

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: 530 068 461#**

**Thursday, April 02, 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:	2025-7023
APPLICANT:	FIROUZABADI, SINA
PARCEL NO:	0220 028
PARCEL ADDRESS:	1258 LEAVENWORTH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,408,314.00
APPLICANT'S OPINION:	\$1,640,000.00
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

4) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7134
APPLICANT: AQUINO, SHANNON
PARCEL NO: 5501 064
PARCEL ADDRESS: 3327 CESAR CHAVEZ ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,634,472.00
APPLICANT'S OPINION: \$1,100,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7135
APPLICANT: DOUGLAS R PIPER & MARCIA LOMNETH REVOCABLE TRUST
PARCEL NO: 4096 011
PARCEL ADDRESS: 776 CAROLINA ST
CURRENT ASSESSMENT: \$1,912,817.00
APPLICANT'S OPINION: \$1,116,820.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7141
APPLICANT: 1835 VALLEJO LP
PARCEL NO: 0568 022
PARCEL ADDRESS: 1835 VALLEJO ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$20,143,884.00
APPLICANT'S OPINION: \$9,500,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7294
APPLICANT: 944 MARKET LLC
PARCEL NO: 0341 006
PARCEL ADDRESS: 944 MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$39,124,509.00
APPLICANT'S OPINION: \$9,781,127.00
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

8) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7301
APPLICANT: TUANCHEN FAMILY TRUST
PARCEL NO: 1423 011
PARCEL ADDRESS: 241 10TH AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,604,349.00
APPLICANT'S OPINION: \$1,949,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7364
APPLICANT: T8 URBAN HOUSING ASSOCIATES LLC
PARCEL NO: 3737 042
PARCEL ADDRESS: 245 1ST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$199,063,410.00
APPLICANT'S OPINION: \$97,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7365
APPLICANT: T8 URBAN HOUSING ASSOCIATES BM
PARCEL NO: 3737 044
PARCEL ADDRESS: 450 FOLSOM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,365,556.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7367
APPLICANT: T8 URBAN HOUSING ASSOCIATES LLC
PARCEL NO: 3737 047
PARCEL ADDRESS: 245 1ST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,228,578.00
APPLICANT'S OPINION: \$2,500,000.00
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

12) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7368
APPLICANT: T8 URBAN HOUSING ASSOCIATES LLC
PARCEL NO: 3737 049
PARCEL ADDRESS: 245 1ST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$730,056.00
APPLICANT'S OPINION: \$200,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7372
APPLICANT: T8 URBAN HOUSING ASSOCIATES LLC
PARCEL NO: 3737 050
PARCEL ADDRESS: 245 1ST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$863,955.00
APPLICANT'S OPINION: \$200,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7373
APPLICANT: T8 URBAN HOUSING ASSOCIATES LLC
PARCEL NO: 3737 051
PARCEL ADDRESS: 245 1ST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$853,358.00
APPLICANT'S OPINION: \$250,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7374
APPLICANT: T8 URBAN HOUSING ASSOCIATES LLC
PARCEL NO: 3737 052
PARCEL ADDRESS: 245 1ST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$853,358.00
APPLICANT'S OPINION: \$250,000.00
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

16) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7377
APPLICANT: T8 URBAN HOUSING ASSOCIATES LLC
PARCEL NO: 3737 053
PARCEL ADDRESS: 245 1ST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,697,247.00
APPLICANT'S OPINION: \$400,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7378
APPLICANT: T8 URBAN HOUSING ASSOCIATES LLC
PARCEL NO: 3737 054
PARCEL ADDRESS: 245 1ST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,271,740.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7380
APPLICANT: T8 URBAN HOUSING ASSOCIATES LLC
PARCEL NO: 3737 055
PARCEL ADDRESS: 245 1ST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,271,740.00
APPLICANT'S OPINION: \$650,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7381
APPLICANT: T8 URBAN HOUSING ASSOCIATES LLC
PARCEL NO: 3737 056
PARCEL ADDRESS: 245 1ST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,271,740.00
APPLICANT'S OPINION: \$650,000.00
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: 2025-7383
APPLICANT: T8 URBAN HOUSING ASSOCIATES LLC
PARCEL NO: 3737 057
PARCEL ADDRESS: 245 1ST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,271,744.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7476
APPLICANT: 186 WPORTAL LLC
PARCEL NO: 2988A008
PARCEL ADDRESS: 186 W WEST PORTAL AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,082,502.00
APPLICANT'S OPINION: \$1,995,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7486
APPLICANT: CARRILLO, TERESA
PARCEL NO: 3552 041
PARCEL ADDRESS: 121-125 SHOTWELL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,191,923.00
APPLICANT'S OPINION: \$1,650,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7526
APPLICANT: 469 STEVENSON PROPERTY OWNER LLC
PARCEL NO: 3704 045
PARCEL ADDRESS: 469-479 STEVENSON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$20,069,316.00
APPLICANT'S OPINION: \$6,500,000.00
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: 2025-7529
APPLICANT: HOWARD STREET ASSOCIATES LLC
PARCEL NO: 3733 079
PARCEL ADDRESS: 881-899 HOWARD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$71,067,530.00
APPLICANT'S OPINION: \$20,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7531
APPLICANT: HUDSON 901 MARKET LLC
PARCEL NO: 3704 001
PARCEL ADDRESS: 901-919 MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$104,002,062.00
APPLICANT'S OPINION: \$32,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7532
APPLICANT: HUDSON 901 MARKET LLC
PARCEL NO: 3704 062
PARCEL ADDRESS: 422 STEVENSON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,043,601.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7534
APPLICANT: HUDSON 275 BRANNAN LLC
PARCEL NO: 3789 009
PARCEL ADDRESS: 275 BRANNAN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$15,386,694.00
APPLICANT'S OPINION: \$4,000,000.00
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

28) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7535
APPLICANT: HUDSON 1455 MARKET STREET LLC
PARCEL NO: 3507 040
PARCEL ADDRESS: 1455 MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$179,996,019.00
APPLICANT'S OPINION: \$50,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7541
APPLICANT: SCOTTY LLC
PARCEL NO: 1202 001B
PARCEL ADDRESS: 635 SCOTT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,651,804.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7694
APPLICANT: FO 1029 GEARY STREET PROPERTY
PARCEL NO: 0715 010A
PARCEL ADDRESS: 1029-1035 GEARY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$19,072,703.00
APPLICANT'S OPINION: \$6,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7695
APPLICANT: 1128 VALENCIA STREET ASSOCIATE
PARCEL NO: 3635 005
PARCEL ADDRESS: 1128-1142 VALENCIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,795,658.00
APPLICANT'S OPINION: \$4,000,000.00
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

32) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7696
APPLICANT: MCF1158 MONTGOMERY LP
PARCEL NO: 0134 026
PARCEL ADDRESS: 1158-1170 MONTGOMERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,294,420.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7697
APPLICANT: 140 HAIGHT STREET ASSOCIATES LLC
PARCEL NO: 0852 005A
PARCEL ADDRESS: 140 HAIGHT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,682,754.00
APPLICANT'S OPINION: \$1,400,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7698
APPLICANT: 15211523 TAYLOR STREET ASSOC
PARCEL NO: 0157 005
PARCEL ADDRESS: 1521-1523 TAYLOR ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,138,710.00
APPLICANT'S OPINION: \$1,300,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7699
APPLICANT: 1525 CLAY STREET ASSOCIATES LLC
PARCEL NO: 0218 025
PARCEL ADDRESS: 1525 CLAY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,226,448.00
APPLICANT'S OPINION: \$1,700,000.00
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

36) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7700
APPLICANT: 1565 WASHINGTON STREET ASSOC
PARCEL NO: 0217 021
PARCEL ADDRESS: 1565 WASHINGTON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,155,005.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7701
APPLICANT: 1677 BUSH STREET ASSOCIATES LLC
PARCEL NO: 0672 011
PARCEL ADDRESS: 1677 BUSH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,877,562.00
APPLICANT'S OPINION: \$2,200,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7720
APPLICANT: 1745 MARKET ASSOCIATES LLC
PARCEL NO: 3503 005
PARCEL ADDRESS: 1745-1755 MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$28,897,823.00
APPLICANT'S OPINION: \$8,500,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7724
APPLICANT: 716720 20TH AVENUE ASSOCIATES
PARCEL NO: 1662 037
PARCEL ADDRESS: 716-720 20TH AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,061,451.00
APPLICANT'S OPINION: \$300,000.00
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

40) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7735
APPLICANT: CHOW, SAM
PARCEL NO: 1409 042
PARCEL ADDRESS: 318 25TH AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,321,988.00
APPLICANT'S OPINION: \$1,720,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7738
APPLICANT: 1964 FILBERT ST LLC
PARCEL NO: 0518 018
PARCEL ADDRESS: 1964-1972 FILBERT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,835,057.00
APPLICANT'S OPINION: \$1,200,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7739
APPLICANT: MCF1964 POST LP
PARCEL NO: 0683 016
PARCEL ADDRESS: 1964 POST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,245,347.00
APPLICANT'S OPINION: \$1,300,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7750
APPLICANT: FO 2360 VAN NESS AVENUE PROPERTY
PARCEL NO: 0550 025
PARCEL ADDRESS: 2360 VAN NESS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,991,530.00
APPLICANT'S OPINION: \$3,200,000.00
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

44) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7751
APPLICANT: MCF2398 PINE LP
PARCEL NO: 0654 014
PARCEL ADDRESS: 2398 PINE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,648,845.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7752
APPLICANT: FO 245 LEAVENWORTH STREET PROP
PARCEL NO: 0337 003
PARCEL ADDRESS: 245 LEAVENWORTH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,140,395.00
APPLICANT'S OPINION: \$3,100,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7753
APPLICANT: RHIMOSSER 275 TURK LP
PARCEL NO: 0344 007
PARCEL ADDRESS: 275 TURK ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$17,458,247.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7754
APPLICANT: RHIMOSSER 2775 MARKET STREET
PARCEL NO: 2650 044
PARCEL ADDRESS: 2775 MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$18,710,000.00
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

48) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7755
APPLICANT: FO 305 HYDE STREET PROPERTY LLC
PARCEL NO: 0335 002C
PARCEL ADDRESS: 305 HYDE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,188,147.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7756
APPLICANT: FO 347 EDDY STREET PROPERTY LLC
PARCEL NO: 0338 021A
PARCEL ADDRESS: 347 EDDY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,834,881.00
APPLICANT'S OPINION: \$2,700,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7757
APPLICANT: FO 371 TURK STREET PROPERTY LLC
PARCEL NO: 0345 012B
PARCEL ADDRESS: 371 TURK ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,952,999.00
APPLICANT'S OPINION: \$1,700,000.00
TAXABLE YEAR: 2025
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7759
APPLICANT: 45 BROSNAN STREET ASSOCIATES LLC
PARCEL NO: 3533 073
PARCEL ADDRESS: 45 BROSNAN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,192,546.00
APPLICANT'S OPINION: \$1,400,000.00
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:	2025-7760
APPLICANT:	48 GOLDEN GATE AVE ASSOCIATES
PARCEL NO:	0343 008
PARCEL ADDRESS:	48-50 GOLDEN GATE AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$22,835,880.00
APPLICANT'S OPINION:	\$7,000,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real 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.