

CHAIR: Clark Anderson
Richard Frankel
Victoria Smith

CONTRA COSTA ASSESSMENT APPEALS BOARD MEETING

1025 Escobar St, 1st Floor, Martinez, California

Hearing Date: 2/19/2026 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
NO ACKNOWLEDGEMENT FORM RECEIVED								
9:00 AM	2025-0243	ALAMGIR, MOINUDDIN & MITA	086-310-028-5	Decline in Value	Lucido	11-1	\$657,000.00	\$427,050.00
9:00 AM	2025-0297	ALI, AFSAR	560-450-058-6	Decline in Value	Lucido	29-1	\$567,000.00	\$368,550.00
9:00 AM	2025-0264	ARUNACHALAM, VALLI & NARAYANAN	187-020-027-4	Decline in Value	Lucido	11-1	\$2,545,000.00	\$1,654,250.00
9:00 AM	2025-0288	BROADWATERS DEVELOPMENT LLC	354-051-012-4	Decline in Value	Lucido	11-1	\$900,000.00	\$585,000.00
9:00 AM	2025-0270	BRYDSON, MICHAEL & JESSICA TERRUSI	208-182-019-9	Decline in Value	Lucido	11-1	\$2,066,000.00	\$1,342,900.00
9:00 AM	2024-0807	CENTER SHADELANDS LLC	143-040-112-3	Decline in Value	Nguyen	70-7	\$37,522,817.00	\$18,761,408.00
9:00 AM	2025-0238	CHAGGER, SUMEET & HARKAMALIJIT	019-171-007-8	Decline in Value	Lucido	11-1	\$1,390,000.00	\$903,500.00
9:00 AM	2025-0240	CHAN, ADRIAN	053-810-062-9	Decline in Value	Lucido	11-1	\$894,000.00	\$581,100.00
9:00 AM	2025-0241	CHAU, PHUONG & LAN LY	056-360-003-0	Decline in Value	Lucido	11-1	\$719,000.00	\$467,350.00
9:00 AM	2025-0236	CHING, JONATHAN & JASON	016-480-063-3	Decline in Value	Lucido	11-1	\$875,000.00	\$568,750.00
9:00 AM	2025-0265	COWEN, FRANK & CAROL	190-070-085-5	Decline in Value	Lucido	29-2	\$381,121.00	\$247,729.00
9:00 AM	2025-0247	CRUZ, CHRISTOPHER F	093-252-017-4	Decline in Value	Lucido	11-1	\$716,835.00	\$465,943.00
9:00 AM	2025-0235	DE QUEIROZ, ANACELIA & SERGIO DA COSTA	007-440-005-2	Decline in Value	Lucido	11-1	\$1,035,000.00	\$672,750.00
9:00 AM	2025-0242	DEMAIO, MICHAEL J & SHANNON K	086-310-001-2	Decline in Value	Lucido	11-1	\$661,000.00	\$429,650.00
9:00 AM	2025-0260	DEMIRIS, KONSTANTINE	177-330-004-9	Decline in Value	Lucido	11-1	\$1,881,000.00	\$1,222,650.00
9:00 AM	2025-0276	ELBAHNASAWY, TAREK	218-691-002-8	Decline in Value	Lucido	16-1	\$1,209,776.00	\$786,354.00
9:00 AM	2025-0263	FELCHER, JOSEPH & LUCY	186-180-084-3	Decline in Value	Lucido	29-2	\$827,841.00	\$538,097.00
9:00 AM	2025-0261	GALLARDO, ANTHONY & LENA VAZIFDAR	178-580-032-5	Decline in Value	Lucido	29-1	\$910,000.00	\$591,500.00
9:00 AM	2025-0274	GOWDA, PRASANNA & SOWMYA MARIGOWDA	212-191-004-2	Decline in Value	Lucido	11-1	\$1,427,000.00	\$927,550.00

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.

9:00 AM	2025-0295	GURUNG, NISHA & KULWINDER SINGH	526-060-010-0	Decline in Value	Lucido	11-1	\$815,000.00	\$529,750.00
9:00 AM	2025-0298	HAFEZI, NEMA M & TAO ZHENG	560-550-029-6	Decline in Value	Lucido	16-1	\$614,000.00	\$399,100.00
9:00 AM	2025-0289	HARRISON, LESLIE M	360-563-015-5	Decline in Value	Lucido	11-1	\$606,640.00	\$394,316.00
9:00 AM	2025-0293	HSIAO, ALAN RONG	501-490-008-7	Decline in Value	Lucido	11-1	\$1,000,000.00	\$650,000.00
9:00 AM	2025-0325	JOSEPH, RONY & REENA TRE	110-035-010-5	Decline in Value	McBrearty	26-2	\$5,624,402.00	\$2,812,201.00
9:00 AM	2025-0296	JUDKINS, JEFFREY	558-072-010-9	Decline in Value	Lucido	11-1	\$1,023,000.00	\$664,950.00
9:00 AM	2025-0266	KIM, HYOUNG & CHARLOTTE K	190-280-033-1	Decline in Value	Lucido	29-2	\$775,000.00	\$503,750.00
9:00 AM	2025-0230	KLEMPAU, ANDREW P	560-620-106-8	Decline in Value	Cho	19-1	\$1,300,500.00	\$1,203,600.00
9:00 AM	2025-0275	KUMAR, ARUN & SHAMA AHMED	217-390-027-1	Decline in Value	Lucido	11-1	\$2,509,000.00	\$1,630,850.00
9:00 AM	2025-0292	LAM, ANTHONY S & LAUREN A UPTON	500-360-023-5	Decline in Value	Lucido	11-1	\$1,269,000.00	\$824,850.00
9:00 AM	2025-0259	LEE, JONG SUN & MI SUN	173-011-046-5	Decline in Value	Lucido	16-1	\$920,000.00	\$598,000.00
9:00 AM	2025-0271	LONG, JUAN & NINGHUN LIU	209-390-007-0	Decline in Value	Lucido	16-1	\$1,047,000.00	\$680,550.00
9:00 AM	2025-0294	LOVE, ROBINSON & KRISCHELLE	504-423-003-4	Decline in Value	Lucido	11-1	\$1,288,000.00	\$837,200.00
9:00 AM	2025-0237	MAKRIS, DENO TRE	017-660-068-2	Decline in Value	Lucido	11-1	\$974,000.00	\$633,100.00
9:00 AM	2025-0273	MCCARTHY, DAMIAN & EMMA DUNNE	212-144-009-9	Decline in Value	Lucido	11-1	\$1,595,000.00	\$1,036,750.00
9:00 AM	2025-0239	MERCADER, MA CRISTINA SALDANA	019-940-003-7	Decline in Value	Lucido	11-1	\$773,719.00	\$502,917.00
9:00 AM	2025-0245	MOHAN, MURUGESAN & SANTHI MUTHUSAMY	089-470-045-9	Decline in Value	Lucido	11-1	\$715,000.00	\$464,750.00
9:00 AM	2025-0290	MOHLER, RACHEL ELLEN	401-251-007-1	Decline in Value	Lucido	11-1	\$727,000.00	\$472,550.00
9:00 AM	2025-0272	NACHIMUTHU, R & S PALANISAMY	210-423-002-0	Decline in Value	Lucido	11-1	\$1,315,000.00	\$854,750.00
9:00 AM	2025-0267	OLSON, ROBERT H & DIANE C	190-420-038-1	Decline in Value	Lucido	29-2	\$1,745,744.00	\$1,134,734.00
9:00 AM	2025-0291	PAK, WING SING & TAK MING	414-272-001-2	Decline in Value	Lucido	11-1	\$698,000.00	\$453,700.00
9:00 AM	2025-0269	RAJ, VIKRAM & RAGNI RAJPUT	207-221-051-7	Decline in Value	Lucido	16-1	\$890,000.00	\$578,500.00
9:00 AM	2025-0268	SHELLINCK, MARTIN & MADISON	196-541-023-4	Decline in Value	Lucido	19-1	\$2,132,820.00	\$1,386,333.00
9:00 AM	2025-0244	SILVA, VICENTE & NANCY FAUSTO	087-313-004-1	Decline in Value	Lucido	11-1	\$490,000.00	\$318,500.00
9:00 AM	2025-0246	THE RANTISI FAMILY TRUST	089-520-072-3	Decline in Value	Lucido	11-1	\$690,000.00	\$448,500.00
9:00 AM	2025-0234	YANG, YIPENG & XIAOBIN ZHU	007-420-005-6	Decline in Value	Lucido	11-1	\$1,103,655.00	\$717,376.00