

Phone (415) 554-6778
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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: 242 790 699#**

**Thursday, December 11, 2025
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:	2024-8965
APPLICANT:	GARCIA, VALERIE
PARCEL NO:	3596 067
PARCEL ADDRESS:	221-223 LEXINGTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,387,714.00
APPLICANT'S OPINION:	\$1,800,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-8987
APPLICANT:	CJUF III 1998 PROPERTY LLC
PARCEL NO:	0872 025
PARCEL ADDRESS:	8 BUCHANAN ST, #100
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,347,500.00
APPLICANT'S OPINION:	\$400,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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5) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8989
APPLICANT:	CJUF III 1998 PROPERTY LLC
PARCEL NO:	0872 026
PARCEL ADDRESS:	8 BUCHANAN ST, #101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$960,712.00
APPLICANT'S OPINION:	\$290,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8991
APPLICANT:	CJUF III 1998 PROPERTY LLC
PARCEL NO:	0872 027
PARCEL ADDRESS:	8 BUCHANAN ST, #102
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,621,994.00
APPLICANT'S OPINION:	\$490,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8993
APPLICANT:	CJUF III 1998 PROPERTY LLC
PARCEL NO:	0872 028
PARCEL ADDRESS:	8 BUCHANAN ST, #103
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$349,342.00
APPLICANT'S OPINION:	\$100,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8995
APPLICANT:	2100 MARKET-CHURCH LLC
PARCEL NO:	3542 041
PARCEL ADDRESS:	2100-2114 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$36,693,455.00
APPLICANT'S OPINION:	\$11,010,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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9) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9006
APPLICANT:	Green Couch Staging & Design
PARCEL NO:	20240009628
PARCEL ADDRESS:	636 POTRERO AVE
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$3,438,958.00
APPLICANT'S OPINION:	\$1,296,230.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9016
APPLICANT:	100 MONTGOMERY SF LLC
PARCEL NO:	0289 005
PARCEL ADDRESS:	100-124 MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$315,755,913.00
APPLICANT'S OPINION:	\$94,700,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9089
APPLICANT:	ZANDMAN, DAVID
PARCEL NO:	1834 008
PARCEL ADDRESS:	1471 19TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,250,085.00
APPLICANT'S OPINION:	\$2,175,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9132
APPLICANT:	A8net LLC
PARCEL NO:	0226 045
PARCEL ADDRESS:	735-739 CLAY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,268,071.00
APPLICANT'S OPINION:	\$2,030,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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13) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9147
APPLICANT:	1045 DIVISADERO ST L.L.C
PARCEL NO:	1153 003
PARCEL ADDRESS:	1045 DIVISADERO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,367,247.00
APPLICANT'S OPINION:	\$4,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9153
APPLICANT:	CENTRAL NOPA LLC
PARCEL NO:	1150 028
PARCEL ADDRESS:	964-970 CENTRAL AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,354,486.00
APPLICANT'S OPINION:	\$3,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9189
APPLICANT:	FRANCISCO PALMS TIC ASSOCIATION
PARCEL NO:	0479 013
PARCEL ADDRESS:	1229-1261 FRANCISCO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$21,267,744.00
APPLICANT'S OPINION:	\$19,164,314.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9196
APPLICANT:	3RE1 LLC
PARCEL NO:	5524 066
PARCEL ADDRESS:	300-304 PRECITA AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,995,835.00
APPLICANT'S OPINION:	\$2,552,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
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17) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9197
APPLICANT:	ABZ MISSION LLC
PARCEL NO:	5674 023
PARCEL ADDRESS:	3501-3505 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,121,200.00
APPLICANT'S OPINION:	\$1,605,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9202
APPLICANT:	NG FAMILY TRUST
PARCEL NO:	5673 020
PARCEL ADDRESS:	3471-3475 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,175,476.00
APPLICANT'S OPINION:	\$1,868,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9210
APPLICANT:	LESTER J AND DEBBIE C WAYNE REVOCABLE TRUST 2000
PARCEL NO:	6566 045
PARCEL ADDRESS:	3805-3809 26TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,072,135.00
APPLICANT'S OPINION:	\$2,820,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9213
APPLICANT:	CHRUCH & 23 rd HOA
PARCEL NO:	3651 001
PARCEL ADDRESS:	1100-1106 CHURCH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,300,137.00
APPLICANT'S OPINION:	\$5,000,000.00
TAXABLE YEAR:	2024
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21) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9214
APPLICANT:	ZAVAREH, PARVIZ
PARCEL NO:	3646 016
PARCEL ADDRESS:	1123-1127 GUERRERO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,900,393.00
APPLICANT'S OPINION:	\$1,400,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9215
APPLICANT:	M3 LLC
PARCEL NO:	3635 004
PARCEL ADDRESS:	1120-1126 VALENCIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,784,014.00
APPLICANT'S OPINION:	\$3,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9218
APPLICANT:	MUI, NELSON
PARCEL NO:	3566 027
PARCEL ADDRESS:	34-40 ABBEY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,653,020.00
APPLICANT'S OPINION:	\$1,900,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9229
APPLICANT:	2009 HU & NG Family Trust
PARCEL NO:	1231 008A
PARCEL ADDRESS:	555 ASHBURY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,938,000.00
APPLICANT'S OPINION:	\$1,390,000.00
TAXABLE YEAR:	2024
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25) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9238
APPLICANT:	WU, ALLEN
PARCEL NO:	1523 039
PARCEL ADDRESS:	428 22ND AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,632,211.00
APPLICANT'S OPINION:	\$2,110,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9240
APPLICANT:	LOU FAMILY TURST
PARCEL NO:	0104 019
PARCEL ADDRESS:	460-464 UNION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,466,167.00
APPLICANT'S OPINION:	\$1,910,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9247
APPLICANT:	224 7th STREET LLC
PARCEL NO:	3730 003
PARCEL ADDRESS:	224 7TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,275,654.00
APPLICANT'S OPINION:	\$1,650,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

28) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9282
APPLICANT:	DALVI, CHAITANYA
PARCEL NO:	1233 031
PARCEL ADDRESS:	1465 PAGE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,600,085.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2024
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29) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9296
APPLICANT:	GENESON, NINA
PARCEL NO:	2656 024
PARCEL ADDRESS:	3080 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,846,498.00
APPLICANT'S OPINION:	\$1,430,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9298
APPLICANT:	METROPOLITAN PROPERTIES
PARCEL NO:	0145 006
PARCEL ADDRESS:	1123-1125 KEARNY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,606,006.00
APPLICANT'S OPINION:	\$1,300,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9415
APPLICANT:	ARRIAZA, RAUL
PARCEL NO:	5597A001
PARCEL ADDRESS:	2203-2231 NEWCOMB AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,722,204.00
APPLICANT'S OPINION:	\$4,337,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

32) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9420
APPLICANT:	MCINTYRE, GUILLAUME
PARCEL NO:	6582 026
PARCEL ADDRESS:	4229 CESAR CHAVEZ ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,913,868.00
APPLICANT'S OPINION:	\$1,580,000.00
TAXABLE YEAR:	2024
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33) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9461
APPLICANT:	MCKEOWN FAMILY TRUST
PARCEL NO:	6665 055
PARCEL ADDRESS:	33 MIGUEL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,779,762.00
APPLICANT'S OPINION:	\$2,280,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9475
APPLICANT:	JING STORE INC
PARCEL NO:	20240026531
PARCEL ADDRESS:	2269 CHESTNUT ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$320,540.00
APPLICANT'S OPINION:	\$59,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9482
APPLICANT:	LOUIE LIVING TRUST
PARCEL NO:	6691 007
PARCEL ADDRESS:	3788-3790 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$964,361.00
APPLICANT'S OPINION:	\$626,835.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

36) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9484
APPLICANT:	LOUIE LIVING TRUST
PARCEL NO:	6691 008
PARCEL ADDRESS:	3798 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,111,240.00
APPLICANT'S OPINION:	\$2,672,306.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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37) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9486
APPLICANT:	LLC, IHMS SF
PARCEL NO:	0294 013
PARCEL ADDRESS:	340 STOCKTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$64,113,472.00
APPLICANT'S OPINION:	\$31,291,374.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9487
APPLICANT:	MADISON HOLDING LLC/MELGAR REAL ESTATE SERVICES
PARCEL NO:	2845 016
PARCEL ADDRESS:	2 CRESTLINE DR
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,699,094.00
APPLICANT'S OPINION:	\$2,404,412.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9546
APPLICANT:	CHIAO INVESTMENTS LLC
PARCEL NO:	0473 001
PARCEL ADDRESS:	1215 BAY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,323,784.00
APPLICANT'S OPINION:	\$4,500,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

40) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9547
APPLICANT:	CHIAO INVESTMENTS LLC
PARCEL NO:	0649 014
PARCEL ADDRESS:	1991 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,301,449.00
APPLICANT'S OPINION:	\$7,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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41) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9568
APPLICANT:	LLC, 450 SANSOME
PARCEL NO:	0229 018
PARCEL ADDRESS:	450 SANSOME ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$103,292,154.00
APPLICANT'S OPINION:	\$51,646,076.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9569
APPLICANT:	LLC, 1201 BRYANT STREET
PARCEL NO:	3528 001
PARCEL ADDRESS:	530 10TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$79,222,821.00
APPLICANT'S OPINION:	\$39,611,410.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9570
APPLICANT:	LLC, 1400 16TH STREET
PARCEL NO:	3938 001
PARCEL ADDRESS:	100 CAROLINA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$66,824,061.00
APPLICANT'S OPINION:	\$33,412,030.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

44) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9571
APPLICANT:	LLC, ASB/BLATTEIS POWEL
PARCEL NO:	0314 007
PARCEL ADDRESS:	200-216 POWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,881,368.00
APPLICANT'S OPINION:	\$8,440,684.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
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45) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9572
APPLICANT:	LLC, 333 FREMONT VENTUR
PARCEL NO:	3747 331
PARCEL ADDRESS:	333 FREMONT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$51,976,588.00
APPLICANT'S OPINION:	\$25,980,560.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9573
APPLICANT:	LLC, 333 FREMONT VENTUR
PARCEL NO:	3747 332
PARCEL ADDRESS:	333 FREMONT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,001,813.00
APPLICANT'S OPINION:	\$5,000,907.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9574
APPLICANT:	LLC, ASB DE HARO PLACE
PARCEL NO:	3979 001
PARCEL ADDRESS:	444 DE HARO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$109,460,192.00
APPLICANT'S OPINION:	\$54,730,096.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

48) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9576
APPLICANT:	LLC, 260 TOWNSEND OWNER
PARCEL NO:	3787 024
PARCEL ADDRESS:	260 TOWNSEND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$50,979,600.00
APPLICANT'S OPINION:	\$25,489,800.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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49) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9577
APPLICANT:	LLC, NORTH HAVEN FRONT
PARCEL NO:	0166 001
PARCEL ADDRESS:	101 BROADWAY
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$73,322,538.00
APPLICANT'S OPINION:	\$36,661,269.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9578
APPLICANT:	LLC, BRIDGETON MUSEUM P
PARCEL NO:	3751 176
PARCEL ADDRESS:	350 3RD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$19,442,196.00
APPLICANT'S OPINION:	\$9,720,848.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9579
APPLICANT:	INC, SDCO 101 POST STRE
PARCEL NO:	0310 001
PARCEL ADDRESS:	101 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$20,971,228.00
APPLICANT'S OPINION:	\$10,485,614.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

52) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9580
APPLICANT:	LESSEE, CITIBANK, N.A AS
PARCEL NO:	2988A031
PARCEL ADDRESS:	130-140 WEST PORTAL AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,891,981.00
APPLICANT'S OPINION:	\$3,945,990.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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53) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9582
APPLICANT:	LLC, OSIB 816 FOLSOM PR
PARCEL NO:	3733 014
PARCEL ADDRESS:	816 FOLSOM ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,175,024.00
APPLICANT'S OPINION:	\$8,087,512.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

54) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9583
APPLICANT:	LLC, OSIB 72 ELLIS STRE
PARCEL NO:	0327 011
PARCEL ADDRESS:	72-76 ELLIS ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$103,113,912.00
APPLICANT'S OPINION:	\$51,556,956.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

55) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9584
APPLICANT:	LLC, 10 SVN HOLDINGS
PARCEL NO:	3506 003A
PARCEL ADDRESS:	80 SOUTH VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,512,463.00
APPLICANT'S OPINION:	\$1,756,232.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

56) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9585
APPLICANT:	LLC, 10 SVN HOLDINGS
PARCEL NO:	3506 004
PARCEL ADDRESS:	12-50 SOUTH VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$65,122,629.00
APPLICANT'S OPINION:	\$32,561,314.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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57) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9586
APPLICANT:	LLC, TENTH AND MARKET H
PARCEL NO:	3507 041
PARCEL ADDRESS:	1401 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$451,796,122.00
APPLICANT'S OPINION:	\$225,299,756.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9587
APPLICANT:	LLC, 12 MINT PLAZA
PARCEL NO:	3704 010
PARCEL ADDRESS:	12 MINT PLZ
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,329,280.00
APPLICANT'S OPINION:	\$1,664,640.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9588
APPLICANT:	LP, 712-714 SANSOME
PARCEL NO:	0174 009
PARCEL ADDRESS:	712-714P SANSOME ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,419,933.00
APPLICANT'S OPINION:	\$4,209,966.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

60) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9589
APPLICANT:	LLC / FITZGERALD C, 1035 BATTERY STREE
PARCEL NO:	0112 002
PARCEL ADDRESS:	1035 BATTERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,437,542.00
APPLICANT'S OPINION:	\$6,218,771.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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61) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9590
APPLICANT:	CAPITAL, 735 MONTGOMERY LLC
PARCEL NO:	0195 001
PARCEL ADDRESS:	735 MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$29,588,174.00
APPLICANT'S OPINION:	\$14,794,088.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

62) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9591
APPLICANT:	LLC, FOLSOM/DIVISION ST
PARCEL NO:	0585 012A
PARCEL ADDRESS:	2690 JACKSON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,951,601.00
APPLICANT'S OPINION:	\$4,475,800.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9592
APPLICANT:	LL, 400 MONTGOMERY FEE
PARCEL NO:	0239 009
PARCEL ADDRESS:	400 MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$83,095,661.00
APPLICANT'S OPINION:	\$41,547,830.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

64) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9593
APPLICANT:	LLC, UGP MUSEUM PARC
PARCEL NO:	3751 175
PARCEL ADDRESS:	300 3RD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$19,343,096.00
APPLICANT'S OPINION:	\$9,671,548.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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65) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9594
APPLICANT:	INC, 101 SECOND STREET
PARCEL NO:	3721 089
PARCEL ADDRESS:	101 2ND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$357,573,604.00
APPLICANT'S OPINION:	\$178,786,801.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

66) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9595
APPLICANT:	INC, STOCKTON STREET PR
PARCEL NO:	0328 002
PARCEL ADDRESS:	2 STOCKTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$39,500,000.00
APPLICANT'S OPINION:	\$19,750,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

67) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9596
APPLICANT:	LP, 41 TEHAMA
PARCEL NO:	3736 190
PARCEL ADDRESS:	35-39 TEHAMA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$301,095,586.00
APPLICANT'S OPINION:	\$148,436,930.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

68) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9598
APPLICANT:	INC, STOCKTON STREET PR
PARCEL NO:	0328 003
PARCEL ADDRESS:	42 STOCKTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$23,878,623.00
APPLICANT'S OPINION:	\$11,939,311.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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69) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9599
APPLICANT:	INC, STOCKTON STREET PR
PARCEL NO:	0328 004
PARCEL ADDRESS:	48 STOCKTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$57,507,460.00
APPLICANT'S OPINION:	\$28,753,730.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

70) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9600
APPLICANT:	LLC, 600 BATTERY OWNER
PARCEL NO:	0173 115
PARCEL ADDRESS:	600 BATTERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$125,769,303.00
APPLICANT'S OPINION:	\$62,884,651.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

71) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9601
APPLICANT:	LLC, 631 HOWARD
PARCEL NO:	3735 005
PARCEL ADDRESS:	631 HOWARD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$73,053,663.00
APPLICANT'S OPINION:	\$36,526,831.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

72) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9799
APPLICANT:	MM312WEST LP
PARCEL NO:	2483 004
PARCEL ADDRESS:	312-318 WEST PORTAL AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,361,187.00
APPLICANT'S OPINION:	\$1,400,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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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.

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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

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.

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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.

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