

Oakland Landmarks Preservation Advisory Board

MILLS ACT APPLICATION

250

Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612-2031 Phone: 510-238-3941

1. GENERAL INFORMATION

Property Address: 867 Willow Street

Assessor's Parcel Number(s): 6-21-15

Property Owner(s): Kane Baccigalupi

Applicant's Name: Kane Baccigalupi

Phone: (day) 510-228-9669 (evening) 510-228-9669 email baccigalupi@gmail.com

Year of Purchase: 2019 Assessed Value: \$633,794

Existing Use of Property: Residential - single family, owner occupied

Legal Description (from deed – if long, please attach)

LOT 24, BLOCK 696, "MAP OF THE CASSERLY TRACT AT THE POINT OAKLAND, CAL, SURVEYED BY W. F. BOARDMAN, CITY ENGINEER", FILED JULY 23, 1869, MAP BOOK 6, PAGE 2, ALAMEDA COUNTY RECORDS. Rev, NAT 8/15/15, Order No. 54706-1640111-19, APN: 006-0021-015

2. HISTORIC PROPERTY INFORMATION

If not already designated by Landmarks Board, Heritage Property application is required concurrently.

HISTORIC/COMMON NAME: Geiger (Dorthea)-Nisbet (George) house

CONSTRUCTION DATE: 1875-1876

HISTORIC STATUS as of application date (contact Preservation staff at 510-238-6879 to confirm):

Designated Historic Property Date of Designation N/A - Currently applying

City Landmark Heritage Property Contributor to S-7 or S-20 District

Local Register of Historical Resources

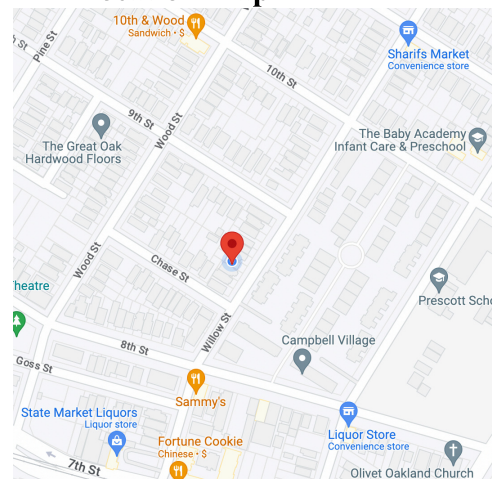
Survey Rating A or B Area of Primary Importance National Register

Oakland Cultural Heritage Survey: Survey Rating: C+ Date: 1987-89 Prelim/Intensive: Intensive

Photo



Location Map



3. PRESERVATION WORK PROGRAM AND TIME LINE

Property Address: 867 Willow Street

Please list the improvements to take place over the next 10 years. Listed work should be limited to stabilization or maintenance of the historic structure and restoration or repair of exterior character defining features. State anticipated costs of improvements, including but not limited to materials, labor, permits and fees. Anticipated cost must equal or exceed tax savings: see Mills Act Calculator for a rough estimate of potential property tax reduction. Attach additional text and photos as necessary to fully describe work program. *This page will become part of the contract: please keep to one page.*

1. Year: 2023-4 **Cost:** \$151,000 **Improvement:** Voluntary foundation upgrade: Replace original brick foundation with concrete bolted foundation. Reframing as necessary for structural support.

2. Year: 2028 **Cost:** \$100,000 **Improvement:** Fix and replace first story siding. Add new windows to match existing vernacular cottage style. Trim around new and existing windows of basement level will also be repaired or rebuilt as needed.

3. Year: 2030 **Cost:** \$10,000 **Improvement:** Fix and replace exterior trim: Replace missing and dry-rotting trim with equivalent trim. Remove alterations to original trim designed to prevent birds from nesting.

4. Year: 2032 **Cost:** \$5,500 **Improvement:** Replace front door and make landing safe: Remove security gate. Replace door with one more historically styled.

5. Year: 2032 **Cost:** \$3,000 **Improvement:** Design only for structurally sound extension: Work with architect to redesign back of the house to be more structurally sound retaining important historical points.

6. Year: 202__ **Cost:** _____ **Improvement:** _____

7. Year: 202__ **Cost:** _____ **Improvement:** _____

8. Year: 202__ **Cost:** _____ **Improvement:** _____

9. Year: 202__ **Cost:** _____ **Improvement:** _____

10. Year: 202__ **Cost:** _____ **Improvement:** _____

Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

4. SELECTION CRITERIA

The City of Oakland has adopted a Mills Act Property Tax Abatement Program for qualified historic properties. The 2006-08 ordinances creating the program limit impact on City revenues to \$25,000/year, plus \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000 a year for all redevelopment areas outside the Central Business District. In the Central Business District, impact on Redevelopment revenues is limited to \$100,000/building/year with a cumulative limit of \$250,000/year. Any property tax loss that exceeds the above limits requires special consideration by the City Council.

If applications exceed the above limits, selection will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

Necessity, quality, and impact of proposed work program:

- The property needs exterior or structural work (e.g., stabilization, maintenance, reversal of inappropriate modifications, etc. - not interior work or additions) and the cost of the proposed work is equal to or greater than the potential reduction of property taxes.
- The proposed work program has strong potential to act as a catalyst for neighborhood revitalization by increasing architectural integrity, preserving neighborhood character, and conserving materials and energy embodied in the existing building.
- The application exhibits timely completion, quality of documentation, well thought out and realistic work program, clear understanding of work program and contract, ability to follow through.

Diversity of property types and locations:

- Geographic distribution: The property's location contributes to the goal of Mills Act contracts in neighborhoods throughout the City.

Contracts will be especially encouraged for properties in the (former) West Oakland and Central City East Redevelopment Areas because implementation of the Mills Act was a mitigation measure in the West Oakland and Central City East Redevelopment Plans.

- Building type and nature of significance: The property contributes to the goal of a variety of Mills Act building types (e.g., residential, commercial, industrial; rarity, age, style, use, etc.).

Historic and architectural significance of building:

- Either currently a Designated Historic Property, *or* a Heritage Property, Landmark, or S-7/S-20 District application is submitted concurrently and building is eligible for designation.
- Oakland Cultural Heritage Survey rating and Landmarks Board eligibility determination.
- Timely completion, quality, depth, and active involvement in Heritage Property application.

5. SUBMITTAL REQUIREMENTS

- Mills Act Application Form: This application form completed and signed.
- Copy of Grant Deed, including assessor’s parcel map, legal description, and form of title.
- na* For corporate owners (LLC, condo, etc.): document exact entity name and signatory/ies.
- Photographs
 - Photographs must be in color, labeled, and printed on 8-1/2” x 11” paper.
 - Illustrate the overall exterior condition and character of the property.
 - Show the structure from across the street and from front, side and rear.
 - Include detailed close up views of each feature listed in the work program.
 - Label each photo (e.g., Work Program Item #1, #2, etc.).
- Oakland Landmark, Heritage Property or S-7/S-20 Preservation District Application
separate document
 - Required for properties that are not already designated by Landmarks Board.
- Additional pages to describe and illustrate the work program, as necessary.
- Copy of last property tax bill.
- Printout of Mills Act Calculator estimate, showing anticipated tax saving.
- Filing Fee - \$601.29, due at the time of application submittal.


submitted to cashier on 5/8/23

Please read and review (online at www.oaklandnet.com/historicpreservation):

- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- (Model) Mills Act Agreement for Preservation of Historic Property (contract you will sign);
- Secretary of the Interior’s Standards for Rehabilitation (included in Mills contract);
- Minimum Property Maintenance Standards (included in Mills contract); and
- Mills Act Property Tax Calculator (for rough estimate of potential change in taxes).

NOTICE: Each property owner is advised to consult legal counsel and/or a financial advisor concerning the advisability of entering into a Mills Act agreement, prior to completing and submitting this application. The City makes no warranties or representations about the accuracy or validity of the Mills Act Property Tax Calculator – it is merely an information tool that applicants may use at their sole risk, which does not substitute for or replace legal counsel or a financial advisor.

I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, and agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program. The information submitted is true and correct as of the date of application.

Owner’s Signature  _____ Date 4/30/2023

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
Monday, Tuesday, Thursday & Friday: 8am-3pm; Wednesday: 9:30 – 3pm

Additional details table of contents:

Pages 6-9:

General photographs and drawings of the building

Pages 10-12: Work program item #1

Description and plans for foundation upgrade

Pages 13-14: Work program item #2

Description and photographs pertaining to windows and siding improvements and repairs.

Page 15-16: Work program item #3

Description and photographs related to repairing and maintaining trim.

Page 17: Work program item #4

Description and photo of front door and entry alterations.

Pages 18: Work program item #5

Description of design project for cantilevered final tail extension.

Pages 19:

Most recent tax bill

Page 20:

Mills tax savings calculator printout for current livable square footage

Pages 21-27:

Title, property description and map

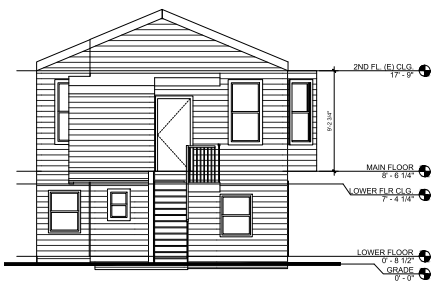
General photographs of the building, and architectural drawings



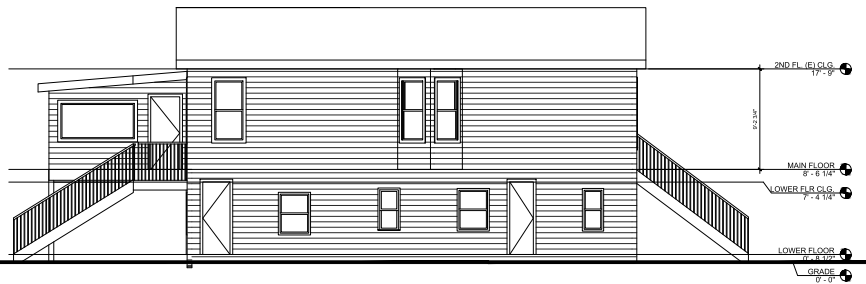
Front of the house in 2019 shows current state of brackets and decorative hoods. It also shows the basement without the original window and doors in the front.

Next page shows the back of the house with the cantilevered final tail.

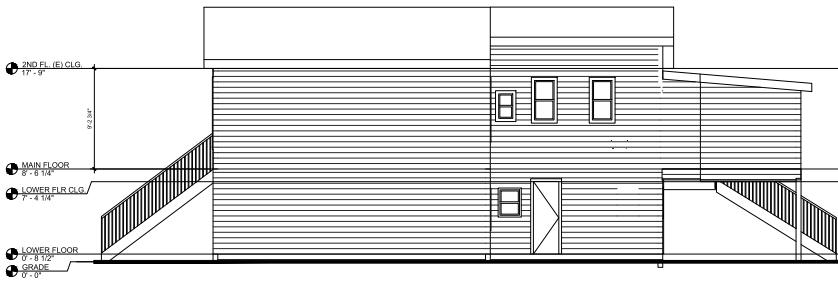




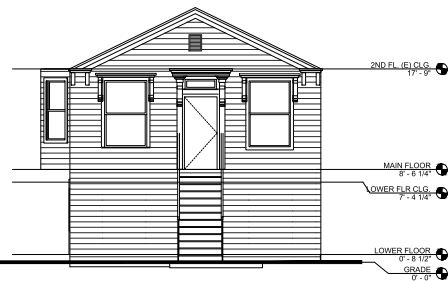
4 NORTH ELEVATION
scale: 1/4" = 1'-0"



2 WEST ELEVATION
scale: 1/4" = 1'-0"



3 EAST ELEVATION
scale: 1/4" = 1'-0"



1 SOUTH ELEVATION
scale: 1/4" = 1'-0"

BACILIA MACIAS
ARCHITECTURE
732 gorman street, berkeley, CA 94710
510.867.2910 pt_bacila@comcast.net



REMODEL TO LOWER UNIT (865)
865-867 WILLOW ST
OAKLAND, CA
APN # 6-21-15

REVISIONS	DATE

DRAWN BY: BM
DATE: 6.27.2022

EXISTING ELEVATIONS

A3.0

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Southern setback passage from the front to the back of the house. On the main floor above the bay window shown in the drawings is also visible.

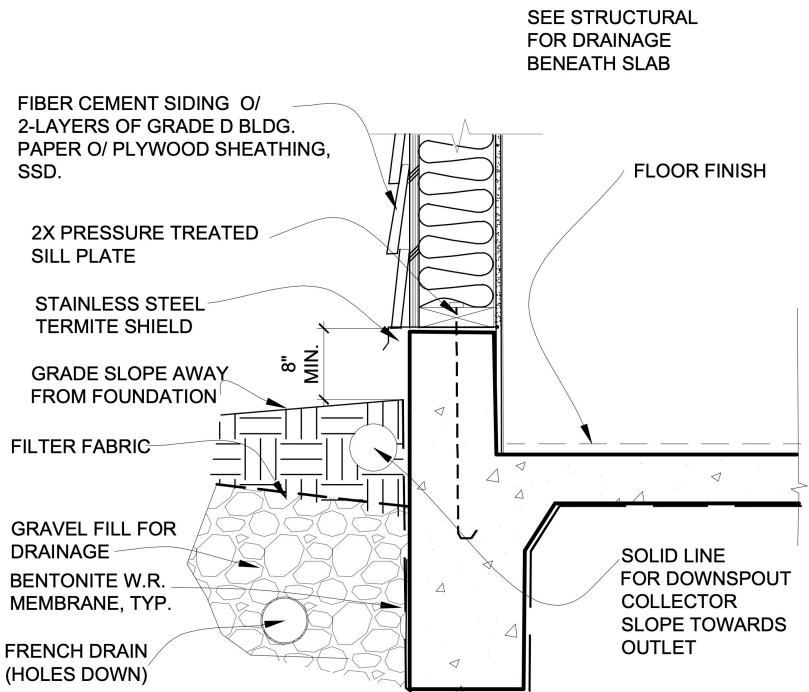
There are no setbacks on the Northern property line and the the house is attached to the neighbor near the roofline.

Work program item #1 - Foundation upgrade

Photos of the original brick foundation, built 1875-1876



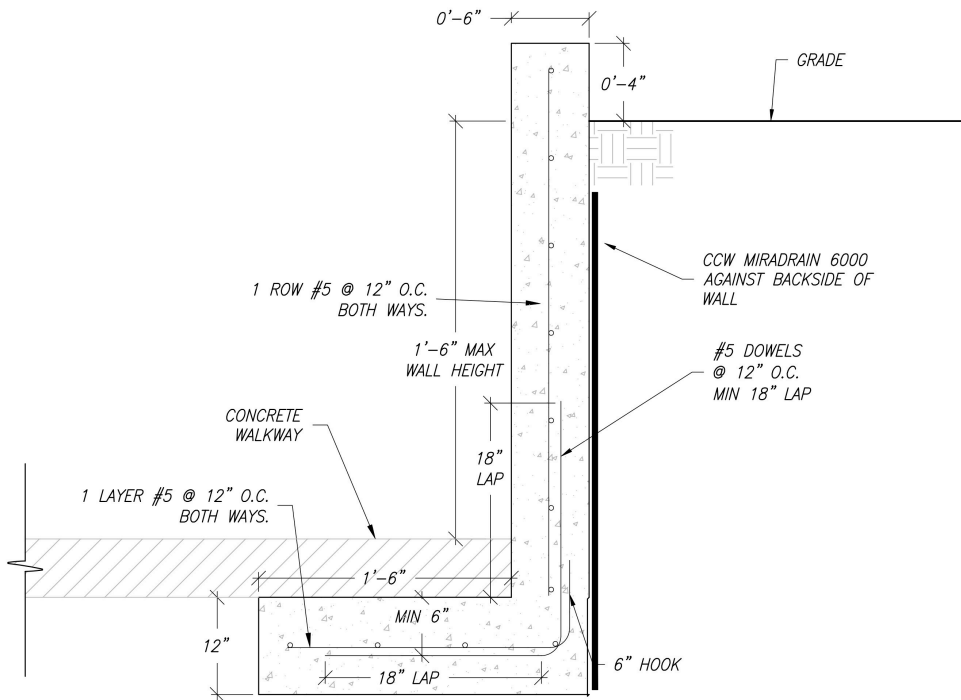
The house survived through both the 1906 and the 1989 earthquakes on this foundation; however, losing this building to a future earthquake because of this inadequate and crumbling foundation is high risk. This project will protect this heritage building by insuring it is still standing!



In this and the following page there are three details from the engineering plans for the foundation upgrade. Full plans available on request.

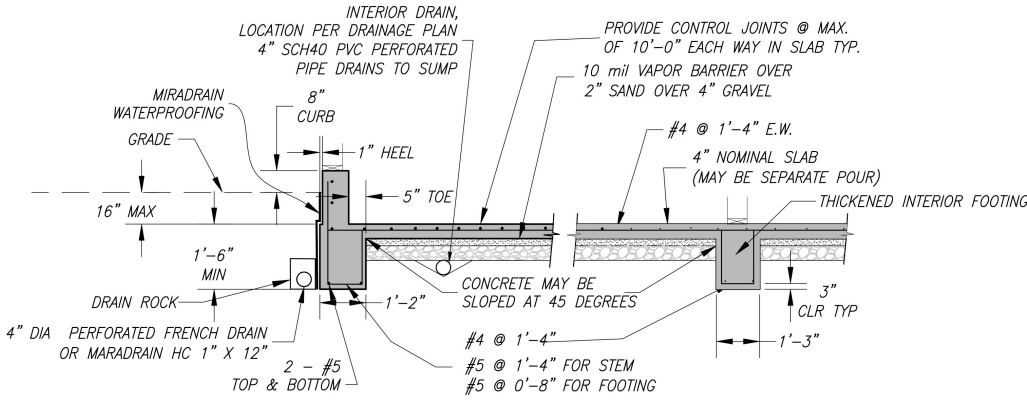
The project supports the house while removing the existing brick foundation. Then a reinforced concrete foundation is created with drainage and waterproofing both under the house and around the house. Finally a slab is completed the foundation.

2 NEW FOUNDATION @ EXTERIOR WALL
SCALE: 1 1/2" = 1'-0"



5 RETAINING WALL DETAIL
NO SCALE

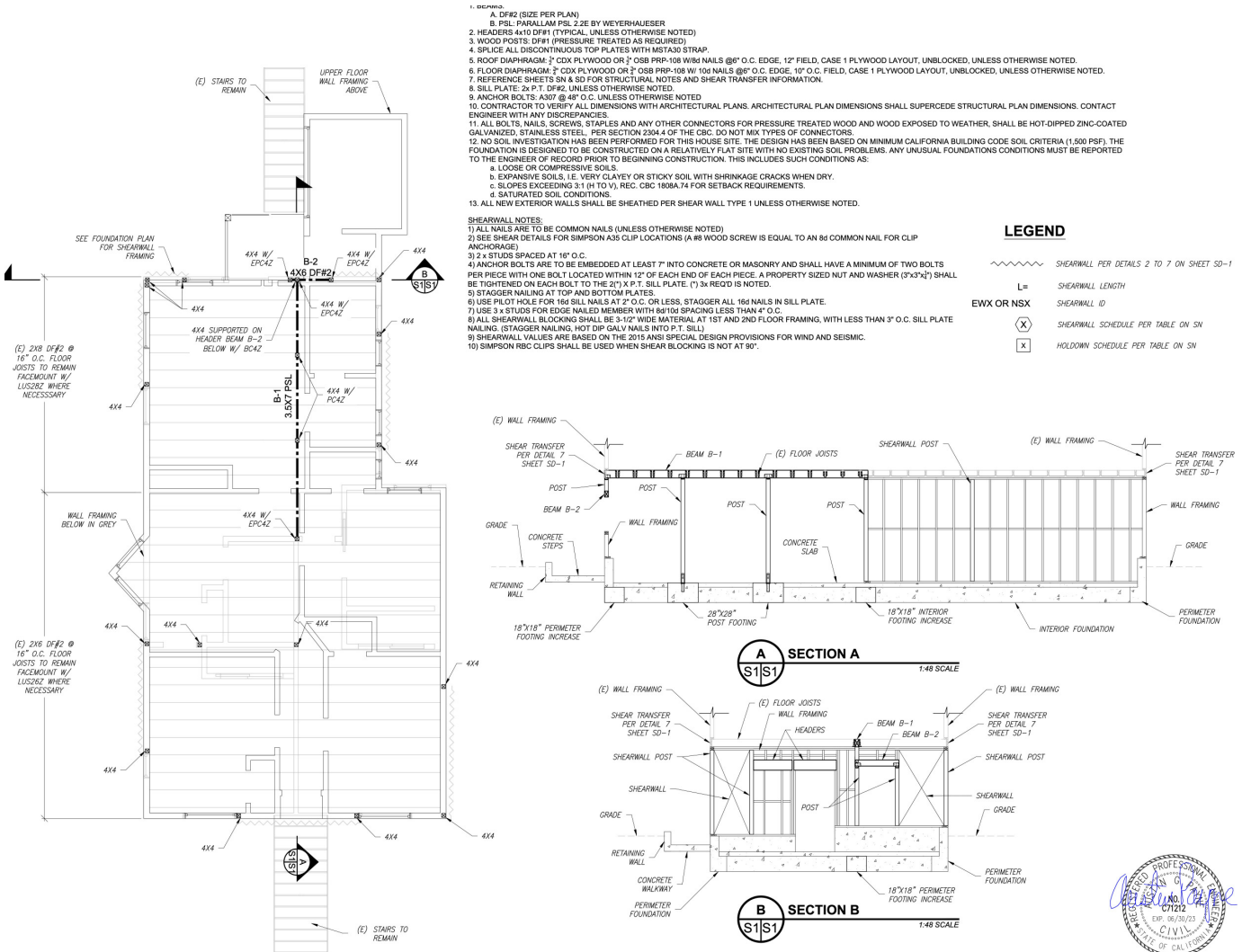
NOTE: CONCRETE FOR FOUNDATION SHALL INCLUDE ZYPEX ADMIXTURE FOR WATER RESISTANCE. ADMIXTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS AND SUBMITTED TO THE ENGINEER PRIOR TO POURING.



1 CONCRETE SLAB FOUNDATION DETAIL

NO SCALE

The project also requires reframing parts of the first floor, both to bolt the house to the foundation and also to better support the building. Below is a section of the plan related to reframing to support the house.



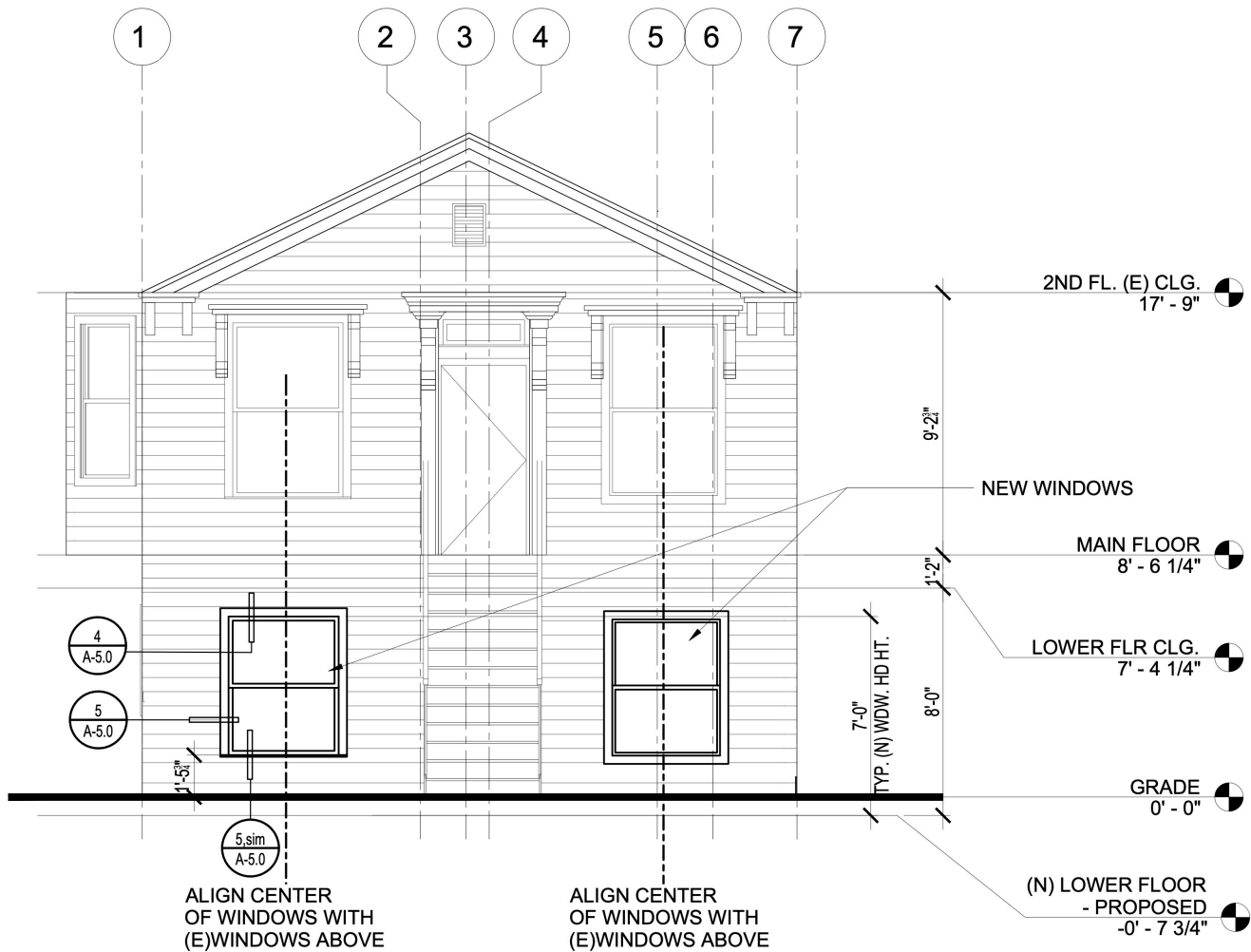
1. BEDROCK.
 - A. DF#2 (SIZE PER PLAN)
 - B. PSL PARALLEL PSL 2:3E BY WEYERHAEUSER
 2. HEADERS 4x10 DF#1 (TYPICAL, UNLESS OTHERWISE NOTED)
 3. WOOD POSTS: DF#1 (PRESSURE TREATED AS REQUIRED)
 4. SPLICE ALL DISCONTINUOUS TOP PLATES WITH METADIN STRAP
 5. ROOF DIAPHRAGM: 3/4 CDX PLYWOOD OR 3/8 OSB PRP-108 W/8d NAILS @6" O.C. EDGE, 12" FIELD, CASE 1 PLYWOOD LAYOUT, UNBLOCKED, UNLESS OTHERWISE NOTED.
 6. FLOOR DIAPHRAGM: 3/4 CDX PLYWOOD OR 3/8 OSB PRP-108 W/16d NAILS @8" O.C. EDGE, 10" O.C. FIELD, CASE 1 PLYWOOD LAYOUT, UNBLOCKED, UNLESS OTHERWISE NOTED.
 7. REFERENCE SHEETS SA & SD FOR STRUCTURAL NOTES AND SHEAR TRANSFER INFORMATION.
 8. SILL PLATE: 2x P.T. DF#2, UNLESS OTHERWISE NOTED.
 9. ANCHOR BOLTS: A307 @ 48" O.C. UNLESS OTHERWISE NOTED
 10. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLAN DIMENSIONS SHALL SUPERCEDE STRUCTURAL PLAN DIMENSIONS, CONTACT ENGINEER WITH ANY DISCREPANCIES.
 11. ALL BOLTS, NAILS, SCREWS, STAPLES AND ANY OTHER CONNECTORS FOR PRESSURE TREATED WOOD AND WOOD EXPOSED TO WEATHER, SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, PER SECTION 2304.4 OF THE CBC. DO NOT MIX TYPES OF CONNECTORS.
 12. NO SOIL INVESTIGATION HAS BEEN PERFORMED FOR THIS HOUSE SITE. THE DESIGN HAS BEEN BASED ON MINIMUM CALIFORNIA BUILDING CODE SOIL CRITERIA (1.500 PSF). THE FOUNDATION IS DESIGNED TO BE CONSTRUCTED ON A RELATIVELY FLAT SITE WITH NO EXISTING SOIL PROBLEMS. ANY UNUSUAL FOUNDATIONS CONDITIONS MUST BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO BEGINNING CONSTRUCTION. THIS INCLUDES SUCH CONDITIONS AS:
 - a. LOOSE OR COMPRESSIVE SOILS.
 - b. EXPANSIVE SOILS, I.E. VERY CLAYEY OR STICKY SOIL WITH SHRINKAGE CRACKS WHEN DRY.
 - c. SLOPES EXCEEDING 3:1 (H TO V), REC. CBC 1808A.74 FOR SETBACK REQUIREMENTS.
 - d. SATURATED SOIL CONDITIONS.
 13. ALL NEW EXTERIOR WALLS SHALL BE SHEATHED PER SHEAR WALL TYPE 1 UNLESS OTHERWISE NOTED.
- SHEARWALL NOTES:**
- 1) ALL NAILS ARE TO BE COMMON NAILS (UNLESS OTHERWISE NOTED)
 - 2) SEE SHEAR DETAILS FOR SIMPSON AS3 CLIP LOCATIONS (A #8 WOOD SCREW IS EQUAL TO AN #8 COMMON NAIL FOR CLIP ANCHORAGE)
 - 3) 2x STUDS SPACED AT 16" O.C.
 - 4) ANCHOR BOLTS ARE TO BE EMBEDDED AT LEAST 7" INTO CONCRETE OR MASONRY AND SHALL HAVE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE. A PROPERTY SIZED NUT AND WASHER (3"x3"x2) SHALL BE TIGHTENED ON EACH BOLT TO THE 27"x1"x1". SILL PLATE, (1) 3x REGD IS NOTED.
 - 5) STAGGER NAILING AT TOP AND BOTTOM PLATES.
 - 6) USE PILOT HOLE FOR 16d SILL NAILS AT 2" O.C. OR LESS, STAGGER ALL 16d NAILS IN SILL PLATE.
 - 7) USE 3x STUDS FOR EDGE NAILED MEMBER WITH 96/108 SPACING LESS THAN 4" O.C.
 - 8) ALL SHEARWALL BLOCKING SHALL BE 3-1/2" WIDE MATERIAL AT 1ST AND 2ND FLOOR FRAMING, WITH LESS THAN 3" O.C. SILL PLATE NAILING (STAGGER NAILING, HOT DIP GALV NAILS INTO P.T. SILL)
 - 9) SHEARWALL VALVES ARE BASED ON THE 2015 ANSI SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.
 - 10) SIMPSON RBC CLIPS SHALL BE USED WHEN SHEAR BLOCKING IS NOT AT 90°.

LEGEND

- ~~~~~ SHEARWALL PER DETAILS 2 TO 7 ON SHEET SD-1
- = SHEARWALL LENGTH
- EWX OR NSX SHEARWALL ID
- (X) SHEARWALL SCHEDULE PER TABLE ON SN
- (X) HOLDDOWN SCHEDULE PER TABLE ON SN



Work program item #2 - Siding and window replacement and additions

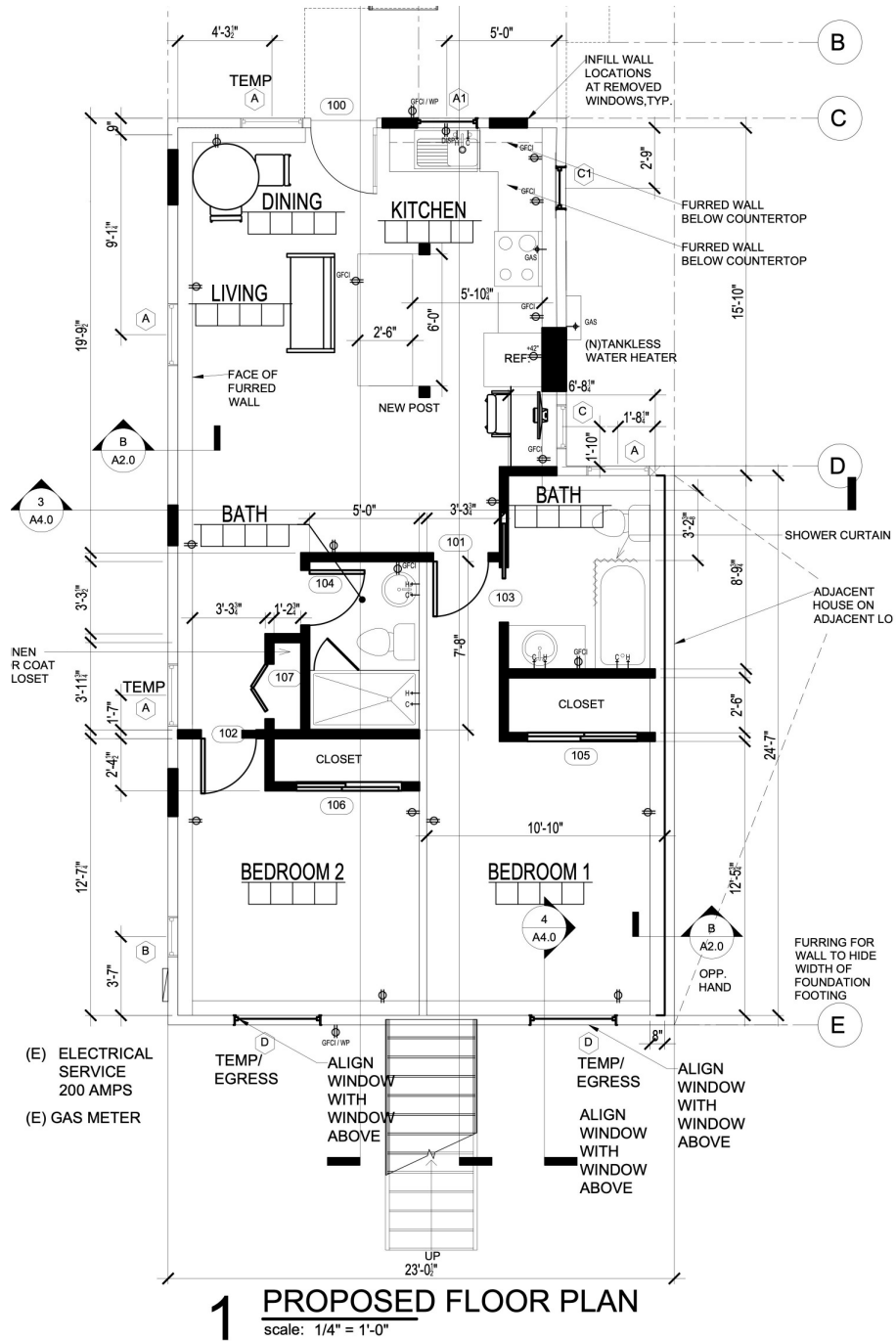


Most of the alterations to the building design happened on the first floor. Census records from 1910 indicate three units, and basement layout divides this space near the center line hints that two of those units were at the basement level. Photographs from the 1980's show that by then it had a door and window on that level. By the time I bought the property in 2019, the door and window facing the street had both been removed, and the downstairs unit was no longer in use.

I worked with an architect Bacila Macias to come up with windows that best matched the vernacular cottage design of this house.

Entrance to the basement apartment will be in the rear. I wasn't aware of the original location of the basement main door until I did demolition in preparation for the foundation work. Changing the design now would cause some safety issues and likely require me to change the character of the building in another less ideal way. Until recently the house had bars on all its windows and there is still a metal security gate on the main floor's front door. Dismantling these ugly security measures while maintaining safety has meant adding a fence with a locked gate. The stairway to the main floor has a setback of just over four feet from the fence and gate, which makes access to the northern side of the front yard where the door would be possible but cumbersome. The Southern passage on the other hand has both lighting and video security for safety.

See drawings on next page for details on the design.



It's unclear how much of the side and back windows and doors were altered by previous owners, but we made a design effort to maintain as much of the original window locations as possible while creating a good layout for a downstairs unit. Areas in the black along the exterior of the building indicate new walls. There were four doors around the exterior of the bottom floor, and that has been changed to just one in the back. Reasoning for this door location are enumerated above.

Damage to the exterior caused by opening up holes to support the house while rebuilding the foundation will need to be fixed. Other damage to the siding incurred while upgrading the foundation will also need to be repaired. The goal will be to use as much of the original, good quality siding on the front of the house as possible, and to find visually similar siding for the side and back of the house.

In addition, I want to use this opportunity to add waterproofing and fire safety layers under the siding to ensure the longevity of the structure.

Work program item #3 - Repair/replace trim

There are a few places on trim where repairs altered design or were poorly done. In the below photographs you can see the most visible areas in need of repair or replacement.



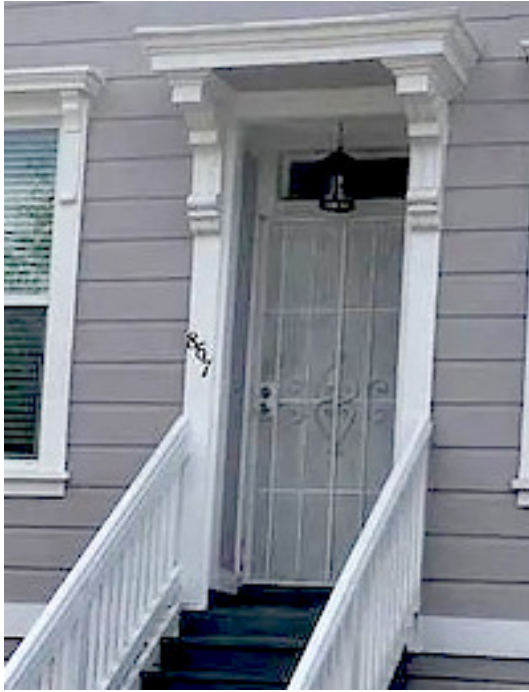


In addition to addressing these obvious departures from the original design, I want to have all the trim and top story surveyed for damage, repaired and repainted.

Work program item #4 - Replace front door and make landing safe

Currently the front of the house has a security door over a wooden door that is not original. The security door opens out, which means you need to back down the stairs to open the front door. It's really unsafe, and likely violates some safety code.

The best course of action is to remove the security door entirely. Then the entry way would be an appropriate sized step that allows you to walk into the floor on the same level. However the wooden door was hacked into place. It was cut down asymmetrically from its original shape and in addition poorly so that there is a gap. So, before the security gate is removed, an appropriate replacement door of the right size needs to be installed. It will also require rebuilding some of the door frame that has been too damaged to provide a secure locking mechanism.



Work program item #5 - Redesign final tail addition for structural soundness

The last addition to the house, added likely at the end of the 19th century or the beginning of the 20th contains the water heater and is therefore important to living in the top floor, but it's very unstable structurally. It's not strongly attached to the rest of the building, and it's on a series of posts that aren't well moored in the ground. There isn't great sheer support, and when the structural engineer came out to evaluate the foundation for repair, he noted that the structurally riskier problem was this addition.

For this work program I'd like to work with Oakland historical folks and my architect to find a solution to structurally improving the addition or rebuilding it to integrate more with the rest of the building. It is currently only accessible from outside the back door and down a full foot. It's a weird structure.

This is a design only effort. Even with the Mills tax relief, I won't likely be able to afford work beyond the design in the next ten years.

A drawing and picture of the addition can be see on previous pages: 7 and 8.

2022-2023 INTERNET COPY
 For Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023
ALAMEDA COUNTY
SECURED PROPERTY TAX STATEMENT
 Henry C. Levy, Treasurer and Tax Collector
 1221 Oak Street, Room 131
 Oakland, California 94612

Parcel Number	Tracer Number	Tax-Rate Area	Special Handling
6-21-15	01809600	17-046	

Location of Property
 867 WILLOW ST, OAKLAND
 Assessed to on January 1, 2022

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE
 PER CA GOV CODE §6254.21

THIS IS NOT AN OFFICIAL BILL

Tax-Rate Breakdown		
Taxing Agency	Tax Rate	Ad Valorem Tax
COUNTYWIDE TAX	1.0000 %	6,267.94
VOTER APPROVED DEBT SERVICE:		
COUNTY GO BOND	0.0103 %	64.56
CITY OF OAKLAND 1	0.2035 %	1,275.53
SCHOOL UNIFIED	0.1026 %	643.09
SCHOOL COMM COLL	0.0409 %	256.36
BAY AREA RAPID TRANSIT	0.0140 %	87.75
EAST BAY REGIONAL PARK	0.0058 %	36.35
TOTAL AD VALOREM TAX (AV TAX)	1.3771 %	8,631.58

Description	Exemption Code	Phone	Amount
MOSQ MSR K 1982		800-273-5167	3.50
CSA PARAMEDIC		800-273-5167	112.22
VEC CNTRL MSR A 84		800-273-5167	14.40
CITY EMERG MEDICAL		510-238-2942	33.52
CITY PARAMEDIC SRV		510-238-2942	26.70
CSA LEAD ABATEMENT		510-567-8280	30.00
OUSD 2008MEASURE G	b	510-879-8884	195.00
PERALTA 2018MEAS E		800-792-8021	48.00
OUSD 2014MEASURE N	a,b	510-879-8884	120.00
OUSD 2016MEASUREG1	a,b	510-879-8884	120.00
VIOLENCE PREV TAX	a,b	510-238-2942	251.18
CITY LIBRARY SRV-D	a,b	510-238-2942	181.92
2020 OAK MEASURE Q	a,b	510-238-2942	332.58
OAKLAND MEASURE AA	a,b	510-238-2942	462.14
SFBRA MEASURE AA		888-508-8157	12.00
FLOOD BENEFIT 12		510-670-5212	16.00
HAZ WASTE PROGRAM		800-273-5167	19.92
VECTOR CNTRL ASMT		800-273-5167	8.28
MOSQUITO ASMT 2008		800-273-5167	3.44
EBRPD CFD NO A/C-3		888-512-0316	24.84
AC TRANSIT MEAS VV		800-273-5167	96.00
CITY LIBRARY SERV	a,b	510-238-2942	234.66
SEE SEC 8 ON REVERSE SIDE FOR DTLs			
Additional Total from Reverse Side			333.46
Total Fixed Charges and/or Special Assessments			2,679.76

Tax Computation Worksheet			
Description	Full Valuation	x Tax Rate	= Tax Amount
LAND IMPROVEMENTS	190,138		
FIXTURES	443,656		
TOTAL REAL PROPERTY	633,794		
PERSONAL PROPERTY			
GROSS ASSESSMENT & TAX	633,794	1.3771 %	8,727.97
HOMEOWNERS EXEMPTION	-7,000	1.3771 %	-96.39
OTHER EXEMPTION			
TOTAL AD VALOREM TAX	626,794	1.3771 %	8,631.58
Ad Valorem Tax plus Special Assessments			11,311.34
First Installment		Second Installment	Total Amount Due
PAID \$ 5,655.67	PAID \$ 5,655.67		\$ 11,311.34

Please Read Important Messages

A fee of \$61.00 will be imposed on all returned or dishonored payments.

ECheck is free of charge; Accepted through June 30, 2023 @ <http://www.acgov.org/propertytax/>.

Visa, Mastercard, Discover, or American Express credit cards accepted by phone (510)272-6800 or online @ <http://www.acgov.org/propertytax/> through June 30, 2023. A convenience fee equal to 2.5% of the tax amount due will be added to your total payment.

Subscribe to receive email alerts about important property tax dates online @ <http://www.acgov.org/propertytax/>.

This bill is as of April 30, 2023 4:17 PM and may not include pending payments and roll corrections.

Please See Reverse For More Information

Tax Collector's Office
 Payment Questions/Credit Card Payments
 (510) 272-6800

Assessor's Office
 Valuation/Exemption
 (510) 272-3787 (510) 272-3770

SECOND INSTALLMENT PAYMENT, 2022-2023

2 INTERNET COPY PARCEL NO. 6-21-15
 TRACER NO. 01809600

THIS AMOUNT DUE FEB 1, 2023 ==> PAID \$ 5,655.67



After APRIL 10, 2023 pay

(Includes delinquent penalty of 10% and \$10.00 cost)

PAID APR 9, 2023

FIRST INSTALLMENT PAYMENT, 2022-2023

1 INTERNET COPY PARCEL NO. 6-21-15
 TRACER NO. 01809600

THIS AMOUNT DUE NOV 1, 2022 ==> PAID \$ 5,655.67



After DECEMBER 10, 2022 pay

(Includes delinquent penalty of 10%)

PAID OCT 26, 2022

	Address: 867 Willow Street		@
Mills Act Property Tax Calculator - enter lines 10, 12, 18, 19			
Item	Factor		Amount
CURRENT TAXES			
Assessed Value			\$633,794
Total Property Tax (1)	1.4000%		\$8,873
Property Type (1 erty Type: 1=Ow	1	Owner Residential	
	entia, 2=All Others		
MILLS ACT TAXES			
<u>Annual Income</u>			
Monthly Rent	\$3.00	/sq.ft./ month	
Leaseable Area	1,725	square feet	
Annual Rent			\$62,100
(less) Annual Ex) Annual Expens	30%	of Annual Rent	(\$18,630)
Net Annual Income			\$43,470
	pro forma 5% vacancy add to 25% expenses		
<u>Capitalization Rate</u>			
Interest (3)	5.7500%		
Risk Component (4)	4.0000%		
Tax Rate (1)	1.4000%	varies year to year	
Total, Cap Rate (Land)	11.1500%		
Amortization (5)	3.3333%		
Total, Cap Rate (Improvement:	14.4833%		
<u>Assessed Value & Taxes</u>			
Weighted Average Capitalization	13.4833%		
Assessed Value (based on Mills Act)			\$322,398
Total Property Tax	1.4000%	varies year to ye	\$4,514
CHANGE IN TAXES			
Decrease due to Mills Act			
			(\$4,360)
Change compared to Current Taxes			-49%