



# COUNTY OF SAN DIEGO

ERNEST J. DRONENBURG, JR.  
ASSESSOR/RECORDER/COUNTY CLERK

www.sdarcc.com



January 19, 2022

F6HILL, LLC  
SANDOR SHAPERY, MGR  
402 W BROADWAY # 1050  
SAN DIEGO, CA 92101-8507

**RE: Reassessment of Property Subject To Valuation under the Mills Act**  
**Situs: 527-45 F ST**  
**APN: 535-093-12-00**

DEAR F6HILL, LLC,

Our office has received a copy of a newly recorded Mills Act agreement for the property listed above. This letter is intended to help you understand what to expect regarding your annual property assessment.

Properties subject to a Mills Act agreement are reassessed annually. California Revenue and Taxation Code Section 439.2 mandates the methodology used to derive the property's assessed value.

Simply stated a three-way value comparison using the "Restricted Value" (income approach), the "Factored Base Year Value" (acquisition date value plus indexing, ownership and/or new construction) and the "Fair Market Value" (comparable sales) is performed with the lowest of the three values enrolled for the annual property assessment and tax bill.

In July of each year you may obtain a copy of Notification of Taxable Value from our website showing the assessed value for that year's annual tax bill. Annual tax bills are mailed by the Treasurer-Tax Collector between late September and early October.

Enclosed with this letter is a Rent Survey questionnaire. **Please fill it out completely, sign, date and return it to our office in the enclosed envelope by February 10, 2022.**

Thank you in advance for your assistance.

If you have any questions please contact Todd McCracken, Appraiser at (619) 531-5002.

Very truly yours,  
ERNEST J. DRONENBURG, JR.  
County Assessor

Enclosures: 2



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SAN DIEGO, CA 92101-8507

RE: ANNUAL MILLS ACT RENT SURVEY  
Situs: 527-45 F ST  
APN: 535-093-12-00

DEAR F6HILL, LLC,

The above referenced historical property is assessed annually under the terms of a Mills Act agreement. Ownership and rental information are required by our office to comply with state law in valuing your historical property according to California Revenue & Taxation Code sections 439-439.4.

So that we may determine an accurate valuation under the Mills Act guidelines using the most current and reliable data, **please answer all of the questions below and return this form using the enclosed envelope no later than February 10, 2022.**

1. Do you occupy this property as your principal place of residence? YES  NO   
 a. IF "YES", SKIP QUESTIONS 2 & 3.
2. Is the property typically rented/leased out to a tenant(s)? YES  NO   
 a. If "YES", what is the gross annual income if 100% rented? \$ \_\_\_\_\_
3. Amount of annual expenses? (excluding property tax & mortgage) \$ \_\_\_\_\_
4. Owner contact information:  
 a. Daytime phone/cell: (\_\_\_\_\_) \_\_\_\_\_  
 b. Email: \_\_\_\_\_
5. Comments: \_\_\_\_\_  
 \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Thank you very much for your cooperation. If you have any questions or concerns, please contact Todd McCracken, Appraiser at (619) 531-5002.

Very truly yours,  
ERNEST J. DRONENBURG, JR.  
County Assessor