PLACER COUNTY ASSESSMENT APPEALS BOARD AGENDA
Monday, January 11, 2021
9:00a.m.
County Administrative Center, 175 Fulweiler Avenue, Auburn, CA 95603

Tyghe Richardson - Chairman
Mike DeFerrari
Adam Brown

Bill Wright - AAB Counsel
Megan Wood - Clerk
Marci Branaugh - Clerk

ASSESSMENT APPEALS BOARD MEMBERS MAY ATTEND HEARING VIRTUALLY

In order to protect public health and the safety of our Placer County citizens, the Assessment Appeals Board will be offering public participation virtually through a Zoom meeting https://placer-ca-gov.zoom.us/j/99949595144 or 1-888-788-0099 ID 999 4959 5144 utilizing the “raise hand” function for Public Comment. The Board Chambers will be closed to public attendance.

The Placer County Assessment Appeals Board is committed to ensuring that persons with disabilities are provided the resources to participate in its meetings. If you require a disability related accommodation, please submit the request in writing to the Board Clerk at least 5 days prior to the meeting date to allow the Board to seek accommodation. Materials related to an item on this agenda submitted to the Assessment Appeals Board after distribution of the agenda packet are available for public inspection in the Clerk of the Board's office at 175 Fulweiler Avenue, Auburn, CA, 95603 during normal business hours. The Statement of Meeting Procedures has been provided to all parties and is available for review.

Call to Order: Chairman
Flag Salute: Chairman
Roll Call: Clerk
Oath of Testifying Parties: Clerk

PUBLIC COMMENT
Persons may address the Board on items not on this agenda. Please limit comments to 3 minutes.

1HEARING MINUTES
Review draft minutes from the December 07, 2020 AAB Hearing.

Recommended Action: Approve draft minutes from the December 07, 2020 AAB Hearing.

2CONSENT AGENDA - All proposed Stipulations on the consent agenda have been signed by the Assessor's Office and the applicant and are being recommended for approval (Items 2.A.1 through 2.A.11). All Stipulations in Process are being requested continued by the Assessor's Office (Items 2.B.1 through 2.B.3). All Non-Confirmed appeals Items (2.C.1 through 2.C.5) are being recommended for Denial by the Clerk of the Assessment Appeals Board. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Board taking action, and the item may be moved for discussion.
2.A STIPULATIONS

Consider the following Stipulations as shown in the Agenda Packet.

**Recommended Action:** Pursuant to Revenue and Taxation Code Section 1607, approve the Stipulations as shown in the Agenda Packet, waive the appearance of the person affected or the agent, and approve the change of the assessed value in accordance with Section 1610.8.

<table>
<thead>
<tr>
<th>Name</th>
<th>Type</th>
<th>Year</th>
<th>Assessment</th>
<th>Appeal</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. FASSLER LLC</td>
<td>Commercial/Industrial</td>
<td>2019</td>
<td>481-280-007-000</td>
<td>A2019-0031</td>
</tr>
<tr>
<td>3. GONZALEZ NICHOLAS</td>
<td>Single Family</td>
<td>2019</td>
<td>990-411-742-000</td>
<td>S2020-0003</td>
</tr>
<tr>
<td></td>
<td>Single Family</td>
<td>2019</td>
<td>990-411-743-000</td>
<td>S2020-0004</td>
</tr>
<tr>
<td>4. JH MCKNIGHT RANCH INC</td>
<td>Commercial/Industrial</td>
<td>2019</td>
<td>021-344-007-000</td>
<td>A2019-0188</td>
</tr>
<tr>
<td>5. JKN ENTERPRISES LLC</td>
<td>Single-Family</td>
<td>2019</td>
<td>706-407-000-000</td>
<td>A2019-0241</td>
</tr>
<tr>
<td>6. KEYSIGHT TECHNOLOGIES INC</td>
<td>Business PP/Fixtures</td>
<td>2019</td>
<td>800-041-576-000</td>
<td>A2019-0374</td>
</tr>
<tr>
<td></td>
<td>Business PP/Fixtures</td>
<td>2020</td>
<td>800-041-576-000</td>
<td>A2020-0191</td>
</tr>
<tr>
<td>8. MARSH SEVISON LLC</td>
<td>Commercial/Industrial</td>
<td>2014</td>
<td>990-404-288-000</td>
<td>S2018-0098</td>
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<tr>
<td>10. SAFE CREDIT UNION</td>
<td>Commercial/Industrial</td>
<td>2019</td>
<td>017-123-037-000</td>
<td>A2019-0214</td>
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<td>Commercial/Industrial</td>
<td>2019</td>
<td>013-213-024-000</td>
<td>A2019-0215</td>
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<tr>
<td>11. SNH PROPERTIES TR</td>
<td>Other</td>
<td>2019</td>
<td>457-070-001-000</td>
<td>A2019-0324</td>
</tr>
</tbody>
</table>

2.B CONFIRMED - STIPULATIONS IN PROCESS

Consider a request from the Assessor to continue the following Confirmed Appeals to February 08, 2021 as Stipulations in Process: Item 2.B.1 through 2.B.3

**Recommended Action:** Approve the request from the Assessor to continue the following Confirmed Appeals to February 08, 2021 as Stipulations in Process: Item 2.B.1 through 2.B.3

<table>
<thead>
<tr>
<th>Name</th>
<th>Type</th>
<th>Year</th>
<th>Assessment</th>
<th>Appeal</th>
</tr>
</thead>
<tbody>
<tr>
<td>117 1. MGP IX REIT LLC</td>
<td>Commercial/Industrial</td>
<td>2018</td>
<td>021-274-054-000</td>
<td>A2019-0264</td>
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<tr>
<td></td>
<td>Commercial/Industrial</td>
<td>2019</td>
<td>021-274-057-000</td>
<td>A2019-0265</td>
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<tr>
<td>125 2. MGP X PROPERTIES LLC</td>
<td>Commercial/Industrial</td>
<td>2019</td>
<td>365-020-011-000</td>
<td>A2019-0266</td>
</tr>
</tbody>
</table>
3. SAFEWAY INC LESSEE ET AL
Commercial/Industrial 2019 117-160-002-000 A2019-0331
Commercial/Industrial 2019 117-160-018-000 A2019-0333
Commercial/Industrial 2019 117-180-010-000 A2019-0335
Commercial/Industrial 2019 117-200-014-000 A2019-0337

2.C NON CONFIRMED
Consider the following appeals as Non-Confirmed as recommended by the Clerk of the Assessment Appeals Board: Items 2.C.1 through 2.C.5

Recommended Action: Deny the following appeals as recommended by the Clerk of the Assessment Appeals Board due to the failure of the property owners to confirm their appearance at the hearing: Items 2.C.1 through 2.C.5

1. CAIN MARCUS Single-Family 2019 456-100-022-000 A2019-0005
2. DHALIWAL KANWAR Single-Family 2020 465-020-007-000 A2020-0265
3. EVEN DAVID Single-Family 2020 368-050-036-000 A2020-0001
5. SODERBERY ROBERT Single-Family 2020 096-693-015-000 A2020-0004

3 REQUESTS FOR RECONSIDERATION AND REHEARING
Consider the following requests for reconsideration and rehearing pursuant to Rule 326.

Recommended Action: None

4 CONFIRMED
The Board will consider the following Confirmed Appeals: Item 4.A through 4.A

Recommended Action: None

A. CPI GV GLENBROOK ESTATES OWN
Vacant Land 2019 036-110-035-000 A2019-0186
Commercial/Industrial 2019 036-110-044-000 A2019-0187

5 ADJOURNMENT
- to Closed Session for deliberations pursuant to Revenue and Taxation Code Section 1605.4