

**CHAIR:** Richard Frankel  
Maimoona Ahmed  
Debi Mackey

## CONTRA COSTA ASSESSMENT APPEALS BOARD MEETING

1025 Escobar St, 1st Floor, Martinez, California

Hearing Date: 8/28/2025 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	2024-0064	1910 N MAIN STREET APARTMENTS CAPITAL LLC	178-411-017-1	Change in Ownership	Yost	28-2	\$82,975,000.00	\$41,487,500.00
9:00 AM	2024-0384	DIAMOND HILLSIDE APARTMENTS	088-152-035-7	Decline in Value	Cho	28-2	\$58,955,180.00	\$29,477,590.00
9:00 AM	2024-0393	GATEWAY PINOLE VISTA LLC	426-080-029-9	Decline in Value	Nguyen	42-4	\$15,984,267.00	\$7,992,134.00
9:00 AM	2024-0394	GATEWAY PINOLE VISTA LLC	426-080-030-7	Decline in Value	Nguyen	42-4	\$29,744,600.00	\$14,872,300.00
9:00 AM	2024-0395	GATEWAY PINOLE VISTA LLC	426-080-037-2	Decline in Value	Nguyen	42-4	\$7,895.00	\$3,948.00
9:00 AM	2024-0396	GATEWAY PINOLE VISTA LLC	426-080-040-6	Decline in Value	Nguyen	42-4	\$29,148,785.00	\$14,574,392.00
9:00 AM	2024-0397	GATEWAY PINOLE VISTA LLC	426-080-041-4	Decline in Value	Nguyen	42-4	\$2,829,293.00	\$1,414,646.00
9:00 AM	2024-0693	LIU, YU SHENG VICTOR & LIN TRE	517-280-014-5	Decline in Value	Nguyen	42-4	\$5,171,990.00	\$2,585,996.00
9:00 AM	2024-0282	LOTUS HOTELS-PITTSBURG INC	073-190-027-0	Decline in Value	Nguyen	44-4	\$9,621,419.00	\$5,773,000.00
9:00 AM	2024-0342	O'REILLY AUTOMOTIVE INC AS LESSEE	035-282-056-7	Decline in Value	Nguyen	31-3	\$2,789,000.00	\$1,394,500.00
9:00 AM	2024-0099	PACIFIC BRENTWOOD JUNCTION	019-010-059-4	Decline in Value	Nguyen	42-4	\$3,639,036.00	\$1,819,518.00
9:00 AM	2024-0100	PACIFIC BRENTWOOD JUNCTION	019-010-060-2	Decline in Value	Nguyen	42-4	\$7,018,568.00	\$3,509,284.00
9:00 AM	2024-0101	PACIFIC BRENTWOOD JUNCTION	019-010-061-0	Decline in Value	Nguyen	42-4	\$4,620,772.00	\$2,310,386.00

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.

NO ACKNOWLEDGEMENT FORM RECEIVED

9:00 AM	2024-0087	1226 ROSSMOOR PKWY CA OWNER LLC	186-030-059-7	Change in Ownership	Nguyen	70-7	\$21,150,000.00	\$10,575,000.00
9:00 AM	2024-0818	1226 ROSSMOOR PKWY CA OWNER LLC	186-030-059-7	Decline in Value	Nguyen	70-7	\$21,573,000.00	\$10,786,500.00
9:00 AM	2024-0433	1283 EAST LELAND LLC	088-630-005-2	Decline in Value	Nguyen	42-4	\$2,615,000.00	\$1,961,250.00
9:00 AM	2024-0817	1975 TICE VLY BLVD CA OWNER LLC	186-050-035-2	Decline in Value	Nguyen	70-7	\$19,890,000.00	\$9,945,000.00

Consider approval of withdrawals for 8/28/2025

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