

**ASSESSMENT APPEALS BOARD MINUTES
COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA**

Friday, April 24, 1998

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

PRESENT: Appeals Board Members Mr. Kem Weber, Mr. Harry Yasumoto and
Vice-Chairman Tom Baron

ABSENT: Appeals Board Member None

Mr. Jim Orton, Deputy County Counsel, is present and represents the Assessment Appeals Board.

Mr. Baron calls for nominations for Chairman to fill the vacancy of David Juhnke for the remainder of 1998. **Thereafter, on motion of Mr. Yasumoto, seconded by Mr. Weber and unanimously carried, Mr. Baron is nominated as Chairman for the remainder of 1998.**

Mr. Baron calls for nominations for Vice-Chairman. **Thereafter, on motion of Mr. Yasumoto, seconded by Mr. Baron and unanimously carried, Mr. Weber is nominated as Vice-Chairman for the remainder of 1998.**

This being the time set for members of the public wishing to address the Board on items not set on the Agenda. Mr. Baron opens the floor without response.

Mr. Dick Frank, Assessor, and Mr. Jay Sechrist, Mr. Jim Stewart, Mr. Tim Kelley, Ms. Joan Jordan, Mr. Bob Spurgeon, Mr. Rod Hallin, Mr. Dave Gleason, Ms. Cheryl Roberts and Mr. Rod Frelinger, Deputy Assessors, are present and sworn.

Application No. 1997-100, Wallace Computer Services, Inc., APN #053,061,035, is presented. Mr. Jim Winningham, Agent, is present and sworn. Mr. Wallace requests a second continuance to allow time to review his appraisal, with Mr. Frank objecting because information is not being exchanged with his office. Mr. Winningham states he will supply a copy of the full appraisal within 30 days. Thereafter, on motion of Mr. Yasumoto, seconded by Mr. Weber and unanimously carried, Application 1997-100, Wallace Computer Services, Inc., is continued to a date to be set by the Clerk and the Assessor and the Board directs that a full copy of the appraisal be submitted to the Assessor within 30 days.

Application No. 1996-123, Barry and Sandra Erlich, APN # 010,521,048, is brought back for hearing (Continued from August 22, 1997). Mr. Barry and Mrs. Sandra Erlich are present and sworn. Mr. Stewart presents the Assessor case (Assessor's Exhibit B- Comparables), the 1996-97 Regular Roll on APN #010,521,048 is as follows: land at \$184,531; improvements at 331,154; with the Assessor recommending land at \$150,000 and the improvements at \$150,000; further recommends this property should have a Proposition 8 established. Discussion occurs regarding the structural problems and repairs needed. Mr. Erlich presents his case (Applicant's Exhibit 1- Photo & Applicant's Exhibit 2 - Letter from Andrews & Associates), wants the Board to amend the value back to the 1991 Roll year. Discussion regarding the Board's ability to amend previous roll years occurs, with the explanation that only the 1996 Roll will be applicable. Mr. Frank suggests the Erlich's contact Marcia Stillman in the Auditor's Office to see if they possibly qualify for a refund for the previously paid taxes, due to the structural problems with their home. Mr. Erlich states his opinion for the land is \$150,000 - \$200,000, and the improvements at \$1. Matter is fully discussed and thereafter, on motion of Mr. Weber, seconded by Mr. Yasumoto and unanimously carried, on Application 1996-123, Erlich, with a March 1, 1996, date of value, the full value of the land is fixed at \$150,000, the full value of improvements are fixed at \$150,000, for a total fixed value of \$300,000. Mr. Frank stipulates to the Roll values for the property for the years 1996-97, 1997-98, 1998-99 will be \$300,000 and recommends to the Erlich's that if the property further deteriorates they should notify his office immediately. The Applicant and Assessor waive Findings of Fact.

Application No. 1997-92, French Hospital Medical Center, Inc., APN #003,578,056, is presented. Mr. Ed Quinton and Mr. Richard Lee, Agents, are presented and sworn. Discussion regarding the notices, the internal delays with forwarding the notices, due to the change of ownership. **Matter is fully discussed, and thereafter, on motion of Mr. Yasumoto, seconded by Mr. Weber and unanimously carried, Application No. 1997-92, French Hospital Medical Center, Inc., the Board denies the request to extend the filing period for the 1996-97 Supplemental Assessment and denies the 1996-97 Supplemental Assessment as untimely filed.**

Application No. 1997-3, Antone Pimintel, APN # 084,431,029 and 084,431,030, is presented. Mr. Antone Pimintel is present and sworn. Mr. Pimintel presents his case (**Applicant's Exhibit 1, Coldwell Bank Letter and Applicant's Exhibit 2, Multiple Listing**). Discussion regarding the changes that have occurred in California Valley. Mr. Pimintel requests a continuance of his hearing. **Matter is fully discussed, and thereafter, on motion of Mr. Weber, seconded by Mr. Yasumoto and unanimously carried, Application No. 1997-3, Pimintel, is continued to a date to be set by the Clerk and Assessor.**

Application No. 1997-8, Ena Munoz, APN # 082,031,018, is presented. Mr. Ena Munoz is present and sworn. Mr. Kelley describes the property and recommends the Board hold the values for the 1997-98 Regular Roll year on APN # 082,031,018 as follows: land at \$13,260. Mrs. Munoz presents her case. Mr. Kelley presents the Assessor's case (**Assessor's Exhibit A - Map of California Valley; Assessor's Exhibit B - Comparables; Assessor's Exhibit C - Map; and Assessor's Exhibit D - Photoboard**). **Matter is fully discussed and thereafter, on motion of Mr. Weber, seconded by Mr. Yasumoto and unanimously carried, on Application No. 1997-8, Munoz, date of value January 1, 1997, the full value of the land is fixed at \$12,500.** The Applicant and Assessor waive Findings of Fact.

Application No. 1997-27, Justin M. Wool, APN #052,163,020, is presented. Mr. Wool is present and sworn. Mr. Spurgeon describes the property and recommends the Board hold values for the 1997-98 Regular Roll year on APN # 052,163,020 as follows: land at \$110,000, improvements at \$100,000, for a total value of \$210,000. Mr. Baron reads into the record the applicant's letter of September 10, 1997 with his revised opinion of values as follows: land at \$93,500, improvements at \$93,500, for a total of \$187,000; with the applicant agreeing. Mr. Spurgeon presents the Assessor's case (**Assessor's Exhibit A - Comparables**). Mr. Wool presents his case (**Applicant's Exhibit 1- Statements**). **Matter is fully discussed and thereafter, on motion of Mr. Weber, seconded by Mr. Yasumoto and unanimously carried, on Application No. 1997-27, Wool, date of value January 1, 1997, the full value of the land is fixed at \$110,000, the full value of the improvements are fixed at \$100,000, for a total fixed value of \$210,000.** The Applicant and Assessor waive Findings of Fact.

Application No. 1997-47, Edward G. Giragos, APN #035,071,029, is brought back on for hearing (Continued from November 14, 1997). Ms. Jordan describes the property, recommends the Board hold the values for the 1997-98 Regular Roll on APN #035,071,029 as follows: land at \$103,132, improvements at \$118,601, for a total of \$221,733; presents the Assessor's case (**Assessor's Exhibit D - Comparable and Assessor's Exhibit E- Map**). Discussion regarding the damage to the slope and the actions the Giragos' have taken regarding applying for loans to repair the damage (**Applicant's Exhibit 2 - Giragos drawing**). **Matter is fully discussed and thereafter, on motion of Mr. Yasumoto, seconded by Mr. Weber and unanimously carried on Application No. 1997-47, Giragos, the full value of the land is fixed at \$90,000, the full value of improvements are fixed at \$120,000, for a total fixed value of \$210,000.** Mr. Frank stipulates that he will continue to review this property under Proposition 8.

Application No. 1997-9, DeSimoni Investors, APN #052,162,016 and 052,162,017, is brought back for hearing to allow the Board to approve the final breakdown of values as directed at the April 24, 1998 hearing. The Applicant is not present. Mr. Frank presents (**Assessor's Exhibit A - Value breakdowns**). **Matter is fully discussed and thereafter, on motion of Mr. Yasumoto, seconded by Mr. Weber and unanimously carried, on Application 1997-9, DeSimoni, date of value of July 16, 1996, the value breakdowns are approved as presented in Assessor's Exhibit A, dated April 28, 1998, as follows: for the 1996-97 Supplemental Assessment for APN # 052-162-016, the full indexed value of land is \$3,272,069, the full indexed value of improvements is \$3,924,654, for a total indexed value of \$7,196,723; APN # 052-162-017, the full indexed value of land is \$209,881, the full indexed value of improvements is \$466,154, for a total indexed value of \$676,035; for the 1997-98 values under -**

Proposition 8 for APN # 052-162-016, the full indexed value of land is \$3,100,000, the full indexed value of improvements is \$3,306,320, for a total indexed value of \$6,406,320; APN # 052-162-017, the full indexed value of land is \$200,000, the full indexed value of improvements is \$393,680, for a total indexed value of \$593,680.

Application Nos. 1996-56 & 1996-203, Leslie K. Kleinhammer, APN # 024,321,022, are presented. The Applicant is not present. Thereafter, on motion of Mr. Yasumoto, seconded by Mr. Weber and unanimously carried, Application Nos. 1996-56 and 1996-203, Kleinhammer, are denied for non-appearance.

Application No. 1997-67, Jeffrey Huston, APN # 010,261,036, is presented. The Applicant is not present. Thereafter, on motion of Mr. Yasumoto, seconded by Mr. Weber and unanimously carried, Application Nos. 1996-67, Huston, is denied for non-appearance.

The Clerk presents the minutes of the February 27, 1998 hearing for approval. **Thereafter, on motion of Mr. Yasumoto, seconded by Mr. Baron, with Mr. Juhnke being absent, motion carries and the minutes of the February 27, 1998 hearing are approved as presented and the Chairman is instructed to sign same.**

The Clerk presents the minutes of the March 20, 1998 hearing for approval. **Thereafter, on motion of Mr. Weber, seconded by Mr. Yasumoto, with Mr. Baron abstaining, motion carries and the minutes of the March 20, 1998 hearing date are approved as presented and the Chairman is instructed to sign same.**

On motion duly made and unanimously carried, the Assessment Appeals Board of the County of San Luis Obispo, State of California, does now adjourn to Friday, May 22, 1998 at 9:00 o'clock a.m. in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California.

Chairman

ATTEST:

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

By:
Deputy Clerk-Recorder

cmc