

**TAXPAYERS' BILL OF RIGHTS HEARING APPEARANCE SHEET**

If you wish to speak before the Board of Equalization at the public hearing, or have your issues submitted as part of the public record, please print your name, title, company, account number, taxpayer's name (if you are representing someone else), a brief description of the issues you would like to discuss, and contact information. This appearance sheet will be used to introduce you to the Board, identify you in the record of this hearing, and to send you information after this hearing. **Signing or completing this form is voluntary. You may speak at this meeting regardless of whether you sign or complete this form** (Government Code section 11124).

HEARING LOCATION Teleconference/Sacto		HEARING DATE August 18, 2020	<input checked="" type="checkbox"/> I want to speak at the hearing. <input type="checkbox"/> I DO NOT want to speak at the hearing.
TYPE OF TAX <input checked="" type="checkbox"/> Property Tax <input type="checkbox"/> Alcoholic Beverage Tax			
SPEAKER'S NAME Paul C. Ballard		TITLE (if applicable)	COMPANY (if applicable)
MAILING ADDRESS (street, city, state, zip code) [REDACTED]		EMAIL ADDRESS [REDACTED]	
TAXPAYER'S NAME (if not the speaker) Ballard Estate/Ballard Family Trust		ACCOUNT NUMBER	
ORGANIZATION Leisure World Senior Community	TELEPHONE NUMBER ( [REDACTED] ) [REDACTED]	EMAIL ADDRESS	

## DESCRIPTION OF ISSUES

Leisure World Seal Beach its 16 CA Seal Beach Leisure World Mutual Corporations and many other senior communities use Stock as ownership verses a Deed.

All homes are bought for cash, no financing allowed, therefore a 100% equity from day one.

Homes (ours, and others) are "taken" by less than scrupulous Mutual Corporation lawyers", Evicting Seniors from their fully paid for homes in the Unlawful Detainer (rental) Courts onto the street using the Assessors Office lack of a real APN, on public tax rolls.

The real property ownership Stock is not a publically recorded document, as a Deed is.

OC Assessor issues FACTICIOUS APN's on a Supplemental Tax Roll, not readily available to the public, or real estate industry.

The property owner has no mechanism to pay their own assessed property taxes independently outside of the Corporation Mutual.

this has developed into a situation allowing "crooks" to steal fully paid for homes, evicting seniors or their heirs, claiming a "tax foreclosure" as the stated reason to have the Assessor's Office transfer the ownership of the real property (home).

There is also a potential tax fraud, by selling the now taken home for far less than market value reissuing stock and reselling the home and profiting the difference.

Our home was "sold" as an inside sale, not on the public market, to a contractor for about the land value, he then remodeled it and resold it at a profit issuing a new share of stock. All in cooperation with Leisure World the Seal Beach Mutual Corporation and the management company ie; Golden Rain Foundation.

OC Assessor office claims they are following the "law" as per BOE documents provided to me by OC Assessor's office.

Where are the protections and safeguards to the senior homeowners, the actual owners and Taxpayers?

No recorded documents to transfer ownership, FACTICIOUS APN, no title search or title insurance possible, no clean title possible.

Illegal abuse of the 1986 CA Davis-Stirling Act and current law in my opinion.

Additionally without a valid REAL APN the senior/homeowners have no access to their 100% equity under Federal law.

There are tens of thousands of senior homes in Orange County alone, hundreds of thousands of homes held in CA like this, creating the perfect opportunity for crooks to be stealing homes, and they are...

**STATE BOARD OF EQUALIZATION**Paul C. Ballard      Item # C1Item Name: Taxpayers' Bill of Rights HearingMeeting Date: 8/20/20 Minutes Exhibit #: 8.5

PUBLIC COMMENT

**BOE USE ONLY**COPY PROVIDED TO:  CHAIR       ADVOCATE       BOARD CLERK       SPEAKER