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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: 506 746 421#**

**Thursday, December 04, 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:	2024-2835
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 020
PARCEL ADDRESS:	260 CALIFORNIA ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,932,399.00
APPLICANT'S OPINION:	\$3,079,231.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2836
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 021
PARCEL ADDRESS:	260 CALIFORNIA ST, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,653,516.00
APPLICANT'S OPINION:	\$826,759.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

5) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2837
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 022
PARCEL ADDRESS:	260 CALIFORNIA ST, #3-A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$526,120.00
APPLICANT'S OPINION:	\$263,061.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

6) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2838
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 023
PARCEL ADDRESS:	260 CALIFORNIA ST, #3-B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$484,953.00
APPLICANT'S OPINION:	\$242,477.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

7) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2839
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 024
PARCEL ADDRESS:	260 CALIFORNIA ST, #3-C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$376,061.00
APPLICANT'S OPINION:	\$188,031.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

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8) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2840
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 025
PARCEL ADDRESS:	260 CALIFORNIA ST, #4-A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$526,120.00
APPLICANT'S OPINION:	\$263,061.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

9) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2841
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 026
PARCEL ADDRESS:	260 CALIFORNIA ST, #4-B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$484,953.00
APPLICANT'S OPINION:	\$242,477.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

10) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2842
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 027
PARCEL ADDRESS:	260 CALIFORNIA ST, #4-C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$376,061.00
APPLICANT'S OPINION:	\$188,031.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

11) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2843
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 028
PARCEL ADDRESS:	260 CALIFORNIA ST, #5-A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$526,120.00
APPLICANT'S OPINION:	\$263,061.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

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12) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2844
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 029
PARCEL ADDRESS:	260 CALIFORNIA ST, #5-B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$484,953.00
APPLICANT'S OPINION:	\$242,477.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

13) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2845
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 030
PARCEL ADDRESS:	260 CALIFORNIA ST, #5-C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$376,061.00
APPLICANT'S OPINION:	\$188,031.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

14) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2846
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 031
PARCEL ADDRESS:	260 CALIFORNIA ST, #6-A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$526,120.00
APPLICANT'S OPINION:	\$263,061.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

15) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2847
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 032
PARCEL ADDRESS:	260 CALIFORNIA ST, #6-B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$484,953.00
APPLICANT'S OPINION:	\$242,477.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

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16) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2848
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 033
PARCEL ADDRESS:	260 CALIFORNIA ST, #6-C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$376,061.00
APPLICANT'S OPINION:	\$188,031.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

17) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2849
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 034
PARCEL ADDRESS:	260 CALIFORNIA ST, #7-A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$526,120.00
APPLICANT'S OPINION:	\$263,061.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

18) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2850
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 035
PARCEL ADDRESS:	260 CALIFORNIA ST, #7-B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$484,953.00
APPLICANT'S OPINION:	\$242,477.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

19) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2851
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 036
PARCEL ADDRESS:	260 CALIFORNIA ST, #7-C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$376,061.00
APPLICANT'S OPINION:	\$188,031.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
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20) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2852
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 037
PARCEL ADDRESS:	260 CALIFORNIA ST, #8-A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$526,120.00
APPLICANT'S OPINION:	\$263,061.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

21) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2853
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 038
PARCEL ADDRESS:	260 CALIFORNIA ST, #8-B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$484,953.00
APPLICANT'S OPINION:	\$242,477.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

22) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2854
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 039
PARCEL ADDRESS:	260 CALIFORNIA ST, #8-C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$376,061.00
APPLICANT'S OPINION:	\$188,031.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

23) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2855
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 040
PARCEL ADDRESS:	260 CALIFORNIA ST, #9-A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,012,111.00
APPLICANT'S OPINION:	\$506,056.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

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24) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2856
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 041
PARCEL ADDRESS:	260 CALIFORNIA ST, #9-B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$381,414.00
APPLICANT'S OPINION:	\$190,707.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

25) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2857
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 042
PARCEL ADDRESS:	260 CALIFORNIA ST, #10-A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,012,111.00
APPLICANT'S OPINION:	\$506,056.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

26) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2858
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 043
PARCEL ADDRESS:	260 CALIFORNIA ST, #10-B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$381,414.00
APPLICANT'S OPINION:	\$190,707.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

27) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2859
APPLICANT:	SWIFT 260 CALIFORNIA INVESTORS
PARCEL NO:	0237 044
PARCEL ADDRESS:	260 CALIFORNIA ST, #11
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,345,371.00
APPLICANT'S OPINION:	\$672,686.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD-PHC

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28) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2879
APPLICANT:	PIOMBO-VAN HYDE MARITAL TR
PARCEL NO:	0975 008A
PARCEL ADDRESS:	3046-3048 JACKSON ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$5,087,010.00
APPLICANT'S OPINION:	\$2,727,144.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

29) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2880
APPLICANT:	PIOMBO-VAN HYDE MARITAL TR
PARCEL NO:	0975 008A
PARCEL ADDRESS:	3046-3048 JACKSON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,454,287.00
APPLICANT'S OPINION:	\$2,727,144.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2883
APPLICANT:	2176 S HARBOR BLVD LLC
PARCEL NO:	3703 081
PARCEL ADDRESS:	1018-1024 MISSION ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$7,514,031.00
APPLICANT'S OPINION:	\$3,839,031.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2884
APPLICANT:	2176 S HARBOR BLVD LLC
PARCEL NO:	3703 081
PARCEL ADDRESS:	1018-1024 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,650,000.00
APPLICANT'S OPINION:	\$3,825,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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32) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2886
APPLICANT:	1288 HOWARD OWNER LLC
PARCEL NO:	3728 199
PARCEL ADDRESS:	165 9TH ST
TOPIC:	
CURRENT ASSESSMENT:	\$5,080,242.00
APPLICANT'S OPINION:	\$2,540,122.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2890
APPLICANT:	HARNEY, CHRISTOPHER
PARCEL NO:	3760 131
PARCEL ADDRESS:	70 OAK GROVE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,646,940.00
APPLICANT'S OPINION:	\$4,500,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2891
APPLICANT:	COLUMBIA REIT 201 CALIFORNIA LLC
PARCEL NO:	0262 021
PARCEL ADDRESS:	201 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$256,397,131.00
APPLICANT'S OPINION:	\$128,322,589.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2893
APPLICANT:	COLUMBIA REIT-221 MAIN LLC
PARCEL NO:	3740 034
PARCEL ADDRESS:	221 MAIN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$397,033,297.00
APPLICANT'S OPINION:	\$201,958,297.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2895
APPLICANT:	650 CALIFORNIA STREET LLC
PARCEL NO:	0241 025
PARCEL ADDRESS:	636-650 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$365,681,507.00
APPLICANT'S OPINION:	\$183,607,023.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2899
APPLICANT:	GEARY ALPHA PARTNERS LP
PARCEL NO:	1448 045
PARCEL ADDRESS:	5200 GEARY BLVD
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$33,076,677.00
APPLICANT'S OPINION:	\$16,538,339.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2906
APPLICANT:	SUN PACIFIC PARTNERS LLC
PARCEL NO:	6959 032
PARCEL ADDRESS:	4828 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,593,711.00
APPLICANT'S OPINION:	\$796,855.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2910
APPLICANT:	JKLM PARTNERS LLC
PARCEL NO:	0242 025
PARCEL ADDRESS:	883 SACRAMENTO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,063,708.00
APPLICANT'S OPINION:	\$1,031,854.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2911
APPLICANT:	ONE STOCKTON REALTY LLC
PARCEL NO:	0327 025
PARCEL ADDRESS:	1800 ELLIS ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$60,091,348.00
APPLICANT'S OPINION:	\$30,045,674.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2912
APPLICANT:	LPF YERBA BUENA INC
PARCEL NO:	3751 411
PARCEL ADDRESS:	788 HARRISON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,499,228.00
APPLICANT'S OPINION:	\$2,249,614.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2913
APPLICANT:	WHOLE FOODS MARKET CA INC/LPF YERBA BUENA INC
PARCEL NO:	3751 412
PARCEL ADDRESS:	788 HARRISON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,497,329.00
APPLICANT'S OPINION:	\$8,248,665.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2914
APPLICANT:	ONE GRANT PROPERTY OWNER LLC
PARCEL NO:	0313 008
PARCEL ADDRESS:	1 GRANT AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$18,917,548.00
APPLICANT'S OPINION:	\$9,458,774.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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44) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2915
APPLICANT:	WHOLE FOODS MARKET CA INC/LPF YERBA BUENA INC
PARCEL NO:	3751 413
PARCEL ADDRESS:	788 HARRISON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,998,512.00
APPLICANT'S OPINION:	\$4,499,256.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2916
APPLICANT:	156 GEARY PROPERTY OWNER
PARCEL NO:	0309 009
PARCEL ADDRESS:	156 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$28,898,586.00
APPLICANT'S OPINION:	\$14,449,294.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2917
APPLICANT:	WHOLE FOODS MARKET CA INC/LPF YERBA BUENA INC
PARCEL NO:	3751 414
PARCEL ADDRESS:	788 HARRISON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,817,034.00
APPLICANT'S OPINION:	\$3,408,517.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2919
APPLICANT:	LPF YERBA BUENA INC
PARCEL NO:	3751 415
PARCEL ADDRESS:	788 HARRISON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$114,020,042.00
APPLICANT'S OPINION:	\$57,010,022.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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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:	2024-2926
APPLICANT:	HTLV SF LLC
PARCEL NO:	0229 020
PARCEL ADDRESS:	375 BATTERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$213,282,000.00
APPLICANT'S OPINION:	\$106,641,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2927
APPLICANT:	ULLMAN, SEPS & STEIN LTD LP
PARCEL NO:	0808 064
PARCEL ADDRESS:	475 GOUGH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,265,262.00
APPLICANT'S OPINION:	\$632,630.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2928
APPLICANT:	ULLMAN, SEPS & STEIN LTD LP
PARCEL NO:	0808 065
PARCEL ADDRESS:	471 GOUGH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$816,000.00
APPLICANT'S OPINION:	\$408,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2929
APPLICANT:	ULLMAN, SEPS & STEIN LTD LP
PARCEL NO:	0808 066
PARCEL ADDRESS:	467 GOUGH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,182,743.00
APPLICANT'S OPINION:	\$591,371.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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52) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2930
APPLICANT:	ULLMAN, SEPS & STEIN LTD LP
PARCEL NO:	0808 067
PARCEL ADDRESS:	463 GOUGH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$155,859.00
APPLICANT'S OPINION:	\$77,930.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2931
APPLICANT:	ULLMAN, SEPS & STEIN LTD LP
PARCEL NO:	0808 068
PARCEL ADDRESS:	459 GOUGH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,320,275.00
APPLICANT'S OPINION:	\$660,137.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2932
APPLICANT:	ULLMAN, SEPS & STEIN LTD LP
PARCEL NO:	0808 069
PARCEL ADDRESS:	455 GOUGH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,100,229.00
APPLICANT'S OPINION:	\$550,115.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2933
APPLICANT:	ULLMAN, SEPS & STEIN LTD LP
PARCEL NO:	0808 070
PARCEL ADDRESS:	451 GOUGH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,384,454.00
APPLICANT'S OPINION:	\$692,228.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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56) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2934
APPLICANT:	ULLMAN, SEPS & STEIN LTD LP
PARCEL NO:	0808 071
PARCEL ADDRESS:	302 IVY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,943,739.00
APPLICANT'S OPINION:	\$971,870.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2935
APPLICANT:	600 CALIFORNIA OWNER LLC
PARCEL NO:	0241 027
PARCEL ADDRESS:	600 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$346,701,806.00
APPLICANT'S OPINION:	\$124,000,001.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2937
APPLICANT:	LEADWELL GLOBAL PROPERTY LLC
PARCEL NO:	0255 002
PARCEL ADDRESS:	1 NOB HILL
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$125,100,000.00
APPLICANT'S OPINION:	\$62,550,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2939
APPLICANT:	NOP 560 MISSION LLC
PARCEL NO:	3708 095
PARCEL ADDRESS:	560 MISSION ST
TOPIC:	
CURRENT ASSESSMENT:	\$277,841,816.00
APPLICANT'S OPINION:	\$138,920,908.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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60) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2942
APPLICANT:	SFII SHARON LLC
PARCEL NO:	3707 035
PARCEL ADDRESS:	39-63 NEW MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$70,266,752.00
APPLICANT'S OPINION:	\$35,133,376.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

61) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2945
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO:	0284 003
PARCEL ADDRESS:	529 POWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,026,587.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

62) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2946
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO:	0284 004
PARCEL ADDRESS:	500-516 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$15,007,640.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2954
APPLICANT:	GOLDEN GATEIDENCE OPCP, LLC
PARCEL NO:	0661 030
PARCEL ADDRESS:	2121 PINE ST
TOPIC:	
CURRENT ASSESSMENT:	\$14,253,480.00
APPLICANT'S OPINION:	\$7,050,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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64) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2955
APPLICANT:	RELATED/MARIPOSA DEVELOPMENT C
PARCEL NO:	4005A002
PARCEL ADDRESS:	1601 MARIPOSA ST
TOPIC:	
CURRENT ASSESSMENT:	\$194,198,995.00
APPLICANT'S OPINION:	\$94,400,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN/PHC

65) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2956
APPLICANT:	RELATED/MARIPOSA DEVELOPMENT C
PARCEL NO:	4005A004
PARCEL ADDRESS:	1601 MARIPOSA ST
TOPIC:	
CURRENT ASSESSMENT:	\$11,222,366.00
APPLICANT'S OPINION:	\$5,300,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN/PHC

66) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2957
APPLICANT:	1601 MARIPOSA STREET HOUSING P
PARCEL NO:	4005A003
PARCEL ADDRESS:	1601 MARIPOSA ST
TOPIC:	
CURRENT ASSESSMENT:	\$18,252,777.00
APPLICANT'S OPINION:	\$8,900,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN/PHC

67) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2970
APPLICANT:	SAN FRANCISCOIDENCE OPCO, LLC
PARCEL NO:	6473 047
PARCEL ADDRESS:	5767 MISSION ST
TOPIC:	
CURRENT ASSESSMENT:	\$7,376,488.00
APPLICANT'S OPINION:	\$3,600,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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68) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2971
APPLICANT:	GOLDEN CALIFORNIA HEALTHCARE, LLC
PARCEL NO:	0723 041
PARCEL ADDRESS:	1355 ELLIS ST
TOPIC:	
CURRENT ASSESSMENT:	\$12,987,043.00
APPLICANT'S OPINION:	\$6,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

69) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2973
APPLICANT:	RATIRAM, LLC
PARCEL NO:	0013 009
PARCEL ADDRESS:	2601 MASON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,893,838.00
APPLICANT'S OPINION:	\$10,356,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

70) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2995
APPLICANT:	MONTGOMERY PLACE LLC
PARCEL NO:	0163 002
PARCEL ADDRESS:	425 BROADWAY
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,516,124.00
APPLICANT'S OPINION:	\$9,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

71) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2998
APPLICANT:	ESSEX FOX PLAZA LP
PARCEL NO:	0813 007
PARCEL ADDRESS:	1390 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$18,951,277.00
APPLICANT'S OPINION:	\$16,555,830.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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72) Hearing, discussion, and possible action involving:

APPLICATION:	2024-2999
APPLICANT:	ESSEX FOX PLAZA LP
PARCEL NO:	0813 008
PARCEL ADDRESS:	1390 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$130,790,338.00
APPLICANT'S OPINION:	\$112,437,000.00
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 softf@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

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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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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.

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 o tumawag sa (415) 554-5184.

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