

HEARING DATE: Monday, June 16, 2025

LOCATION: 2V
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	4520 Sunset Blvd LLC / Albertsons as Affected Party Agent: Ryan LLC											
		2023-804145	5542-012-033	23000	28623	28			A Decline in Value			
	Braemar Country Club Inc Agent: Ryan, LLC											
		2023-005567	2177-026-034	23000	28606	28			A Decline in Value B2 Ownership Change - Base Yr Value Incorrect			
			2177-027-001	23000	28606	28			A Decline in Value B2 Ownership Change - Base Yr Value Incorrect			
			2177-028-001	23000	28606	28			A Decline in Value B2 Ownership Change - Base Yr Value Incorrect			
			2177-029-001	23000	28606	28			A Decline in Value B2 Ownership Change - Base Yr Value Incorrect			
			2177-031-011	23000	28606	28			A Decline in Value B2 Ownership Change - Base Yr Value Incorrect			
			2177-032-019	23000	28606	28			A Decline in Value B2 Ownership Change - Base Yr Value Incorrect			
			2177-032-021	23000	28606	28			A Decline in Value B2 Ownership Change - Base Yr Value Incorrect			
			2180-006-015	23000	28606	28			A Decline in Value B2 Ownership Change - Base Yr Value Incorrect			
			2180-008-025	23000	28606	28			A Decline in Value B2 Ownership Change - Base Yr Value Incorrect			
			2180-009-001	23000	28606	28			A Decline in Value B2 Ownership Change - Base Yr Value Incorrect			

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8:30 AM	Hans Hospitality At 120 Downtown Agent: Ryan, LLC	2023-005480	5161-016-020	23000	28708	28			A Decline in Value			
			5161-016-027	23000	28708	28	PP9		A Decline in Value E1 All Personal Property/Fixtures			
	Ikea Property Inc Agent: Ryan LLC	2023-804249	2453-033-027	23000	28620	28			A Decline in Value			
			2453-033-028	23000	28620	28			A Decline in Value			
			2453-033-029	23000	28620	28			A Decline in Value			
	Kenza Promenade Spe LLC Agent: Ryan LLC	2023-804238	4291-016-002	23000	28633	28			A Decline in Value			
	La Live Properties LLC Agent: Versatax Consulting - Mission Viejo	2023-803704	5138-007-086	23000	28708	28			A Decline in Value I OTHER		Status Conference	
		2023-803705	5138-007-092	23000	28708	28	PP9		A Decline in Value E1 All Personal Property/Fixtures I OTHER		Status Conference	
		2023-803708	5138-007-097	23000	28708	28			A Decline in Value I OTHER		Status Conference	
		2023-803709	5138-007-098	23000	28708	28			A Decline in Value I OTHER		Status Conference	
	Pincay Re LLC Agent: Ajalat, Polley, Ayoob, Matarese & Broege	2021-005018	4025-011-064	21000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect I OTHER	Withdrawn Withdrawn Withdrawn Withdrawn		

L A COUNTY ASSESSMENT APPEALS BOARD
BOARD AGENDA

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8:30 AM	Pincay Re LLC Agent: Ajalat, Polley, Ayoob, Matarese & Broege											
		2021-005018	4025-011-065	21000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER	Withdrawn Withdrawn Withdrawn Withdrawn Withdrawn		
			4025-011-070	21000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER	Withdrawn Withdrawn Withdrawn Withdrawn		
			4025-011-097	21000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER	Withdrawn Withdrawn Withdrawn Withdrawn Withdrawn		
			8940-499-524	21000	28610	22			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER	Withdrawn Withdrawn Withdrawn Withdrawn		
			8940-499-525	21000	28610	22			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER	Withdrawn Withdrawn Withdrawn Withdrawn		
			8940-499-526	21000	28610	22			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER	Withdrawn Withdrawn Withdrawn Withdrawn		
			8940-499-527	21000	28610	22			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER	Withdrawn Withdrawn Withdrawn Withdrawn		
		2022-004269	4025-011-064	22000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect I OTHER	Withdrawn Withdrawn Withdrawn Withdrawn		

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8:30 AM	Pincay Re LLC Agent: Ajalat, Polley, Ayoob, Matarese & Broege											
		2022-004269	4025-011-065	22000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER	Withdrawn Withdrawn Withdrawn Withdrawn Withdrawn		
			4025-011-070	22000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect C3 New Construction - Value of Construction Incorrect I OTHER	Withdrawn Withdrawn Withdrawn		
			4025-011-097	22000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER	Withdrawn Withdrawn Withdrawn Withdrawn Withdrawn		
			8940-499-524	22000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect C3 New Construction - Value of Construction Incorrect I OTHER	Withdrawn Withdrawn Withdrawn		
			8940-499-525	22000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect C3 New Construction - Value of Construction Incorrect I OTHER	Withdrawn Withdrawn Withdrawn		
			8940-499-526	22000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect C3 New Construction - Value of Construction Incorrect I OTHER	Withdrawn Withdrawn Withdrawn		
			8940-499-527	22000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect C3 New Construction - Value of Construction Incorrect I OTHER	Withdrawn Withdrawn Withdrawn		

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8:30 AM	Pincay Re LLC Agent: Ajalat, Polley, Ayoob, Matarese & Broege											
		2023-002040	8940-499-524	20010	28610	28			C2 New Construction - Base Yr Value Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-525	20010	28610	28			C2 New Construction - Base Yr Value Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-526	20010	28610	28			C2 New Construction - Base Yr Value Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-527	20010	28610	28			C2 New Construction - Base Yr Value Incorrect I OTHER		Sched - Continuance - Status Conference	
		2023-003116	8940-499-524	22000	28610	28			A Decline in Value C2 New Construction - Base Yr Value Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-525	22000	28610	28			A Decline in Value C2 New Construction - Base Yr Value Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-526	22000	28610	28			A Decline in Value C2 New Construction - Base Yr Value Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-527	22000	28610	28			A Decline in Value C2 New Construction - Base Yr Value Incorrect I OTHER		Sched - Continuance - Status Conference	
		2023-003211	8940-499-524	21000	28610	28			A Decline in Value C2 New Construction - Base Yr Value Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-525	21000	28610	28			A Decline in Value C2 New Construction - Base Yr Value Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-526	21000	28610	28			A Decline in Value C2 New Construction - Base Yr Value Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-527	21000	28610	28			A Decline in Value C2 New Construction - Base Yr Value Incorrect I OTHER		Sched - Continuance - Status Conference	
		2023-004319	4025-011-064	23000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect I OTHER	Withdrawn Withdrawn Withdrawn Withdrawn		

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8:30 AM	Pincay Re LLC Agent: Ajalat, Polley, Ayoob, Matarese & Broege											
		2023-004319	4025-011-065	23000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER	Withdrawn Withdrawn Withdrawn Withdrawn		
			4025-011-070	23000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER			
			4025-011-097	23000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER	Withdrawn Withdrawn Withdrawn Withdrawn		
			8940-499-524	23000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER			
			8940-499-525	23000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER			
			8940-499-526	23000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER			
			8940-499-527	23000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER			

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8:30 AM	Pincay Re LLC Lessor/StadCo LA LLC Sublessor Agent: Ajalat, Polley, Ayoob, Matarese & Broege											
		2023-004322	4025-011-070	22000	28610	28			A Decline in Value C2 New Construction - Base Yr Value Incorrect I OTHER		Sched - Continuance - Status Conference	
	Stadco LA LLC / Pincay RE LLC Agent: Ajalat, Polley, Ayoob & Matarese											
		2019-003807	4025-011-070	19000	28610	28			A Decline in Value C3 New Construction - Value of Construction Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-524	19000	28610	28			A Decline in Value C3 New Construction - Value of Construction Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-525	19000	28610	28			A Decline in Value C3 New Construction - Value of Construction Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-526	19000	28610	28			A Decline in Value C3 New Construction - Value of Construction Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-527	19000	28610	28			A Decline in Value C3 New Construction - Value of Construction Incorrect I OTHER		Sched - Continuance - Status Conference	
	StadCo LA LLC, Pincay RE LLC and All Affiliates Agent: Ajalat, Polley, Ayoob & Matarese											
		2020-008131	4025-011-050	20000	28610	28			A Decline in Value I OTHER		Sched - Continuance - Status Conference	
			4025-011-060	20000	28610	28			A Decline in Value I OTHER		Sched - Continuance - Status Conference	
			4025-011-063	20000	28610	28			A Decline in Value I OTHER		Sched - Continuance - Status Conference	
			4025-011-064	20000	28610	28			A Decline in Value C3 New Construction - Value of Construction Incorrect I OTHER		Sched - Continuance - Status Conference	
			4025-011-065	20000	28610	28			A Decline in Value C3 New Construction - Value of Construction Incorrect I OTHER		Sched - Continuance - Status Conference	
			4025-011-068	20000	28610	28			A Decline in Value I OTHER		Sched - Continuance - Status Conference	

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8:30 AM	StadCo LA LLC, Pincay RE LLC and All Affiliates Agent: Ajalat, Polley, Ayoob & Matarese											
		2020-008131	4025-011-069	20000	28610	28			A Decline in Value I OTHER		Sched - Continuance - Status Conference	
			4025-011-070	20000	28610	28			A Decline in Value C3 New Construction - Value of Construction Incorrect I OTHER		Sched - Continuance - Status Conference	
			4025-011-073	20000	28610	28			A Decline in Value I OTHER		Sched - Continuance - Status Conference	
			4025-011-074	20000	28610	28			A Decline in Value I OTHER		Sched - Continuance - Status Conference	
			4025-011-075	20000	28610	28			A Decline in Value I OTHER		Sched - Continuance - Status Conference	
			4025-011-076	20000	28610	28			A Decline in Value I OTHER		Sched - Continuance - Status Conference	
			4025-011-078	20000	28610	28			A Decline in Value I OTHER	Withdrawn Withdrawn	Sched - Continuance - Status Conference	
			4025-011-079	20000	28610	28			A Decline in Value I OTHER	Withdrawn Withdrawn	Sched - Continuance - Status Conference	
			4025-011-086	20000	28610	28			A Decline in Value I OTHER		Sched - Continuance - Status Conference	
			4025-011-087	20000	28610	28			A Decline in Value I OTHER	Withdrawn Withdrawn	Sched - Continuance - Status Conference	
			4025-011-090	20000	28610	28			A Decline in Value I OTHER		Sched - Continuance - Status Conference	
			4025-011-096	20000	28610	28			A Decline in Value I OTHER	Withdrawn Withdrawn	Sched - Continuance - Status Conference	
			4025-011-097	20000	28610	28			A Decline in Value C3 New Construction - Value of Construction Incorrect I OTHER		Sched - Continuance - Status Conference	
			8910-840-572	20000		30			A Decline in Value I OTHER		Sched - Continuance - Status Conference	
			8940-499-524	20000	28610	28			A Decline in Value C3 New Construction - Value of Construction Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-525	20000	28610	28			A Decline in Value C3 New Construction - Value of Construction Incorrect I OTHER		Sched - Continuance - Status Conference	

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8:30 AM	StadCo LA LLC, Pincay RE LLC and All Affiliates Agent: Ajalat, Polley, Ayoob & Matarese											
		2020-008131	8940-499-526	20000	28610	28			A Decline in Value C3 New Construction - Value of Construction Incorrect I OTHER		Sched - Continuance - Status Conference	
			8940-499-527	20000	28610	28			A Decline in Value C3 New Construction - Value of Construction Incorrect I OTHER		Sched - Continuance - Status Conference	
	US VI Downey LLC Agent: Ryan LLC											
		2023-005602	6256-017-001	23000	28624	28			A Decline in Value			
			6256-017-002	23000	28624	28			A Decline in Value			
			6256-017-004	23000	28624	28			A Decline in Value			
			6256-017-012	23000	28624	28			A Decline in Value			
			6256-017-013	23000	28624	28			A Decline in Value			
			6256-017-014	23000	28624	28			A Decline in Value			
			6256-017-015	23000	28624	28			A Decline in Value			
			6256-017-017	23000	28624	28			A Decline in Value			
			6256-017-018	23000	28624	28			A Decline in Value			
			6256-017-019	23000	28624	28			A Decline in Value			
			6256-017-023	23000	28624	28			A Decline in Value			
			6256-017-024	23000	28624	28			A Decline in Value			
			6256-017-025	23000	28624	28			A Decline in Value			

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8:30 AM	US VI Downey LLC Agent: Ryan LLC	2023-005602	6256-017-026	23000	28624	28			A Decline in Value			
9:00 AM												
	Pincay Re LLC Agent: Ajalat, Polley, Ayoob, Matarese & Broege	2024-000869	4025-011-064	20005	28610	28			C2 New Construction - Base Yr Value Incorrect I OTHER			
			4025-011-065	20010	28610	28			C2 New Construction - Base Yr Value Incorrect I OTHER			
			4025-011-097	20010	28610	28			C2 New Construction - Base Yr Value Incorrect I OTHER			
		2024-005950	8940-499-615	24000	28610	28			A Decline in Value C2 New Construction - Base Yr Value Incorrect C3 New Construction - Value of Construction Incorrect I OTHER			
		2024-006053	4025-011-064	24000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER		Ownership Case	
			4025-011-065	24000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER		Ownership Case	
			4025-011-070	24000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect C3 New Construction - Value of Construction Incorrect I OTHER		Ownership Case	
			4025-011-097	24000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER		Ownership Case	

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9:00 AM	Pincay Re LLC Agent: Ajalat, Polley, Ayoob, Matarese & Broege											
		2024-006053	8940-499-524	24000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER		Ownership Case	
			8940-499-525	24000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER		Ownership Case	
			8940-499-526	24000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER		Ownership Case	
			8940-499-527	24000	28610	28			A Decline in Value B1 Ownership Change - Change didn't occur B2 Ownership Change - Base Yr Value Incorrect C2 New Construction - Base Yr Value Incorrect I OTHER		Ownership Case	
	Pincay Re LLC Lessor/StadCo LA LLC Sublessor Agent: Ajalat, Polley, Ayoob, Matarese & Broege											
		2024-000871	4025-011-070	20015	28610	28			C2 New Construction - Base Yr Value Incorrect I OTHER			