

PLACER COUNTY ASSESSMENT APPEALS BOARD AGENDA

Monday, April 13, 2026

9:00 a.m.

County Administrative Center, 175 Fulweiler Avenue, Auburn, CA 95603

Cole Douppnik - Chair
Mike DeFerrari
Adam Brown

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

ASSESSMENT APPEALS BOARD MEMBERS MAY ATTEND HEARING VIRTUALLY

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.

Board member Brown shall participate using the zoom link or by teleconferencing. The teleconference location is 230 Grandview Way, Missoula, MT. Members of the public may attend and participate in the meeting at the teleconference location. The Agenda shall be posted outside of the teleconference location.

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.

- 1. CONSENT 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: 1.A.1 through 1.A.4). All Stipulations in Process are being requested continued by the Assessor's Office (Items: None). All Non-Confirmed appeals (Items: 1.C.1 through 1.C.9 and 1.D.1 through 1.D.1) are 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.

1.A **STIPULATIONS**

Consider the following Stipulations as shown in the Agenda Packet.

Recommend 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.

	Name	Type	Year	Assessment	Appeal
1	1. 2500 WLB PROPERTIES LLC	Single Family	2024	084-121-008-000	2024ILA00305
9	2. CH RETAIL FUND I/SACRAMENTO PL	Commercial Industrial	2025	363-021-003-000	2025ILA00136
		Commercial Industrial	2025	363-021-004-000	2025ILA00138
		Commercial Industrial	2025	363-021-005-000	2025ILA00140
		Commercial Industrial	2025	363-021-006-000	2025ILA00142
		Commercial Industrial	2025	363-021-007-000	2025ILA00144
51	3. HAGEY JONAS NOAH & ALLISON RO:	Single Family	2024	091-020-007-000	2024ILA00200
57	4. WARREN THERESA	Single Family	2025	095-410-010-000	2025ILA00015

1.B **STIPULATIONS IN PROCESS**

Consider a request from the Assessor to continue the following Confirmed Appeals to July 13, 2026 as Stipulations in Process.

Recommended Action: Approve the request from the Assessor to continue the following Confirmed Appeals to July 13, 2026 as Stipulations in Process.

- 1. None

63 1.C **NON-CONFIRMED**

Consider the following appeals as Non-Confirmed as recommended by the Clerk of the Assessment Appeals Board: Items 1.C.1 through 1.C.9.

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 1.C.1 through 1.C.9

	Name	Type	Year	Assessment	Appeal
1.	PEAVINE PARTNERS LLC	Single Family	2025	117-210-038-000	2025ILA00049
2.	PF PORTFOLIO 1 LP INVERNESS M	Commercial Industrial	2024	453-040-010-000	2024ILA00493
3.	PF PORTFOLIO 1 LP INVERNESS M	Commercial Industrial	2024	453-030-022-000	2024ILA00487
		Commercial Industrial	2024	453-040-005-000	2024ILA00488
		Commercial Industrial	2024	453-040-006-000	2024ILA00489
		Commercial Industrial	2024	453-040-007-000	2024ILA00490
		Commercial Industrial	2024	453-040-008-000	2024ILA00491
		Commercial Industrial	2024	453-040-009-000	2024ILA00492
		Commercial Industrial	2024	453-040-011-000	2024ILA00494
		Commercial Industrial	2024	453-040-012-000	2024ILA00495
		Commercial Industrial	2024	453-040-013-000	2024ILA00496
		Commercial Industrial	2024	453-040-014-000	2024ILA00497
		Commercial Industrial	2024	453-040-015-000	2024ILA00498
		Commercial Industrial	2024	453-040-018-000	2024ILA00499
		Commercial Industrial	2024	453-040-019-000	2024ILA00500
		Commercial Industrial	2024	453-040-023-000	2024ILA00501

4.	PF PORTFOLIO 1 LP INVERNESS M	Commercial Industrial	2024	453-030-021-000	2024ILA00486
5.	PF PORTFOLIO 1 LP INVERNESS M	Commercial Industrial	2024	453-030-005-000	2024ILA00485
6.	PF PORTFOLIO 1 LP INVERNESS M	Commercial Industrial	2024	045-043-078-000	2024ILA00484
7.	ROCKY RIDGE STATION LLC	Commercial Industrial	2024	048-420-015-000	2024ILA00552
		Commercial Industrial	2024	048-420-003-000	2024ILA00555
8.	VANDRE THOMAS	Single Family	2025	338-340-011-000	2025ILA00017
9.	YANG ERIN	Single Family	2025	106-380-023-000	2025ILA00016

65 1.D **NON-CONFIRMED FOR THE MARCH 23, 2026 AAB HEARING**

Consider the following appeals as Non-Confirmed as recommended by the Clerk of the Assessment Appeals Board: Items 1.D.1 through 1.D.1.

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 March 23, 2026 hearing: Items 1.D.1 through 1.D.1

	Name	Type	Year	Assessment	Appeal
1.	VULCAN MATERIALS COMPANY	Personal Property/Fixtures	2024	850-001-098-000	2024ILA00541

67 2. **REQUESTS FOR RECONSIDERATION AND REHEARING**

Consider the following requests for reconsideration and rehearing pursuant to Rule 326.

Recommended Action: None

A.	CAMPBELL BRUCE AND DORIS	Single Family	2024	990-506-096-000	2024ILS00675
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73 3. **CONFIRMED**

The Board will consider the following Confirmed Appeals:

Recommended Action: None

A.	BOSSIO NED W & THERESA M TR	Single Family	2025	995-217-044-000	2025ILS00018
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77 4. **INFORMATIONAL ITEMS**

A. Approved Final Minutes for the March 23, 2026 AAB Hearing

5. **ADJOURNMENT**

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