

HEARING DATE: Wednesday, October 28, 2026

TIME	APPLICANT NAME	CASE#	PARCEL#	SEQ#	CLSTR	REG	PPReg	APN Action	REASON FOR FILING	FACT ACTION	SPECIAL HANDLING	INV
8:30 AM	200 S Medio LLC Agent: Property Tax Advisors	2024-005005	4405-037-016	24000	07187	07			A Decline in Value			
	28028 SLD LLC Agent: Property Tax Advisors - Manhattan Beach	2024-004449	4460-033-026	24000	07184	07			A Decline in Value			
	Alyse, Mousette M Agent: Property Tax Advisors - Manhattan Beach	2024-004422	4225-001-053	24000	07499	07			A Decline in Value			
	B F R A Investment LLC Agent: Property Tax Advisors - Manhattan Beach	2024-004263	4425-020-006	24000	07186	07			A Decline in Value			
	Bayer Co Tr, Richard A Agent: Property Tax Advisors - Manhattan Beach	2024-004395	4458-036-002	24000	07182	07			A Decline in Value			
	Beraze, Mert Agent: Property Tax Advisors - Manhattan Beach	2024-004345	4362-025-009	24000	07199	07			A Decline in Value			
	Berle, Lorna Agent: Property Tax Advisors	2024-005278	4326-036-087	24000	07394	07			A Decline in Value			
	Beverly Hills Investors Inc Agent: Property Tax Advisors - Manhattan Beach	2024-004335	4370-006-020	24000	07199	07			A Decline in Value			

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8:30 AM												
	Bowman, Rachel Agent: Property Tax Advisors - Manhattan Beach	2024-004802	4295-004-051	24000	07128	07			A Decline in Value			
	Castellanos, Ricardo Agent: Property Tax Advisors	2024-005096	4302-016-024	24000	07157	07			A Decline in Value			
	Chang, Ting Ling Agent: Property Tax Advisors - Manhattan Beach	2024-004384	4324-007-022	24000	07394	07			A Decline in Value			
	Chen, Isaac Agent: Property Tax Advisors - Manhattan Beach	2024-004376	4257-018-049	24000	07123	07			A Decline in Value			
	Dali Trust Agent: Property Tax Advisors	2024-004300	4323-009-004	24000	07153	07			A Decline in Value			
	Elyakim, Nissim Agent: Property Tax Advisors - Manhattan Beach	2024-004249	4292-008-062	24000	07498	07			A Decline in Value			
	Frank and Sheila Ariel Trust Agent: Property Tax Advisors	2024-004232	4369-037-011	24000	07199	07			A Decline in Value			
	Gharehbaghi, Sina Agent: Property Tax Advisors	2024-005299	4320-011-022	24000	07153	07			A Decline in Value			
	Higier, Rachel Agent: Property Tax Advisors	2024-004317	4490-022-007	24000	07187	07			A Decline in Value			

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8:30 AM	John Fox and Carol Parry Trust Agent: Property Tax Advisors - Manhattan Beach											
		2024-004387	4328-007-075	24000	07393	07			A Decline in Value			
	Kazi, Najam A Agent: Property Tax Advisors - Manhattan Beach											
		2024-004933	4324-038-131	24000	07394	07			A Decline in Value			
	Keegan J Bonebrake Trust Agent: Property Tax Advisors - Manhattan Beach											
		2024-004321	4324-029-039	24000	07430	07			A Decline in Value			
	Kristie, Ivan Agent: Property Tax Advisors - Manhattan Beach											
		2024-004420	4241-012-022	24000	07125	07			A Decline in Value			
	Lee, Stein Agent: Property Tax Advisors											
		2024-004455	4329-002-188	24000	07395	07			A Decline in Value			
	MLA Sports LLC Agent: Property Tax Advisors - Manhattan Beach											
		2024-004366	4426-018-012	24000	07187	07			A Decline in Value			
	Namvar, Neilufar Agent: Property Tax Advisors - Manhattan Beach											
		2024-004382	4309-020-025	24000	07155	07			A Decline in Value			
	Navarre Family Trust Agent: Property Tax Advisors - Manhattan Beach											
		2024-004377	4470-023-041	24000	07184	07			A Decline in Value			
	Onni La Realty Llc Agent: Property Tax Advisors											
		2024-005281	4344-019-009	24000	07152	07			A Decline in Value			

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8:30 AM	Onni La Realty Llc Agent: Property Tax Advisors	2024-005283	4334-011-104	24000	07393	07			A Decline in Value			
	Pinney, Sean Agent: Property Tax Advisors	2024-005258	4282-036-045	24000	07398	07			A Decline in Value			
	Premier Trust Inc; Fels Family Agent: Property Tax Advisors	2024-005385	4289-022-039	24000	07498	07			A Decline in Value			
	Sanders Family Trust Agent: Property Tax Advisors	2024-004235	4384-002-011	24000	07151	07			A Decline in Value			
	Tabby H Graham Trust Agent: Property Tax Advisors	2024-004307	4469-039-041	24000	07182	07			A Decline in Value			
	Taieb, Jerome Agent: Property Tax Advisors - Manhattan Beach	2024-004350	4309-011-040	24000	07155	07			A Decline in Value			
	Tayebi Trust Agent: Property Tax Advisors	2024-005476	4329-009-092	24000	07395	07			A Decline in Value			
	Taylor Family Trust Agent: Property Tax Advisors - Manhattan Beach	2024-004390	4429-029-031	24000	07187	07			A Decline in Value			
	The La Confidential House LLC Agent: Property Tax Advisors - Manhattan Beach	2024-004308	4225-006-009	24000	07128	07			A Decline in Value			

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8:30 AM	Woo Family Trust Agent: Property Tax Advisors - Manhattan Beach											
		2024-005873	4358-003-001	24000	07199	07			A Decline in Value			

	Yun, Jennifer J Agent: Property Tax Advisors											
		2024-005044	4321-007-060	24000	07153	07			A Decline in Value			

	Zelmanowtiz (co-tr), Julius M Agent: Property Tax Advisors - Manhattan Beach											
		2024-004806	4326-003-062	24000	07394	07			A Decline in Value			
