

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

**Agenda* / Notice of Assessment Appeals Board
Assessment Appeals Pre-Hearing Conference Hearing**

**REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 824 455 795#**

**Tuesday, June 15, 2021
9:30 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) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2019-1183
APPLICANT:	MAIONCHI, DOMINIC
PARCEL NO:	2019300084
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$69,000.00
APPLICANT'S OPINION:	\$2,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2019-1184
APPLICANT:	4M KHOURI PROPERTIES
PARCEL NO:	3654 040
PARCEL ADDRESS:	3906-3908 24TH ST
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	\$3,945,996.00
APPLICANT'S OPINION:	\$379,416.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN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

4) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1204
APPLICANT: 250 FOURTH DEVELOPMENT LP
PARCEL NO: 3733 008
PARCEL ADDRESS: 250 4TH ST
TOPIC: Construction in Progress
CURRENT ASSESSMENT: \$83,291,184.00
APPLICANT'S OPINION: \$48,518,930.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1205
APPLICANT: 250 FOURTH DEVELOPMENT LP
PARCEL NO: 3733 008
PARCEL ADDRESS: 250 4TH ST
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$93,889,060.00
APPLICANT'S OPINION: \$48,518,930.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1207
APPLICANT: TARGET CORPORATON
PARCEL NO: 2018210359
PARCEL ADDRESS: 233 WINSTON (STONESTOWN) DR
TOPIC:
CURRENT ASSESSMENT: \$7,365,109.00
APPLICANT'S OPINION: \$3,680,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1208
APPLICANT: TARGET CORPORATON
PARCEL NO: 2019209901
PARCEL ADDRESS: 233 WINSTON (STONESTOWN) DR
TOPIC:
CURRENT ASSESSMENT: \$4,324,142.00
APPLICANT'S OPINION: \$2,160,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

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

8) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1209
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900514
PARCEL ADDRESS: 201 MISSION ST
TOPIC:
CURRENT ASSESSMENT: \$1,121,532.00
APPLICANT'S OPINION: \$560,000.00
TAXABLE YEAR: 2016
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1210
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900513
PARCEL ADDRESS: 201 MISSION ST
TOPIC:
CURRENT ASSESSMENT: \$937,286.00
APPLICANT'S OPINION: \$470,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1211
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900512
PARCEL ADDRESS: 201 MISSION ST
TOPIC:
CURRENT ASSESSMENT: \$827,957.00
APPLICANT'S OPINION: \$415,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1212
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900511
PARCEL ADDRESS: 201 MISSION ST
TOPIC:
CURRENT ASSESSMENT: \$759,249.00
APPLICANT'S OPINION: \$375,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

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

12) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1213
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900508
PARCEL ADDRESS: 101 HOWARD ST, #300
TOPIC:
CURRENT ASSESSMENT: \$1,697,550.00
APPLICANT'S OPINION: \$850,000.00
TAXABLE YEAR: 2016
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1214
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900507
PARCEL ADDRESS: 101 HOWARD ST, #300
TOPIC:
CURRENT ASSESSMENT: \$1,600,676.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1215
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900506
PARCEL ADDRESS: 101 HOWARD ST, #300
TOPIC:
CURRENT ASSESSMENT: \$1,552,497.00
APPLICANT'S OPINION: \$775,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1216
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900505
PARCEL ADDRESS: 101 HOWARD ST, #300
TOPIC:
CURRENT ASSESSMENT: \$1,627,935.00
APPLICANT'S OPINION: \$815,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

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

16) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1217
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900500
PARCEL ADDRESS: 789 MISSION ST
TOPIC:
CURRENT ASSESSMENT: \$9,076,446.00
APPLICANT'S OPINION: \$4,535,000.00
TAXABLE YEAR: 2016
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1218
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900499
PARCEL ADDRESS: 789 MISSION ST
TOPIC:
CURRENT ASSESSMENT: \$8,911,010.00
APPLICANT'S OPINION: \$4,455,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1219
APPLICANT: TARGET CORPORATON
PARCEL NO: 2018205246
PARCEL ADDRESS: 789 MISSION ST
TOPIC:
CURRENT ASSESSMENT: \$10,382,064.00
APPLICANT'S OPINION: \$5,190,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1220
APPLICANT: TARGET CORPORATON
PARCEL NO: 2019205569
PARCEL ADDRESS: 789 MISSION ST
TOPIC:
CURRENT ASSESSMENT: \$9,998,048.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

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

20) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1221
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900502
PARCEL ADDRESS: 2675 GEARY BLVD
TOPIC:
CURRENT ASSESSMENT: \$21,335,641.00
APPLICANT'S OPINION: \$10,665,000.00
TAXABLE YEAR: 2016
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1222
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900501
PARCEL ADDRESS: 2675 GEARY BLVD
TOPIC:
CURRENT ASSESSMENT: \$21,547,158.00
APPLICANT'S OPINION: \$10,775,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1223
APPLICANT: TARGET CORPORATON
PARCEL NO: 2018210355
PARCEL ADDRESS: 2675 GEARY BLVD
TOPIC:
CURRENT ASSESSMENT: \$22,571,829.00
APPLICANT'S OPINION: \$11,285,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1224
APPLICANT: TARGET CORPORATON
PARCEL NO: 2019209897
PARCEL ADDRESS: 2675 GEARY BLVD
TOPIC:
CURRENT ASSESSMENT: \$22,570,003.00
APPLICANT'S OPINION: \$11,285,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

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

24) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1225
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900504
PARCEL ADDRESS: 225 BUSH ST, #100
TOPIC:
CURRENT ASSESSMENT: \$4,847,541.00
APPLICANT'S OPINION: \$2,425,000.00
TAXABLE YEAR: 2016
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

25) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1226
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900503
PARCEL ADDRESS: 225 BUSH ST, #100
TOPIC:
CURRENT ASSESSMENT: \$5,318,012.00
APPLICANT'S OPINION: \$2,660,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

26) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1227
APPLICANT: TARGET CORPORATON
PARCEL NO: 2018210356
PARCEL ADDRESS: 225 BUSH ST, #100
TOPIC:
CURRENT ASSESSMENT: \$5,287,839.00
APPLICANT'S OPINION: \$2,645,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

27) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1228
APPLICANT: TARGET CORPORATON
PARCEL NO: 2019209898
PARCEL ADDRESS: 225 BUSH ST, #100
TOPIC:
CURRENT ASSESSMENT: \$5,240,755.00
APPLICANT'S OPINION: \$2,620,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

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

28) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1229
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900510
PARCEL ADDRESS: 1830 OCEAN AVE
TOPIC:
CURRENT ASSESSMENT: \$4,134,212.00
APPLICANT'S OPINION: \$2,065,000.00
TAXABLE YEAR: 2016
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

29) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1230
APPLICANT: TARGET CORPORATON
PARCEL NO: 2020900509
PARCEL ADDRESS: 1830 OCEAN AVE
TOPIC:
CURRENT ASSESSMENT: \$4,589,861.00
APPLICANT'S OPINION: \$2,295,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

30) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1231
APPLICANT: TARGET CORPORATON
PARCEL NO: 2018210358
PARCEL ADDRESS: 1830 OCEAN AVE
TOPIC:
CURRENT ASSESSMENT: \$4,507,251.00
APPLICANT'S OPINION: \$2,255,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

31) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1232
APPLICANT: TARGET CORPORATON
PARCEL NO: 2019209900
PARCEL ADDRESS: 1830 OCEAN AVE
TOPIC:
CURRENT ASSESSMENT: \$4,354,134.00
APPLICANT'S OPINION: \$2,180,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

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

32) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1234
APPLICANT: TWILIO INC.
PARCEL NO: 2016300322
PARCEL ADDRESS: SUITE 300/400
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$45,662,854.00
APPLICANT'S OPINION: \$43,061,624.00
TAXABLE YEAR: 2016
APPEAL TYPE: Possessory Interest
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

33) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1239
APPLICANT: SF CARRIAGE LLC
PARCEL NO: 3727 002
PARCEL ADDRESS: 140 7TH ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$11,618,394.00
APPLICANT'S OPINION: \$8,700,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

34) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1240
APPLICANT: SF CARRIAGE LLC
PARCEL NO: 3727 002
PARCEL ADDRESS: 140 7TH ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$11,618,394.00
APPLICANT'S OPINION: \$8,700,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

35) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1241
APPLICANT: SF VERTIGO LLC
PARCEL NO: 0280 009
PARCEL ADDRESS: 940 SUTTER ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$48,994,057.00
APPLICANT'S OPINION: \$36,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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

36) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1242
APPLICANT: SF VERTIGO LLC
PARCEL NO: 0280 009
PARCEL ADDRESS: 940 SUTTER ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$48,994,057.00
APPLICANT'S OPINION: \$36,000,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

37) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1243
APPLICANT: SF AMERICANIA LLC
PARCEL NO: 3726 077
PARCEL ADDRESS: 578-580 NATOMA ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,861,524.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

38) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1244
APPLICANT: SF AMERICANIA LLC
PARCEL NO: 3726 077
PARCEL ADDRESS: 578-580 NATOMA ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,861,524.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

39) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1245
APPLICANT: SF AMERICANIA LLC
PARCEL NO: 3726 078
PARCEL ADDRESS: 582 NATOMA ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,861,524.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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

40) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1246
APPLICANT: SF AMERICANIA LLC
PARCEL NO: 3726 078
PARCEL ADDRESS: 582 NATOMA ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,861,524.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

41) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1247
APPLICANT: SF AMERICANIA LLC
PARCEL NO: 3726 079
PARCEL ADDRESS: 588 NATOMA ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,861,524.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

42) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1248
APPLICANT: SF AMERICANIA LLC
PARCEL NO: 3726 079
PARCEL ADDRESS: 588 NATOMA ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,861,524.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

43) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1249
APPLICANT: SF AMERICANIA LLC
PARCEL NO: 3726 080
PARCEL ADDRESS: 592 NATOMA ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,861,524.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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

44) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1250
APPLICANT: SF AMERICANIA LLC
PARCEL NO: 3726 080
PARCEL ADDRESS: 592 NATOMA ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,861,524.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

45) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1251
APPLICANT: SF AMERICANIA LLC
PARCEL NO: 3726 114
PARCEL ADDRESS: 121 7TH ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$9,065,091.00
APPLICANT'S OPINION: \$6,500,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

46) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1252
APPLICANT: SF AMERICANIA LLC
PARCEL NO: 3726 114
PARCEL ADDRESS: 121 7TH ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$9,065,091.00
APPLICANT'S OPINION: \$6,500,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

47) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1253
APPLICANT: SF AMERICANIA LLC
PARCEL NO: 3726 117
PARCEL ADDRESS: 121 7TH ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$24,647,044.00
APPLICANT'S OPINION: \$18,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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

48) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1254
APPLICANT: SF AMERICANIA LLC
PARCEL NO: 3726 117
PARCEL ADDRESS: 121 7TH ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$24,647,044.00
APPLICANT'S OPINION: \$18,000,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

49) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1255
APPLICANT: VAN NESS HAYES ASSOCIATES, LLC
PARCEL NO: 0814A001
PARCEL ADDRESS: 150 VAN NESS AVE
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$221,110,000.00
APPLICANT'S OPINION: \$172,000,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WD/PHC

50) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1258
APPLICANT: BCAL 655 MONTGOMERY PROPERTY LLC
PARCEL NO: 0208 028
PARCEL ADDRESS: 655 MONTGOMERY ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$228,900,000.00
APPLICANT'S OPINION: \$70,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

51) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1259
APPLICANT: BCAL 655 MONTGOMERY PROPERTY LLC
PARCEL NO: 0208 028
PARCEL ADDRESS: 655 MONTGOMERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$228,900,000.00
APPLICANT'S OPINION: \$70,000,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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

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.

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

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact Wilson Ng or Arthur Khoo at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame Wilson Ng or Arthur Khoo at (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.

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

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