

# No Appraisal Yet On San Clemente

A State Board of Equalization official declared yesterday that the board does not have sufficient data at this time to make a valid appraisal of President Richard M. Nixon's Western White House at San Clemente.

A \$2.9 million figure that state appraisers reportedly set on the property — according to some news accounts — is unsupported by data, according to Robert Gustafson.

Gustafson is chief of operations of the board's property tax department and, as such, is directly in charge of the board's appraisers.

The \$2.9 million figure stands in sharp contrast with the current Orange county assessment of \$1.3 million.

Gustafson said Abe Goldman, chief of the division of inter-county equalization and two appraisers went to Orange county last June to check on the assessment of the Western White House.

They were able to compare only nine pieces of property that had recently been sold in the San Clemente area.

Gustafson indicated that this was insufficient for determining the value of the Western White House and its surrounding acreage.

Gustafson said he had seen all the data brought back by the board's appraisers last June but that he had not seen a July 1 secret report based on that information.

He repeated that there was no basis for a conclusion that the Nixon property is worth \$2.9 million, as that report is said to suggest. Similarly, he said, the data provide no basis for the conclusion that the rock bottom value of land in the area is \$100,000.

Last Tuesday, the Orange county board of supervisors opened the way for further research by voting to request a state appraisal of the Nixon property.

Gustafson said he now plans to send one or two appraisers to Orange county to look over the Nixon property to verify reports of government expenditures on that property and to further relate the Nixon property value to that of other sites in the area.