

PLACER COUNTY ASSESSMENT APPEALS BOARD AGENDA

Monday, February 2, 2026

9:00 a.m.

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

Robert Lisenbee - Chair
Cole Douppnik
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.

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.10). 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.6) 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. HSRE OAKMONT ROSEVILLE LLC	Other	2024	456-010-074-000	2024ILA00596
9	2. MOVIE GRILL CONCEPTS XX LLC	Business PP Fixtures	2024	800-041-370-000	2024ILA00306
19	3. RAE ROBERT	Water Craft	2025	830-058-893-000	2025ILA00032
29	4. ROCKLIN LODGING GROUP	Commercial Industrial	2024	487-010-019-000	2024ILA00597
37	5. ROSEVILLE 1 LLC	Commercial Industrial	2024	470-250-020-000	2024ILA00257
45	6. ROSEVILLE 20 LLC	Commercial Industrial	2024	017-232-021-000	2024ILA00594
53	7. ROSEVILLE 20 LLC	Commercial Industrial	2024	017-232-021-000	2024ILA00595
61	8. WELLS FARGO AS LESSEE	Commercial Industrial	2024	048-420-014-000	2024ILA00286
69	9. WELLS FARGO BANK NA	Commercial Industrial	2024	015-167-011-000	2024ILA00287
77	10. WESTERN DIGITAL TACHNOLOGIES I	Business PP Fixtures	2024	800-047-075-000	2024ILA00435

1.B **STIPULATIONS IN PROCESS**

Consider a request from the Assessor to continue the following Confirmed Appeals to March 2, 2026 as Stipulations in Process.

Recommended Action: Approve the request from the Assessor to continue the following Confirmed Appeals to March 2, 2026 as Stipulations in Process.

- 1. None

89 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. BENDER ERIC	Single Family	2024	990-507-423-000	2024ILS00662
	2. BROWN WILLIAM	Single Family	2024	116-050-020-000	2024ILA00587
		Single Family	2024	116-050-020-000	2024ILA00588
	3. CAMPBELL BRUCE & DORIS	Single Family	2024	990-506-096-000	2024ILS00675
	4. INVITATION HOMES	Single Family	2024	012-260-016-000	2024ILA00568
		Single Family	2024	014-303-002-000	2024ILA00569
		Single Family	2024	467-020-010-000	2024ILA00570
	5. PONDEROSA TERRACE MANUFACTU	Other	2024	072-110-016-000	2024ILA00194
	6. STAG CA HOLDINGS LP	Commercial Industrial	2024	017-113-020-000	2024ILA00503

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
91	A. PF PORTFOLIO 1 LP	Commercial Industrial	2022	990-483-624-000	2024ILS00133
		Commercial Industrial	2022	990-483-625-000	2024ILS00134
		Commercial Industrial	2022	990-483-626-000	2024ILS00135
		Commercial Industrial	2022	990-483-627-000	2024ILS00136
		Commercial Industrial	2022	990-483-628-000	2024ILS00137
		Commercial Industrial	2022	990-483-629-000	2024ILS00138
		Commercial Industrial	2022	990-483-631-000	2024ILS00140
		Commercial Industrial	2022	990-483-630-000	2024ILS00142
		Commercial Industrial	2022	990-483-623-000	2024ILS00147
		Commercial Industrial	2022	990-483-632-000	2024ILS00153
		Commercial Industrial	2022	990-483-633-000	2024ILS00154
		Commercial Industrial	2022	990-483-634-000	2024ILS00156
		Commercial Industrial	2022	999-483-635-000	2024ILS00157
		Commercial Industrial	2022	990-483-636-000	2024ILS00158
		Commercial Industrial	2022	990-483-637-000	2024ILS00159
		Commercial Industrial	2022	990-483-638-000	2024ILS00160
		Commercial Industrial	2022	990-483-639-000	2024ILS00161
		Commercial Industrial	2022	990-483-640-000	2024ILS00162

4. INFORMATIONAL ITEMS

183 A. Approved Final Minutes for the December 8, 2025 AAB Hearing

5. ADJOURNMENT

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