



CONTRA COSTA COUNTY

AGENDA

Assessment Appeals Board

Thursday, January 23, 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.

[25-275](#)

Attachments: [012325 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 01/30/25.

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



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-275

Agenda Date: 1/23/2025

Agenda #: 2.

Advisory Board: Assessment Appeals
Subject: Hearing

CHAIR: Robert Lilley
 Clark Wallace
 Richard Frankel

CONTRA COSTA ASSESSMENT APPEALS BOARD MEETING

1025 Escobar St, 1st Floor, Martinez, California

Hearing Date: 1/23/2025 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	2023-1296	1410 LESNICK LANE LLC	171-070-029-3	Change in Ownership	Nguyen	51-3	\$4,874,274.00	\$3,500,000.00
9:00 AM	2023-0952	SCG PINOLE VALLEY SHOPPING CTR	401-310-021-1	Decline in Value	Nguyen	42-4	\$42,257,104.00	\$21,128,552.00
9:00 AM	2023-0953	SCG PINOLE VALLEY SHOPPING CTR	401-310-022-9	Decline in Value	Nguyen	42-4	\$2,674,950.00	\$1,337,475.00

NO ACKNOWLEDGEMENT FORM RECEIVED

9:00 AM	2023-0691	130 TAMPICO LLC	140-260-023-1	Decline in Value	Nguyen	70-7	\$11,220,000.00	\$7,000,000.00
9:00 AM	2023-1237	ALAS, RAFAEL ALONSO	089-081-005-4	Change in Ownership	Cho	11-1	\$624,240.00	\$517,993.00
9:00 AM	2023-0964	AMAZON.COM SERVICES LLC	405-030-055-9	Decline in Value	Nguyen	51-5	\$152,528,882.00	\$140,000,000.00
9:00 AM	2024-0236	HANSON, WYATT L & SEUNGHEE HONG	140-061-010-9	Decline in Value	McBrearty	11-1	\$1,488,813.00	\$1,375,000.00
9:00 AM	2023-0471	HOLLOWELL, CHRISTIE	514-162-026-9	Change in Ownership	Kirkland	25-2	\$1,000,000.00	\$359,717.00
9:00 AM	2022-0398	PTR REAL ESTATE LLC	088-151-038-2	Decline in Value	Nguyen	42-4	\$6,107,568.00	\$4,455,529.00
9:00 AM	2024-0216	SURAJ M CHERRY TRUST	169-390-005-0	Decline in Value	McBrearty	11-1	\$2,527,560.00	\$2,200,000.00

Consider approval of Withdrawals for 1/23/2025

Consider approval of 2nd postponement request for:
 2023-1229 CENTER SHADELANDS LLC

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.