

**CHAIR:** Clark Anderson  
Maimoona Ahmed  
Debbie Mackey

## CONTRA COSTA ASSESSMENT APPEALS BOARD MEETING

1025 Escobar St, 1st Floor, Martinez, California

Hearing Date: 12/4/2025 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	2024-0999	AU ENERGY LLC	416-041-018-1	Pers Prop/Fixtures	Nguyen	35-4	\$4,388,527.00	\$2,559,303.00
9:00 AM	2024-0300	CLAYTON VALLEY SHOPPING CENTER	120-270-015-7	Decline in Value	Nguyen	42-4	\$1,210,961.00	\$350,000.00
9:00 AM	2024-0301	CLAYTON VALLEY SHOPPING CENTER	120-270-065-2	Decline in Value	Nguyen	42-4	\$30,905,685.00	\$9,200,000.00
9:00 AM	2024-0302	CLAYTON VALLEY SHOPPING CENTER	120-270-066-0	Decline in Value	Nguyen	42-4	\$3,849,305.00	\$1,150,000.00
9:00 AM	2024-0303	CLAYTON VALLEY SHOPPING CENTER	120-270-067-8	Decline in Value	Nguyen	42-4	\$6,261,856.00	\$1,800,000.00
9:00 AM	2024-0304	CLAYTON VALLEY SHOPPING CENTER	120-270-069-4	Decline in Value	Nguyen	42-4	\$7,631,837.00	\$2,200,000.00
9:00 AM	2024-0305	CLAYTON VALLEY SHOPPING CENTER	120-270-070-2	Decline in Value	Nguyen	42-4	\$3,090,865.00	\$900,000.00
9:00 AM	2024-0306	CLAYTON VALLEY SHOPPING CENTER	120-270-073-6	Decline in Value	Nguyen	42-4	\$23,687,968.00	\$7,100,000.00
9:00 AM	2024-0307	CLAYTON VALLEY SHOPPING CENTER	120-270-074-4	Decline in Value	Nguyen	42-4	\$4,843,920.00	\$1,400,000.00
9:00 AM	2024-0308	CLAYTON VALLEY SHOPPING CENTER	120-270-074-4	Decline in Value	Nguyen	42-4	\$4,843,920.00	\$1,400,000.00
9:00 AM	2024-0357	MLVI PARK LAKE APARTMENTS LLC	144-060-031-8	Decline in Value	McBrearty	27-2	\$15,560,542.00	\$7,780,271.00
9:00 AM	2024-0358	MLVI PARK LAKE APARTMENTS LLC	144-060-032-6	Decline in Value	McBrearty	27-2	\$15,560,542.00	\$7,780,271.00
9:00 AM	2024-0359	MLVI PARK LAKE APARTMENTS LLC	144-060-033-4	Decline in Value	McBrearty	27-2	\$18,672,628.00	\$9,336,314.00
9:00 AM	2024-0360	MLVI PARK LAKE APARTMENTS LLC	144-060-034-2	Decline in Value	McBrearty	27-2	\$21,784,833.00	\$10,892,416.00
9:00 AM	2024-0809	MM DANVILLE APARTMENTS LLC	216-120-037-9	Decline in Value	Yost	28-2	\$104,769,668.00	\$52,384,834.00
9:00 AM	2024-0385	PERA URBAN WEST CORP	172-020-042-5	Decline in Value	Nguyen	33-3	\$21,900,000.00	\$10,950,000.00

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	2024-1118	AUTOZONE AS LESSEE/CHRIS COLETTA	128-310-048-3	Decline in Value	Nguyen	31-3	\$3,034,604.00	\$2,300,000.00
9:00 AM	2024-1119	AUTOZONE AS LESSEE/CHRIS COLETTA	416-160-057-4	Decline in Value	Nguyen	31-3	\$2,510,847.00	\$1,900,000.00
9:00 AM	2025-0129	BERRINGER, THOMAS P TRS	173-210-507-5	Decline in Value	Yost	29-1	\$330,000.00	\$290,000.00
9:00 AM	2024-0388	SHAPELL DEER CREEK LLC	222-270-047-4	Decline in Value	Yost	28-2	\$84,936,484.00	\$42,468,242.00

Consider approval of Withdrawals for 12/4/2025

Consider approval of Stipulations for:  
2024-0288 & 2024-0289 HM GRANT STREET LLC  
20024-0379 TRADER JOES COMPANY AS LESSEE  
2024-0389 KAISER FOUNDATION HEALTH PLAN  
2024-0390 & 2024-0391 SCG PINOLE VALLEY SHOPPING CTR  
2024-0808 WCV AVENTINE HERCULES LLC  
2024-0972 KCM BRENTWOOD LLC  
2024-1073 218 DANVILLE PARK APARTMENTS LLC  
2024-1125 HSRE-PCMS WALNUT CREEK MOB LLC  
2024-1137 MIRAMAR MT DIABLO BLVD LLC

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