



# CalaveraHills.info!

Newsletter & Community Support Information  
Presented by Steve & Sue Landis, Keller Williams Realty, Tel: 760.715.6017



Dear Calavera Hills Friends,

We're finally to Summer...which means getting rid of June gloom! Now we're anxiously awaiting the arrival of July and continuous sunshine!

This month we're focusing on Carlsbad and many of the new and interesting changes taking place in our city that will have an effect on our lives for many years to come. Robertson Ranch, population growth, the Marron Road extension, the Desalination Plant and the new golf course – to name a few. We live in a fast-changing but arguably a well managed city and there's a lot going on. We've organized the material in bullet-point format to give you as much information as possible.

We're also including an article from one of our residents, Mike Ritter, who is an attorney who specializes in real estate law. He will be addressing the issue of tax assessments and how to get them changed if you feel you are over-paying your taxes based on the current value of your home.

We've also included the regular features of:

- Announcements – Get organized – an ad for a Calavera Hills resident's business! Another year of Jazz in the Park – this year's schedule
- Real Estate Market Update and Real Estate Sales in Calavera Hills

We hope you enjoy it!

Warm Regards,

Sue & Steve Landis

*P.S. Our business is based on referrals. If you know anyone that is thinking about buying or selling a home or investing in real estate and would like expert advice and first-class service, let us know. We appreciate your referrals very much and we'd like to thank you in advance for thinking of us!*

## In this issue...



Carlsbad is growing! Learn about some newly published stats



Are you paying more than taxes than you should? Learn more here!

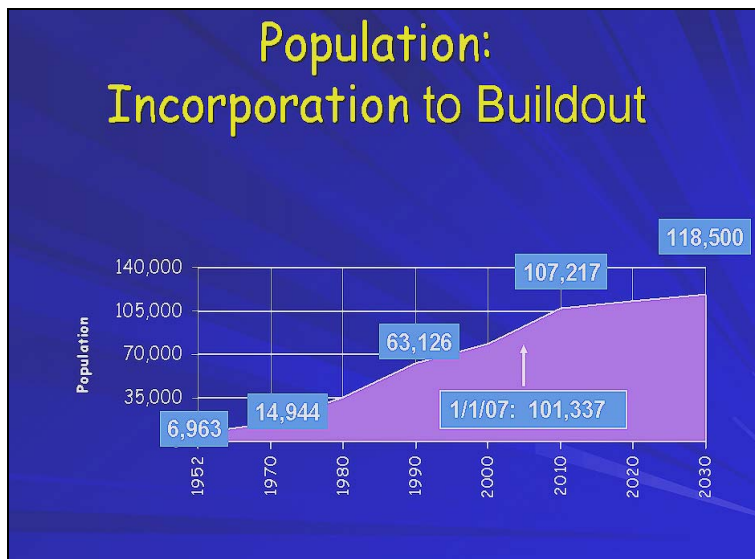
Residential Organizing  
Corporate Organizing  
Home Office Organizing  
Clutter Control  
Packing/Unpacking Organizing

**GET ORGANIZED**

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Carlsbad, CA  
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Get organized! A Calavera Hills business helps you...

## Carlsbad Facts – An Update From the City Planning Department



Carlsbad's population growth since 1952

- ❑ Carlsbad's population is 101,337 as of January 1, 2007. That's the first time it's been over 100,000. It's expected to grow to 118,500 by the year 2030 (at full build-out of the city).
- ❑ There are currently 43,120 housing units in Carlsbad. It is predicted that at full build-out there will be 54,599 housing units. We are now in the last big wave of development to reach Carlsbad's capacity as outlined in the 1986 Growth Management Plan.

- ❑ From the year 2000 to 2006 there were 23,000 new residents added to Carlsbad, 5.8 million sq ft of office space and 8,783 new homes permitted.
- ❑ Robertson Ranch will be the last master planned community in the city with 1,150 homes.
- ❑ The Cantarini and Holly Springs development, not yet started but approved, will add 230 homes (just south of the Canon/College intersection) plus 80 apartments. When this is started, the extension of College Blvd will be built between Canon and El Camino Real (just east of the Rancho Carlsbad golf course).
- ❑ Another development called Dos Colinas will put 160 homes near the Terraces at Sunny Creek (by the El Camino Real/College Blvd extension).
- ❑ The Lake Calavera Trails Master Plan is expected to be finalized soon after an environmental review is completed. They are looking at adding information kiosks, signs, closing some trails, formally adding some trails and creating a meeting area at the entrance.
- ❑ New commercial space already approved will consist of 7 million additional sq ft of space around the intersection of El Camino Real and Palomar Airport Road.
- ❑ The Marriott Spring Hills Suites has been approved for the Carlsbad Village, along Carlsbad Blvd. It will have 104 rooms.
- ❑ Carlsbad Ranch Resort is under construction off Canon Road and will add 700 hotel rooms.



Marriott Spring Hill Suites to be built on Carlsbad Blvd one block south of Carlsbad Village Drive

- ❑ The Crossings At Carlsbad, the new municipal golf course and clubhouse, will open this coming August.
- ❑ The Desalination Plant is close to being approved. The environmental impact and the Coast Commission are the last hurdles. It is expected to be online in 2010 and provide water to over 300,000 residents in the region – 8%-10% of the county’s water needs. Carlsbad will buy 100% of its water from the plant, which is expected to produce softer and purer water than is currently being supplied, but guaranteed to cost no more than other sources. A ‘pilot’ plant has been running for 4 years and is being used for testing to acquire all the permits needed. The output from the plant will be water that has twice the salt content of seawater, which is the main environmental concern.
- ❑ The land west of the Albertson’s shopping center off College Blvd is partly owned by the City of Carlsbad and partly by the state Fish and Game Department. Most of the quarry area is owned by the City of Carlsbad and they are considering building high-density housing. The more western area is owned by the state Fish and Game Department and is designated as open space. It has parts that are of interest to the local Indians – including a stream and a waterfall. Connecting Marron Road through this area is considered an important traffic circulation goal for Carlsbad, but will not be completed until all the plans have been approved for the area.



View of the Quarry Creek area – the darker blue is the Sherman property acquired by the state Fish and Game Department. The lighter blue area is owned by the City of Carlsbad and is being considered for high-density housing

## **How To Appeal Your Property Tax Assessment**

By Michael H. Ritter, Attorney at Law

California property tax law provides that your current year’s property tax assessment is limited to the lesser of the base year value or the current fair market value as of January 1. This means that the assessed value of your home for property tax purposes may be less than the current market value. California law allows property owners to appeal the property

tax assessment for a temporary reduction in property tax. If the market value of the property on January 1 of any current year falls below the assessed value, the Assessor's Office is required to temporarily lower the assessment to reflect market conditions upon application from the property owner.

With the recent downturn in homes prices affecting Calavera Hills, it makes sense for property owners to review the current value of their home and compare it to the current tax assessment. The appeal process starts with an Application For Review of Assessment which can be obtained from the San Diego County Assessor's Office web site. The application must be submitted between January 1 and June 1 and should include supporting documentation such as sales of comparable properties or a recent appraisal.

The Assessor's Office reviews the application and notifies applicants of the results in July. If you disagree with the assessed value at that time, an appeal must be filed with the Assessment Appeals Board. The necessary application can be obtained by contacting the Clerk of the Assessment Appeals Board. The Assessment Appeals Boards conduct hearings on property assessment disputes. Acting on the basis of relevant evidence submitted at the hearing, it is their role to make a fair, impartial decision on all property assessment disputes appealed, between taxpayers and the Assessor. The Assessment Appeals Boards are separate and independent from the Assessor's Office. They are quasi-judicial bodies composed of three members appointed by the Board of Supervisors. These Boards are administered by the Clerk of the Board of Supervisors.

Before pursuing the appeal before the Assessment Appeals Board hearing, you may wish to consult a real estate attorney for advice on the merits of your claim. At the hearing you should be prepared to provide evidence to support your claims and be ready to answer questions.

For additional information about the appeal process, contact the San Diego County Assessor's Office at (858) 505-6262 or [www.sdarcc.com](http://www.sdarcc.com).

*The Law Office of Michael H. Ritter practices estate planning, real estate, and telecommunications law. Mr. Ritter is a resident of Calavera Hills and can be reached at (760) 917-1123 or [mike@mikeritterlaw.com](mailto:mike@mikeritterlaw.com)*

## **Announcements:**



Residential Organizing  
Corporate Organizing  
Home Office Organizing  
Clutter Control  
Packing/Unpacking Organizing

**The Professional ORGANIZER**

Vicki Tripp  
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**2007 TGIF Jazz in the Parks – Concert Schedule** (all concerts start at 6pm and end at 8pm)

Stagecoach Park – 3420 Camino de los Coches

June 22 Eddie Turner – Electric Blues – Electric Blues  
June 29 Sue Palmer & Her Motel Swing Orchestra – Boogie Woogie  
July 6 Ruby and the Red Hots – Jazz and Blues Vocals  
July 13 Plena Libre – Latin Salsa

Poinsettia Park – 660 Hidden Valley Road

July 20 Samba Mapangala & Orchestra Virunga – East African Pop  
July 27 Big Time Operator – Big Band Swing

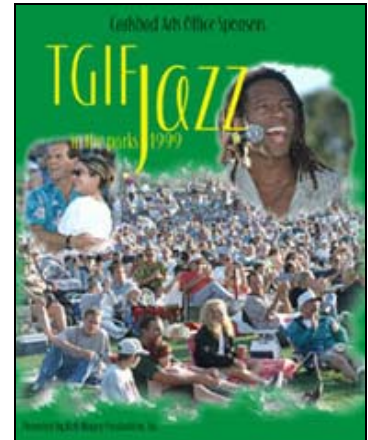
Pine Avenue Park (a new venue this year that replaces Magee Park)  
3205 Harding Street

August 3 Ricardo Lemvo & Makina Loca – African-Cuban  
August 10 Elliott Caine Quintet

Calavera Hills Park – 2997 Glasgow Drive

August 17 Bill Magee Blues Band – Blues  
August 24 Rod Piazza & The Mighty Flyers – West Coast Blues

For further information call (760) 434-2904



## **Real Estate Market Update**

We've had a surprisingly good Spring in Calavera Hills. While the real estate news continues to be somewhat negative nationwide, with California expected to have a 14% decrease in sales volume this year, Calavera Hills has been buoyant. In the last 6 weeks there have been 14 homes that have either sold or gone into escrow. We've not seen numbers like that for the last few years.

Although interest rates for mortgages have increased slightly with inflation above what was hoped for, many buyers have jumped back into the market. Of our last 6 transactions, 4 of them had multiple offers on them. Again, we have not seen that type of activity since the 'sellers' market of a few years ago. Foreclosures are also up in the area, but not to the point where prices are being affected to any large degree. Although we are seeing some sales in the low \$600s in Calavera Hills, which is partly due to some bank owned properties driving down property values.

Fortunately the economy has continued to grow, even though it's growing more slowly than population growth, which could mean that unemployment will tick up. According to the UCLA Anderson forecast, the state's economy, it is predicted, will not go into a recession this year. Strong exports to Asia, they say, will keep the economy afloat and minimize the effects of a slowing housing market.

While many of the experts see the property market taking 2-3 years to recover fully from its current doldrums, pockets of good activity are keeping average prices relatively good in Calavera Hills. While we have some lower prices (as mentioned above), we've also had several homes that have sold in the mid-to high \$800s as well. It continues to be a market that requires realistic pricing and a well presented home to get it sold.

## CALAVERA HILLS REAL ESTATE SALES – Detached Homes

**Active Listings**    Market Report for Barrington, Nantucket, Sheffield, Capistrano, Montara, Ravinia and Summerhouse

ESF = Estimated Square Feet    LP/SF = List price per square foot    DOM = Days On Market

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Bluff Court	Barrington	3	2.5	1957	\$332	\$649,000	35
Whitesands Court	Barrington	4	3	2287	\$300	\$665,000-\$685,000	68
Crownpoint Court	Capistrano	3	2.5	2726	\$248	\$675,500	4
Terrace Place	Sheffield	4	3	2579	\$301	\$695,000-\$775,876	5
Stoneridge Road	Nantucket	4	3	2662	\$261	\$695,000	32
Stoneridge Road	Nantucket	4	3	2944	\$264	\$695,000-\$775,876	15
Meadow Drive	Summerhouse	4	2.75	2476	\$295	\$715,000-\$729,000	39
Moon Field Drive	Summerhouse	4	3	2476	\$289	\$715,000	67
Sand Court	Montara	3	3	2691	\$271	\$729,000	328
Sand Court	Summerhouse	4	3	2691	\$271	\$729,995	314
Moon Field Drive	Summerhouse	4	3	2170	\$345	\$749,000	26
Moon Field Drive	Summerhouse	5	4	2804	\$282	\$749,900-\$789,900	90
Hummock Drive	Nantucket	4	3	2765	\$282	\$755,000-\$779,900	4
Stoneridge Road	Nantucket	4	3	2765	\$277	\$765,000	3
Rock Ridge Road	Montara	4	2.5	2855	\$290	\$789,000-\$829,000	11
Pleasant Vale Drive	Ravinia	4	3	2705	\$306	\$795,000-\$829,000	57
Saddle Drive	Capistrano	4	3.5	3190	\$257	\$795,000-\$819,900	129
Gorge Place	Montara	4	3	2871	\$296	\$799,000-\$849,000	117
Crater Rim Road	Ravinia	4	3	2597	\$309	\$803,000	26
Granite Court	Montara	4	3	2861	\$293	\$839,900	14
Caldera Place	Capistrano	4	3	2913	\$295	\$859,000	25
Rock Ridge Road	Montara	4	3	2871	\$313	\$899,000	53
<b>Averages</b>		<b>4</b>	<b>2.99</b>	<b>2,671</b>	<b>\$290</b>	<b>\$771,993</b>	<b>64</b>

### Pending

*The Landis Team Listings!*

OMD = Off Market Date (e.g. offer accepted)

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Barranca Court	Barrington	3	2.5	1957	\$306	\$600,000-\$660,876	06/13/2007	9
Promontory Place	Barrington	4	3	2287	\$275	\$630,900	05/11/2007	34
Gorge Place	Sheffield	5	3.5	2556	\$264	\$675,000	05/16/2007	149
Moon Field Drive	Summerhouse	4	3	2476	\$275	\$680,000	05/16/2007	57
Gorge Place	Sheffield	4	3	2579	\$304	\$745,000-\$785,000	06/19/2007	8
Rock Ridge Road	Montara	4	3	2026	\$345	\$699,000	03/13/2007	34
Contour Place	Sheffield	4	3	2579	\$298	\$749,000-\$769,000	06/15/2007	35
Rill Court	Nantucket	5	3	2944	\$280	\$825,000	05/02/2007	10
Rock Ridge Road	Montara	4	3.5	2822	\$297	\$839,000	05/08/2007	57
<b>Averages</b>		<b>4</b>	<b>3.06</b>	<b>2,455</b>	<b>\$297</b>	<b>\$722,234</b>		<b>48</b>

### Sold

*Sold by The Landis Team!*

SP/SF = Sold price per Square Foot    COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3429 Ravine Drive	Ravinia	3	2	1643	\$599,990	\$365	01/10/2007	13
3506 Harwich Drive	Barrington	3	2.5	1957	\$600,000	\$307	06/11/2007	40
3537 Coastview Court	Barrington	3	2.5	1957	\$600,000	\$307	06/12/2007	29
3590 Bluff Court	Barrington	4	2.5	2160	\$615,000	\$285	04/17/2007	263
3576 Flat Rock Street	Montara	3	3	2375	\$640,000	\$269	06/08/2007	66
3888 Rockfield Court	Nantucket	3	3	2050	\$649,900	\$317	05/04/2007	7
4738 Crater Rim Road	Ravinia	4	3	2597	\$679,000	\$261	03/19/2007	38
4663 Meadow Drive	Summerhouse	4	3	2476	\$689,000	\$278	03/22/2007	18
3574 Granite Court	Montara	4	3	2861	\$695,000	\$243	03/06/2007	57
3426 Ravine Drive	Ravinia	4	3	2597	\$699,990	\$270	03/27/2007	38
3438 Ravine Drive	Ravinia	5	3	2705	\$712,500	\$263	12/28/2006	78
3766 Strata Drive	Sheffield	3	2.5	2726	\$729,000	\$267	01/11/2007	109
3509 Levee Drive	Nantucket	4	3	2765	\$735,000	\$266	01/17/2007	14
3693 Strata Drive	Sheffield	4	3	2601	\$740,000	\$285	06/14/2007	107
3508 Rock Ridge Rd	Montara	5	3	2871	\$750,000	\$261	01/11/2007	216
3736 Strata Drive	Capistrano	4	3.5	3190	\$759,000	\$238	06/11/2007	13
3956 Plateau Place	Capistrano	4	3	2913	\$770,000	\$264	02/22/2007	49
3553 Rock Ridge Rd	Montara	5	3.5	2622	\$805,000	\$307	01/04/2007	153
3815 Crownpoint Court	Capistrano	4	4	3190	\$820,000	\$257	01/31/2007	6
3561 Knollwood Drive	Sheffield	4	3	3323	\$830,000	\$256	06/11/2007	93
<b>Averages</b>		<b>4</b>	<b>2.95</b>	<b>2,578</b>	<b>\$705,969</b>	<b>\$278</b>		<b>70</b>

This information was compiled by the Landis Real Estate Team on June 19, 2007 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.