

WR-20

## Property Value Summary Table

## Flocchini Estates LLC

APN	Tax Year	Assessed Total Value	Notes
068-110-007	2013	\$612,546.00	
068-110-008	2013	\$62,513.00	

## Andrew J Flocchini

APN	Tax Year	Assessed Total Value	Notes
850-000-090	Unknown	\$70,638.00	Westlaw indicates ownership
800-000-330	Unknown	\$18,510	Westlaw indicates ownership

Combined Assessed Total Value: \$764,207.00

## Real Property Tax Assessor Record

## Source Information

<b>Tax Roll Certification Date:</b>	07/01/2014
<b>Owner Information Current Through:</b>	03/05/2015
<b>County Last Updated:</b>	03/28/2015
<b>Current Date:</b>	04/17/2015
<b>Source:</b>	TAX ASSESSOR

## Owner Information

<b>Owner(s):</b>	FLOCCHINI ESTATE LLC
<b>Corporate Owner:</b>	CORPORATE OWNER
<b>Ownership Rights:</b>	CORPORATION
<b>Absentee Owner:</b>	OWNER OCCUPIED
<b>Property Address:</b>	7078 LAKEVILLE HWY PETALUMA, CA 94954-9524
<b>Mailing Address:</b>	7078 LAKEVILLE HWY PETALUMA, CA 94954-9524

## Property Information

<b>County:</b>	SONOMA
<b>Assessor's Parcel Number:</b>	068-110-007
<b>Property Type:</b>	AGRICULTURAL
<b>Land Use:</b>	VINEYARD
<b>Zoning:</b>	LEA60
<b>Lot Size:</b>	2780870
<b>Lot Acreage:</b>	63.8400
<b>Location Attributes:</b>	Pond
<b>Subdivision:</b>	LA CROZE SURV
<b>Lot Number:</b>	3,4

## Tax Assessment Information

<b>Tax Year:</b>	2013
<b>Calculated Improvement Value:</b>	\$113,785.00
<b>Calculated Improvement Value:</b>	\$498,761.00
<b>Calculated Total Value:</b>	\$612,546.00
<b>Assessed Land Value:</b>	\$113,785.00
<b>Assessed Improvement Value:</b>	\$498,761.00
<b>Assessed Total Value:</b>	\$612,546.00
<b>Valuation Method:</b>	ASSESSED
<b>Tax Amount:</b>	\$9,863.10
<b>Tax Code Area:</b>	136017

## Building/Improvement Characteristics

<b>Total Area:</b>	2780870
--------------------	---------

## Last Market Sale Information

<b>Seller Name:</b>	FLOCCHINI FRANK & MARY
<b>Deed Type:</b>	GRANT DEED
<b>Type of Sale:</b>	RESALE
<b>Multiple Parcel Sale:</b>	MULTIPLE PARCEL SALE
<b>Recording Date:</b>	05/25/1999

**Document Number:** 67231

**Historical Tax Assessor Information**

**Historical Tax Assessor Record: 1.**

**Tax Year:** 2012

**Calculated Land Value:** \$94,962.00

**Calculated Improvement Value:** \$509,260.00

**Calculated Total Value:** \$604,222.00

**Assessed Total Value:** \$604,222.00

**Assessor's Parcel Number:** 068-110-007

**Absentee Owner:** OWNER OCCUPIED

**Owner:** FLOCCHINI ESTATE LLC

**Property Address:** 7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524

**Mailing Address:** 7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 2.**

**Tax Year:** 2011

**Calculated Land Value:** \$111,051.00

**Calculated Improvement Value:** \$132,827.00

**Calculated Total Value:** \$678,761.00

**Assessed Total Value:** \$678,761.00

**Assessor's Parcel Number:** 068-110-007

**Absentee Owner:** OWNER OCCUPIED

**Owner:** FLOCCHINI ESTATE LLC

**Property Address:** 7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524

**Mailing Address:** 7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 3.**

**Tax Year:** 2010

**Calculated Land Value:** \$108,874.00

**Calculated Improvement Value:** \$130,223.00

**Calculated Total Value:** \$666,998.00

**Assessed Total Value:** \$666,998.00

**Assessor's Parcel Number:** 068-110-007

**Absentee Owner:** OWNER OCCUPIED

**Owner:** FLOCCHINI ESTATE LLC

**Property Address:** 7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524

**Mailing Address:** 7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 4.**

**Tax Year:** 2009

**Calculated Land Value:** \$108,061.00

**Calculated Improvement Value:** \$129,250.00

**Calculated Total Value:** \$666,241.00

**Assessed Total Value:** \$666,241.00

**Assessor's Parcel Number:** 068-110-007

**Absentee Owner:** OWNER OCCUPIED

**Owner:** FLOCCHINI ESTATE LLC

**Property Address:** 7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524

**Mailing Address:** 7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 5.**

**Tax Year:** 2008

<b>Calculated Land Value:</b>	\$106,194.00
<b>Calculated Improvement Value:</b>	\$127,017.00
<b>Calculated Total Value:</b>	\$662,382.00
<b>Assessed Total Value:</b>	\$662,382.00
<b>Assessor's Parcel Number:</b>	068-110-007
<b>Absentee Owner:</b>	OWNER OCCUPIED
<b>Owner:</b>	FLOCCHINI ESTATE LLC
<b>Property Address:</b>	7078 LAKEVILLE HWY PETALUMA, CA 94954-9524
<b>Mailing Address:</b>	7078 LAKEVILLE HWY PETALUMA, CA 94954-9524
<b>Historical Tax Assessor Record: 6.</b>	
<b>Tax Year:</b>	2007
<b>Calculated Land Value:</b>	\$106,194.00
<b>Calculated Improvement Value:</b>	\$127,017.00
<b>Calculated Total Value:</b>	\$662,382.00
<b>Assessed Total Value:</b>	\$662,382.00
<b>Assessor's Parcel Number:</b>	068-110-007
<b>Absentee Owner:</b>	OWNER OCCUPIED
<b>Owner:</b>	FLOCCHINI ESTATE LLC
<b>Property Address:</b>	7078 LAKEVILLE HWY PETALUMA, CA 94954-9524
<b>Mailing Address:</b>	7078 LAKEVILLE HWY PETALUMA, CA 94954-9524
<b>Historical Tax Assessor Record: 7.</b>	
<b>Tax Year:</b>	2006
<b>Calculated Land Value:</b>	\$102,072.00
<b>Calculated Improvement Value:</b>	\$122,086.00
<b>Calculated Total Value:</b>	\$518,290.00
<b>Assessed Total Value:</b>	\$518,290.00
<b>Assessor's Parcel Number:</b>	068-110-007
<b>Absentee Owner:</b>	OWNER OCCUPIED
<b>Owner:</b>	FLOCCHINI ESTATE LLC
<b>Property Address:</b>	7078 LAKEVILLE HWY PETALUMA, CA 94954-9524
<b>Mailing Address:</b>	7078 LAKEVILLE HWY PETALUMA, CA 94954-9524
<b>Historical Tax Assessor Record: 8.</b>	
<b>Tax Year:</b>	2006
<b>Calculated Land Value:</b>	\$104,113.00
<b>Calculated Improvement Value:</b>	\$124,527.00
<b>Calculated Total Value:</b>	\$647,001.00
<b>Assessed Total Value:</b>	\$647,001.00
<b>Assessor's Parcel Number:</b>	068-110-007
<b>Absentee Owner:</b>	OWNER OCCUPIED
<b>Owner:</b>	FLOCCHINI ESTATE LLC
<b>Property Address:</b>	7078 LAKEVILLE HWY PETALUMA, CA 94954-9524
<b>Mailing Address:</b>	7078 LAKEVILLE HWY PETALUMA, CA 94954-9524
<b>Historical Tax Assessor Record: 9.</b>	
<b>Tax Year:</b>	2001
<b>Calculated Land Value:</b>	\$39,753.00
<b>Calculated Improvement Value:</b>	\$110,720.00
<b>Calculated Total Value:</b>	\$150,473.00
<b>Assessed Total Value:</b>	\$150,473.00
<b>Assessor's Parcel Number:</b>	068-110-007
<b>Absentee Owner:</b>	OWNER OCCUPIED

**Owner:** FLOCCHINI ESTATE LLC  
**Property Address:** 7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524  
**Mailing Address:** 7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 10.**  
**Tax Year:** 2000  
**Calculated Land Value:** \$37,472.00  
**Calculated Improvement Value:** \$108,549.00  
**Calculated Total Value:** \$146,021.00  
**Assessed Total Value:** \$146,021.00  
**Assessor's Parcel Number:** 068-110-007  
**Owner:** FLOCCHINI FRANK, FLOCCHINI MARY  
**Property Address:** 7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524  
**Mailing Address:** 7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 11.**  
**Tax Year:** 1999  
**Calculated Land Value:** \$35,589.00  
**Calculated Improvement Value:** \$106,421.00  
**Calculated Total Value:** \$142,010.00  
**Assessed Total Value:** \$142,010.00  
**Assessor's Parcel Number:** 068-110-007  
**Owner:** FLOCCHINI FRANK, FLOCCHINI MARY  
**Property Address:** 7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524  
**Mailing Address:** 7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524

End of Document

© 2015 Thomson Reuters. No claim to original U.S. Government Works.

**Real Property Tax Assessor Record**

**Source Information**

**Tax Roll Certification Date:** 07/01/2014  
**Owner Information Current Through:** 03/05/2015  
**County Last Updated:** 03/28/2015  
**Current Date:** 04/17/2015  
**Source:** TAX ASSESSOR

**Owner Information**

**Owner(s):** FLOCCHINI ESTATE LLC  
**Corporate Owner:** CORPORATE OWNER  
**Ownership Rights:** CORPORATION  
**Absentee Owner:** ABSENTEE (MAIL AND SITUS NOT=)  
**Property Address:** 6933 LAKEVILLE HWY  
 PETALUMA, CA 94954  
**Mailing Address:** 7078 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524

**Property Information**

**County:** SONOMA  
**Assessor's Parcel Number:** 068-110-008  
**Property Type:** AGRICULTURAL  
**Land Use:** PASTURE  
**Zoning:** LEA60  
**Lot Size:** 3935210  
**Lot Acreage:** 90.3400  
**Subdivision:** LA CROZE SURV  
**Lot Number:** 3,4

**Tax Assessment Information**

**Tax Year:** 2013  
**Calculated Improvement Value:** \$62,513.00  
**Calculated Total Value:** \$62,513.00  
**Assessed Land Value:** \$62,513.00  
**Assessed Total Value:** \$62,513.00  
**Valuation Method:** ASSESSED  
**Tax Amount:** \$766.24  
**Tax Code Area:** 136017

**Building/Improvement Characteristics**

**Total Area:** 3935210

**Historical Tax Assessor Information**

**Historical Tax Assessor Record: 1.**  
**Tax Year:** 2012  
**Calculated Land Value:** \$62,231.00  
**Calculated Total Value:** \$62,231.00  
**Assessed Total Value:** \$62,231.00  
**Assessor's Parcel Number:** 068-110-008  
**Absentee Owner:** ABSENTEE (MAIL AND SITUS NOT=)  
**Owner:** FLOCCHINI ESTATE LLC

**Property Address:** 6933 LAKEVILLE HWY  
 PETALUMA, CA 94954

**Mailing Address:** 7078 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 2.**

**Tax Year:** 2011

**Calculated Land Value:** \$61,011.00

**Calculated Total Value:** \$61,011.00

**Assessed Total Value:** \$61,011.00

**Assessor's Parcel Number:** 068-110-008

**Absentee Owner:** ABSENTEE (MAIL AND SITUS NOT=)

**Owner:** FLOCCHINI ESTATE LLC

**Property Address:** 6933 LAKEVILLE HWY  
 PETALUMA, CA 94954

**Mailing Address:** 7078 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 3.**

**Tax Year:** 2010

**Calculated Land Value:** \$59,815.00

**Calculated Total Value:** \$59,815.00

**Assessed Total Value:** \$59,815.00

**Assessor's Parcel Number:** 068-110-008

**Absentee Owner:** ABSENTEE (MAIL AND SITUS NOT=)

**Owner:** FLOCCHINI ESTATE LLC

**Property Address:** 6933 LAKEVILLE HWY  
 PETALUMA, CA 94954

**Mailing Address:** 7078 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 4.**

**Tax Year:** 2009

**Calculated Land Value:** \$59,368.00

**Calculated Total Value:** \$59,368.00

**Assessed Total Value:** \$59,368.00

**Assessor's Parcel Number:** 068-110-008

**Absentee Owner:** ABSENTEE (MAIL AND SITUS NOT=)

**Owner:** FLOCCHINI ESTATE LLC

**Property Address:** 6933 LAKEVILLE HWY  
 PETALUMA, CA 94954

**Mailing Address:** 7078 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 5.**

**Tax Year:** 2008

**Calculated Land Value:** \$58,344.00

**Calculated Total Value:** \$58,344.00

**Assessed Total Value:** \$58,344.00

**Assessor's Parcel Number:** 068-110-008

**Absentee Owner:** ABSENTEE (MAIL AND SITUS NOT=)

**Owner:** FLOCCHINI ESTATE LLC

**Property Address:** 6933 LAKEVILLE HWY  
 PETALUMA, CA 94954

**Mailing Address:** 7078 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 6.**

**Tax Year:** 2007

**Calculated Land Value:** \$58,344.00

**Calculated Total Value:** \$58,344.00

**Assessed Total Value:** \$58,344.00

**Assessor's Parcel Number:** 068-110-008

**Absentee Owner:** ABSENTEE (MAIL AND SITUS NOT=)  
**Owner:** FLOCCHINI ESTATE LLC  
**Property Address:** 6933 LAKEVILLE HWY  
 PETALUMA, CA 94954  
**Mailing Address:** 7078 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 7.**  
**Tax Year:** 2006  
**Calculated Land Value:** \$56,079.00  
**Calculated Total Value:** \$56,079.00  
**Assessed Total Value:** \$56,079.00  
**Assessor's Parcel Number:** 068-110-008  
**Absentee Owner:** ABSENTEE (MAIL AND SITUS NOT=)  
**Owner:** FLOCCHINI ESTATE LLC  
**Property Address:** 6933 LAKEVILLE HWY  
 PETALUMA, CA 94954  
**Mailing Address:** 7078 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 8.**  
**Tax Year:** 2006  
**Calculated Land Value:** \$57,200.00  
**Calculated Total Value:** \$57,200.00  
**Assessed Total Value:** \$57,200.00  
**Assessor's Parcel Number:** 068-110-008  
**Absentee Owner:** ABSENTEE (MAIL AND SITUS NOT=)  
**Owner:** FLOCCHINI ESTATE LLC  
**Property Address:** 6933 LAKEVILLE HWY  
 PETALUMA, CA 94954  
**Mailing Address:** 7078 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 9.**  
**Tax Year:** 2001  
**Calculated Land Value:** \$51,875.00  
**Calculated Total Value:** \$51,875.00  
**Assessed Total Value:** \$51,875.00  
**Assessor's Parcel Number:** 068-110-008  
**Absentee Owner:** ABSENTEE (MAIL AND SITUS NOT=)  
**Owner:** FLOCCHINI ESTATE LLC  
**Property Address:** 6933 LAKEVILLE HWY  
 PETALUMA, CA 94954-9258  
**Mailing Address:** 7078 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 10.**  
**Tax Year:** 2000  
**Calculated Land Value:** \$31,977.00  
**Calculated Total Value:** \$31,977.00  
**Assessed Total Value:** \$31,977.00  
**Assessor's Parcel Number:** 068-110-008  
**Owner:** FLOCCHINI FRANK, FLOCCHINI MARY  
**Property Address:** 6933 LAKEVILLE HWY  
 UNINCORPORATED, CA 94954-9258  
**Mailing Address:** 7078 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524

**Historical Tax Assessor Record: 11.**  
**Tax Year:** 1999  
**Calculated Land Value:** \$30,053.00  
**Calculated Total Value:** \$30,053.00  
**Assessed Total Value:** \$30,053.00



**Assessor's Parcel Number:**

068-110-008

**Owner:**

FLOCCHINI FRANK, FLOCCHINI MARY

**Property Address:**

6933 LAKEVILLE HWY  
UNINCORPORATED, CA 94954-9258

**Mailing Address:**

7078 LAKEVILLE HWY  
PETALUMA, CA 94954-9524

End of Document

© 2015 Thomson Reuters. No claim to original U.S. Government Works.

**Real Property Tax Assessor Record**

**Source Information**

**Tax Roll Certification Date:** 07/01/2014  
**Owner Information Current Through:** 03/05/2015  
**County Last Updated:** 03/28/2015  
**Current Date:** 04/17/2015  
**Source:** TAX ASSESSOR

**Owner Information**

**Owner(s):** FLOCCHINI ANDREW J  
**Property Address:** 7050 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524  
**Mailing Address:** 7050 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524  
**Phone:** 707-762-4974

**Property Information**

**County:** SONOMA  
**Assessor's Parcel Number:** 850-000-090  
**Property Type:** NOT AVAILABLE / NONE  
**Land Use:** TYPE UNKNOWN  
**Homestead Exempt:** HOMEOWNER EXEMPTION

**Tax Assessment Information**

**Tax Year:** UNKNOWN  
**Calculated Improvement Value:** \$70,638.00  
**Calculated Total Value:** \$70,638.00  
**Assessed Improvement Value:** \$70,638.00  
**Assessed Total Value:** \$70,638.00  
**Valuation Method:** ASSESSED  
**Tax Code Area:** 136017

**Historical Tax Assessor Information**

**Historical Tax Assessor Record: 1.**  
**Tax Year:** UNKNOWN  
**Calculated Improvement Value:** \$69,253.00  
**Calculated Total Value:** \$69,253.00  
**Assessed Total Value:** \$69,253.00  
**Assessor's Parcel Number:** 850-000-090  
**Homestead Exempt:** HOMEOWNER EXEMPTION  
**Owner:** FLOCCHINI ANDREW J  
**Property Address:** 7050 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524  
**Mailing Address:** 7050 LAKEVILLE HWY  
 PETALUMA, CA 94954-9524

**Real Property Tax Assessor Record**

**Source Information**

**Tax Roll Certification Date:** 07/01/2014  
**Owner Information Current Through:** 03/05/2015  
**County Last Updated:** 03/28/2015  
**Current Date:** 04/17/2015  
**Source:** TAX ASSESSOR

**Owner Information**

**Owner(s):** FLOCCHINI ANDREW J  
**Property Address:** 7050 LAKEVILLE HWY  
PETALUMA, CA 94954-9524  
**Mailing Address:** 7050 LAKEVILLE HWY  
PETALUMA, CA 94954-9524  
**Phone:** 707-762-4974

**Property Information**

**County:** SONOMA  
**Assessor's Parcel Number:** 800-000-330  
**Property Type:** NOT AVAILABLE / NONE  
**Land Use:** TYPE UNKNOWN

**Tax Assessment Information**

**Tax Year:** UNKNOWN  
**Calculated Total Value:** \$18,510.00  
**Assessed Total Value:** \$18,510.00  
**Valuation Method:** ASSESSED  
**Tax Code Area:** 136017

**Historical Tax Assessor Information**

**Historical Tax Assessor Record: 1.**

**Tax Year:** UNKNOWN  
**Calculated Total Value:** \$10,540.00  
**Assessed Total Value:** \$10,540.00  
**Assessor's Parcel Number:** 800-000-330  
**Owner:** FLOCCHINI ANDREW J  
**Property Address:** 7050 LAKEVILLE HWY  
PETALUMA, CA 94954-9524  
**Mailing Address:** 7050 LAKEVILLE HWY  
PETALUMA, CA 94954-9524

End of Document

© 2015 Thomson Reuters. No claim to original U.S. Government Works.