

Phone (415) 554-6778  
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E-mail AAB@sfgov.org



**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: 310 224 107#**

**Tuesday, February 17, 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:	2021-1221
APPLICANT:	PINE & POWELL LLC
PARCEL NO:	0255 001
PARCEL ADDRESS:	901 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$105,474,440.00
APPLICANT'S OPINION:	\$26,368,608.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2022-7359
APPLICANT:	MCREF RINCON HILL LLC
PARCEL NO:	3749 058
PARCEL ADDRESS:	390 1ST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$116,037,872.00
APPLICANT'S OPINION:	\$58,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2022-7442
APPLICANT:	REGENCY CENTERS LP
PARCEL NO:	3930A002
PARCEL ADDRESS:	2300 16TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$156,425,399.00
APPLICANT'S OPINION:	\$38,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2022-7748
APPLICANT:	PINE & POWELL PARTNERS LLC
PARCEL NO:	0255 001
PARCEL ADDRESS:	901 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$107,111,796.00
APPLICANT'S OPINION:	\$26,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-0361
APPLICANT:	EVN INVESTMENTS LLC
PARCEL NO:	0164 001
PARCEL ADDRESS:	875 SANSOME ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,011,080.00
APPLICANT'S OPINION:	\$2,500,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-0409
APPLICANT:	340-350 11TH STREET LLC
PARCEL NO:	3521 094
PARCEL ADDRESS:	340-350 11TH ST
CURRENT ASSESSMENT:	\$12,577,407.00
APPLICANT'S OPINION:	\$9,285,953.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-0510
APPLICANT:	ALLILAND LLC
PARCEL NO:	1578 014A
PARCEL ADDRESS:	3426-3428 BALBOA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,693,591.00
APPLICANT'S OPINION:	\$1,350,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-0518
APPLICANT:	JUSTICE OPERATING CO LLC
PARCEL NO:	0208 024
PARCEL ADDRESS:	750 KEARNY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$182,172,768.00
APPLICANT'S OPINION:	\$52,000,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-0519
APPLICANT:	631 HOWARD OWNER LLC
PARCEL NO:	3735 005
PARCEL ADDRESS:	631 HOWARD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$48,600,000.00
APPLICANT'S OPINION:	\$14,600,000.00
TAXABLE YEAR:	2025
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### 12) Hearing, discussion, and possible action involving:

APPLICATION:	2025-0520
APPLICANT:	EPNY TOWNSEND LLC
PARCEL NO:	3794 025
PARCEL ADDRESS:	153 TOWNSEND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$245,139,047.00
APPLICANT'S OPINION:	\$73,500,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-0521
APPLICANT:	SACRAMENTO EVERS FAMILY PARTNERSHIP
PARCEL NO:	1009 011
PARCEL ADDRESS:	3442-3448 SACRAMENTO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,281,055.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-0545
APPLICANT:	HEALING SPACES LLC
PARCEL NO:	6553 004
PARCEL ADDRESS:	1286 SANCHEZ ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,549,274.00
APPLICANT'S OPINION:	\$1,276,274.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-0548
APPLICANT:	HAYES VALLEY LP
PARCEL NO:	0831 023
PARCEL ADDRESS:	325 OCTAVIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$120,411,857.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
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### 16) Hearing, discussion, and possible action involving:

APPLICATION:	2025-0549
APPLICANT:	AVALON OCEAN AVE LP
PARCEL NO:	3180 006
PARCEL ADDRESS:	1150 OCEAN AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$78,435,324.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-0550
APPLICANT:	AVALON OCEAN AVE LP
PARCEL NO:	3180 007
PARCEL ADDRESS:	1250 OCEAN AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$632,690.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-0551
APPLICANT:	AVB OPERA WAREHOUSE LP
PARCEL NO:	4105 009
PARCEL ADDRESS:	800 INDIANA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$245,467,686.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-0552
APPLICANT:	AVA NINTH LP
PARCEL NO:	3701 066
PARCEL ADDRESS:	55 9TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$193,806,280.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2025
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### 20) Hearing, discussion, and possible action involving:

APPLICATION:	2025-0562
APPLICANT:	ANZA VISTA INVESTMENT, LLC
PARCEL NO:	1113 001
PARCEL ADDRESS:	97 BARCELONA AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,518,039.00
APPLICANT'S OPINION:	\$1,861,497.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-0567
APPLICANT:	AVALON BAY COMMUNITIES INC
PARCEL NO:	8705 006
PARCEL ADDRESS:	353-383 KING ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$152,922,758.00
APPLICANT'S OPINION:	\$45,700,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-0583
APPLICANT:	JPPF 55 FRANCISCO LP
PARCEL NO:	0056 007
PARCEL ADDRESS:	1789 MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$29,037,734.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-0585
APPLICANT:	JPPF 1155 BATTERY LP
PARCEL NO:	3722 071
PARCEL ADDRESS:	100-126 NEW MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$131,812,341.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2025
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### 24) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7876
APPLICANT:	DATAM SF LLC
PARCEL NO:	0326 011
PARCEL ADDRESS:	222 MASON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$79,004,806.00
APPLICANT'S OPINION:	\$21,500,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7877
APPLICANT:	DATAM SF LLC
PARCEL NO:	0326 020
PARCEL ADDRESS:	222 MASON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,524,932.00
APPLICANT'S OPINION:	\$5,300,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7880
APPLICANT:	HARRISON TREAT LLC
PARCEL NO:	3639 002
PARCEL ADDRESS:	2652 HARRISON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,499,054.00
APPLICANT'S OPINION:	\$5,200,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7881
APPLICANT:	360362 10TH STREET ASSOCIATES
PARCEL NO:	6566 036
PARCEL ADDRESS:	3855 26TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,024,215.00
APPLICANT'S OPINION:	\$1,200,000.00
TAXABLE YEAR:	2025
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28) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7883
APPLICANT:	1701 NORTH POINT LLC
PARCEL NO:	0436F001
PARCEL ADDRESS:	1701 NORTH POINT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,503,942.00
APPLICANT'S OPINION:	\$3,400,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7884
APPLICANT:	EMMETT T. HEGARTY REVOCABLE LIVING TRUST
PARCEL NO:	0438A015
PARCEL ADDRESS:	3711 FILLMORE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,160,700.00
APPLICANT'S OPINION:	\$3,000,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7885
APPLICANT:	EMMETT T. HEGARTY REVOCABLE LIVING TRUST
PARCEL NO:	0438A016
PARCEL ADDRESS:	1700 BEACH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,547,600.00
APPLICANT'S OPINION:	\$4,100,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7886
APPLICANT:	EMMETT T. HEGARTY REVOCABLE LIVING TRUST
PARCEL NO:	0439A001
PARCEL ADDRESS:	0005 0000 0 0 RICO WAY
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,675,689.00
APPLICANT'S OPINION:	\$500,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR



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

APPLICATION:	2025-7887
APPLICANT:	EMMETT T. HEGARTY REVOCABLE LIVING TRUST
PARCEL NO:	0600 013
PARCEL ADDRESS:	1817 JACKSON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,558,119.00
APPLICANT'S OPINION:	\$3,400,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7888
APPLICANT:	NORTH POINT INVESTMENT LLC
PARCEL NO:	0436E026
PARCEL ADDRESS:	1695 BEACH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,767,800.00
APPLICANT'S OPINION:	\$2,900,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7889
APPLICANT:	NORTH POINT INVESTMENTS LLC
PARCEL NO:	0911 005
PARCEL ADDRESS:	1900 JEFFERSON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,566,052.00
APPLICANT'S OPINION:	\$5,000,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7910
APPLICANT:	520 SCOTT 14 LLC
PARCEL NO:	0824 005A
PARCEL ADDRESS:	520 SCOTT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,616,504.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
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36) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7911
APPLICANT:	312 BAKER 14 LLC
PARCEL NO:	1205 021
PARCEL ADDRESS:	312-322 BAKER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,982,935.00
APPLICANT'S OPINION:	\$2,300,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7912
APPLICANT:	65 BUENA VISTA I4 LLC
PARCEL NO:	1241 009B
PARCEL ADDRESS:	65 E BUENA VISTA AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,976,366.00
APPLICANT'S OPINION:	\$2,200,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7913
APPLICANT:	55 GENOA I5 LLC
PARCEL NO:	0104 069
PARCEL ADDRESS:	55 GENOA PL
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,462,502.00
APPLICANT'S OPINION:	\$1,100,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7915
APPLICANT:	916 PACIFIC I5 LLC
PARCEL NO:	0159 008
PARCEL ADDRESS:	916 PACIFIC AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,304,838.00
APPLICANT'S OPINION:	\$2,900,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
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### 40) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7916
APPLICANT:	337 10TH 15 LLC
PARCEL NO:	1442 008
PARCEL ADDRESS:	337 10TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,385,100.00
APPLICANT'S OPINION:	\$2,500,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7917
APPLICANT:	1240 BUSH I3 LP
PARCEL NO:	0278 004
PARCEL ADDRESS:	1240 BUSH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,937,504.00
APPLICANT'S OPINION:	\$2,100,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7919
APPLICANT:	969 BUSH I3 LP
PARCEL NO:	0282 013
PARCEL ADDRESS:	969 BUSH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,453,463.00
APPLICANT'S OPINION:	\$3,800,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7921
APPLICANT:	345 FULTON I3 LP
PARCEL NO:	0792 007A
PARCEL ADDRESS:	345 FULTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,342,121.00
APPLICANT'S OPINION:	\$4,000,000.00
TAXABLE YEAR:	2025
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### 44) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7922
APPLICANT:	1750 GOLDEN GATE I3 LP
PARCEL NO:	1153 008
PARCEL ADDRESS:	1750 GOLDEN GATE AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,205,271.00
APPLICANT'S OPINION:	\$2,300,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7924
APPLICANT:	20 SAN ANTONIO I6 LP
PARCEL NO:	0132 047
PARCEL ADDRESS:	20 SAN ANTONIO PL
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,429,422.00
APPLICANT'S OPINION:	\$1,700,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7925
APPLICANT:	784786 GEARY I6 LP
PARCEL NO:	0303 009
PARCEL ADDRESS:	784-786 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,383,216.00
APPLICANT'S OPINION:	\$2,100,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7926
APPLICANT:	322332 STANYAN I6 LLC
PARCEL NO:	1170 035
PARCEL ADDRESS:	322-332 STANYAN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,905,386.00
APPLICANT'S OPINION:	\$2,200,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
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### 48) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7927
APPLICANT:	390 29TH I6 LP
PARCEL NO:	1405 028
PARCEL ADDRESS:	390 29TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,673,932.00
APPLICANT'S OPINION:	\$2,100,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7928
APPLICANT:	1424 VALENCIA 16 LP
PARCEL NO:	6531 006
PARCEL ADDRESS:	1424 VALENCIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,893,279.00
APPLICANT'S OPINION:	\$1,800,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7939
APPLICANT:	20 ROMOLO I7 LP
PARCEL NO:	0145 023
PARCEL ADDRESS:	20 ROMOLO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,083,770.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7940
APPLICANT:	516 ELLIS 17 LP
PARCEL NO:	0322 003
PARCEL ADDRESS:	516 ELLIS ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,821,721.00
APPLICANT'S OPINION:	\$3,900,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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52) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7941
APPLICANT:	635 ELLIS I7 LP
PARCEL NO:	0335 022
PARCEL ADDRESS:	635 ELLIS ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,760,756.00
APPLICANT'S OPINION:	\$1,800,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7942
APPLICANT:	318 TURK 17 LP
PARCEL NO:	0337 007A
PARCEL ADDRESS:	318-320 TURK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,870,734.00
APPLICANT'S OPINION:	\$5,500,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7944
APPLICANT:	1725 TURK I7 LP
PARCEL NO:	1154 031
PARCEL ADDRESS:	1725 TURK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,818,977.00
APPLICANT'S OPINION:	\$2,200,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7945
APPLICANT:	3744 16TH I7 LP
PARCEL NO:	2614 011
PARCEL ADDRESS:	3744 16TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,841,771.00
APPLICANT'S OPINION:	\$1,400,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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56) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7946
APPLICANT:	EMPORIO RULLI AT CHESTNUT STREET
PARCEL NO:	20250029328
PARCEL ADDRESS:	2300 CHESTNUT ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$1,747,714.00
APPLICANT'S OPINION:	\$600,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7947
APPLICANT:	2339 MARKET I7 LP
PARCEL NO:	3563 029
PARCEL ADDRESS:	2337-2339 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,781,836.00
APPLICANT'S OPINION:	\$1,900,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7952
APPLICANT:	1955 LEAVENWORTH A2 LP
PARCEL NO:	0122 001
PARCEL ADDRESS:	1955 LEAVENWORTH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,615,270.00
APPLICANT'S OPINION:	\$2,700,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7953
APPLICANT:	2240 LARKIN A2 LP
PARCEL NO:	0123 046
PARCEL ADDRESS:	2240-2242 LARKIN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,683,069.00
APPLICANT'S OPINION:	\$2,500,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7954
APPLICANT:	1801 LEAVENWORTH A2 LP
PARCEL NO:	0125 005C
PARCEL ADDRESS:	1801 LEAVENWORTH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,144,675.00
APPLICANT'S OPINION:	\$3,100,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7955
APPLICANT:	845 PINE A2 LP
PARCEL NO:	0273 001E
PARCEL ADDRESS:	845 PINE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$14,338,663.00
APPLICANT'S OPINION:	\$4,400,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7956
APPLICANT:	1201 PINE A2 LP
PARCEL NO:	0277 001
PARCEL ADDRESS:	1201 PINE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,755,373.00
APPLICANT'S OPINION:	\$2,100,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7958
APPLICANT:	2275 BROADWAY A2 LP
PARCEL NO:	0581 014
PARCEL ADDRESS:	2275 BROADWAY
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$38,209,027.00
APPLICANT'S OPINION:	\$12,500,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR



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

APPLICATION:	2025-7959
APPLICANT:	570 GROVE 573 BIRCH A2 LP
PARCEL NO:	0794 011
PARCEL ADDRESS:	570 GROVE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,717,025.00
APPLICANT'S OPINION:	\$1,600,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7960
APPLICANT:	250 FELL A2 LP
PARCEL NO:	0816 006
PARCEL ADDRESS:	250 FELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$20,576,973.00
APPLICANT'S OPINION:	\$6,900,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7961
APPLICANT:	430 SCOTT A2 LP
PARCEL NO:	0825 015
PARCEL ADDRESS:	430 SCOTT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,368,306.00
APPLICANT'S OPINION:	\$1,750,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7963
APPLICANT:	2927 SACRAMENTO A2 LP
PARCEL NO:	1025 032
PARCEL ADDRESS:	2927 SACRAMENTO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,970,309.00
APPLICANT'S OPINION:	\$2,300,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7964
APPLICANT:	2737 SUTTER A2 LP
PARCEL NO:	1073 017
PARCEL ADDRESS:	2737 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,854,038.00
APPLICANT'S OPINION:	\$2,600,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7965
APPLICANT:	390 LIBERTY A2 LP
PARCEL NO:	3605 051A
PARCEL ADDRESS:	390 LIBERTY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,072,685.00
APPLICANT'S OPINION:	\$3,300,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7977
APPLICANT:	400 CALIFORNIA LLC
PARCEL NO:	0239 003
PARCEL ADDRESS:	400 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$29,945,458.00
APPLICANT'S OPINION:	\$8,900,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2025-7978
APPLICANT:	400 CALIFORNIA LLC
PARCEL NO:	0239 029
PARCEL ADDRESS:	430 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$157,282,746.00
APPLICANT'S OPINION:	\$47,200,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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72) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7981
APPLICANT:	TILTONMAIDEN LANE PARTNERS
PARCEL NO:	0309 016
PARCEL ADDRESS:	118-124 MAIDEN LN
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,885,917.00
APPLICANT'S OPINION:	\$1,470,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE**

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.5163, or by e-mail at [sotf@sfgov.org](mailto:sotf@sfgov.org).

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on the Internet, at <http://www.sfgov.org/sunshine/>.

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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](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).

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