



**ASSESSMENT APPEALS BOARD
MENDOCINO COUNTY**

Board Meeting -- April 27, 2026 -- 9:00AM

**COUNTY ADMINISTRATION CENTER
BOARD CHAMBERS, ROOM 1070
501 Low Gap Road
Ukiah, CA 95482
(707) 463 4441**

A G E N D A

Zoom Webinar ID: 883 0456 1581

1. OPEN SESSION - CALL TO ORDER

- 1a) Roll Call
- 1b) Confirm Agenda Amendments
- 1c) Announce Order of Proceedings

2. APPROVAL OF WITHDRAWN APPLICATIONS

Case #	Applicant/Agent/Prop Type	APN/Situs
25-0013 11/20/2025 Withdraw Received	Desafinado, LLC Vacant Land	0482901700 13281 S HWY 101 Hopland
<i>Decline in Value: The Assessor's roll value exceeds the market value as of the lien date.</i>		
Current Status: Noticed for Hearing		
25-0014 11/20/2025 Withdraw Received	Desafinado, LLC Commercial/Industrial	0482903000 13325 S HWY 101 Hopland
<i>Decline in Value: The Assessor's roll value exceeds the market value as of the lien date.</i>		
Current Status: Noticed for Hearing		

2. APPROVAL OF WITHDRAWN APPLICATIONS (Cont'd)

Case #	Applicant/Agent/Prop Type	APN/Situs
25-0016 12/1/2025 Withdraw Received	Paula Abajian Single Fam Res/Condo/Townhouse <i>Other</i> Current Status: Noticed for Hearing	1470802200 17460 Shafer Ranch Road Willits

3. APPROVAL OF EXTENSION OF TIME REQUEST

None

4. APPROVAL OF STIPULATIONS IN PLACE OF APPEARANCE AND TESTIMONY

Case #	Applicant/Agent/Prop Type	APN/Situs
25-0015 12/1/2025 Stipulate Received	Utley, Robert, B TTEE Single Fam Res/Condo/Townhouse <i>Other</i> Current Status: Noticed for Hearing	1182300800 45640 Cypress Dr Mendocino
25-0018 12/1/2025 Stipulate Received	Leach, Josh M. Single Fam Res/Condo/Townhouse <i>Decline in Value: The Assessor's roll value exceeds the market value as of the lien date.</i> Current Status: Noticed for Hearing	0014701000 1201 N. Bush St. Ukiah

5. APPROVAL OF REQUESTED CONTINUANCES AND/OR POSTPONEMENTS

Case #	Applicant/Agent/Prop Type	APN/Situs
--------	---------------------------	-----------

25-0017
12/3/2025
Postpone
Requested

Eden Valley Ranch, LLC
Eden Valley Ranch, LLC
Other

0353800800
42001 Eden Valley Ranch Rd.
Covelo

Decline in Value: The Assessor's roll value exceeds the market value as of the lien date.

Current Status: Noticed for Hearing

6. CONDUCT ASSESSMENT APPEAL PROTEST HEARINGS AND PRESENTATION OF EVIDENCE

None

7. OTHER BUSINESS

7a) Approval of Minutes of the January 26, 2026 Meeting

7b) Public Expression

7c) Matters from Staff

7d) Announcements

7e) Confirm Date of Next Meeting - July 20, 2026

7f) Adjournment