

CHAIR: Richard Frankel
Victoria Smith
Maimoona Ahmed

CONTRA COSTA ASSESSMENT APPEALS BOARD MEETING

1025 Escobar St, 1st Floor, Martinez, California

Hearing Date: 12/11/2025 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	2024-1174	KKPM LLC	560-300-001-8	Penalty Assmnt	Kirkland	56-5		
9:00 AM	2024-1175	KKPM LLC	560-300-002-6	Penalty Assmnt	Kirkland	53-5		
9:00 AM	2025-0104	TSUI, WAI S	508-051-004-2	Decline in Value	Cho	14-1	\$722,682.00	\$396,032.00

NO ACKNOWLEDGEMENT FORM RECEIVED

9:00 AM	2024-0530	GRT8FL LLC	526-040-001-4	Decline in Value	Nguyen	85-3	\$75,435.00	\$52,500.00
9:00 AM	2024-0531	GRT8FL LLC	526-040-002-2	Decline in Value	Nguyen	46-4	\$1,905,913.00	\$1,429,435.00
9:00 AM	2024-0296	SAP AMERICA	213-133-093-4	Pers Prop/Fixtures	Yu	33-3	\$22,911,321.00	\$11,455,660.00
9:00 AM	2024-0297	SAP AMERICA - SYBASE	213-133-093-4	Pers Prop/Fixtures	Yu	33-3	\$1,936,206.00	\$968,103.00
9:00 AM	2023-0345	SAP AMERICA INC	213-133-093-4	Pers Prop/Fixtures	Yu	33-3	\$16,024,312.00	\$8,000,000.00
9:00 AM	2024-0403	SC WALNUT CREEK LLC	148-250-083-0	Decline in Value	Nguyen	44-4	\$39,701,656.00	\$31,700,000.00
9:00 AM	2024-1186	STROUT, JUSTIN P	193-740-027-1	New Construction	Yost	19-1	\$3,496,960.00	\$2,956,960.00
9:00 AM	2023-0344	SYBASE INC	213-133-093-4	Pers Prop/Fixtures	Yu	33-3	\$2,018,398.00	\$1,300,000.00
9:00 AM	2025-0079	WU, AMY & ARTEM GRIGORYAN	207-061-069-2	Decline in Value	Yost	11-1	\$3,733,787.00	\$3,252,000.00

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.

Consider approval of Withdrawals for 12/11/2025

Consider approval of Stipulations for:

2024-0288 & 2024-0289 HM GRANT STREET LLC

20024-0379 TRADER JOES COMPANY AS LESSEE

2024-0389 KAISER FOUNDATION HEALTH PLAN

2024-0390 & 2024-0391 SCG PINOLE VALLEY SHOPPING CTR

2024-0808 WCV AVENTINE HERCULES LLC

2024-0972 KCM BRENTWOOD LLC

2024-1073 218 DANVILLE PARK APARTMENTS LLC

2024-1125 HSRE-PCMS WALNUT CREEK MOB LLC

2024-1137 MIRAMAR MT DIABLO BLVD LLC

Consider approval of 2-year waiver for:

2023-1035 K2 PURE SOLUTIONS NORCAL LEASED LP

2023-1036 K2 PURE SOLUTIONS PITTSBURG LP

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