

HEARING DATE: Monday, May 18, 2026

LOCATION: 8V
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	1129 Ob LLC Agent: Property Tax Advisors - Manhattan Beach	2025-005647	7265-009-039	25000	10464	10			A Decline in Value			
	24 6th Place Apartments LLC Agent: Property Tax Advisors - Manhattan Beach	2025-002453	7265-007-005	25000	10464	10	PP6		A Decline in Value			
	279 Temple Apts LLC Agent: Property Tax Advisors - Manhattan Beach	2025-005629	7263-027-024	25000	10464	10			A Decline in Value			
	3639 2nd Street LLC Agent: Property Tax Advisors - Manhattan Beach	2025-005621	7256-006-019	25000	10407	10			A Decline in Value			
	Arsab Investments LLC Agent: Property Tax Advisors - Manhattan Beach	2025-002445	7256-001-033	25000	10407	10	PP6		A Decline in Value			
		2025-002459	7256-001-035	25000	10407	10	PP6		A Decline in Value			
	Kingsford Street Investors LLC Agent: Property Tax Advisors	2024-003716	4178-005-009	24000	14162	14			A Decline in Value		HO Hearing: Requested Board	
	Martini Madness LLC Agent: Property Tax Advisors - Manhattan Beach	2025-005612	4187-004-023	25000	14407	14			A Decline in Value			
	Misocool LLC Agent: Property Tax Advisors	2024-003703	4179-024-001	24000	14425	14	PP6		A Decline in Value			

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8:30 AM	Mukadam, Hasham A and Rekha TRS Agent: Property Tax Advisors	2025-002008	7581-029-019	22000	14174	14			C3 New Construction - Value of Construction Incorrect			
			7581-029-019	22010	14174	14			C2 New Construction - Base Yr Value Incorrect			
			7581-029-019	23000	14174	14			C2 New Construction - Base Yr Value Incorrect			
			7581-029-019	24000	14174	14			C2 New Construction - Base Yr Value Incorrect			
			7581-029-019	25000	14174	14			A Decline in Value			
	Nextgen Viana Llc Agent: Property Tax Advisors - Manhattan Beach	2024-004361	7553-004-017	24000	14402	14	PP6		A Decline in Value			
	Ritter Family Trust Agent: Property Tax Advisors - Manhattan Beach	2024-003592	4170-018-004	24000	14151	14			A Decline in Value		HO Hearing: Requested Board	
	Roman Catholic Archbishop of LA Agent: Property Tax Advisors - Manhattan Beach	2024-008110	4170-018-007	24000	14425	14	PP6		A Decline in Value			
	Roman Catholic Archbishop of LA; FBO American Martyrs Agent: Property Tax Advisors - Manhattan Beach	2025-002406	4170-018-007	25000	14425	14	PP6		A Decline in Value			
	Surf Terrance Apartments LLC Agent: Property Tax Advisors - Manhattan Beach	2025-002452	7256-002-018	25000	10407	10	PP6		A Decline in Value			
	The Jerry D Cox Trust Agent: Property Tax Advisors - Manhattan Beach	2025-002719	7263-006-024	25000	10464	10	PP6		A Decline in Value			

L A COUNTY ASSESSMENT APPEALS BOARD
BOARD AGENDA

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8:30 AM	The Jerry D Cox Trust Agent: Property Tax Advisors - Manhattan Beach	2025-002735	7216-022-016	25000	10443	10	PP6		A Decline in Value			