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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: 554 559 956#**

**Wednesday, May 29, 2024**

**09:30 AM**

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Announcements
- 2) Public comment\* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2335
APPLICANT:	BRE / JAPANTOWN OWNER, LLC
PARCEL NO:	0700 017
PARCEL ADDRESS:	1625 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$24,939,828.00
APPLICANT'S OPINION:	\$19,944,816.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION: 2023-2336  
APPLICANT: BRE / JAPANTOWN OWNER, LLC  
PARCEL NO: 0700 018  
PARCEL ADDRESS: 1625 POST ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$35,585,405.00  
APPLICANT'S OPINION: \$28,461,646.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2337  
APPLICANT: BRE / JAPANTOWN OWNER, LLC  
PARCEL NO: 0700 019  
PARCEL ADDRESS: 1625 POST ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,938,230.00  
APPLICANT'S OPINION: \$1,550,584.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2338  
APPLICANT: BRE / JAPANTOWN OWNER, LLC  
PARCEL NO: 0700 020  
PARCEL ADDRESS: 1625 POST ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,384,448.00  
APPLICANT'S OPINION: \$1,100,670.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2345  
APPLICANT: 1525 SAN CARLOS AVENUE LLC  
PARCEL NO: 1080 036  
PARCEL ADDRESS: 1413 BRODERICK ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,457,291.00  
APPLICANT'S OPINION: \$3,274,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-2349  
APPLICANT: NEJASMICH, LAWRENCE  
PARCEL NO: 0155 037  
PARCEL ADDRESS: 1642 HYDE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,662,734.00  
APPLICANT'S OPINION: \$2,197,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-2350  
APPLICANT: NEJASMICH, LAWRENCE  
PARCEL NO: 2630 049  
PARCEL ADDRESS: 1129 STANYAN ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,677,242.00  
APPLICANT'S OPINION: \$1,606,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-2351  
APPLICANT: 1525 SAN CARLOS AVENUE LLC  
PARCEL NO: 3549 034  
PARCEL ADDRESS: 359-363 SOUTH VAN NESS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,116,981.00  
APPLICANT'S OPINION: \$1,870,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-2356  
APPLICANT: KAMINO STREET LLC  
PARCEL NO: 0227 030  
PARCEL ADDRESS: 632-634 COMMERCIAL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,456,041.00  
APPLICANT'S OPINION: \$4,473,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-2358  
APPLICANT: MEENAGHAN 2000 TR  
PARCEL NO: 0726 014  
PARCEL ADDRESS: 1440 STEINER ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,066,517.00  
APPLICANT'S OPINION: \$3,293,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

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

APPLICATION: 2023-2367  
APPLICANT: JAMES J ROMANO TR 8/30/06  
PARCEL NO: 0595 017  
PARCEL ADDRESS: 1650 JACKSON #101  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,211,999.00  
APPLICANT'S OPINION: \$727,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

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

APPLICATION: 2023-2371  
APPLICANT: BANK OF AMERICA  
PARCEL NO: 0130 040  
PARCEL ADDRESS: 625 GREEN ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,747,241.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2372  
APPLICANT: EAST WEST BANK  
PARCEL NO: 0209 009  
PARCEL ADDRESS: 743 WASHINGTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,264,565.00  
APPLICANT'S OPINION: \$611,465.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2373  
APPLICANT: BANK OF AMERICA  
PARCEL NO: 0130 001  
PARCEL ADDRESS: 1455 STOCKTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,731,780.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2376  
APPLICANT: EAST WEST BANK  
PARCEL NO: 0160 003  
PARCEL ADDRESS: 1241-1245 STOCKTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$851,072.00  
APPLICANT'S OPINION: \$400,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2377  
APPLICANT: BANK OF AMERICA  
PARCEL NO: 0643 013  
PARCEL ADDRESS: 1640 VAN NESS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,579,338.00  
APPLICANT'S OPINION: \$700,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2407  
APPLICANT: ANDREW FRAZIER ROTH TRUST  
PARCEL NO: 3652 031  
PARCEL ADDRESS: 1033-1039 SANCHEZ ST  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$720,000.00  
APPLICANT'S OPINION: \$239,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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

APPLICATION: 2023-2408  
APPLICANT: ANDREW FRAZIER ROTH TRUST  
PARCEL NO: 3652 031  
PARCEL ADDRESS: 1033 1039 0 0 SANCHEZ ST  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$720,000.00  
APPLICANT'S OPINION: \$239,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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

APPLICATION: 2023-2412  
APPLICANT: TWITTER INC  
PARCEL NO: 20230012165  
PARCEL ADDRESS: 1355 MARKET ST #900  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$147,692,787.00  
APPLICANT'S OPINION: \$73,846,394.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2414  
APPLICANT: WELL CALIFORNIA INVESTMENT LLC  
PARCEL NO: 0146 012  
PARCEL ADDRESS: 1318-1324 STOCKTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$8,012,170.00  
APPLICANT'S OPINION: \$5,208,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-2419  
APPLICANT: WONG, STEPHEN  
PARCEL NO: 1085 038  
PARCEL ADDRESS: 828 ANZA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,520,000.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2423  
APPLICANT: THOMAS WHITE INVESTMENTS LLC  
PARCEL NO: 0313 003  
PARCEL ADDRESS: 51-55 GRANT AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$19,676,960.00  
APPLICANT'S OPINION: \$6,250,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2424  
APPLICANT: 350 BUSH STREET OWNER LLC  
PARCEL NO: 0269 028  
PARCEL ADDRESS: 445 SITUS TO BE ASSIGNED ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$417,756,280.00  
APPLICANT'S OPINION: \$300,003,350.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2426  
APPLICANT: 598 BRANNAN ST. PHASE I LLC  
PARCEL NO: 3777 045  
PARCEL ADDRESS: 598 BRANNAN ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$81,345,330.00  
APPLICANT'S OPINION: \$20,959,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2428  
APPLICANT: 598 BRANNAN ST. PHASE I LLC  
PARCEL NO: 3777 050  
PARCEL ADDRESS: 649-651 BRYANT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$15,854,597.00  
APPLICANT'S OPINION: \$4,085,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2429  
APPLICANT: 598 BRANNAN ST. PHASE I LLC  
PARCEL NO: 3777 051  
PARCEL ADDRESS: 645 BRYANT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$15,647,114.00  
APPLICANT'S OPINION: \$4,032,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2430  
APPLICANT: 598 BRANNAN ST. PHASE I LLC  
PARCEL NO: 3777 052  
PARCEL ADDRESS: 639 BRYANT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$49,839,451.00  
APPLICANT'S OPINION: \$12,841,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2435  
APPLICANT: MOSCONE JOINT VENTURE  
PARCEL NO: 813663  
PARCEL ADDRESS:  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$32,756,296.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

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

APPLICATION: 2023-2437  
APPLICANT: 22 BATTERY ASSOCIATES LLC  
PARCEL NO: 0266 006  
PARCEL ADDRESS: 22 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,739,840.00  
APPLICANT'S OPINION: \$6,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP



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

APPLICATION: 2023-2438  
APPLICANT: 98 BATTERY ASSOCIATES, LLC  
PARCEL NO: 0266 008  
PARCEL ADDRESS: 98 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$16,031,100.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-2450  
APPLICANT: PRO EQUITY ASSET MANAGEMENT  
PARCEL NO: 0313 005  
PARCEL ADDRESS: 39-41 GRANT AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,513,361.00  
APPLICANT'S OPINION: \$7,085,625.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2457  
APPLICANT: WCD INVESTMENTS 2 LLC  
PARCEL NO: 3550 016  
PARCEL ADDRESS: 1825 FOLSOM ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$1,298,478.00  
APPLICANT'S OPINION: \$158,546.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: BASE YEAR

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

APPLICATION: 2023-2458  
APPLICANT: WCD INVESTMENTS 2 LLC  
PARCEL NO: 3550 016  
PARCEL ADDRESS: 1825 FOLSOM ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,350,928.00  
APPLICANT'S OPINION: \$158,546.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2460  
APPLICANT: 28 SASF OWNER LLC  
PARCEL NO: 0261 017  
PARCEL ADDRESS: 222 SANSOME ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$140,553,140.00  
APPLICANT'S OPINION: \$115,211,109.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2461  
APPLICANT: CFW 55 OWNER LLC  
PARCEL NO: 0023 004  
PARCEL ADDRESS: 575 BEACH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,071,992.00  
APPLICANT'S OPINION: \$4,800,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

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

APPLICATION: 2023-2483  
APPLICANT: MONTGOMERY PLACE LLC  
PARCEL NO: 0163 002  
PARCEL ADDRESS: 425 BROADWAY  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$12,270,704.00  
APPLICANT'S OPINION: \$8,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2510  
APPLICANT: 1325 18TH ST LLC  
PARCEL NO: 3637 027  
PARCEL ADDRESS: 2637-2645 MISSION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,523,652.00  
APPLICANT'S OPINION: \$3,500,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-2511  
APPLICANT: 107 KING ROAD LLC  
PARCEL NO: 3636 031  
PARCEL ADDRESS: 1159 VALENCIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,133,226.00  
APPLICANT'S OPINION: \$2,400,274.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-2512  
APPLICANT: CR 991-999 VALENCIA LLC  
PARCEL NO: 3609 026  
PARCEL ADDRESS: 991-999 VALENCIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,415,289.00  
APPLICANT'S OPINION: \$3,533,180.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-2513  
APPLICANT: 156 GEARY PROPERTY OWNER LLC  
PARCEL NO: 0309 009  
PARCEL ADDRESS: 156 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$28,331,950.00  
APPLICANT'S OPINION: \$7,082,987.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2514  
APPLICANT: GEARY-STOCKTON REALTY LLC  
PARCEL NO: 0309 011  
PARCEL ADDRESS: 212 STOCKTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$112,877,470.00  
APPLICANT'S OPINION: \$28,219,370.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2515  
APPLICANT: ONE GRANT PROPERTY OWNER LLC  
PARCEL NO: 0313 008  
PARCEL ADDRESS: 1 GRANT AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$18,546,617.00  
APPLICANT'S OPINION: \$4,636,654.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2516  
APPLICANT: ONE STOCKTON REALTY LLC  
PARCEL NO: 0327 025  
PARCEL ADDRESS: 1800 ELLIS ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$58,913,080.00  
APPLICANT'S OPINION: \$14,728,272.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2517  
APPLICANT: LEADWELL GLOBAL PROPERTY LLC  
PARCEL NO: 0255 002  
PARCEL ADDRESS: 1 NOB HILL  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$170,116,657.00  
APPLICANT'S OPINION: \$42,529,164.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2518  
APPLICANT: HTLV SF LLC  
PARCEL NO: 0229 020  
PARCEL ADDRESS: 375 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$213,784,700.00  
APPLICANT'S OPINION: \$53,446,187.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2519  
APPLICANT: KHP III SUTTER LLC  
PARCEL NO: 0676 072  
PARCEL ADDRESS: 1800 SUTTER ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$43,289,080.00  
APPLICANT'S OPINION: \$14,132,876.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2520  
APPLICANT: A-N SFD OWNER LLC  
PARCEL NO: 0295 008  
PARCEL ADDRESS: 432-462 POWELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$168,816,730.00  
APPLICANT'S OPINION: \$42,204,183.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2521  
APPLICANT: HPT GEARY PROPERTIES  
PARCEL NO: 0316 013  
PARCEL ADDRESS: 491-499 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$133,503,280.00  
APPLICANT'S OPINION: \$33,375,821.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2534  
APPLICANT: HTLV SF LLC  
PARCEL NO: 20230007448  
PARCEL ADDRESS: 333 BATTERY ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$15,388,000.00  
APPLICANT'S OPINION: \$7,694,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

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

APPLICATION: 2023-2535  
APPLICANT: KHP III SUTTER LLC  
PARCEL NO: 0676 072  
PARCEL ADDRESS: 1800 SUTTER ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$4,414,140.00  
APPLICANT'S OPINION: \$2,207,070.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

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

APPLICATION: 2023-2538  
APPLICANT: STRATFORD HOTEL LLC  
PARCEL NO: 0314 010  
PARCEL ADDRESS: 236 POWELL ST  
TOPIC:  
CURRENT ASSESSMENT: \$10,383,577.00  
APPLICANT'S OPINION: \$5,191,788.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2539  
APPLICANT: SFII 101 UTAH, LLC  
PARCEL NO: 3918 009  
PARCEL ADDRESS: 101 UTAH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$22,516,240.00  
APPLICANT'S OPINION: \$11,258,118.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2566  
APPLICANT: SFI SHARON LLC  
PARCEL NO: 3707 035  
PARCEL ADDRESS: 39-63 NEW MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$68,888,970.00  
APPLICANT'S OPINION: \$34,444,488.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2567  
APPLICANT: ARE-SAN FRANCISCO NO 53 LLC  
PARCEL NO: 3786 037  
PARCEL ADDRESS: 645 5TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$139,439,900.00  
APPLICANT'S OPINION: \$69,719,942.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2568  
APPLICANT: CDC SAN FRANCISCO, LLC  
PARCEL NO: 3724 072  
PARCEL ADDRESS: 888 HOWARD ST  
TOPIC:  
CURRENT ASSESSMENT: \$247,908,103.00  
APPLICANT'S OPINION: \$123,954,027.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2569  
APPLICANT: SFII 101 UTAH, LLC  
PARCEL NO: 0813 009  
PARCEL ADDRESS: 1390 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$120,082,345.00  
APPLICANT'S OPINION: \$60,041,173.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2572  
APPLICANT: 2237 MASON STREET LLC  
PARCEL NO: 0051 002  
PARCEL ADDRESS: 2237 MASON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,220,000.00  
APPLICANT'S OPINION: \$5,610,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

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

APPLICATION: 2023-2573  
APPLICANT: 2237 MASON STREET LLC  
PARCEL NO: 0051 002  
PARCEL ADDRESS: 2237 MASON ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$11,000,000.00  
APPLICANT'S OPINION: \$5,610,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: BASE YEAR  
STATUS: WD/PHC

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

APPLICATION: 2023-2575  
APPLICANT: MCREF RINCON HILL LLC  
PARCEL NO: 3749 058  
PARCEL ADDRESS: 390 1ST ST  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$90,500,000.00  
APPLICANT'S OPINION: \$47,078,100.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: BASE YEAR

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

APPLICATION: 2023-2576  
APPLICANT: 905 COLUMBUS AVENUE LLC  
PARCEL NO: 0065 015  
PARCEL ADDRESS: 901-915 COLUMBUS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,592,190.00  
APPLICANT'S OPINION: \$5,810,710.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2577  
APPLICANT: 799 SVN LLC  
PARCEL NO: 3591 024  
PARCEL ADDRESS: 793 S SOUTH VAN NESS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$51,583,147.00  
APPLICANT'S OPINION: \$25,791,574.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR



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

APPLICATION: 2023-2579  
APPLICANT: 587 EDDY STREET LLC  
PARCEL NO: 0336 014a  
PARCEL ADDRESS: 581-585 EDDY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$25,146,131.00  
APPLICANT'S OPINION: \$13,232,390.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

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

APPLICATION: 2023-2580  
APPLICANT: GRANT & PINE LLC  
PARCEL NO: 0257 009  
PARCEL ADDRESS: 614 PINE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,344,000.00  
APPLICANT'S OPINION: \$3,672,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2581  
APPLICANT: FRE 593 LLC  
PARCEL NO: 3707 002  
PARCEL ADDRESS: 20-28 2ND ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$21,872,912.00  
APPLICANT'S OPINION: \$10,936,455.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2582  
APPLICANT: H DRAKE CORP  
PARCEL NO: 0326 018  
PARCEL ADDRESS: 235-243 OFARRELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$17,887,572.00  
APPLICANT'S OPINION: \$9,009,847.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2583  
APPLICANT: 2930 EL CAMINO LLC  
PARCEL NO: 0739 002  
PARCEL ADDRESS: 700 EDDY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$14,947,952.00  
APPLICANT'S OPINION: \$7,473,976.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

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

APPLICATION: 2023-2584  
APPLICANT: NARESH C PATEL FMLY TU  
PARCEL NO: 1422 043  
PARCEL ADDRESS: 4927-4929 CALIFORNIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,102,421.00  
APPLICANT'S OPINION: \$1,051,211.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

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

APPLICATION: 2023-2585  
APPLICANT: MALTI INVESTMENTS LLC  
PARCEL NO: 0838 004  
PARCEL ADDRESS: 131-135 GOUGH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,101,171.00  
APPLICANT'S OPINION: \$2,050,586.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2586  
APPLICANT: SF AEC 14 LLC  
PARCEL NO: 3555 018  
PARCEL ADDRESS: 3140-3150 16TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$10,250,867.00  
APPLICANT'S OPINION: \$5,125,434.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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72) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2587
APPLICANT:	420 TAYLOR VENTURES LLC
PARCEL NO:	0316 010
PARCEL ADDRESS:	420 TAYLOR ST
TOPIC:	
CURRENT ASSESSMENT:	\$79,768,547.00
APPLICANT'S OPINION:	\$39,884,275.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Both Real & Personal Prty
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 [soff@sfgov.org](mailto:soff@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).

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The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices. (Chapter 67A of the San Francisco Administrative Code)

### **Language Interpreters**

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

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

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

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

More Information: English | 中文 | Español | Filipino

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