

Phone (415) 554-6778  
Fax (415) 554-6775  
TDD (415) 554-5227  
E-mail AAB@sfgov.org



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

**Agenda\* / Notice of Assessment Appeals Board  
Assessment Appeals Board 1 Hearing**

**REMOTE MEETING  
PUBLIC COMMENT CALL-IN  
1(415) 906-4659 / Meeting ID: 946 345 859#**

**Tuesday, December 19, 2023  
09:30 AM (ALL DAY)**

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:	2020-1080
APPLICANT:	T-C 888 BRANNAN OWNER LLC
PARCEL NO:	3780 072
PARCEL ADDRESS:	0850-0860 BRANNAN ST
TOPIC:	
CURRENT ASSESSMENT:	\$98,260,882.00
APPLICANT'S OPINION:	\$79,800,000.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:

APPLICATION:	2020-1081
APPLICANT:	T-C 888 BRANNAN OWNER LLC
PARCEL NO:	3780 006
PARCEL ADDRESS:	0866-0870 BRANNAN ST
TOPIC:	
CURRENT ASSESSMENT:	\$85,978,272.00
APPLICANT'S OPINION:	\$70,000,000.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

Phone (415) 554-6778  
Fax (415) 554-6775  
TDD (415) 554-5227  
E-mail AAB@sfgov.org



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

5) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1082  
APPLICANT: T-C 888 BRANNAN OWNER LLC  
PARCEL NO: 3780 007  
PARCEL ADDRESS: 0870 BRANNAN ST  
TOPIC:  
CURRENT ASSESSMENT: \$9,211,958.00  
APPLICANT'S OPINION: \$7,500,000.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: BASE YEAR  
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1083  
APPLICANT: T-C 888 BRANNAN OWNER LLC  
PARCEL NO: 3780 007A  
PARCEL ADDRESS: 0545-0599 8TH ST  
TOPIC:  
CURRENT ASSESSMENT: \$113,614,145.00  
APPLICANT'S OPINION: \$92,200,000.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: BASE YEAR  
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1856  
APPLICANT: MOSCONE JOINT VENTURE  
PARCEL NO: 20200982617  
PARCEL ADDRESS:  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$29,364,172.00  
APPLICANT'S OPINION: \$5,000,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1857  
APPLICANT: MOSCONE JOINT VENTURE  
PARCEL NO: 20200982614  
PARCEL ADDRESS:  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$29,951,456.00  
APPLICANT'S OPINION: \$5,000,000.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: ESCAPE

Phone (415) 554-6778  
Fax (415) 554-6775  
TDD (415) 554-5227  
E-mail AAB@sfgov.org



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

9) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1858  
APPLICANT: MOSCONE JOINT VENTURE  
PARCEL NO: 20200982615  
PARCEL ADDRESS:  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$14,413,117.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1859  
APPLICANT: MOSCONE JOINT VENTURE  
PARCEL NO: 20200982616  
PARCEL ADDRESS:  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$31,161,496.00  
APPLICANT'S OPINION: \$100,000.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0344  
APPLICANT: MOSCONE JOINT VENTURE  
PARCEL NO: 813663  
PARCEL ADDRESS:  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$31,484,330.00  
APPLICANT'S OPINION: \$1.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1128  
APPLICANT: JPPF 116 NEW MONTGOMERY LP  
PARCEL NO: 3722 071  
PARCEL ADDRESS: 0100-0126 NEW MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$121,507,755.00  
APPLICANT'S OPINION: \$60,753,670.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

Phone (415) 554-6778  
Fax (415) 554-6775  
TDD (415) 554-5227  
E-mail AAB@sfgov.org



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

13) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1945  
APPLICANT: 233 GEARY STREET PROPERTY OWNER  
PARCEL NO: 0314 020  
PARCEL ADDRESS: 0251-0259 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$257,641,800.00  
APPLICANT'S OPINION: \$128,820,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE  
STATUS: POST/TP

14) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1962  
APPLICANT: RAFANELLI, SARAH  
PARCEL NO: 0543 044  
PARCEL ADDRESS: 1864 GREEN ST  
TOPIC: Other  
CURRENT ASSESSMENT: \$2,900,000.00  
APPLICANT'S OPINION: \$1,779,409.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE  
STATUS: POST/ASR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1980  
APPLICANT: SCHER REVOCABLE TRUST  
PARCEL NO: 0282 011  
PARCEL ADDRESS: 0850 JONES ST  
TOPIC:  
CURRENT ASSESSMENT: \$7,917,173.00  
APPLICANT'S OPINION: \$3,578,444.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE  
STATUS: WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION: 2021-2016  
APPLICANT: 875 CALIFORNIA II LLC  
PARCEL NO: 0256 085  
PARCEL ADDRESS: 0875 CALIFORNIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$114,527,459.00  
APPLICANT'S OPINION: \$96,543,829.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE  
STATUS: WITHDRAWN

Phone (415) 554-6778  
Fax (415) 554-6775  
TDD (415) 554-5227  
E-mail AAB@sfgov.org



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

17) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0518
APPLICANT:	MOSCONE JOINT VENTURE
PARCEL NO:	22702327
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$32,114,016.00
APPLICANT'S OPINION:	\$1.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Possessory Interest
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 [sof@sfgov.org](mailto:sof@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)

Phone (415) 554-6778  
Fax (415) 554-6775  
TDD (415) 554-5227  
E-mail AAB@sfgov.org



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

**Language Interpreters**

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact bos@sfgov.org or call (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame bos@sfgov.org or (415) 554-5184.

PAUNAWA: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay sa (415) 554-5184.

翻譯 必須在會議前最少四十八小時提出要求  
請電 (415) 554-7719.

More Information: English | 中文 | Español | Filipino

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