

YOLO COUNTY ASSESSMENT APPEALS BOARD

APRIL 16, 2025

MINUTES

The Yolo County Assessment Appeals Board met on the 16th day of April, 2025, starting at 9:00 a.m. in regular session in the Board of Supervisors' Chambers in the Erwin W. Meier Administration Building, Woodland, California.

Present: Patrick Scribner; Lawrence Hoppin; Donald B. Sharp

Staff Present: Jim Laughlin, Special County Counsel
Erasmo Berdejo, Deputy Assessor
Sandra Leon, Principal Appraiser
Ashley Carpenter, Senior Real Property Appraiser
Rene Jimenez, Real Property Appraiser
Michelle Lee, Auditor-Appraiser
Paula Hugi, Deputy Clerk

9:00 A.M. CALL TO ORDER

1. Consider approval of the agenda.

Minute Order No. 25-19: Approved agenda as submitted.

MOVED BY: Sharp. SECONDED BY: Hoppin.

AYES: Hoppin, Sharp, Scribner.

ABSENT: None.

2. Public Comment: Opportunity for members of the public to address the Assessment Appeals Board on subjects not otherwise on the agenda relating to the Yolo County Assessment Appeals Board. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

CONSENT AGENDA

Minute Order No. 25-20: Approved Consent Agenda Item Nos. 3-5.

MOVED BY: Hoppin. SECONDED BY: Sharp.

AYES: Hoppin, Sharp, Scribner.

ABSENT: None.

3. Approve the minutes of the Assessment Appeals Board meeting of March 26, 2025

Approved the minutes of the Assessment Appeals Board meeting of March 26, 2025 on Consent.

4. Accept request for **withdrawal** on the following Assessment Appeal Application(s):

- A. Application No. 23-012 - ARX, LLC
- B. Application Nos. 23-013 and 23-014 - Shami Valley West, LLC
- C. Application Nos. 23-203 thru 23-206 - Conrad Ethan
- D. Application No. 23-207 - Kane Trust, Thomas M Kane and Tracy M Trotter Kane TR

Approved **Withdrawals** on Consent.

5. **Continue** the following Assessment Appeal Application(s):

- A. Application No. 23-116 filed by Cranbrook Properties LLC/ Kulka to **August 27, 2025 at 9:00 a.m.** (Application does not expire) (3rd Request)

Approved **Continuance** on Consent.

REGULAR AGENDA

6. Administer Oath

The Clerk swore in Deputy Assessor Erasmo Berdejo, Principal Appraiser Sandra Leon, Senior Real Property Appraiser Ashley Carpenter, Real Property Appraiser Rene Jimenez, Assessor Clerk Recorder Supervisor Nicole Pool, Auditor Appraiser Michelle Lee, and Attorney with Wagner Kirkman Blaine Klomparens & Youmans LLP, Miranda Freeman.

7. Approve **Stipulation** on the following Assessment Appeal Application(s):

- A. Application Nos. 20-228, 20-231, 20-234 and 21-146 - Schilling Robotics LLC
- B. Application Nos. 23-082 thru 23-085 - The Mangini 1998 Trust dated April 8, 1998

Minute Order No. 25-21: Approved **Stipulations**.

MOVED BY: Sharp. SECONDED BY: Hoppin.
AYES: Hoppin, Sharp, Scribner.
ABSENT: None.

8. Consider the following Assessment Appeal Application(s):

A. Application Nos. 23-201 and 23-202 - Wake Forest Gardens LLC (**Findings Requested**)

Considered Assessment Appeal Application Nos. 23-201 and 23-202 filed by Wake Forest Gardens LLC. The Attorney, Miranda Freeman, appeared, was sworn in and waived the findings of fact. The Attorney, Principal Appraiser Sandra Leon and Senior Real Property Appraiser Ashley Carpenter addressed the Board.

During the presentation, the following exhibits were furnished to the Board:

Assessor's Exhibit A - Response to Application for reduction

Assessor's Exhibit B - Statement of Change in Control and Ownership of Legal Entity

Assessor's Exhibit C - Legal Entity Ownership Program (LEOP) report

After consideration, the matter was taken under submission. Applicant was apprised she would be notified by mail within 30-60 days.

CLOSED SESSION

9. Approve closed session minutes of March 26, 2025.

ADJOURNMENT

Next meeting scheduled for: May 28, 2025

Patrick Scribner, Chairman
Assessment Appeals Board

Paula Hugi, Deputy Clerk
Assessment Appeals Board