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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: 243 172 755#**

**Tuesday, May 07, 2024**

**09:30 AM**

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:	2022-1925
APPLICANT:	NASON, CHRIS
PARCEL NO:	1367 050
PARCEL ADDRESS:	637-639 LAKE ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$2,425,000.00
APPLICANT'S OPINION:	\$2,100,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POST/TP

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0035  
APPLICANT: TAKODA 530 BRYANT LLC  
PARCEL NO: 3762 014  
PARCEL ADDRESS: 528-530 BRYANT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$0.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

5) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0050  
APPLICANT: FAIRWOOD CAPITAL LLC  
PARCEL NO: 0317 003  
PARCEL ADDRESS: 401-405 TAYLOR ST  
TOPIC:  
CURRENT ASSESSMENT: \$60,888,000.00  
APPLICANT'S OPINION: \$50,000,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0059  
APPLICANT: JONES STREET TERRACE ASSOCIATES LP  
PARCEL NO: 0299 002  
PARCEL ADDRESS: 729 JONES ST  
TOPIC:  
CURRENT ASSESSMENT: \$22,021,118.00  
APPLICANT'S OPINION: \$3,475,595.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WD/PHC

7) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0060  
APPLICANT: JONES STREET TERRACE ASSOCIATES LP  
PARCEL NO: 0299 002  
PARCEL ADDRESS: 729 JONES ST  
TOPIC:  
CURRENT ASSESSMENT: \$22,021,118.00  
APPLICANT'S OPINION: \$3,544,682.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WD/PHC

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0068  
APPLICANT: TOBONI, JOSEPH  
PARCEL NO: 0221 032  
PARCEL ADDRESS: 1259-1265 CLAY ST  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$1,783,000.00  
APPLICANT'S OPINION: \$1,620,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0069  
APPLICANT: TOBONI, JOSEPH  
PARCEL NO: 0221 032  
PARCEL ADDRESS: 1259-1265 CLAY ST  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$360,000.00  
APPLICANT'S OPINION: \$225,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0070  
APPLICANT: TOBONI, JOSEPH  
PARCEL NO: 3576 001  
PARCEL ADDRESS: 2100-2112 MISSION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,045,656.00  
APPLICANT'S OPINION: \$480,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0089  
APPLICANT: STONESTOWN SHOPPING CENTER-BROOKFIELD PROPERTIES RETAIL  
PARCEL NO: 7296 006  
PARCEL ADDRESS: 285 WINSTON DR  
TOPIC:  
CURRENT ASSESSMENT: \$32,100,000.00  
APPLICANT'S OPINION: \$9,630,000.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0090  
APPLICANT: STONESTOWN SHOPPING CENTER-BROOKFIELD PROPERTIES RETAIL  
PARCEL NO: 7296 006  
PARCEL ADDRESS: 285 WINSTON DR  
TOPIC:  
CURRENT ASSESSMENT: \$32,432,556.00  
APPLICANT'S OPINION: \$9,729,766.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0091  
APPLICANT: STONESTOWN SHOPPING CENTER-BROOKFIELD PROPERTIES RETAIL  
PARCEL NO: 7296 006  
PARCEL ADDRESS: 285 WINSTON DR  
TOPIC:  
CURRENT ASSESSMENT: \$48,961,206.00  
APPLICANT'S OPINION: \$14,688,361.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0092  
APPLICANT: 111 SUTTER STREET OWNER LP  
PARCEL NO: 0292 001  
PARCEL ADDRESS: 111 SUTTER ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$243,389,878.00  
APPLICANT'S OPINION: \$100,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0093  
APPLICANT: MARKET CENTER OWNER, LP  
PARCEL NO: 3708 174  
PARCEL ADDRESS: 555 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$289,074,100.00  
APPLICANT'S OPINION: \$130,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0094  
APPLICANT: MARKET CENTER OWNER, LP  
PARCEL NO: 3708 175  
PARCEL ADDRESS: 575 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$469,967,012.00  
APPLICANT'S OPINION: \$240,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0095  
APPLICANT: SC 901 BATTERY LC  
PARCEL NO: 0135 003  
PARCEL ADDRESS: 901-911 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$53,068,380.00  
APPLICANT'S OPINION: \$24,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0096  
APPLICANT: SC 901 BATTERY LC  
PARCEL NO: 0142 006  
PARCEL ADDRESS: 998 SANSOME ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,374,584.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0101  
APPLICANT: JPPF WATERFRONT PLAZA LP  
PARCEL NO: 811758  
PARCEL ADDRESS:  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$39,553,438.00  
APPLICANT'S OPINION: \$19,800,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: REGULAR

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0102  
APPLICANT: JPPF WATERFRONT PLAZA LP  
PARCEL NO: 811759  
PARCEL ADDRESS:  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$45,733,662.00  
APPLICANT'S OPINION: \$22,900,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0103  
APPLICANT: JPPF WATERFRONT PLAZA LP  
PARCEL NO: 811760  
PARCEL ADDRESS:  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,711,133.00  
APPLICANT'S OPINION: \$1,900,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0114  
APPLICANT: MID MARKET FITNESS, INC.  
PARCEL NO: 20230006380  
PARCEL ADDRESS: 1 10TH ST  
TOPIC:  
CURRENT ASSESSMENT: \$3,907,692.00  
APPLICANT'S OPINION: \$100,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

23) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0117  
APPLICANT: EMBARCADERO FITNESS, INC.  
PARCEL NO: 20230006361  
PARCEL ADDRESS: 2 EMBARCADERO CTR, 2ND FLR  
TOPIC:  
CURRENT ASSESSMENT: \$3,565,207.00  
APPLICANT'S OPINION: \$100,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

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24) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0136  
APPLICANT: RIU CALIFORNIA LLC  
PARCEL NO: 0020 001  
PARCEL ADDRESS: 2500 MASON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$298,522,511.00  
APPLICANT'S OPINION: \$238,769,088.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

25) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0152  
APPLICANT: MURPHY, JR., MARTIN  
PARCEL NO: 1536 009  
PARCEL ADDRESS: 457 8TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,773,065.00  
APPLICANT'S OPINION: \$2,856,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

26) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0195  
APPLICANT: SACRAMENTO STREET INVESTORS, LLC  
PARCEL NO: 0637 019  
PARCEL ADDRESS: 2315 SACRAMENTO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,681,209.00  
APPLICANT'S OPINION: \$1,800,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0202  
APPLICANT: HWA 555 OWNERS LLC  
PARCEL NO: 0259 028  
PARCEL ADDRESS: 345 MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$75,907,797.00  
APPLICANT'S OPINION: \$30,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
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28) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0203  
APPLICANT: ONE FRONT STREET OWNER LP  
PARCEL NO: 0266 007  
PARCEL ADDRESS: 32 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$16,175,023.00  
APPLICANT'S OPINION: \$10,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

29) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0204  
APPLICANT: ONE FRONT STREET OWNER LP  
PARCEL NO: 0266 009  
PARCEL ADDRESS: 1 FRONT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$565,178,977.00  
APPLICANT'S OPINION: \$350,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

30) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0235  
APPLICANT: 1570 WASHINGTON LLC  
PARCEL NO: 0186 008  
PARCEL ADDRESS: 1570-1572 WASHINGTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,628,958.00  
APPLICANT'S OPINION: \$1,432,344.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0252  
APPLICANT: 1028 MARKET STREET OWNER LLC  
PARCEL NO: 0350 002  
PARCEL ADDRESS: 1028-1056 MARKET ST  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$95,300,000.00  
APPLICANT'S OPINION: \$40,000,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: POST/TP

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32) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0253  
APPLICANT: 1028 MARKET STREET OWNER LLC  
PARCEL NO: 0350 002  
PARCEL ADDRESS: 1028-1056 MARKET ST  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$95,300,000.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: POST/TP

33) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0254  
APPLICANT: 1028 MARKET STREET OWNER LLC  
PARCEL NO: 0350 002  
PARCEL ADDRESS: 1028-1056 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$119,621,300.00  
APPLICANT'S OPINION: \$75,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

34) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0353  
APPLICANT: JSOD LLC  
PARCEL NO: 4281A004  
PARCEL ADDRESS: 1418 RHODE ISLAND ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,787,997.00  
APPLICANT'S OPINION: \$2,273,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0356  
APPLICANT: 1750 GREENWICH, LLC  
PARCEL NO: 0505 002C  
PARCEL ADDRESS: 1750 GREENWICH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,586,744.00  
APPLICANT'S OPINION: \$5,752,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0364  
APPLICANT: VAN DE MOORTEL, AN  
PARCEL NO: 1267 052  
PARCEL ADDRESS: 449-451 FREDERICK ST  
TOPIC: Construction in Progress  
CURRENT ASSESSMENT: \$3,249,809.00  
APPLICANT'S OPINION: \$3,214,809.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0386  
APPLICANT: 235 PINE STREET BUILDING LLC  
PARCEL NO: 0267 015  
PARCEL ADDRESS: 235 PINE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$141,094,902.00  
APPLICANT'S OPINION: \$90,014,550.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/ASR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0458  
APPLICANT: ROMEL SFAPT, LLC  
PARCEL NO: 0643 010  
PARCEL ADDRESS: 1650 CALIFORNIA ST  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$4,980,000.00  
APPLICANT'S OPINION: \$3,000,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WD/PHC

39) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0488  
APPLICANT: DICK&JAN YAMAGAMI FAMILY TRUST  
PARCEL NO: 0668 046  
PARCEL ADDRESS: 81 FRANK NORRIS PL# 113  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,326,000.00  
APPLICANT'S OPINION: \$795,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0493  
APPLICANT: MISSION SANTA ROSA BROS LLC  
PARCEL NO: 3147 001  
PARCEL ADDRESS: 4500-4510 MISSION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,766,313.00  
APPLICANT'S OPINION: \$2,860,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0526  
APPLICANT: ROMEL SFAPT, LLC  
PARCEL NO: 0842 019  
PARCEL ADDRESS: 400-404 FILLMORE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,414,963.00  
APPLICANT'S OPINION: \$3,249,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0527  
APPLICANT: ROMEL CALIFORNIA, LLC  
PARCEL NO: 0220 029  
PARCEL ADDRESS: 1385 CLAY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,962,855.00  
APPLICANT'S OPINION: \$3,578,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

43) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0528  
APPLICANT: ROMEL 2400VN, LLC  
PARCEL NO: 1763 019B  
PARCEL ADDRESS: 1391 8TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,469,883.00  
APPLICANT'S OPINION: \$5,682,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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44) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0529  
APPLICANT: FREEZESTORE FAYETTE STREET, LLC  
PARCEL NO: 2635 046  
PARCEL ADDRESS: 480 WARREN DR  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$54,445,004.00  
APPLICANT'S OPINION: \$32,667,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

45) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0530  
APPLICANT: ACD INVESTMENTS LP  
PARCEL NO: 0251 001  
PARCEL ADDRESS: 1059 LEAVENWORTH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,434,427.00  
APPLICANT'S OPINION: \$3,261,725.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

46) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0538  
APPLICANT: NUTRAGOODS INTERNATIONAL, LLC  
PARCEL NO: 4227 001  
PARCEL ADDRESS: 1200 INDIANA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,517,055.00  
APPLICANT'S OPINION: \$1,510,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

47) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0539  
APPLICANT: LEUNG, EUGENE/LEE, CHARLENE TRUST  
PARCEL NO: 6509 015  
PARCEL ADDRESS: 1147-1149 SANCHEZ ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,529,495.00  
APPLICANT'S OPINION: \$2,118,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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48) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0540  
APPLICANT: LEUNG, EUGENE/LEE, CHARLENE TRUST  
PARCEL NO: 2714 005  
PARCEL ADDRESS: 30 CORWIN ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,630,264.00  
APPLICANT'S OPINION: \$3,978,264.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

49) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0576  
APPLICANT: NGAN SUE LEW SURVIVOR'S TRUST  
PARCEL NO: 0474 009  
PARCEL ADDRESS: 1250 FRANCISCO ST  
TOPIC:  
CURRENT ASSESSMENT: \$2,868,876.00  
APPLICANT'S OPINION: \$2,185,104.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

50) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0579  
APPLICANT: 611 MINNA, LLC  
PARCEL NO: 3727 086  
PARCEL ADDRESS: 611 MINNA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,000,000.00  
APPLICANT'S OPINION: \$1,800,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

51) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0581  
APPLICANT: 330 FILLMORE, LLC  
PARCEL NO: 0849 031  
PARCEL ADDRESS: 330 FILLMORE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,000,000.00  
APPLICANT'S OPINION: \$1,800,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

Phone (415) 554-6778  
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

52) Hearing, discussion, and possible action involving:

APPLICATION:	2023-0582
APPLICANT:	338 FILLMORE, LLC
PARCEL NO:	0849 032
PARCEL ADDRESS:	338 FILLMORE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,000,000.00
APPLICANT'S OPINION:	\$1,800,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

### **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.

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**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**

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact bos@sfgov.org or call (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame bos@sfgov.org or (415) 554-5184.

PAUNAWA: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay sa (415) 554-5184.

翻譯 必須在會議前最少四十八小時提出要求  
請電 (415) 554-7719.

More Information: English | 中文 | Español | Filipino

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