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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: 278 671 942#**

**Thursday, October 16, 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:	2024-1677
APPLICANT:	EMERALD POLK LLC
PARCEL NO:	0811 031
PARCEL ADDRESS:	101-101 POLK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$97,919,146.00
APPLICANT'S OPINION:	\$30,179,926.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1678
APPLICANT:	100 VAN NESS ASSOCIATES, LLC
PARCEL NO:	0814 020
PARCEL ADDRESS:	100 VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$237,180,643.00
APPLICANT'S OPINION:	\$100,206,293.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1679
APPLICANT:	VAN NESS HAYES ASSOCIATES, LLC
PARCEL NO:	0814A001
PARCEL ADDRESS:	150 VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$241,108,695.00
APPLICANT'S OPINION:	\$104,825,225.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1704
APPLICANT:	1525 SAN CARLOS AVENUE LLC
PARCEL NO:	1080 036
PARCEL ADDRESS:	1413 BRODERICK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,566,436.00
APPLICANT'S OPINION:	\$3,340,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1717
APPLICANT:	HUDSON ONE FERRY OPERATING LP
PARCEL NO:	812728
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$357,715,941.00
APPLICANT'S OPINION:	\$107,600,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1718
APPLICANT:	HUDSON ONE FERRY OPERATING LP
PARCEL NO:	814552
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,779,091.00
APPLICANT'S OPINION:	\$1.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1765
APPLICANT:	DOHERTY 2019 TR
PARCEL NO:	0124 046
PARCEL ADDRESS:	1821 HYDE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,055,773.00
APPLICANT'S OPINION:	\$2,400,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

10) Hearing, discussion, and possible action involving:

APPLICATION:	2024-1871
APPLICANT:	BUSH AUSTIN HOLDINGS LLC
PARCEL NO:	0665 011
PARCEL ADDRESS:	1630-1634 BUSH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,625,433.00
APPLICANT'S OPINION:	\$2,800,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2456
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009186
PARCEL ADDRESS:	333 MARKET ST, #0500
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$61,784,272.00
APPLICANT'S OPINION:	\$30,892,136.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2457
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009227
PARCEL ADDRESS:	855 BRANNAN ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$593,480.00
APPLICANT'S OPINION:	\$296,740.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2458
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009149
PARCEL ADDRESS:	343 SANSOME ST, #200
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$477,304.00
APPLICANT'S OPINION:	\$238,652.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2459
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009161
PARCEL ADDRESS:	601 MARKET ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$1,207,124.00
APPLICANT'S OPINION:	\$603,562.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2460
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	0646 012
PARCEL ADDRESS:	1554 VAN NESS AVE
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$19,281,043.00
APPLICANT'S OPINION:	\$18,344,914.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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16) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2461
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009330
PARCEL ADDRESS:	3431 CALIFORNIA ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$302,436.00
APPLICANT'S OPINION:	\$151,218.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2462
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009113
PARCEL ADDRESS:	725 IRVING ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$311,017.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2463
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009117
PARCEL ADDRESS:	460 SUTTER ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$333,358.00
APPLICANT'S OPINION:	\$166,679.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2464
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009456
PARCEL ADDRESS:	1266 MARKET ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$1,190,865.00
APPLICANT'S OPINION:	\$595,433.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
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20) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2465
APPLICANT:	WELLS FARGO ADVISORS
PARCEL NO:	20240009123
PARCEL ADDRESS:	2595 MISSION ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$635,519.00
APPLICANT'S OPINION:	\$317,760.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2466
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009442
PARCEL ADDRESS:	4648 MISSION ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$893,969.00
APPLICANT'S OPINION:	\$446,984.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2467
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009171
PARCEL ADDRESS:	1 CALIFORNIA ST, #100
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$809,542.00
APPLICANT'S OPINION:	\$404,771.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2468
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009326
PARCEL ADDRESS:	292 BATTERY ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$468,487.00
APPLICANT'S OPINION:	\$234,244.00
TAXABLE YEAR:	2024
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24) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2470
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009382
PARCEL ADDRESS:	2 GRANT AVE
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$1,026,818.00
APPLICANT'S OPINION:	\$513,409.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2472
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009309
PARCEL ADDRESS:	2454 NORIEGA ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$835,434.00
APPLICANT'S OPINION:	\$417,717.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2473
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009471
PARCEL ADDRESS:	3624 GEARY BLVD
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$254,884.00
APPLICANT'S OPINION:	\$127,442.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2474
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009381
PARCEL ADDRESS:	420 MONTGOMERY ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$52,712,340.00
APPLICANT'S OPINION:	\$26,356,168.00
TAXABLE YEAR:	2024
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28) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2475
APPLICANT:	WELLS FARGO ADVISORS
PARCEL NO:	20240009118
PARCEL ADDRESS:	525 MARKET ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$527,147.00
APPLICANT'S OPINION:	\$263,573.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2476
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009353
PARCEL ADDRESS:	286 KING ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$379,812.00
APPLICANT'S OPINION:	\$189,906.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2477
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009444
PARCEL ADDRESS:	1160 GRANT AVE
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$383,035.00
APPLICANT'S OPINION:	\$191,518.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2478
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009374
PARCEL ADDRESS:	2100 FILLMORE ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$1,019,816.00
APPLICANT'S OPINION:	\$509,908.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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32) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2479
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009318
PARCEL ADDRESS:	2020 MARKET ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$111,003.00
APPLICANT'S OPINION:	\$55,502.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2480
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009296
PARCEL ADDRESS:	557 CASTRO ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$397,426.00
APPLICANT'S OPINION:	\$198,713.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2481
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009273
PARCEL ADDRESS:	3801 3RD ST, #116
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$236,242.00
APPLICANT'S OPINION:	\$118,121.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2483
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009131
PARCEL ADDRESS:	1726 HAIGHT ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$327,185.00
APPLICANT'S OPINION:	\$163,592.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
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36) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2484
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009370
PARCEL ADDRESS:	1900 UNION ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$376,249.00
APPLICANT'S OPINION:	\$188,124.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2485
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009145
PARCEL ADDRESS:	4045 24TH ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$235,144.00
APPLICANT'S OPINION:	\$117,572.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2486
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009142
PARCEL ADDRESS:	2100 CHESTNUT ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$444,692.00
APPLICANT'S OPINION:	\$222,346.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2487
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009156
PARCEL ADDRESS:	1595 SLOAT BLVD
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$576,330.00
APPLICANT'S OPINION:	\$288,165.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2489
APPLICANT:	WELLS FARGO CLEARING SERVICES
PARCEL NO:	20240009191
PARCEL ADDRESS:	555 CALIFORNIA ST, #2300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$495,784.00
APPLICANT'S OPINION:	\$247,892.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2490
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009119
PARCEL ADDRESS:	375 BRANNAN ST
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	\$2,487,711.00
APPLICANT'S OPINION:	\$1,243,856.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2491
APPLICANT:	WELLS FARGO BANK
PARCEL NO:	20240009323
PARCEL ADDRESS:	1015 STOCKTON ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$243,560.00
APPLICANT'S OPINION:	\$121,780.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2514
APPLICANT:	CVI KA HOLDINGS, LLC
PARCEL NO:	0022 010
PARCEL ADDRESS:	475 BEACH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$67,125,325.00
APPLICANT'S OPINION:	\$53,416,356.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
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44) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2515
APPLICANT:	CVI KA HOLDINGS, LLC
PARCEL NO:	0022 012
PARCEL ADDRESS:	475 BEACH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,138,784.00
APPLICANT'S OPINION:	\$8,900,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2516
APPLICANT:	RIU CALIFORNIA LLC
PARCEL NO:	0020 001
PARCEL ADDRESS:	2500 MASON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$216,198,961.00
APPLICANT'S OPINION:	\$172,834,642.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2517
APPLICANT:	SCP 501 GEARY LLC
PARCEL NO:	0317 001
PARCEL ADDRESS:	501-507 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$78,963,785.00
APPLICANT'S OPINION:	\$63,145,334.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2518
APPLICANT:	SCP 501 GEARY LLC
PARCEL NO:	0317 026
PARCEL ADDRESS:	34 SHANNON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,359,092.00
APPLICANT'S OPINION:	\$1,080,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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48) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2520
APPLICANT:	CFW 55 OWNER LLC
PARCEL NO:	0023 004
PARCEL ADDRESS:	575 BEACH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,193,431.00
APPLICANT'S OPINION:	\$4,900,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2521
APPLICANT:	CFW 55 OWNER LLC
PARCEL NO:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$73,229,606.00
APPLICANT'S OPINION:	\$59,435,917.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2526
APPLICANT:	386 GEARY REAL ESTATE LLC
PARCEL NO:	0307 007
PARCEL ADDRESS:	386 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$81,577,764.00
APPLICANT'S OPINION:	\$65,211,990.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

51) Hearing, discussion, and possible action involving:

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

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52) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2528
APPLICANT:	CS 433 MASON LLC
PARCEL NO:	0306 003
PARCEL ADDRESS:	433 MASON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$28,673,300.00
APPLICANT'S OPINION:	\$22,500,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STAUS:	WD-PHC

53) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2529
APPLICANT:	HOTEL ZOE OWNER LLC
PARCEL NO:	0030 001
PARCEL ADDRESS:	425 NORTH POINT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$138,246,174.00
APPLICANT'S OPINION:	\$110,545,075.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2542
APPLICANT:	DIAMOND ROCK SF SUTTER STREET OWNER LLC
PARCEL NO:	0284 010
PARCEL ADDRESS:	562-570 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$33,441,740.00
APPLICANT'S OPINION:	\$26,667,090.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2543
APPLICANT:	ASHFORD SAN FRANCISCO II LP
PARCEL NO:	3736 029
PARCEL ADDRESS:	299 2ND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$82,622,659.00
APPLICANT'S OPINION:	\$66,005,994.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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56) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2544
APPLICANT:	ASHFORD SAN FRANCISCO II LP
PARCEL NO:	3736 027
PARCEL ADDRESS:	299 2ND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$88,935,200.00
APPLICANT'S OPINION:	\$71,061,118.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2545
APPLICANT:	ASHFORD SAN FRANCISCO II LP
PARCEL NO:	3736 035
PARCEL ADDRESS:	2990 2ND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,893,508.00
APPLICANT'S OPINION:	\$7,036,107.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2546
APPLICANT:	1231 MARKET ST OWNER LP
PARCEL NO:	3701 059
PARCEL ADDRESS:	1215-1231 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$119,647,265.00
APPLICANT'S OPINION:	\$95,676,659.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2550
APPLICANT:	HYATT CORPORATION AAF HST GH SF LLC
PARCEL NO:	0295 017
PARCEL ADDRESS:	345 STOCKTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$288,317,700.00
APPLICANT'S OPINION:	\$230,327,080.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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60) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2551
APPLICANT:	HOST HOTELS & RESORTS LP
PARCEL NO:	0028 016
PARCEL ADDRESS:	1250 SITUS TO BE ASSIGNED AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$61,196,066.00
APPLICANT'S OPINION:	\$48,881,186.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

61) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2552
APPLICANT:	MARRIOTT INTERNATIONAL C/O HOST HOTELS & RESORTS LP
PARCEL NO:	802102
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$532,688,926.00
APPLICANT'S OPINION:	\$422,193,791.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

62) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2553
APPLICANT:	MASON STREET PROP CO LLC
PARCEL NO:	0244 001
PARCEL ADDRESS:	950 MASON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$252,860,875.00
APPLICANT'S OPINION:	\$202,236,672.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2554
APPLICANT:	MASON STREET PROP CO LLC
PARCEL NO:	0223 005
PARCEL ADDRESS:	925 POWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,494,702.00
APPLICANT'S OPINION:	\$3,596,296.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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64) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2555
APPLICANT:	442 NATOMA, LLC
PARCEL NO:	3725 048
PARCEL ADDRESS:	442 NATOMA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,488,043.00
APPLICANT'S OPINION:	\$1,244,021.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

65) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2557
APPLICANT:	ZR JACKSON LP
PARCEL NO:	0196 001
PARCEL ADDRESS:	0621V 0000 SANSOME ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,984,632.00
APPLICANT'S OPINION:	\$1,990,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

66) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2558
APPLICANT:	ZR JACKSON LP
PARCEL NO:	0196 027
PARCEL ADDRESS:	405-445 SITUS TO BE ASSIGNED ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$55,798,259.00
APPLICANT'S OPINION:	\$27,800,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

67) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2559
APPLICANT:	VULCAN MATERIALS COMPANY
PARCEL NO:	20240013036
PARCEL ADDRESS:	450 AMADOR ST
TOPIC:	
CURRENT ASSESSMENT:	\$6,274,539.00
APPLICANT'S OPINION:	\$3,500,107.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

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68) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2561
APPLICANT:	VULCAN MATERIALS COMPANY
PARCEL NO:	20240031100
PARCEL ADDRESS:	3RD & 4TH STS
TOPIC:	
CURRENT ASSESSMENT:	\$742,764.00
APPLICANT'S OPINION:	\$742,764.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	PENALTY ASSESSMENT
STATUS:	WD-PHC

69) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2562
APPLICANT:	CENTRAL CONCRETE SUPPLY
PARCEL NO:	20240028743
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	\$2,064,533.00
APPLICANT'S OPINION:	\$2,064,533.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	PENALTY ASSESSMENT
STATUS:	WD-PHC

70) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2563
APPLICANT:	SF CHINA BASIN HOLDINGS LLC
PARCEL NO:	3803 005
PARCEL ADDRESS:	185 BERRY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$511,288,248.00
APPLICANT'S OPINION:	\$250,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

71) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2565
APPLICANT:	22 BATTERY ASSOCIATES LLC
PARCEL NO:	0266 006
PARCEL ADDRESS:	22 BATTERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,974,632.00
APPLICANT'S OPINION:	\$6,500,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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72) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2568
APPLICANT:	98 BATTERY ASSOCIATES, LLC
PARCEL NO:	0266 008
PARCEL ADDRESS:	98 BATTERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,344,731.00
APPLICANT'S OPINION:	\$9,648,627.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

73) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2570
APPLICANT:	TARNOPOLSKY FAMILY TRUST
PARCEL NO:	1062 040
PARCEL ADDRESS:	140 PALM AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,300,271.00
APPLICANT'S OPINION:	\$1,350,198.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.5163, or by e-mail at sotf@sfgov.org.

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on the Internet, at <http://www.sfgov.org/sunshine/>.

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Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; Web Site www.sfgov.org/ethics.

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Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit sfethics.org.

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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 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.

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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 o llame al (415) 554-5184.

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