# COUNTY OF GLENN
## AGENDA ITEM TRANSMITTAL

<table>
<thead>
<tr>
<th>MEETING DATE: September 19, 2017</th>
<th>BRIEF SUBJECT/ISSUE DESCRIPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Submitting Department(s): Assessor</td>
<td>Assessment Appeal Application #2013-02 Johns Manville</td>
</tr>
<tr>
<td></td>
<td>Assessment Appeal Application #2014-01 Johns Manville</td>
</tr>
<tr>
<td></td>
<td>Assessment Appeal Application #2015-01 Johns Manville</td>
</tr>
<tr>
<td></td>
<td>Assessment Appeal Application #2016-03 Johns Manville</td>
</tr>
</tbody>
</table>

**Contact:** Charles M. Meriam  
**Phone:** (530) 934-6402

## AGENDA PLACEMENT

**APPOINTMENT – Appearances by:** (Specify Name & Title)

Required ___ Minutes  
**Business—No**  
**Consent**  
**Correspondence**  
**Reports & Notices**

**AFFECTED DEPARTMENT(S)**

- Receive Concurrence

## ATTACHMENTS

- Board Report
- Letter
- Minute Order
- Contract
- Grant App.
- Resolution
- Board Report
- Lease
- Grant

## LEGAL/PERSONNEL/FISCAL

- County Counsel
- Personnel
- Finance

**CLERK INSTRUCTIONS**

- Return Minute Order
- Return Certified Copy Of:
- Other:

## PUBLIC HEARINGS & COMMITTEE VACANCIES

**Public Hearings:**

- Published
- Affidavit on File w/Clerk
- Affected Parties Notified

**Committees:**

- Vacancy Posted
- Application Attached

## LEGISLATION

- [ ] State
- [ ] Federal

**BILL #**

- Latest Version of Bill
- Draft Letter Attached
- List of Supporters/Opposers
- Statement of Relevance to County Interests
- Description Attached

## FUNDING SOURCE/IMPACT

- General Fund Impact
- Other:
- Budgeted
- Transfer Attached
- 4/5ths Vote Required
- Contingency Request

## CONTRACTS, LEASES & AGREEMENTS

- [ ] New
- [ ] Renewal
- [ ] Amendment
- [ ] Insurance Certificate
- [ ] Contract Report

**Date of Original Contract:**  
**Contract No.:**  
**Fiscal Year:**

## RECOMMENDED ACTION/MOTION:

Accept the attached withdrawal request for the following assessment appeal applications:

- # 2013-02 Johns Manville
- # 2014-01 Johns Manville
- # 2015-01 Johns Manville
- # 2016-03 Johns Manville

**Reviewed By (if applicable):**

Personnel Director

Department of Finance

Administrative Representative

CC:
DATE: September 5, 2017

TO: Glenn County Board of Equalization
    Charles M. Meriam – Assessor/Clerk-Recorder
    516 W. Sycamore Street
    Willows, Ca. 95988

SUBJECT: Assessment Appeal Applications

I hereby authorize withdrawal of Assessment Appeal Applications on the following parcels:

<table>
<thead>
<tr>
<th>APPL. NUMBER</th>
<th>ROLL YEAR</th>
<th>PARCEL NUMBER</th>
<th>APPLICANT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015-01</td>
<td>2015-2016</td>
<td>018-020-068-000</td>
<td>Johns Manville Intl Inc.</td>
</tr>
<tr>
<td>2016-03</td>
<td>2016-2017</td>
<td>018-020-068-000</td>
<td>Johns Manville Intl Inc.</td>
</tr>
</tbody>
</table>

See Page 2 for Value Adjustments by Year

Signature (Property Owner or Designated Agent as listed on the above Applications)

GLE 97/13 APPL 9/97
<table>
<thead>
<tr>
<th>2013-2014 Values</th>
<th>Prelim. Value</th>
<th>Final Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>535,525</td>
<td>535,525</td>
</tr>
<tr>
<td>Structural Improvements</td>
<td>32,141,575</td>
<td>7,367,500</td>
</tr>
<tr>
<td>Personal Property</td>
<td>21,431,789</td>
<td>21,431,789</td>
</tr>
<tr>
<td>Total</td>
<td>54,108,889</td>
<td>29,334,814</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2014-2015 Values</th>
<th>Prelim. Value</th>
<th>Final Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>537,956</td>
<td>537,956</td>
</tr>
<tr>
<td>Structural Improvements</td>
<td>32,287,497</td>
<td>14,538,783</td>
</tr>
<tr>
<td>Personal Property</td>
<td>25,558,412</td>
<td>23,508,535</td>
</tr>
<tr>
<td>Total</td>
<td>58,383,865</td>
<td>38,585,274</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2015-2016 Values</th>
<th>Prelim. Value</th>
<th>Final Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>548,704</td>
<td>548,704</td>
</tr>
<tr>
<td>Structural Improvements</td>
<td>32,932,601</td>
<td>7,604,200</td>
</tr>
<tr>
<td>Personal Property</td>
<td>37,403,281</td>
<td>33,801,888</td>
</tr>
<tr>
<td>Total</td>
<td>70,884,586</td>
<td>41,954,792</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2016-2017 Values</th>
<th>Prelim. Value</th>
<th>Adjusted Value</th>
<th>Final Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>557,071</td>
<td>557,071</td>
<td>557,071</td>
</tr>
<tr>
<td>Structural Improvements</td>
<td>33,434,823</td>
<td>33,434,823</td>
<td>17,594,692</td>
</tr>
<tr>
<td>Personal Property</td>
<td>50,276,380</td>
<td>41,177,923</td>
<td>37,393,061</td>
</tr>
<tr>
<td>Total</td>
<td>84,268,274</td>
<td>75,169,817</td>
<td>55,544,824</td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY
Johns Manville International has had ongoing, outstanding assessment appeals spanning the past four years. The matter before the Board is the acceptance of Manville’s request to withdraw those appeals.

RECOMMENDATION(S):
Accept the withdrawal request for the following:
2013-02 Johns Manville International
2014-01 Johns Manville International
2015-01 Johns Manville International
2016-03 Johns Manville International

HISTORY AND BACKGROUND:
Johns Manville International, as represented by Ryan LLC, has had outstanding assessment appeals inclusive of 2013/2014, 2014/2015, 2015/2016, and 2016/2017. The appeal hearings were continuously postponed to allow adequate time for a professional commercial appraisal to be completed for the years 2013 and 2014. The appraisal was completed and transmitted December 7, 2016. A joint review of the appraisal was undertaken by Ryan LLC and the Assessor. That review resulted in the preparation of the Assessor’s own appraisals for the years subject to the appeal applications. The review and appraisals resulted in an agreement that the Assessor would correct the previous years and place the subject property under “decline in value review” status for subsequent years. As such, the appellant, Johns Manville International, has agreed to withdraw the appeals.

FISCAL/PERSONNEL IMPACT(S):
Will result in assessment roll reductions of $24,774,075 for 2013/2014
Will result in assessment roll reductions of $19,798,591 for 2014/2015
Will result in assessment roll reductions of $28,929,794 for 2015/2016
Will result in assessment roll reductions of $28,723,450 for 2016/2017

ANALYSIS/DISCUSSION
The California Revenue and Taxation Code prescribes that the assessed value of real property may not increase at an overall rate in excess of 2% per year. This is referred to as “Factored Base Year Value.” Furthermore, the Revenue and Taxation Code requires the Assessor to estimate the fair market value of real property at each lien date, compare it to the factored base year value, and enroll the lower of the two. This is
COUNTY OF GLENN
BOARD REPORT

referred to as a "Decline in Value Review." The Assessor has determined that, although
the Manville business personal property has been subject to review annually, the real
property reviews have not been made – at least since 2001. The course of action, as
described above under "History and Background" recognizes the fair market values for
the years under appeal and institutes the process of annual review of the real property
values for the current and forthcoming years – in accordance with the Revenue and Taxation Code.

All items transmitted by a County Department or Agency for inclusion in the agenda for Board of
Supervisors action must include all background and analysis necessary for the Board to make an
informed decision. Failure to provide adequate information, analysis, or backup could result in the matter
not being added to the agenda and returned to the department for additional information.
December 7, 2016

Mr. Robert Campbell
Director of Tax
Johns Manville
717 17th Street
Denver, CO 80217

Re: Appraisal & Valuation Consulting Proposal of Johns Manville – Willows, CA Fiberglass Insulation Facility

Dear Mr. Campbell:

At your request, we have prepared a retrospective appraisal of the Willows Fiberglass Insulation Plant owned by Johns Manville located within Glenn County, California. The subject property includes the land, buildings, structures, site improvements, machinery, equipment, and personal property that are contested under your current property tax appeal.

The purpose of this retrospective appraisal is to estimate the fair market value, in fee simple estate, for the subject property as of January 1, 2013, and January 1, 2014.

This Appraisal Report has been prepared in conformance with the Uniform Standards of Professional Appraisal Practice ("USPAP") as formulated by The Appraisal Foundation and the ethics provisions of the American Society of Appraisers and Institute for Professionals in Taxation.

Please refer to the Standard Assumptions and Limiting Conditions section of the attached report for a further explanation of the basis on which our value conclusion is predicated. The signatory of this report is qualified by experience and education to competently appraise the subject property.

It is our opinion the subject's fee-simple, as is, retrospective fair market value as January 1, 2013, was:

**TWENTY-SEVEN MILLION DOLLARS...$27,000,000**

It is our opinion the subject's fee-simple, as is, retrospective fair market value as January 1, 2014, was:

**THIRTY-TWO MILLION EIGHT HUNDRED THOUSAND DOLLARS...$32,800,000**

The basis for the value conclusions will be explained in detail in the contents of the attached appraisal report.

Sincerely,

VISTA VALUATIONS, LLC

Tim M. Landolt, ASA, MBA
Accredited Senior Appraiser
ASA ID: 62802  Expiration: 7-24-2019
California Certified General Appraiser
License #: 3000080 Expiration: 1/25/2018