

April 19, 2023

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SHASTA COUNTY ASSESSMENT APPEALS BOARD

Wednesday, April 19, 2023

REGULAR MEETING

9:04 a.m.: The Shasta County Assessment Appeals Board convened with the following present:

BOARD MEMBERS:

Kasey Stewart
Ken Murray
Kent Hume

BOARD STAFF:

Stefany Blankenship, Chief Deputy Clerk of the Assessment Appeals Board
James Underwood, Legal Counsel

REGULAR CALENDAR

ELECTION OF CHAIR AND VICE-CHAIR

By motion made, seconded (Stewart/Hume), and unanimously carried, the Assessment Appeals Board elected Ken Murray as Chair.

By motion made, seconded (Hume/Murray), and unanimously carried, the Assessment Appeals Board elected Kasey Stewart as Vice-Chair.

SWEARING IN OF STAFF

Chief Deputy Clerk of the Assessment Appeals Board Stefany Blankenship swore in the following Shasta County staff: Assessor-Recorder Leslie Morgan, Deputy Assessor-Recorder Jana Oilar, Appraisal Manager Jason Schurig, Appraisal Manager Todd Cottengim, Real Property Appraiser Jannette Webb, Appraisal Manager Brandi Serna Morgan, and Appraisal Manager Hillery Arnett.

2024 HEARING DATES

By motion made, seconded (Stewart/Hume), and unanimously carried, the Assessment Appeals Board set the 2024 Assessment Appeals hearings for May 8-10, 2024, to be held in person, subject to Federal, State, and local orders.

DISCUSSION: TIMELINE FOR BOARD TO RECEIVE EVIDENCE

Legal Counsel James Underwood stated that the question had been raised at the 2022 Assessment Appeals hearings as to whether the Assessment Appeals Board (Board) could receive evidence for the appeals under consideration in advance of the hearings. Mr. Underwood explained that, while the Board members were entitled to receive information appended to applications at the time they were submitted, the rules for proceedings provide that determinations made by the Board were to be based on the preponderance of evidence presented at the hearing, so it could not be distributed in advance.

Mr. Underwood also advised the Board that the formal record of evidence presented and admitted at hearing was the basis upon which decisions were to be made, so applicants could not be required to submit evidence with the application. Ms. Blankenship added that the application form, as approved by the State Board of Equalization, stated that evidence should not be submitted with the application, so applicants were advised not to submit evidence in advance of the hearings. Mr. Underwood explained that, if evidence were submitted during a hearing which required more time, the Board could continue the hearing to a later time or date, or they could recess into Closed Session to further discuss and review the evidence.

In response to questions by Chair Murray, Mr. Underwood stated that the Board of Supervisors did not receive evidence in advance of quasi-judicial hearings and that Assessment Appeal Board hearings were conducted pursuant to different statutory requirements, including that evidence must be presented for consideration at the time of hearing and that applicants could not be compelled to submit evidence for advance review. Mr. Underwood explained that the Board of Supervisors were subject to differing rules between quasi-legislative hearings, such as zoning amendments, and quasi-judicial hearings. Ms. Blankenship clarified that the Board of Supervisors received their agenda packets with staff reports at the same time as the public, according to the requirements of the Brown Act, which the Assessment Appeals Board also had to follow.

There was no public comment.

The Board took no action following the discussion.

PUBLIC COMMENT PERIOD - OPEN TIME

There was no one present who wished to speak during the Public Comment Period.

REGULAR CALENDAR, CONTINUED

This was the time set for the Assessment Appeals Board to consider property assessment appeals. Applicants were duly notified by mail of the date and time of hearings.

POSTPONEMENTS/309 WAIVERS, WITHDRAWALS, AND STIPULATIONS

Ms. Blankenship noted that one stipulated postponement, Application No. 2021-023, had been mistakenly listed as Application No. 2022-023 on the agenda. She also noted that Application Nos. 2021-022, 2021-023, 2021-025, and 2021-094, for Tesla Energy Operations, Inc., were stipulated postponements agreed to by the applicant and the Assessor's Office, and were not withdrawals.

By motion made, seconded (Stewart/Hume), and unanimously carried, the Assessment Appeals Board approved the Assessor's Office recommendations and approved the requests by the appellants for postponements, withdrawals, and stipulations of the following appeals:

FIRST-TIME POSTPONEMENTS

<u>Application No.</u>	<u>Applicant Name</u>	<u>Parcel Number</u>
2022-004	H & S Energy LLC	067-370-053
2022-005	H & S Energy LLC	202-670-026
2022-006	H & S Energy LLC	114-080-028
2022-007	H & S Energy LLC	114-080-028
2022-008	H & S Energy LLC	114-080-028
2022-009	H & S Energy LLC	114-080-028
2022-087	MMAC PIX2 REDDING CA SPE LLC	101-430-048
2022-091	Robert & Jara Bailey Living Trust	052-160-001
2022-094	Well OSL Redding LLC	107-010-047
2022-096	MMPF III Redding-Imaging, LLC	107-520-030
2022-097	Tesla Energy Operations, Inc.	810-001-327
2022-098	H & S Energy LLC	114-080-028

<u>Application No.</u>	<u>Applicant Name</u>	<u>Parcel Number</u>
2022-099	H & S Energy LLC	067-370-053
2022-100	2120 Benton Drive LLC	112-090-019
2022-101	MMAC PIX2 REDDING CA SPE LLC	101-430-048
2022-102	Redding Auto Center Inc.	077-230-043
2022-103	Wittig Investment Inc.	077-230-026

WITHDRAWALS AND STIPULATIONS

<u>Application No.</u>	<u>Applicant Name</u>	<u>Parcel Number</u>
2020-097	Prime Healthcare Services - Shasta, LLC	101-620-064
2020-098	Prime Healthcare Services - Shasta, LLC	101-620-065
2020-099	Prime Healthcare Services - Shasta, LLC	101-620-057
2020-100	Prime Healthcare Services - Shasta, LLC	101-620-056-520
2020-101	Prime Healthcare Services - Shasta, LLC	101-620-054
2020-102	Prime Healthcare Services - Shasta, LLC	101-620-024
2020-103	Prime Healthcare Services - Shasta, LLC	101-040-041
2020-104	Prime Healthcare Services - Shasta, LLC	101-040-040
2020-105	Prime Healthcare Services - Shasta, LLC	101-040-037
2020-106	Prime Healthcare Services - Shasta, LLC	101-040-032
2020-107	Prime Healthcare Services - Shasta, LLC	101-040-028
2020-108	Prime Healthcare Services - Shasta, LLC	101-040-027
2020-109	Prime Healthcare Services - Shasta, LLC	101-040-026
2020-110	Prime Healthcare Services - Shasta, LLC	101-040-025
2020-111	Prime Healthcare Services - Shasta, LLC	101-040-024
2020-112	Prime Healthcare Services - Shasta, LLC	101-040-006
2020-113	Prime Healthcare Services - Shasta, LLC	101-040-005
2020-153	Well OSL Redding LLC	107-010-047
2021-022	Tesla Energy Operations, Inc.	810-002-327
2021-023	Tesla Energy Operations, Inc.	810-002-327
2021-024	Anderson Pacific Associates dba Blue Oak Court	202-680-001
2021-025	Tesla Energy Operations, Inc.	810-002-327
2021-035	Prime Healthcare Services - Shasta, LLC	800-007-688
2021-036	Prime Healthcare Services - Shasta, LLC	800-007-688
2021-037	Prime Healthcare Services - Shasta, LLC	800-007-688

<u>Application No.</u>	<u>Applicant Name</u>	<u>Parcel Number</u>
2021-038	Prime Healthcare Services - Shasta, LLC	800-007-688
2021-041	Prime Healthcare Services - Shasta, LLC	101-040-005
2021-042	Prime Healthcare Services - Shasta, LLC	101-040-005
2021-043	Prime Healthcare Services - Shasta, LLC	101-040-006
2021-044	Prime Healthcare Services - Shasta, LLC	101-040-006
2021-045	Prime Healthcare Services - Shasta, LLC	101-040-012
2021-046	Prime Healthcare Services - Shasta, LLC	101-040-012
2021-047	Prime Healthcare Services - Shasta, LLC	101-040-024
2021-048	Prime Healthcare Services - Shasta, LLC	101-040-024
2021-049	Prime Healthcare Services - Shasta, LLC	101-040-025
2021-050	Prime Healthcare Services - Shasta, LLC	101-040-025
2021-051	Prime Healthcare Services - Shasta, LLC	101-040-026
2021-052	Prime Healthcare Services - Shasta, LLC	101-040-026
2021-053	Prime Healthcare Services - Shasta, LLC	101-040-027
2021-054	Prime Healthcare Services - Shasta, LLC	101-040-027
2021-055	Prime Healthcare Services - Shasta, LLC	101-040-028
2021-056	Prime Healthcare Services - Shasta, LLC	101-040-028
2021-057	Prime Healthcare Services - Shasta, LLC	101-040-032
2021-058	Prime Healthcare Services - Shasta, LLC	101-040-032
2021-059	Prime Healthcare Services - Shasta, LLC	101-040-037
2021-060	Prime Healthcare Services - Shasta, LLC	101-040-037
2021-061	Prime Healthcare Services - Shasta, LLC	101-040-040
2021-062	Prime Healthcare Services - Shasta, LLC	101-040-040
2021-063	Prime Healthcare Services - Shasta, LLC	101-620-024
2021-064	Prime Healthcare Services - Shasta, LLC	101-620-024
2021-065	Prime Healthcare Services - Shasta, LLC	101-620-054
2021-066	Prime Healthcare Services - Shasta, LLC	101-620-056
2021-067	Prime Healthcare Services - Shasta, LLC	101-620-056-520
2021-068	Prime Healthcare Services - Shasta, LLC	101-620-056-520
2021-069	Prime Healthcare Services - Shasta, LLC	101-620-057
2021-070	Prime Healthcare Services - Shasta, LLC	101-620-057
2021-071	Prime Healthcare Services - Shasta, LLC	101-620-064
2021-072	Prime Healthcare Services - Shasta, LLC	101-620-064
2021-073	Prime Healthcare Services - Shasta, LLC	101-620-065

<u>Application No.</u>	<u>Applicant Name</u>	<u>Parcel Number</u>
2021-074	Prime Healthcare Services - Shasta, LLC	101-620-065
2021-075	Prime Healthcare Services - Shasta, LLC	101-040-041
2021-076	Prime Healthcare Services - Shasta, LLC	101-040-041
2021-085	Well OSL Redding LLC	107-010-047
2021-087	Conrad Ethan	107-420-044
2021-092	Prime Healthcare Services - Shasta, LLC	800-009-786
2021-094	Tesla Energy Operations, Inc.	810-002-327
2021-116	RPI Shasta Mall LP	107-280-058
2021-119	State Compensation Insurance Fund	109-280-055
2021-120	State Compensation Insurance Fund	109-300-039
2021-121	State Compensation Insurance Fund	109-300-041
2021-122	State Compensation Insurance Fund	109-280-056
2021-123	State Compensation Insurance Fund	109-280-057
2021-124	ARC GSREDCA001 LLC	054-210-057
2021-134	Prime Healthcare Services - Shasta, LLC	101-620-065
2021-135	Prime Healthcare Services - Shasta, LLC	101-620-064
2021-136	Prime Healthcare Services - Shasta, LLC	101-620-057
2021-137	Prime Healthcare Services - Shasta, LLC	101-620-056
2021-138	Prime Healthcare Services - Shasta, LLC	101-620-054
2021-139	Prime Healthcare Services - Shasta, LLC	101-620-024
2021-140	Prime Healthcare Services - Shasta, LLC	101-040-041
2021-141	Prime Healthcare Services - Shasta, LLC	101-040-040
2021-142	Prime Healthcare Services - Shasta, LLC	101-040-037
2021-143	Prime Healthcare Services - Shasta, LLC	101-040-032
2021-144	Prime Healthcare Services - Shasta, LLC	101-040-028
2021-145	Prime Healthcare Services - Shasta, LLC	101-040-027
2021-146	Prime Healthcare Services - Shasta, LLC	101-040-026
2021-147	Prime Healthcare Services - Shasta, LLC	101-040-025
2021-148	Prime Healthcare Services - Shasta, LLC	101-040-024
2021-149	Prime Healthcare Services - Shasta, LLC	101-040-006
2021-150	Prime Healthcare Services - Shasta, LLC	101-040-005
2021-151	Prime Healthcare Services - Shasta, LLC	101-040-012
2021-155	Vibra RE Redding, LLC	103-240-051
2022-001	Liddicoat Family Living Trust	097-030-011

<u>Application No.</u>	<u>Applicant Name</u>	<u>Parcel Number</u>
2022-002	Westlake Development Group, LLC	076-060-013
2022-003	Westlake Development Group, LLC	076-060-013
2022-010	Old 44	110-270-003
2022-011	University Petro Enterprises, Inc.	116-440-004
2022-012	Kismat Fuels, Inc.	202-670-039
2022-013	Westlake Development Group, LLC	076-060-013
2022-014	Joni L. Engelage	018-600-058
2022-016	MMMW CMT LLC	026-050-011
2022-017	MMMW CMT LLC	307-010-004
2022-018	MMMW CMT LLC	307-020-001
2022-019	MMMW CMT LLC	307-020-002
2022-020	MMMW CMT LLC	307-020-003
2022-022	TAL Redding, LLC	067-110-033
2022-023	TAL Redding, LLC	067-110-035
2022-024	TAL Redding, LLC	067-110-044
2022-025	TAL Redding, LLC	067-110-047
2022-026	MMMW CMT LLC	307-040-015
2022-027	MMMW CMT LLC	307-100-001
2022-028	MMMW CMT LLC	307-100-002
2022-029	MMMW CMT LLC	307-100-003
2022-030	MMMW CMT LLC	307-100-004
2022-031	MMMW CMT LLC	307-100-005
2022-032	MMMW CMT LLC	307-200-020
2022-033	MMMW CMT LLC	307-340-004
2022-034	MMMW CMT LLC	307-340-016
2022-035	MMMW CMT LLC	307-340-017
2022-036	MMMW CMT LLC	307-350-006
2022-037	MMMW CMT LLC	307-350-010
2022-038	MMMW CMT LLC	307-350-017
2022-039	MMMW CMT LLC	307-350-018
2022-040	MMMW CMT LLC	307-350-019
2022-041	MMMW CMT LLC	307-350-020
2022-042	MMMW CMT LLC	307-360-003
2022-043	MMMW CMT LLC	307-360-008

<u>Application No.</u>	<u>Applicant Name</u>	<u>Parcel Number</u>
2022-044	MMMW CMT LLC	307-360-034
2022-045	MMMW CMT LLC	307-360-036
2022-046	MMMW CMT LLC	307-360-038
2022-047	MMMW CMT LLC	307-360-039
2022-048	MMMW CMT LLC	307-360-040
2022-049	MMMW CMT LLC	307-350-007
2022-050	MMMW CMT LLC	307-020-009
2022-051	MMMW CMT LLC	307-030-001
2022-052	MMMW CMT LLC	307-030-008
2022-053	MMMW CMT LLC	307-040-006
2022-054	MMMW CMT LLC	307-040-007
2022-055	13654 Lebanon LLC	035-020-029
2022-056	Brandon J. Stevens	830-018-558
2022-057	TAL Redding, LLC	067-110-049
2022-058	Jess Gregory	820-000-825-000
2022-059	Risen King Community Church	074-220-011
2022-060	BRE/LW Properties LLC	107-010-042
2022-061	Vicki Donovan	090-110-006
2022-062	N and D Restaurants, LLC (as Lessee)	071-140-027
2022-063	Dignity Health	104-200-039
2022-064	Dignity Health	104-400-074
2022-065	Dignity Health	104-410-054
2022-066	Dignity Health	104-410-055
2022-067	Dignity Health	104-880-003
2022-068	Dignity Health	104-880-024
2022-069	Dignity Health	104-880-025
2022-070	Dignity Health	105-770-005
2022-071	Dignity Health	107-430-059
2022-072	Dignity Health	107-500-017
2022-073	Dignity Health	107-500-018
2022-074	Dignity Health	107-500-019
2022-075	Dignity Health	107-500-020
2022-076	Dignity Health	107-500-024
2022-077	Dignity Health	107-500-025

<u>Application No.</u>	<u>Applicant Name</u>	<u>Parcel Number</u>
2022-078	Levi A. Gonzalez	086-270-086
2022-079	Levi A. Gonzalez	086-280-085
2022-080	Levi A. Gonzalez	086-290-025
2022-081	Daniel R. McDevitt	095-210-012
2022-082	Wilson Road Trust	703-080-099
2022-083	Mark W. Downie	016-330-026
2022-084	Mark W. Downie	016-330-014
2022-085	Mark W. Downie	016-330-028
2022-086	Mark W. Downie	016-330-029
2022-089	Prime Healthcare Services - Shasta, LLC	101-620-064
2022-090	Prime Healthcare Services - Shasta, LLC	101-040-041
2022-092	Prime Healthcare Services - Shasta, LLC	101-620-057
2022-093	Mark A. Gunlogson, Gunner Inc.	202-840-015
2022-095	Ignite Solar Holdings 1 LLC	800-013-039
2022-104	Kovalik & Family LLC	107-280-036
2022-105	Red Lobster	071-160-051
2022-106	Safeway Stores Inc.	028-540-001
2022-107	Safeway Inc.	102-450-044
2022-108	Safeway Inc.	067-110-028
2022-109	Safeway Holdings Inc.	201-670-010
2022-110	HD Development of Maryland Inc. (Home Depot)	071-330-008
2022-113	Palo Cedro Community Guild	059-090-054
2022-114	State Compensation Insurance Fund	109-300-041
2022-115	State Compensation Insurance Fund	109-300-040
2022-116	State Compensation Insurance Fund	109-300-039
2022-117	State Compensation Insurance Fund	109-280-057
2022-118	State Compensation Insurance Fund	109-280-056
2022-119	State Compensation Insurance Fund	109-280-055

REQUESTS FOR FINDINGS OF FACT

Ms. Blankenship advised the Board that the applicants had requested Findings of Fact on Application Nos. 2021-114 and 2022-088.

SCHEDULED HEARINGS

APPLICATION NO. 2022-021
DANIEL & SUSAN A. HUMBLE
ASSESSOR'S PARCEL NO. 830-009-204

Application No. 2022-021, Daniel and Susan A. Humble, Assessor's Parcel No. 830-009-204, was called to hearing.

Chief Deputy Clerk of the Assessment Appeals Board Stefany Blankenship swore in Daniel and Susan A. Humble.

Jana Oilar, Deputy Assessor/Recorder, explained that Application No. 2022-021 involved personal property and that the appellant had the burden of proof, so they would present first.

Daniel Humble advised the Board that the property in question was a houseboat and explained the unique maintenance needs and costs of houseboats, as well as the unique construction of each one. Mr. Humble described the houseboat and the sales prices of it and similar vessels.

In response to questions by the Board, Mr. Humble stated that he had expected a tax increase of 20% but this had been over 40%, and that he had purchased the houseboat in 2020. Mr. Humble displayed photographs of the houseboat and other, similar vessels, and discussed their manufacture and value. He also spoke about his houseboat's maintenance and repair costs.

Appraisal Manager Brandi Serna Morgan explained that the property in question was a houseboat assessed by the Assessor's Office at \$300,000, while the appellant's opinion was that the vessel was worth \$187,000. Ms. Serna Morgan discussed the methods used for assessing houseboats, including comparable vessels, average condition, and the U.S. Forest Service permit for the houseboat to be on the lake.

In response to questions by the Board, Ms. Serna Morgan explained that valuations fluctuated due to the market but permitted vessels had overall increased in value in recent years. She also explained that the permit price is included in the vessels' assessments due to their limited number and value. Ms. Serna Morgan stated that, as the houseboat was considered personal property, there was no cap to tax increases as with real property, just the assessed value as of January 1st. She discussed the methods used by the Assessor's Office to obtain information on the condition of the vessels through Vessel Property Statements, which are signed under penalty of perjury by the vessels' owners, as well as in-person visits to visually assess the outside condition of the vessels. She stated that the Vessel Property Statements and in-person visits were used in conjunction with comparable vessels and other information to arrive at each vessel's valuation each year.

In response to questions by the Board, Mr. Humble stated that he depreciated the vessel

annually due to consideration of the costs of future maintenance. He also discussed the cost of permits for houseboats.

In response to questions by the Board, Ms. Serna Morgan stated that the State Board of Equalization had surveyed the Shasta County Assessor's Office several times and agreed with their valuation process for vessels. She explained that the Vessel Property Statement was a State form, so the County was not able to modify it, but if a vessel's owner indicated incorrect conditions by mistake, the Assessor's Office was able to take documentation from the owner to take that into consideration when doing the vessel's valuation.

10:08 a.m.: The Assessment Appeals Board recessed to Closed Session to discuss the matter.

10:23 a.m.: The Assessment Appeals Board reconvened in Open Session.

By motion made, seconded (Hume/Stewart), and unanimously carried, the Assessment Appeals Board established the personal property market value of the vessel as \$255,000.

10:27 a.m.: The Assessment Appeals Board recessed to reconvene on April 19, 2023, at 1:00 p.m.

1:01 p.m.: The Shasta County Assessment Appeals Board reconvened in Open Session with Board Members Kasey Stewart, Ken Murray, Kent Hume, Legal Counsel James Underwood, and Chief Deputy Clerk of the Assessment Appeals Board Stefany Blankenship present.

PUBLIC COMMENT PERIOD - OPEN TIME

There was no one present who wished to speak during the Public Comment Period.

REGULAR CALENDAR, CONTINUED

SCHEDULED HEARINGS

APPLICATION NO. 2021-114
CAROL JEANNINE & BARNEY KAVANAUGH
ASSESSOR'S PARCEL NO. 052-070-025

Application No. 2021-114, Carol Jeannine & Barney Kavanaugh, Assessor's Parcel No. 052-070-025, was called to hearing.

Jana Oilar, Deputy Assessor/Recorder, explained that the Assessor's Office had the burden of proof, so they would present first.

Janette Webb, Real Property Appraiser III, advised the Board that the real property in question was reappraised due to a call from the Building Division inquiring about structures on the property that were not included on the tax roll, including a covered patio, breezeway, swimming pool, carport, and RV port. Ms. Webb discussed the processes followed by the Assessor's Office to try to determine construction dates and stated that no permits were on file with the Building Division. She explained that roll corrections were processed using aerial photography to estimate the ages of the structures and the Assessor's Handbook for values. Ms. Webb detailed the assessment breakdown over years, discussed depreciation values, stated that the carport was not valued due to it being a non-permanent structure, and stated that the Assessor's Office believed the valuation was fair.

In response to questions by the Board, Ms. Webb stated that the Assessor's Office was required to value structures at fair market value if they added value to the property, even if they were not required to be permitted. She clarified that the Assessor's Office did take into consideration unpermitted improvements that would have a cost to cure any deficiencies.

Chief Deputy Clerk of the Assessment Appeals Board Stefany Blankenship swore in Carol Jeannine Kavanaugh.

The Assessor's Office asked to take the appellant's evidence under consideration, as they had not previously received it.

Ms. Kavanaugh discussed the history of the structures and improvements that had led to an increased assessment. She detailed the costs of the various structures, including receipts and other paperwork, and stated that she had spoken multiple times with County staff regarding the improvements. Ms. Kavanaugh expressed her belief that the increased assessment was a form of targeting by County staff and questioned why the County's Building Permit Compliance Program had not been brought up to them when they applied for a solar permit in 2022.

In response to questions by the Board, Ms. Kavanaugh explained that the pool had originally been an above-ground pool that had later been replaced by an inground pool. She stated that their solar panels had been installed on the ground rather than as originally planned on the roof of the detached garage due to issues that had arisen when they first applied for the solar permit.

Ms. Webb explained that the Building Division and permitting processes were not under the purview of the Assessor's Office, which operated under a different set of rules. She stated that the Assessor's Office did not target taxpayers, but that they had to respond to an inquiry from the Building Division asking what was on the tax roll for the appellant's property. Ms. Webb explained that the Assessor's Office was required to respond to any such inquiry regardless of the origin. She discussed the process by which property and structures are valued and how using the Board of Equalization's assessment value indexes evened out costs for all taxpayers.

In response to questions by the Board, Ms. Webb discussed the tax values over time for the property in question. She stated that the Assessor's Office would need to redo the calculations for the property due to the new information regarding the swimming pool and requested a recess to allow that to be done.

1:56 p.m.: The Assessment Appeals Board recessed.

2:32 p.m.: The Assessment Appeals Board reconvened.

Ms. Webb presented the taxpayer's property assessment as recalculated by the Assessor's Office, explained the changes, and stated that overall, the property taxes had increased.

In response to questions by the Board, Ms. Webb and Appraisal Manager Hillery Arnett detailed how swimming pools were valued depending on their construction type and permit status, which determined whether and how much they could be depreciated.

Ms. Kavanaugh disputed the values presented by the Assessor's Office. Chair Murray discussed how assessments were based on the value brought to the property, regardless of actual costs, based on market value. He stated that State Board of Equalization costs had to be used in order to be fair to all taxpayers.

In response to questions by the Board, Ms. Webb clarified that, where possible, the Assessor's Office had used the costs presented by Ms. Kavanaugh as their basis for the revised values.

Ms. Blankenship advised that the appellant had withdrawn her request for Findings of Fact.

By motion made, seconded (Stewart/Hume), and unanimously carried, the Board denied Application No. 2021-114 and ruled in favor of the Assessor-Recorder's revised assessment.

APPLICATION NOS. 2021-100 and 2021-101

MAVERIK INC.

ASSESSOR'S PARCEL NO. 201-430-032 and 201-430-033

Application Nos. 2021-100 and 2021-101, Maverik Inc., Assessor's Parcel Nos. 201-430-032 and 201-430-033, were called to hearing.

A representative for Maverik Inc. was not present.

Chief Deputy Clerk of the Assessment Appeals Board Stefany Blankenship explained that the two applications had been submitted in 2021 by the appellant's then-agent, Paradigm Tax Group. In mid-2022, Paradigm Tax Group was acquired by Ryan LLC. Although multiple contacts were made with the new agent to request updated Authorization of Agent forms, none were received. The new agent submitted requests for postponement, which would be the second postponements for these applications but the first from that agent. As postponements subsequent

to the first require the appellant or agent to appear in person to provide good cause, it would be up to the Board whether to accept the second postponement requests without updated Authorization of Agent forms or to deny them for lack of appearance. Ms. Blankenship also stated that the same issue applied to two appeals scheduled for hearing at the Thursday 9:00 a.m. hearings.

Legal Counsel James Underwood stated that the Board had discretion in this case to approve the postponement based on facts presented by staff or to deny the appeal.

By motion made, seconded (Stewart/Hume), and unanimously carried, the Assessment Appeals Board deferred the matter to the Thursday morning session.

2:53 p.m.: The Assessment Appeals Board recessed to reconvene on Thursday, April 20, 2023, at 9:00 a.m.

THURSDAY, APRIL 20, 2023

9:00 a.m.: The Shasta County Assessment Appeals Board reconvened in Open Session with Board Members Kasey Stewart, Ken Murray, and Kent Hume, Legal Counsel James Underwood, and Chief Deputy Clerk of the Assessment Appeals Board Stefany Blankenship present.

REGULAR CALENDAR, CONTINUED

2024 HEARING DATES, CONTINUED

Ms. Blankenship stated that the dates selected for the 2024 Assessment Appeals hearings conflicted with a previously-scheduled meeting and requested that the Board consider selecting different dates.

By consensus, the Assessment Appeals Board set the 2024 Assessment Appeals hearings for May 15-17, 2024, to be held in person, subject to Federal, State, and local orders.

WITHDRAWALS AND STIPULATIONS, CONTINUED

Ms. Blankenship requested that Application No. 2021-130, scheduled for the Thursday morning session, be added to the consideration of withdrawals, as it was received after the agenda was finalized, and that Application Nos. 2021-091, 2022-111, and 2022-112 be added to the consideration of withdrawals, as they were mistakenly left in the list of applications requesting postponements.

By motion made, seconded (Stewart/Hume), and unanimously carried, the Assessment

Appeals Board approved the requests by the appellants for withdrawals and stipulations of the following appeals:

<u>Application No.</u>	<u>Applicant Name</u>	<u>Parcel Number</u>
2021-091	Prime Healthcare Services - Shasta, LLC	800-007-688
2022-111	Shasta Regional Medical Group Inc.	800-009-786
2022-112	Prime Healthcare Services Shasta LLC	800-007-688

PUBLIC COMMENT PERIOD - OPEN TIME

There was no one present who wished to speak during the Public Comment Period.

REGULAR CALENDAR, CONTINUED

SCHEDULED HEARINGS

APPLICATION NOS. 2021-098 and 2021-099
REDDING AUTO CENTER/WITTIG INVESTMENTS INC.
ASSESSOR'S PARCEL NOS. 077-230-043 and 077-230-026

Application Nos. 2021-098 and 2021-099, Redding Auto Center/Wittig Investments Inc., Assessor's Parcel Nos. 077-230-043 and 077-230-026, were called to hearing.

A representative for Redding Auto Center/Wittig Investments Inc. was not present.

Ms. Blankenship explained that the same situation applied to these appeals as applied to Appeal Nos. 2021-100 and 2021-101 for Maverik Inc., which had been deferred from the Wednesday afternoon session. Redding Auto Center/Wittig Investments Inc. had also been represented by Paradigm Tax Group, which had later been acquired by Ryan LLC. Although Ryan LLC had submitted postponement requests for Appeal Nos. 2021-098 and 2021-099, they had not submitted updated Authorization of Agent forms following multiple contacts by staff.

In response to questions by Ms. Blankenship, Mr. Underwood stated that there did not seem to be proper postponement requests before the Board, barring either updated Authorization of Agent forms or an appearance by either the appellant or agent.

By motion made, seconded (Stewart/Hume), and unanimously carried, the Assessment Appeals Board denied Application Nos. 2021-098 and 2021-099, Redding Auto Center/Wittig Investments Inc., Assessor's Parcel Nos. 077-230-043 and 077-230-026, for lack of appearance.

APPLICATION NOS. 2021-100 and 2021-101
MAVERIK INC.
ASSESSOR'S PARCEL NOS. 201-430-032 and 201-430-033

Application Nos. 2021-100 and 2021-101, Maverik Inc., Assessor's Parcel Nos. 077-230-043 and 077-230-026, were called to hearing.

A representative for Maverik Inc. was not present.

By motion made, seconded (Stewart/Hume), and unanimously carried, the Assessment Appeals Board denied Application Nos. 2021-100 and 2021-101, Maverik Inc., Assessor's Parcel Nos. 201-430-032 and 201-430-033, for lack of appearance.

APPLICATION NO. 2022-088
MERCY FOUNDATION NORTH
ASSESSOR'S PARCEL NO. 076-060-011

Application No. 2022-088, Mercy Foundation North, Assessor's Parcel No. 076-060-011, was called to hearing.

9:10 a.m.: Board Member Kent Hume recused himself from consideration of Application No. 2022-088 due to having worked with the agent and discussed the property under consideration. Mr. Hume left Chambers.

Chief Deputy Clerk of the Assessment Appeals Board Stefany Blankenship swore in the Assessor's Office staff and John Michael Ryan, the appellant's agent.

Jana Oilar, Deputy Assessor/Recorder, explained that the appellant had the burden of proof, so they would present first.

Mr. Ryan confirmed his request for Findings of Fact and paid the required fee.

Mr. Ryan discussed the parcel location and condition and stated that it lacked legal accessibility. He spoke about the costs to provide road access and improvement and described limitations of buildable area on the parcel due to topography and lack of water, sewer, or other services. Mr. Ryan opined that land valuations in the area had been driven up by speculators due to nearby development by Bethel Church and stated his belief that the parcel was worth less than \$115,000.

Appraisal Manager Jason Schurig discussed the property value and lien date, explained the limitations on allowable comparable property values, and detailed the valuation process for the parcel. Mr. Schurig stated that the Assessor's Office had found an error in the inflationary factor that was applied in prior years and discussed the valuation history of the property. He discussed the potential development issues of the parcel and disagreed with the agent that it lacked accessibility due to two private roads that reached the parcel. Mr. Schurig stated that the

Assessor's Office was mandated by law to correct the 2005-2006 inflationary factor error and would issue corrections to the 2021 and 2022 tax rolls.

Mr. Ryan stated that Bethel Church had shown no interest in the parcel outside of a small piece of the parcel for which an offer had been made and later withdrawn, and that the church had declined an offer to purchase the entire parcel. He also stated his disagreement with the Assessor's Office's determination of accessibility.

In response to questions by the Board, Mr. Ryan stated that the easements used by the Assessor's Office to determine access to the parcel were questionable, which greatly impacted the development potential of the property. He further discussed his belief that other landowning companies in the area were associated with Bethel Church and/or speculating on property values due to Bethel's development. Mr. Ryan spoke about the condition of roads and power lines on both the subject parcel and the comparable properties shown by the Assessor's Office. Mr. Ryan stated that he did not have an expert witness on hand to testify about the difference between physical access and legal access to property.

Mr. Schurig stated that the property had been a gift transfer to the current owner, which was a re-assessable event, and that the market value would have been derived at that time from comparable sales by the Assessor's Office staff. He stated that the agent's comparable properties were unusable due to the legal requirements for assessment and described the potential effects of Propositions 8 and 13 on property values.

In response to questions by the Board, Mr. Ryan discussed the costs to extend roads and power lines into the subject property and the difficulties caused by the topography.

Mr. Underwood stated that, in light of the appellant's request for Findings of Fact, the Board could make a tentative decision subject to preparation of Findings of Fact consistent with that request that address all material facts raised during the hearing. Mr. Underwood clarified there were two issues with the subject property: the correction that the Assessor's Office had stated must be made, and the valuation based on evidence presented at the hearing.

In response to questions by the Board, Mr. Schurig stated that the corrections to the 2021 and 2022 tax rolls due to the incorrect inflationary value had not yet been issued, but must be corrected even if the Board reduced the market value of the property.

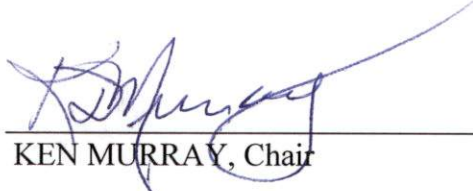
By motion made, seconded (Stewart/Murray), and unanimously carried, the Assessment Appeals Board directed the Assessor's Office to correct the roll values moving forward.

By motion made, seconded (Stewart/Murray), and unanimously carried, the Assessment Appeals Board, subject to Findings of Fact to formalize the decision, established the current roll value of the property as \$360,000.

April 19, 2023

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10:40 a.m.: The Assessment Appeals Board adjourned.



KEN MURRAY, Chair

ATTEST:

DAVID J. RICKERT
Clerk of the Assessment Appeals Board

By  _____
Deputy