



PROPERTY OF

Lytton Rancheria

PURPOSE OF APPRAISAL:

Under the provisions of Public Law 85-671 the Indians of this rancheria desire termination. The property will be broken into eight tracts or lots as shown on the attached map. Each tract will be afforded access by reserving a 40 foot right of way from Alexander Valley Road to follow along the easterly boundary except the two most northerly lots which front on Lytton Road. Two lots, 1-D and 2, have developed wells, the remaining lots have no water supply.

INSPECTION:

The Lytton Rancheria was inspected by me on March 10th and 11th, 1960.

LOCATION - NEIGHBORHOOD ANALYSIS:

This rancheria is located between Alexander Valley Road and Lytton Road  $3\frac{1}{2}$  miles north of Healdsburg, California.

Healdsburg, an incorporated city of some 4,500 population, is located on U. S. 101, the main north-south coast highway, 69 miles north of San Francisco. The city is served by the Northwestern Pacific Rail Road, several truck lines, Greyhound Bus Lines, and Pacific Air Lines.

The economy of this area is based principally on agriculture with a variety of crops grown, especially prunes, wine grapes, and livestock. Manufacturing and tourist trade are next in importance to agriculture in the economy of the community. Lumbering and food processing are the most important of the manufacturing industries.

Like much of California, especially near the large population centers, this area has experienced a large growth in population. A gain of 40% was registered between 1950 and 1958. Many retired persons are coming here, attracted by the mild climate and picturesque country. People are seeking suburban homesites and small acreages where they can retire or live and work in the nearby towns and factories, can have a horse, a cow, a family garden and orchard. These factors have had a profound influence on land values. Another factor is the Russian River. It attracts many sportsmen for fishing, boating, and swimming.

The tax rate in this school district is about \$5.50 per hundred of assessed valuation.

The immediate neighborhood to the south along Alexander Valley Road is small acreage homesites with a good class of improvements. This is also the pattern along Industrial Road, a quarter mile west. To the north and east, are vineyards and orchards.



APPRAISAL REPORT

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ADAPTABILITY:

This property, located close in to Healdsburg and near other suburban homesites, is best suited for division into small acreage tracts as to the south and eastern portions and to farming for the remainder. Local residents report the northern portion is inundated nearly every winter for varying periods of time thus precluding its use as homesites. The westerly central portion is also subject to overflow. This problem could probably be overcome by ditching at reasonable expense. The condition affecting the northern portion is not local but caused by drainage from a large area.

There are no known minerals of value in this area. None of the sales investigated reserved mineral rights to the seller and none of the persons interviewed indicated any consideration for minerals.

In the area immediately west of the subject, domestic water supplies have been troublesome especially along Industrial Road. There are two good wells on the subject indicating a good probability for other successful wells.

DESCRIPTION OF LAND:

The Lytton Rancheria is irregular in shape comprised of a northern portion of about 15 acres and a southerly portion of about 35 acres. The land is generally level with a gentle slope north toward Lytton Road. The soils are classified by the Bureau of Indian Affairs as Class II, Class II W1 and Class IV. The Class II lands are approximately the north 15 acres and the south 10 acres. The Class II W1 lands are located in the northwesterly portion of the south 35 acres and comprise about 23 acres. A small area about 1.5 acres is Class IV.

A narrow graveled and dirt lane runs from Alexander Valley Road on the south along the east line to connect with Lytton Road on the south. A drainage ditch enters the tract near the southeast corner traveling in a east-west direction then turns and flows north along the center of the south portion of the rancheria. It is joined by another drain from the west and then spreads out over the north end of the south portion of the rancheria.

The exterior boundaries of the property is fenced except for the east line of the south portion.

Two wells, one near the southeast corner and one near the center of the south line, provide water for the present occupants.

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DESCRIPTION OF LOTS:

LOT 2

This, the largest of the lots, contains 24.7 acres, is improved with two houses, a shed, a chicken coop and barn as well as a stock corral. One of the wells is located here. This well reportedly will deliver 50 gallons per minute to an elevated (1,000 gallon) tank. The pump is powered by an electric motor. This lot has 225 feet of frontage on Alexander Valley Road as well as frontage on the lane leading to the other lots.

LOT 1-G

This is a rectangular parcel of nearly level open land containing 3.61 acres and has frontage on the lane. The foundation for a small house has been laid on this lot.

LOT 1-F

This is a nearly level rectangular lot of 3.61 acres with frontage on the lane. There are no improvements. Lane severs small parcel from balance of lot.

LOT 1-D

Lot 1-D is triangular in shape and contains 3.68 acres. The land is nearly level and open. The improvements consist of a house, a barn and a well. The well reportedly will supply 50 gallons per minute. An elevated storage tank is supplied by a small gas engine driven pump.

LOT 1-C

This is the largest of the small tracts with 4.15 acres. This land is level and open. Access is by the lane that dead ends at the southwest corner of the lot. A power pole line crosses the tract from Lytton Road to serve Lot 1-D. There are no improvements on this lot.

LOT 1-B

A rectangular lot with a nearly level open surface containing 3.55 acres has frontage on Lytton Road. This lot is not improved.

LOT 1-A

Nearly level rectangular parcel of open land fronting on Lytton Road. This 3.52 acre lot has a power line running the full length. This line serves Lot 1-D. The land is unimproved.

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DESCRIPTION OF IMPROVEMENTS:

LOT 2

There are two houses on this lot.

House #1 - This is a 22' x 25' frame cabin with board and batten exterior walls, composition roof and is set on skids. The interior is unfinished. There is no plumbing or wiring.

House #2 - This is a six room frame rustic house with a shingle roof. There are three bedrooms, a living room, dining room, kitchen and bath. The interior walls and ceilings are sheetrock in some rooms and wood walls in others. The floors are linoleum. This house is of very minimum construction, is in poor condition, and has a very poor floor plan.

The other improvements are the very barest minimum in construction and show lack of maintenance.

LOT 1-D

House - This is a 3 room frame rustic house (24' x 20') with a shingle roof and set on post and piers. This house shows lack of maintenance, never having been painted, and is in poor condition.

Barn - A 24' x 24' frame structure open on one end with no floor. Very poor condition.

There is a small wash house with a slab floor and a pump house in addition to the house and barn.

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PROPERTY OF

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MARKET DATA (comparable sales or lease analysis)

Sale 1.

Grantor: Leonard and Loretta Magnuson  
Grantee: Eriberto and Susie Alvarez  
Recorded: Book 1622 - Page 289  
Date of Deed: September 23, 1958  
Consideration: \$3,800 - \$1,520 per acre  
Description: Portion of Section 4, Township 9N., Range 9W., M.D.M.,  
2.5 acres  
Authority for Consideration: Seller, Mrs. Magnuson

Remarks: This is a 2.5 acre tract with frontage on Industrial Road. Is part of an old vineyard. Magnuson's had developed a well on the land before sale at cost of \$1,000. This property sold with nothing down and a payment of \$40.00 per month.

This sale tract is considered superior to the subject by reason of better access on county road, rear portion has nice elevation for view and although old, the vineyard adds some value. By comparison the subject suitable for suburban homesite tracts without water developed are estimated to have a value of \$600 per acre.

Sale 2.

Grantor: Charles L. and Isabelle Cramer  
Grantee: John B. and Anna M. Watson  
Recorded: Book 1697 - Page 92  
Date of Deed: August 5, 1959  
Consideration: \$7,000  
Description: Portion of Section 4, Township 9N., Range 9W., 2.70 acres  
Authority for Consideration: Buyer, Mr. Watson

Remarks: This small tract, part of old grape vineyard, has an old 2 story house, a garage, and a well. Mr. Watson valued improvements at \$4,500 leaving \$2,500 for land and well.

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APPRAISAL REPORT

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MARKET DATA (comparable sales or lease analysis)

Well is poor, running dry in summer and has high mineral content in the water. This sale indicates a value of about \$925 per acre for small tracts of land with water developed. By comparison, the subject small tracts are considered inferior in access and lack elevation for view. This sale indicates a value of \$600 per acre for that portion of the subject suitable for suburban homesites.

Sale 3.

Grantor: Melvin and Florence Turner  
Grantee: Clifford and Mary Ruth Glenn  
Recorded: Book 1731 - Page 636  
Date of Deed: January 26, 1960  
Consideration: \$6,500 - \$1,300 per acre  
Description: Portion of Section 8, Township 9N., Range 9W., 4.95 acres  
Authority for Consideration: Mr. and Mrs. Glenn

Remarks: This 5 acre tract is located about 2 miles southwest of the subject in an area where many small acreage tracts have been sold and developed into homesites. This land is generally steep and rolling with considerable brush. This sale at \$1,300 per acre is higher than most sales investigated. The buyer was not eager to discuss terms of sale indicating possible favorable terms. This land is much rougher than subject but is better located as to view and surrounding development. This sale without water developed indicates a value of \$1,000 per acre for that portion of the subject suitable for suburban homesites.

Sale 4.

Grantor: Elmer and Hannah Feezle  
Grantee: Frank H. and Loraine Willett  
Recorded: Book 1705 - Page 34  
Date of Deed: September 16, 1959  
Consideration: \$7,000 - \$1,030 per acre

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APPRAISAL REPORT

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MARKET DATA (comparable sales or lease analysis)

Description: Portion of Sotoyome Rancho - 6.79 acres

Authority for Consideration: Seller, Mr. Feezle

Remarks: This 7 acre tract is rolling open land with good view. Access if provided by good private road. There are several nice homes in this area on small tracts. This sale, without a well, indicates a value of about \$700 per acre for that portion of the subject suitable for suburban homesites.

Sale 5.

Grantor: C. W. Boden, Inc.

Grantee: Rose Johnson

Recorded: Book 1688 - Page 304

Date of Deed: August 3, 1959

Consideration: \$3,500 - \$1,542 per acre

Description: Portion of Sotoyome Rancho - 2.27 acres

Authority for Consideration: Son of C. W. Boden believed the purchase price as indicated by revenue stamps is correct.

Remarks: This small tract is located in a nice setting with other small tracts. The land is nearly level and quite fertile. Two homes are now being built on this tract. Water is readily secured by drilling.

By comparison, this tract is quite superior to the subject because of surrounding development and setting and indicates a value of about \$1,000 per acre for that portion of the subject suitable for suburban homesites.

Sale 6.

Grantor: Jack E. Bowen and Ruth Bowen

Grantee: Juan C. Cornolo

Date of Deed: October 14, 1959

Recorded: Book 1708 - Page 29



APPRAISAL REPORT

PROPERTY OF

Lytton Rancheria

MARKET DATA (comparable sales or lease analysis)

Consideration: \$9,500 - \$413 per acre

Description: Portion of Sotoyome Rancho - 23.13 acres

Authority for Consideration: Mr. Bowen, the seller.

Remarks: This 23 acre parcel is located about 4½ miles southeast of the subject on Chalk Hill Road. The tract is nearly all on a moderate to steep slope with most of the land covered with brush or scrub oak. The property has frontage on the county road as well as on a graveled lane leading to several other properties. There was no water developed on this property when sold.

This sale by comparison with the subject is much farther from town, is rougher land but sets in a very picturesque location that is fast developing with small suburban homesites. This sale indicates the lower limit for land in this area.

Sale 7.

Grantor: Jack E. Bowen and Ruth Bowen

Grantee: Robert J. and Doris M. Smith

Recorded: Book 1708 - Page 34

Date of Deed: October 14, 1959

Consideration: \$9,500 - \$413 per acre

Description: Portion of Sotoyome Rancho - 23.13 acres

Authority for Consideration: Mr. Bowen, the seller.

Remarks: This sale lies adjacent to Sale #6 and is nearly comparable. This tract has a nice flat suitable for permanent pasture, balance of land is rolling hills with brush and scrub oaks. At time of sale there was an unfinished basalite block barn on the tract. Buyer has converted it into a house.

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APPRAISAL REPORT

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MARKET DATA (comparable sales or lease analysis)

The sales listed above indicate small tracts of land suitable for suburban homesites are selling at prices ranging from \$925 per acre to \$1,542 per acre. These sales by comparison indicate a value of from \$600 to \$1,000 per acre for that portion of the subject tract suitable for small acreage homesites. Sales of larger tracts with homesite and some grazing potential indicate a value of about \$400 per acre for the lands not suitable for homesites.

The Lytton Rancheria will be divided into seven small parcels and one large parcel. The southerly 16  $\frac{1}{2}$  acres of Lot 2 is estimated to be suitable for small acreage suburban homesites. This portion has small frontage on Alexander Valley Road and several hundred feet frontage on the lane. Breaking this 16 acre parcel up into three or four parcels would not conflict with the California Subdivision Map Act. These tracts would be readily marketable. The northern 10  $\frac{1}{2}$  acres being lower and wet during the winter are considered best suited for pasture at this time.

That portion of the rancheria to be broken into small acreages like Lot 2 is partly subject to poor drainage and overflow. Lots 1-A, 1-B, and 1-C are considered to be too wet for homesites and are so valued.

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APPRAISAL REPORT

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CONCLUSIONS OF VALUE:

LOT 2

This parcel has approximately 16 acres that are considered highly suitable for small acreage suburban homesites while the remaining land being poorly drained is more suitable for pasture. The land suitable for suburban homesites is estimated to have a value of \$800 per acre while the land suitable for pasture is estimated to have a value of \$400 per acre.

16 acres @ \$800	-----	\$12,800.00
8.7 acres @ \$400	-----	\$ 3,480.00
House #1	-----	\$ 500.00
House #2	-----	\$ 2,000.00
Sheds and Corrals	-----	\$ 500.00
Well and Pump	-----	\$ 800.00
		<u>\$20,080.00</u>

Rounded to ----- \$20,000.00

LOT 1-G

3.61 acres @ \$800	-----	<del>\$ 2,888.00</del>
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Rounded to ----- \$ 2,900.00

LOT 1-F

3.61 acres @ \$800	-----	<del>\$ 2,888.00</del>
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Rounded to ----- \$ 2,900.00

LOT 1-E

3.05 acres @ \$800	-----	\$ 2,440.00
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Rounded to ----- \$ 2,400.00

LOT 1-D

3.68 acres @ \$800	-----	\$ 2,944.00
House	-----	\$ 1,000.00
Barn and Shed	-----	\$ 500.00
Well and Pump	-----	\$ 800.00
		<u>\$ 5,244.00</u>

Rounded to ----- \$ 5,250.00

LOT 1-C

4.15 acres @ \$400	-----	\$ 1,660.00
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Rounded to ----- \$ 1,650.00

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CONCLUSIONS OF VALUE:

LOT 1-B

3.55 acres @ \$400 ----- \$1,420.00

Rounded to ----- \$1,400.00

LOT 1-A

3.52 acres @ \$400 ----- \$1,408.00

Rounded to ----- \$1,400.00

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CORRELATION:

The estimate of value in this report is based on the comparison of the subject tract with recent sales of nearly comparable lands. This is considered to be the only approach to value for this property. There has been no income of record on which to base a value and the cost approach is not considered applicable.

ASSUMPTIONS:

1. It is assumed the title to the property is merchantable.
2. Each lot, except those with public road frontage, will have legal access to Alexander Valley Road.
3. Full ownership of the wells will be vested in the assignee on whose assignment the well is located.
4. Any existing liens for construction and/or maintenance of the water systems will be cancelled.

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Photographs taken by Bruce Peasley  
on March 11, 1960.



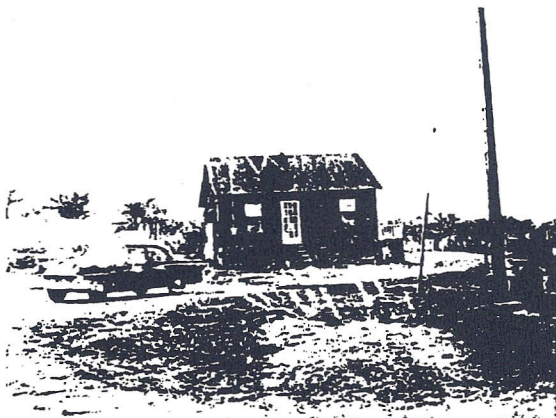
House #1 Lot 2



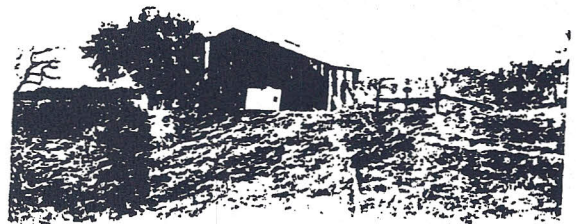
House #2 Lot 2



View showing home, sheds and corral Lot 2



House Lot 1-D



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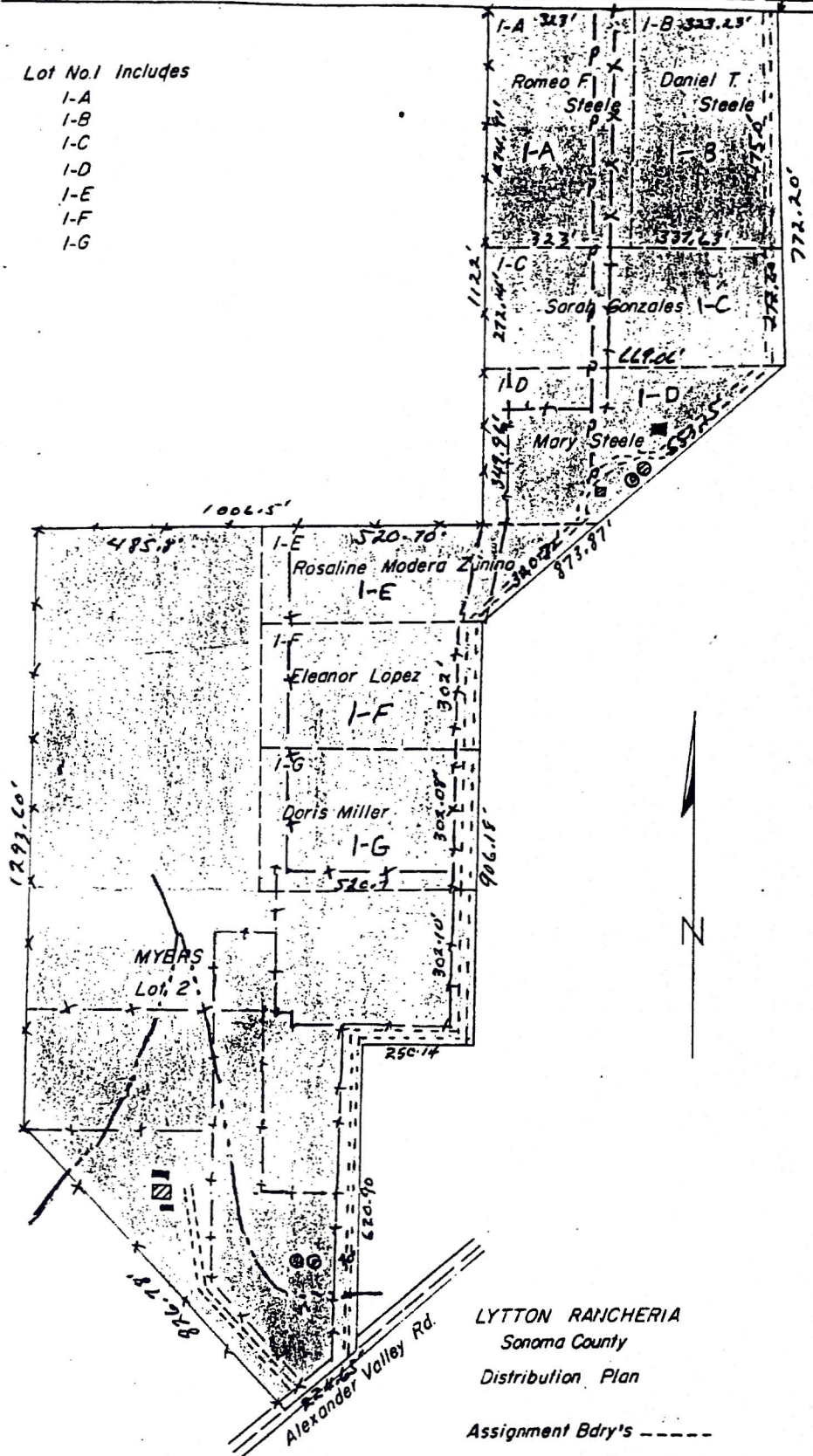


Lytton Station Road

645.48'



Lot No.1 Includes

- 1-A
- 1-B
- 1-C
- 1-D
- 1-E
- 1-F
- 1-G



LYTTON RANCHERIA  
 Sonoma County  
 Distribution Plan

Assignment Bdry's -----  
 Proposed Rd. R/W - - - - -  
 County Rds. = = = = =

-  Land considered suitable for suburban homesites.
-  Land considered suitable for pasture.

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**Rights of Way:**

A search of the county records shows one discrepancy in the title. The description in the deed for Tract #1 runs to the middle of Lytton Road bordering the land on the north. The records indicate that by deed dated March 5, 1875, and recorded in Book of Deeds 49 Page 404, our predecessor in title conveyed a strip of land 50' wide (25 ft. each side of the section line) in fee to Sonoma County.

**Improvements:**

A. Govt.-Owned:

B. Personally Owned: Buildings

**Liens, Mortgages, Reimbursable Indebtedness Due the United States:**

\$7,175.50 - Water Rights Lien

\$ 28.80 - Water Rights Lien

**Cancellation Date of Lien, Mortgages or Reimbursable Indebtedness:**

Cancelled October 13, 1959, by Mr. Emmons, Commissioner - \$7,175.50

Cancelled October 27, 1959, by Mr. Emmons, Commissioner - \$ 28.80

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**CERTIFICATION**

I certify that the above is an accurate compilation of the present ownership and title status of the \_\_\_\_\_ Rancheria, in accordance with records of the Sacramento Area Office.

Signed: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

RANCHERIA CERTIFICATE OF TITLE

Name of Rancheria: Lytton Rancheria Tract No. 1

Grantor: R. A. Gobbi and Ethel Gobbi, husband and wife

Grantee: United States of America

Date Purchased ~~as Encumbered Grant~~ June 14, 1926 Grant Deed

Deed Recorded: I.C. No. \_\_\_\_\_ Vol. 23 Page 21 & 22 County Sonoma

State California Vol. 169 Page 6 & 7 Date March 16, 1927

Title Insurance: \_\_\_\_\_ Policy No. 3917 Title Co. Western Title Insurance Co.

Accepted By: \_\_\_\_\_

Description of Property:

See Attachment.

Water Rights:

Mineral Rights:

All minerals owned by the United States of America.

## Office Memorandum

BRANCH OF REALTY

UNITED STATES GOVERNMENT

TO :  Branch of Realty  
 Branch of Land Operations  
 Area Realty Office  
 Assistant Area Director

FROM : Assistant Area Director

SUBJECT: Rancheria Law - Lytton Rancheria

1	R
2	g/m
3	g/m
4	
5	

DATE: OCT 1 1959

The plan for the ~~distribution of the assets~~ of the Lytton Rancheria was approved in final form by the Commissioner and a referendum was held on September 18, 1959. The plan was accepted by the Indians by a vote of 6 for and 0 against. Therefore, we can now proceed with the various actions required by the plan.

1. The Branch of Realty should proceed with a survey of the internal and external boundaries and make summary appraisals of the several lots.
2. Cancellation of the reimbursable indebtedness has been requested and the Branch of Tribal Programs will inform the Branch of Realty when the lien has been cancelled.
3. The following information may be helpful to the Branch of Realty in the drafting of legal descriptions for the lots and parcels on this rancheria.
  - A. A forty-foot easement along the easterly edge of lot 2 should be reserved for the ingress and egress purposes of the distributees of parcels 1-C through 1-G of lot.1.
  - B. It is assumed that the distributees of parcels 1-A and 1-B have adequate access since the Lytton Station Road adjoins them on the north edge. It is preferable that the other parcels of lot 1 be given access from the Alexander Valley Road on the south boundary of the rancheria. However, even though an easement is to be reserved in lot 2, it will be necessary to reserve right for ingress and egress in the individual deeds of the parcels, such as:
    - Parcel 1-D -- Reserve easement for parcel 1-C
    - Parcel 1-E -- Reserve easement for parcels 1-C and 1-D
    - Parcel 1-F -- Reserve easement for parcels 1-C, 1-D and 1-E
    - Parcel 1-G -- Reserve easement for parcels 1-C, 1-D, 1-E and 1-F
4. The Irrigation Section should provide the Branch of Realty with a detailed map of the water lines, both domestic and irrigation, for their use in reserving water line rights-of-way.

Please inform the Branch of Tribal Programs when these actions have been completed.

*Guy Robertson*

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