

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

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, DECEMBER 30, 2025
9:30 AM

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.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
 2. Closed session to deliberate and take possible action on the below listed applications that were submitted on October 16, 2025, October 27, 2025 and October 30, 2025. (Pursuant to Property Tax Rule 301 and/or 313):

A. APPLICATION:	2021-0995
APPLICANT:	DONS HOTEL OWNER LP
PARCEL NO:	0014 001
PARCEL ADDRESS:	91-97 JEFFERSON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$217,368,800.00
APPLICANT'S OPINION:	\$54,342,198.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- B. APPLICATION: 2022-7441
APPLICANT: DONS HOTEL OWNER LP
PARCEL NO: 0014 001
PARCEL ADDRESS: 91-97 JEFFERSON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$220,375,592.00
APPLICANT'S OPINION: \$21,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
- C. APPLICATION: 2023-8997
APPLICANT: DONS HOTEL OWNER LP
PARCEL NO: 0014 001
PARCEL ADDRESS: 91-97 JEFFERSON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$224,685,463.00
APPLICANT'S OPINION: \$80,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
- D. APPLICATION: 2024-2172
APPLICANT: DONS HOTEL OWNER LP
PARCEL NO: 0014 001
PARCEL ADDRESS: 91-97 JEFFERSON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$228,985,776.00
APPLICANT'S OPINION: \$67,650,740.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
- E. APPLICATION: 2021-1218
APPLICANT: HOYAS OWNER LLC
PARCEL NO: 3705 039
PARCEL ADDRESS: 360 JESSIE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$37,361,648.00
APPLICANT'S OPINION: \$9,340,410.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
- F. APPLICATION: 2022-7473
APPLICANT: HOYAS OWNER LLC
PARCEL NO: 3705 039
PARCEL ADDRESS: 360 JESSIE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$37,861,213.00
APPLICANT'S OPINION: \$3,500,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

G. APPLICATION:	2023-9743
APPLICANT:	HOYAS OWNER LLC
PARCEL NO:	3705 039
PARCEL ADDRESS:	360 JESSIE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$38,648,544.00
APPLICANT'S OPINION:	\$15,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
H. APPLICATION:	2024-8729
APPLICANT:	HOYAS OWNER LLC
PARCEL NO:	3705 039
PARCEL ADDRESS:	360 JESSIE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$39,376,651.00
APPLICANT'S OPINION:	\$14,000,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
I. APPLICATION:	2021-1196
APPLICANT:	CRUSADERS HOTEL OWNER LP
PARCEL NO:	0306 020
PARCEL ADDRESS:	555 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$15,485,527.00
APPLICANT'S OPINION:	\$3,871,381.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
J. APPLICATION:	2021-1197
APPLICANT:	CRUSADERS HOTEL OWNER LP
PARCEL NO:	0306 022
PARCEL ADDRESS:	0545 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$58,490,104.00
APPLICANT'S OPINION:	\$14,622,524.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
K. APPLICATION:	2022-7471
APPLICANT:	CRUSADERS HOTEL OWNER LP
PARCEL NO:	0306 022
PARCEL ADDRESS:	545 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$59,158,972.00
APPLICANT'S OPINION:	\$5,500,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- L. APPLICATION: 2022-7472
APPLICANT: CRUSADERS HOTEL OWNER LP
PARCEL NO: 0306 020
PARCEL ADDRESS: 555 POST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$15,795,235.00
APPLICANT'S OPINION: \$1,579,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
- M. APPLICATION: 2023-9727
APPLICANT: CRUSADES HOTEL OWNERS LP
PARCEL NO: 0306 020
PARCEL ADDRESS: 555 POST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$16,111,136.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
- N. APPLICATION: 2023-9730
APPLICANT: CRUSADES HOTEL OWNERS LP
PARCEL NO: 0306 022
PARCEL ADDRESS: 545 POST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$60,005,770.00
APPLICANT'S OPINION: \$28,700,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
- O. APPLICATION: 2024-8937
APPLICANT: CRUSADERS HOTEL OWNER LP
PARCEL NO: 0306 020
PARCEL ADDRESS: 555 POST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$16,433,356.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
- P. APPLICATION: 2024-8938
APPLICANT: CRUSADERS HOTEL OWNER LP
PARCEL NO: 0306 022
PARCEL ADDRESS: 545 POST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$60,804,868.00
APPLICANT'S OPINION: \$29,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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 the Sunshine Ordinance Task Force by mail, 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, from the Internet, at <http://www.sfgov.org/sunshine/>

Lobbyist Registration and Reporting 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.

Disability Access

Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister. Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. 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.

The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center of Van Ness stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, 7X, 9, 9R, 19, 21, 47 and 49. For more information about MUNI accessible services, call (415) 701-4485. There is accessible parking in the vicinity of City Hall at Civic Center Plaza and adjacent to Davies Hall and the War Memorial Complex. Accessible curbside parking is available on Dr. Carlton B. Goodlett Place and Grove Street.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to perfumes and various other chemical-based scented products. Please help the City to accommodate these individuals.

Cell Phones, Pagers and Similar Sound-Producing Electronic Devices

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices. (Chapter 67A of the San Francisco Administrative Code.)

Language Interpreters

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.