



CONTRA COSTA COUNTY

AGENDA

Assessment Appeals Board

Thursday, February 27, 2025

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.

[25-720](#)

Attachments: [022725 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 03/06/25.

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



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-720

Agenda Date: 2/27/2025

Agenda #: 2.

CHAIR: Clark Anderson
Richard Frankel
Maimoona Ahmed

CONTRA COSTA ASSESSMENT APPEALS BOARD MEETING

1025 Escobar St, 1st Floor, Martinez, California

Hearing Date: 2/27/2025 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	2023-0780	HOM, ELAINE	118-031-037-5	Decline in Value	Nguyen	31-3	\$4,863,659.00	\$3,390,750.00
9:00 AM	2023-0039	JAMESTOWN WILLOW PASS LP	126-078-001-8	Decline in Value	Nguyen	85-4	\$6,441,620.00	\$3,200,000.00
9:00 AM	2023-0040	JAMESTOWN WILLOW PASS LP	126-078-005-9	Decline in Value	Nguyen	85-4	\$370,013.00	\$190,000.00
9:00 AM	2023-0041	JAMESTOWN WILLOW PASS LP	126-078-006-7	Decline in Value	Nguyen	43-4	\$370,013.00	\$190,000.00
9:00 AM	2023-0042	JAMESTOWN WILLOW PASS LP	126-078-007-5	Decline in Value	Nguyen	43-4	\$555,021.00	\$280,000.00
9:00 AM	2023-0043	JAMESTOWN WILLOW PASS LP	126-078-010-9	Decline in Value	Nguyen	43-4	\$277,510.00	\$140,000.00
9:00 AM	2023-0044	JAMESTOWN WILLOW PASS LP	126-078-013-3	Decline in Value	Nguyen	43-4	\$2,560,669.00	\$1,300,000.00
9:00 AM	2023-0045	JAMESTOWN WILLOW PASS LP	126-078-015-8	Decline in Value	Nguyen	43-4	\$323,761.00	\$160,000.00
9:00 AM	2023-0046	JAMESTOWN WILLOW PASS LP	126-078-016-6	Decline in Value	Nguyen	43-4	\$185,006.00	\$90,000.00
9:00 AM	2023-0047	JAMESTOWN WILLOW PASS LP	126-078-019-0	Decline in Value	Nguyen	43-4	\$462,517.00	\$230,000.00
9:00 AM	2023-0048	JAMESTOWN WILLOW PASS LP	126-078-020-8	Decline in Value	Nguyen	33-3	\$1,765,977.00	\$900,000.00
9:00 AM	2023-0712	MIRAMAR MT DIABLO BLVD LLC	243-011-054-0	Decline in Value	Nguyen	33-3	\$37,098,191.00	\$18,549,096.00
9:00 AM	2022-0125	MIRAMAR MT DIABLO LND HLDS LLC	243-011-054-0	Decline in Value	Nguyen	33-3	\$36,370,776.00	\$18,185,388.00
9:00 AM	2024-0200	ROSEWOOD PROPERTIES MANAGEMENT	147-010-047-8	Decline in Value	McBrearty	26-2	\$2,340,626.00	\$1,170,313.00

NO ACKNOWLEDGEMENT FORM RECEIVED

9:00 AM	2023-1229	CENTER SHADELANDS LLC	143-040-112-3	Decline in Value	Nguyen	70-7	\$36,787,076.00	\$10,000,000.00
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Consider approval of Withdrawals for 2/27/2025

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.