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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: 706 694 710#**

**Thursday, February 12, 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:	2023-0569
APPLICANT:	TRANSBAY FITNESS, INC.
PARCEL NO:	813243
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$0.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

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

APPLICATION:	2023-0684
APPLICANT:	GUNTREN FAMILY PARTNERSHIP, L.P.
PARCEL NO:	2454 055
PARCEL ADDRESS:	3101-3111 VICENTE ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$5,578,816.00
APPLICANT'S OPINION:	\$5,163,430.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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5) Hearing, discussion, and possible action involving:

APPLICATION:	2023-0685
APPLICANT:	GUNTREN FAMILY PARTNERSHIP, L.P.
PARCEL NO:	2454 056
PARCEL ADDRESS:	3121 VICENTE ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$4,978,816.00
APPLICANT'S OPINION:	\$4,238,430.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2023-0686
APPLICANT:	GUNTREN FAMILY PARTNERSHIP, L.P.
PARCEL NO:	2454 057
PARCEL ADDRESS:	3131 VICENTE ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$4,978,816.00
APPLICANT'S OPINION:	\$4,338,430.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2023-1275
APPLICANT:	PATEL, NANDKISHOR
PARCEL NO:	4024 019
PARCEL ADDRESS:	613-613B YORK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,000,000.00
APPLICANT'S OPINION:	\$1,800,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2023-1541
APPLICANT:	SAN FRANCISCO 722 MONTGOMERY LLC
PARCEL NO:	0196 062
PARCEL ADDRESS:	722-726 MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,585,295.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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9) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2503
APPLICANT:	ECOP TOWER I OWNER LLC
PARCEL NO:	8722 063
PARCEL ADDRESS:	1655 3RD ST, #A
CURRENT ASSESSMENT:	\$357,094,908.00
APPLICANT'S OPINION:	\$90,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2504
APPLICANT:	ECOP TOWER I OWNER LLC
PARCEL NO:	8722 064
PARCEL ADDRESS:	1655 3RD ST, #B
CURRENT ASSESSMENT:	\$44,813,399.00
APPLICANT'S OPINION:	\$12,500,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2505
APPLICANT:	ECOP TOWER I OWNER LLC
PARCEL NO:	8722 087
PARCEL ADDRESS:	1725 3RD ST, #A
CURRENT ASSESSMENT:	\$307,357,640.00
APPLICANT'S OPINION:	\$85,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2506
APPLICANT:	ECOP TOWER I OWNER LLC
PARCEL NO:	8722 088
PARCEL ADDRESS:	1725 3RD ST, #B
CURRENT ASSESSMENT:	\$37,985,096.00
APPLICANT'S OPINION:	\$12,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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13) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2507
APPLICANT:	GSW MASTER RETAIL LLC
PARCEL NO:	20230242509
CURRENT ASSESSMENT:	\$62,243,051.00
APPLICANT'S OPINION:	\$3,500,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2508
APPLICANT:	GSW ARENA, LLC
PARCEL NO:	20230238801
CURRENT ASSESSMENT:	\$5,546,720.00
APPLICANT'S OPINION:	\$1,900,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3036
APPLICANT:	JAPAN CENTER WEST ASSOCIATES, LP
PARCEL NO:	0700 010
PARCEL ADDRESS:	11 PEACE PLZ
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,318,350.00
APPLICANT'S OPINION:	\$1,300,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3037
APPLICANT:	JAPAN CENTER WEST ASSOCIATES, LP
PARCEL NO:	0700 012
PARCEL ADDRESS:	11 PEACE PLZ
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,891,454.00
APPLICANT'S OPINION:	\$1,100,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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17) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3038
APPLICANT:	JAPAN CENTER WEST ASSOCIATES, LP
PARCEL NO:	0700 027
PARCEL ADDRESS:	22 PEACE PLZ
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,377,133.00
APPLICANT'S OPINION:	\$4,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2024-0750
APPLICANT:	JABOUR PRESIDIO PROPERTIES, LLC
PARCEL NO:	1022 016
PARCEL ADDRESS:	424-432 PRESIDIO AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,129,027.00
APPLICANT'S OPINION:	\$1,877,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2024-0754
APPLICANT:	YVONNE CHESTER TR
PARCEL NO:	1471 003
PARCEL ADDRESS:	425 39TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,633,604.00
APPLICANT'S OPINION:	\$980,297.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2024-0755
APPLICANT:	BESSIE P. WONG FMLY TR.
PARCEL NO:	1502 030
PARCEL ADDRESS:	7829 GEARY BLVD
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,336,283.00
APPLICANT'S OPINION:	\$1,401,626.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
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21) Hearing, discussion, and possible action involving:

APPLICATION:	2024-0764
APPLICANT:	174 TURK, LLC
PARCEL NO:	0339 011
PARCEL ADDRESS:	174 TURK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,550,022.00
APPLICANT'S OPINION:	\$2,130,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2024-0765
APPLICANT:	370 ELLIS STREET LLC
PARCEL NO:	0324 009
PARCEL ADDRESS:	370 ELLIS ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,457,611.00
APPLICANT'S OPINION:	\$2,675,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2024-0771
APPLICANT:	LEUNG, EUGENE
PARCEL NO:	2714 005
PARCEL ADDRESS:	30 CORWIN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,762,820.00
APPLICANT'S OPINION:	\$4,057,220.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2024-0773
APPLICANT:	LEUNG, EUGENE
PARCEL NO:	1104 008
PARCEL ADDRESS:	156 TERRA VISTA AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,061,332.00
APPLICANT'S OPINION:	\$1,837,000.00
TAXABLE YEAR:	2024
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25) Hearing, discussion, and possible action involving:

APPLICATION:	2024-0774
APPLICANT:	BAY HILL PROPERTIES LLC
PARCEL NO:	0181 012
PARCEL ADDRESS:	1036 JACKSON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,276,873.00
APPLICANT'S OPINION:	\$767,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2024-0776
APPLICANT:	1750 GREENWICH, LLC
PARCEL NO:	0505 002C
PARCEL ADDRESS:	1750 GREENWICH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,778,478.00
APPLICANT'S OPINION:	\$5,867,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2024-0786
APPLICANT:	WOO FAMILY TR 5/21/16
PARCEL NO:	0250 003A
PARCEL ADDRESS:	1025 HYDE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,307,720.00
APPLICANT'S OPINION:	\$1,385,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

28) Hearing, discussion, and possible action involving:

APPLICATION:	2024-0962
APPLICANT:	CASA CW LLC
PARCEL NO:	0741 007
PARCEL ADDRESS:	640-644 POLK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,741,628.00
APPLICANT'S OPINION:	\$3,445,000.00
TAXABLE YEAR:	2024
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29) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1380
APPLICANT:	TOY REAL ESTATE INVESTMENT CO. II LLC
PARCEL NO:	3721 025
PARCEL ADDRESS:	171 2ND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,760,561.00
APPLICANT'S OPINION:	\$4,056,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1391
APPLICANT:	101 CYRIL MAGNIN STREET LLC
PARCEL NO:	0326 022
PARCEL ADDRESS:	101 CYRIL MAGNIN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,872,220.00
APPLICANT'S OPINION:	\$2,923,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1474
APPLICANT:	1260 VALLEJO L.P.
PARCEL NO:	0125 008
PARCEL ADDRESS:	1260-1264 VALLEJO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,426,873.00
APPLICANT'S OPINION:	\$2,056,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

32) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1477
APPLICANT:	KALO TERRANCE, LLC/ TLL CLAIREMONT, LLC
PARCEL NO:	0210 038
PARCEL ADDRESS:	124-130 WAVERLY PL
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,669,486.00
APPLICANT'S OPINION:	\$2,202,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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33) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1478
APPLICANT:	KAMINO STREET LLC
PARCEL NO:	0227 030
PARCEL ADDRESS:	632-634 COMMERCIAL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,605,159.00
APPLICANT'S OPINION:	\$4,563,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1482
APPLICANT:	HAIGHT STREET RE GROUP
PARCEL NO:	0847 020
PARCEL ADDRESS:	688-692 HAIGHT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,002,178.00
APPLICANT'S OPINION:	\$1,202,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1494
APPLICANT:	MFR APARTMENTS LLC
PARCEL NO:	0124 028
PARCEL ADDRESS:	2100-2104 LARKIN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,689,442.00
APPLICANT'S OPINION:	\$2,213,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

36) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1526
APPLICANT:	SYERS PROPERTIES IV L.P.
PARCEL NO:	3715 001
PARCEL ADDRESS:	1 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,943,071.00
APPLICANT'S OPINION:	\$10,766,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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37) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1540
APPLICANT:	UNION SQUARE PROPERTIES LLC
PARCEL NO:	0297 010
PARCEL ADDRESS:	679-685 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,876,928.00
APPLICANT'S OPINION:	\$3,526,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1541
APPLICANT:	888 BRYANT LLC
PARCEL NO:	3762 018
PARCEL ADDRESS:	544 BRYANT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,882,003.00
APPLICANT'S OPINION:	\$2,329,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1548
APPLICANT:	ROMEL CALIFORNIA, LLC
PARCEL NO:	0220 029
PARCEL ADDRESS:	1385 CLAY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,082,110.00
APPLICANT'S OPINION:	\$3,649,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

40) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1549
APPLICANT:	ROMEL SFAPT, LLC
PARCEL NO:	0643 010
PARCEL ADDRESS:	1650 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,252,959.00
APPLICANT'S OPINION:	\$7,356,172.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

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41) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1554
APPLICANT:	FREEZESTORE FAYETTE STREET, LLC
PARCEL NO:	2635 046
PARCEL ADDRESS:	480 WARREN DR
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$51,952,326.00
APPLICANT'S OPINION:	\$31,171,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1639
APPLICANT:	802-810 GREEN STREET LLC
PARCEL NO:	0119 009
PARCEL ADDRESS:	802-810 GREEN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,760,949.00
APPLICANT'S OPINION:	\$1,657,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1640
APPLICANT:	18 BARTOL STREET LLC
PARCEL NO:	0164 016
PARCEL ADDRESS:	18 BARTOL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,168,027.00
APPLICANT'S OPINION:	\$1,301,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

44) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1641
APPLICANT:	1445 LEAVENWORTH STREET, LLC
PARCEL NO:	0187 003
PARCEL ADDRESS:	1445 LEAVENWORTH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,621,727.00
APPLICANT'S OPINION:	\$1,574,055.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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45) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1643
APPLICANT:	1234 LARKIN STREET LLC
PARCEL NO:	0278 009
PARCEL ADDRESS:	1234 LARKIN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,037,181.00
APPLICANT'S OPINION:	\$1,223,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1644
APPLICANT:	WIMMER PROPERTIES LLC
PARCEL NO:	0845 029
PARCEL ADDRESS:	957-961 OAK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,704,100.00
APPLICANT'S OPINION:	\$1,623,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1645
APPLICANT:	GREGORY WIMMER J. LIVING TRUST
PARCEL NO:	1029 013
PARCEL ADDRESS:	2852-2854 PINE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,295,376.00
APPLICANT'S OPINION:	\$1,377,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

48) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1648
APPLICANT:	45 WHITNEY STREET, LLC
PARCEL NO:	6655 047
PARCEL ADDRESS:	45 WHITNEY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,117,734.00
APPLICANT'S OPINION:	\$1,273,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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49) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1695
APPLICANT:	HV ROCKLIN DEVELOPMENT INC
PARCEL NO:	0260 016
PARCEL ADDRESS:	433 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$21,586,471.00
APPLICANT'S OPINION:	\$15,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1879
APPLICANT:	STASH SCOTT LLC
PARCEL NO:	0633 011
PARCEL ADDRESS:	2799 SACRAMENTO ST
CURRENT ASSESSMENT:	\$7,000,000.00
APPLICANT'S OPINION:	\$4,009,347.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

51) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2021
APPLICANT:	644 BROADWAY LLC
PARCEL NO:	0146 006
PARCEL ADDRESS:	644 BROADWAY
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,261,885.00
APPLICANT'S OPINION:	\$3,078,564.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

52) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2022
APPLICANT:	644 BROADWAY LLC
PARCEL NO:	0146 007
PARCEL ADDRESS:	660 BROADWAY
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,236,704.00
APPLICANT'S OPINION:	\$1,271,201.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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53) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2122
APPLICANT:	WAI SUN & JOAN LAI REVOC TRUST
PARCEL NO:	1537 050
PARCEL ADDRESS:	4375 GEARY BLVD, #102
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,798,725.00
APPLICANT'S OPINION:	\$1,679,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2127
APPLICANT:	2988 PACIFIC LTD PARTNERSHIP
PARCEL NO:	0963 010
PARCEL ADDRESS:	2988 PACIFIC AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,111,901.00
APPLICANT'S OPINION:	\$3,128,105.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2129
APPLICANT:	POETT LLC
PARCEL NO:	0665 001
PARCEL ADDRESS:	1553-1559 FRANKLIN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,805,184.00
APPLICANT'S OPINION:	\$3,483,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

56) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2306
APPLICANT:	LOWES HIW INC.
PARCEL NO:	5598 031
PARCEL ADDRESS:	491 BAYSHORE BLVD
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$54,199,633.00
APPLICANT'S OPINION:	\$30,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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57) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2724
APPLICANT:	ADRIAN HOTEL INC
PARCEL NO:	0337 015
PARCEL ADDRESS:	493-499 EDDY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,847,215.00
APPLICANT'S OPINION:	\$1,108,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2725
APPLICANT:	ROSE HOSPITALITY, LLC
PARCEL NO:	0298 007
PARCEL ADDRESS:	620 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,821,356.00
APPLICANT'S OPINION:	\$3,493,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2726
APPLICANT:	NEW PACIFIC HOTEL, INC.
PARCEL NO:	0740 014
PARCEL ADDRESS:	700-712 POLK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,465,658.00
APPLICANT'S OPINION:	\$5,571,800.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

60) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2911
APPLICANT:	ONE STOCKTON REALTY LLC
PARCEL NO:	0327 025
PARCEL ADDRESS:	1800 ELLIS ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$60,091,348.00
APPLICANT'S OPINION:	\$30,045,674.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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61) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2914
APPLICANT:	ONE GRANT PROPERTY OWNER LLC
PARCEL NO:	0313 008
PARCEL ADDRESS:	1 GRANT AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$18,917,548.00
APPLICANT'S OPINION:	\$9,458,774.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

62) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2916
APPLICANT:	156 GEARY PROPERTY OWNER
PARCEL NO:	0309 009
PARCEL ADDRESS:	156 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$28,898,586.00
APPLICANT'S OPINION:	\$14,449,294.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2926
APPLICANT:	HTLV SF LLC
PARCEL NO:	0229 020
PARCEL ADDRESS:	375 BATTERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$213,282,000.00
APPLICANT'S OPINION:	\$106,641,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

64) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2973
APPLICANT:	RATIRAM, LLC
PARCEL NO:	0013 009
PARCEL ADDRESS:	2601 MASON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,893,838.00
APPLICANT'S OPINION:	\$10,356,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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65) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3226
APPLICANT:	SAFEWAY INC
PARCEL NO:	7521 006
PARCEL ADDRESS:	5214D DIAMOND HEIGHTS BLVD
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,637,751.00
APPLICANT'S OPINION:	\$3,318,876.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

66) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3229
APPLICANT:	SAFEWAY INC
PARCEL NO:	7521 002
PARCEL ADDRESS:	5290 DIAMOND HEIGHTS BLVD
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$41,813,675.00
APPLICANT'S OPINION:	\$20,906,837.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

67) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3539
APPLICANT:	28 MIS OWNER, LLC
PARCEL NO:	3575 091
PARCEL ADDRESS:	2101-2129 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$62,955,408.00
APPLICANT'S OPINION:	\$31,477,704.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

68) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4053
APPLICANT:	SP IV - 939 ELLIS, LLC
PARCEL NO:	0738 019
PARCEL ADDRESS:	939 ELLIS ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$71,787,600.00
APPLICANT'S OPINION:	\$35,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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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/>.

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