

**L A COUNTY ASSESSMENT APPEALS BOARD  
BOARD AGENDA**

**HEARING DATE:** Friday, March 13, 2026

**LOCATION:** 3V  
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	1128 7th Street VILA C LP Agent: Ryan LLC	2024-004558	4292-005-005	24000	07423	07	PP6	A	Decline in Value		Sched - Continuance	
	1442 Brockton Villa A, LP Agent: Ryan LLC	2023-004937	4263-031-017	23000	07429	07		A	Decline in Value		Sched - Continuance	
	1525 Amherst Villa B LP Agent: Ryan LLC	2023-004935	4263-039-025	23000	07429	07	PP6	A	Decline in Value		Sched - Continuance	
	1525 Amherst Villa B LP Agent: Ryan LLC	2024-004562	4263-039-025	24000	07429	07	PP6	A	Decline in Value		Sched - Continuance	
	2921 Arizona Villa B LP Agent: Ryan LLC	2023-004928	4267-004-023	23000	07423	07	PP6	A	Decline in Value		Sched - Continuance	
	2921 Arizona Villa B LP Agent: Ryan LLC	2024-004561	4267-004-023	24000	07423	07	PP6	A	Decline in Value		Sched - Continuance	
	300 San Juan Vila A LP Agent: Ryan LLC	2024-004551	4238-009-021	24000	07406	07	PP6	A	Decline in Value		Sched - Continuance	
	6th & Raymond LLC Agent: Ryan LLC	2023-005971	4287-019-027	23000	07423	07	PP6	A	Decline in Value E1 All Personal Property/Fixtures		Sched - Continuance	

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8:30 AM	801 2nd Street VILA C LP Agent: Ryan LLC	2024-004552	4292-024-021	24000	07423	07	PP6	A	Decline in Value		Sched - Continuance	
	858 3rd Vila A LP Agent: Ryan LLC	2024-004554	4292-024-010	24000	07423	07		A	Decline in Value		Sched - Continuance	
			4292-024-011	24000	07423	07		A	Decline in Value		Sched - Continuance	
	9619 W Olympic Vila A LP Agent: Ryan LLC	2023-005255	4328-023-015	23000	07432	07	PP6	A	Decline in Value		Sched - Continuance	
	Beverly Hills Midrise Agent: Ryan LLC	2023-007741	4334-011-057	23000	07432	07	PP6	A	Decline in Value		Sched - Continuance	
	Miller Gordon S Kaplan Martin Agent: Ryan LLC	2023-008002	4323-013-029	22010	07430	07	PP6		B2 Ownership Change - Base Yr Value Incorrect		Sched - Continuance	
	OW Aberdeen Alaska St Owner LLC Agent: Ryan LLC	2023-006407	4292-027-021	23000	07423	07	PP6	A	Decline in Value E1 All Personal Property/Fixtures		Sched - Continuance	
	Playa Del Rey Associates LLC Agent: Ryan LLC	2023-007279	4324-007-010	23000	07430	07		A	Decline in Value		Sched - Continuance	

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8:30 AM	Pustilnikov, Leonid & Pustilnikov, Katherine Agent: Ryan LLC	2023-008781	4420-009-036	22010	07185	07			C2 New Construction - Base Yr Value Incorrect D Calamity Reassessment G2 Classification/Allocation Allocation of Value Incorrect I OTHER		Sched - Continuance - Status Conference		
			4420-009-037	22020	07185	07			C2 New Construction - Base Yr Value Incorrect D Calamity Reassessment G2 Classification/Allocation Allocation of Value Incorrect I OTHER		Sched - Continuance - Status Conference		
			4420-009-039	22010	07185	07			C2 New Construction - Base Yr Value Incorrect D Calamity Reassessment G2 Classification/Allocation Allocation of Value Incorrect I OTHER		Sched - Continuance - Status Conference		
			4420-009-040	22010	07185	07			C2 New Construction - Base Yr Value Incorrect D Calamity Reassessment G2 Classification/Allocation Allocation of Value Incorrect I OTHER		Sched - Continuance - Status Conference		
		2023-008784	4420-009-036	23000	07185	07				C2 New Construction - Base Yr Value Incorrect D Calamity Reassessment G2 Classification/Allocation Allocation of Value Incorrect I OTHER		Sched - Continuance - Status Conference	
			4420-009-037	23010	07185	07				C2 New Construction - Base Yr Value Incorrect D Calamity Reassessment G2 Classification/Allocation Allocation of Value Incorrect I OTHER		Sched - Continuance - Status Conference	
			4420-009-039	23000	07185	07				C2 New Construction - Base Yr Value Incorrect D Calamity Reassessment G2 Classification/Allocation Allocation of Value Incorrect I OTHER		Sched - Continuance - Status Conference	
			4420-009-040	23000	07185	07				C2 New Construction - Base Yr Value Incorrect D Calamity Reassessment G2 Classification/Allocation Allocation of Value Incorrect I OTHER		Sched - Continuance - Status Conference	
		2024-002179	Pustilnikov, Leonid Agent: Ryan LLC	4420-009-036	24000	07185	07			A Decline in Value		Sched - Continuance - Status Conference	
				4420-009-037	24000	07185	07			A Decline in Value		Sched - Continuance - Status Conference	

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			4420-009-040	24000	07185	07			A Decline in Value		Sched - Continuance - Status Conference	