



CONTRA COSTA COUNTY

AGENDA

Assessment Appeals Board

Thursday, November 6, 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.

[25-4672](#)

Attachments: [110625 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 11/13/25 @ 9:00a.m.

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



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4672

Agenda Date: 11/6/2025

Agenda #: 2.

Advisory Board: Assessment Appeals
Subject: Hearing

CHAIR: Clark Anderson
Richard Frankel
Maimoona Ahmed

CONTRA COSTA ASSESSMENT APPEALS BOARD MEETING

1025 Escobar St, 1st Floor, Martinez, California

Hearing Date: 11/6/2025 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	2024-1172	CITY OF PLEASANT HILL	150-300-014-1	Decline in Value	Nguyen	78-3	\$9.00	\$4.00
9:00 AM	2024-1137	MIRAMAR MT DIABLO LND HLDS LLC	243-011-054-0	Decline in Value	Nguyen	33-3	\$24,000,000.00	\$12,000,000.00
9:00 AM	2024-1162	PH CRESCENT DRIVE INVESTORS	150-300-001-8	Decline in Value	Nguyen	42-4	\$5,916,884.00	\$2,958,442.00
9:00 AM	2024-1163	PH CRESCENT DRIVE INVESTORS	150-300-002-6	Decline in Value	Nguyen	42-4	\$10,363,308.00	\$5,181,654.00
9:00 AM	2024-1164	PH CRESCENT DRIVE INVESTORS	150-300-003-4	Decline in Value	Nguyen	42-4	\$7,546,717.00	\$3,773,358.00
9:00 AM	2024-1165	PH CRESCENT DRIVE INVESTORS	150-300-004-2	Decline in Value	Nguyen	42-4	\$12,459,153.00	\$6,229,576.00
9:00 AM	2024-1166	PH CRESCENT DRIVE INVESTORS	150-300-005-9	Decline in Value	Nguyen	42-4	\$11,256,698.00	\$5,628,349.00
9:00 AM	2024-1167	PH CRESCENT DRIVE INVESTORS	150-300-006-7	Decline in Value	Nguyen	42-4	\$10,274,589.00	\$5,137,294.00
9:00 AM	2024-1168	PH CRESCENT DRIVE INVESTORS	150-300-007-5	Decline in Value	Nguyen	42-4	\$21,698,540.00	\$10,849,270.00
9:00 AM	2024-1169	PH CRESCENT DRIVE INVESTORS	150-300-010-9	Decline in Value	Nguyen	45-4	\$10,097,706.00	\$5,048,853.00
9:00 AM	2024-1170	PH CRESCENT DRIVE INVESTORS	150-300-011-7	Decline in Value	Nguyen	45-4	\$8,261,427.00	\$4,130,714.00
9:00 AM	2024-1171	PH CRESCENT DRIVE INVESTORS	150-300-012-5	Decline in Value	Nguyen	42-4	\$21,795,554.00	\$10,897,777.00
9:00 AM	2024-1176	PH CRESCENT DRIVE INVESTORS	150-300-004-2	New Construction	Nguyen	42-4	\$12,465,753.00	\$6,232,876.00
9:00 AM	2024-1177	PH CRESCENT DRIVE INVESTORS	150-300-005-9	New Construction	Nguyen	42-4	\$11,324,698.00	\$5,662,349.00
9:00 AM	2024-0821	PRIME DETROIT LLC	128-340-013-1	Decline in Value	McBrearty	28-2	\$66,524,326.00	\$32,150,944.00
9:00 AM	2024-0808	WCV AVENTINE HERCULES LLC	404-020-096-8	Decline in Value	Nguyen	28-3	\$67,543,369.00	\$33,771,684.00

NO ACKNOWLEDGEMENT FORM RECEIVED

9:00 AM	2023-1222	AMERICAN MULTI-CINEMA INC	019-910-006-6	Pers Prop/Fixtures	Yu	42-4	\$1,639,000.00	\$819,000.00
9:00 AM	2024-1123	AMERICAN MULTI-CINEMA INC	019-910-006-6	Decline in Value	Yu	42-4	\$1,520,509.00	\$819,000.00
9:00 AM	2024-0363	CVII-IVY HILL LP	184-092-023-3	Decline in Value	Yost	28-2	\$54,751,036.00	\$27,375,518.00

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.