

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



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

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

**REMOTE MEETING  
PUBLIC COMMENT CALL-IN  
1(415) 906-4659 / Meeting ID: 143 125 756#**

**Thursday, August 14, 2025  
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:	2024-1474
APPLICANT:	1260 VALLEJO L.P.
PARCEL NO:	0125 008
PARCEL ADDRESS:	1260-1264 VALLEJO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,426,873.00
APPLICANT'S OPINION:	\$2,056,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

4) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1475
APPLICANT:	MAUREEN WONG CHEN SURVIVORS TURST
PARCEL NO:	3541 006
PARCEL ADDRESS:	8-10 HENRY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,352,194.00
APPLICANT'S OPINION:	\$2,611,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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5) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1477
APPLICANT:	KALO TERRANCE, LLC/ TLL CLAIREMONT, LLC
PARCEL NO:	0210 038
PARCEL ADDRESS:	124-130 WAVERLY PL
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,669,486.00
APPLICANT'S OPINION:	\$2,202,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

6) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1478
APPLICANT:	KAMINO STREET LLC
PARCEL NO:	0227 030
PARCEL ADDRESS:	632-634 COMMERCIAL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,605,159.00
APPLICANT'S OPINION:	\$4,563,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/ASR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1479
APPLICANT:	MITCHELL, SUSAN M REVOCABLE TRUST
PARCEL NO:	3545 033
PARCEL ADDRESS:	159 DOLORES ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,462,057.00
APPLICANT'S OPINION:	\$2,677,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1480
APPLICANT:	1010 BUSH ST. APARTMENT GROUP L
PARCEL NO:	0276 007
PARCEL ADDRESS:	1010 BUSH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,190,613.00
APPLICANT'S OPINION:	\$5,515,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-1481
APPLICANT:	CITY RING, LLC
PARCEL NO:	3564 093
PARCEL ADDRESS:	3571 16TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,948,684.00
APPLICANT'S OPINION:	\$2,969,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-1482
APPLICANT:	HAIGHT STREET RE GROUP
PARCEL NO:	0847 020
PARCEL ADDRESS:	688-692 HAIGHT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,002,178.00
APPLICANT'S OPINION:	\$1,202,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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

APPLICATION:	2024-1483
APPLICANT:	A STAR HOLDINGS, LLC
PARCEL NO:	3731 002
PARCEL ADDRESS:	220-224 6TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,761,031.00
APPLICANT'S OPINION:	\$2,857,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-1484
APPLICANT:	A STAR HOLDINGS, LLC
PARCEL NO:	3612 018
PARCEL ADDRESS:	2950-2952 21ST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,395,049.00
APPLICANT'S OPINION:	\$2,074,119.00
TAXABLE YEAR:	2024
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13) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1485
APPLICANT:	725 YORK ST. PARTNERS, LLC
PARCEL NO:	4079 018
PARCEL ADDRESS:	725-727 YORK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,831,681.00
APPLICANT'S OPINION:	\$1,699,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN-PHC

14) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1487
APPLICANT:	BRIAN & AMY MILLER REVOC. TR. 20
PARCEL NO:	1279 002A
PARCEL ADDRESS:	925 CLAYTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,333,205.00
APPLICANT'S OPINION:	\$1,400,660.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1488
APPLICANT:	191 HENRY, LLC
PARCEL NO:	3540 092
PARCEL ADDRESS:	191-197 HENRY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,827,370.00
APPLICANT'S OPINION:	\$2,897,304.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1490
APPLICANT:	URBAN PIONEER PROPERTY MGMT
PARCEL NO:	3727 040
PARCEL ADDRESS:	617-619 NATOMA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,983,362.00
APPLICANT'S OPINION:	\$1,190,360.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
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### 17) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1491
APPLICANT:	HSU, ALICE
PARCEL NO:	1007 021
PARCEL ADDRESS:	308 PRESIDIO AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,158,127.00
APPLICANT'S OPINION:	\$3,095,286.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-1492
APPLICANT:	412-416 BRODERICK STREET LLC
PARCEL NO:	1204 022
PARCEL ADDRESS:	416 BRODERICK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,408,810.00
APPLICANT'S OPINION:	\$1,445,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-1494
APPLICANT:	MFR APARTMENTS LLC
PARCEL NO:	0124 028
PARCEL ADDRESS:	2100-2104 LARKIN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,689,442.00
APPLICANT'S OPINION:	\$2,213,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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

APPLICATION:	2024-1495
APPLICANT:	JAMES J ROMANO TR 8/30/06
PARCEL NO:	0595 017
PARCEL ADDRESS:	1650 JACKSON , #101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,236,238.00
APPLICANT'S OPINION:	\$742,000.00
TAXABLE YEAR:	2024
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### 21) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1498
APPLICANT:	511-515 VALLEJO STREET LLC
PARCEL NO:	0145 043
PARCEL ADDRESS:	511-515 VALLEJO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,060,171.00
APPLICANT'S OPINION:	\$1,836,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-1502
APPLICANT:	PATEL, KAMAL
PARCEL NO:	1239 023
PARCEL ADDRESS:	228-230 DIVISADERO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,122,415.00
APPLICANT'S OPINION:	\$1,273,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-1515
APPLICANT:	DOUGLAS, CAMERON
PARCEL NO:	0119 004
PARCEL ADDRESS:	1737-1741 MASON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,855,270.00
APPLICANT'S OPINION:	\$2,465,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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

APPLICATION:	2024-1526
APPLICANT:	SYERS PROPERTIES IV L.P.
PARCEL NO:	3715 001
PARCEL ADDRESS:	1 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,943,071.00
APPLICANT'S OPINION:	\$10,766,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
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### 25) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1531
APPLICANT:	JERSEY APTS LLC
PARCEL NO:	6535 031A
PARCEL ADDRESS:	99 JERSEY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,467,882.00
APPLICANT'S OPINION:	\$4,480,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-1540
APPLICANT:	UNION SQUARE PROPERTIES LLC
PARCEL NO:	0297 010
PARCEL ADDRESS:	679-685 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,876,928.00
APPLICANT'S OPINION:	\$3,526,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-1541
APPLICANT:	888 BRYANT LLC
PARCEL NO:	3762 018
PARCEL ADDRESS:	544 BRYANT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,882,003.00
APPLICANT'S OPINION:	\$2,329,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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

APPLICATION:	2024-1547
APPLICANT:	ROMEL SFAPT, LLC
PARCEL NO:	0842 019
PARCEL ADDRESS:	400-404 FILLMORE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,523,261.00
APPLICANT'S OPINION:	\$3,314,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
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### 29) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1548
APPLICANT:	ROMEL CALIFORNIA, LLC
PARCEL NO:	0220 029
PARCEL ADDRESS:	1385 CLAY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,082,110.00
APPLICANT'S OPINION:	\$3,649,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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

APPLICATION:	2024-1549
APPLICANT:	ROMEL SFAPT, LLC
PARCEL NO:	0643 010
PARCEL ADDRESS:	1650 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,252,959.00
APPLICANT'S OPINION:	\$7,356,172.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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

APPLICATION:	2024-1550
APPLICANT:	ROMEL SFAPT, LLC
PARCEL NO:	0928 001
PARCEL ADDRESS:	2101 BAY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,538,645.00
APPLICANT'S OPINION:	\$5,123,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-1551
APPLICANT:	ROMEL 2400VN, LLC
PARCEL NO:	1763 019B
PARCEL ADDRESS:	1391 8TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,659,279.00
APPLICANT'S OPINION:	\$5,796,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR



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33) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1552
APPLICANT:	ROMEL 2400VN, LLC
PARCEL NO:	1352 021A
PARCEL ADDRESS:	80 7TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,888,942.00
APPLICANT'S OPINION:	\$2,933,998.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1553
APPLICANT:	ROMEL PACIFIC, LLC
PARCEL NO:	0588 003
PARCEL ADDRESS:	2411 WEBSTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,139,077.00
APPLICANT'S OPINION:	\$4,886,854.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1554
APPLICANT:	FREEZESTORE FAYETTE STREET, LLC
PARCEL NO:	2635 046
PARCEL ADDRESS:	480 WARREN DR
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$51,952,326.00
APPLICANT'S OPINION:	\$31,171,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

36) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1555
APPLICANT:	ROMEL CALIFORNIA, LLC
PARCEL NO:	1103 013
PARCEL ADDRESS:	70 TERRA VISTA AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,325,608.00
APPLICANT'S OPINION:	\$4,395,132.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-1556
APPLICANT:	ROMEL CALIFORNIA, LLC
PARCEL NO:	1103 016
PARCEL ADDRESS:	80 TERRA VISTA AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,768,943.00
APPLICANT'S OPINION:	\$2,861,218.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-1557
APPLICANT:	ROMEL CALIFORNIA, LLC
PARCEL NO:	0588 022
PARCEL ADDRESS:	2335 PACIFIC AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,479,955.00
APPLICANT'S OPINION:	\$6,287,178.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-1578
APPLICANT:	BEL ALABAMA SPE, LLC
PARCEL NO:	3968 001
PARCEL ADDRESS:	440 ALABAMA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,446,237.00
APPLICANT'S OPINION:	\$8,068,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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

APPLICATION:	2024-1636
APPLICANT:	MAGNOLIA PROPERTIES, INC.
PARCEL NO:	1202 001
PARCEL ADDRESS:	659 SCOTT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,454,329.00
APPLICANT'S OPINION:	\$4,473,527.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
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### 41) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2111
APPLICANT:	2150 ASSOCIATES LP
PARCEL NO:	1213 003B
PARCEL ADDRESS:	2150 FELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,441,324.00
APPLICANT'S OPINION:	\$2,065,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-2112
APPLICANT:	2150 ASSOCIATES LP
PARCEL NO:	1213 003C
PARCEL ADDRESS:	2160 FELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,167,571.00
APPLICANT'S OPINION:	\$3,100,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-2113
APPLICANT:	NG FMLY TR
PARCEL NO:	1434 012
PARCEL ADDRESS:	361-365 2ND AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,339,683.00
APPLICANT'S OPINION:	\$2,171,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-2119
APPLICANT:	DARRAH ROBINSON FMLY TR
PARCEL NO:	1844 015
PARCEL ADDRESS:	1473 9TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,859,194.00
APPLICANT'S OPINION:	\$1,115,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-2121
APPLICANT:	NG FAMILY TRUST
PARCEL NO:	3613 022
PARCEL ADDRESS:	2567 FOLSOM ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,187,288.00
APPLICANT'S OPINION:	\$1,313,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-2122
APPLICANT:	WAI SUN & JOAN LAI REVOC TRUST
PARCEL NO:	1537 050
PARCEL ADDRESS:	4375 GEARY BLVD, #102
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,798,725.00
APPLICANT'S OPINION:	\$1,679,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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

APPLICATION:	2024-2125
APPLICANT:	PERRY F CAMPBELL LIVING TR
PARCEL NO:	3519 014
PARCEL ADDRESS:	1356 HARRISON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,697,931.00
APPLICANT'S OPINION:	\$1,019,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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

APPLICATION:	2024-2127
APPLICANT:	2988 PACIFIC LTD PARTNERSHIP
PARCEL NO:	0963 010
PARCEL ADDRESS:	2988 PACIFIC AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,111,901.00
APPLICANT'S OPINION:	\$3,128,105.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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## ASSESSMENT APPEALS BOARD

City Hall, Room 405  
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San Francisco, CA 94102-4697

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

APPLICATION:	2024-2128
APPLICANT:	MAGNOLIA PROPERTIES, INC.
PARCEL NO:	0540 016
PARCEL ADDRESS:	2940 FILLMORE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,693,561.00
APPLICANT'S OPINION:	\$2,816,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2024-2129
APPLICANT:	POETT LLC
PARCEL NO:	0665 001
PARCEL ADDRESS:	1553-1559 FRANKLIN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,805,184.00
APPLICANT'S OPINION:	\$3,483,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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

APPLICATION:	2024-2130
APPLICANT:	MISSION SANTA ROSA BROS LLC
PARCEL NO:	3147 001
PARCEL ADDRESS:	4500-4510 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,857,338.00
APPLICANT'S OPINION:	\$2,915,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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

APPLICATION:	2024-2164
APPLICANT:	DPM, LLC
PARCEL NO:	1213 002A
PARCEL ADDRESS:	3333 FELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,530,650.00
APPLICANT'S OPINION:	\$2,114,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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### **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).

### **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。

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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.