

**JOURNAL OF PROCEEDINGS**  
**CITY AND COUNTY OF SAN FRANCISCO**  
**ASSESSMENT APPEALS BOARD**

In the remote Pre-Hearing Conference of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 12, 2026, at 1:33 p.m.

Present: Claire Ervin Lee, Richard Lee and Joyce Lewis

Quorum present

Chairperson: Richard Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having been present for this prehearing conference, the Board took certain action, as specified under this date, on the original of the respective applications:

<u><b>Appeal No.</b></u>	<u><b>Name</b></u>	<u><b>Disposition</b></u>
2023-0684	Guntren Family Partnership, L.P.	Documents due to Assessor in 30 days; schedule valuation hearing in mid-March 2026
2023-0685	Guntren Family Partnership, L.P.	Same as above
2023-0686	Guntren Family Partnership, L.P.	Same as above
2023-1541	San Francisco 722 Montgomery LLC	Documents due to Assessor in 30 days; schedule valuation hearing in mid-April 2026
2023-2507	GSW Master Retail LLC	Documents due to Assessor in 90 days; schedule valuation hearing in mid-August 2026
2023-2508	GSW Arena, LLC	Same as above
2024-0776	1750 Greenwich, LLC	Same as above
2024-0786	Woo Family Trust 5/21/16	Same as above
2024-1380	Toy Real Estate Investment Co. II LLC	Same as above
2024-1474	1260 Vallejo L.P.	Same as above
2024-1494	MFR Apartments LLC	Same as above
2024-1548	Romel California, LLC	Same as above
2024-1643	1234 Larkin Street LLC	Same as above
2024-1695	HV Rocklin Development INC.	Documents due to Assessor in 30 days; schedule valuation hearing in mid-April 2026
2024-2122	Wai Sun & Joan Lai Revoc Trust	Withdrawn at hearing
2024-2725	Rose Hospitality, LLC	Same as above
2024-2911	One Stockton Realty LLC	Documents due to Assessor in 30 days; schedule valuation hearing in mid-June 2026
2024-2914	One Grant Property Owner LLC	Same as above
2024-2916	156 Geary Property Owner	Same as above
2024-2973	Ratiram, LLC	Documents due to Assessor in 30 days; schedule valuation hearing in mid-May 2026
2024-2926	HTLV SF LLC	Documents due to Assessor in 30 days; schedule valuation hearing in mid-June 2026

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (Continued)</u>
2024-3226	Safeway Inc.	Documents due to Assessor in 30 days; schedule valuation hearing in mid-April 2026
2024-3229	Safeway Inc.	Same as above
2024-3539	28 MIS Owner, LLC	Same as above

The following listed applicants for change in the assessed valuation of property affecting the 2023 assessment roll year having not been present for this prehearing conference, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2023-1275	Nandkishor Patel	Denied; Lack of appearance
2023-3036	Japan Center West Associates, LP	Same as above
2023-3037	Japan Center West Associates, LP	Same as above
2023-3038	Japan Center West Associates, LP	Same as above

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for this prehearing conference as scheduled, the Board took no action on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2023-0569	Transbay Fitness, INC.	Removed from Prehearing by Assessor
2023-2503	ECOP Tower I Owner LLC	Postponed
2023-2504	ECOP Tower I Owner LLC	Same as above
2023-2505	ECOP Tower I Owner LLC	Same as above
2023-2506	ECOP Tower I Owner LLC	Same as above
2024-0750	Jarbour Presidio Properties LLC	Removed from Prehearing by Assessor
2024-0754	Yvonne Chester Trust	Withdrawn
2024-0755	Bessie P. Wong Family Trust	Same as above
2024-0764	174 Turk, LLC	Removed from Prehearing by Assessor
2024-0765	370 Ellis Street LLC	Same as above
2024-0771	Eugene Leung	Same as above
2024-0773	Eugene Leung	Withdrawn
2024-0774	Bay Hill Properties LLC	Same as above
2024-0962	Casa CW LLC	Removed from Prehearing by Assessor
2024-1391	101 Cyril Magnin Street LLC	Same as above
2024-1477	Kalo Terrance, LLC/TLL Clairemont, LLC	Withdrawn
2024-1478	Kamino Street LLC	Removed from Prehearing by Assessor
2024-1482	Haight Street RE Group	Withdrawn
2024-1526	Syerys Properties IV L.P.	Removed from Prehearing by Assessor
2024-1540	Union Square Properties LLC	Same as above
2024-1541	888 Bryant LLC	Same as above

<b><u>Appeal No.</u></b>	<b><u>Name</u></b>	<b><u>Disposition (Continued)</u></b>
2024-1549	Romel, SFAPT, LLC	Removed from Prehearing by Assessor
2024-1554	Freezestore Fayette Street, LLC	Same as above
2024-1639	802-810 Green Street LLC	Same as above
2024-1640	18 Bartol Street LLC	Withdrawn
2024-1641	1445 Leavenworth Street, LLC	Removed from Prehearing by Assessor
2024-1644	Wimmer Properties, LLC	Withdrawn
2024-1645	Gregory Wimmer J. Living Trust	Same as above
2024-1648	45 Whitney Street, LLC	Same as above
2024-1879	Stash Scott LLC	Removed from Prehearing by Assessor
2024-2021	644 Broadway LLC	Same as above
2024-2022	644 Broadway LLC	Same as above
2024-2127	2988 Pacific LTD Partnership	Same as above
2024-2129	Poett LLC	Same as above
2024-2306	Lowes HIW INC.	Same as above
2024-2724	Adrian Hotel INC.	Withdrawn
2024-2726	New Pacific Hotel, Inc.	Removed from Prehearing by Assessor
2024-4053	SP IV – 939 Ellis LLC	Postponed

There being no further business, the Board, at the hour of 2:53 p.m., recessed to reconvene Friday, February 13, 2023, at 9:30 a.m.

Declan Flaherty  
Assessment Appeals Board Clerk

Alistair Gibson  
Administrator

Approved by the Board on \_\_\_\_\_

Angela Calvillo  
Clerk of the Board of Supervisors