

Thomas Fire, Woolsey/Hill Fire, Rural Land and the Agricultural Industry in Ventura County

Honorable Dan Goodwin, MAI
Ventura County Assessor

Photo Credit: Ventura County Agricultural Commissioner

Thomas Fire – One Year Later

- Over 330 Rural Properties were damaged by the Thomas Fire and will require years of follow-up work
- Varying degrees of damage, including irrigation, trees, out buildings and residences



Damaged Trees Assessment

How does an appraiser determine if the damaged trees will survive the damage?

- If the trunk of a tree is charred and the sap inside is boiled, it will not survive. It may push some green growth due to stress, but it will not flourish and will need to be removed.



Photo Credit: Ben Faber, Topics in Subtropics

Damaged Trees Assessment

- Look for discoloration at the base of the trunk. If the trunk is black, it is probably not going to come back.



Damaged Trees Assessment

- Trees that just had burned foliage can be pruned and brought back to a productive state.



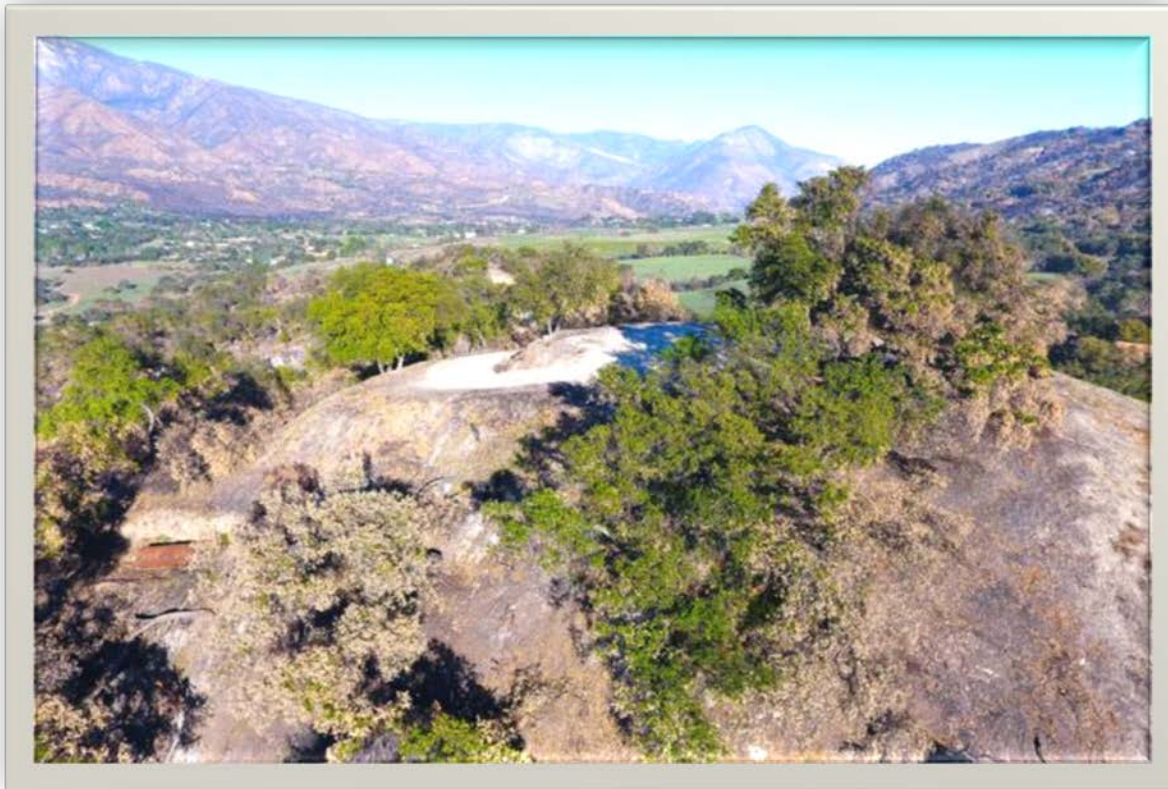
Photo Credit: Ben Faber, Topics in Subtropics

Sales After the Fire

- Post Thomas Fire sales have not shown a significant affect on the market value thus far
- Most rural sales have been of properties that were not adversely affected by the fire
- Staff appraisers are monitoring values closely
- Assessor's Office is working with ranchers and agricultural experts to learn as much as possible about tree health and viability after fire damage in order to complete fair and equitable assessments.

Rough Hills with Potential Homesite

- Sold September 11, 2018 for \$485,000
- 18.15 acres in Upper Ojai
- All vegetation destroyed by Thomas Fire



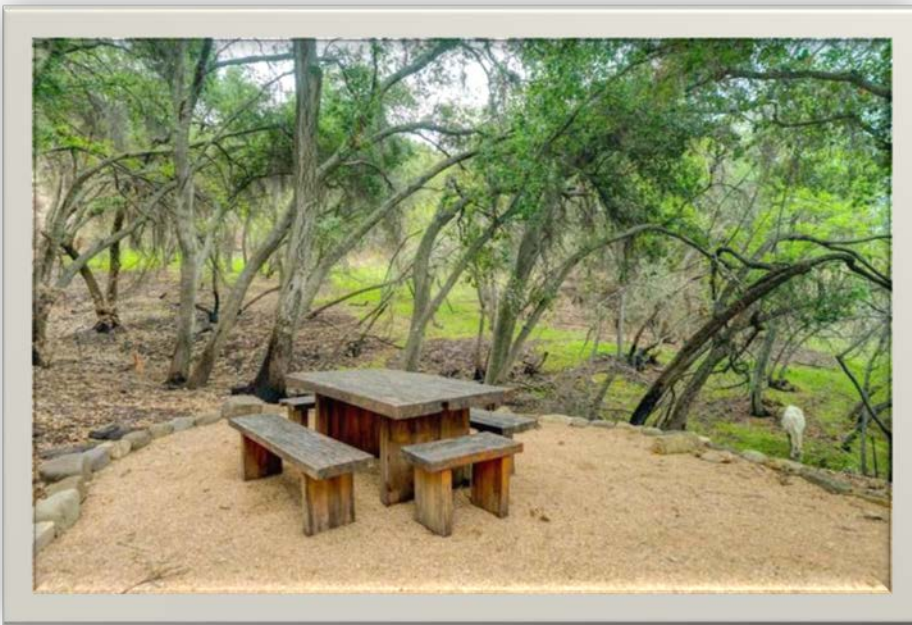
Residence & Rough Hills – Upper Ojai

- Sold May 3, 2018 for \$2,595,000
- 14.33 acre property

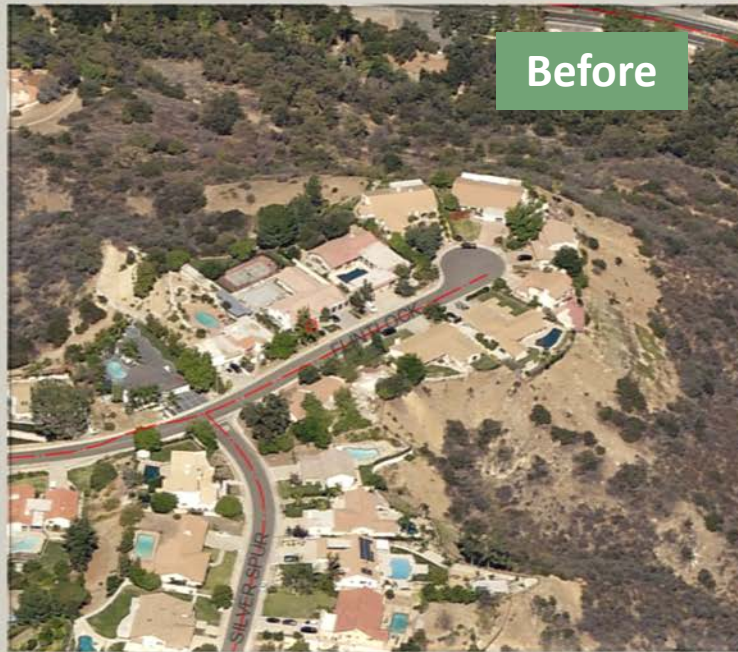


Landscape Damaged by Thomas Fire

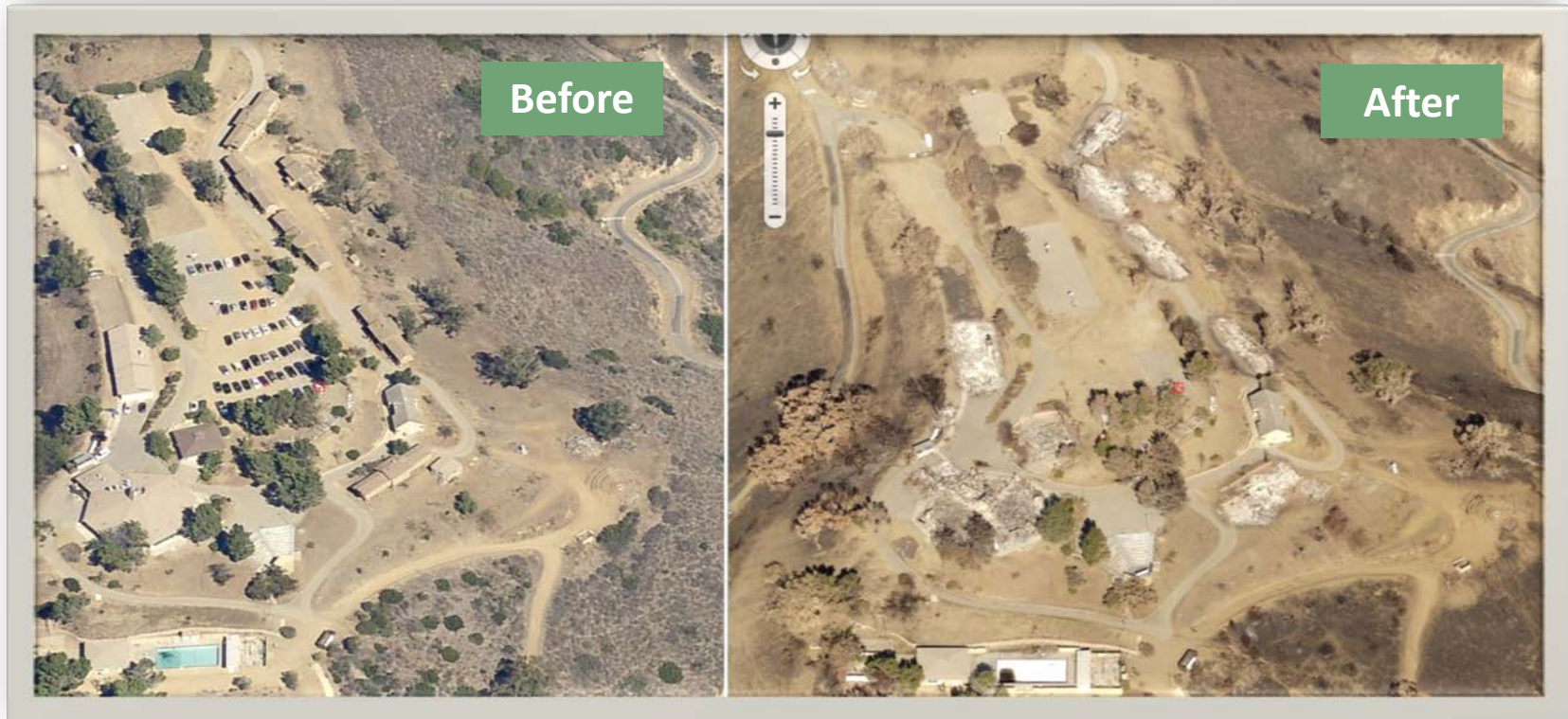
- Structures not damaged by fire
- Property sold with burnt trunks and singed landscape



Woolsey/Hill Fire – Bell Canyon



Woolsey/Hill Fire – Pacific Coast Highway



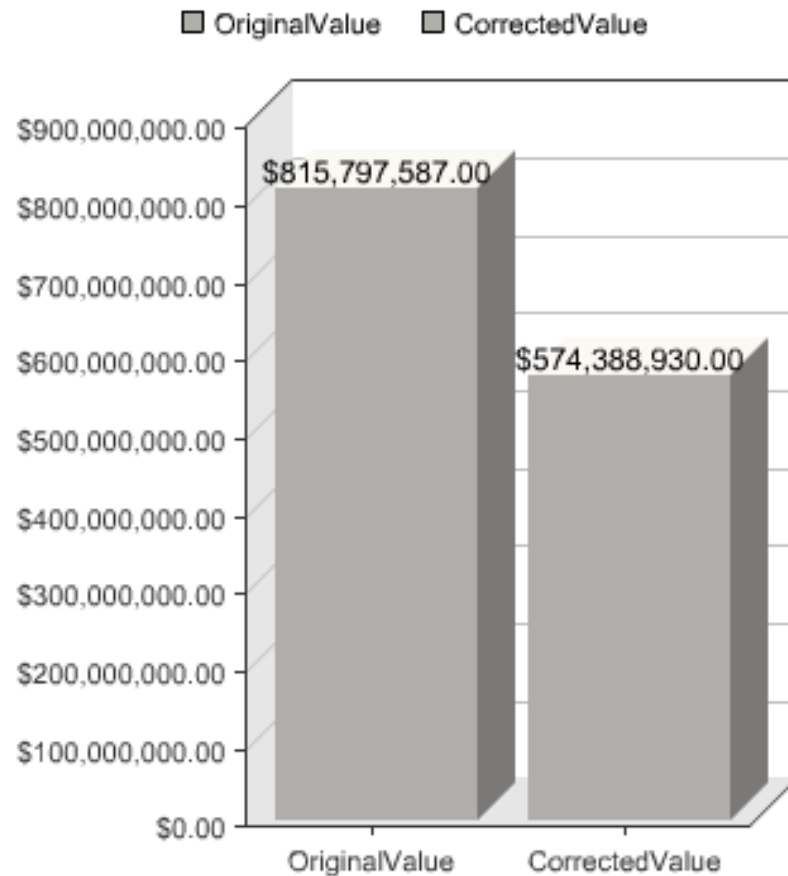
Woolsey/Hill Fire – Westlake Area – Mesa Ridge



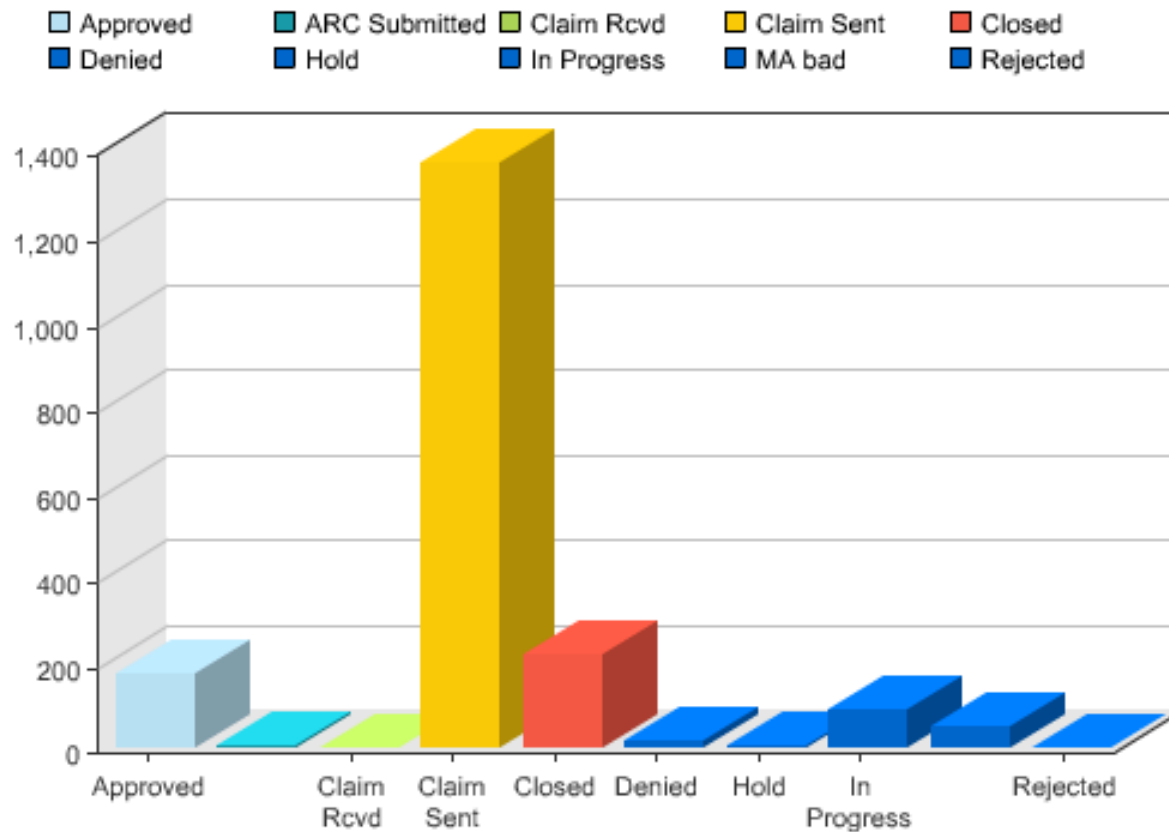
Woolsey/Hill Fire – Westlake – North Ranch Area



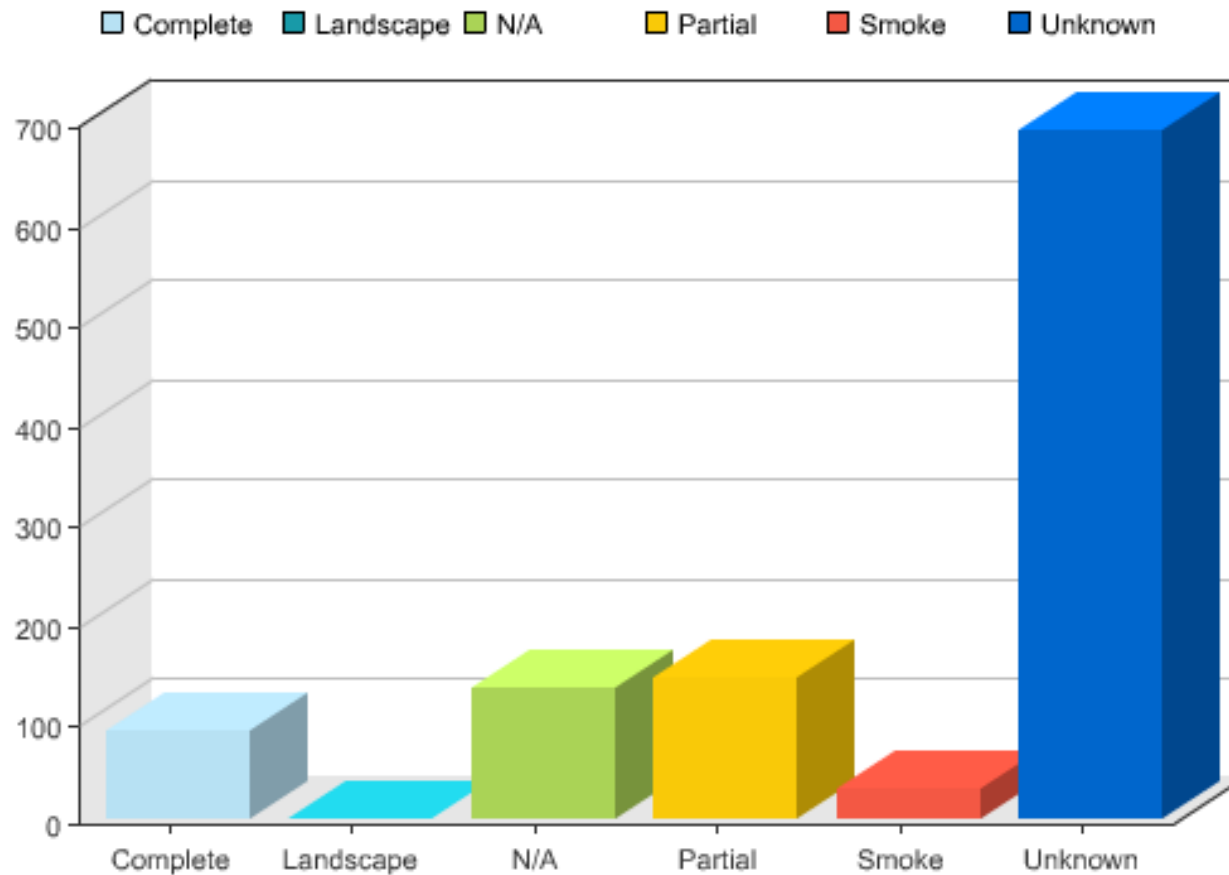
Woolsey/Hill Fire – Value Difference



Woolsey/Hill Fire – Claims Filed



Woolsey/Hill Fire – Damage Summary



Row Crops – Del Norte - \$25,388,000



Former Oxnard Lemon – Processing Plant



Sold July 26, 2018 - \$20,000,000



- Strategically located less than 1 mile from the Port of Hueneme

- Packing capacity of 4,000,000 cartons/yr
- Increase Limoneira's volume by up to 2.5 million cartons for FY 2019



Purchased by Limoneira



Equestrian – Hidden Valley - \$8,250,000



Equestrian – Sold December 27, 2017



- 12,600sf Main House
- 5 Beds / 9 Baths
- 15 Car Garage

- 11 Stall Horse Barn
- 18,000sf Covered Arena



Residence & Orchard – Somis - \$3,490,000

- 7,800sf of Living Space in Main and Guest House
- 13 acres of Lemons, 4.5 acres of Avocados



Residence & Orchard – March 2, 2018



Our Mission Statement



The Assessor's goal is to provide honorable public service through efficient administration of property tax assessment law with integrity and professionalism...We promote professional and equitable treatment of property owners, effective teamwork and use of advanced technologies to maximize resources.

The Assessor's Office, along with the Auditor-Controller and Treasurer-Tax Collector, have worked together to respond to this historic fire utilizing workforce management and technology to provide property tax relief to property owners affected by the Thomas Fire as quickly as possible.

It is our honor and great privilege to serve you.