



# California State Board *of* Equalization

**BOARD WORK GROUP:  
Further Uniformity in Methods of Valuing  
Intangible Assets and Rights Meeting  
May Lee State Office Complex Auditorium  
651 Bannon Street, Sacramento  
Thursday, June 25, 2026**

## **AGENDA**

**10:00 a.m. Board Work Group Meeting Convenes**

### **Call to Order**

Roll Call

1. Greetings and Introductory Remarks by Each Member..... Ms. Cohen/Mr. Emran

Welcome from the California State Controller and the Board Work Group Chair. Opening remarks from each Board Member regarding the purpose and scope of the Intangibles Board Work Group, the history of the Board Work Group's formation, and an overview of the agenda topics and format for the current meeting.

Speakers: Hon. Malia Cohen, California State Controller  
Hon. Sally Lieber, Chair, Second District  
Hon. Ted Gaines, Vice Chair, First District  
Hon. Antonio Vazquez, Third District  
Hon. Michael Schaefer, Fourth District  
Hasib Emran, Deputy State Controller

2. History and Legal Development of Intangibles Assessment in California ..... Ms. Cohen/Mr. Emran

Presentation of a comprehensive overview of the historical development of California law relating to the identification, valuation, and assessment of non-taxable intangible assets and rights.

Speakers: David Yeung, Property Tax Deputy Director,  
State Board of Equalization

Richard Moon, Chief Counsel, State Board of Equalization

- Presentation
- Board Questions and Discussion
- Public Comment

3. County Assessors Perspectives on Intangibles Assessment..... Ms. Cohen/Mr. Emran

Presentation and discussion from County Assessors and County Counsel on current county practices, challenges, and recommendations relating to the identification, valuation, and assessment of non-taxable intangible assets and rights.

a. Opening/Statewide Perspective:

Speaker: Hon. Joaquín Torres, Assessor, City and County of San Francisco; California Assessors Association

b. Navigating Intangible Assets Across Property Types: Common examples in valuation:

Speakers: Albert Tapia, Division Chief I, Commercial Valuation, San Diego Assessor's Office

Michael Trigueros, Supervising Appraiser II, Appeals Division, San Diego Assessor's Office

c. Recent Case Law: Putting Legal Developments into Practice:

Speakers: Carole F. Ruwart, Deputy City Attorney, City and County of San Francisco

George Renkei, Chief Deputy Assessor, Los Angeles County Office of the Assessor

d. Operational Challenges of Intangibles Valuations:

Speakers: Michael Daly, Chief Deputy Assessor, Santa  
Barbara County Assessor's Office

Mike Munoz, Senior Deputy County Counsel, Santa Barbara  
County Counsel

Jennifer Tydingco, Chief Appraiser, Napa County Assessor's  
Office

- Presentation
- Board Questions and Discussion
- Public Comment

4. Private Practice and Taxpayer Perspectives on Intangibles  
Assessment..... Ms. Cohen/Mr. Emran

Presentation and discussion from private practice and major  
taxpayer representatives on real-world intangibles assessment  
issues and recommendations.

Speakers: Breann E. Robowski, Partner, Pillsbury  
Winthrop Shaw Pittman LLP

David C. Lennhoff, MAI, SRA, AI-GRS, Principal

Chris Daniel, SRA, Certified General Appraiser, Chris Daniel  
& Associates LLC

Lisa M. Estes, Executive Director, Appraisal Institute –  
Northern California Chapter

James R. DePasquale, President & Chief Executive Officer,  
DePasquale, Kelley and Company

Cris K. O'Neill, Shareholder, Greenberg Traurig, LLP

Jason Chao, CFA, Managing Director, Stout LLC

Mary O'Connor, Principal, Sikich LLP

- Presentation
- Board Questions and Discussion
- Public Comment

5. Wrap-Up and Next Steps..... Ms. Cohen/Mr. Emran

Summary of testimony and discussion received during the meeting.  
Confirmation of next workgroup meeting. General closing remarks  
from the Controller and Board Members.

**Adjourn Board Work Group**

## **Board Meeting Agenda Changes**

The following is a list of each change to the agenda, including the date of change, item number, item name and description of change.

6/19/26 | 4 | Private Practice and Taxpayer Perspectives on Intangibles Assessment |  
Speakers Added