

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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: 755 618 587#**

**Tuesday, March 31, 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: | 2023-9444 |
| APPLICANT: | REGENCY CENTERS LP |
| PARCEL NO: | 3930A002 |
| PARCEL ADDRESS: | 2300 16TH ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$159,553,897.00 |
| APPLICANT'S OPINION: | \$31,800,000.00 |
| TAXABLE YEAR: | 2023 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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

4) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9673
APPLICANT: REGENCY CENTERS LP
PARCEL NO: 3931A001
PARCEL ADDRESS: 200 POTRERO AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,147,252.00
APPLICANT'S OPINION: \$1,828,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9676
APPLICANT: REGENCY CENTERS LP
PARCEL NO: 3931A002
PARCEL ADDRESS: 226 POTRERO AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,007,930.00
APPLICANT'S OPINION: \$401,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0002
APPLICANT: HWA 555 OWNERS LLC
PARCEL NO: 0259 029
PARCEL ADDRESS: 315 MONTGOMERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$81,943,441.00
APPLICANT'S OPINION: \$30,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

7) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0249
APPLICANT: AHMED, ADAM
PARCEL NO: 4146 019
PARCEL ADDRESS: 2830-2834 22ND ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$3,865,479.00
APPLICANT'S OPINION: \$2,800,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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

8) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0250
APPLICANT: AHMED, ADAM
PARCEL NO: 4146 019
PARCEL ADDRESS: 2830-2834 22ND ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,001,649.00
APPLICANT'S OPINION: \$2,800,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0575
APPLICANT: JAMESTOWN PREMIER GHRSQ LP
PARCEL NO: 0452 011
PARCEL ADDRESS: 900 NORTH POINT ST, #431
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,374,480.00
APPLICANT'S OPINION: \$1,900,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0949
APPLICANT: SCSH DEVELOPMENT & REALTY LLC
PARCEL NO: 3704 029
PARCEL ADDRESS: 431 JESSIE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,362,686.00
APPLICANT'S OPINION: \$2,181,343.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0950
APPLICANT: FRE 593, LLC
PARCEL NO: 3707 002
PARCEL ADDRESS: 20-28 2ND ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$22,756,569.00
APPLICANT'S OPINION: \$11,378,285.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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

12) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0953
APPLICANT: NAARTJIE HOLDINGS LLC
PARCEL NO: 3732 068
PARCEL ADDRESS: 456-458 CLEMENTINA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,714,661.00
APPLICANT'S OPINION: \$2,357,331.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0954
APPLICANT: MCREFINCON HILL LLC
PARCEL NO: 3749 058
PARCEL ADDRESS: 390 1ST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$124,134,822.00
APPLICANT'S OPINION: \$62,564,664.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0955
APPLICANT: VALLA LLC
PARCEL NO: 3754 041
PARCEL ADDRESS: 1061-1065 FOLSOM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,942,764.00
APPLICANT'S OPINION: \$2,971,382.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0956
APPLICANT: 20 HERON LLC
PARCEL NO: 3755 044
PARCEL ADDRESS: 20 HERON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,404,131.00
APPLICANT'S OPINION: \$5,202,066.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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

16) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1187
APPLICANT: FORT MASON MARKET INC.
PARCEL NO: 20250030801
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$70,340.00
APPLICANT'S OPINION: \$7,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1248
APPLICANT: DOWNTOWN PROPERTIES VI LLC
PARCEL NO: 0309 019
PARCEL ADDRESS: 140 MAIDEN LN
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,739,611.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1251
APPLICANT: HAYNES, LAUREN
PARCEL NO: 5668 020
PARCEL ADDRESS: 231-233 CORTLAND AVE
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$799,413.00
APPLICANT'S OPINION: \$549,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1252
APPLICANT: HAYNES, LAUREN
PARCEL NO: 5668 020
PARCEL ADDRESS: 231-233 CORTLAND AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,593,056.00
APPLICANT'S OPINION: \$1,779,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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

20) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1255
APPLICANT: DWIGHT ESCHLIMAN PHOTOGRAPHY
PARCEL NO: 20250003225
PARCEL ADDRESS: 975 FOLSOM ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$429,232.00
APPLICANT'S OPINION: \$300,280.00
TAXABLE YEAR: 2025
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1312
APPLICANT: 570 JESSIE LLC
PARCEL NO: 3703 086
PARCEL ADDRESS: 570 JESSIE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$24,976,855.00
APPLICANT'S OPINION: \$24,850,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1313
APPLICANT: 1088 HOWARD ST LLC
PARCEL NO: 3726 030
PARCEL ADDRESS: 1088 HOWARD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,729,053.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1316
APPLICANT: M-J SF INVESTMENTS LLC
PARCEL NO: 1182 023
PARCEL ADDRESS: 1355 FULTON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,111,431.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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

24) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1317
APPLICANT: 733 TREAT LLC
PARCEL NO: 3612 064
PARCEL ADDRESS: 0733 TREAT AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,273,106.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1327
APPLICANT: DUCHAS REVOCABLE TRUST
PARCEL NO: 1024 008
PARCEL ADDRESS: 2914 CALIFORNIA ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,290,252.00
APPLICANT'S OPINION: \$1,648,888.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR
STATUS: POST/TP

26) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1328
APPLICANT: DUCHAS REVOCABLE TRUST
PARCEL NO: 1024 008
PARCEL ADDRESS: 2914 CALIFORNIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,382,670.00
APPLICANT'S OPINION: \$1,648,888.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

27) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1329
APPLICANT: DUCHAS REVOCABLE TRUST
PARCEL NO: 1024 030
PARCEL ADDRESS: 2910 CALIFORNIA ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,700,000.00
APPLICANT'S OPINION: \$1,950,438.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR
STATUS: POST/TP

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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

28) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1330
APPLICANT: DUCHAS REVOCABLE TRUST
PARCEL NO: 1024 030
PARCEL ADDRESS: 2910 CALIFORNIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,809,080.00
APPLICANT'S OPINION: \$1,950,438.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

29) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1331
APPLICANT: DUCHAS REVOCABLE TRUST
PARCEL NO: 1024 031
PARCEL ADDRESS: 2912 CALIFORNIA ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$3,480,954.00
APPLICANT'S OPINION: \$2,132,754.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR
STATUS: POST/TP

30) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1332
APPLICANT: DUCHAS REVOCABLE TRUST
PARCEL NO: 1024 031
PARCEL ADDRESS: 2912 CALIFORNIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,621,698.00
APPLICANT'S OPINION: \$2,132,908.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

31) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1338
APPLICANT: I & G DIRECT REAL ESTATE 43 LP
PARCEL NO: 0240 007
PARCEL ADDRESS: 580 CALIFORNIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$258,067,907.00
APPLICANT'S OPINION: \$64,516,977.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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

32) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1339
APPLICANT: T-C FOUNDRY SQUARE II OWNER LL
PARCEL NO: 3737 030
PARCEL ADDRESS: 405 HOWARD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$469,040,121.00
APPLICANT'S OPINION: \$234,520,061.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1340
APPLICANT: TRPF 539 BRYANT STREET LP
PARCEL NO: 3776 041
PARCEL ADDRESS: 539 BRYANT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$53,386,953.00
APPLICANT'S OPINION: \$13,346,738.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1341
APPLICANT: T-C 888 BRANNAN OWNER LLC
PARCEL NO: 3780 006
PARCEL ADDRESS: 866-870 BRANNAN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$101,802,356.00
APPLICANT'S OPINION: \$50,911,917.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

35) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1342
APPLICANT: T-C 888 BRANNAN OWNER LLC
PARCEL NO: 3780 007
PARCEL ADDRESS: 870 BRANNAN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,905,088.00
APPLICANT'S OPINION: \$5,452,544.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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

36) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1343
APPLICANT: T-C 888 BRANNAN OWNER LLC
PARCEL NO: 3780 007A
PARCEL ADDRESS: 545-599 8TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$134,496,164.00
APPLICANT'S OPINION: \$67,248,082.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

37) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1344
APPLICANT: T-C 888 BRANNAN OWNER LLC
PARCEL NO: 3780 072
PARCEL ADDRESS: 850-860 BRANNAN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$116,665,106.00
APPLICANT'S OPINION: \$58,346,026.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

38) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1345
APPLICANT: 300 KANSAS OWNER LLC
PARCEL NO: 3958 006
PARCEL ADDRESS: 300 KANSAS ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$37,587,737.00
APPLICANT'S OPINION: \$18,793,868.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1346
APPLICANT: 345 CALIFORNIA LP
PARCEL NO: 0261 017
PARCEL ADDRESS: 222 SANSOME ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$96,636,034.00
APPLICANT'S OPINION: \$53,628,376.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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

40) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1347
APPLICANT: 345 CALIFORNIA LP
PARCEL NO: 0261 018
PARCEL ADDRESS: 345 CALIFORNIA ST, #A
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$241,366,920.00
APPLICANT'S OPINION: \$120,827,809.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1348
APPLICANT: 345 CALIFORNIA LP
PARCEL NO: 0261 019
PARCEL ADDRESS: 345 CALIFORNIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$28,219,182.00
APPLICANT'S OPINION: \$14,109,591.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1349
APPLICANT: 345 CALIFORNIA LP
PARCEL NO: 0261 020
PARCEL ADDRESS: 345 CALIFORNIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$40,761,047.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1351
APPLICANT: BXP FOLSOM-HAWTHORNE LLC
PARCEL NO: 3735 017
PARCEL ADDRESS: 50 HAWTHORNE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$37,485,568.00
APPLICANT'S OPINION: \$18,742,784.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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

44) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1353
APPLICANT: BXP FOLSOM-HAWTHORNE LLC
PARCEL NO: 3735 013
PARCEL ADDRESS: 666 FOLSOM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$251,950,916.00
APPLICANT'S OPINION: \$126,170,912.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1354
APPLICANT: BXP FOLSOM-HAWTHORNE LLC
PARCEL NO: 3735 014
PARCEL ADDRESS: 682V FOLSOM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$44,942,388.00
APPLICANT'S OPINION: \$22,471,194.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1355
APPLICANT: BXP FOLSOM-HAWTHORNE LLC
PARCEL NO: 3762 149
PARCEL ADDRESS: 735-755 HARRISON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$31,497,007.00
APPLICANT'S OPINION: \$7,874,252.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1356
APPLICANT: BXP HARRISON LLC
PARCEL NO: 3762 152
PARCEL ADDRESS: 759-777 HARRISON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$120,083,471.00
APPLICANT'S OPINION: \$30,020,868.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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

48) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1428
APPLICANT: MOSCONE JOINT VENTURE
PARCEL NO: 813663
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$30,380,048.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1444
APPLICANT: 2741 MIDDLEFIELD PARTNERS SF LLC
PARCEL NO: 3788 038
PARCEL ADDRESS: 634-636 2ND ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$59,533,760.00
APPLICANT'S OPINION: \$25,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1445
APPLICANT: KG-BRANNAN, LLC
PARCEL NO: 3775 015
PARCEL ADDRESS: 340 BRANNAN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$25,567,913.00
APPLICANT'S OPINION: \$10,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION: 2025-1446
APPLICANT: MARKET LYTTON LLC
PARCEL NO: 3708 044
PARCEL ADDRESS: 581 MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$21,207,430.00
APPLICANT'S OPINION: \$6,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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

52) Hearing, discussion, and possible action involving:

| | |
|----------------------|------------------------------|
| APPLICATION: | 2025-1450 |
| APPLICANT: | AIRBNB INC |
| PARCEL NO: | 20250005625 |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$14,939,093.00 |
| APPLICANT'S OPINION: | \$4,500,000.00 |
| TAXABLE YEAR: | 2025 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |

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

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).

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



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

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.

傳譯服務: 所有常規及特別市參事會會議和常務委員會會議將提供西班牙文, 中文以及菲律賓文的傳譯服務, 但必須在會議前最少兩 (2) 個工作日作出請求, 以確保能獲取到傳譯服務. 將因應請求提供交替傳譯服務, 以便公眾向有關政府機構 發表意見. 如需更多資訊或請求有關服務, 請發電郵至 bos@sfgov.org 或致電 (415) 554 5184 聯絡我們。

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.