCAL AGENT

- Carol Scott** PREMIER AGENT
★★★★★ (7)
13 Recent sales
(415) 906-3459
- Pam Nichols** PREMIER AGENT
★★★★★ (2)
2 Recent sales
(415) 523-5598
- Debbie Bernier** PREMIER AGENT
★★★★★ (7)
5 Recent sales
(415) 275-3287

Your Name

Phone

Email

I would like advice about selling a home similar to 715 C St, San Rafael, CA 94901.

[Contact Agent](#)

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Similar Homes for Sale

- FOR SALE**
\$754,000
4 beds, 3.0 baths, 1815 ...
77 Coleman Dr, San Raf...

[See listings near 715 C St](#)



MARIN COUNTY SECURED TAX STATEMENT

July 1, 2014 to June, 30 2015

MARIN COUNTY TAX COLLECTOR

USE THIS PARCEL NO. ON ALL CHECKS AND CORRESPONDENCE

83780 (42)

QUESTIONS ON PAYMENTS CALL (415) 473-6113, ON ASSESSED VALUED CALL (415) 473-7215

PARCEL NUMBER 011-256-14	ASSessed VALUE 14-173556	EXEMPTIONS 8-023	TOTAL TAX 302,500	TAX REDUCTION 3,801.34
KEEP THIS PORTION OF BILL FOR YOUR RECORDS			LAND	TAX REDUCTION ATTRIBUTABLE TO THE STATE FINANCED HOMEOWNERS PROPERTY TAX RELIEF PROGRAM
MONAHAN THOMAS M PARKER JONATHAN 1101 FIFTH AVE STE 300 SAN RAFAEL CA 94901			IMPR	
			BUS	
			PERS	
			TOTAL	302,500

PLEASE MAKE CHECKS PAYABLE TO: MARIN COUNTY TAX COLLECTOR

1212 SECOND ST
SAN RAFAEL

LOAN AGENT 5211
MS-MOSQUITO #1 (800)273-5167
SAN RAFAEL ELEM (415)472-3215
SAN RAFAEL HIGH (415)472-3215
MNWD-FIREFLOW (415)945-1404
SAN RAFAEL LIBRARY (415)485-3319
VALUATIONS. (415)473-7215

TAXING AGENCY	LEVY	RATE / FUND	AMOUNT
BASIC TAX	0	1.0000	3,025.00
SCHOOL BONDS	1	.0927	280.36
MS MOSQUITO #1	3	1.0510	12.00
SAN RAFAEL ELEM	3	1.07451	213.90
SAN RAFAEL HIGH	3	1.07741	144.08
MNWD-FIREFLOW	3	1.07192	75.00
SAN RAFAEL LIBRARY	3	1.09263	49.00
TOTAL		1.0927	3,801.34

IMPORTANT INFORMATION

Examine this bill carefully. Make sure it is your bill.
The Tax Collector is not responsible for erroneous payments.
See reverse side for senior, disabled, property tax exemptions and other Important tax information.

For Property Tax Exemption information visit our website at:
marincounty.org/propertytaxexemptions

1ST INSTALLMENT 1,900.67 10% PENALTY AFTER DECEMBER 10th	2ND INSTALLMENT 1,900.67 10% PENALTY + \$10.00 COST AFTER APRIL 10th	TOTAL TAX 3,801.34 PENALTIES APPLY WHEN SHOWN BELOW
--	--	---

FISCAL YEAR
2014-15

PARCEL NUMBER
011-256-14

BILL NUMBER
14-173556

THE SECOND INSTALLMENT CANNOT BE PAID BEFORE THE FIRST INSTALLMENT.

RETURN THIS STUB WITH YOUR SECOND INSTALLMENT PAYMENT.

PAY BY MAIL

PLEASE MAKE CHECKS PAYABLE TO: MARIN COUNTY TAX COLLECTOR

MAIL TO: MARIN COUNTY TAX COLLECTOR
P.O. BOX 4220
SAN RAFAEL, CA 94913-4220

TELEPHONE (415) 473-6133

PAYMENT BY CREDIT CARD OR ELECTRONIC CHECK IS BY PHONE OR INTERNET ONLY, FEES APPLY
CALL 1-800-985-7277
OR VISIT: marincounty.org/taxbillonline

2ND INSTALLMENT
DUE FEB. 1, 2015

190.06

AFTER 04/10/15

ADD 10% PENALTY

AND \$10.00 COST

TOTAL

\$1,900.67

ADDITIONAL PENALTIES ARE CHARGED IF TAXES ARE NOT PAID BY JUNE 30, 2015

011256141 14 0000 0000002100733 201401735562 0000001900679 02 150410 1

FISCAL YEAR
2014-15

PARCEL NUMBER
011-256-14

BILL NUMBER
14-173556

TO PAY TOTAL TAX OF \$

3,801.34

SEND BOTH STUBS WITH YOUR PAYMENT

RETURN THIS STUB WITH YOUR FIRST INSTALLMENT PAYMENT.

PAY BY MAIL

PLEASE MAKE CHECKS PAYABLE TO: MARIN COUNTY TAX COLLECTOR

MAIL TO: MARIN COUNTY TAX COLLECTOR
P.O. BOX 4220
SAN RAFAEL, CA 94913-4220

TELEPHONE (415) 473-6133

PAYMENT BY CREDIT CARD OR ELECTRONIC CHECK IS BY PHONE OR INTERNET ONLY, FEES APPLY
CALL 1-800-985-7277
OR VISIT: marincounty.org/taxbillonline

1ST INSTALLMENT
DUE NOV. 1, 2014

190.06

AFTER 12/10/14

ADD 10% PENALTY

TOTAL

\$1,900.67

011256141 14 0000 0000002070736 201401735562 0000001900679 01 141210 1

MARIN COUNTY SECURED TAX STATEMENT
USE THIS PARCEL NO. ON ALL CHECKS AND CORRESPONDENCE

July 1, 2014 to June, 30 2015

QUESTIONS: ON PAYMENTS CALL (415) 473-6133, ON ASSESSED VALUES CALL (415) 472-7215

PARCEL NUMBER 011-256-15	ASSessed VALUE 14-173557	MAP 6-023	LAND 317-625	TAX REDUCTION AT THE DISCRETION OF THE STATE FINANCED HOMEOWNERS PROPERTY TAX RELIEF PROGRAM 6,740.76
KEEP THIS PORTION OF BILL FOR YOUR RECORDS			IMPR 115-500	
PARKER JONATHAN MONAHAN THOMAS 1101 FIFTH AVENUE #300 SAN RAFAEL CA 94901			BUS	
			PERM	
			TOTAL 433,125	433,125 6,740.76

PLEASE MAKE CHECKS PAYABLE TO: MARIN COUNTY TAX COLLECTOR

STUB ADDRESS
1214 SECOND ST
SAN RAFAEL

MS MOSQUITO #1	(400)273-5167
SAN RAFAEL SANI	(415)454-4001
SAN RAFAEL ELEM	(415)492-3215
SAN RAFAEL HIGH	(415)492-3215
SR PARAMEDIC-CITY	(415)458-5001
SAN RAFAEL-RUNOFF	(415)458-5001
MMWD-FIREFLOW	(415)945-1404
SAN RAFAEL LIBRARY	(415)485-3339
VALUATIONS	(415)473-7215

TAXING AGENCY	LEVY	RATE / FUND	AMOUNT
BASIC TAX	0	1.0000	4,331.24
SCHOOL BONDS	1	.0927	401.42
MS MOSQUITO #1	3	1.05110	24.00
SAN RAFAEL SANI	3	1.05468	1,487.04
SAN RAFAEL ELEM	3	1.07453	213.90
SAN RAFAEL HIGH	3	1.07743	146.88
SR PARAMEDIC-CITY	3	1.09113	178.00
SAN RAFAEL-RUNOFF	3	1.09162	15.08
MMWD-FIREFLOW	3	1.09192	75.08
SAN RAFAEL LIBRARY	3	1.09263	69.00
TOTAL		1.0927	6,740.76

IMPORTANT INFORMATION

Examine this bill carefully. Make sure it is your bill. The Tax Collector is not responsible for erroneous payments. See reverse side for senior, disabled, property tax exemptions and other important tax information.

For Property Tax Exemption information visit our website at: marincounty.org/propertytaxexemptions

VISIT OUR WEBSITES AT:
marincounty.org
marincounty.org/debtandpension
marincounty.org/propertytaxexemptions
marincounty.org/taxes

1ST INSTALLMENT 3,470.38 10% PENALTY AFTER DECEMBER 10th	2ND INSTALLMENT 3,470.38 10% PENALTY + \$10.00 COST AFTER APRIL 10th	TOTAL TAX 6,940.76 PENALTIES APPLY WHEN SHOWN BELOW
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FISCAL YEAR
2014-15
PARCEL NUMBER
011-256-15
BILL NUMBER
14-173557

THE SECOND INSTALLMENT CANNOT BE PAID BEFORE THE FIRST INSTALLMENT.

RETURN THIS STUB WITH YOUR SECOND INSTALLMENT PAYMENT.

PAY BY MAIL

PLEASE MAKE CHECKS PAYABLE TO: MARIN COUNTY TAX COLLECTOR

MAIL TO: MARIN COUNTY TAX COLLECTOR
P.O. BOX 4220
SAN RAFAEL, CA 94913-4220

TELEPHONE (415) 473-6133

PAYMENT BY CREDIT CARD OR ELECTRONIC CHECK (S BY PHONE OR INTERNET ONLY, FEES APPLY)
CALL 1-800-985-7277
OR VISIT: marincounty.org/taxbillonline

2ND INSTALLMENT
DUE FEB. 1, 2015

347.03

AFTER 04/10/15

ADD 10% PENALTY

AND \$10.00 COST

TOTAL

\$3,470.38

ADDITIONAL PENALTIES ARE CHARGED IF TAXES ARE NOT PAID BY JUNE 30, 2015

011256151 14 0000 0000003827417 201401735570 0000003470382 02 150410 1

FISCAL YEAR
2014-15
PARCEL NUMBER
011-256-15
BILL NUMBER
14-173557

TO PAY TOTAL TAX OF \$
SEND BOTH STUBS WITH YOUR PAYMENT

6,940.76

RETURN THIS STUB WITH YOUR FIRST INSTALLMENT PAYMENT.

PAY BY MAIL

PLEASE MAKE CHECKS PAYABLE TO: MARIN COUNTY TAX COLLECTOR

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SAN RAFAEL, CA 94913-4220

TELEPHONE (415) 473-6133

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CALL 1-800-985-7277
OR VISIT: marincounty.org/taxbillonline

1ST INSTALLMENT
DUE NOV. 1, 2014

347.03

AFTER 12/10/14

ADD 10% PENALTY

TOTAL

\$3,470.38

011256151 14 0000 0000003817418 201401735570 0000003470382 01 141210 1

MARIN COUNTY SECURED TAX STATEMENT
USE THIS PARCEL NO. ON ALL CHECKS AND CORRESPONDENCE

July 1, 2014 to June 30 2015

MARIN COUNTY TAX COLLECTOR
QUESTIONS ON PAYMENTS CALL (415) 473-6133, ON ASSESSED VALUES CALL (415) 473-7215

PARCEL NUMBER 011-256-12	ASSessed VALUE 14-173555	RATE PER \$100 8-023	NET ASSESSED VALUE 233,082	EXEMPTIONS -	GROSS ASSESSED VALUE 233,082	TAX RATES 7,576.76
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KEEP THIS PORTION OF BILL FOR YOUR RECORDS
PARKER JONATHAN A 50%
MONAHAN THOMAS M 50%
1101 FIFTH AVE - 300
SAN RAFAEL CA. 94901

LAND	233,082		TAX REDUCTION ATTRIBUTABLE TO THE STATE FINANCED HOMEOWNERS PROPERTY TAX RELIEF PROGRAM
IMPR	223,734		
BUS			
PERM			
TOTAL	459,016	459,016	7,576.76

PLEASE MAKE CHECKS PAYABLE TO: MARIN COUNTY TAX COLLECTOR
509 B ST
SAN RAFAEL

MS MOSQUITO #1	(800)273-5167
SAN RAFAEL SANI	(415)454-4001
SAN RAFAEL ELEM	(415)492-3215
SAN RAFAEL HIGH	(415)492-3215
SR PARAMEDIC-CITY	(415)458-5001
SAN RAFAEL-RUNOFF	(415)458-5001
MMWD-FIREFLOW	(415)945-1404
SAN RAFAEL LIBRARY	(415)485-3317
VALUATIONS	(415)473-7215

RATES AND DISTRIBUTIONS OF AMOUNTS BY TAXING AGENCIES			
TAXING AGENCY	LEVY	RATE / FUND	AMOUNT
BASIC TAX	0	1.0000	4,590.16
SCHOOL BONDS	1	.0927	425.42
MS MOSQUITO #1	3	1.0513	12.00
SAN RAFAEL SANI	3	1.0546	1,427.04
SAN RAFAEL ELEM	3	1.0745	219.90
SAN RAFAEL HIGH	3	1.0774	146.08
SR PARAMEDIC-CITY	3	1.0913	541.44
SAN RAFAEL-RUNOFF	3	1.0916	36.72
MMWD-FIREFLOW	3	1.0919	75.00
SAN RAFAEL LIBRARY	3	1.0926	49.00
TOTAL		1.0927	7,576.76

IMPORTANT INFORMATION
Examine this bill carefully. Make sure it is your bill.
The Tax Collector is not responsible for erroneous payments.
See reverse side for senior, disabled, property tax exemptions and other important tax information.
For Property Tax Exemption information visit our website at marincounty.org/propertytaxexemptions

1ST INSTALLMENT 3,788.38 10% PENALTY AFTER DECEMBER 10th	2ND INSTALLMENT 3,788.38 10% PENALTY + \$10.00 COST AFTER APRIL 10th	TOTAL TAX 7,576.76 PENALTIES APPLY WHEN SHOWN BELOW
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VISIT OUR WEBSITES AT:
marincounty.org
marincounty.org/debtandpension
marincounty.org/propertytaxexemptions
marincounty.org/taxes

FISCAL YEAR
2014-15
PARCEL NUMBER
011-256-12
BILL NUMBER
14-173555

THE SECOND INSTALLMENT CANNOT BE PAID BEFORE THE FIRST INSTALLMENT.

RETURN THIS STUB WITH YOUR SECOND INSTALLMENT PAYMENT.
PAY BY MAIL

PLEASE MAKE CHECKS PAYABLE TO: MARIN COUNTY TAX COLLECTOR
MAIL TO: MARIN COUNTY TAX COLLECTOR
P.O. BOX 4220
SAN RAFAEL, CA 94913-4220
TELEPHONE (415) 473-6133
PAYMENT BY CREDIT CARD OR ELECTRONIC CHECK IS BY PHONE OR INTERNET ONLY, FEES APPLY
CALL 1-800-985-7277
OR VISIT: marincounty.org/taxbillonline

2ND INSTALLMENT DUE FEB. 1, 2015

378.83 AFTER 04/10/15
ADD 10% PENALTY _____
AND \$10.00 COST _____
TOTAL _____

ADDITIONAL PENALTIES ARE CHARGED IF TAXES ARE NOT PAID BY JUNE 30, 2015

011256121 14 0000 0000004177218 201401735554 0000003788387 02 150410 1

FISCAL YEAR
2014-15
PARCEL NUMBER
011-256-12
BILL NUMBER
14-173555

TO PAY TOTAL TAX OF \$ 7,576.76
SEND BOTH STUBS WITH YOUR PAYMENT

RETURN THIS STUB WITH YOUR FIRST INSTALLMENT PAYMENT.
PAY BY MAIL

PLEASE MAKE CHECKS PAYABLE TO: MARIN COUNTY TAX COLLECTOR
MAIL TO: MARIN COUNTY TAX COLLECTOR
P.O. BOX 4220
SAN RAFAEL, CA 94913-4220
TELEPHONE (415) 473-6133
PAYMENT BY CREDIT CARD OR ELECTRONIC CHECK IS BY PHONE OR INTERNET ONLY, FEES APPLY
CALL 1-800-985-7277
OR VISIT: marincounty.org/taxbillonline

1ST INSTALLMENT DUE NOV. 1, 2014

378.83 AFTER 12/10/14
ADD 10% PENALTY _____
TOTAL _____

MARIN COUNTY SECURED TAX STATEMENT
USE THIS PARCEL NO. ON ALL CHECKS AND CORRESPONDENCE

July 1, 2014 to June, 30 2015

MARIN COUNTY TAX COLLECTOR
QUESTIONS ON PAYMENTS CALL (415) 478-6138, OR ASSESSED VALUES CALL (415) 478-7215

PARCEL NUMBER 011-256-32	ASSessed VALUE 14-173559	ASSessed VALUE 8-023	TOTAL TAX 597.781	TOTAL TAX 7,040.24
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KEEP THIS PORTION OF BILL FOR YOUR RECORDS
HAROLD PARKER PROPERTIES LP
MONAHAN THOMAS
C/O HAROLD PARKER PROPERTIES LP
1101 FIFTH AVE #300
SAN RAFAEL CA 94901

LAND	597.781		
IMPR			
BUS			
PERB			
TOTAL	597.781	597.781	7,040.24

PLEASE MAKE CHECKS PAYABLE TO: MARIN COUNTY TAX COLLECTOR
 STUB ADDRESS: **815 B ST**

MS MOSQUITO #1	(800)273-5167
SAN RAFAEL ELEM	(415)478-3215
SAN RAFAEL HIGH	(415)478-3215
SAN RAFAEL-RUNOFF	(415)458-5001
MMWD-FIREFLOW	(415)945-1404
SAN RAFAEL LIBRARY	(415)485-3319
VALUATIONS	(415)478-7215

RATES AND DISTRIBUTIONS OF AMOUNTS BY TAXING AGENCIES			
TAXING AGENCY	LEVY	RATE / FUND	AMOUNT
BASIC TAX	0	1.0000	5,977.80
SCHOOL BONDS	1	.0927	554.06
MS MOSQUITO #1	3	1.05130	12.00
SAN RAFAEL ELEM	3	1.07451	233.90
SAN RAFAEL HIGH	3	1.07741	346.08
SAN RAFAEL-RUNOFF	3	1.09162	12.40
MMWD-FIREFLOW	3	1.09192	.75.00
SAN RAFAEL LIBRARY	3	1.09263	49.00
TOTAL		1.0927	7,040.24

IMPORTANT INFORMATION
 Examine this bill carefully. Make sure it is your bill.
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 See reverse side for senior, disabled, property tax exemptions and other important tax information.
 For Property Tax Exemption information visit our website at:
marincounty.org/propertytaxexemptions

1ST INSTALLMENT 3,520.12 <small>10% PENALTY AFTER DECEMBER 10th</small>	2ND INSTALLMENT 3,520.12 <small>10% PENALTY + \$10.00 COST AFTER APRIL 10th</small>	TOTAL TAX 7,040.24 <small>PENALTIES APPLY WHEN SHOWN BELOW</small>
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VISIT OUR WEBSITES AT:
marincounty.org
marincounty.org/debtandpension
marincounty.org/propertytaxexemptions
marincounty.org/taxes

FISCAL YEAR: **2014-15**
 PARCEL NUMBER: **011-256-32**
 BILL NUMBER: **14-173559**

THE SECOND INSTALLMENT CANNOT BE PAID BEFORE THE FIRST INSTALLMENT.

RETURN THIS STUB WITH YOUR SECOND INSTALLMENT PAYMENT.
 PAY BY MAIL.

PLEASE MAKE CHECKS PAYABLE TO: MARIN COUNTY TAX COLLECTOR
 MAIL TO: MARIN COUNTY TAX COLLECTOR
 P.O. BOX 4220
 SAN RAFAEL, CA 94913-4220
 TELEPHONE (415) 478-6138
 PAYMENT BY CREDIT CARD OR ELECTRONIC CHECK IS BY PHONE OR INTERNET ONLY, FEES APPLY
 CALL 1-800-985-7277
 OR VISIT: marincounty.org/taxbillonline

2ND INSTALLMENT DUE FEB. 1, 2015

352.01 AFTER 04/10/15 ADD 10% PENALTY AND \$10.00 COST
 TOTAL _____

ADDITIONAL PENALTIES ARE CHARGED IF TAXES ARE NOT PAID BY JUNE 30, 2015

011256321 14 0000 0000003882131 201401735596 0000003520129 02 150410 1

FISCAL YEAR: **2014-15**
 PARCEL NUMBER: **011-256-32**
 BILL NUMBER: **14-173559**

TO PAY TOTAL TAX OF \$ **7,040.24**
 SEND BOTH STUBS WITH YOUR PAYMENT

RETURN THIS STUB WITH YOUR FIRST INSTALLMENT PAYMENT.
 PAY BY MAIL.

PLEASE MAKE CHECKS PAYABLE TO: MARIN COUNTY TAX COLLECTOR
 MAIL TO: MARIN COUNTY TAX COLLECTOR
 P.O. BOX 4220
 SAN RAFAEL, CA 94913-4220
 TELEPHONE (415) 478-6138
 PAYMENT BY CREDIT CARD OR ELECTRONIC CHECK IS BY PHONE OR INTERNET ONLY, FEES APPLY
 CALL 1-800-985-7277
 OR VISIT: marincounty.org/taxbillonline

1ST INSTALLMENT DUE NOV. 1, 2014

352.01 AFTER 12/10/14 ADD 10% PENALTY
 TOTAL _____

011256321 14 0000 0000003882131 201401735596 0000003520129 01 141210 1