

This appeal is identified as application number #22-2023

Date Received: November 28, 2023

Certification Date: November 13, 2023

Applicant: Reynolds Consumer Products LLC

Agent: Baden Tax Management LLC

Assessment Number: 035-470-023

Owner Address:

6920 Pointe Inverness Way #301

Fort Wayne, IN 46804

Brief History of Subject

The subject concerns fixtures for Reynolds Consumer Products LLC. On the 2023 Business Property Statement, the applicant reported structural improvements that were assessed as fixtures, as no description of the items was initially provided.

Following the assessment, the applicant's agent filed an appeal and provided detailed descriptions and cost documentation for the reported items.

During the appeal process, the agent for Reynolds submitted detailed information regarding the assessed items. Upon review, it was determined that the reported costs were associated with real property maintenance rather than fixtures. These costs should not have been assessed as fixtures, as they do not meet the definition — specifically, they are not used to directly apply to or augment the process or function of a trade, industry, or profession.

The erroneously reported structural items have been removed from the fixture assessment as they represent real property maintenance. Applicable items have been reclassified as personal property/equipment where appropriate.

The applicant has agreed with the revised valuation.

The Assessor's Office requests approval of the stipulated value.

STIPULATION AGREEMENT

To be completed by the Assessor and filed with the Clerk of the Board at the address shown.

BEFORE THE COUNTY BOARD

COUNTY OF Tehama, STATE OF CALIFORNIA

IN THE MATTER OF THE APPLICATION OF:

Reynolds Consumer Products LLC
NAME OF APPLICANT

22-2023
APPLICATION NUMBER(S)
035-470-023
PARCEL OR FILE NUMBER(S)

STIPULATION TO VALUE

For the *Assessment Appeal Application* referenced above, the applicant and the Assessor stipulate the following:

1. This stipulation agreement is made pursuant to Revenue and Taxation Code section 1607 and becomes effective only upon acceptance by the County Board.
2. The corrected assessed value of the property described in the application and enrolled upon the assessment roll for the year indicated shall be as hereafter set forth. The Assessor has reviewed the values and is now of the opinion that the full taxable value of the property, as of the lien date or event date (for change in ownership or new construction), should have been the values listed below as "Corrected Assessed Value."

ASSESSMENT YEAR 20 <u>23</u> - 20 <u>24</u> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SUPPLEMENTAL	ASSESSOR'S ROLL VALUE	APPLICANT'S OPINION OF VALUE	CORRECTED ASSESSED VALUE	DIFFERENCE (ROLL VALUE MINUS CORRECTED ASSESSED VALUE)
LAND				
IMPROVEMENTS/ STRUCTURES				
CROPS/TREES AND VINES				
MANUFACTURED HOME - PERSONAL PROPERTY				
FIXTURES	13,113,540	11,315,730	11,393,910	-1,719,630
PERSONAL PROPERTY	2,541,490	2,541,490	2,782,630	241,140
TOTALS	15,655,030	11,315,730	14,176,540	-1,478,490
PENALTY				

3. The facts upon which the change in assessed value is based are as follows:

The subject concerns fixtures for Reynolds Consumer Products LLC. On the 2023 Business Property Statement, the applicant reported structural improvements that were assessed as fixtures, as no description of the items was initially provided.

During the appeal process, the agent for Reynolds submitted detailed information regarding the assessed items. Upon review, it was determined that the reported costs were associated with real property maintenance rather than fixtures. These costs should not have been assessed as fixtures, as they do not meet the definition — specifically, they are not used to directly apply to or augment the process or function of a trade, industry, or profession.

As a result, the erroneously reported structural items have been removed from the assessment, as they represent real property maintenance rather than fixtures or personal property. In addition, some items have been reclassified as personal property or equipment where appropriate.




The applicant has agreed with the revised valuation.

The undersigned respectfully requests that the County Board accept the stipulation, waive the appearance of the applicant, and change the assessed value in accordance with Revenue and Taxation Code section 1610.8 and the California Constitution, Article XIII, section 16.

The applicant understands that in the event this stipulation agreement is not approved by the County Board prior to the time that taxes, or any portion thereof, become due, payment shall be made in accordance with the appropriate provisions of the Revenue and Taxation Code.

Further, applicant understands that the County Board may reject this stipulation agreement, and set or reset this application for hearing, pursuant to Revenue and Taxation Code section 1607.

I hereby stipulate to the values for the subject property, as stated in the "Corrected Assessed Value" section of this agreement. If the corrected value(s) is approved by the County Board, the stipulation agreement also constitutes a withdrawal of the Assessment Appeal Application.

SIGNATURE 		DATE EXECUTED 10/14/2025
NAME OF AUTHORIZED SIGNER Leslie Richards - Baden Tax Management		TITLE Authorized Agent
FILING STATUS <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> AGENT <input type="checkbox"/> ATTORNEY <input type="checkbox"/> SPOUSE <input type="checkbox"/> REGISTERED DOMESTIC PARTNER <input type="checkbox"/> CHILD <input type="checkbox"/> PARENT <input type="checkbox"/> PERSON AFFECTED <input type="checkbox"/> CALIFORNIA ATTORNEY, STATE BAR NUMBER: _____ <input type="checkbox"/> CORPORATE OFFICER OR DESIGNATED EMPLOYEE		
SIGNATURE OF COUNTY ASSESSOR 	PRINT NAME OF COUNTY ASSESSOR Burley Phillips	
SIGNATURE OF COUNTY COUNSEL 	PRINT NAME OF COUNTY COUNSEL	

FOR COUNTY BOARD USE ONLY

The stipulation agreement is approved and appearance is waived. The full value of the property in question is changed in accordance with Revenue and Taxation Code section 1607.

The stipulation agreement is rejected, and the *Assessment Appeal Application* is set for hearing on: _____ DATE

ATTEST BY COUNTY BOARD:

DATED: _____

BY: _____
CHAIRPERSON

CLERK OF THE BOARD