

PLACER COUNTY ASSESSMENT APPEALS BOARD AGENDA

Monday, March 2, 2026

9:00 a.m.

County Administrative Center, 175 Fulweiler Avenue, Auburn, CA 95603

Cole Coupnik - Chair
Adam Brown
Greg Fayard

Bill Wright - AAB Counsel
Megan Wood - Clerk
Marci Branaugh - Clerk

ASSESSMENT APPEALS BOARD MEMBERS MAY ATTEND HEARING VIRTUALLY

The Placer County Assessment Appeals Board is committed to ensuring that persons with disabilities are provided the resources to participate in its meetings. If you require a disability related accommodation, please submit the request in writing to the Board Clerk at least 5 days prior to the meeting date to allow the Board to seek accommodation. Materials related to an item on this agenda submitted to the Assessment Appeals Board after distribution of the agenda packet are available for public inspection in the Clerk of the Board's office at 175 Fulweiler Avenue, Auburn, CA, 95603 during normal business hours. The Statement of Meeting Procedures has been provided to all parties and is available for review.

Board member Brown shall participate using the zoom link or by teleconferencing. The teleconference location is 410 Rose St. Petoskey, MI 49770. Members of the public may attend and participate in the meeting at the teleconference location. The Agenda shall be posted outside of the teleconference location.

Call to Order: Chairman

Flag Salute: Chairman

Roll Call: Clerk

Oath of Testifying Parties: Clerk

PUBLIC COMMENT

Persons may address the Board on items not on this agenda. Please limit comments to 3 minutes.

- 1. CONSENT AGENDA** - All proposed Stipulations on the consent agenda have been signed by the Assessor's Office and the applicant and are being recommended for approval (Items: 1.A.1 through 1.A.11). All Stipulations in Process are being requested continued by the Assessor's Office (Items: None). All Non-Confirmed appeals (Items: 1.C.1 through 1.C.1) are recommended for Denial by the Clerk of the Assessment Appeals Board. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Board taking action, and the item may be moved for discussion.

1.A **STIPULATIONS**

Consider the following Stipulations as shown in the Agenda Packet.

Recommend Action: Pursuant to Revenue and Taxation Code Section 1607, approve the Stipulations as shown in the Agenda Packet, waive the appearance of the person affected or the agent, and approve the change of the assessed value in accordance with Section 1610.8.

	Name	Type	Year	Assessment	Appeal
1	1. AKT LINCOLN 595 LLC	Agricultural	2024	021-030-068-000	2024ILA00267
7	2. AKT WHEATLAND RANCH LLC	Agricultural	2024	018-010-003-000	2024ILA00421
		Agricultural	2024	018-010-004-510	2024ILA00422
		Agricultural	2024	018-010-005-510	2024ILA00423
		Agricultural	2024	019-040-002-000	2024ILA00424
21	3. ANGELO K TSAKOPOULOS HOLDING	Agricultural	2024	018-032-021-000	2024ILA00419
		Agricultural	2024	018-032-025-000	2024ILA00420
31	4. COURIER ROSS MICHELLE	Single Family	2024	990-507-405-000	2025ILS00205
43	5. HERNANDEZ OSCAR	Single Family	2025	378-050-030-000	2025ILA00041
59	6. LEWIS ANTONIO MOUNTAIN RANCH	Agricultural	2024	021-283-001-000	2024ILA00268
		Agricultural	2024	021-283-013-000	2024ILA00269
69	7. MSR CAPITAL LLC	Vacant Land	2023	106-100-025-000	2025ILR00088
77	8. ONEAL JEFFREY F TRUST	Single Family	2024	990-508-805-000	2025ILS00497
85	9. PHAN KIM ANH THI	Single Family	2024	496-700-012-000	2025ILA00010
91	10. SCOTT BRITTNEY	Single Family	2024	995-239-741-000	2024ILS00663
99	11. SINIORA JANET A TTEE	Commercial Industrial	2024	048-030-080-000	2024ILA00320

1.B **STIPULATIONS IN PROCESS**

Consider a request from the Assessor to continue the following Confirmed Appeals to March 23, 2026 as Stipulations in Process.

Recommended Action: Approve the request from the Assessor to continue the following Confirmed Appeals to March 23, 2026 as Stipulations in Process.

- 1. None

109 1.C **NON-CONFIRMED**

Consider the following appeals as Non-Confirmed as recommended by the Clerk of the Assessment Appeals

Recommended Action: Deny the following appeals as recommended by the Clerk of the Assessment

	Name	Type	Year	Assessment	Appeal
1.	MATSUOKA TADASHI G & JENNIFER	Single Family	2024	990-508-536-000	2025ILS00006

2. **REQUESTS FOR RECONSIDERATION AND REHEARING**

Consider the following requests for reconsideration and rehearing pursuant to Rule 326.

Recommended Action: None

- None

3. CONFIRMED

The Board will consider the following Confirmed Appeals:

Recommended Action: None

	Name	Type	Year	Assessment	Appeal
111	A. UGBOH FLORENCE	Vacant Land	2024	990-503-169-000	2024ILS00676

4. INFORMATIONAL ITEMS

119 A. Approved Final Minutes for the February 2, 2025 AAB Hearing

5. ADJOURNMENT

- to Closed Session for deliberations pursuant to Revenue and Taxation Code Section 1605.4