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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: 319 836 2#**

**Tuesday, March 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:	2024-0831
APPLICANT:	SIU, CHAK
PARCEL NO:	0147 022
PARCEL ADDRESS:	18V TURK MURPHY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,681,649.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2024-3354  
APPLICANT: UNCLE TESU  
PARCEL NO: 20240011682  
PARCEL ADDRESS: 3251 20TH AVE, STE #249  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$430,637.00  
APPLICANT'S OPINION: \$215,319.00  
TAXABLE YEAR: 2024  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0003  
APPLICANT: MARKET CENTER OWNER, LP  
PARCEL NO: 3708 174  
PARCEL ADDRESS: 555 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$300,752,689.00  
APPLICANT'S OPINION: \$40,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0004  
APPLICANT: T-C 55 SECOND STREET, LLC  
PARCEL NO: 3708 096  
PARCEL ADDRESS: 55 2ND ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$335,886,633.00  
APPLICANT'S OPINION: \$150,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0005  
APPLICANT: ONE FRONT STREET OWNER LP  
PARCEL NO: 0266 009  
PARCEL ADDRESS: 1 FRONT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$588,012,205.00  
APPLICANT'S OPINION: \$220,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0006  
APPLICANT: ONE FRONT STREET OWNER LP  
PARCEL NO: 0266 007  
PARCEL ADDRESS: 32 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$16,828,492.00  
APPLICANT'S OPINION: \$5,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0011  
APPLICANT: MARKET CENTER OWNER, LP  
PARCEL NO: 3708 175  
PARCEL ADDRESS: 575 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$488,953,675.00  
APPLICANT'S OPINION: \$90,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0014  
APPLICANT: KAUFMAN, RICHARD  
PARCEL NO: 1028 017  
PARCEL ADDRESS: 2790 PINE ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$5,137,848.00  
APPLICANT'S OPINION: \$4,893,987.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0015  
APPLICANT: KAUFMAN, RICHARD  
PARCEL NO: 0250 005  
PARCEL ADDRESS: 1346 PINE ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$3,823,945.00  
APPLICANT'S OPINION: \$3,399,198.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0097  
APPLICANT: LARIZADEH, MAHMOUD  
PARCEL NO: 3518 018  
PARCEL ADDRESS: 255-265 10TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,380,667.00  
APPLICANT'S OPINION: \$3,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0099  
APPLICANT: ZNS LLC  
PARCEL NO: 0317 014  
PARCEL ADDRESS: 556 JONES ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,358,453.00  
APPLICANT'S OPINION: \$3,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0103  
APPLICANT: MENLO LAND & CAPITAL XIX LLC  
PARCEL NO: 0240 020  
PARCEL ADDRESS: 550 CALIFORNIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$86,200,000.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2024  
APPEAL TYPE: Real Property  
ROLL TYPE: ROLL CORRECTION

15) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0104  
APPLICANT: PENPRO LLC  
PARCEL NO: 0558 002  
PARCEL ADDRESS: 2849 FILLMORE ST  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$109,000.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0146  
APPLICANT: YOUNSI, THOMAS  
PARCEL NO: 3752 292  
PARCEL ADDRESS: 855 FOLSOM ST, #527  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,367,053.00  
APPLICANT'S OPINION: \$960,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0147  
APPLICANT: QIAN, JIACHENG  
PARCEL NO: 3737 071  
PARCEL ADDRESS: 488 FOLSOM ST, #3505  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,434,040.00  
APPLICANT'S OPINION: \$2,400,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0148  
APPLICANT: BUTLER, MENG  
PARCEL NO: 0578 053  
PARCEL ADDRESS: 2090 PACIFIC AVE, #202  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,299,574.00  
APPLICANT'S OPINION: \$1,100,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0149  
APPLICANT: CHIN, CINDY  
PARCEL NO: 3779 214  
PARCEL ADDRESS: 590 6TH ST, #301  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,377,446.00  
APPLICANT'S OPINION: \$1,190,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0150  
APPLICANT: CARNEY, DYLAN  
PARCEL NO: 1188 038  
PARCEL ADDRESS: 10 CLAYTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,869,678.00  
APPLICANT'S OPINION: \$1,600,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0151  
APPLICANT: QALA FAMILY TRUST  
PARCEL NO: 4101 120  
PARCEL ADDRESS: 25 SIERRA WEST ST, #605  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,989,765.00  
APPLICANT'S OPINION: \$1,750,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0152  
APPLICANT: TRUONG, IVY  
PARCEL NO: 4104 075  
PARCEL ADDRESS: 647 PENNSYLVANIA AVE, #A  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,547,444.00  
APPLICANT'S OPINION: \$1,300,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0153  
APPLICANT: GONDY, RAO  
PARCEL NO: 1224 056  
PARCEL ADDRESS: 415 ASHBURY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,644,869.00  
APPLICANT'S OPINION: \$1,260,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
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24) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0156  
APPLICANT: GELINAS, DAVID  
PARCEL NO: 1182 080  
PARCEL ADDRESS: 1356 GROVE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,845,544.00  
APPLICANT'S OPINION: \$1,565,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0157  
APPLICANT: COBB, JEFF  
PARCEL NO: 6664 044  
PARCEL ADDRESS: 279 RANDALL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,265,000.00  
APPLICANT'S OPINION: \$1,900,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0158  
APPLICANT: BERBEY, DAVID  
PARCEL NO: 0638 074  
PARCEL ADDRESS: 2299 SACRAMENTO ST, #19  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,503,759.00  
APPLICANT'S OPINION: \$1,300,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0159  
APPLICANT: TROVATO, MICHAEL  
PARCEL NO: 0133 052  
PARCEL ADDRESS: 466 VALLEJO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,499,663.00  
APPLICANT'S OPINION: \$3,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
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28) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0160  
APPLICANT: HAYMAKER, GEOERGE  
PARCEL NO: 1704 055  
PARCEL ADDRESS: 1218 47TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,671,402.00  
APPLICANT'S OPINION: \$1,400,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0397  
APPLICANT: 1066 MARKET LLC  
PARCEL NO: 0350 003  
PARCEL ADDRESS: 1060-1066 MARKET ST  
CURRENT ASSESSMENT: \$150,775,791.00  
APPLICANT'S OPINION: \$55,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Both Real & Personal Prty  
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0422  
APPLICANT: DOLBY LABORATORIES, INC.  
PARCEL NO: 3701 065  
PARCEL ADDRESS: 1275 MARKET ST  
CURRENT ASSESSMENT: \$301,963,300.00  
APPLICANT'S OPINION: \$197,197,809.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0428  
APPLICANT: PRESIDIO WASHINGTON APARTMENTS, LP  
PARCEL NO: 0998 016B  
PARCEL ADDRESS: 3299 WASHINGTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,938,613.00  
APPLICANT'S OPINION: \$5,275,828.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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32) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0490  
APPLICANT: CABLAYAN, ROYCE  
PARCEL NO: 0622 021  
PARCEL ADDRESS: 1776 SACRAMENTO ST  
CURRENT ASSESSMENT: \$2,822,668.00  
APPLICANT'S OPINION: \$1,450,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0522  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0080 011  
PARCEL ADDRESS: 1425-1485 SANSOME ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$49,148,454.00  
APPLICANT'S OPINION: \$14,700,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0523  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0083 001  
PARCEL ADDRESS: 1200 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$15,311,043.00  
APPLICANT'S OPINION: \$4,600,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0524  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0084 008  
PARCEL ADDRESS: 1265 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$80,656,399.00  
APPLICANT'S OPINION: \$24,200,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0525  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0084 009  
PARCEL ADDRESS: 1255 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,007,525.00  
APPLICANT'S OPINION: \$900,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0526  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0084 010  
PARCEL ADDRESS: 101 GREENWICH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$139,016,158.00  
APPLICANT'S OPINION: \$41,700,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0527  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0085 048  
PARCEL ADDRESS: 1355 SANSOME ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$60,970,769.00  
APPLICANT'S OPINION: \$18,300,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0528  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0107 007  
PARCEL ADDRESS: 1155 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$112,257,433.00  
APPLICANT'S OPINION: \$33,700,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0529  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0107 008  
PARCEL ADDRESS: 1105 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,468,228.00  
APPLICANT'S OPINION: \$1,600,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0530  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0108 007  
PARCEL ADDRESS: 1160 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$209,259,324.00  
APPLICANT'S OPINION: \$62,800,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0531  
APPLICANT: JPPF WATERFRONT PLAZA LP  
PARCEL NO: 0037 003  
PARCEL ADDRESS: 50 FRANCISCO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,857,927.00  
APPLICANT'S OPINION: \$1,200,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0532  
APPLICANT: JPPF WATERFRONT PLAZA LP  
PARCEL NO: 0037 004  
PARCEL ADDRESS: 1950 KEARNY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$32,149,496.00  
APPLICANT'S OPINION: \$9,600,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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44) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0534  
APPLICANT: AWH VILLA FLORENCE HOTEL LLC  
PARCEL NO: 0315 028  
PARCEL ADDRESS: 201 POWELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$71,829,495.00  
APPLICANT'S OPINION: \$21,500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0535  
APPLICANT: AWH VILLA FLORENCE HOTEL LLC  
PARCEL NO: 0315 029  
PARCEL ADDRESS: 201 POWELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,309,692.00  
APPLICANT'S OPINION: \$1,900,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0536  
APPLICANT: AWH VILLA FLORENCE HOTEL LLC  
PARCEL NO: 0315 030  
PARCEL ADDRESS: 201 POWELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,183,410.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0539  
APPLICANT: BHC BALBOA BUILDERS LLC  
PARCEL NO: 3180 198  
PARCEL ADDRESS: 11 FRIDA KAHLO WAY  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$17,686,800.00  
APPLICANT'S OPINION: \$5,300,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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48) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0540  
APPLICANT: BHC BALBOA BUILDERS LLC  
PARCEL NO: 3180 200  
PARCEL ADDRESS: 11 FRIDA KAHLO WAY  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,820,700.00  
APPLICANT'S OPINION: \$500,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0541  
APPLICANT: BHC BALBOA BUILDERS LLC  
PARCEL NO: 3180 201  
PARCEL ADDRESS: 11 FRIDA KAHLO WAY  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,733,820.00  
APPLICANT'S OPINION: \$1,400,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0542  
APPLICANT: BHC BALBOA BUILDERS LLC  
PARCEL NO: 3180 202  
PARCEL ADDRESS: 11 FRIDA KAHLO WAY  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,225,240.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION: 2025-0543  
APPLICANT: BHC BALBOA BUILDERS LLC  
PARCEL NO: 3180 203  
PARCEL ADDRESS: 11 FRIDA KAHLO WAY  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,005,540.00  
APPLICANT'S OPINION: \$1,200,000.00  
TAXABLE YEAR: 2025  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

Phone (415) 554-6778  
Fax (415) 554-6775  
TDD (415) 554-5227  
E-mail AAB@sfgov.org



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City Hall, Room 405  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4697

52) Hearing, discussion, and possible action involving:

APPLICATION:	2025-0573
APPLICANT:	JAMESTOWN PREMIER 731 MARKET LP
PARCEL NO:	0452 002
PARCEL ADDRESS:	920 NORTH POINT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,129,307.00
APPLICANT'S OPINION:	\$1,800,000.00
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/>.

### **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](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).

### **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).

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### **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](mailto: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](mailto: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](mailto:bos@sfgov.org) o tumawag sa (415) 554-5184.

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