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

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

Cris K. O'Neall, 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