

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: 228 707 95#**

**Thursday, February 05, 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:	2017-1274
APPLICANT:	SHR ST. FRANCIS LLC c/o STRATEGIC HOTELS AND RESORTS
PARCEL NO:	0307 001
PARCEL ADDRESS:	301-345 POWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$254,308,341.00
APPLICANT'S OPINION:	\$20,000,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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

APPLICATION:	2017-1275
APPLICANT:	SHR ST. FRANCIS LLC c/o STRATEGIC HOTELS AND RESORTS
PARCEL NO:	0307 013
PARCEL ADDRESS:	455 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$84,769,453.00
APPLICANT'S OPINION:	\$10,000,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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5) Hearing, discussion, and possible action involving:

APPLICATION:	2017-1278
APPLICANT:	SHR ST. FRANCIS LLC c/o STRATEGIC HOTELS AND RESORTS
PARCEL NO:	0307 001
PARCEL ADDRESS:	301-345 POWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$68,959,500.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2017-1279
APPLICANT:	SHR ST. FRANCIS LLC c/o STRATEGIC HOTELS AND RESORTS
PARCEL NO:	0307 013
PARCEL ADDRESS:	455 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$22,986,500.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0569
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO:	0307 001
PARCEL ADDRESS:	301-345 POWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$738,069,300.00
APPLICANT'S OPINION:	\$300,000,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0570
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO:	0307 013
PARCEL ADDRESS:	455 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$239,523,960.00
APPLICANT'S OPINION:	\$100,000,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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9) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0747
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO:	0307 001
PARCEL ADDRESS:	301-345 POWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$751,943,504.00
APPLICANT'S OPINION:	\$309,000,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0748
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO:	0307 013
PARCEL ADDRESS:	455 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$244,314,438.00
APPLICANT'S OPINION:	\$100,000,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2020-0784
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO:	0307 001
PARCEL ADDRESS:	301-345 POWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$765,686,754.00
APPLICANT'S OPINION:	\$183,000,000.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2020-0785
APPLICANT:	SHR ST. FRANCIS LLC c/o STRATEGIC HOTELS AND RESORTS
PARCEL NO:	0307 013
PARCEL ADDRESS:	455 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$249,200,726.00
APPLICANT'S OPINION:	\$60,000,000.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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13) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0998
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO:	0307 001
PARCEL ADDRESS:	301-345 POWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$772,514,515.00
APPLICANT'S OPINION:	\$193,128,628.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0999
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO:	0307 013
PARCEL ADDRESS:	455 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$251,782,444.00
APPLICANT'S OPINION:	\$62,945,610.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7443
APPLICANT:	SHR ST. FRANCIS, LLC
PARCEL NO:	0307 001
PARCEL ADDRESS:	301-345 POWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$786,924,101.00
APPLICANT'S OPINION:	\$76,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7444
APPLICANT:	SHR ST. FRANCIS, LLC
PARCEL NO:	0307 013
PARCEL ADDRESS:	455 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$256,818,092.00
APPLICANT'S OPINION:	\$25,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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17) Hearing, discussion, and possible action involving:

APPLICATION:	2023-4598
APPLICANT:	SAKS & COMPANY LLC
PARCEL NO:	20230053234
PARCEL ADDRESS:	901 MARKET ST, #110
CURRENT ASSESSMENT:	\$5,176,778.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2023-4599
APPLICANT:	SAKS & COMPANY LLC
PARCEL NO:	20230053233
PARCEL ADDRESS:	901 MARKET ST, #110
CURRENT ASSESSMENT:	\$5,036,781.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2023-4600
APPLICANT:	SAKS & COMPANY LLC
PARCEL NO:	20230053232
PARCEL ADDRESS:	901 MARKET ST, #110
CURRENT ASSESSMENT:	\$4,989,708.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2023-4601
APPLICANT:	SAKS & COMPANY LLC
PARCEL NO:	20230053231
PARCEL ADDRESS:	901 MARKET ST, #110
CURRENT ASSESSMENT:	\$5,077,778.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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21) Hearing, discussion, and possible action involving:

APPLICATION:	2023-4602
APPLICANT:	SAKS & COMPANY LLC
PARCEL NO:	20230053241
PARCEL ADDRESS:	384 POST ST
CURRENT ASSESSMENT:	\$9,255,946.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2023-4603
APPLICANT:	SAKS & COMPANY LLC
PARCEL NO:	20230053240
PARCEL ADDRESS:	384 POST ST
CURRENT ASSESSMENT:	\$8,726,170.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION:	2023-4604
APPLICANT:	SAKS & COMPANY LLC
PARCEL NO:	20230053239
PARCEL ADDRESS:	384 POST ST
CURRENT ASSESSMENT:	\$8,337,069.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

24) Hearing, discussion, and possible action involving:

APPLICATION:	2023-4605
APPLICANT:	SAKS & COMPANY LLC
PARCEL NO:	20230053238
PARCEL ADDRESS:	384 POST ST
CURRENT ASSESSMENT:	\$8,538,545.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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25) Hearing, discussion, and possible action involving:

APPLICATION: 2024-10708
APPLICANT: 1660 MISSION, LLC, 290 DIVISION (EAT)
PARCEL NO: 3512 006
PARCEL ADDRESS: 1660 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,096,177.00
APPLICANT'S OPINION: \$1,800,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2024-10711
APPLICANT: 1660 MISSION, LLC, 290 DIVISION (EAT)
PARCEL NO: 3512 010
PARCEL ADDRESS: 1690 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,137,825.00
APPLICANT'S OPINION: \$400,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2024-10712
APPLICANT: 1660 MISSION, LLC, 290 DIVISION (EAT)
PARCEL NO: 3512 009
PARCEL ADDRESS: 1680 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$23,097,924.00
APPLICANT'S OPINION: \$11,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

28) Hearing, discussion, and possible action involving:

APPLICATION: 2024-11026
APPLICANT: FENG,SHARON
PARCEL NO: 0296 019
PARCEL ADDRESS: 490 POST ST, RETAIL #4
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,266,452.00
APPLICANT'S OPINION: \$731,880.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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29) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11027
APPLICANT:	FENG, SHARON
PARCEL NO:	0296 018
PARCEL ADDRESS:	490 POST ST, RETAIL #3
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$914,298.00
APPLICANT'S OPINION:	\$268,356.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11028
APPLICANT:	FENG, SHARON
PARCEL NO:	0296 020
PARCEL ADDRESS:	490 POST ST, RETAIL #5
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,030,194.00
APPLICANT'S OPINION:	\$321,320.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11083
APPLICANT:	200 ARGUELLO ASSOC LLC
PARCEL NO:	0272 008
PARCEL ADDRESS:	698 BUSH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,230,560.00
APPLICANT'S OPINION:	\$10,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

32) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11084
APPLICANT:	WINDELER LLC
PARCEL NO:	0323 007
PARCEL ADDRESS:	424 ELLIS ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,376,308.00
APPLICANT'S OPINION:	\$9,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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33) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11097
APPLICANT:	2323 FRANKLIN APARTMENTS LLC
PARCEL NO:	0569 003
PARCEL ADDRESS:	2323 FRANKLIN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,721,985.00
APPLICANT'S OPINION:	\$3,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11099
APPLICANT:	101 SANCHEZ ASSOC LLC
PARCEL NO:	3542 028
PARCEL ADDRESS:	101-111 SANCHEZ ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,971,402.00
APPLICANT'S OPINION:	\$9,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11101
APPLICANT:	278 POST STREET INC.
PARCEL NO:	0294 011
PARCEL ADDRESS:	278-298 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$80,108,095.00
APPLICANT'S OPINION:	\$38,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

36) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11108
APPLICANT:	540 SUTTER LLC
PARCEL NO:	0284 008
PARCEL ADDRESS:	540 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,072,135.00
APPLICANT'S OPINION:	\$900,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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37) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11110
APPLICANT:	G & G PARTNERS L.P.
PARCEL NO:	0312 008
PARCEL ADDRESS:	50 GRANT AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$29,161,877.00
APPLICANT'S OPINION:	\$16,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11111
APPLICANT:	550 SUTTER LLC
PARCEL NO:	0284 009
PARCEL ADDRESS:	550-556 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,222,957.00
APPLICANT'S OPINION:	\$2,500,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11114
APPLICANT:	CPF 856 MARKET STREET LLC
PARCEL NO:	0329 004
PARCEL ADDRESS:	856 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$29,309,714.00
APPLICANT'S OPINION:	\$20,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

40) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11118
APPLICANT:	LAMBDA INC
PARCEL NO:	20240012264
PARCEL ADDRESS:	2565 3RD ST, STE #244
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$8,390,956.00
APPLICANT'S OPINION:	\$4,195,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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41) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11121
APPLICANT:	LONE OAK FUND
PARCEL NO:	3753 100
PARCEL ADDRESS:	360 5TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,406,018.00
APPLICANT'S OPINION:	\$603,313.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11122
APPLICANT:	A HENRALLY PROPERTIES INC.
PARCEL NO:	0313 002
PARCEL ADDRESS:	59 GRANT AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,636,659.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11125
APPLICANT:	LMX PROPERTIES INC.
PARCEL NO:	0164 031
PARCEL ADDRESS:	50 OSGOOD PL
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,437,967.00
APPLICANT'S OPINION:	\$4,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

44) Hearing, discussion, and possible action involving:

APPLICATION:	2024-11128
APPLICANT:	LONE OAK FUND
PARCEL NO:	3753 005
PARCEL ADDRESS:	360 5TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,406,018.00
APPLICANT'S OPINION:	\$603,313.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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45) Hearing, discussion, and possible action involving:

APPLICATION: 2024-11132
APPLICANT: LONE OAK FUND
PARCEL NO: 3753 006A
PARCEL ADDRESS: 360 5TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,952,842.00
APPLICANT'S OPINION: \$740,430.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION: 2024-1288
APPLICANT: MAK, CHRIS
PARCEL NO: 1200 001C
PARCEL ADDRESS: 535 BRODERICK ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,615,711.00
APPLICANT'S OPINION: \$2,170,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION: 2024-4715
APPLICANT: DUANE MORRIS LLP
PARCEL NO: 20240054889
PARCEL ADDRESS: 1 MARKET SPEAR TOWER, #2000
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$193,358.00
APPLICANT'S OPINION: \$48,948.00
TAXABLE YEAR: 2021
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

48) Hearing, discussion, and possible action involving:

APPLICATION: 2024-4797
APPLICANT: GC EM CUBE LLC
PARCEL NO: 0168 057
PARCEL ADDRESS: 650 DAVIS ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$54,405,717.00
APPLICANT'S OPINION: \$19,500,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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49) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4798
APPLICANT:	GC EM CUBE LLC
PARCEL NO:	0167 063
PARCEL ADDRESS:	75 BROADWAY
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$56,378,735.00
APPLICANT'S OPINION:	\$19,500,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

50) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4799
APPLICANT:	GC EM CUBE LLC
PARCEL NO:	0171 068
PARCEL ADDRESS:	560 DAVIS ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$56,635,547.00
APPLICANT'S OPINION:	\$19,500,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

51) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4804
APPLICANT:	GOLDEN GATEWAY CENTER SPE LLC
PARCEL NO:	0199 022
PARCEL ADDRESS:	200 WASHINGTON ST
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	\$15,000.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

52) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4806
APPLICANT:	VECCHIOLI FAMILY TRUSTS
PARCEL NO:	0013 005
PARCEL ADDRESS:	2700-2750 TAYLOR ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$25,964,000.00
APPLICANT'S OPINION:	\$11,000,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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53) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4807
APPLICANT:	VECCHIOLI FAMILY TRUSTS
PARCEL NO:	0013 005
PARCEL ADDRESS:	2700-2750 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$25,964,000.00
APPLICANT'S OPINION:	\$11,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

54) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4808
APPLICANT:	VECCHIOLI FAMILY TRUSTS
PARCEL NO:	0013 005
PARCEL ADDRESS:	2700-2750 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$26,483,280.00
APPLICANT'S OPINION:	\$8,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

55) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4809
APPLICANT:	VECCHIOLI FAMILY TRUSTS
PARCEL NO:	0013 005
PARCEL ADDRESS:	2700-2750 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$27,012,940.00
APPLICANT'S OPINION:	\$6,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

56) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4821
APPLICANT:	HGIT 181 SANCHEZ ST LP
PARCEL NO:	3542 061
PARCEL ADDRESS:	2198 MARKET ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$68,238,494.00
APPLICANT'S OPINION:	\$38,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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57) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4824
APPLICANT:	201 SPEAR PROPERTY LLC
PARCEL NO:	3741 032
PARCEL ADDRESS:	201 SPEAR ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$166,700,000.00
APPLICANT'S OPINION:	\$67,250,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

58) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4825
APPLICANT:	CELTIC DEVELOPMENT LLC
PARCEL NO:	3554 001
PARCEL ADDRESS:	1900 MISSION ST
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	\$4,850,000.00
APPLICANT'S OPINION:	\$224,054.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

59) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4826
APPLICANT:	FO 575 OFARRELL STREET PROPERTY LLC
PARCEL NO:	0323 020
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,196,516.00
APPLICANT'S OPINION:	\$5,502,816.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

60) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4837
APPLICANT:	ONG, CAREY
PARCEL NO:	0103 006
PARCEL ADDRESS:	18 CADELL PL
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$1,246,862.00
APPLICANT'S OPINION:	\$1,050,000.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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61) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4838
APPLICANT:	ONG, CAREY
PARCEL NO:	0103 006
PARCEL ADDRESS:	18 CADELL PL
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,274,405.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

62) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4839
APPLICANT:	ONG, CAREY
PARCEL NO:	0103 006
PARCEL ADDRESS:	18 CADELL PL
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,299,892.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

63) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4840
APPLICANT:	ONG, CAREY
PARCEL NO:	0103 006
PARCEL ADDRESS:	18 CADELL PL
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,325,887.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

64) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4857
APPLICANT:	GREENWICH CLEAN TIME
PARCEL NO:	20250006403
PARCEL ADDRESS:	1720 GREENWICH ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$262,000.00
APPLICANT'S OPINION:	\$55,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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65) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4876
APPLICANT:	RATCLIFFE, KEVIN
PARCEL NO:	814430
CURRENT ASSESSMENT:	\$46,622.00
APPLICANT'S OPINION:	\$2,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	SUPPLEMENTAL

66) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4877
APPLICANT:	RATCLIFFE, KEVIN
PARCEL NO:	814430
CURRENT ASSESSMENT:	\$46,622.00
APPLICANT'S OPINION:	\$2,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

67) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4878
APPLICANT:	ASHIZAWA, PHILIP
PARCEL NO:	0686 032
PARCEL ADDRESS:	1672-1674 POST ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$396,468.00
APPLICANT'S OPINION:	\$250,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

68) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4879
APPLICANT:	ASHIZAWA, PHILIP
PARCEL NO:	0686 034
PARCEL ADDRESS:	1696-1698 POST ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$6,089,473.00
APPLICANT'S OPINION:	\$4,500,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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69) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4880
APPLICANT:	ASHIZAWA, PHILIP
PARCEL NO:	0686 057
PARCEL ADDRESS:	1662-1664 POST ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$786,226.00
APPLICANT'S OPINION:	\$500,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

70) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4889
APPLICANT:	NOTION LABS INC
PARCEL NO:	20240054967
PARCEL ADDRESS:	2300 HARRISON ST, #2
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	\$2,250,490.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

71) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4890
APPLICANT:	NOTION LABS INC
PARCEL NO:	20240055631
PARCEL ADDRESS:	2300 HARRISON ST, #2
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	\$338,471.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

72) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4891
APPLICANT:	NOTION LABS INC
PARCEL NO:	20240055632
PARCEL ADDRESS:	2300 HARRISON ST, #2
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	\$346,643.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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73) Hearing, discussion, and possible action involving:

APPLICATION: 2024-4893
APPLICANT: SFII 1390 MARKET STRET LLC
PARCEL NO: 0813 009
PARCEL ADDRESS: 1390 MARKET ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$86,800,000.00
APPLICANT'S OPINION: \$54,500,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

74) Hearing, discussion, and possible action involving:

APPLICATION: 2024-4895
APPLICANT: DC SAN FRANCSCISO 1 PROPERTY LLC
PARCEL NO: 3794 006
PARCEL ADDRESS: 701 3RD ST
CURRENT ASSESSMENT: \$128,323,417.00
APPLICANT'S OPINION: \$108,490,854.00
TAXABLE YEAR: 2021
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: SUPPLEMENTAL

75) Hearing, discussion, and possible action involving:

APPLICATION: 2024-4896
APPLICANT: DC SAN FRANCSCISO 1 PROPERTY LLC
PARCEL NO: 3794 006
PARCEL ADDRESS: 701 3RD ST
CURRENT ASSESSMENT: \$127,999,212.00
APPLICANT'S OPINION: \$108,183,025.00
TAXABLE YEAR: 2022
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: SUPPLEMENTAL

76) Hearing, discussion, and possible action involving:

APPLICATION: 2024-4911
APPLICANT: MISSION ROCK PARCEL A OWNER, LLC
PARCEL NO: 8719B002
PARCEL ADDRESS: 301-499 CHINA BASIN ST
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$250,000,000.00
APPLICANT'S OPINION: \$200,400,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WD/PHC

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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.

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