

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, November 20, 2025, at 1:34 p.m.

Present: Claire Ervin Lee, Joyce Lewis and S. Elizabeth Miller

Quorum present

Chairperson: S. Elizabeth Miller, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2024 assessment of assessment roll year being present, 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>
2024-8581	Haller Megan	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-8582	54 Geary LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-8583	1972 Union Property LLC	Same as above
2024-8584	25 Mason LLC	Same as above
2024-8585	Hire Valencia	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-8587	46 Geary LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-8588	166 Geary Street Retail Owner LLC	Same as above
2024-8589	Justice Operating CO LLC	Same as above
2024-8590	30 Van Ness Development LLC	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-8591	Octavia Partners LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-8594	Mayer Family Living Trust	Same as above
2024-8595	Mayer Family Living Trust	Same as above
2024-8625	Jamie Hibben	Removed from prehearing by Assessor at hearing
2024-8626	AWH Villa Florence Hotel LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-8629	Hawthorne Plaza Associates LLC	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-8630	Hawthorne Plaza Associates LLC	Same as above
2024-8638	Oak Sutter LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-8639	Oak Union Street LLC	Same as above
2024-8641	436 Bryant LLC	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-8642	Soma Acquisition II LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-8643	200 Kansas Owner LLC-Compliance Officer	Same as above

ASSESSMENT APPEALS BOARD NO. 1
Journal of Proceedings – Prehearing Conference
Thursday, November 20, 2025, at 1:34 p.m.

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (continued)</u>
2024-8644	Soma Acquisition LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-8648	BHSD TPC Propco LLC	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-8651	BHSD 505 Propco LLC	Same as above
2024-8706	SIDRA Montgomery LLC	Same as above
2024-8707	Switzer Investment LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-8708	WW Copper Works LLC	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-8709	WG Clay LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-8713	601 California Property Investment	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-8714	ECI Five Howard LLC	Same as above
2024-8733	BRFI San Francisco LLC	Same as above
2024-8734	BRFI San Francisco LLC	Same as above
2024-8759	RFA 350 LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-8760	KFF RPP II Shotwell LLC	Same as above
2024-8761	K2 Mission LLC	Same as above
2024-8762	KFF RPP Storek LLC	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-8768	AB Taylor Propco LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-8769	Gaehwiler 2000 Trust	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-8770	Gaehwiler 2000 Trust	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-8771	Martin A Gaehwiler JR TR	Same as above
2024-8772	Martin A Gaehwiler JR TR	Same as above
2024-8773	MW790VALE LP	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-8778	MW790VALE LP	Same as above
2024-8784	Elaine Tee	Removed from prehearing by Assessor at hearing
2024-8820	John Newlin	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-8860	3135 24th St LLC	Same as above
2024-8861	3135 24th St LLC	Same as above
2024-8915	1737 Chestnut LP	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-8944	1495 7TH LP	Same as above
2024-8945	216 4TH LP	Same as above

ASSESSMENT APPEALS BOARD NO. 1
Journal of Proceedings – Prehearing Conference
Thursday, November 20, 2025, at 1:34 p.m.

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (continued)</u>
2024-8946	3839 Divisadero LP	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-8947	2242 Polk LP	Same as above
2024-8948	155 Bartlett LP	Same as above
2024-8955	Dobberstein Investments LLC	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-8957	150 Hayes Street LLC	Same as above

The following listed applicants for change in the assessed valuation of property affecting the 2024 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>
2024-8703	VLN Real Estate Team LLC	Denied; Lack of appearance
2024-8738	Angelo Cardarelli	Same as above
2024-8745	Raul Arriaza	Same as above
2024-8953	Daniel Robichaudcarew	Same as above

The following listed applicants for change in the assessed valuation of property affecting the 2024 assessment roll year 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>
2024-8537	Aurora Lights LP	Postponed
2024-8543	DCO Mission Bay LP	Removed from prehearing by Assessor
2024-8586	Flatiron wines SF INC	Withdrawn
2024-8624	Hmanp Property Holdings LLC	Postponed
2024-8730	Ramblers Hotel Owners LP	Removed from prehearing by Assessor
2024-8739	Yvonne Chen (TUAN/CHEN Family Trust)	Withdrawn
2024-8750	Sameer Bhalla	Same as above
2024-8931	RAR2- One Powell ST LLC	Removed from prehearing by Assessor
2024-8932	RAR2- One Powell ST LLC	Same as above
2024-8933	Regency Centers LP	Same as above
2024-8936	Regency Centers LP	Same as above

ASSESSMENT APPEALS BOARD NO. 1
Journal of Proceedings – Prehearing Conference
Thursday, November 20, 2025, at 1:34 p.m.

There being no further business, the Board, at the hour of 2:33 p.m., recessed to reconvene Monday, November 24, 2025, at 2:00 p.m.

Lun Rivera
Assessment Appeals Board Clerk

Alistair Gibson
Administrator

Approved by the Board on Thursday, December 4, 2025

Angela Calvillo
Clerk of the Board of Supervisors