FINAL

L A COUNTY ASSESSMENT APPEALS BOARD
BOARD AGENDA

HEARING DATE: **Thursday, November 05, 2026**

LOCATION: 6V
Virtual Hearing
Via Webex
,

TIME	APPLICANT NAME	CASE#	PARCEL#	SEQ#	CLSTR	REG	PPReg	APN Action	REASON FOR FILING	FACT ACTION	SPECIAL HANDLING	INV
8:30 AM												
	New Commune DTLA LLC **Agent: Ryan LLC**											
		2022-005194	7503-013-016	22000	26821	26			A Decline in Value		Sched - Continuance - Status Conference	
			7503-013-017	22000	26821	26			A Decline in Value		Sched - Continuance - Status Conference	
		2023-004753	7503-013-016	23000	26821	26			A Decline in Value		Sched - Continuance - Status Conference	
			7503-013-017	23000	26821	26			A Decline in Value		Sched - Continuance - Status Conference	
	Pineros, Richard J **Agent: Ryan LLC**											
		2023-008050	4046-020-015	22000	14421	14	PP6		A Decline in Value I OTHER		Sched - Continuance - Status Conference	
		2023-008100	4046-020-015	23000	14421	14	PP6		A Decline in Value I OTHER		Sched - Continuance - Status Conference	
		2023-008103	4046-020-015	21010	14421	14	PP6		B2 Ownership Change - Base Yr Value Incorrect		Sched - Continuance - Status Conference	
9:00 AM												
	3031 Gardenia Avenue LLC **Agent: Ryan LLC**											
		2024-001824	7212-003-022	24000	26816	26			A Decline in Value		Sched - Continuance	
		2025-001938	7212-003-022	25000	26816	26			A Decline in Value			
	Gsic Ii Palos Verdes Owner Lp **Agent: Ryan LLC**											
		2023-805603	7573-017-022	23000	26401	26	PP6		A Decline in Value		Sched - Continuance	
			7573-017-023	23000	26401	26	PP6		A Decline in Value		Sched - Continuance	
			7573-017-024	23000	26401	26	PP6		A Decline in Value		Sched - Continuance	

MAILED APPT. CARDS: **SENT TO ASSESSOR:** **DATE PRINTED:** Wednesday, November 04, 2026

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9:00 AM												
	LBA RV-Company XXII LP **Agent: Ryan LLC**											
		2025-001942	6129-003-025	25000	26832	26			A Decline in Value		Sched - Continuance	
	Oxford Equities LLC **Agent: Ryan LLC**											
		2024-008750	6069-012-007	24010	14411	14			B2 Ownership Change - Base Yr Value Incorrect			
	Oxford Equities LLC **Agent: Ryan LLC**											
		2024-009311	6069-012-025	24010	14411	14			B2 Ownership Change - Base Yr Value Incorrect			
	PI Properties No 140 LLC **Agent: Ryan, LLC**											
		2023-005246	4041-004-032	23000	14421	14	PP6		A Decline in Value E1 All Personal Property/Fixtures		Sched - Continuance	
	Shoreline Developement Partners LP **Agent: Ryan LLC**											
		2025-000383	7281-022-058	21030	26610	26			C2 New Construction - Base Yr Value Incorrect C3 New Construction - Value of Construction Incorrect			
		2025-000384	7281-022-058	22000	26610	26			A Decline in Value			
		2025-000385	7281-022-058	23000	26610	26			A Decline in Value			
	Shoreline Developement Partners LP **Agent: Ryan LLC**											
		2025-002161	7281-022-059	25000	26610	26			A Decline in Value			
		2025-002167	7281-022-059	24000	26610	26			A Decline in Value			
	Spirit Master Funding VIII LLC **Agent: Ryan LLC**											
		2024-001729	6320-002-001	24000	26619	26	PP3		A Decline in Value		Sched - Continuance	

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9:00 AM												
	Spirit Master Funding VIII LLC **Agent: Ryan LLC**											
		2024-001729	6320-002-002	24000	26619	26			A Decline in Value		Sched - Continuance	
			6320-002-003	24000	26619	26			A Decline in Value		Sched - Continuance	
			6320-002-004	24000	26619	26			A Decline in Value		Sched - Continuance	
			6320-002-078	24000	26619	26			A Decline in Value		Sched - Continuance	
		2024-001738	6251-018-019	24000	26612	26	PP3		A Decline in Value		Sched - Continuance	
			6251-018-020	24000	26612	26			A Decline in Value		Sched - Continuance	
		2024-001741	7162-005-024	24000	26613	26	PP3		A Decline in Value		Sched - Continuance	
	Spirit Masters Funding VIII LLC **Agent: Ryan LLC**											
		2023-000043	6320-002-001	23000	26619	26	PP3		A Decline in Value		Sched - Continuance	
			6320-002-002	23000	26619	26			A Decline in Value		Sched - Continuance	
			6320-002-003	23000	26619	26			A Decline in Value		Sched - Continuance	
			6320-002-004	23000	26619	26			A Decline in Value		Sched - Continuance	
			6320-002-078	23000	26619	26			A Decline in Value		Sched - Continuance	
	SS Santa Fe Springs LLC **Agent: Ryan LLC**											
		2024-001289	8059-003-032	22000	26811	26			A Decline in Value		Sched - Continuance	
			8059-003-033	22000	26811	26			A Decline in Value		Sched - Continuance	
		2024-001291	8059-003-032	23000	26811	26			A Decline in Value		Sched - Continuance	

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9:00 AM												
	SS Santa Fe Springs LLC **Agent: Ryan LLC**											
		2024-001291	8059-003-033	23000	26811	26			A Decline in Value		Sched - Continuance	
		2024-002630	8059-003-032	24000	26811	26			A Decline in Value		Sched - Continuance	
			8059-003-033	24000	26811	26			A Decline in Value		Sched - Continuance	
	WinCo Foods LLC **Agent: Ryan LLC**											
		2024-002035	7157-001-019	24000	26625	26			A Decline in Value		Sched - Continuance	
	Winco Foods LLC as Lessee **Agent: Ryan LLC**											
		2025-001909	7157-001-019	25000	26625	26			A Decline in Value		Sched - Continuance	