

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.