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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

**Agenda* / Notice of Assessment Appeals Board
Assessment Appeals Pre-Hearing Conference Hearing**

**REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 768 204 70#**

**Thursday, January 08, 2026
01:30 PM**

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Announcements
- 2) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2024-0760
APPLICANT:	MOSS/FINDLING REVOC TRUST
PARCEL NO:	3606 083
PARCEL ADDRESS:	841-849 CHURCH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,583,311.00
APPLICANT'S OPINION:	\$2,150,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11088
APPLICANT:	EDDY APARTMENTS LLC
PARCEL NO:	0336 015
PARCEL ADDRESS:	555 EDDY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,952,175.00
APPLICANT'S OPINION:	\$7,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1901
APPLICANT:	LEVENSON FMLY LVG TR
PARCEL NO:	0516 072
PARCEL ADDRESS:	136-138 PIXLEY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,510,133.00
APPLICANT'S OPINION:	\$2,255,067.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3244
APPLICANT:	FONG FAMILY TRUST
PARCEL NO:	0521 035
PARCEL ADDRESS:	1681-1689 GREENWICH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,246,155.00
APPLICANT'S OPINION:	\$1,947,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3382
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011745
PARCEL ADDRESS:	60 SPEAR ST, #700
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$56,561.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3383
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011906
PARCEL ADDRESS:	1899 UNION ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$651,735.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3384
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011657
PARCEL ADDRESS:	2222 FILLMORE ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$746,841.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3385
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011756
PARCEL ADDRESS:	2132 CHESTNUT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,037,640.00
APPLICANT'S OPINION:	\$40,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3386
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011900
PARCEL ADDRESS:	2163 POLK ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$820,089.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3388
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011914
PARCEL ADDRESS:	120 4TH ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$670,127.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3389
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011705
PARCEL ADDRESS:	99 JACKSON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$519,710.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3390
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011907
PARCEL ADDRESS:	744 IRVING ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$769,788.00
APPLICANT'S OPINION:	\$35,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3391
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011948
PARCEL ADDRESS:	201 SPEAR ST, #100
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$669,620.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
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16) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3392
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011664
PARCEL ADDRESS:	3595 CALIFORNIA ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$1,334,378.00
APPLICANT'S OPINION:	\$45,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3393
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011661
PARCEL ADDRESS:	1501 FILLMORE ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$520,776.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3394
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011680
PARCEL ADDRESS:	100 WEST PORTAL AVE
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$435,806.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3395
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011719
PARCEL ADDRESS:	1750 DIVISADERO ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$547,986.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
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20) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3396
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011895
PARCEL ADDRESS:	1799 FULTON ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$410,681.00
APPLICANT'S OPINION:	\$20,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3397
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011648
PARCEL ADDRESS:	5455 GEARY BLVD
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$363,490.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3398
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011711
PARCEL ADDRESS:	1560 VAN NESS AVE
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$448,710.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3399
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011909
PARCEL ADDRESS:	1800 IRVING ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$506,815.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
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24) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3400
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011696
PARCEL ADDRESS:	675 PORTOLA DR
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$494,741.00
APPLICANT'S OPINION:	\$35,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3401
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011677
PARCEL ADDRESS:	1255 BATTERY ST, #600
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$426,860.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3402
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011892
PARCEL ADDRESS:	44 MONTGOMERY ST, #120
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$783,913.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3403
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011904
PARCEL ADDRESS:	391 SUTTER ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$666,267.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
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28) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3404
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011751
PARCEL ADDRESS:	2727 MARIPOSA ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$763,045.00
APPLICANT'S OPINION:	\$55,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3405
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011755
PARCEL ADDRESS:	359 GRANT AVE
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$497,791.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3406
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011886
PARCEL ADDRESS:	350 RHODE ISLAND ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$607,862.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3407
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011891
PARCEL ADDRESS:	1390 MARKET ST, #1077
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$810,103.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
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32) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3408
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011911
PARCEL ADDRESS:	1 MARKET ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$1,304,846.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3409
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011667
PARCEL ADDRESS:	4094 18TH ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$848,240.00
APPLICANT'S OPINION:	\$20,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3410
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011912
PARCEL ADDRESS:	565 CLAY ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$633,312.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3411
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011916
PARCEL ADDRESS:	350 PARNASSUS AVE
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$759,670.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
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36) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3412
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011897
PARCEL ADDRESS:	333 MARKET ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$426,217.00
APPLICANT'S OPINION:	\$15,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3413
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011639
PARCEL ADDRESS:	3735 BUCHANAN ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$712,615.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3414
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011706
PARCEL ADDRESS:	295 CALIFORNIA ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$442,438.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3415
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011758
PARCEL ADDRESS:	865 MARKET ST, #C26A
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$590,119.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
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40) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3416
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011659
PARCEL ADDRESS:	499 BAY ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$551,824.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3417
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011669
PARCEL ADDRESS:	689 TOWNSEND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$685,044.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3418
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011708
PARCEL ADDRESS:	1700 OWENS ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$483,147.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3419
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011628
PARCEL ADDRESS:	462 POWELL ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$1,057,587.00
APPLICANT'S OPINION:	\$40,001.00
TAXABLE YEAR:	2024
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44) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3420
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011753
PARCEL ADDRESS:	1 LETTERMAN DR
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$488,771.00
APPLICANT'S OPINION:	\$35,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3421
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011642
PARCEL ADDRESS:	100 1ST ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$701,366.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3422
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011630
PARCEL ADDRESS:	1375 3RD ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$1,169,393.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3423
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011620
PARCEL ADDRESS:	3801 3RD ST, #112
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$815,688.00
APPLICANT'S OPINION:	\$35,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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48) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3424
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011655
PARCEL ADDRESS:	299 FREMONT ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$866,375.00
APPLICANT'S OPINION:	\$50,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3425
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011748
PARCEL ADDRESS:	580 CALIFORNIA ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$1,356,823.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3426
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011729
PARCEL ADDRESS:	150 VAN NESS AVE
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$286,245.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3427
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011902
PARCEL ADDRESS:	49 JEFFERSON ST, #P
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$645,823.00
APPLICANT'S OPINION:	\$30,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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52) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3428
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011634
PARCEL ADDRESS:	1100 VAN NESS AVE, #2A
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$252,822.00
APPLICANT'S OPINION:	\$35,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3429
APPLICANT:	STARBUCKS CORPORATION
PARCEL NO:	20240011635
PARCEL ADDRESS:	7 DRUMM ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$254,105.00
APPLICANT'S OPINION:	\$25,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3434
APPLICANT:	TKG 140 SECOND LLC
PARCEL NO:	3722 003
PARCEL ADDRESS:	132-140 2ND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$33,286,540.00
APPLICANT'S OPINION:	\$16,643,271.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3435
APPLICANT:	NEW WORLD INVESTMENT HOLDING P
PARCEL NO:	2406 005
PARCEL ADDRESS:	V
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$624,240.00
APPLICANT'S OPINION:	\$312,120.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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56) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3436
APPLICANT:	NEW WORLD INVESTMENT HOLDING P
PARCEL NO:	2406 006
PARCEL ADDRESS:	V
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$624,240.00
APPLICANT'S OPINION:	\$312,120.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3437
APPLICANT:	NEW WORLD INVESTMENT HOLDING P
PARCEL NO:	2406 040
PARCEL ADDRESS:	2418 20TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,630,742.00
APPLICANT'S OPINION:	\$1,315,371.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3438
APPLICANT:	NEW WORLD INVESTMENT HOLDING P
PARCEL NO:	2406 004
PARCEL ADDRESS:	V
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$624,240.00
APPLICANT'S OPINION:	\$312,120.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3439
APPLICANT:	LPF 50 GREEN INC
PARCEL NO:	0111 002
PARCEL ADDRESS:	50 GREEN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$55,414,297.00
APPLICANT'S OPINION:	\$27,707,149.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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60) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3440
APPLICANT:	LPF ONE LOMBARD INC
PARCEL NO:	0081 001
PARCEL ADDRESS:	1 LOMBARD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$44,292,756.00
APPLICANT'S OPINION:	\$22,151,667.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

61) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3441
APPLICANT:	LPF ONE LOMBARD INC
PARCEL NO:	0081 002
PARCEL ADDRESS:	150 GREENWICH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,713,420.00
APPLICANT'S OPINION:	\$5,356,710.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

62) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3442
APPLICANT:	LPF ONE LOMBARD INC
PARCEL NO:	0081 003
PARCEL ADDRESS:	1444 SANSOME ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,427,252.00
APPLICANT'S OPINION:	\$8,213,626.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3443
APPLICANT:	RHA 82 OWNER LLC
PARCEL NO:	3936 001
PARCEL ADDRESS:	200 RHODE ISLAND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$44,464,904.00
APPLICANT'S OPINION:	\$22,232,452.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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64) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3444
APPLICANT:	28 MIS OWNER, LLC
PARCEL NO:	3575 092
PARCEL ADDRESS:	222 CAPP ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,462,075.00
APPLICANT'S OPINION:	\$2,231,038.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

65) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3445
APPLICANT:	MHF SF VII LLC
PARCEL NO:	0305 008
PARCEL ADDRESS:	542 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,843,400.00
APPLICANT'S OPINION:	\$4,421,700.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN/PHC

66) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3446
APPLICANT:	1600 JACKSON 76% LLC
PARCEL NO:	0595 002
PARCEL ADDRESS:	1600-1610 JACKSON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,585,888.00
APPLICANT'S OPINION:	\$8,792,944.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

67) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3447
APPLICANT:	1616 JACKSON LLC
PARCEL NO:	0595 003
PARCEL ADDRESS:	1616 JACKSON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,216,637.00
APPLICANT'S OPINION:	\$1,108,319.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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68) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3448
APPLICANT:	LPF 1050 BATTERY INC
PARCEL NO:	0111 003
PARCEL ADDRESS:	1050 BATTERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,235,705.00
APPLICANT'S OPINION:	\$4,617,853.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

69) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3449
APPLICANT:	CHINA BASIN BALLPARK COMPANY LLC
PARCEL NO:	811009
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$481,081,521.00
APPLICANT'S OPINION:	\$300,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

70) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3451
APPLICANT:	SEAWALL LOT 337 ASSOCIATES LLC
PARCEL NO:	812037
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,276,134.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

71) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3521
APPLICANT:	WILLIAMS SONOMA STORES INC
PARCEL NO:	0112 001
PARCEL ADDRESS:	1051 BATTERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$41,699,589.00
APPLICANT'S OPINION:	\$23,617,319.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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72) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4768
APPLICANT:	690 MARKET STREET LLC
PARCEL NO:	0311 005
PARCEL ADDRESS:	660 MARKET ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$29,301,221.00
APPLICANT'S OPINION:	\$15,101,221.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.5163, or by e-mail at sotf@sfgov.org.

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on the Internet, at <http://www.sfgov.org/sunshine/>.

Ethics Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; Web Site www.sfgov.org/ethics.

Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit sfethics.org.

Disability Access

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The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices. (Chapter 67A of the San Francisco Administrative Code).

Language Interpreters

LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese and Filipino for requests made at least two (2) business days in advance of the meeting, to help ensure availability. For more information or to request services, contact (415) 554-5184.

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Intérpretes de idiomas: Para asegurar la disponibilidad de los servicios de interpretación en chino, filipino y español, presente su petición por lo menos con dos (2) días hábiles de antelación previo a la reunión. Para más información o para solicitar los servicios, envíe su mensaje a bos@sfgov.org o llame al (415) 554-5184.

TAGA SALIN-WIKA: Ipaabot sa amin ang mga kahilingan sa pag salin-wika sa Kastila, Tsino at Pilipino ng hindi bababa sa dalawang araw bago ang pulong. Makakatulong ito upang tiyakin na ang mga serbisyo ay nakalaan at nakahanda. Para sa dagdag kaalaman o para humiling ng serbisyo, maki pagugnayan po sa bos@sfgov.org o tumawag sa (415) 554-5184.

* Public comment will be taken on every item on the agenda.