

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 Tuesday, November 4, 2025, at 1:31 p.m.

Present: Mervin Conlan, Louisa Mendoza, and James Reynolds

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2024 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>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2024-8027	PJM Equities LLC	Documents due to Assessor in 30 days; schedule valuation hearing in January 2026
2024-8028	PJM Equities LLC	Same as above
2024-8057	Golden Gate Van Ness LLC	Same as above
2024-8058	Golden Gate Van Ness LLC	Same as above
2024-8059	Golden Gate Van Ness LLC	Same as above
2024-8060	MB Property Group	Documents due to Assessor in 30 days; schedule valuation hearing in December 2025
2024-8061	Golden Gate Van Ness LLC	Documents due to Assessor in 30 days; schedule valuation hearing in January 2026
2024-8062	MB Property Group	Documents due to Assessor in 30 days; schedule valuation hearing in December 2025
2024-8155	290 Division St LLC	Documents due to Assessor in 30 days; schedule valuation hearing in January 2026
2024-8156	1088 Sansome St PR LLC	Same as above
2024-8204	Brock Family Trust	Documents due to Assessor in 30 days; schedule valuation hearing in February 2026
2024-8206	1170 Market Street LLC	Same as above
2024-8207	Alpine Indiana LLC	Same as above
2024-8209	MVP I LLC	Same as above
2024-8210	MVP I LLC	Same as above
2024-8211	MVP I LLC	Same as above
2024-8212	MVP I LLC	Same as above
2024-8333	Caley Zheng	Removed from Pre-Hearing Conference by Assessor at hearing

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<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (Continued)</u>
2024-8433	SF Multifamily 1 LLC	Removed from Pre-Hearing Conference by Assessor at hearing
2024-8455	MXB Properties LP	Documents due to Assessor in 30 days; schedule valuation hearing in February 2026
2024-8457	1000 Union LP	Same as above
2024-8458	1000 Union LP	Same as above
2024-8459	Bryant Street Holdings LLC	Same as above
2024-8460	CSC Union Street Realty LLC	Same as above
2024-8461	Ealing LLC	Same as above
2024-8462	Grosvenor USA Limited	Same as above
2024-8463	384 Pacific Avenue LLC	Same as above
2024-8464	240 Stockton Street LLC	Same as above

The following listed applicants for change in the assessed valuation of property affecting the 2024 assessment roll having 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>
2024-7959	Ruth Jeng	Postponed
2024-7962	Ruth Jeng	Same as above
2024-8050	MB Property Group	Removed from Pre-Hearing conference by Assessor
2024-8054	James Wong	Same as above
2024-8056	MB Property Group	Same as above
2024-8063	James Wong	Same as above
2024-8064	MB Property Group	Removed from Pre-Hearing conference by Assessor
2024-8065	MB Property Group	Withdrawn
2024-8420	SF Multifamily 1 LLC	Same as above
2024-8421	SF Multifamily 1 LLC	Same as above
2024-8434	SF Multifamily 1 LLC	Same as above
2024-8435	SF Multifamily 1 LLC	Same as above
2024-8437	SF Multifamily 1 LLC	Same as above
2024-8438	SF Multifamily 1 LLC	Same as above
2024-8479	SF Multifamily 1 LLC	Same as above
2024-8480	SF Multifamily 1 LLC	Same as above
2024-8481	SF Multifamily 1 LLC	Same as above
2024-8482	SF Multifamily 1 LLC	Same as above
2024-8483	SF Multifamily 1 LLC	Same as above
2024-8484	SF Multifamily 1 LLC	Same as above
2024-8485	SF Multifamily 1 LLC	Same as above
2024-8486	SF Multifamily 1 LLC	Same as above

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There being no further business, the Board, at the hour of 2:18 p.m., recessed to reconvene Wednesday, November 5, 2025, at 9:30 a.m.

Declan Flaherty
Assessment Appeals Board Clerk

Alistair Gibson
Administrator

Approved by the Board on Thursday, November 6, 2025

Angela Calvillo
Clerk of the Board of Supervisors