



# Meeting Minutes

## Napa County Assessment Appeals Board

Chair Philip Husby  
Vice Chair Donald Chase  
Member Michael Basayne  
Member Conrad Hewitt  
Member - Vacant

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Thursday, April 4, 2024

9:00 AM

Board of Supervisors Chambers  
1195 Third Street, Third Floor

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1. CALL TO ORDER; ROLL CALL

**The Napa County Assessment Appeals Board met in regular session on Thursday, April 4, 2024, at 9:00 AM with the following members present: Chair Philip Husby, Vice Chair Donald Chase, Members Michael Basayne and Conrad Hewitt. The meeting was called to order by Chair Philip Husby.**

2. APPROVAL OF MINUTES

- A. Clerk of the Assessment Appeals Board requests approval of minutes from the regular meeting of March 7, 2024.

[24-599](#)

**Motion Text: Approve the March 7, 2024 Minutes.**  
**Voting Yes: Hewitt, Basayne, and Husby**  
**Recusals: None**  
**Result: Passed**

3. AGENDA REVIEW

**Chief Appraiser Jennifer Tydingco, representing Assessor John Tuteur, requested the following:**

**Move Application No. 23-052 from Hearings to Stipulations.**

**Move Application No. 23-048 from Hearings to Withdrawals.**

**Move Application No. 22-078 from Hearings to Requests for Continuance.**

**Discussion held.**

4. STIPULATIONS

## A. Request the Assessment Appeals Board approve the following stipulations:

[24-442](#)

- 20-133 Treasury Wine Estates  
(Assessor's Parcel No. 020-440-017)
- 21-162 Treasury Wine Estates  
(Assessor's Parcel No. 020-150-050)
- 21-165 Treasury Wine Estates  
(Assessor's Parcel No. 020-210-020)
- 21-167 Treasury Wine Estates  
(Assessor's Parcel No. 020-230-005)
- 21-169 Treasury Wine Estates  
(Assessor's Parcel No. 020-230-008)
- 21-170 Treasury Wine Estates  
(Assessor's Parcel No. 020-380-014)
- 21-171 Treasury Wine Estates  
(Assessor's Parcel No. 020-370-023)
- 21-172 Treasury Wine Estates  
(Assessor's Parcel No. 020-380-015)
- 21-173 Treasury Wine Estates  
(Assessor's Parcel No. 020-420-029)
- 21-174 Treasury Wine Estates  
(Assessor's Parcel No. 020-420-030)
- 21-175 Treasury Wine Estates  
(Assessor's Parcel No. 020-440-017)
- 21-176 Treasury Wine Estates  
(Assessor's Parcel No. 021-010-035)
- 21-180 Treasury Wine Estates  
(Assessor's Parcel No. 022-010-029)
- 21-182 Treasury Wine Estates  
(Assessor's Parcel No. 022-033-007)
- 21-183 Treasury Wine Estates  
(Assessor's Parcel No. 022-033-008)

21-185	Treasury Wine Estates (Assessor's Parcel No. 027-250-014)
21-187	Treasury Wine Estates (Assessor's Parcel No. 047-230-046)
21-189	Treasury Wine Estates (Assessor's Parcel No. 047-230-011)
21-190	Treasury Wine Estates (Assessor's Parcel No. 047-100-056)
21-191	Treasury Wine Estates (Assessor's Parcel No. 047-100-036)
21-192	Treasury Wine Estates (Assessor's Parcel No. 047-100-026)
21-193	Treasury Wine Estates (Assessor's Parcel No. 047-080-058)
21-203	Treasury Wine Estates (Assessor's Parcel No. 038-010-004)
21-206	Treasury Wine Estates (Assessor's Parcel No. 027-470-030)
21-208	Treasury Wine Estates (Assessor's Parcel No. 030-110-026)
21-209	Treasury Wine Estates (Assessor's Parcel No. 030-110-028)
23-041	Steven L. & Seanne C. Contursi, TR (Assessor's Parcel No. 052-100-038)
23-045	Pablo Luther (Assessor's Parcel No. 036-054-021)

**See Item No. 3 - Agenda Review.**

**Chief Appraiser Jennifer Tydingco presented the three (3) highest Stipulations for review.**

**Motion Text: Approve Stipulations as amended.**  
**Voting Yes: Hewitt, Basayne, and Husby**  
**Recusals: None**  
**Result: Passed**

## 5. WITHDRAWALS

A. Request the Assessment Appeals Board approve the following withdrawals: [24-446](#)

- 22-068 American Koyu Hotels LLC  
(Assessor's Parcel No. 059-352-002,  
Assessment No. 800-059-478)
- 22-069 American Koyu Hotels LLC  
(Assessor's Parcel No. 059-352-002)
- 23-001 Philip J. Rich and Barbara Morrisette Trust (Assessor's  
Parcel No. 009-270-031)
- 23-009 Jeffrey W. and Lisa A. Edwards  
(Assessor's Parcel No. 021-040-030)
- 23-010 Ronald and Martha Doornink, Trs.  
(Assessor's Parcel No. 009-020-006)
- 23-015 Cihan and Serife Akkaya  
(Assessor's Parcel No. 003-051-013)
- 23-021 H & P Chadha Family Trust  
(Assessor's Parcel No. 045-061-004)
- 23-022 Lawrence Nibbi, Tr.  
(Assessor's Parcel No. 035-042-021)
- 23-025 David, Ficeli, J. & C.E./  
Ficeli D&C 2020 Family Trust  
(Assessor's Parcel No. 052-220-025)
- 23-027 James and Hilary Zucherman  
(Assessor's Parcel No. 061-103-005)
- 23-029 Jack L. Messman  
(Assessor's Parcel No. 049-030-024)
- 23-046 Pablo Luther  
(Assessor's Parcel No. 045-271-014)
- 23-047 Sheila and Norman Loewenstern  
(Assessor's Parcel No. 031-250-009)

- 23-049 Maurissa Heffran  
(Assessor's Parcel No. 003-282-001)
- 23-050 Maurissa Heffran  
(Assessor's Parcel No. 003-271-005)
- 23-051 Maurissa Heffran  
(Assessor's Parcel No. 003-271-003)

**See Item No. 3 - Agenda Review.**

**Motion Text: Approve Withdrawals as amended.**  
**Voting Yes: Hewitt, Basayne, and Husby**  
**Recusals: None**  
**Result: Passed**

6. REQUESTS FOR CONTINUANCE

**See Item No. 3 - Agenda Review.**

**Motion Text: Approve Requests for Continuance as amended.**  
**Voting Yes: Hewitt, Basayne, and Husby**  
**Recusals: None**  
**Result: Passed**

7. HEARINGS

- A. Request the Assessment Appeals Board hold the following hearings:

[24-445](#)

- 22-078 Eric Seuthe  
(Assessor's Parcel No. 050-010-005,  
Assessment No. 995-150-109)
- 23-048 Dvine Investments LLC  
(Assessor's Parcel No. 057-200-002)
- 23-052 Gateway Crossing  
(Assessor's Parcel No. 046-541-044)

**See Item No. 3 - Agenda Review.**

8. BOARD MEMBER COMMENTS

**None**

9. ADMINISTRATIVE ITEMS

**None**

10. CLOSED SESSION

**None**

11. ADJOURN

**ADJOURN TO THE NAPA COUNTY ASSESSMENT APPEALS BOARD REGULAR MEETING, THURSDAY, MAY 2, 2024 AT 9:00 AM.**

Neha Hoskins (By e-signature)

NEHA HOSKINS, Clerk of the Assessment Appeals Board