



MINUTES
ASSESSMENT APPEALS BOARD
MADERA COUNTY
Thursday, April 02, 2026

SARAH ANDERSON, Clerk of the Assessment Appeals Board

MEMBERS OF THE BOARD PRESENT:

Betty Gonzalez, Chair

Beth Carver, Member

1. CALL TO ORDER

MEETING CALLED TO ORDER; ALL ITEMS CONTINUED TO MAY 7, 2026 DUE TO LACK OF A QUORUM

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

The first 15 minutes is set aside for members of the public to address the Board on any matter under the jurisdiction of the Board, but not appearing on the agenda. The Board will not take action on any items presented under public comment.

4. CONSENT CALENDAR

ALL MATTERS LISTED UNDER CONSENT CALENDAR ARE CONSIDERED TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION

4.a APPROVAL OF MINUTES

Consideration of approval of Minutes for October 2, 2025.

Consideration of approval of Minutes for December 4, 2025.

4.b AAB-000026: MADERA QUARRY, INC., 24R002

Acknowledgment of Notice of Withdrawal for MADERA QUARRY, INC., 24R002.

4.c AAB-000028: HPC HALLMARK INVESTORS, 24R004

Consideration to postpone hearing for HPC HALLMARK INVESTORS, 24R004 to August 6, 2026 @ 9:00 A.M., at the Applicant's request.

4.d AAB-000029: HPC HALLMARK INVESTORS, 24R005

Consideration to postpone hearing for HPC HALLMARK INVESTORS, 24R005, to August 6, 2026 @ 9:00 A.M. at the Applicant's request.

4.e AAB-000030: YOSEMITE HOTELS I, LLC, 24R006

Consideration to postpone hearing for YOSMITE HOTELS I, LLC, 24R006 to August 6, 2026 @ 9:00 A.M. at the Applicant's request.

4.f AAB-000031: LUCIDO FAMILY PTP (CALIBER COLLISION AS LEASEE), 24R007

Consideration to postpone hearing for LUCIDO FAMILY PTP (CALIBER COLLISION AS LESSEE), 24R007 to August 6, 2026 @ 9:00 A.M. at the Applicant's request.

4.g AAB-000032: GAHC4 MADERA CA SH, LLC (MADERA CEDAR CREEK), 24R008

Consideration to postpone hearing for GAHC4 MADERA CA SH, LLC, 24R008 to August 6, 2026 @ 9:00 A.M. at the Applicant's request.

4.h AAB-000033: MHC 230 LLC, 24R009

Consideration to postpone hearing for MHC 230 LLC, 24R009 to August 6, 2026 @ 9:00 A.M. at the Applicant's request.

4.i AAB-000034: J R P HOSPITALITY, INC., 24R010

Consideration to postpone hearing for J R P HOSIPTALITY, INC., 24R010 to May 7, 2026 @ 9:00 A.M. at the Applicant's request.

4.j AAB-000035: SINGH, MANPREET, 24R011

Acknowledgment of Notice of Withdrawal for SINGH, MANPREET, 24R011.

4.k AAB-000036: NANAWATI, TAPAN, 24R012

Consideration of postpone of hearing for NANAWATI, TAPAN, 24R012 to May 7, 2026 @ 9:00 A.M. at the Applicant's request.

4.l AAB-000037: PATEL, NICK, 24R013

Consideration to postpone hearing for PATEL, NICK, 24R013 to May 7, 2026 @ 9:00 A.M. at the Applicant's request.

4.m AAB-000038: O'REILLY AUTO ENTERPRISES, LLC, 24R020

Consideration to postpone hearing for O'REILLY AUTO ENTERPRISES, LLC, 24R020 to August 6, 2026 @ 9:00 A.M. at the Applicant's request.

4.n AAB-000039: YOSEMITE HOTELS II, LLC, 24R021

Consideration to postpone hearing for YOSEMITE HOTELS II LLC

4.o AAB-000040: YOSEMITE HOTELS III, LLC, 24R022

Consideration to postpone hearing for YOSEMITE HOTELS III, LLC, 24R022 to August 6, 2026 @ 9:00 A.M. at the Applicant's request.

4.p AAB-000041: THRIFTY PAYLESS, INC., 24R023

Acknowledgement of Notice of Withdrawal for THRIFTY PAYLESS, INC.

4.q AAB-000042: JOHN BEAN TECHNOLOGIES, 24R024

Consideration to postpone hearing for JOHN BEAN TECHNOLOGIES, 24R024 to August 6, 2026 @ 9:00 A.M. at the Applicant's request.

4.r AAB-000027: KUSH HOSPITALITY, INC., 24R003

Acknowledgement of Notice of Withdrawal for KUSH HOSPITALITY, INC., 24R003.

4.s AAB-000002: PHILLIPS, TODD D., CO-TRUSTEE, 24S001

Consideration to reschedule hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S001 from March 5, 2026 to May 7, 2026 due to cancelled meeting.

4.t AAB-000003: PHILLIPS, TODD D., CO-TRUSTEE, 24S002

Consideration to reschedule hearing for PHILLIPS, TODD D., CO-TRUSTEE,

24S002 from March 5, 2026 to May 7, 2026 due to cancelled meeting.

4.u AAB-000004: PHILLIPS, TODD D., CO-TRUSTEE, 24S003

Consideration to reschedule hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S003 from March 5, 2026 to May 7, 2026 due to cancelled meeting.

4.v AAB-000005: PHILLIPS, TODD D., CO-TRUSTEE, 24S004

Consideration to reschedule hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S004 from March 5, 2026 to May 7, 2026 due to cancelled meeting.

4.w AAB-000006: PHILLIPS, TODD D., CO-TRUSTEE, 24S005

Consideration to reschedule hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S005 from March 5, 2026 to May 7, 2026 due to cancelled meeting.

4.x AAB-000007: PHILLIPS, TODD D., CO-TRUSTEE, 24S006

Consideration to reschedule hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S006 from March 5, 2026 to May 7, 2026 due to cancelled meeting.

4.y AAB-000008: PHILLIPS, TODD D., CO-TRUSTEE, 24S007

Consideration to reschedule hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S007 from March 5, 2026 to May 7, 2026 due to cancelled meeting.

4.z AAB-000009: PHILLIPS, TODD D., CO-TRUSTEE, 24S008

Consideration to reschedule hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S008 from March 5, 2026 to May 7, 2026 due to cancelled meeting.

4.aa AAB-000010: PHILLIPS, TODD D., CO-TRUSTEE, 24S009

Consideration to reschedule hearing for PHILLIPS, TODD D., CO-TRUSTEE, 24S009 from March 5, 2026 to May 7, 2026 due to cancelled meeting.

5. HEARINGS

SWEARING IN OF ALL PARTIES AND WITNESSES IN ATTENDANCE TO PROVIDE TESTIMONY FOR THE SCHEDULED HEARINGS AS LISTED BELOW

6. STIPULATIONS OF ASSESSED VALUE

7. ACTION ITEMS FOR DISCUSSION AND DIRECTION

8. STAFF REPORTS AND UPDATES

9. ADJOURNMENT

MEETING ADJOURNED TO MAY 7, 2026

Sarah Anderson, Assistant Clerk of the Board

Betty Gonzalez, Chair