

# REAL ESTATE SECTION



## Low-key Max

Max was surrendered to HSIMC when his owner passed away. Max has been enjoying life in a foster home in Laytonville with a senior husky friend. We are thrilled that this senior guy gets this extra-special treatment. We want you to know that Max is available for adoption! If you would like more information or set up a time to meet Max, give us a call and we would love to talk to you! Max gets along well with other friendly dogs and lived in a home with kids prior to coming to HSIMC.

The Humane Society for Inland Mendocino is located at 9700 Uva Drive in Redwood Valley. Feel free to visit us, no appointments needed! We are open Wednesday through Friday, 1 to 5 pm; Saturday and Sunday, 11 am to 3 pm; closed Monday and Tuesday. Check out all of our available dogs and cats on our website: [www.mendohumane.com](http://www.mendohumane.com), on our Facebook page, and on [www.petfinder.com](http://www.petfinder.com).



## Charming Almond

Almond is a loveable, funny guy who is sure to keep you entertained. From his victorious bark to his belly-up sleeping, he's always there to make you laugh. He definitely knows what he's a fan of and what he doesn't care for. He loves his large-breed housemates and loves to try and cuddle up and give them kisses, he loves to eat all sorts of treats and goodies. He also loves to sunbathe all day and loves to sleep in as long as he can. This Chihuahua / terrier mix is not too much of a fan of walks or car rides, although he'll tolerate it if he needs to, he just prefers not to. He's an overall good companion in the house and to carry around.

To learn more about Almond, or to view other adoptable animals, visit [www.milofoundation.org](http://www.milofoundation.org) or the Milo Foundation Sanctuary Facebook page. The sanctuary is currently doing pet adoptions by appointment only. Please complete a pet-adoption application



before requesting an appointment. You can reach the Milo Foundation at 459-4900.

## Outgoing Tiger

Tiger is a friendly guy who loves to explore! Tiger came in as a stray with an unknown history. We know he loves treats, pets, and can be a bit of an escape artist.

The Mendocino County Animal Shelter, located at 298 Plant Road in Ukiah, is open to the public from noon to 5 pm Tuesday through Friday and 10 am to 3 pm (closed for lunch from 1 to 1:30 pm) on Saturdays. Make sure to pre-fill out the adoption application available at [www.mendoanimalshelter.com](http://www.mendoanimalshelter.com). Call 707-467-6453 for more information.

## Furry Friends Hoping for a Home

### How to help pets acclimate to new homes

Welcoming a new pet into a family can be an exciting time. Pets are wonderful companions and can even be beneficial to their owners' overall health. The Centers for Disease Control and Prevention advises that pets may create increased opportunities for exercise. In addition, studies have shown that relationships with pets may help lower blood pressure and cholesterol and reduce triglyceride levels, feelings of loneliness, anxiety, and other ailments.

A new pet requires owners to make various changes to help both humans and companion animals. It can take a period of transition for everyone involved to determine their new roles. Here are some strategies to help pets and people acclimate to new living situations.

Create a safe place. Any person who has moved understands that relocating can be stressful. Pets may be on edge when moving into a new home because they don't have the capacity to process why a move is taking place. Even if the eventual result will be something

positive. Establish a quiet spot that is away from high-traffic areas so the new pet can grow accustomed to the sounds, smells and routine of its new environment. Then he or she can retreat there when necessary.

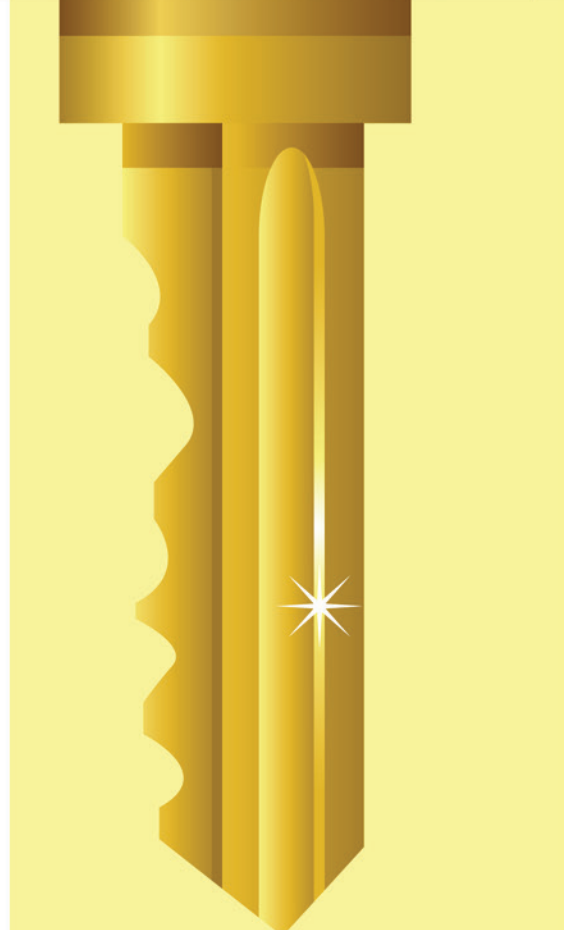
Retain some of the pet's items. Owners may want to buy their pets new toys and supplies, but they should utilize some of the pet's original and familiar items to make it easier for the animal to adjust. This familiarity can be comforting for the animals.

Consider the 3-3-3 rule. Animal rescue and training organizations, such as Alpha and Omega Dog Training, say the general rule is that pet owners can expect three days of a new dog feeling overwhelmed and nervous; three weeks of settling in; and three months of building trust and bonding with new owners. New pet owners should not feel disappointed if it takes some time for a pet to settle in. Cats and other animals may acclimate differently.

Be patient with behavior. Pets who have moved to new places may temporarily forget their training. This means engaging in undesirable behavior, such as having indoor accidents (or those outside a litter box), jumping up on people, howling, barking or meowing, and more. It will take some time for pets to feel safe, so reinforce training with patience.

Stick to a routine. Animals prefer knowing what is coming next and are creatures of habit, says the American Kennel Club. Individuals should establish and stick to daily routines where feedings, play time, walks, and other activities occur at roughly the same time. This will help pets feel more relaxed.

It can take some time for new pets to settle in, but with patient and reassuring owners, pets will eventually acclimate to their new homes.



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Call April at **707-972-2475** for ad info, pricing and sizes!

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**2240 Hilltop Road, Willits**  
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Public Remarks: TWO legal parcels of land, each is a one-acre lot at the end of the road. Each has a building pad/area and views to the East of the hills. County permits paid for a 1900sqft manufactured home (buyer to check on transferability). Two septic systems on the first one-acre parcel, which has an old cabin (rough shape) and a container home with a commercial & residential electric meter, and a well (newer pump) that has serviced the sellers without issue. RV hookup also. The other one-acre parcel also has a building pad area down a roughed-in road, mature trees, and a septic system. The whole property has a fence around it and a private, serene feel. Less than 10 minutes to downtown Willits!

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# This feels better



Bill Barksdale  
Columnist

Since my column is a journal, I was going through an old journal from some years ago and came across this entry from 1995. "We've had a terrific series of rain storms ... Actually it's been quite beautiful here. The water rushing down the hills in gushing streams, the trees, fresh and green with the old leaves blown off, are greening up with all this lovely rain.

"Inside we're cozy and warm when the wood stove gets going, and now we can even take long, hot baths (we lived in a little cabin

in the woods at the time with only cold running water, so would heat water in big pots on the stove for a bath in a round metal tub). We even watch a video occasionally while charging the batteries. Lovely!" We were off-grid with only a very small generator and some car batteries for very limited electric, enough for a reading light for the week. We'd watch a VHS tape on a tiny TV while the batteries charged; our big treat of the week.

"There's hardly a greater pleasure in life than sitting around

a warm wood stove on a winter evening, reading and snuggling up with the dogs and each other."

Then I ran across an old, now yellowed letter from my late friend, Gail Richards. She could make a copy and I'm sure she'd approve that I include it here for you to read. It's regarding the passing of our beloved friend, Sherry Martin. Gail was one of the kindest people I've known.

"Susan Plummer-Freeman, Phoenix Hospice.

Dear Susan:

Bill Barksdale and I met with you July 12 (2004) and I just wanted to tell you again what a pleasure it was meeting you. We did not realize then how little time we had, and I'm sure the same realization came to you when you found yourself conducting Sherry Martin's evaluation in her hospital room only six days later.

One of your duties was to offer Sherry's son the names of several potential nurses to care for his mom upon her release from the hospital. Little did you know, you sent an angel. If you haven't met Gloria Hamson, you should.

How do you measure grace? Tranquility? Gentle nurturing? Gloria is all of those, and more. Not only did Sherry respond to her immediately, but family and friends did too. An almost audible sigh of relief was heard when she entered the house very late that first night and we knew instantly we had been blessed to receive her care. There is no abrasiveness or aggression in her take-charge approach, and her many years of experience have served her well because her self-assurance inspires confidence in others they didn't know they had.

Sherry died July 23 ... in her own home. We could not have done that for her without Gloria. Confidentiality standards would probably prohibit you from providing me with her address, and I understand, but could you please forward the enclosed copy of this letter to her? It's important for her to know how very much her services were appreciated. I will never forget her.

Sincerely, Gail Richards"

Not long before the above event, I received this note from Sherry:

"Dear Friends,

How I wish I didn't have to send this card to you, but it has to be. You love each other and have a good life together. I am glad that, as I know you must be. Hopefully, we'll all see each other again. Much Love, Sherry"

How blessed my life has been to have known both of these wonderful friends. They both made my life so much richer. Joe and I were with Sherry when she died. I was playing her favorite music on her stereo, opera arias, so she left us to the glorious melodies of Puccini.

In 1999 I wrote: "Today we took Robin to the vet, Frank Grasse, and had him put down. He's been in very bad health since the stroke. He kept going though. Unfortunately, he forgot how to use his cat box. He also was unable to clean himself. He only weighed about six pounds, less than half his normal weight. We stayed with him when he was injected with the sedatives and then the final injection that stopped his heart. He just went to sleep very quickly and

died, very peacefully.

"We had Rob for about 19 years. He actually wasn't a real friendly cat much of the time. I did cry when he died though. Just the letting go of that 19 years of knowing somebody I guess. I still expect to see him come walking around the corner."

Frank once told me that euthanizing an animal was the most difficult part of his job.

May 9, 1998 I wrote: "I heard two hermit thrushes singing to each other three days ago. First of the season. There was a pair down by Timber Road and another pair up by the old homestead site. Very beautiful songs. That means it's spring!" For the many years we lived in the forest, I always noted in our household journal when I heard the first hermit thrush sing each year. They are truly the heralds of spring."

January 28, 1993: "Kate (our big brindle boxer) and I went on an expedition today. We walked the boundaries of the whole 22 acres with my compass and a survey map and flagged the lines. Couldn't find the two lower pins at the north-east corners but I cross-referenced as well as I could those corners and found old flagging all along the route I followed with the compass, so feel fairly confident that I was pretty accurate." Don't know if I could do that today all these years later.

August 3, 1991: "The last remaining of two original cherry trees that I planted when we first moved here has died. Two years ago it got attacked and pretty savagely munched on by the deer and it just never recovered. It's 7:30 pm and Joe is still out working on a job. I managed to get half a day off today. I've been trying to take Saturday's off but I may have to rethink that."

When I first started in the real estate business, my new broker, John Lazaro (a very smart and wonderful guy), said to me "be sure to plan to take one day a week off." I thought he was joking, but I soon realized as I got really busy that I was into a seven-day-a-week job. Most of the time for the next 31 years, I worked seven days a week often. As I look back on it, I can hardly believe that I did that. I did love my work though. I learned so much every day, and I met so many wonderful friends that are still friends today. One thing that was truly surprising for me was my fascination with business law! There was nothing in my background that would have prepared me for that. Although I'm not qualified to give legal advice, at least I knew when to say to a client, "You need to consult a qualified legal professional."

I can't imagine what my life would have been like had I continued to live in big cities like New York and San Francisco, places where I spent 20 years of my life. I've lived in Willits for about half of my life. I achieved my dream of living the country life, off the grid with an outhouse, a wood stove, kerosene light, and a big veggie garden - surrounded by the forest. I had a totally unplanned-for business career that I loved and learned so much about myself, including self-confidence. I've met friends that I will treasure for the rest of my life. Oh, and I learned how to live simply (some of the time), without all the things that many people consider essential for survival.

Like the old Shaker song written by Elder Joseph Brackett (1797-1882) goes:

"Tis the gift to be simple, 'tis the gift to be free

"Tis the gift to come down where we ought to be,

And when we find ourselves in the place just right,

"Twill be in the valley of love and delight.

When true simplicity is gained,

To bow and to bend we shan't be ashamed,

To turn, turn will be our delight,

Till by turning, turning we come 'round right.

My secretary, Rosie, snuggled up next to me as she waits to go out for a walk, approves this message.

Bill Barksdale was inducted into the 2016 Realtor® Hall of Fame, and served as Chair of the County of Mendocino Assessment Appeals Board settling property tax disputes between the County Assessor & citizens and businesses. DRE# 01106682, Coldwell Banker Mendocino Realty Inc. Read more of Bill's columns on his blog at [www.bbarksdale.com](http://www.bbarksdale.com). 707-489-2232

# Do elections affect investment and tax planning?



Nicholas Casagrande  
Columnist

Neighbors,

I wanted to share my thoughts on valuing one another. Your value has several angles. You are valued by your family, your neighbors. Valued for your friendship, your wisdom, your advice. Valued for your work, could be salary or volunteer.

Too often we think of one's value in terms of possessions or salary, assets or liabilities. Value is a combination of many things and changes throughout one's life.

First and foremost, it's important you believe you offer something to friends, neighbors, employers, organizations ... YOU DO. And you have friends, organizations that you value. Value is displayed in many forms.

Whether someone is growing, selling, cleaning, representing, advising, building, removing, delivering,

preparing, cutting, signaling, driving, owning, coordinating, beautifying, etc. ... it generally is done with the utmost care and consideration.

I love my work educating and providing wealth-management services to my clients. Most of the time, it doesn't feel like work because I believe in what I am doing: helping people understand, organize and plan their finances. There is value in this - peace of mind, reducing stress, stability. Together we see the results of planning, strategizing, or simply looking at an investment statement or the shrinking tax consequence on a tax return.

Every day I am shown gratitude from my clients - in different forms. Every day I try to show gratitude to my clients and employees. There is value in gratitude.

A few times a month I am asked to discount my, and my team's, services after the work has been done. I take these requests very seriously as it's always good to hear from clients and I need to understand the reason(s) they are asking - was it our work, our service, what?

Some people want a discount because it is a game to them. Some are telling me they do not respect nor value our work. There are online systems without a human or

sometimes the work is done in a foreign country. I need to know the issues that concern them as our industry requires much ongoing training, practical experience, many licenses, credentials and security.

In pricing your services, there are many things to consider. There is what the "competition" is offering and charging, and the quality of that work. There is the time required by team members; there are costs of doing business, etc.

Whether personal or professional, you provide important value to others and are valued by others. Think about those people and experiences you value.

Understand your value. And remember this very important phrase:

"Price is only an issue in the absence of value."

My best,

Nick

Nicholas Casagrande is an accountant and a financial advisor. His firm, NC Financial Group, is a wealth-management firm, serving individual clients as well as small-to-medium-sized businesses. Client work includes personal and corporate taxes, investment planning, insurance, and real estate.

Advertise in Willits Weekly's monthly real estate section! Call April at 707-972-2475 for ad info and more. Publishes the second week of the month!

# Questions to ask when buying a home



Richard Selzer  
Columnist

If you want to buy a home, prepare to ask a lot of questions. This is not a time to be shy or to hold back for fear of causing insult or offense. Since this real estate purchase is likely to be the largest purchase of your life, I suggest working with your real estate agent to find out everything you can.

The State of California helps buyers find out what they need to know about a property by requiring at least five disclosures when a property is for sale: one from the state, one from the county, a transfer disclosure statement, a real estate agent's visual inspection report, and a natural hazards disclosure. Taken together, this represents an enormous amount of information about the history and current condition of the property, but it may not reveal everything. (Note: these disclosures won't reveal anything if you don't read them.)

Here are some additional questions to consider.

## What should I know about the property that wasn't included in the TDS?

A transfer disclosure statement is required by California law. Sellers must disclose any defects related to the house and all other items included in the sale, such as appliances or built-in furniture. However, if a problem was remedied, it may not be included on the TDS, so consider asking whether the seller has made any repairs or updates to the house, especially big ones like replacing the roof or fixing a leaky pipe under the bathroom sink that went unnoticed for a period of time.

Ask when repairs were made and by whom. Were licensed contractors employed or did the seller and his brother put a little plumber's tape on the leak and call it good? Past issues can sometimes predict future problems, so it's good to know about them.

## Ask about homeowner association fees.

If the home you want belongs to a subdivision with a homeowner's association, ask for the bylaws or agreement as well as minutes of meetings. This will reveal important details such as whether you should expect an increase in dues or the fact that your prospective neighbor's avant-garde lawn art may not be appropriate for children. These and other issues may affect your enjoyment or use of the property.

## 95 Acres on Walker Road

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**PRESENTED AT: \$239,000**

3-bed, 3-bath home, large kitchen with a bay window seat, bar seating and ample storage. Formal dining room, sunken living room, and a family room equipped with a gas fireplace and wet bar. Dog run, automatic generator and 2-car garage with a star lift.  
**PRESENTED AT: \$439,000**

5-bed, 3-bath, 2,772 sq. ft. home. Spacious living room and family room, each featuring its own fireplace. Formal dining room, butler's pantry, 2-car garage, and an additional extra room ideal for a home office, gym, or playroom.  
**PRESENTED AT: \$575,000**

2 bedroom, 1 bathroom home is move-in ready. Private backyard next to a flowing creek. A complete solar system is owned. Walking distance to shopping, restaurants and transportation.  
**PRESENTED AT: \$250,000**

Large lot with Main Street frontage. This 2 bedroom bathroom home plus office, also has a large 20'x40' metal shop with two roll-up doors that can also be accessed from the rear alley. Move in ready. Zoned RFL for your home business.  
**PRESENTED AT: \$550,000**

Picture perfect home on 23+ acres. 1600 sqft farmhouse has 2 bedrooms + bonus room that can be a 3rd bedroom or office. 2 full baths, remodeled kitchen, soapstone countertops, craftsman-style cabinets, and wood floors. In-ground saltwater pool set in a stone patio.  
**PRESENTED AT: \$699,500**

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**Breathtaking Easterly Views of the Willits Valley - \$450,000**

Large sliders with picture windows in the dining and living room flood the home with morning light. Oversized 2-car garage includes a bonus utility/workshop downstairs, perfect for hobbies and tinkering. The wrap-around deck, raised garden beds, and ample off-street parking provide endless outdoor enjoyment. The property also includes a versatile 1-bedroom studio with a bathroom, kitchenette, and laundry facilities.

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Runs on the second Thursday of the month.



WILLITS WEEKLY'S SELECTED PROPERTY FEATURE

# 733 South Main Street, Willits

MLS: 324072026

Offered for sale at: \$215,000

Office building for sale with great exposure, located right along South Main Street in Downtown Willits. Zoned C2, this building features 2 enclosed offices plus a large entry and plenty of open area with potential for more desk spaces. There is another room with a kitchenette, a half bath, plus an exterior storage room that is attached. Two entrances and a peaceful patio area where you can take a break and enjoy your Starbucks coffee (located right across the street). Multiple off street parking spaces along the alley and a few spaces behind the building as well. Whether you're looking to expand your business or invest in a prime downtown location, this property offers both functionality and visibility. Priced to sell, listed under appraised value.

Property feature listed by:

**Roxanne Lemos-Neese**

(Lic# 01712217)

Agent of:

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<p><b>Residential Building Lot on Holly and Poplar</b> All utilities are available, convenient location in town. <b>\$100,000</b></p>	<p><b>150+/- Acres Gorgeous Private Covelo Location</b> There is a 1500+/- sq. ft. custom built farm house main home with 2 beds, 2 baths, laundry and office. With 3 well-built sleeping cabins, this property would be a perfect place to create a retreat and it has a bath house that is partially completed. Features are a beautiful pond, several outbuildings, gentle land, fenced gardens, excellent abundant water from wells and year round springs. <b>\$550,000</b></p>	
<p><b>3.3+/- Level Acres</b> Great opportunity for a commercial business or investment property. There is a 1,700+/- sq. ft. office building with 4 separate offices and 2,646+/- storage attached. The metal shop is 4,608+/- sq. ft. with drive thru bays and roll up doors. Approximately 3 acres are paved. There is a new septic system and city water. Used previously for years as a truck shop business. Many more details call for information. <b>\$660,000</b></p>	<p><b>22+/- Level Park-Like Acres</b> This beautiful land borders the South Fork of the Eel River. There are many open meadows throughout for lovely easy building sites. There is paved road access and PG&amp;E on the corner of the property. Primary tree types are redwood and fir, with some mixed madrone and oak. It is zoned 12 which allows for residential, commercial up to Industrial use, many possibilities. It is approximately 15 minutes west of Laytonville right off of Branscomb Road. <b>\$230,000</b></p>	
<p><b>Beautiful Level Lot in Town</b> Zoned commercial but could have a residence and a business with approval from the City of Willits. Convenient location, pretty spot. <b>\$79,500</b></p>	<p><b>Level Commercial Lot on Main Street - Hwy. 101</b> Great visibility for a business. It may be possible to have a residence as well as a business location. All utilities are available. <b>\$125,000</b></p>	
<p><b>SUMMIT REALTY</b></p>		
<p>For information or an appointment to view please call: <b>Randy and Ruth Weston</b> 707-459-4961 • 707-489-3333 CalBRE: 00990817 ruthweston@pacific.net 557 South Main Street • Willits</p>		

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