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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: 984 457 603#**

**Thursday, November 20, 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:	2024-8537
APPLICANT:	LP, AURORA LIGHTS
PARCEL NO:	3553 014
PARCEL ADDRESS:	2940-2944 16TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,959,060.00
APPLICANT'S OPINION:	\$3,979,530.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8543
APPLICANT:	DCO Mission Bay LP
PARCEL NO:	8711 023C
PARCEL ADDRESS:	1101-1135 4TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$244,745,951.00
APPLICANT'S OPINION:	\$197,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8581
APPLICANT:	HALLER MEGAN
PARCEL NO:	0296 008
PARCEL ADDRESS:	442-444 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$14,051,235.00
APPLICANT'S OPINION:	\$4,200,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8582
APPLICANT:	54 GEARY LLC
PARCEL NO:	0310 011
PARCEL ADDRESS:	54 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,612,788.00
APPLICANT'S OPINION:	\$1,100,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8583
APPLICANT:	1972 UNION PROPERTY LLC
PARCEL NO:	0531 012
PARCEL ADDRESS:	1972-1974 UNION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,369,680.00
APPLICANT'S OPINION:	\$1,300,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8584
APPLICANT:	25 MASON LLC
PARCEL NO:	0340 004
PARCEL ADDRESS:	2 16 TURK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$25,962,920.00
APPLICANT'S OPINION:	\$7,700,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8585
APPLICANT:	HIRE VALENCIA
PARCEL NO:	3568 009
PARCEL ADDRESS:	560 VALENCIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,889,968.00
APPLICANT'S OPINION:	\$2,100,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8586
APPLICANT:	FLATIRON WINES SF INC
PARCEL NO:	20240007786
PARCEL ADDRESS:	2 NEW MONTGOMERY ST, NO.A
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$1,406,214.00
APPLICANT'S OPINION:	\$1,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8587
APPLICANT:	46 GEARY LLC
PARCEL NO:	0310 024
PARCEL ADDRESS:	46-54 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$25,242,739.00
APPLICANT'S OPINION:	\$7,600,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8588
APPLICANT:	166 GEARY STREET RETAIL OWNER LLC
PARCEL NO:	0309 039
PARCEL ADDRESS:	166 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$50,661,532.00
APPLICANT'S OPINION:	\$15,200,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8589
APPLICANT:	JUSTICE OPERATING CO LLC
PARCEL NO:	0208 024
PARCEL ADDRESS:	750 KEARNY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$162,852,620.00
APPLICANT'S OPINION:	\$46,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8590
APPLICANT:	30 VAN NESS DEVELOPMENT LLC
PARCEL NO:	0835 004
PARCEL ADDRESS:	30 VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$100,665,657.00
APPLICANT'S OPINION:	\$30,200,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8591
APPLICANT:	OCTAVIA PARTNERS LLC
PARCEL NO:	0853 034
PARCEL ADDRESS:	188 OCTAVIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,671,021.00
APPLICANT'S OPINION:	\$5,300,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
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16) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8594
APPLICANT:	MAYER FAMILY LIVING TRUST
PARCEL NO:	0132 046
PARCEL ADDRESS:	566 VALLEJO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$14,684,955.00
APPLICANT'S OPINION:	\$4,400,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8595
APPLICANT:	MAYER FAMILY LIVING TRUST
PARCEL NO:	0530 023A
PARCEL ADDRESS:	1885 FILBERT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,421,700.00
APPLICANT'S OPINION:	\$1,300,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8624
APPLICANT:	HMANP PROPERTY HOLDINGS LLC
PARCEL NO:	0174 006
PARCEL ADDRESS:	704 SANSOME ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,039,859.00
APPLICANT'S OPINION:	\$5,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

19) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8625
APPLICANT:	HIBBEN, JAMIE
PARCEL NO:	3614 006
PARCEL ADDRESS:	2546-2548 FOLSOM ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,168,316.00
APPLICANT'S OPINION:	\$1,413,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
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20) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8626
APPLICANT:	AWH VILLA FLORENCE HOTEL LLC
PARCEL NO:	0315 027
PARCEL ADDRESS:	201 POWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$91,878,797.00
APPLICANT'S OPINION:	\$26,300,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8629
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES LLC
PARCEL NO:	3735 012
PARCEL ADDRESS:	95 HAWTHORNE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$24,454,988.00
APPLICANT'S OPINION:	\$7,300,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8630
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES LLC
PARCEL NO:	3735 062
PARCEL ADDRESS:	75 HAWTHORNE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$111,074,890.00
APPLICANT'S OPINION:	\$33,300,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8638
APPLICANT:	OAK SUTTER LLC
PARCEL NO:	0284 007
PARCEL ADDRESS:	532-536 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,039,667.00
APPLICANT'S OPINION:	\$3,000,000.00
TAXABLE YEAR:	2024
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24) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8639
APPLICANT:	OAK UNION STREET LLC
PARCEL NO:	0543 027
PARCEL ADDRESS:	1861-1863 UNION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,489,052.00
APPLICANT'S OPINION:	\$2,200,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8641
APPLICANT:	436 BRYANT LLC
PARCEL NO:	3763 013
PARCEL ADDRESS:	436 BRYANT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,536,387.00
APPLICANT'S OPINION:	\$1,400,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8642
APPLICANT:	SOMA ACQUISITION II LLC
PARCEL NO:	3780 001
PARCEL ADDRESS:	502 7TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,888,268.00
APPLICANT'S OPINION:	\$3,600,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8643
APPLICANT:	200 KANSAS OWNER LLC-COMPLIANCE OFFICER
PARCEL NO:	3935 004
PARCEL ADDRESS:	200-250 KANSAS ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$82,827,610.00
APPLICANT'S OPINION:	\$24,800,000.00
TAXABLE YEAR:	2024
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28) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8644
APPLICANT:	SOMA ACQUISITION LLC
PARCEL NO:	3995 022
PARCEL ADDRESS:	595 MARIPOSA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$18,344,509.00
APPLICANT'S OPINION:	\$5,500,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8648
APPLICANT:	BHSD TPC PROPCO LLC
PARCEL NO:	0207 032
PARCEL ADDRESS:	600 MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$505,135,007.00
APPLICANT'S OPINION:	\$151,500,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8651
APPLICANT:	BHSD 505 PROPCO LLC
PARCEL NO:	0207 037
PARCEL ADDRESS:	505 SANSOME ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$143,263,080.00
APPLICANT'S OPINION:	\$43,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8703
APPLICANT:	VLN REAL ESTATE TEAM LLC
PARCEL NO:	7223 004
PARCEL ADDRESS:	2650-2656 OCEAN AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,184,829.00
APPLICANT'S OPINION:	\$2,100,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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32) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8706
APPLICANT:	SIDRA MONTGOMERY LLC
PARCEL NO:	0289 009
PARCEL ADDRESS:	180 MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$215,288,706.00
APPLICANT'S OPINION:	\$64,600,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8707
APPLICANT:	SWITZER INVESTMENT LLC
PARCEL NO:	0641 008
PARCEL ADDRESS:	1850 GOUGH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$20,808,000.00
APPLICANT'S OPINION:	\$6,200,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8708
APPLICANT:	WW COPPER WORKS LLC
PARCEL NO:	3747 015
PARCEL ADDRESS:	353-355 FOLSOM ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,649,815.00
APPLICANT'S OPINION:	\$2,900,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8709
APPLICANT:	WG CLAY LLC
PARCEL NO:	0618 003
PARCEL ADDRESS:	1850 CLAY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,396,772.00
APPLICANT'S OPINION:	\$3,120,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8713
APPLICANT:	601 CALIFORNIA PROPERTY INVESTMENT LLC
PARCEL NO:	0258 032
PARCEL ADDRESS:	601 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$124,138,906.00
APPLICANT'S OPINION:	\$37,200,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8714
APPLICANT:	ECI FIVE HOWARD LLC
PARCEL NO:	3731 094
PARCEL ADDRESS:	1035 HOWARD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$27,669,245.00
APPLICANT'S OPINION:	\$8,300,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8730
APPLICANT:	RAMBLERS HOTEL OWNERS LP
PARCEL NO:	3705Z001
PARCEL ADDRESS:	12 4TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$69,803,664.00
APPLICANT'S OPINION:	\$32,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

39) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8733
APPLICANT:	BRFI San Francisco LLC
PARCEL NO:	0719 001
PARCEL ADDRESS:	945 VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$29,834,020.00
APPLICANT'S OPINION:	\$22,500,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8734
APPLICANT:	BRFI SAN FRANCISCO LLC
PARCEL NO:	0719 013
PARCEL ADDRESS:	1067 O'FARRELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,786,007.00
APPLICANT'S OPINION:	\$7,500,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8738
APPLICANT:	CARDARELLI, ANGELO
PARCEL NO:	0492 020
PARCEL ADDRESS:	1941-1943 CHESTNUT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,653,018.00
APPLICANT'S OPINION:	\$1,750,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8739
APPLICANT:	Yvonne Chen (TUAN/CHEN Family Trust)
PARCEL NO:	1423 011
PARCEL ADDRESS:	241 10TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,553,284.00
APPLICANT'S OPINION:	\$2,160,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8745
APPLICANT:	ARRIAZA, RAUL
PARCEL NO:	3753 026
PARCEL ADDRESS:	976-978 HARRISON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,489,651.00
APPLICANT'S OPINION:	\$1,110,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
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44) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8750
APPLICANT:	BHALLA, SAMEER
PARCEL NO:	0101 023
PARCEL ADDRESS:	1848-1852 MASON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,925,786.00
APPLICANT'S OPINION:	\$3,580,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8759
APPLICANT:	RFA 350 LLC
PARCEL NO:	1275 059
PARCEL ADDRESS:	350 PARNASSUS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$58,787,801.00
APPLICANT'S OPINION:	\$17,600,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8760
APPLICANT:	KFF RPP II SHOTWELL LLC
PARCEL NO:	3591 021
PARCEL ADDRESS:	438 SHOTWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,299,190.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8761
APPLICANT:	K2 MISSION LLC
PARCEL NO:	3727 091
PARCEL ADDRESS:	1125-1127 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,568,348.00
APPLICANT'S OPINION:	\$4,100,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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48) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8762
APPLICANT:	KFF RPP STOREK LLC
PARCEL NO:	3728 048
PARCEL ADDRESS:	149-155 9TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,595,126.00
APPLICANT'S OPINION:	\$2,900,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8768
APPLICANT:	AB TAYLOR PROPCO LLC
PARCEL NO:	0324 002
PARCEL ADDRESS:	345 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$26,398,489.00
APPLICANT'S OPINION:	\$7,900,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8769
APPLICANT:	GAEHWILER 2000 TRUST
PARCEL NO:	0742 009
PARCEL ADDRESS:	780 VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,205,285.00
APPLICANT'S OPINION:	\$3,400,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8770
APPLICANT:	GAEHWILER 2000 TRUST
PARCEL NO:	0742 010
PARCEL ADDRESS:	755 EDDY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,062,249.00
APPLICANT'S OPINION:	\$1,500,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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52) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8771
APPLICANT:	MARTIN A GAEHWILER JR TR
PARCEL NO:	2400 049
PARCEL ADDRESS:	1535 TARAVAL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,478,433.00
APPLICANT'S OPINION:	\$2,200,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8772
APPLICANT:	MARTIN A GAEHWILER JR TR
PARCEL NO:	4357 004
PARCEL ADDRESS:	1500 MICHIGAN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,295,359.00
APPLICANT'S OPINION:	\$1,600,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8773
APPLICANT:	MW790VALE LP
PARCEL NO:	3588 126
PARCEL ADDRESS:	798 VALENCIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$660,866.00
APPLICANT'S OPINION:	\$330,432.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8778
APPLICANT:	MW790VALE LP
PARCEL NO:	3588 125
PARCEL ADDRESS:	790 VALENCIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,178,073.00
APPLICANT'S OPINION:	\$579,203.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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56) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8784
APPLICANT:	TEE, ELAINE
PARCEL NO:	6461 012
PARCEL ADDRESS:	5323 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,715,519.00
APPLICANT'S OPINION:	\$1,616,575.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8820
APPLICANT:	NEWLIN, JOHN
PARCEL NO:	1634 017
PARCEL ADDRESS:	932 CABRILLO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,225,752.00
APPLICANT'S OPINION:	\$2,550,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8860
APPLICANT:	3135 24th St LLC
PARCEL NO:	6520 053
PARCEL ADDRESS:	3135 24TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,547,507.00
APPLICANT'S OPINION:	\$1,154,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8861
APPLICANT:	3135 24th St LLC
PARCEL NO:	0281 020
PARCEL ADDRESS:	832 SUTTER ST, #100
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$374,542.00
APPLICANT'S OPINION:	\$206,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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60) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8915
APPLICANT:	1737 CHESTNUT LP
PARCEL NO:	0494 018
PARCEL ADDRESS:	1737 CHESTNUT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,504,931.00
APPLICANT'S OPINION:	\$2,200,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

61) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8931
APPLICANT:	RAR2-ONE POWELL ST LLC
PARCEL NO:	0330 027
PARCEL ADDRESS:	1 POWELL ST, #C1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$15,507,745.00
APPLICANT'S OPINION:	\$10,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

62) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8932
APPLICANT:	RAR2-ONE POWELL ST LLC
PARCEL NO:	0330 028
PARCEL ADDRESS:	1 POWELL ST, #C2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$150,876,181.00
APPLICANT'S OPINION:	\$103,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8933
APPLICANT:	REGENCY CENTERS LP
PARCEL NO:	3931A001
PARCEL ADDRESS:	200 POTRERO AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,330,196.00
APPLICANT'S OPINION:	\$1,500,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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64) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8936
APPLICANT:	REGENCY CENTERS LP
PARCEL NO:	3931A002
PARCEL ADDRESS:	226 POTRERO AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,048,088.00
APPLICANT'S OPINION:	\$300,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

65) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8944
APPLICANT:	1495 7TH LP
PARCEL NO:	1846 019
PARCEL ADDRESS:	1495 7TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,976,000.00
APPLICANT'S OPINION:	\$4,300,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

66) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8945
APPLICANT:	216 4TH LP
PARCEL NO:	1430 043
PARCEL ADDRESS:	216 4TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,273,275.00
APPLICANT'S OPINION:	\$3,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

67) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8946
APPLICANT:	3839 DIVISADERO LP
PARCEL NO:	0911 002
PARCEL ADDRESS:	3839 DIVISADERO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,566,000.00
APPLICANT'S OPINION:	\$6,700,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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68) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8947
APPLICANT:	2242 POLK LP
PARCEL NO:	0549 015
PARCEL ADDRESS:	2242 POLK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$33,777,584.00
APPLICANT'S OPINION:	\$16,800,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

69) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8948
APPLICANT:	155 BARTLETT LP
PARCEL NO:	3636 043A
PARCEL ADDRESS:	155-165 BARTLETT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,751,600.00
APPLICANT'S OPINION:	\$4,300,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

70) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8953
APPLICANT:	ROBICHAUDCAREW, DANIEL
PARCEL NO:	2612 075
PARCEL ADDRESS:	2470 15TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,440,778.00
APPLICANT'S OPINION:	\$1,900,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

71) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8955
APPLICANT:	DOBBERSTEIN INVESTMENTS LLC
PARCEL NO:	1703 032
PARCEL ADDRESS:	1254 48TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,690,158.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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72) Hearing, discussion, and possible action involving:

APPLICATION:	2024-8957
APPLICANT:	150 HAYES STREET LLC
PARCEL NO:	0811 022
PARCEL ADDRESS:	150 HAYES ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$27,830,284.00
APPLICANT'S OPINION:	\$8,300,000.00
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.

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).

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.

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