

REAL ESTATE SECTION



WILLITS WEEKLY'S SELECTED PROPERTY FEATURE

1946 Lupine Way, Willits

MLS: 325100798

Offered for sale
at: \$329,900

Nestled among the trees yet just minutes from town, this beautifully updated 2-bedroom, 2-bathroom A-frame offers the perfect balance of modern comfort and peaceful seclusion. Soaring vaulted ceilings and expansive windows flood the open-concept living space with natural light, creating a bright and inviting atmosphere. The spacious kitchen showcases elegant marble tile countertops, ideal for both everyday living and entertaining guests. With a private bedroom and full bathroom on each level, the thoughtful layout provides comfort, flexibility, and privacy. Enjoy serene mornings and relaxing evenings on the front or rear deck, surrounded by wooded tranquility and minimal neighboring homes. A generous two-car garage offers ample storage and convenience. Less than 10 minutes from town amenities, this unique property delivers the rare opportunity to enjoy a private retreat without sacrificing accessibility. Welcome home to your own peaceful escape.



Property feature listed by:
Karena Jolley
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(707) 354-2999

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Happy April to our community in the redwoods

Hello and happy April to our community in the redwoods!

I truly hope you have organized your tax docs. With the amount of changes that have taken place recently in the tax world, I hope you have had your taxes prepared by a licensed professional. If you have done the preparation and filing yourself, it might be wise to have a second look.

Critical information for preparing your taxes is "proof" of your income for the tax year – a W-2 or 1099 does this.

- W-2 'Wage & Tax' statement is provided to employees by their employer. W-2 - reports an employee's income from the prior year and how much tax the employer withheld.

- If you own your own business or are an independent contractor/freelancer or receive income from investments – you will receive a 1099 – and there are now 22 varieties of 1099s to report income to the IRS!

- Unlike W-2's – 1099s indicate no taxes were withheld, making recipients responsible for estimating & paying self-employment taxes, quarterly, during the tax year.

- Businesses are required to send 1099's to their contractors AND the IRS by the end of January.

- It might be tempting to not report this money on your tax return, especially if the amounts are small, but if you don't, there's a good chance the IRS will know about it. Your tax return will be compared to what's on file to see if there are any discrepancies, and if the numbers vary, you put yourself at greater risk of being audited.



Nicholas Casagrande
Columnist

Given the growth of the "gig" economy, we've seen a dramatic increase in the "types" of 1099 forms. 1099s are the way the IRS ensures that taxpayers accurately report their income, even when it doesn't come from traditional salaried W-2 employment.

Some popular 1099s:

- **1099 NEC - Nonemployee Compensation:** Used for freelancers/contractors paid \$2,000 or more in a year (amount just changed from \$600/year).
- **1099-MISC Miscellaneous Information:** Used for payments like rent, royalties, or prizes over \$10-\$600.
- **1099-INT/DIV:** Reports interest or dividends from banks/brokerages.
- **1099-K:** Reports payments from third-party networks (e.g., PayPal, Stripe, Venmo).
- **SSA-1099:** Social Security income
- **1099-B - Investment withdrawals**
- **1099-R:** Retirement account withdrawals
- **1099-DA:** Digital Asset
- **1099-VLI:** Vehicle Interest
- **1099-Q:** Withdrawal from a 529 or a Coverdell education savings account

If you are receiving a 1099, be certain to review for accuracy, and if there is a discrepancy, time is of the essence, so contact your issuer and have a corrected 1099 filed with the taxing authorities.

Please do not hesitate to contact us with any questions.

– 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. EA# 00105394 DRE# 01854336 CA Insurance License # 0H68496.

Willits office is located at 675 South Main Street, call 855-240-6606 or 414-480-3669. This information is for general purposes only. Please consult a financial professional for your own situation; Individual circumstances do vary.

Planning an outdoor digging project this spring? Call 811 before you dig to avoid repair costs averaging \$3,500

Submitted by PG&E

NORTH COAST, Calif. — Every year during spring and summer months, many California homeowners and residents turn their attention to yard improvement projects that involve digging. Whether it's repairing or replacing a fence, planting or landscaping, or installing a new mailbox, April is National Safe Digging Month, a reminder to call 811 before any digging project, large or small, to dig safely and avoid expensive repair bills averaging \$3,500.

During 2025 there were over 1,200 incidents where underground utility lines were damaged due to digging, including 216 in North Coast counties:

- Marin County – 76
- Sonoma County – 55
- Solano County – 40
- Napa County – 23
- Lake County – 2
- Humboldt County – 20

And far too often, these incidents are a result of seemingly small digging projects where homeowners failed to call 811. In fact, in 89 percent of incidents where a homeowner damaged an underground line while digging, 811 was not called. Not only is digging without knowing the location of underground lines dangerous, it can also result in expensive repairs and inconvenient outages and require a 911 response.

Underground utility lines can be shallow, sometimes only a few inches below the surface, due to erosion, previous digging projects or landscaping, shifting or settling of the ground and uneven surfaces. Customers should make a free call to 811 a minimum of two business days before starting any digging project, large or small.

"Calling 811 is required before all digging projects, even small ones using hand tools. This simple and free step will help keep you, your family, and neighbors safe, while also avoiding expensive repairs. Once 811 has been notified, professionals will mark the location of underground utilities using paint and/or flags, so you know what's below and can dig safely," said Jeff Janvier, PG&E Gas Operations Lead.

Warmer weather months see an increase in digging projects, and unfortunately many of those projects are proceeding without a free call to 811 to have underground utilities marked for project sites. In fact, a recent national survey conducted by the Common Ground Alliance, found that the most common reason homeowners skip contacting 811 is assuming their project is too shallow to pose a risk – a misconception that continues to put people and property in harm's way. From planting a tree to installing a mailbox to setting up a backyard fence, no digging project is too small to call 811.

2024 by the numbers

- There were 1,247 incidents in Northern and Central California where homeowners or contractors damaged underground gas or electric lines while digging
- In 55 percent of incidents when an underground utility line was damaged due to digging, 811 was not called.
- For homeowners specifically, that percentage rises to 89 percent
- The average cost to repair a damaged utility line is \$3,500
- Leading causes of damages to underground utility lines while digging include: building or replacing a fence, gardening and landscaping, planting a tree or removing a stump, sewer and irrigation work and building a deck or patio



Calling 811 is fast and free

Customers should call 811 a minimum of two business days before beginning any project that involves digging, no matter how large or small. Customers can also visit 811express.com to have underground utility lines marked for their project site.

Professional utility workers for all utilities (gas, electric, water, sewer and telecommunications) will be dispatched to mark the location of all underground utility lines for the project site with flags, spray paint, or both.

The 811 call center serving Central and Northern California, USA North, is staffed 24 hours a day, seven days a week, and will provide Spanish and other translation services.

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23851 IRIS TERRACE - BROOKTRAILS

Custom designed in stunning natural surroundings! This 2,200 sq ft home sits on nearly an acre & touches 100 acres of greenbelt. Open-concept design is filled with natural light, vaulted ceilings, custom kitchen cabinetry, and rich stone and wood countertops. 2 bathrooms – custom-tiled showers and a vintage clawfoot tub. Finished basement provides additional space for storage. Expansive rear deck. Blending comfort, craftsmanship, and nature!

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