

CHAIR: Richard Frankel
Maimoona Ahmed
Debi Mackey

CONTRA COSTA ASSESSMENT APPEALS BOARD MEETING

1025 Escobar St, 1st Floor, Martinez, California

Hearing Date: 8/20/2026 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
9:00 AM	2024-0771	ROSS DRESS FOR LESS INC	019-110-060-1	Pers Prop/Fixtures	Ly	42-4	\$479,558.00	\$239,779.00
9:00 AM	2024-0773	ROSS DRESS FOR LESS INC	074-460-004-0	Pers Prop/Fixtures	Ly	42-4	\$461,202.00	\$230,601.00
9:00 AM	2024-0774	ROSS DRESS FOR LESS INC	088-151-040-8	Pers Prop/Fixtures	Ly	42-4	\$424,473.00	\$212,237.00
9:00 AM	2024-0775	ROSS DRESS FOR LESS INC	120-270-015-7	Pers Prop/Fixtures	Ly	42-4	\$394,343.00	\$197,172.00
9:00 AM	2024-0776	ROSS DRESS FOR LESS INC	129-170-026-6	Pers Prop/Fixtures	Ly	42-4	\$496,409.00	\$248,205.00
9:00 AM	2024-0777	ROSS DRESS FOR LESS INC	129-170-026-6	Pers Prop/Fixtures	Ly	42-4	\$545,390.00	\$272,695.00
9:00 AM	2024-0778	ROSS DRESS FOR LESS INC	150-300-007-5	Pers Prop/Fixtures	Ly	42-4	\$354,291.00	\$177,146.00
9:00 AM	2024-0780	ROSS DRESS FOR LESS INC	184-070-011-4	Pers Prop/Fixtures	Ly	31-3	\$512,916.00	\$256,458.00
9:00 AM	2024-0781	ROSS DRESS FOR LESS INC	405-290-064-6	Pers Prop/Fixtures	Ly	42-4	\$319,587.00	\$159,794.00
9:00 AM	2024-0782	ROSS DRESS FOR LESS INC	405-290-064-6	Pers Prop/Fixtures	Ly	42-4	\$307,305.00	\$153,653.00
9:00 AM	2024-0783	ROSS DRESS FOR LESS INC	417-290-004-7	Pers Prop/Fixtures	Ly	42-4	\$355,531.00	\$177,766.00
9:00 AM	2024-0784	ROSS DRESS FOR LESS INC	504-160-042-9	Pers Prop/Fixtures	Ly	42-4	\$351,560.00	\$175,780.00
9:00 AM	2024-0785	ROSS DRESS FOR LESS INC	513-362-012-9	Pers Prop/Fixtures	Ly	42-4	\$445,847.00	\$222,924.00
9:00 AM	2024-0786	ROSS DRESS FOR LESS INC	513-362-013-7	Pers Prop/Fixtures	Ly	42-4	\$522,335.00	\$261,168.00
9:00 AM	2025-0962	ROSS DRESS FOR LESS INC	019-110-060-1	Pers Prop/Fixtures	Ly	42-4	\$667,651.00	\$333,826.00
9:00 AM	2025-0963	ROSS DRESS FOR LESS INC	052-460-018-6	Pers Prop/Fixtures	Ly	42-4	\$685,667.00	\$342,834.00
9:00 AM	2025-0964	ROSS DRESS FOR LESS INC	055-150-010-1	Pers Prop/Fixtures	Ly	42-4	\$431,497.00	\$215,749.00
9:00 AM	2025-0965	ROSS DRESS FOR LESS INC	074-460-004-0	Pers Prop/Fixtures	Ly	42-4	\$472,335.00	\$236,168.00
9:00 AM	2025-0966	ROSS DRESS FOR LESS INC	088-151-040-8	Pers Prop/Fixtures	Ly	42-4	\$498,637.00	\$249,319.00
9:00 AM	2025-0967	ROSS DRESS FOR LESS INC	120-270-015-7	Pers Prop/Fixtures	Ly	42-4	\$448,851.00	\$224,426.00

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9:00 AM	2025-0968	ROSS DRESS FOR LESS INC	129-170-026-6	Pers Prop/Fixtures	Ly	42-4	\$757,075.00	\$378,538.00
9:00 AM	2025-0969	ROSS DRESS FOR LESS INC	129-170-026-6	Pers Prop/Fixtures	Ly	42-4	\$706,631.00	\$353,316.00
9:00 AM	2025-0970	ROSS DRESS FOR LESS INC	150-300-007-5	Pers Prop/Fixtures	Ly	42-4	\$379,929.00	\$189,965.00
9:00 AM	2025-0971	ROSS DRESS FOR LESS INC	153-030-106-6	Decline in Value	Ly	42-4	\$734,550.00	\$367,275.00
9:00 AM	2025-0972	ROSS DRESS FOR LESS INC	184-070-011-4	Pers Prop/Fixtures	Ly	31-3	\$492,433.00	\$246,217.00
9:00 AM	2025-0973	ROSS DRESS FOR LESS INC	405-290-064-6	Pers Prop/Fixtures	Ly	42-4	\$368,875.00	\$184,438.00
9:00 AM	2025-0974	ROSS DRESS FOR LESS INC	405-290-064-6	Pers Prop/Fixtures	Ly	42-4	\$332,692.00	\$166,346.00
9:00 AM	2025-0975	ROSS DRESS FOR LESS INC	417-290-004-7	Pers Prop/Fixtures	Ly	42-4	\$432,671.00	\$216,336.00
9:00 AM	2025-0976	ROSS DRESS FOR LESS INC	504-160-042-9	Pers Prop/Fixtures	Ly	42-4	\$395,982.00	\$197,991.00
9:00 AM	2025-0977	ROSS DRESS FOR LESS INC	513-362-012-9	Pers Prop/Fixtures	Ly	42-4	\$539,724.00	\$269,862.00
9:00 AM	2025-0978	ROSS DRESS FOR LESS INC	513-362-013-7	Pers Prop/Fixtures	Ly	42-4	\$493,443.00	\$246,722.00
9:00 AM	2022-0497	ROSS STORES INC	019-110-060-1	Pers Prop/Fixtures	Ly	42-4	\$437,381.00	\$218,690.00
9:00 AM	2022-0498	ROSS STORES INC	055-150-010-1	Pers Prop/Fixtures	Ly	42-4	\$406,391.00	\$203,195.00
9:00 AM	2022-0499	ROSS STORES INC	074-460-001-6	Pers Prop/Fixtures	Ly	45-4	\$436,092.00	\$218,045.00
9:00 AM	2022-0500	ROSS STORES INC	088-151-040-8	Pers Prop/Fixtures	Ly	42-4	\$384,382.00	\$192,191.00
9:00 AM	2022-0501	ROSS STORES INC	120-270-015-7	Pers Prop/Fixtures	Ly	42-4	\$354,004.00	\$177,001.00
9:00 AM	2022-0502	ROSS STORES INC	150-300-010-9	Pers Prop/Fixtures	Ly	45-4	\$316,154.00	\$158,076.00
9:00 AM	2022-0503	ROSS STORES INC	153-030-106-6	Pers Prop/Fixtures	Ly	42-4	\$641,778.00	\$320,889.00
9:00 AM	2022-0504	ROSS STORES INC	184-070-011-4	Pers Prop/Fixtures	Ly	31-3	\$405,774.00	\$202,887.00
9:00 AM	2022-0505	ROSS STORES INC	405-290-034-9	Pers Prop/Fixtures	Ly	43-4	\$300,706.00	\$150,352.00
9:00 AM	2022-0506	ROSS STORES INC	417-290-004-7	Pers Prop/Fixtures	Ly	42-4	\$352,093.00	\$176,046.00
9:00 AM	2022-0507	ROSS STORES INC	504-160-042-9	Pers Prop/Fixtures	Ly	42-4	\$293,474.00	\$146,737.00
9:00 AM	2022-0508	ROSS STORES INC	513-362-012-9	Pers Prop/Fixtures	Ly	42-4	\$410,548.00	\$205,274.00
9:00 AM	2022-0509	ROSS STORES INC	513-362-013-7	Pers Prop/Fixtures	Ly	42-4	\$494,450.00	\$247,224.00
9:00 AM	2023-1119	ROSS STORES INC	019-110-060-1	Pers Prop/Fixtures	Ly	42-4	\$500,416.00	\$257,408.00
9:00 AM	2023-1120	ROSS STORES INC	055-150-010-1	Pers Prop/Fixtures	Ly	42-4	\$472,042.00	\$236,021.00
9:00 AM	2023-1121	ROSS STORES INC	074-460-004-0	Pers Prop/Fixtures	Ly	42-4	\$476,070.00	\$238,035.00

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9:00 AM	2023-1122	ROSS STORES INC	088-151-040-8	Pers Prop/Fixtures	Ly	42-4	\$402,669.00	\$201,335.00
9:00 AM	2023-1123	ROSS STORES INC	120-270-015-7	Pers Prop/Fixtures	Ly	42-4	\$406,937.00	\$203,468.00
9:00 AM	2023-1124	ROSS STORES INC	150-300-007-5	Pers Prop/Fixtures	Ly	42-4	\$365,943.00	\$182,961.00
9:00 AM	2023-1125	ROSS STORES INC	153-030-106-6	Pers Prop/Fixtures	Ly	42-4	\$649,461.00	\$324,730.00
9:00 AM	2023-1126	ROSS STORES INC	184-070-011-4	Pers Prop/Fixtures	Ly	31-3	\$455,012.00	\$227,505.00
9:00 AM	2023-1127	ROSS STORES INC	405-290-064-6	Pers Prop/Fixtures	Ly	42-4	\$304,908.00	\$152,455.00
9:00 AM	2023-1128	ROSS STORES INC	405-290-064-6	Pers Prop/Fixtures	Ly	42-4	\$309,739.00	\$154,869.00
9:00 AM	2023-1129	ROSS STORES INC	417-290-004-7	Pers Prop/Fixtures	Ly	42-4	\$358,265.00	\$179,132.00
9:00 AM	2023-1130	ROSS STORES INC	504-160-042-9	Pers Prop/Fixtures	Ly	42-4	\$351,778.00	\$175,888.00
9:00 AM	2023-1131	ROSS STORES INC	513-362-012-9	Pers Prop/Fixtures	Ly	42-4	\$459,573.00	\$229,787.00
9:00 AM	2023-1132	ROSS STORES INC	513-362-013-7	Pers Prop/Fixtures	Ly	42-4	\$523,447.00	\$261,724.00
9:00 AM	2023-1145	SFM LLC	019-910-011-6	Pers Prop/Fixtures	Yu	42-4	\$1,137,812.00	\$568,906.00
9:00 AM	2023-1146	SFM LLC	170-280-040-8	Pers Prop/Fixtures	Yu	31-3	\$1,279,219.00	\$639,610.00
9:00 AM	2023-1147	SFM LLC	213-010-064-3	Pers Prop/Fixtures	Yu	42-4	\$1,253,967.00	\$626,984.00
9:00 AM	2023-1148	SFM LLC	401-410-020-2	Pers Prop/Fixtures	Yu	42-4	\$1,072,010.00	\$536,006.00
9:00 AM	2024-0787	SFM LLC	019-910-011-6	Pers Prop/Fixtures	Yu	42-4	\$1,107,277.00	\$553,639.00
9:00 AM	2024-0788	SFM LLC	170-280-040-8	Pers Prop/Fixtures	Yu	31-3	\$1,181,492.00	\$590,746.00
9:00 AM	2024-0789	SFM LLC	213-010-064-3	Pers Prop/Fixtures	Yu	42-4	\$1,176,909.00	\$588,455.00
9:00 AM	2024-0790	SFM LLC	401-410-020-2	Pers Prop/Fixtures	Yu	42-4	\$1,051,178.00	\$525,589.00

Consider Validity of Application for:

9:00 AM	2025-1173	KREISS, NORMAN S	411-080-031-7	Decline in Value	Nguyen	31-3	\$1,141,749.00	\$580,000.00
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NO ACKNOWLEDGEMENT FORM RECEIVED

9:00 AM	2025-1177	BAI, WEI	208-820-037-9	Decline in Value	Yost	19-1	\$1,948,000.00	\$1,510,000.00
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Consider approval of Withdrawals for 8/20/2026

Consider approval of 2-year Waivers for:

2023-1168, 2024-0672 – 2024-0675 & 2025-1228 USS POSCO INDUSTRIES

2024-0637 – 2024-0642 WHOLE FOODS MARKET CALIF INC

Consider approval of Reinstatement Requests for:

2025-1292 LU, QIULIN

2025-1293 SINGH, SANJEEV

2025-1294 BANKS, LARAE (THE BANKS FAMILY TRUST)

2025-1295 MOHAREB, HANI

2025-1296 GENN, MICHAEL

2025-1297 OLSON, DEBORAH

2025-1298 DEWEY, BROCK

2025-1299 BEHESHTAEIN, ABDOLHAMID

2025-1300 JAMMALAMADAKA, VINOD

2025-1301 JUSTINREED, DENISE (JUSTIN LEGACY LLC)

2025-1302 CAI, ANNA (PINOLE GATEWAY SHOPS LLC)

2025-1303 PELLIS, BRADEN

2025-1304 WONG, PAUL

2025-1305 HOYOS, JUAN

2025-1306 THOTTAM, ELIZABETH

2025-1307 ROMAN, WANDA

2025-1308 RAMOS, ADAM

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