

NEVADA COUNTY ASSESSMENT APPEALS BOARD MEETING

MINUTES

APRIL 15, 2019

REGULAR MEETING: 9:00 a.m.

Call to order:

ACTION TAKEN: Chair Bushore called the meeting to order at 9:00 a.m.

The following Board Members present:

Gerald Bushore (Chair)
James Rees (Vice-Chair)
James Dal Bon

Pledge of Allegiance.

ACTION TAKEN: Pledge of allegiance held.

Corrections and/or deletions to the agenda.

ACTION TAKEN: Ms. Julie Patterson Hunter, Clerk of the Board, reported that Mr. Rees discovered a typographical error on the last page of the March 18, 2019 minutes. The error has been corrected and the item can be approved as part of the consent calendar.

Public Comment:

ACTION TAKEN: None.

CONSENT CALENDAR

Chair Bushore introduced the consent calendar.

1. 14/15 Escape Assessment #ESC-001: Durham School Services LP, Applicant. Grant Thornton LLP, Agent. APN 860-000-199-000, Account U65-5. Property located on East Bennett Road, Grass Valley. Assessor's current value on roll is: \$2,248,878. Request for a written stipulation between the Assessor and Applicant for a new stipulated value: \$239,763 land, \$1,635,000 improvements, \$55,669 for personal property, \$2,948 for fixtures, for a total value of \$1,933,380, pending receipt of the original document from the Applicant. Findings of Fact are requested.

Requested Action: Accept stipulated value.

2. 15/16 Escape Assessment #ESC-002: Durham School Services LP, Applicant. Grant Thornton LLP, Agent. APN 860-000-199-000, Account U65-5. Property located on East Bennett Road, Grass Valley. Assessor's current value on roll is: \$2,285,668. Request for a written stipulation between the Assessor and Applicant for a new stipulated value: \$244,553 land, \$1,667,700 improvements, \$49,168 for personal property, \$2,479 for fixtures, for a total value of \$1,963,900, pending receipt of the original document from the Applicant. Findings of Fact are requested.

Requested Action: Accept stipulated value.

3. 16/17 Escape Assessment #ESC-003: Durham School Services LP, Applicant. Grant Thornton LLP, Agent. APN 860-000-199-000, Account U65-5. Property located on East Bennett Road, Grass Valley. Assessor's current value on roll is: \$2,325,057. Request for a written stipulation between the Assessor and Applicant for a new stipulated value: \$248,282 land, \$1,751,085 improvements, \$54,891 for personal property, \$2,077 for fixtures, for a total value of \$2,056,335, pending receipt of the original document from the Applicant. Findings of Fact are requested.

Requested Action: Accept stipulated value.

4. 17/18 Escape Assessment #ESC-004: Durham School Services LP, Applicant. Grant Thornton LLP, Agent. APN 860-000-199-000, Account U65-5. Property located on East Bennett Road, Grass Valley. Assessor's current value on roll is: \$2,557,355. Request for a written stipulation between the Assessor and Applicant for a new stipulated value: \$239,000 land, \$1,838,639 improvements, \$95,544 for personal property, \$1,608 for fixtures, for a total value of \$2,174,791, pending receipt of the original document from the Applicant. Findings of Fact are requested.

Requested Action: Accept stipulated value.

5. Acceptance of minutes for March 18, 2019.

ACTION TAKEN: Chair Bushore introduced the consent calendar, and Mr. Dal Bon requested Agenda Items #1, #2, #3, and #4 be pulled from consent for discussion.

MOTION: Motion made by Mr. Rees, seconded by Mr. Dal Bon, to approve the consent calendar less Agenda items #1, #2, #3, and #4. On a roll call vote, the motion passed unanimously.

ITEMS PULLED FROM THE CONSENT CALENDAR:

1. 14/15 Escape Assessment #ESC-001: Durham School Services LP, Applicant. Grant Thornton LLP, Agent. APN 860-000-199-000, Account U65-5. Property located on East Bennett Road, Grass Valley. Assessor's current value on roll is: \$2,248,878. Request for a written stipulation between the Assessor and Applicant for a new stipulated value: \$239,763 land, \$1,635,000 improvements, \$55,669 for personal property, \$2,948 for fixtures, for a total value of \$1,933,380, pending receipt of the original document from the Applicant. Findings of Fact are requested.

Requested Action: Accept stipulated value.

2. 15/16 Escape Assessment #ESC-002: Durham School Services LP, Applicant. Grant Thornton LLP, Agent. APN 860-000-199-000, Account U65-5. Property located on East Bennett Road, Grass Valley. Assessor's current value on roll is: \$2,285,668. Request for a written stipulation between the Assessor and Applicant for a new stipulated value: \$244,553 land, \$1,667,700 improvements, \$49,168 for personal property, \$2,479 for fixtures, for a total value of \$1,963,900, pending receipt of the original document from the Applicant. Findings of Fact are requested.

Requested Action: Accept stipulated value.

3. 16/17 Escape Assessment #ESC-003: Durham School Services LP, Applicant. Grant Thornton LLP, Agent. APN 860-000-199-000, Account U65-5. Property located on East Bennett Road, Grass Valley. Assessor's current value on roll is: \$2,325,057. Request for a written stipulation between the Assessor and Applicant for a new stipulated value: \$248,282 land, \$1,751,085 improvements, \$54,891 for personal property, \$2,077 for fixtures, for a total value of \$2,056,335, pending receipt of the original document from the Applicant. Findings of Fact are requested.

Requested Action: Accept stipulated value.

4. 17/18 Escape Assessment #ESC-004: Durham School Services LP, Applicant. Grant Thornton LLP, Agent. APN 860-000-199-000, Account U65-5. Property located on East Bennett Road, Grass Valley. Assessor's current value on roll is: \$2,557,355. Request for a written stipulation between the Assessor and Applicant for a new stipulated value: \$239,000 land, \$1,838,639 improvements, \$95,544 for personal property, \$1,608 for fixtures, for a total value of \$2,174,791, pending receipt of the original document from the Applicant. Findings of Fact are requested.

Requested Action: Accept stipulated value.

ACTION TAKEN: Chair Bushore read the title of agenda items #1 – #4 into the record.

Mr. Dal Bon asked how long the land has been under the lease from Nevada Joint Union High School District (NJUHSD).

Ernie Thompson was not sure when the lease started; he believed it was in place at the time the building was built.

Mr. Dal Bon wondered if the escapes could extend back prior to 14/15. Mr. Thompson believed the Possessory Interest (PI) was on the property for quite a while. This appeal was due to new construction. Escapes are for the improvements. Mr. Thompson reported that Durham has documentation that goes back to 1987; the PI likely started in that year.

Mr. Dal Bon asked if there was a building permit. Mr. Thompson clarified that it was an exempt organization. When the Assessor's office reviewed the PI portion for 2017, the contract mentioned that the Lessor implemented the improvements. Mr. Thompson explained that the Assessor was only able to go back four years.

Chair Bushore asked if the County has an Ordinance relating to a public entity leasing land and directing a notice be sent to the Assessor's office. Mr. Thompson explained that they do receive information from some agencies, including Airports; Veteran's Hall; etc. The Assessor's staff educates local entities that they are required to report. He noted that the requirement is included in the Revenue and Tax (R&T) Code.

Board discussion ensued.

Chair Bushore asked about the value of land in 2017/18; he noticed that it was lower than in the previous years. Mr. Thompson responded that along with the PI, they establish the base value. Indexing happened from the beginning of the term, and it indexes up until the permit ends and then they recalculate the value. The base is then re-established for the new 5-year term. The term of the lease is generally the term of the contract term, unless they do not have that information. The 5-year period is tied to the lease.

Mr. Thompson reported that if a lease extends past 35 years, it then becomes a change of ownership for assessment purposes although the contractor wants the Assessor to continue using the stated term.

Board questioning and discussion ensued.

MOTION: Motion made by Mr. Rees, seconded by Mr. Dal Bon, to accept the stipulated values for Durham School Services LP, Agenda Items #1 through #4 (14/15 Escape Assessment #ESC-001; 15/16 Escape Assessment #ESC-002; 16/17 Escape Assessment #ESC-003; and 17/18 Escape Assessment #ESC-004). On a roll call vote, the motion passed unanimously.

ADJOURNMENT:

ACTION TAKEN: There being no further business, Chair Bushore adjourned the meeting at 9:24 a.m.

David R. Bushore

Chair of the Assessment Appeals Board

ATTEST:

By: *Julie Patterson Hunter*
Julie Patterson Hunter, Clerk of the Board