

Friday, November 08, 2013

The Assessment Appeals Board of the County of San Luis Obispo, State of California, met in regular session at 9:00 A.M., in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California.

PRESENT: Board Members Monica Chudgar, Douglas Barth and Chairperson Kem Weber

ABSENT: Board Member None

Ms. Nina Negranti, Deputy County Counsel, is present and represents the Assessment Appeals Board.

Chairperson Kem Weber leads the Pledge of Allegiance.

Mr. Kirk Kidwell, Assistant Assessor, Ms. Lesa Gofourth, Mr. Jim Mallon, Mr. Doug Mannon, Mr. Dave Shipman, and Kathleen Toscano, Deputy Assessors, are presented and sworn.

1. This is the time set for members of the public to address the Board on other than scheduled matters.

Chairperson Kem Weber: opens the floor to public comment without response.

2. Application No. 2012-299, APN 074-026-012, Lewis E. Gamarra is presented. This application is for the 2011/12 Supplemental Assessment. Mr. Fred Glick, Attorney for the Applicant, is present and requesting a continuance.

The Board approves request for continuance on Application No. 2012-299, APN 074-026-012, Lewis E. Gamarra to a date to be set by the Clerk.

Motion by: Douglas Barth

Second by: Monica Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Weber, Kem	X			
Barth, Douglas	X			
Chudgar, Monica	X			

3. Application No. 2012-087, APN 044-021-015, Erik Kieler is presented. This application is for the 2012/2013 Regular Roll Year. The Applicant is present and sworn.

Mr. Kieler: amends his application as follows: Under Item 6, Facts, Item B, Change of Ownership, 1st box is to be unchecked, no change in ownership occurred on the date of 6/29/12; on the second line, the base year value date of 10/21/11 is replaced with 12/2/2010; and Item H, Appeal after an Audit, boxes 1 and 2 are to be unchecked.

Exhibits presented to the Board for consideration: **Assessor’s Exhibit A – Appraisal and Assessor’s Exhibit B – Map of Easement and Applicant’s Exhibit 1 – Appraisal, Cost Estimates for Road, Test**

Well, and Utilities, and Easement Right of Way on Deed, and Applicant’s Exhibit 2 – Comparable Sales

Application No. 2012-087, APN 044-021-015, Erik Kieler, date of value December 2, 2010, the Board enrolls a base year value for land of \$250,000 and directs staff to apply the appropriate indexed values to the 2012/13 Roll Year.

Clerk: states staff will return to the Board at the December meeting for final Board approval of the indexed values to be enrolled.

Motion by: Douglas Barth

Second by: Monica Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Weber, Kem	x			
Barth, Douglas	x			
Chudgar, Monica	x			

- 4. Application No. 2013-002, APN 053-246-076, Scott T. Barnes is presented. This application is for the 2013/2014 Regular Roll Year. The Applicant is present and sworn.

Ms. Toscano: states the Values on the Roll reflected on the application are incorrect; the actual total Proposition 8 value on the roll is \$374,000, with \$195,000 to land and \$179,000 to improvements.

Exhibits presented to the Board for consideration: **Assessor’s Exhibit A – Appraisal, Assessor’s Exhibit B – Photos and Assessor’s Exhibit C – FEMA Flood Zone Map 11/16/2012**

Mr. Barnes: presents sworn testimony regarding the condition of his property.

Application No. 2013-002, APN 053-246-076, Scott T. Barnes, date of value January 1, 2013, the Board upholds the Assessor’s Proposition 8 value of \$374,000, with \$195,000 to land and \$179,000 to improvements.

Motion by: Douglas Barth

Second by: Monica Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Weber, Kem	x			
Barth, Douglas	x			
Chudgar, Monica	x			

- 5. Application No. 2012-230, APN 077-181-060, West Pacific, Inc. is presented. This application is for the 2012/2013 Regular Roll Year. The Applicant is not present and requests a continuance via email.

The Board approves request for continuance on Application No. 2012-230, APN 077-181-060, West

Pacific, Inc., to a date to be set by the Clerk.

Motion by: Douglas Barth

Second by: Monica Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Weber, Kem	X			
Barth, Douglas	X			
Chudgar, Monica	X			

6. Application No. 2012-294, APN 910-004-586, Niels E. W. Lahrsen and Application No. 2012-017, APN 038-342-018, Robert J. Kreps are presented. The Applicants are not present.

The Board denies Application No. 2012-294, APN 910-004-586, Niels E. W. Lahrsen and Application No. 2012-017, APN 038-342-018, Robert J. Kreps for non-response.

Motion by: Douglas Barth

Second by: Monica Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Weber, Kem	X			
Barth, Douglas	X			
Chudgar, Monica	X			

7. This is the time set for the approval of the minutes from September 13, 2013

The Board approves the minutes of September 13, 2013 and directs the Chairperson to sign same.

Motion by: Douglas Barth

Second by: Monica Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Weber, Kem	X			
Barth, Douglas	X			
Chudgar, Monica	X			

8. Approval of Waiver of Time for Application No. 2012-139, DIRECTV, LLC, is presented. The applicant is not present.

The Board approves the Waiver of Time for Application No. 2012-139, DIRECTV, LLC and directs the Chairperson to sign same.

Motion by: Douglas Barth

Second by: Monica Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Weber, Kem	x			
Barth, Douglas	x			
Chudgar, Monica	x			

9. Proposed Changes to Assessment Appeals Board Policies and Procedures

Clerk: presents proposed changes to Assessment Appeals Board Policies and Procedures based on the State Board of Equalization’s letter of August 6, 2013, addressing “Effective Administrative Practices” and the increase in Findings of Fact.

The Board approves the Proposed Changes to Assessment Appeals Board Policies and Procedures.

Motion by: Douglas Barth

Second by: Monica Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Weber, Kem	x			
Barth, Douglas	x			
Chudgar, Monica	x			

10. This is the time for Members, Staff and/or Assessor to bring up items for discussion at the next scheduled meeting.

Chairperson Kem Weber: opens to floor to comment without response.

On motion duly made and unanimously carried, the Assessment Appeals Board of the County of San Luis Obispo, State of California, does now adjourn.

Chairperson

ATTEST:

JULIE L. RODEWALD, County Clerk-Recorder and
Ex-Officio Clerk of the Assessment Appeals Board

By: Amanda King, Deputy Clerk-Recorder