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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: 462 571 718#**

**Thursday, April 16, 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:	2025-8785
APPLICANT:	LOUIE, DAVID T.
PARCEL NO:	3727 113
PARCEL ADDRESS:	135-139 8TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,137,364.00
APPLICANT'S OPINION:	\$2,689,286.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8841  
APPLICANT: MINNA HOLDINGS LLC  
PARCEL NO: 3727 063  
PARCEL ADDRESS: 143-147 8TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,008,561.00  
APPLICANT'S OPINION: \$1,800,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8866  
APPLICANT: H INVESTMENT HOLDINGS LLC  
PARCEL NO: 2695 011  
PARCEL ADDRESS: 566-570 CASTRO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,744,172.00  
APPLICANT'S OPINION: \$1,783,712.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8869  
APPLICANT: JDSF PROPERTIES LLC  
PARCEL NO: 1523 026  
PARCEL ADDRESS: 490-496 22ND AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,870,817.00  
APPLICANT'S OPINION: \$2,250,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8872  
APPLICANT: IDAN MED SPA  
PARCEL NO: 20250001829  
PARCEL ADDRESS: 3520 20TH ST, C  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$184,000.00  
APPLICANT'S OPINION: \$60,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8873  
APPLICANT: HOTEL BIJOU LLC  
PARCEL NO: 0331 006  
PARCEL ADDRESS: 111 MASON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$12,875,630.00  
APPLICANT'S OPINION: \$8,259,828.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8875  
APPLICANT: LOUIE LOUIE DAVID T TE  
PARCEL NO: 0575 007  
PARCEL ADDRESS: 1750 PACIFIC AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,448,925.00  
APPLICANT'S OPINION: \$2,241,802.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8876  
APPLICANT: MADISON HOLDING LLC MELGAR REAL ESTATE SERVICES  
PARCEL NO: 2845 016  
PARCEL ADDRESS: 2 CRESTLINE DR  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,775,874.00  
APPLICANT'S OPINION: \$2,452,498.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8888  
APPLICANT: GOLDMAN ARCHITECTS  
PARCEL NO: 20250029521  
PARCEL ADDRESS: 172 RUSS ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$50,138.00  
APPLICANT'S OPINION: \$7,050.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Personal Property  
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12) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8889  
APPLICANT: RAGHAVAN, SRINIDHI  
PARCEL NO: 2626 003  
PARCEL ADDRESS: 24-26 ORD ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,199,918.00  
APPLICANT'S OPINION: \$4,700,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8966  
APPLICANT: 6THSTREETSFLLC  
PARCEL NO: 3726 007  
PARCEL ADDRESS: 148-150 6TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,228,708.00  
APPLICANT'S OPINION: \$750,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8967  
APPLICANT: 6THSTREETSFLLC  
PARCEL NO: 3726 008  
PARCEL ADDRESS: 152-160 6TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,281,886.00  
APPLICANT'S OPINION: \$1,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2025-8976  
APPLICANT: HUBINSKY, ROBIN  
PARCEL NO: 6528 039  
PARCEL ADDRESS: 2985 MISSION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$627,408.00  
APPLICANT'S OPINION: \$320,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
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16) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9082  
APPLICANT: FP INVESTMENTS  
PARCEL NO: 1025 015  
PARCEL ADDRESS: 2852 CALIFORNIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$8,318,747.00  
APPLICANT'S OPINION: \$4,800,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9087  
APPLICANT: FRANKEL, MARVIN  
PARCEL NO: 1651 043  
PARCEL ADDRESS: 768 9TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,159,232.00  
APPLICANT'S OPINION: \$4,700,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9092  
APPLICANT: FRANKEL, MARVIN  
PARCEL NO: 0158 024  
PARCEL ADDRESS: 1534-1544 TAYLOR ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,729,246.00  
APPLICANT'S OPINION: \$4,400,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9096  
APPLICANT: FAN, DAVIN  
PARCEL NO: 3605 004  
PARCEL ADDRESS: 824-828 CHURCH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,010,404.00  
APPLICANT'S OPINION: \$1,800,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
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20) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9117  
APPLICANT: GUERRERO, JACQUELINE  
PARCEL NO: 6722 036  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,246,916.00  
APPLICANT'S OPINION: \$946,543.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9119  
APPLICANT: 1531 FRANCISCO LLC  
PARCEL NO: 0482 033  
PARCEL ADDRESS: 1531 FRANCISCO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,321,235.00  
APPLICANT'S OPINION: \$3,650,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9127  
APPLICANT: NEWCO 2017 LLC  
PARCEL NO: 3776 455  
PARCEL ADDRESS: 424 BRANNAN ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$25,032,245.00  
APPLICANT'S OPINION: \$6,900,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9139  
APPLICANT: WORKDAY INC  
PARCEL NO: 20250012522  
PARCEL ADDRESS: 160 SPEAR ST, #1650  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$15,219,823.00  
APPLICANT'S OPINION: \$5,733,399.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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24) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9159  
APPLICANT: VALERIE, GARCIA  
PARCEL NO: 3596 067  
PARCEL ADDRESS: 221-223 LEXINGTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,435,467.00  
APPLICANT'S OPINION: \$2,150,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9166  
APPLICANT: ARRIAZA FAMILY REVOCABLE TRUST  
PARCEL NO: 3732 062  
PARCEL ADDRESS: 436 CLEMENTINA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$8,270,542.00  
APPLICANT'S OPINION: \$7,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9167  
APPLICANT: ALLEN, WU  
PARCEL NO: 1523 039  
PARCEL ADDRESS: 428 22ND AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,684,854.00  
APPLICANT'S OPINION: \$2,350,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9174  
APPLICANT: MUI, NELSON  
PARCEL NO: 3566 027  
PARCEL ADDRESS: 34-40 ABBEY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,706,080.00  
APPLICANT'S OPINION: \$2,450,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
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28) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9176  
APPLICANT: LI, HANSON  
PARCEL NO: 3635 003  
PARCEL ADDRESS: 1114-1118 VALENCIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,454,132.00  
APPLICANT'S OPINION: \$1,800,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9177  
APPLICANT: LOU FAMILY TRUST  
PARCEL NO: 0104 019  
PARCEL ADDRESS: 460-464 UNION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,515,489.00  
APPLICANT'S OPINION: \$2,370,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9183  
APPLICANT: HIBBEN, JAMIE  
PARCEL NO: 3614 006  
PARCEL ADDRESS: 2546-2548 FOLSOM ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,211,680.00  
APPLICANT'S OPINION: \$1,950,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9194  
APPLICANT: 950 HOTEL PROPERTIES LLC  
PARCEL NO: 0342 045  
PARCEL ADDRESS: 33 TURK ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$108,100,000.00  
APPLICANT'S OPINION: \$35,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
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32) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9204  
APPLICANT: 1301 FOLSOM LLC  
PARCEL NO: 3519 001  
PARCEL ADDRESS: 1301-1325 FOLSOM ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$22,617,928.00  
APPLICANT'S OPINION: \$7,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9208  
APPLICANT: 1585 FOLSOM LLC  
PARCEL NO: 3521 027  
PARCEL ADDRESS: 1585 FOLSOM ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,015,049.00  
APPLICANT'S OPINION: \$1,900,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9209  
APPLICANT: 1585 FOLSOM LLC  
PARCEL NO: 3521 030  
PARCEL ADDRESS: 1583 FOLSOM ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,609,029.00  
APPLICANT'S OPINION: \$1,100,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9211  
APPLICANT: 1585 FOLSOM LLC  
PARCEL NO: 3521 086  
PARCEL ADDRESS: 305 12TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,233,779.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9214  
APPLICANT: HOLMES LAST CHANCE LLC  
PARCEL NO: 3583 018  
PARCEL ADDRESS: 4018-402219TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,637,238.00  
APPLICANT'S OPINION: \$3,499,360.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9216  
APPLICANT: 950 RETAIL PROPERTY LLC  
PARCEL NO: 0342 046  
PARCEL ADDRESS: 950-970 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,400,753.00  
APPLICANT'S OPINION: \$1,100,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9218  
APPLICANT: 950 RETAIL PROPERTY LLC  
PARCEL NO: 0342 047  
PARCEL ADDRESS: 950-970 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,497,963.00  
APPLICANT'S OPINION: \$500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9219  
APPLICANT: 950 RETAIL PROPERTY LLC  
PARCEL NO: 0342 048  
PARCEL ADDRESS: 950-970 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,320,052.00  
APPLICANT'S OPINION: \$780,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9220  
APPLICANT: 950 RETAIL PROPERTY LLC  
PARCEL NO: 0342 049  
PARCEL ADDRESS: 950-970 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,320,550.00  
APPLICANT'S OPINION: \$400,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9223  
APPLICANT: YU, RAYMOND  
PARCEL NO: 5718 033  
PARCEL ADDRESS: 15-19 LEESE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,591,812.00  
APPLICANT'S OPINION: \$1,350,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9224  
APPLICANT: 950 RETAIL PROPERTY LLC  
PARCEL NO: 0342 050  
PARCEL ADDRESS: 950-970 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$609,675.00  
APPLICANT'S OPINION: \$150,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9227  
APPLICANT: YE, TANG  
PARCEL NO: 3726 091  
PARCEL ADDRESS: 559-561 MINNA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,830,581.00  
APPLICANT'S OPINION: \$1,563,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
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44) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9228  
APPLICANT: 950 RETAIL PROPERTY LLC  
PARCEL NO: 0342 051  
PARCEL ADDRESS: 950-970 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,123,150.00  
APPLICANT'S OPINION: \$350,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9230  
APPLICANT: 950 RETAIL PROPERTY LLC  
PARCEL NO: 0342 052  
PARCEL ADDRESS: 67 TURK ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,353,767.00  
APPLICANT'S OPINION: \$780,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9243  
APPLICANT: AXIS FEE OWNER LLC  
PARCEL NO: 5431A041  
PARCEL ADDRESS: 5830-5880 3RD ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$73,945,885.00  
APPLICANT'S OPINION: \$14,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

47) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9255  
APPLICANT: HMANP PROPERTY HOLDINGS LLC  
PARCEL NO: 0174 006  
PARCEL ADDRESS: 704 SANSOME ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$10,240,656.00  
APPLICANT'S OPINION: \$1,700,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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48) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9258  
APPLICANT: REGENCY CENTERS LP  
PARCEL NO: 3930A002  
PARCEL ADDRESS: 2300 16TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$165,999,871.00  
APPLICANT'S OPINION: \$32,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

49) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9302  
APPLICANT: HOVAS OWNER LLC  
PARCEL NO: 3705 039  
PARCEL ADDRESS: 360 JESSIE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$40,425,219.00  
APPLICANT'S OPINION: \$7,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9313  
APPLICANT: DANIEL, ROBICHAUDCAREW  
PARCEL NO: 2612 075  
PARCEL ADDRESS: 2470 15TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,489,593.00  
APPLICANT'S OPINION: \$2,300,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION: 2025-9318  
APPLICANT: MONIKER HOLDINGS LLC  
PARCEL NO: 3573 074  
PARCEL ADDRESS: 2169 FOLSOM ST, #M101  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,154,194.00  
APPLICANT'S OPINION: \$1,055,000.00  
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



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1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4697

52) Hearing, discussion, and possible action involving:

APPLICATION:	2025-9322
APPLICANT:	CENTRAL NOPA LLC
PARCEL NO:	1150 028
PARCEL ADDRESS:	964-970 CENTRAL AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,461,574.00
APPLICANT'S OPINION:	\$4,800,000.00
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](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).

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).

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### **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.