

HEARING DATE: Monday, July 27, 2026

LOCATION: CAF2-V

TIME	APPLICANT NAME	CASE#	PARCEL#	SEQ#	CLSTR	REG	PPReg	APN Action	REASON FOR FILING	FACT ACTION	SPECIAL HANDLING	INV
8:30 AM	10720 Mccune Ave LLC Agent: Property Tax Advisors - Manhattan Beach	2024-003833	4252-030-005	24000	25691	25			A Decline in Value			
	3121 W Temple St LLC Agent: Property Tax Advisors	2024-004175	5156-008-022	24000	25694	25			A Decline in Value			
	3225 Pico LLC Agent: Property Tax Advisors - Manhattan Beach	2024-006786	4274-034-011	24000	25696	25			A Decline in Value			
			4274-034-012	24000	25696	25			A Decline in Value			
	3435 Overland LLC Agent: Property Tax Advisors - Manhattan Beach	2024-005886	4254-025-042	24000	25691	25			A Decline in Value			
	Ahmed, Khaled Agent: Property Tax Advisors	2024-007260	4019-012-001	24000	25676	25			A Decline in Value			
			4019-012-002	24000	25676	25			A Decline in Value			
			4019-012-003	24000	25676	25			A Decline in Value			
			4019-012-004	24000	25676	25			A Decline in Value			
	Broadway Capital LLC Agent: Property Tax Advisors	2024-007262	6002-004-019	24000	25624	25			A Decline in Value			
			6002-004-020	24000	25624	25			A Decline in Value			

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8:30 AM	Broadway Capital LLC Agent: Property Tax Advisors	2024-007262	6002-004-021	24000	25624	25			A Decline in Value			
			6002-004-022	24000	25624	25			A Decline in Value			
			6002-004-023	24000	25624	25			A Decline in Value			
			6002-004-024	24000	25624	25			A Decline in Value			
	Erc Group LLC Agent: Property Tax Advisors - Manhattan Beach	2024-004166	5048-007-032	24000	25815	25			A Decline in Value			
	Hawthorne Properties LLC Agent: Property Tax Advisors - Manhattan Beach	2024-007944	4127-024-003	24000	25893	25			A Decline in Value			
	Javanfard, Zhaleh Agent: Property Tax Advisors - Manhattan Beach	2024-008006	5019-010-018	24000	25650	25			A Decline in Value			
			5019-010-032	24000	25650	25			A Decline in Value			
	Manchester Colorado LLC & Temple Lanewood LLC Agent: Property Tax Advisors - Manhattan Beach	2024-008084	5156-002-007	24000	25892	25			A Decline in Value			
			5156-002-013	24000	25892	25			A Decline in Value			
	PMOZ LLC Agent: Property Tax Advisors	2024-005491	5067-017-017	24000	25892	25			A Decline in Value			
			5067-017-033	24000	25892	25			A Decline in Value			

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8:30 AM												
	Pontius Holdings LLC Agent: Property Tax Advisors - Manhattan Beach	2024-008141	4323-025-008	24000	25890	25			A Decline in Value			
	Santa Monica Auto Plazas LLC Agent: Property Tax Advisors - Manhattan Beach	2024-004261	5072-021-011	24000	25693	25			A Decline in Value			
	Stella Apartments LLC Agent: Property Tax Advisors	2024-005270	5590-011-009	24000	25697	25	PP6		A Decline in Value			
	Vermont Colorado LLC Agent: Property Tax Advisors - Manhattan Beach	2024-008072	5518-030-001	24000	25693	25			A Decline in Value			
			5518-030-002	24000	25693	25			A Decline in Value			
			5518-030-003	24000	25693	25			A Decline in Value			
			5518-031-011	24000	25693	25			A Decline in Value			