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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: 478 613 283#**

**Wednesday, March 22, 2023  
09:30 AM**

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

APPLICATION:	2021-0066
APPLICANT:	SPELLMAN MICHAEL & KEITH M/SPELLMAN MARTIN
PARCEL NO:	0927 021
PARCEL ADDRESS:	3318-3320 BRODERICK ST
TOPIC:	
CURRENT ASSESSMENT:	\$1,551,029.00
APPLICANT'S OPINION:	\$202,093.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

- 4) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0214
APPLICANT:	VOTRUBA, JOHN
PARCEL NO:	0106 038
PARCEL ADDRESS:	218 UNION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,704,236.00
APPLICANT'S OPINION:	\$3,264,859.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

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### 5) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0343  
APPLICANT: 20 CALIFORNIA INVESTMENT, INC  
PARCEL NO: 0235 009  
PARCEL ADDRESS: 20 CALIFORNIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$48,120,428.00  
APPLICANT'S OPINION: \$35,683,200.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 6) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0356  
APPLICANT: EWSF INC  
PARCEL NO: 20210005249  
PARCEL ADDRESS: 482 BRYANT ST  
TOPIC:  
CURRENT ASSESSMENT: \$1,209,536.00  
APPLICANT'S OPINION: \$12,988.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

### 7) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1274  
APPLICANT: DCP SF COLUMBUS AVE OWNER LLC  
PARCEL NO: 20210013177  
PARCEL ADDRESS: 1300 COLUMBUS AVE  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$2,433,514.00  
APPLICANT'S OPINION: \$1,216,757.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

### 8) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1279  
APPLICANT: ASB/BLATTEIS POWELL, LLC  
PARCEL NO: 0314 007  
PARCEL ADDRESS: 200-216 POWELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$15,907,693.00  
APPLICANT'S OPINION: \$7,953,847.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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### 9) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1281  
APPLICANT: PPF/BLATTEIS 120 STOCKTON  
PARCEL NO: 0313 017  
PARCEL ADDRESS: 120 STOCKTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$313,060,528.00  
APPLICANT'S OPINION: \$156,530,264.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

### 10) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1291  
APPLICANT: OSIB 816 FOLSOM PROPERTIES LLC  
PARCEL NO: 3733 014  
PARCEL ADDRESS: 816 FOLSOM ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$15,242,088.00  
APPLICANT'S OPINION: \$7,621,044.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

### 11) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1297  
APPLICANT: SF PIERS OWNER INC  
PARCEL NO: 810104  
PARCEL ADDRESS:  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$112,645,554.00  
APPLICANT'S OPINION: \$56,322,776.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 12) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1298  
APPLICANT: 800 MARKET STREET LLC  
PARCEL NO: 0329 001  
PARCEL ADDRESS: 800-830 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$59,180,553.00  
APPLICANT'S OPINION: \$29,590,276.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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### 13) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1308  
APPLICANT: 600 BATTERY OWNER  
PARCEL NO: 0173 001  
PARCEL ADDRESS: 600 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$82,960,658.00  
APPLICANT'S OPINION: \$32,039,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 14) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1309  
APPLICANT: 600 BATTERY OWNER  
PARCEL NO: 0173 009  
PARCEL ADDRESS: 600 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$35,554,568.00  
APPLICANT'S OPINION: \$13,731,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 15) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1318  
APPLICANT: SCP 350 BEACH STREET PROPERTY  
PARCEL NO: 0013 004  
PARCEL ADDRESS: 350 BEACH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$14,348,562.00  
APPLICANT'S OPINION: \$7,174,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

### 16) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1341  
APPLICANT: ST FRANCIS MEMORIAL HOSPITAL  
PARCEL NO: 0251 009  
PARCEL ADDRESS: 1230-1240 PINE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$8,289,882.00  
APPLICANT'S OPINION: \$4,144,941.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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### 17) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1343  
APPLICANT: ST FRANCIS MEMORIAL HOSPITAL  
PARCEL NO: 0278 020  
PARCEL ADDRESS: 909 HYDE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$44,335,851.00  
APPLICANT'S OPINION: \$22,276,551.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 18) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1344  
APPLICANT: ST FRANCIS HOSPITAL ASSN  
PARCEL NO: 0280 031  
PARCEL ADDRESS: 1199 BUSH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$49,121,773.00  
APPLICANT'S OPINION: \$24,577,781.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

### 19) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1345  
APPLICANT: DCP SF COLUMBUS AVE OWNER LLC  
PARCEL NO: 0022 010  
PARCEL ADDRESS: 475 BEACH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$79,226,591.00  
APPLICANT'S OPINION: \$39,613,296.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 20) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1346  
APPLICANT: DCP SF COLUMBUS AVE OWNER LLC  
PARCEL NO: 0022 012  
PARCEL ADDRESS: 475 BEACH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,723,588.00  
APPLICANT'S OPINION: \$5,861,794.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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### 21) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1378  
APPLICANT: WARWICK CALIFORNIA CORP.  
PARCEL NO: 0306 011  
PARCEL ADDRESS: 484-486 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,043,426.00  
APPLICANT'S OPINION: \$2,021,714.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

### 22) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1379  
APPLICANT: WARWICK CALIFORNIA CORP.  
PARCEL NO: 0306 012  
PARCEL ADDRESS: 490-498 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,097,994.00  
APPLICANT'S OPINION: \$6,196,643.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

### 23) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1381  
APPLICANT: CWI 2 SAN FRANCISCO HOTEL LP  
PARCEL NO: 0257 012  
PARCEL ADDRESS: 600 STOCKTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$255,045,574.00  
APPLICANT'S OPINION: \$132,921,755.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 24) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1393  
APPLICANT: BPREP ONE POST LLC  
PARCEL NO: 0311 015  
PARCEL ADDRESS: 1 POST ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$337,251,699.00  
APPLICANT'S OPINION: \$168,625,849.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
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### 25) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1397  
APPLICANT: HPT GEARY PROPERTIES  
PARCEL NO: 0316 013  
PARCEL ADDRESS: 491-499 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$128,319,190.00  
APPLICANT'S OPINION: \$53,650,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 26) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1458  
APPLICANT: DCP JL TRITON SF LLC  
PARCEL NO: 20210011664  
PARCEL ADDRESS: 342 GRANT AVE  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$2,529,766.00  
APPLICANT'S OPINION: \$1,264,883.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

### 27) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1607  
APPLICANT: BRFI SAN FRANCISCO, LLC  
PARCEL NO: 0719 001  
PARCEL ADDRESS: 945 VAN NESS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$28,113,266.00  
APPLICANT'S OPINION: \$19,950,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

### 28) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1608  
APPLICANT: BRFI SAN FRANCISCO, LLC  
PARCEL NO: 0719 013  
PARCEL ADDRESS: 1067 O'FARRELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$12,048,542.00  
APPLICANT'S OPINION: \$8,550,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
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29) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0047  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0084 009  
PARCEL ADDRESS:  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,834,059.00  
APPLICANT'S OPINION: \$1,400,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0048  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0084 010  
PARCEL ADDRESS: 101 GREENWICH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$130,998,033.00  
APPLICANT'S OPINION: \$65,400,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0052  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0108 007  
PARCEL ADDRESS: 1160 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$196,650,521.00  
APPLICANT'S OPINION: \$98,300,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

32) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0055  
APPLICANT: JAMESTOWN PREMIER 731 MARKET LP  
PARCEL NO: 3706 062  
PARCEL ADDRESS: 725-731 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$71,411,498.00  
APPLICANT'S OPINION: \$35,704,503.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR



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### 33) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0056  
APPLICANT: JPPF 660 MARKET LP  
PARCEL NO: 0311 005  
PARCEL ADDRESS: 660 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$42,564,638.00  
APPLICANT'S OPINION: \$21,297,027.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 34) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0057  
APPLICANT: JPPF 116 NEW MONTGOMERY LP  
PARCEL NO: 3722 071  
PARCEL ADDRESS: 100-126 NEW MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$123,958,528.00  
APPLICANT'S OPINION: \$62,024,362.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

### 35) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0058  
APPLICANT: JPPF 55 FRANCISCO LP  
PARCEL NO: 0056 008  
PARCEL ADDRESS: 1789 MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$72,240,246.00  
APPLICANT'S OPINION: \$36,100,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

### 36) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0067  
APPLICANT: 944 MARKET LLC  
PARCEL NO: 0341 006  
PARCEL ADDRESS: 948 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$36,867,902.00  
APPLICANT'S OPINION: \$18,400,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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### 37) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0070  
APPLICANT: 240 STOCKTON STREET, LLC  
PARCEL NO: 0309 020  
PARCEL ADDRESS: 234-240 STOCKTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$87,810,950.00  
APPLICANT'S OPINION: \$44,000,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 38) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0071  
APPLICANT: 394 PACIFIC AVENUE LLC  
PARCEL NO: 0165 007  
PARCEL ADDRESS: 394 PACIFIC AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$35,368,513.00  
APPLICANT'S OPINION: \$17,500,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 39) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0072  
APPLICANT: GROSVENOR USA LIMITED  
PARCEL NO: 0175 008  
PARCEL ADDRESS: 440-444 JACKSON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,098,214.00  
APPLICANT'S OPINION: \$2,600,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 40) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0073  
APPLICANT: 100 MONTGOMERY SF LLC  
PARCEL NO: 0289 005  
PARCEL ADDRESS: 100-120 MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$303,495,443.00  
APPLICANT'S OPINION: \$151,600,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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### 41) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0074  
APPLICANT: 101 MISSION STRATEGIC VENTURE  
PARCEL NO: 3717 001  
PARCEL ADDRESS: 100 SPEAR ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$176,541,395.00  
APPLICANT'S OPINION: \$88,200,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 42) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0075  
APPLICANT: VBG 115 SANSOME LLC  
PARCEL NO: 0268 002  
PARCEL ADDRESS: 115 SANSOME ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$90,772,628.00  
APPLICANT'S OPINION: \$45,400,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 43) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0198  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 088  
PARCEL ADDRESS: 875 CALIFORNIA ST #201  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$910,000.00  
APPLICANT'S OPINION: \$543,700.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

### 44) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0201  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 092  
PARCEL ADDRESS: 875 CALIFORNIA ST #205  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$646,000.00  
APPLICANT'S OPINION: \$392,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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### 45) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0202  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 093  
PARCEL ADDRESS: 875 CALIFORNIA ST #301  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$1,210,000.00  
APPLICANT'S OPINION: \$715,100.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

### 46) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0204  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 095  
PARCEL ADDRESS: 875 CALIFORNIA ST #303  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$1,750,000.00  
APPLICANT'S OPINION: \$1,024,500.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

### 47) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0206  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 098  
PARCEL ADDRESS: 875 CALIFORNIA ST #306  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$710,000.00  
APPLICANT'S OPINION: \$437,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

### 48) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0207  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 099  
PARCEL ADDRESS: 875 CALIFORNIA ST #307  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$910,000.00  
APPLICANT'S OPINION: \$543,100.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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## ASSESSMENT APPEALS BOARD

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

### 49) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0208  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 100  
PARCEL ADDRESS: 875 CALIFORNIA ST #401  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$1,990,000.00  
APPLICANT'S OPINION: \$1,162,400.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

### 50) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0209  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 102  
PARCEL ADDRESS: 875 CALIFORNIA ST #403  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$1,990,000.00  
APPLICANT'S OPINION: \$1,162,400.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

### 51) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0210  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 103  
PARCEL ADDRESS: 875 CALIFORNIA ST #404  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$1,790,000.00  
APPLICANT'S OPINION: \$1,047,700.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

### 52) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0211  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 104  
PARCEL ADDRESS: 875 CALIFORNIA ST #405  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$1,790,000.00  
APPLICANT'S OPINION: \$1,047,700.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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### 53) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0212  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 106  
PARCEL ADDRESS: 875 CALIFORNIA ST #407  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$1,950,000.00  
APPLICANT'S OPINION: \$1,139,400.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

### 54) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0213  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 107  
PARCEL ADDRESS: 875 CALIFORNIA ST #501  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$2,510,000.00  
APPLICANT'S OPINION: \$1,460,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

### 55) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0214  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 108  
PARCEL ADDRESS: 875 CALIFORNIA ST #502  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$2,550,000.00  
APPLICANT'S OPINION: \$1,480,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

### 56) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0215  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 109  
PARCEL ADDRESS: 875 CALIFORNIA ST #503  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$2,470,000.00  
APPLICANT'S OPINION: \$1,437,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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57) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0216  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 100  
PARCEL ADDRESS: 875 CALIFORNIA ST #401  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$2,190,000.00  
APPLICANT'S OPINION: \$1,277,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

58) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0217  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 111  
PARCEL ADDRESS: 875 CALIFORNIA ST #505  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$1,950,000.00  
APPLICANT'S OPINION: \$1,139,400.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

59) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0219  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 113  
PARCEL ADDRESS: 875 CALIFORNIA S, #507  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$2,270,000.00  
APPLICANT'S OPINION: \$1,323,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

60) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0220  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 114  
PARCEL ADDRESS: 875 CALIFORNIA ST #601  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$2,870,000.00  
APPLICANT'S OPINION: \$1,667,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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### 61) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0221  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 115  
PARCEL ADDRESS: 875 CALIFORNIA ST #602  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$2,830,000.00  
APPLICANT'S OPINION: \$1,644,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

### 62) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0222  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 116  
PARCEL ADDRESS: 875 CALIFORNIA ST #603  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$2,630,000.00  
APPLICANT'S OPINION: \$1,529,400.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

### 63) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0779  
APPLICANT: SRT SF RETAIL I LLC  
PARCEL NO: 0785 061  
PARCEL ADDRESS: 620-620 GOUGH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,909,503.00  
APPLICANT'S OPINION: \$955,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

### 64) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0780  
APPLICANT: SRT SF RETAIL I LLC  
PARCEL NO: 0785 062  
PARCEL ADDRESS: 390-390 FULTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,011,898.00  
APPLICANT'S OPINION: \$1,506,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC



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65) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0781  
APPLICANT: SRT SF RETAIL I LLC  
PARCEL NO: 0793 104  
PARCEL ADDRESS: 400 GROVE ST # C1  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,223,847.00  
APPLICANT'S OPINION: \$1,612,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

66) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0782  
APPLICANT: SRT SF RETAIL I LLC  
PARCEL NO: 0808 146  
PARCEL ADDRESS: 450-450 HAYES ST # C1  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,406,019.00  
APPLICANT'S OPINION: \$1,203,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

67) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0783  
APPLICANT: SRT SF RETAIL I LLC  
PARCEL NO: 0808 147  
PARCEL ADDRESS: 450-450 HAYES ST #C2  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,365,017.00  
APPLICANT'S OPINION: \$3,183,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

68) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0786  
APPLICANT: SRT SF RETAIL I LLC  
PARCEL NO: 1175 169  
PARCEL ADDRESS: 1770 FULTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$793,313.00  
APPLICANT'S OPINION: \$397,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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### 69) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0789  
APPLICANT: SRT SF RETAIL I LLC  
PARCEL NO: 0855 053  
PARCEL ADDRESS: 8 OCTAVIA BLVD #102  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,620,561.00  
APPLICANT'S OPINION: \$810,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

### 70) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0790  
APPLICANT: SRT SF RETAIL I LLC  
PARCEL NO: 0855 054  
PARCEL ADDRESS: 8 OCTAVIA BLVD  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$613,133.00  
APPLICANT'S OPINION: \$307,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

### 71) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0791  
APPLICANT: SRT SF RETAIL I LLC  
PARCEL NO: 0855 055  
PARCEL ADDRESS: 8 OCTAVIA BLVD  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$822,810.00  
APPLICANT'S OPINION: \$412,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

### **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](mailto:sotf@sfgov.org).

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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](http://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](http://sfethics.org).

### **Disability Access**

To request sign language interpreters, readers, large print agendas or other accommodations, please contact (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

### **Cell Phones, Pagers and Similar Sound-Producing Electronic Devices**

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**

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact [bos@sfgov.org](mailto:bos@sfgov.org) or call (415) 554-5184.

**AVISO EN ESPAÑOL:** La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame [bos@sfgov.org](mailto:bos@sfgov.org) or (415) 554-5184.

**PAUNAWA:** Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay sa (415) 554-5184.

翻譯 必須在會議前最少四十八小時提出要求  
請電 (415) 554-7719.

More Information: English | 中文 | Español | Filipino

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