

HEARING DATE: Monday, April 20, 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	210 Belmont LLC Agent: Property Tax Advisors - Manhattan Beach	2024-003934	7256-012-017	24000	10407	10	PP6		A Decline in Value			
		2025-002442	7256-012-017	25000	10407	10	PP6		A Decline in Value			
	21013 Reynolds Drive LLC Agent: Property Tax Advisors - Manhattan Beach	2024-003888	7519-024-035	24000	14402	14			A Decline in Value			
	219 38th Place LLC Agent: Property Tax Advisors - Manhattan Beach	2024-003886	4137-011-067	24000	14162	14			A Decline in Value			
	4041 E 2nd St LLC Agent: Property Tax Advisors - Manhattan Beach	2024-003798	7256-011-028	24000	10407	10	PP6		A Decline in Value			
	503 N Elena LLC Agent: Property Tax Advisors - Manhattan Beach	2024-003844	7503-012-003	24000	14409	14	PP6		A Decline in Value			
	Chen, Xiao Agent: Property Tax Advisors	2024-003970	7558-012-028	24000	14180	14			A Decline in Value			
		2025-002269	7558-012-028	25000	14180	14			A Decline in Value			
	Dylan Properties LLC Agent: Property Tax Advisors	2024-003917	4181-036-013	24000	14161	14			A Decline in Value			

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8:30 AM												
	Flatow, Joshua Mark Agent: Property Tax Advisors - Manhattan Beach	2024-004216	7265-016-123	24000	10398	10			A Decline in Value			
	Graves, Timothy R Agent: Property Tax Advisors	2024-005277	4164-031-027	24000	14152	14			A Decline in Value			
		2025-002512	4164-031-027	25000	14152	14			A Decline in Value			
	Guillen, Carlos Agent: Property Tax Advisors - Manhattan Beach	2024-008017	7465-003-021	24000	14190	14			A Decline in Value			
	Liu, Michael Ming Cheng Agent: Property Tax Advisors - Manhattan Beach	2024-003830	7044-013-018	24000	10110	10			A Decline in Value			
	M and M Family Trust Agent: Property Tax Advisors - Manhattan Beach	2024-003870	4159-007-037	24000	14155	14			A Decline in Value			
		2025-002130	4159-007-037	25000	14155	14			A Decline in Value			
	Macarthur, Timothy Donald Agent: Property Tax Advisors - Manhattan Beach	2024-003866	7465-015-018	24000	14190	14			A Decline in Value			
	Okeefe, Zachary I Agent: Property Tax Advisors - Manhattan Beach	2024-003936	7588-015-022	24000	14174	14			A Decline in Value			
		2025-002258	7588-015-022	25000	14174	14			A Decline in Value			

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8:30 AM	Sharpe Family Trust Agent: Property Tax Advisors - Manhattan Beach 2025-002427 7551-010-010 25000 14170 14 A Decline in Value											

	Sharpe Lewis S and Janet R Trs Sharpe Family Trust Agent: Property Tax Advisors - Manhattan Beach 2024-003932 7551-010-010 24000 14170 14 A Decline in Value											

	Sutherland Family Trust Agent: Property Tax Advisors - Manhattan Beach 2025-002138 7588-015-009 25000 14174 14 A Decline in Value											

	Ursenbach, Joshua Agent: Property Tax Advisors - Manhattan Beach 2024-003857 7518-024-010 24000 14173 14 A Decline in Value											

	2025-002125 7518-024-010 25000 14173 14 A Decline in Value											

	Viviani, Tamara J Agent: Property Tax Advisors - Manhattan Beach 2024-003864 4163-009-040 24000 14392 14 A Decline in Value											
