



# CONTRA COSTA COUNTY

## AGENDA

### Assessment Appeals Board

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Thursday, November 14, 2024

9:00 AM

Administration Building 1025 Escobar  
Street, Martinez

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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 calendar.

[24-3928](#)

**Attachments:** [111424 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](http://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 Thursday, November 21, 2024.

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



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 24-3928

**Agenda Date:** 11/14/2024

**Agenda #:** 2.

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Advisory Board: Assessment Appeals  
Subject: Hearing

CHAIR: R. Lilley  
C. Wallace  
M. Ahmed

## CONTRA COSTA ASSESSMENT APPEALS BOARD MEETING

1025 Escobar St, 1st Floor, Martinez, California

Hearing Date: 11/14/2024 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	2022-0873	1050 SAN MIGUEL ROAD LLC	130-311-013-2	Change in Ownership	Nguyen	70-7	\$20,000,000.00	\$10,000,000.00
9:00 AM	2023-0778	CAMPBELL, JOHN E	188-330-041-8	Other	Yost	11-1	\$327,976.00	\$205,977.00
9:00 AM	2023-0450	DEL NORTE PLACE APARTMENTS LP	501-261-015-9	Decline in Value	Nguyen	28-3	\$51,087,275.00	\$25,543,638.00
9:00 AM	2023-0451	DEL NORTE PLACE APARTMENTS LP	501-261-016-7	Decline in Value	Nguyen	85-3	\$2,260,032.00	\$1,130,016.00
9:00 AM	2023-0070	GRI PRINCETON LLC	420-120-014-6	Change in Ownership	Kirkland	42-4	\$2,300,000.00	\$1,150,000.00
9:00 AM	2023-0071	GRI PRINCETON LLC	420-120-015-3	Change in Ownership	Kirkland	42-4	\$30,000,000.00	\$15,000,000.00
9:00 AM	2023-1028	H & S ENERGY LLC	093-021-053-9	Decline in Value	Nguyen	35-4	\$3,820,408.00	\$2,753,428.00
9:00 AM	2023-1029	H & S ENERGY LLC	093-170-081-9	Pers Prop/Fixtures	Nguyen	35-4	\$3,421,429.00	\$2,148,192.00
9:00 AM	2023-1030	H & S ENERGY LLC	095-420-037-4	Decline in Value	Nguyen	35-4	\$3,986,923.00	\$2,899,710.00
9:00 AM	2023-1031	H & S ENERGY LLC	376-130-028-8	Decline in Value	Nguyen	35-4	\$4,225,314.00	\$3,035,168.00
9:00 AM	2023-0669	HALVORSEN, LAURA	258-410-002-4	Decline in Value	Nguyen	34-3	\$1,825,000.00	\$1,450,000.00
9:00 AM	2022-0891	MERCEY PROPERTIES LP	411-020-025-2	Decline in Value	Nguyen	53-5	\$1,400,000.00	\$1,040,924.00

Consider approval of Withdrawals for 11/14/2024

Consider approval of 2-year waiver for:  
2022-0397 COLUMBIA SOLAR ENERGY LLC  
2021-0433 & 2022-0783 SUGAR ACQUISITION CORP

Consider approval of stipulations for:  
2023-0963 AMAZON.COM SERVICES LLC  
2023-0941 GSWC OFFICE FEE OWNER LLC  
2023-0658 GTA AMBER LANE LLC  
2023-0281, 2023-0284 & 2023-0287 SEQUOIA APARTMENTS  
2023-0282, 2023-0285 & 2023-0288 SEQUOIA APARTMENTS  
2023-0283, 2023-0286 & 2023-0289 SEQUOIA APARTMENTS  
2023-0291, 2023-0292 & 2023-0293 SEQUOIA APARTMENTS

**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.**