



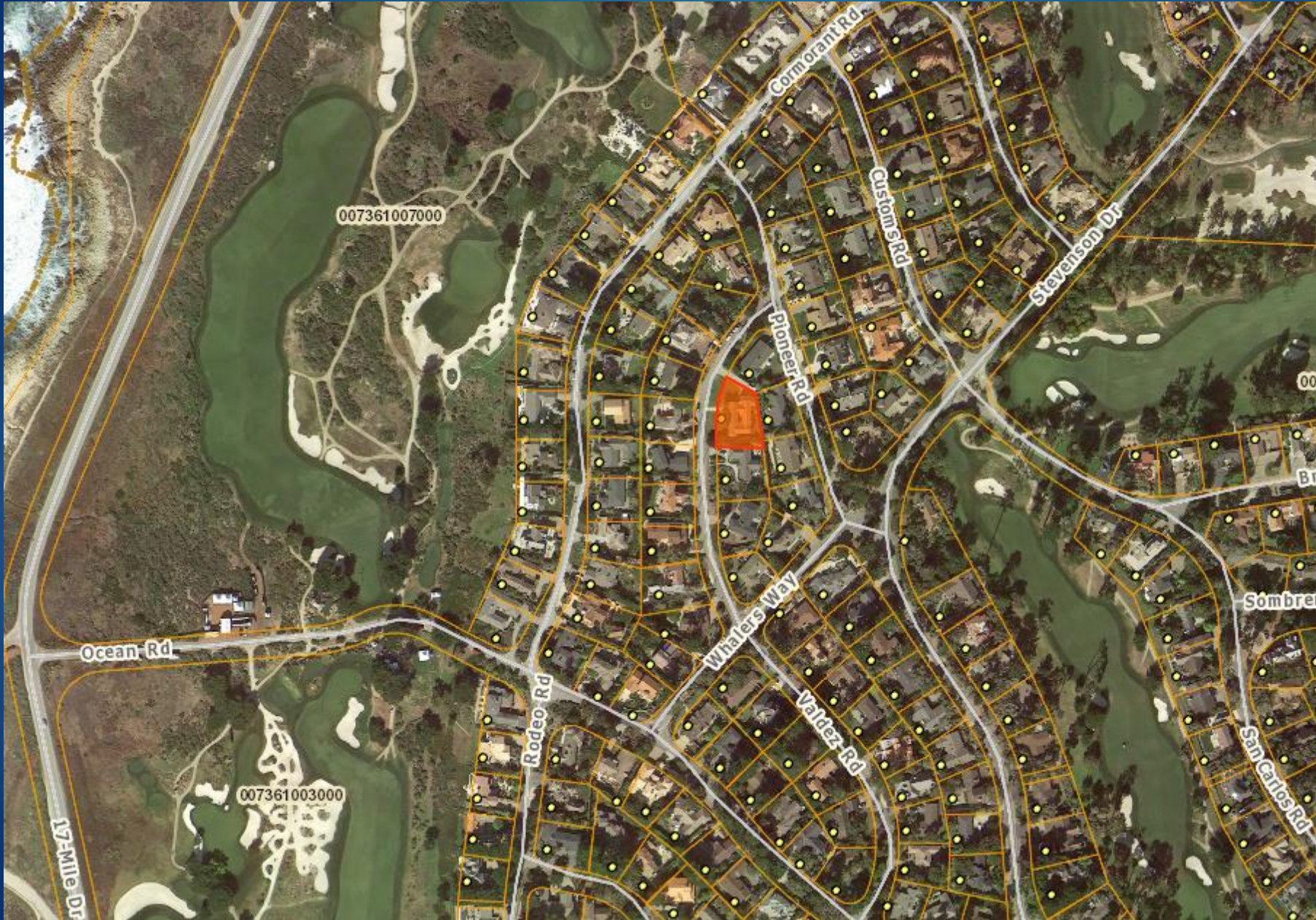
Historic Property Contract

KERNICK/PLN180343

BOARD OF SUPERVISORS

DECEMBER 04, 2018

LOCATION



- ▶ 3035 Valdez Road, Pebble Beach, CA
- ▶ APN 007-301-011-000
- ▶ Del Monte Forest Land Use Area Plan.

THE JAMES E. WANSBROUGH HOUSE



MILLS ACT CONTRACT QUALIFICATIONS



Qualified Historic Property

- ▶ Listed on the Monterey County Register of Historic Resources (BOS approved listing on 11/6/18)
- ▶ Does Not Exceed Fair Market Value Limitation of \$3 Million for a Residential Property
 - ▶ Appraised Value: 1.5 Million

HISTORIC RESOURCES REVIEW BOARD

- ▶ HRRB Reviewed Compliance with MCC Chapter 18.28 “Mills Act Program”
- ▶ HRRB Reviewed 10-year Work Program
- ▶ Unanimous HRRB Recommendation for BOS Approval

PREFERENTIAL HISTORIC PROPERTY TAX ASSESSMENT

- ▶ Current Property Tax Obligation:
Approx. \$17,200
- ▶ Mills Act Assessed Tax Obligation:
Approx. \$3,800

**Assessed Tax Reduction:
Approx. \$13,400 annually**

RECOMMENDATION

- ▶ Approve the Historic Property (Mills Act) Contract; and
- ▶ Authorize the Chair of the Board of Supervisors to Execute the Contract.

