



CONTRA COSTA COUNTY

AGENDA

Assessment Appeals Board

Thursday, April 30, 2026

9:00 AM

Administration Building 1025 Escobar
Street, Martinez

Agenda items may be taken out of order based on the business of the day and preference of the committee.

1. Roll call and introductions.
2. Hearing and discussion on attached agenda.

[26-1828](#)

Attachments: [043026 Agenda](#)

3. Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the county to a majority of members of the committee less than 96 hours prior to that meeting are available for public inspection at 1025 Escobar Street, Martinez, CA 94553, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. Public comment may be submitted via electronic mail on agenda items at least one full workday prior to the published meeting time.

The next meeting is currently scheduled for 07/09/26 @ 9:00a.m.

For additional information, contact: Laura Cassell (925) 655-2008.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1828

Agenda Date: 4/30/2026

Agenda #: 2.

Advisory Board: Assessment Appeals
Subject: Hearing

CHAIR: Richard Frankel
 Victoria Smith
 Debi Mackey

CONTRA COSTA ASSESSMENT APPEALS BOARD MEETING

1025 Escobar St, 1st Floor, Martinez, California

Hearing Date: 4/30/2026 9:00 AM

Hearing Time	Appeal No.	Applicant	Parcel/Account No.	Nature of Application	Assessor's Rep.	Use	Full Value From Local Roll	Applicant's Opinion of Full Value
9:00 AM	2025-0717	486 MORELLO AVE APARTMENTS LLC	161-130-023-5	Decline in Value	McBrearty	28-2	\$43,973,611.00	\$21,750,000.00
NO ACKNOWLEDGEMENT FORM RECEIVED								
9:00 AM	2025-0365	GAO, XUEDI	258-321-011-3	Decline in Value	McBrearty	11-1	\$1,449,077.00	\$1,420,664.00
9:00 AM	2025-0366	GAO, XUEDI	272-010-012-8	Decline in Value	McBrearty	11-1	\$2,713,200.00	\$2,660,000.00
9:00 AM	2024-0213	GRI PRINCETON LLC	420-120-014-6	Decline in Value	Nguyen	42-4	\$2,346,000.00	\$1,173,000.00
9:00 AM	2024-0214	GRI PRINCETON LLC	420-120-015-3	Decline in Value	Nguyen	42-4	\$30,600,000.00	\$15,300,000.00
9:00 AM	2025-0097	GRI PRINCETON LLC	420-120-014-6	Change in Ownership	Nguyen	42-4	\$2,300,000.00	\$1,150,000.00
9:00 AM	2025-0098	GRI PRINCETON LLC	420-120-015-3	Change in Ownership	Nguyen	42-4	\$30,000,000.00	\$15,000,000.00
9:00 AM	2025-0130	GRI PRINCETON LLC	420-120-014-6	Decline in Value	Nguyen	42-4	\$2,440,778.00	\$1,220,389.00
9:00 AM	2025-0131	GRI PRINCETON LLC	420-120-015-3	Decline in Value	Nguyen	42-4	\$31,836,239.00	\$15,918,120.00

Consider approval of Withdrawals for 4/30/2026

The Assessment Appeals Board will provide reasonable accommodations for persons with disabilities planning to attend meetings who contact the Clerk of the Board at least 24 hours before the meeting, at (925) 655-2000.