



# COUNTY of VENTURA

COUNTY EXECUTIVE OFFICE

**Sevet Johnson, PsyD**  
County Executive Officer

**Mike Pettit**  
Assistant County Executive Officer

**Kaye Mand**  
County Chief Financial Officer

**Shawn Atin**  
Assistant County Executive Officer/  
Human Resources Director  
Labor Relations

September 12, 2023

Board of Supervisors  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009

**Subject: Approval of the Re-Appointment of Bradley Lunetta as a Regular Member to Assessment Appeals Board No. 2, for a Three-Year Term, Effective September 4, 2023, through September 7, 2026; Approval of the Appointment of Kim-Maree Croft as a Regular member to Assessment Appeals Board No. 1, for a Three-Year Term, Effective September 4, 2023, through September 7, 2026; and Approval of the Appointment of James Wall as an Alternate Member to Assessment Appeals Board No. 1, for a Three-Year Term, Effective September 4, 2023, through September 7, 2026.**

**Recommendation:**

Appoint the following individuals to the Assessment Appeals Boards to the terms indicated, as recommended by the Application Review Panel:

<b>Appointee Name</b>	<b>Board</b>	<b>Position</b>	<b>Term End Date</b>
Kim-Maree Croft	Assessment Appeals Board No. 1	Regular Member	September 7, 2026
Bradley Lunetta	Assessment Appeals Board No. 2	Regular Member	September 7, 2026
James Wall	Assessment Appeals Board No. 1	Alternate Member	September 7, 2026

**Fiscal / Mandates Impact:**

Mandate: Ventura County Ordinance No. 3700 and 4476, and State of California, Board of Equalization, Revenue and Taxation Code §1623 through §1626.

Source of Funding: General Fund.

Impact on other Departments: None.

**Discussion:**

Your Board established Assessment Appeals Board (AAB) No. 1 and AAB No. 2 by adopted ordinances 3700 and 4476, respectively, to constitute the County's boards of equalization to determine the taxable value of property based on evidence submitted at assessment appeal hearings.

Pursuant to Revenue and Taxation Code §1623, members' terms begin the first Monday in September and are staggered into one, two, or three-year periods. As Board member terms are staggered, each September the County Executive Office will return to your Board to request appointment or re-appointment of AAB members.

AAB members must meet the qualifications set forth by the California State Board of Equalization, Revenue and Taxation Code §1624.05, which requires five years of professional experience in the State of California as either a certified public accountant or public accountant, licensed real estate broker, attorney, property appraiser accredited by a nationally recognized professional organization, property appraiser certified by the Office of Real Estate Appraisers, or property appraiser certified by the California State Board of Equalization.

Bradley Lunetta was appointed to AAB No. 2 by your Board on February 1, 2022. His term expires on September 4, 2023. He has expressed readiness to continue serving. Mr. Lunetta has over 20 years of experience in a qualified position and is a Real Estate Appraiser. In July of 2023, he was selected to be Chair of AAB No. 2 by his fellow board members. As such, it is recommended that your Board approve the re-appointment of Bradley Lunetta as a Regular Member to AAB No. 2 for a three-year term, effective September 4, 2023, through September 7, 2026.

Additionally, due to one recent Board Member resignation, there is one vacant Regular member position on AAB No. 1 for a three-year term. As such, it is further recommended that your Board appoint Kim-Maree Croft as a Regular Member to AAB No. 1 for a three-year term, effective September 4, 2023, through September 7, 2026. Ms. Croft has over 24 years of experience in a qualified position and is a Real Estate Appraiser.

In addition to the Regular positions on AAB No. 1 and AAB No. 2, AAB No. 1 has six Alternate member positions, of which five with three-year terms are currently vacant. These alternate positions have remained vacant since 2015. Although regular Board Members may serve as an alternate on the other Board, due to the number of hearings scheduled, and due to the fact that, in the coming months, AAB No. 2 Member Chung Cam will be stepping down from his position, which will create one vacant Regular member position on AAB No. 2 for a two-year term, it is recommended that your Board appoint James Wall as an Alternate member to AAB No. 1 for a three-year term, effective September 4, 2023, through September 7, 2026. Mr. Wall has over 14 years of experience in a qualified position and is a property appraiser certified by the California State Board of Equalization. We will return to your Board to fill the Regular member vacancy for AAB No. 2 after Board Member Cam steps down.

This letter has been reviewed by the County Executive Office, Auditor-Controller's Office, and County Counsel. Should you have any questions concerning these appointments or required additional information, please contact Mia Martinez, Assistant Chief Deputy Clerk of the Board, at (805) 654-2566 or [mia.martinez@ventura.org](mailto:mia.martinez@ventura.org).

Regards,



Mia Martinez  
Assistant Chief Deputy Clerk of the Board



Sevet Johnson, PsyD  
County Executive Officer  
Clerk of the Board

Attachments:

- 1 – Appointment Application for Kim-Maree Croft
- 2 – Appointment Application for Bradley Lunetta
- 3 – Appointment Application for James Wall