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Fax (415) 554-6775
TDD (415) 554-5227
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: 437 536 370#**

**Thursday, February 19, 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:	2022-1898
APPLICANT:	CHAN SHING YUEN FAMILY TRUST
PARCEL NO:	1639 001
PARCEL ADDRESS:	405 BALBOA ST
CURRENT ASSESSMENT:	\$1,106,331.00
APPLICANT'S OPINION:	\$501,473.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1899
APPLICANT:	CHAN SHING YUEN FAMILY TRUST
PARCEL NO:	1639 001
PARCEL ADDRESS:	405 BALBOA ST
CURRENT ASSESSMENT:	\$1,128,456.00
APPLICANT'S OPINION:	\$511,502.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1900
APPLICANT:	CHAN SHING YUEN FAMILY TRUST
PARCEL NO:	1639 001
PARCEL ADDRESS:	405 BALBOA ST
CURRENT ASSESSMENT:	\$1,151,021.00
APPLICANT'S OPINION:	\$521,732.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1901
APPLICANT:	CHAN SHING YUEN FAMILY TRUST
PARCEL NO:	1639 001
PARCEL ADDRESS:	405 BALBOA ST
CURRENT ASSESSMENT:	\$1,162,942.00
APPLICANT'S OPINION:	\$527,136.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1902
APPLICANT:	CHAN SHING YUEN FAMILY TRUST
PARCEL NO:	1639 001
PARCEL ADDRESS:	405 BALBOA ST
CURRENT ASSESSMENT:	\$1,186,196.00
APPLICANT'S OPINION:	\$537,678.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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8) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7445
APPLICANT:	DMP CP PLAZA LLC
PARCEL NO:	0030 008
PARCEL ADDRESS:	2552 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,272,499.00
APPLICANT'S OPINION:	\$226,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7446
APPLICANT:	DMP CP PLAZA LLC
PARCEL NO:	0030 009
PARCEL ADDRESS:	2552 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,767,490.00
APPLICANT'S OPINION:	\$175,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7447
APPLICANT:	DMP CP PLAZA LLC
PARCEL NO:	0030 010
PARCEL ADDRESS:	2552 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,219,383.00
APPLICANT'S OPINION:	\$320,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7448
APPLICANT:	DMP CP PLAZA LLC
PARCEL NO:	0030 011
PARCEL ADDRESS:	2552 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,302,536.00
APPLICANT'S OPINION:	\$529,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7449
APPLICANT:	DMP CP PLAZA LLC
PARCEL NO:	0030 011A
PARCEL ADDRESS:	2552 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,787,515.00
APPLICANT'S OPINION:	\$378,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7450
APPLICANT:	DMP CP PLAZA LLC
PARCEL NO:	0030 012
PARCEL ADDRESS:	2552 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,375,670.00
APPLICANT'S OPINION:	\$636,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7451
APPLICANT:	DMP CP PLAZA LLC
PARCEL NO:	0030 013
PARCEL ADDRESS:	2552 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,887,651.00
APPLICANT'S OPINION:	\$1,388,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2023-0964
APPLICANT:	CHAK LUNG & ANNIE YU SIU TR.
PARCEL NO:	0147 022
PARCEL ADDRESS:	18V TURK MURPHY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,609,461.00
APPLICANT'S OPINION:	\$2,258,784.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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16) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2258
APPLICANT:	LANTERN LOFTS
PARCEL NO:	3730 254
PARCEL ADDRESS:	1168 FOLSOM ST, #C-101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$394,763.00
APPLICANT'S OPINION:	\$260,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2259
APPLICANT:	LANTERN LOFTS
PARCEL NO:	3730 255
PARCEL ADDRESS:	1168 FOLSOM ST, #C-102
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$661,425.00
APPLICANT'S OPINION:	\$430,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2527
APPLICANT:	DC SAN FRANCISCO 1 PROPERTY LLC
PARCEL NO:	3794 006
PARCEL ADDRESS:	701 3RD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$132,065,889.00
APPLICANT'S OPINION:	\$105,641,549.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2738
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO:	0315 014
PARCEL ADDRESS:	272 OFARRELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,721,074.00
APPLICANT'S OPINION:	\$1,200,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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20) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2918
APPLICANT:	CWI 2 SAN FRANCISCO HOTEL LP
PARCEL NO:	0257 012
PARCEL ADDRESS:	600 STOCKTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$266,832,333.00
APPLICANT'S OPINION:	\$137,233,561.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2937
APPLICANT:	LEADWELL GLOBAL PROPERTY LLC
PARCEL NO:	0255 002
PARCEL ADDRESS:	1 NOB HILL
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$125,100,000.00
APPLICANT'S OPINION:	\$62,550,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3283
APPLICANT:	COVENTRY INVESTMENTS LLC
PARCEL NO:	3589 082
PARCEL ADDRESS:	3464 19TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,040,000.00
APPLICANT'S OPINION:	\$1,224,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3468
APPLICANT:	AU ENERGY LLC
PARCEL NO:	3775 025
PARCEL ADDRESS:	561V 3RD ST
CURRENT ASSESSMENT:	\$3,040,104.00
APPLICANT'S OPINION:	\$1,966,685.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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24) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3683
APPLICANT:	META PLATFORMS, INC
PARCEL NO:	20240012644
PARCEL ADDRESS:	250 HOWARD ST
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	\$147,784,380.00
APPLICANT'S OPINION:	\$65,991,950.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3684
APPLICANT:	META PLATFORMS, INC
PARCEL NO:	20240012649
PARCEL ADDRESS:	181 FREMONT ST
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	\$33,840,197.00
APPLICANT'S OPINION:	\$24,712,616.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3931
APPLICANT:	10-950 GOUGH OWNER LLC
PARCEL NO:	0744 022
PARCEL ADDRESS:	971 EDDY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$78,012,269.00
APPLICANT'S OPINION:	\$39,006,134.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3932
APPLICANT:	10-950 GOUGH OWNER LLC
PARCEL NO:	0744 023
PARCEL ADDRESS:	950 GOUGH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,610,703.00
APPLICANT'S OPINION:	\$2,305,352.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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28) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3933
APPLICANT:	ORANGE SUBMARINE LLC
PARCEL NO:	3715 013
PARCEL ADDRESS:	188 THE EMBARCADERO
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$93,792,490.00
APPLICANT'S OPINION:	\$27,199,823.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3939
APPLICANT:	418 SUTTER STREET LLC
PARCEL NO:	0285 005A
PARCEL ADDRESS:	414-428 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,469,193.00
APPLICANT'S OPINION:	\$6,234,597.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3941
APPLICANT:	HARSCH INVESTMENT REALTY LLCs
PARCEL NO:	0285 006
PARCEL ADDRESS:	450 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$147,124,557.00
APPLICANT'S OPINION:	\$74,687,557.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3943
APPLICANT:	DCG, LLC
PARCEL NO:	0316 002
PARCEL ADDRESS:	301 MASON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$70,297,478.00
APPLICANT'S OPINION:	\$36,484,478.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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32) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3944
APPLICANT:	400 HOWARD STREET LLC
PARCEL NO:	3720 008
PARCEL ADDRESS:	400 HOWARD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$246,332,625.00
APPLICANT'S OPINION:	\$123,166,312.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION:	2024-3947
APPLICANT:	ONE CALIFORNIA STREET PARTNERS
PARCEL NO:	0264 004
PARCEL ADDRESS:	1 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$205,126,425.00
APPLICANT'S OPINION:	\$104,072,375.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4085
APPLICANT:	GARFIELD BEACH CVS LLC
PARCEL NO:	20240009436
PARCEL ADDRESS:	799 BEACH ST
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	\$6,093,534.00
APPLICANT'S OPINION:	\$75,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	PP/ADM

35) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4086
APPLICANT:	GARFIELD BEACH CVS LLC
PARCEL NO:	20240009432
PARCEL ADDRESS:	701 VAN NESS AVE, #2ND FL
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	\$3,742,245.00
APPLICANT'S OPINION:	\$90,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	PP/ADM

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36) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4894
APPLICANT:	SFII 1390 MARKET STREET LLC
PARCEL NO:	0813 009
PARCEL ADDRESS:	1390 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$86,800,000.00
APPLICANT'S OPINION:	\$54,500,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WD/PHC

37) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8537
APPLICANT:	AURORA LIGHTS LP
PARCEL NO:	3553 014
PARCEL ADDRESS:	2940-2944 16TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,959,060.00
APPLICANT'S OPINION:	\$3,979,530.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8624
APPLICANT:	HMANP PROPERTY HOLDINGS LLC
PARCEL NO:	0174 006
PARCEL ADDRESS:	704 SANSOME ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,039,859.00
APPLICANT'S OPINION:	\$5,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9193
APPLICANT:	CALCAP INCOME FUND LLC
PARCEL NO:	3575 013
PARCEL ADDRESS:	666-668 SOUTH VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,857,113.00
APPLICANT'S OPINION:	\$928,557.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9284
APPLICANT:	GHC of San Fran 68 LLC
PARCEL NO:	1853 028
PARCEL ADDRESS:	1575 7TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,716,120.00
APPLICANT'S OPINION:	\$2,600,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATU:	POST/TP

41) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9287
APPLICANT:	SHR St. Francis LLC
PARCEL NO:	0307 001
PARCEL ADDRESS:	301-345 POWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$502,494,419.00
APPLICANT'S OPINION:	\$190,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9288
APPLICANT:	SHR St. Francis LLC
PARCEL NO:	0307 013
PARCEL ADDRESS:	455 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$153,422,783.00
APPLICANT'S OPINION:	\$75,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9579
APPLICANT:	SDCO 101 POST STREET INC
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

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44) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9582
APPLICANT:	OSIB 816 FOLSOM PR LLC
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

45) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9583
APPLICANT:	OSIB 72 ELLIS STREET LLC
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

46) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9584
APPLICANT:	10 SVN HOLDINGS LLC
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

47) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9585
APPLICANT:	10 SVN HOLDINGS LLC
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

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48) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9587
APPLICANT:	12 MINT PLAZA LLC
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

49) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9588
APPLICANT:	712-714 SANSOME LP
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

50) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9676
APPLICANT:	FC 2175 MARKET LP
PARCEL NO:	3543 028
PARCEL ADDRESS:	2175 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,546,289.00
APPLICANT'S OPINION:	\$773,144.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

51) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9678
APPLICANT:	FC 2175 WORKFORCE LP
PARCEL NO:	3543 027
PARCEL ADDRESS:	2175 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,092,043.00
APPLICANT'S OPINION:	\$1,046,022.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

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Fax (415) 554-6775
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52) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9693
APPLICANT:	431 SUTTER LLC
PARCEL NO:	0295 013
PARCEL ADDRESS:	431-437 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,561,208.00
APPLICANT'S OPINION:	\$2,712,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9703
APPLICANT:	SIC-MCM 750 OFARRE STREET
PARCEL NO:	0320 011
PARCEL ADDRESS:	750 O'FARRELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$18,469,608.00
APPLICANT'S OPINION:	\$9,234,804.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9781
APPLICANT:	BRE/ Japantown Owner LLC
PARCEL NO:	0700 017
PARCEL ADDRESS:	1625 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$25,414,834.00
APPLICANT'S OPINION:	\$10,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9783
APPLICANT:	BRE/ Japantown Owner LLC
PARCEL NO:	0700 018
PARCEL ADDRESS:	1625 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$36,297,111.00
APPLICANT'S OPINION:	\$17,500,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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56) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9785
APPLICANT:	BRE/ Japantown Owner LLC
PARCEL NO:	0700 019
PARCEL ADDRESS:	1625 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,976,993.00
APPLICANT'S OPINION:	\$590,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION:	2024-9787
APPLICANT:	BRE/ Japantown Owner LLC
PARCEL NO:	0700 020
PARCEL ADDRESS:	1625 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,412,136.00
APPLICANT'S OPINION:	\$650,000.00
TAXABLE YEAR:	2024
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.

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.

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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.

Disability Access

To request sign language interpreters, readers, large print agendas or other accommodations, please contact (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

Cell Phones, Pagers and Similar Sound-Producing Electronic Devices

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.

傳譯服務: 所有常規及特別市參事會會議和常務委員會會議將提供西班牙文, 中文以及菲律賓文的傳譯服務, 但必須在會議前最少兩 (2) 個工作日作出請求, 以確保能獲取到傳譯服務. 將因應請求提供交替傳譯服務, 以便公眾向有關政府機構 發表意見. 如需更多資訊或請求有關服務, 請發電郵至 bos@sfgov.org 或致電 (415) 554 5184 聯絡我們。

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.

TAGA SALIN-WIKA: Ipaabot sa amin ang mga kahilingan sa pag salin-wika sa Kastila, Tsino at Pilipino ng hindi bababa sa dalawang araw bago ang pulong. Makakatulong ito upang tiyakin na ang mga serbisyo ay nakalaan at nakahanda. Para sa dagdag kaalaman o para humiling ng serbisyo, maki pagugnayan po sa bos@sfgov.org o tumawag sa (415) 554-5184.

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