



MEETING AGENDA

MONO COUNTY ASSESSMENT APPEALS BOARD

Meeting Location: Teleconference Only

Regular Meeting

February 23, 2022 at 9:00 A.M.

TELECONFERENCE INFORMATION

Current statutes and regulations set forth rules and procedures an appeals board must follow when holding hearings. No statute may be construed as prohibiting an appeals board from holding hearings remotely. (See Revenue and Taxation Code, §§1616 and 1752.4.) Therefore, appeals boards have the administrative authority and option to provide either in-person hearings or remote hearings, or both.

Based on guidance from the California Department of Public Health and the California Governor's Officer, in order to minimize the spread of the COVID virus, please note that there is no physical location of the meeting open to the public. You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

To join the meeting by computer:

Visit <https://monocounty.zoom.us/j/91910572343?pwd=WVNabHhCUTUxcDILSWdLM1ZMY3g0QT09>

Passcode: 2022

Or visit <https://www.zoom.us/>, click on "Join A Meeting" and enter the Zoom Webinar ID 919 1057 2343. Passcode: 2022

To provide public comment, press the "Raise Hand" button on your screen.

To join the meeting by telephone:

Dial (669) 900-6833, then enter Zoom Webinar ID 919 1057 2343. Passcode: 2022

To provide public comment, press *9 to raise your hand and *6 to mute/unmute

NOTE: In compliance with the Americans with Disabilities Act if you need special assistance to participate in this meeting, please contact Queenie Barnard, Assistant Clerk of the Board, at (760) 932-5530. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (see 42 USCS 12132, 28CFR 35.130).

PUBLIC MAY COMMENT ON AGENDA ITEMS AT THE TIME THE ITEM IS HEARD.

9:00 A.M.	Call Meeting to Order
	APPROVAL OF MINUTES
1.	<p>Approval of Minutes for January 26, 2022 Regular Meeting of Assessment Appeals Board</p> <p>Review and approval of minutes of the regular meeting of the Assessment Appeals Board held on January 26, 2022 (see Exhibit A).</p> <p><u>Recommended Action:</u> Approve minutes.</p> <p>[22-02-01]</p>
	ADMINISTRATIVE BUSINESS
2.	<p>2022 Assessment Appeals Board Hearing/Meeting Calendar; Administrative Business</p> <p>Review of calendar and upcoming hearing dates (see Exhibit B); Review of revised Notice of Hearing and “Blue Letter” sent to appellants (see Exhibit C).</p> <p><u>Recommended Actions:</u></p> <ul style="list-style-type: none">(1) Discuss and approve cancellation of March 23, 2022 and May 25, 2022 Hearing Dates(2) Review and approve revised Notice of Hearing and “Blue Letter” sent to appellants <p>[22-02-02]</p>
	HEARINGS
3.	<p>SEAMAN TRUST</p> <ul style="list-style-type: none">(1) Parcel No. 031-240-016-000 AAB File No. 2020-034 Assessment Year: 2020-2021 Roll Value: \$550,000(2) Parcel No. 031-240-022-000 AAB File No. 2020-035 Assessment Year: 2020-2021

	<p style="text-align: center;">Roll Value: \$615,000</p> <p><u>Recommended Action:</u> Announce File Nos. 2020-034 and 2020-35 (Exhibit D) as applications for reduction in assessment, the role value of subject property, and applicant's opinion of value; at the Board's discretion, request the parties to briefly describe the subject property, the issues presented, and any agreements or stipulations agreed to by the parties; and thereafter either</p> <ol style="list-style-type: none"> (1) Take the matter under submission; or (2) Request that the parties answer any questions and/or provide any additional materials/documentation; or (3) Determine the full value of the subject property based on the evidence before the Board and direct staff to prepare an order. <p>[22-02-03]</p>
4.	<p>HOFFMASTER TRUST 09-27-16</p> <p>Parcel No. 040-210-909-000 AAB File No. 2020-036 Assessment Year: 2020-2021 Roll Value: \$12,100</p> <p><u>Recommended Action:</u> (1) Postpone hearing, or (2) Deny application and approve order denying appeal for File No. 2020-036 (Exhibit E) for nonappearance of applicant at hearing.</p> <p>[22-02-04]</p>
	<p>ADJOURN</p>

Exhibit A



DRAFT MEETING MINUTES MONO COUNTY ASSESSMENT APPEALS BOARD

Meeting Location: Teleconference Only

Regular Meeting

January 26, 2022 at 9:00 A.M.

9:02 A.M.	Meeting Called to Order by Chair Oster <i>Board Members Present: Liebersbach, Mills (Alternate), and Oster. All Board Members attended via teleconference. All votes were conducted by roll call.</i>
	APPROVAL OF MINUTES
1.	Approval of Minutes for November 10, 2021 Regular Meeting of Assessment Appeals Board Review and approval of minutes of the regular meeting of the Assessment Appeals Board held on November 10, 2021. <u>Action:</u> Approve minutes. [22-01-01] Liebersbach Moved; Oster Seconded 2 Yes; 0 No, 1 Abstain
2.	Approval of Minutes for December 8, 2021 Regular Meeting of Assessment Appeals Board Review and approval of minutes of the regular meeting of the Assessment Appeals Board held on December 8, 2021. <u>Action:</u> Approve minutes. [22-01-02] Liebersbach Moved; Oster Seconded 2 Yes; 0 No, 1 Abstain

	ADMINISTRATIVE BUSINESS
3.	<p>2022 Assessment Appeals Board Hearing/Meeting Calendar; Administrative Business</p> <p>Review of calendar and upcoming hearing dates; update on revised Notice of Hearing and “Blue Letter” sent to appellants.</p> <ul style="list-style-type: none"> • Board was updated about upcoming hearing dates. • County Counsel Frievalt is unable to attend the April 27, 2022 Hearing <p><u>Action:</u> None</p>
	HEARINGS
4.	<p>KILLION INTER VIVOS TR.11-20-87</p> <p>Parcel No. 032-150-009-000 AAB File No. 2020-017 Assessment Year: 2020-2021 Roll Value: \$1,500,000</p> <p><u>Action:</u> Approve the withdrawal submitted by the applicant for File No. 2020-017.</p> <p>Liebersbach Moved; Mills Seconded 3 Yes; 0 No</p> <p>[22-01-03]</p>
5.	<p>TALLUS 8, LLC</p> <p>Parcel No. 033-370-023-000 AAB File No. 2020-019 Assessment Year: 2020-2021 Roll Value: \$2,357,179</p> <p><u>Action:</u> Approve the withdrawal submitted by the applicant on January 25, 2022 for File No. 2020-019.</p> <p>Liebersbach Moved; Mills Seconded 3 Yes; 0 No</p> <p>[22-01-04]</p>
	ADJOURNED at 9:17 AM

Exhibit B

ASSESSMENT APPEAL BOARD HEARINGS 2021-2022 DEADLINE DATES:

Date of Hearing(s)	45 Days Before Hearing Date
September 22, 2021	August 8, 2021 (Sun.) – will be August 6, 2021 (Fri.)
October 27, 2021	September 12, 2021 (Sun.) – will be September 10, 2021 (Fri.)
November 10, 2021	September 26, 2021 (Sun.) – will be September 24, 2021 (Fri.)
December 8, 2021	October 24, 2021 (Sun.) – will be October 22, 2021 (Fri.)
January 26, 2022	December 12, 2021 (Sun.) – will be December 10, 2021 (Fri.)
February 23, 2022	January 9, 2022 (Sun.) – will be January 7, 2022 (Fri.)
March 23, 2022	February 6, 2022 (Sun.) – will be February 4, 2022 (Fri.)
April 27, 2022	March 13, 2022 (Sun.) – will be March 11, 2022 (Fri.)
May 25, 2022	April 10, 2022 (Sun.) – will be April 8, 2022 (Fri.)
June 22, 2022	May 8, 2022 (Sun.) – will be May 6, 2022 (Fri.)

Exhibit C



MONO COUNTY ASSESSMENT APPEALS BOARD

P.O. BOX 715, BRIDGEPORT, CALIFORNIA 93517
(760) 932-5530 • FAX (760) 932-5531

Scheereen Dedman
Clerk of the Assessment Appeals Board
sdedman@mono.ca.gov
(760) 932-5538

Queenie Barnard
Assistant Clerk of the Assessment Appeals Board
qbarnard@mono.ca.gov
(760) 932-5534

NOTICE OF HEARING

DATE / TIME	PLACE
April 27, 2022 9:00 A.M.	Board of Supervisors Chambers County Courthouse, 278 Main St., Bridgeport, CA 93517 OR Teleconference option: Zoom Webinar (information to be included with hearing/meeting agenda) (See below for details)
APPELLANT(S) NAME(S)	APPEAL CASE NUMBER(S)
	ASSESSOR'S PARCEL NO(S)

FOR ALL HEARINGS WHERE EVIDENCE WILL BE PRESENTED: You must appear at this hearing either personally or through your previously-designated agent or attorney. Failure to appear may result in the denial of your appeal. **Your hearing will be held in-person at the address provided above. IF you fail to return your blue notice, your hearing will be held via teleconference.**

FOR ALL OTHER HEARINGS: Notwithstanding the foregoing, appearance is not required if you have withdrawn your application, stipulated to an agreed-upon value with the Mono County Assessor's Office, or been granted a postponement as described below. **Meetings. Your hearing will be held via Teleconference only. See below for details for accessing your hearing. Zoom Webinar information will be included with hearing/meeting agenda.**

Commented [AF1]: Don't see access details below. Do you mean that details for accessing will be included with the hearing/meeting agenda?

Please Be Advised:

- The Assessment Appeals Board is required to find the full value of the property from the evidence presented at the hearing.
- The Board can raise, under certain circumstances, as well as lower or confirm the assessment being appealed.
- An application for a reduction in the assessment of a portion of an improved real property (e.g. land only or improvements only) or a portion of installations which are partly real property and partly personal property (e.g. only the improvement portion or only the personal property portion of machinery and equipment) may result in a reappraisal of all property of the applicant at the site which may result in an increase in the unprotected assessment of the other portion or portions of the property, which increase will offset, in whole or in part, any reduction in the protested assessment.

Postponement of Hearing Date

Applicants and the Assessor may request that the hearing date be postponed. Initial requests of each party to postpone made to the Clerk in writing at least 120 days prior to the expiration of the two-year limitations specified in Revenue and Taxation Code section 1604 applicable to appeal at issue will be granted as a matter of right. If an applicant's request to postpone is made less than 120 days prior to the expiration of the applicable two-year limitations period, then the request will only be granted upon applicant's written agreement to waive and extend the two-year limitations period. If the Assessor's request to postpone is made less than 120 days prior to the expiration of the applicable two-year limitations period, then the request will be granted upon the Board's discretion.

-All requests to postpone must be submitted in writing to the Clerk no later than 21 days prior to the scheduled hearing date. Subsequent requests of either party to postpone and requests made less than 21 days prior to the scheduled hearing will only be granted by the Board upon a showing of good cause by the Board at the scheduled hearing. (See Mono County Assessment Appeals Board Local Rule III.C.)

Sincerely,

Scheereen Dedman, Clerk of the Assessment Appeals Board
Dated: March 11, 2022

PROOF OF SERVICE

1. I am over the age of 18 and not a party to this cause. I am a resident of or employed in the county where the mailing and faxing took place.
2. My business address is: **Mono County Board of Supervisors
Annex I, 74 School St., Bridgeport, CA 93517**
3. I served a copy of the following document(s) (*specify*): NOTICE OF HEARING
4. By using the following method(s):

(X) Enclosed the document(s) in an envelope, placing the envelope for collection and mailing on the date and at the place shown in item 5 following our ordinary business practices. I am readily familiar with the business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.
5. a. The names and addresses of person(s) served:

Barry Beck Mono County Assessor's Office P.O. Box 456 Bridgeport, CA 93517 bbeck@mono.ca.gov (via email)	Tracy Morgan Mono County Assessor's Office P.O. Box 456 Bridgeport, CA 93517 tmorgan@mono.ca.gov (via email)
Emily Fox Mono County Counsel P.O. Box 2415 Mammoth Lakes, CA 93546 efox@mono.ca.gov (via email)	Appellant (via email and U.S. mail)
- b. Date mailed: March 11, 2022, in Bridgeport, California.
6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: March 11, 2022

Scheereen Dedman
Clerk of the Assessment Appeals Board



MONO COUNTY ASSESSMENT APPEALS BOARD

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DATE / TIME	PLACE
April 27, 2022 9:00 A.M.	Board of Supervisors Chambers County Courthouse, 278 Main St., Bridgeport, CA 93517 OR Teleconference option: Zoom Webinar (information to be included with hearing/meeting agenda) (See below for details)
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	ASSESSOR'S PARCEL NO(S)

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THIS FORM MUST BE RETURNED!

March 11, 2022

Dear Assessment Appeals Applicant:

Please take a moment to complete the information below. All information is required.

Please note the following:

- This letter must be received by the Clerk at least 30 days prior to your hearing date (by 3/28/2022).
- If you fail to return this letter within the designated time frame ~~BUT~~but attend the hearing anyway, your hearing may be postponed.
- If you or your agent fail to appear (and regardless of whether you have returned this form), your application will be denied.

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At the hearing, you will be expected to make a brief opening statement not to exceed two minutes. The Assessment Appeals Board Chair will announce a limitation on the time allowed for the hearing based on the complexity of the case. If you provide good cause why more time is required, the Chair may allow additional time. For information on continuances, please refer to the ~~hearing notice~~Notice of Hearing.

APPEAL CASE NO(S): _____

ASSESSOR'S PARCEL NO(S): _____

APPELLANT(S) NAME(S): _____

HEARING DATE / TIME: April 27, 2022, 9:00 A.M.

- I wish to withdraw my application.
NOTE: Withdrawal of an application is FINAL and your case will not be considered.
- I will appear on the date and time scheduled for my hearing.
Please estimate how much time you request to hear your case: _____ minutes

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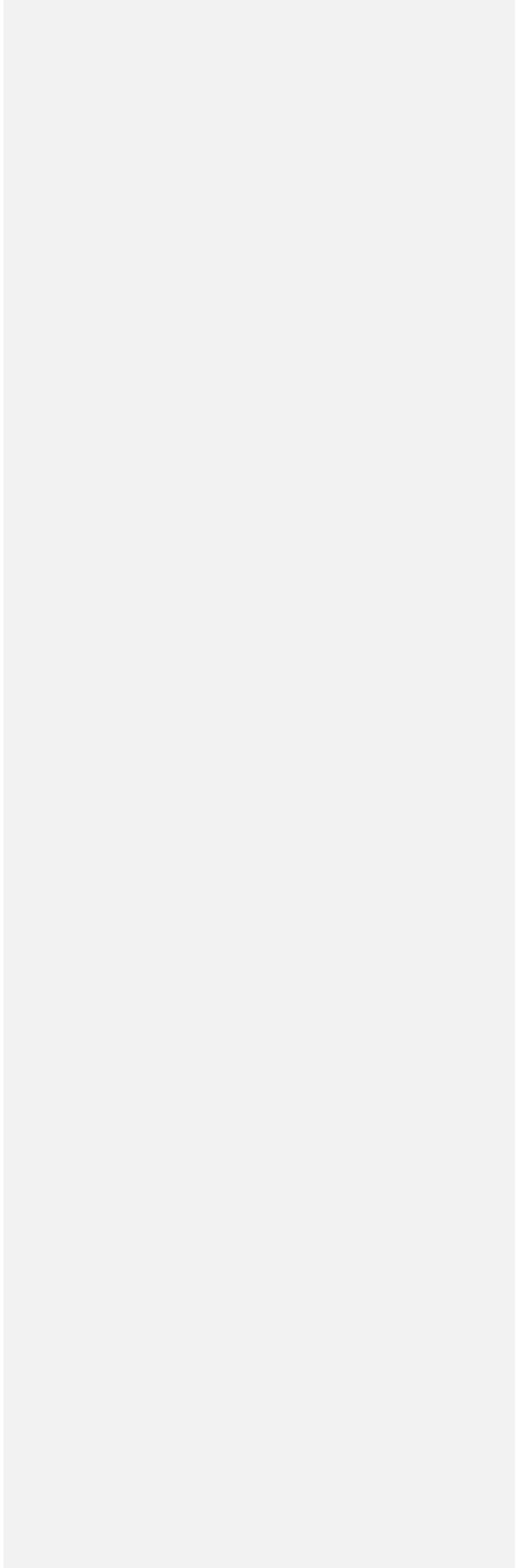
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~~NOTE: IN THE EVENT YOU OR YOUR AGENT FAILS TO APPEAR (AND REGARDLESS OF WHETHER YOU HAVE RETURNED THIS LETTER), YOUR APPLICATION WILL BE DENIED. THIS LETTER MUST BE RECEIVED AT LEAST~~

**30 DAYS PRIOR TO YOUR HEARING DATE (BY 3/28/2022) OR YOUR HEARING
MAY BE POSTPONED BY THE BOARD.**

Date

Signature





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ASSESSMENT APPEALS BOARD**

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At the hearing, you will be expected to make a brief opening statement not to exceed two minutes. The Assessment Appeals Board Chair will announce a limitation on the time allowed for the hearing based on the complexity of the case. If you provide good cause why more time is required, the Chair may allow additional time. For information on continuances, please refer to the Notice of Hearing.

APPEAL CASE NO(S): _____

ASSESSOR'S PARCEL NO(S): _____

APPELLANT(S) NAME(S): _____

HEARING DATE / TIME: April 27, 2022, 9:00 A.M.

- I wish to withdraw my application.
NOTE: Withdrawal of an application is FINAL and your case will not be considered.
- I will appear on the date and time scheduled for my hearing.
Please estimate how much time you request to hear your case: _____ minutes

Date

Signature

Exhibit D



MONO COUNTY ASSESSMENT APPEALS BOARD

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THIS FORM MUST BE RETURNED!

January 7, 2022

Dear Assessment Appeals Applicant:

Please take a moment to complete the information below. All information is required. If you fail to return this letter within the designated time frame BUT attend the hearing anyway, your hearing may be postponed. At the hearing you will be expected to make a brief opening statement, not to exceed two minutes. The Assessment Appeals Board Chair will announce a limitation on the time allowed for the hearing based on the complexity of the case. If you provide good cause why more time is required, the Chair may allow additional time. For information on continuances, please refer to the hearing notice.

APPEAL CASE NO(S): 2020-034, 2020-035

ASSESSOR'S PARCEL NO(S): 031-240-016-000, 031-240-022-000

APPELLANT(S) NAME(S): SEAMAN TRUST

HEARING DATE: February 23, 2022

I wish to withdraw my application.

NOTE: Withdrawal of an application is FINAL and your case will not be considered.

I will appear on the date and time scheduled for my hearing.
Please estimate how much time you request to hear your case: 20 minutes

NOTE: IN THE EVENT YOU OR YOUR AGENT FAILS TO APPEAR (AND REGARDLESS OF WHETHER YOU HAVE RETURNED THIS LETTER), YOUR APPLICATION WILL BE DENIED. THIS LETTER MUST BE RECEIVED AT LEAST 30 DAYS PRIOR TO YOUR HEARING DATE (BY 1/24/2022) OR YOUR HEARING MAY BE POSTPONED BY THE BOARD.

1-20-2022
Date

[Signature]
Signature



Exhibit E

MONO COUNTY ASSESSMENT APPEALS BOARD

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NOTICE OF HEARING

DATE / TIME	PLACE
February 23, 2022 9:00 a.m.	Board of Supervisors Chambers County Courthouse, 278 Main St., Bridgeport, CA 93517 Teleconference option: Zoom Webinar (information to be included with hearing/meeting agenda)
APPELLANT(S) NAME(S)	APPEAL CASE NUMBER(S)
HOFFMASTER TRUST 09-27-16	2020-036
	ASSESSOR'S PARCEL NO(S)
	040-210-909-000

You must appear at this hearing either personally or through your previously-designated agent or attorney. Failure to appear may result in the denial of your appeal. Notwithstanding the foregoing, appearance is not required if you have withdrawn your application, stipulated to an agreed-upon value with the Mono County Assessor's Office, or been granted a postponement as described below.

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Sincerely, 

Scheereen Dedman, Clerk of the Assessment Appeals Board
Dated: January 7, 2022

PROOF OF SERVICE

1. I am over the age of 18 and not a party to this cause. I am a resident of or employed in the county where the mailing and faxing took place.

2. My business address is: **Mono County Board of Supervisors
Annex I, 74 School St., Bridgeport, CA 93517**

3. I served a copy of the following document(s) (*specify*): NOTICE OF HEARING

4. By using the following method(s):

(X) Enclosed the document(s) in an envelope, placing the envelope for collection and mailing on the date and at the place shown in item 5 following our ordinary business practices. I am readily familiar with the business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.

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Emily Fox Mono County Counsel P.O. Box 2415 Mammoth Lakes, CA 93546 efox@mono.ca.gov (via email)	HOFFMASTER TRUST 09-27-16 Angelo F. Campano 3629 Camino Vista Lancaster, CA 93536 angelocampano@gmail.com (via email and U.S. mail)

b. Date mailed: January 7, 2022, in Bridgeport, California.

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: January 7, 2022



Scheereen Dedman
Clerk of the Assessment Appeals Board



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APPEAL CASE NO(S): 2020-036

ASSESSOR'S PARCEL NO(S): 040-210-909-000

APPELLANT(S) NAME(S): HOFFMASTER TRUST 09-27-16

HEARING DATE: February 23, 2022

I wish to withdraw my application.
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I will appear on the date and time scheduled for my hearing.
Please estimate how much time you request to hear your case: ____ minutes

NOTE: IN THE EVENT YOU OR YOUR AGENT FAILS TO APPEAR (AND REGARDLESS OF WHETHER YOU HAVE RETURNED THIS LETTER), YOUR APPLICATION WILL BE DENIED. THIS LETTER MUST BE RECEIVED AT LEAST 30 DAYS PRIOR TO YOUR HEARING DATE (BY 1/24/2022) OR YOUR HEARING MAY BE POSTPONED BY THE BOARD.

Date

Signature