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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: 617 377 229#**

**Thursday, April 09, 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:	2025-7764
APPLICANT:	590 8TH AVENUE ASSOCIATES LLC
PARCEL NO:	1550 030
PARCEL ADDRESS:	590 8TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,979,530.00
APPLICANT'S OPINION:	\$1,300,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7765  
APPLICANT: FO 618 BUSH STREET PROPERTY LLC  
PARCEL NO: 0272 004A  
PARCEL ADDRESS: 618 BUSH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,100,239.00  
APPLICANT'S OPINION: \$3,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7766  
APPLICANT: 643 DIVISADERO STREET ASSOC  
PARCEL NO: 1201 002  
PARCEL ADDRESS: 643-655 DIVISADERO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,972,854.00  
APPLICANT'S OPINION: \$3,300,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7767  
APPLICANT: 690 34TH AVENUE ASSOCIATES LLC  
PARCEL NO: 1576 015  
PARCEL ADDRESS: 690 34TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,377,482.00  
APPLICANT'S OPINION: \$1,400,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7768  
APPLICANT: MCF401 STEINER LP  
PARCEL NO: 0844 004  
PARCEL ADDRESS: 700 PAGE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,252,978.00  
APPLICANT'S OPINION: \$1,700,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7770  
APPLICANT: 704 BUSH STREET ASSOCIATES LLC  
PARCEL NO: 0273 003  
PARCEL ADDRESS: 704 BUSH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$22,966,563.00  
APPLICANT'S OPINION: \$7,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7771  
APPLICANT: FO 775 GEARY STREET PROPERTY LLC  
PARCEL NO: 0319 022  
PARCEL ADDRESS: 775 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,499,218.00  
APPLICANT'S OPINION: \$3,800,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7772  
APPLICANT: MCF789 6TH AVE LP  
PARCEL NO: 1649 011D  
PARCEL ADDRESS: 789 6TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,457,073.00  
APPLICANT'S OPINION: \$1,700,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7773  
APPLICANT: FO 840 VAN NESS AVENUE PROPERTY  
PARCEL NO: 0739 009  
PARCEL ADDRESS: 840 VAN NESS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$16,730,811.00  
APPLICANT'S OPINION: \$5,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7774  
APPLICANT: FO 891 POST STREET PROPERTY LLC  
PARCEL NO: 0303 013B  
PARCEL ADDRESS: 891 POST ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$13,465,421.00  
APPLICANT'S OPINION: \$4,400,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7775  
APPLICANT: 901 VALENCIA STREET ASSOCIATES  
PARCEL NO: 3609 042  
PARCEL ADDRESS: 901-909 VALENCIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$12,800,236.00  
APPLICANT'S OPINION: \$4,200,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7776  
APPLICANT: CPIMOSSER 952 SUTTER LLC  
PARCEL NO: 0280 011  
PARCEL ADDRESS: 952 SUTTER ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$38,782,853.00  
APPLICANT'S OPINION: \$13,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7778  
APPLICANT: 954 GEARY STREET ASSOCIATES LLC  
PARCEL NO: 0693 012  
PARCEL ADDRESS: 954-958 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$10,763,092.00  
APPLICANT'S OPINION: \$3,400,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
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16) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7779  
APPLICANT: 956 VALENCIA STREET ASSOCIATES  
PARCEL NO: 3608 005  
PARCEL ADDRESS: 956-968 VALENCIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$12,295,983.00  
APPLICANT'S OPINION: \$4,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7781  
APPLICANT: 970 GEARY STREET ASSOCIATES LLC  
PARCEL NO: 0693 013  
PARCEL ADDRESS: 970 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$16,867,431.00  
APPLICANT'S OPINION: \$5,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7804  
APPLICANT: PEAR TREE CAPITAL LLC  
PARCEL NO: 3775 084  
PARCEL ADDRESS: 461 BRYANT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,386,744.00  
APPLICANT'S OPINION: \$2,410,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7810  
APPLICANT: AIRBNB INC  
PARCEL NO: 20250005634  
PARCEL ADDRESS: 888 BRANNAN ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$47,346,064.00  
APPLICANT'S OPINION: \$14,200,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7812  
APPLICANT: EALING LLC  
PARCEL NO: 6521 032  
PARCEL ADDRESS: 2847 FOLSOM ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,303,590.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7817  
APPLICANT: HEATH FAMILY PARTNERS II LP  
PARCEL NO: 0622 020  
PARCEL ADDRESS: 1776 SACRAMENTO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,013,871.00  
APPLICANT'S OPINION: \$2,700,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7818  
APPLICANT: 166 GEARY STREET RETAIL OWNER LLC  
PARCEL NO: 0309 039  
PARCEL ADDRESS: 166 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$51,674,762.00  
APPLICANT'S OPINION: \$15,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7821  
APPLICANT: OCTAVIA PARTNERS LLC  
PARCEL NO: 0853 034  
PARCEL ADDRESS: 188 OCTAVIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$18,032,561.00  
APPLICANT'S OPINION: \$5,400,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
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24) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7828  
APPLICANT: HAWTHORNE PLAZA ASSOCIATES LLC  
PARCEL NO: 3735 012  
PARCEL ADDRESS: 95 HAWTHORNE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$24,869,925.00  
APPLICANT'S OPINION: \$7,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7831  
APPLICANT: MAYER FAMILY LIVING TRUST  
PARCEL NO: 0132 046  
PARCEL ADDRESS: 566 VALLEJO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$14,978,653.00  
APPLICANT'S OPINION: \$4,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2025-7834  
APPLICANT: MAYER FAMILY LIVING TRUST  
PARCEL NO: 0530 023A  
PARCEL ADDRESS: 1885 FILBERT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,510,133.00  
APPLICANT'S OPINION: \$1,400,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8259  
APPLICANT: WALGREEN CO AS LESSEE  
PARCEL NO: 0326 003  
PARCEL ADDRESS: 135-149 POWELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,284,082.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2025  
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28) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8265  
APPLICANT: WALGREEN CO  
PARCEL NO: 4212 019  
PARCEL ADDRESS: 1189 POTRERO AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,182,577.00  
APPLICANT'S OPINION: \$3,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

29) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8268  
APPLICANT: WALGREEN CO AS LESSEE  
PARCEL NO: 1440 040  
PARCEL ADDRESS: 745 CLEMENT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$10,375,976.00  
APPLICANT'S OPINION: \$4,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8272  
APPLICANT: WALGREEN CO AS LESSEE  
PARCEL NO: 2025 003B  
PARCEL ADDRESS: 1754 NORIEGA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,777,084.00  
APPLICANT'S OPINION: \$2,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8274  
APPLICANT: WALGREEN CO AS LESSEE  
PARCEL NO: 5414 031  
PARCEL ADDRESS: 5300 3RD ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,147,947.00  
APPLICANT'S OPINION: \$3,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
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32) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8316  
APPLICANT: WALGREEN CO AS LESSEE  
PARCEL NO: 3196 017  
PARCEL ADDRESS: 1644 OCEAN AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$712,010.00  
APPLICANT'S OPINION: \$250,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8322  
APPLICANT: WALGREEN CO AS LESSEE  
PARCEL NO: 0935 002  
PARCEL ADDRESS: 3201 DIVISADERO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,189,155.00  
APPLICANT'S OPINION: \$600,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8324  
APPLICANT: WALGREEN CO AS LESSEE  
PARCEL NO: 2385 002  
PARCEL ADDRESS: 2400-2498 40TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$332,117.00  
APPLICANT'S OPINION: \$150,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8325  
APPLICANT: WALGREEN CO AS LESSEE  
PARCEL NO: 2385 003  
PARCEL ADDRESS: 2400-2498 40TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$332,117.00  
APPLICANT'S OPINION: \$150,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8326  
APPLICANT: WALGREEN CO AS LESSEE  
PARCEL NO: 2385 004  
PARCEL ADDRESS: 2419 40TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$332,117.00  
APPLICANT'S OPINION: \$150,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8327  
APPLICANT: WALGREEN CO AS LESSEE  
PARCEL NO: 2385 046  
PARCEL ADDRESS: 3001-3021 TARAVAL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,680,609.00  
APPLICANT'S OPINION: \$2,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8328  
APPLICANT: WALGREEN CO AS LESSEE  
PARCEL NO: 6569 121  
PARCEL ADDRESS: 3400 CESAR CHAVEZ ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$13,798,911.00  
APPLICANT'S OPINION: \$5,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8329  
APPLICANT: WALGREEN CO AS LESSEE  
PARCEL NO: 0044 001  
PARCEL ADDRESS: 2525 JONES ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$12,167,700.00  
APPLICANT'S OPINION: \$5,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8386  
APPLICANT: CAPRICORN CONSULTING GROUP LLC  
PARCEL NO: 0719 012A  
PARCEL ADDRESS: 1075 O'FARRELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,835,332.00  
APPLICANT'S OPINION: \$900,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8539  
APPLICANT: FO 575 OFARRELL STREET PROPERTY  
PARCEL NO: 0323 020  
PARCEL ADDRESS: 575 O'FARRELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,419,969.00  
APPLICANT'S OPINION: \$5,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8544  
APPLICANT: REHRMANN, JOSEPH  
PARCEL NO: 0462A027  
PARCEL ADDRESS: 234-238 MALLORCA WAY  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,776,016.00  
APPLICANT'S OPINION: \$2,800,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8704  
APPLICANT: BRFI SAN FRANCISCO LLC  
PARCEL NO: 0719 013  
PARCEL ADDRESS: 1067 O'FARRELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$13,041,727.00  
APPLICANT'S OPINION: \$7,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

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44) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8705  
APPLICANT: 436 BRYANT LLC  
PARCEL NO: 3763 013  
PARCEL ADDRESS: 436 BRYANT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,627,114.00  
APPLICANT'S OPINION: \$1,400,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8707  
APPLICANT: BRFI SAN FRANCISCO LLC  
PARCEL NO: 0719 001  
PARCEL ADDRESS: 945 VAN NESS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$30,430,700.00  
APPLICANT'S OPINION: \$22,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

46) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8710  
APPLICANT: SOMA ACQUISITION II LLC  
PARCEL NO: 3780 001  
PARCEL ADDRESS: 502 7TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$12,126,033.00  
APPLICANT'S OPINION: \$3,600,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8711  
APPLICANT: 149 MORRIS LLC  
PARCEL NO: 1727 020  
PARCEL ADDRESS: 2214-2218 IRVING ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,999,474.00  
APPLICANT'S OPINION: \$1,299,658.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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48) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8713  
APPLICANT: 200 KANSAS OWNER LLC  
PARCEL NO: 3935 004  
PARCEL ADDRESS: 200-250 KANSAS ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$84,484,161.00  
APPLICANT'S OPINION: \$25,300,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8714  
APPLICANT: SOMA ACQUISITION LLC  
PARCEL NO: 3995 022  
PARCEL ADDRESS: 595 MARIPOSA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$18,711,398.00  
APPLICANT'S OPINION: \$5,600,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8717  
APPLICANT: 2011 SALAN FAMILY TR/SALAN, FREDERICK M. BARBAS  
PARCEL NO: 2617A001  
PARCEL ADDRESS: 5 PIEDMONT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,154,251.00  
APPLICANT'S OPINION: \$1,400,263.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8738  
APPLICANT: FO 17 DECATUR STREET PROPERTY  
PARCEL NO: 3780 033  
PARCEL ADDRESS: 17 DECATUR ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,450,482.00  
APPLICANT'S OPINION: \$450,000.00  
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:	2025-8740
APPLICANT:	1074 UNION STREET ASSOCIATES LLC
PARCEL NO:	0098 006
PARCEL ADDRESS:	1074 UNION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,314,187.00
APPLICANT'S OPINION:	\$2,900,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-8784
APPLICANT:	CRESTLINE REAL ESTATE INVESTMENT
PARCEL NO:	2844 004
PARCEL ADDRESS:	45 CRESTLINE DR
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,668,267.00
APPLICANT'S OPINION:	\$1,733,100.00
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](mailto: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](http://www.sfgov.org/ethics).

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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**

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](mailto: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](mailto: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](mailto:bos@sfgov.org) o tumawag sa (415) 554-5184.

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