

**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, December 11, 2025, at 1:30 p.m.

Present: Claire Ervin Lee, Joyce Lewis and Louisa Mendoza

Quorum present

Chairperson: Louisa Mendoza, 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:

<b><u>Appeal No.</u></b>	<b><u>Name</u></b>	<b><u>Disposition</u></b>
2024-8965	VALERIE GARCIA	Documents due to Assessor in 30 days; schedule valuation hearing mid-March 2026
2024-8987	CJUF III 1998 Property LLC	Documents due to Assessor in 30 days; schedule valuation hearing mid-February 2026
2024-8989	CJUF III 1998 Property LLC	Same as above
2024-8991	CJUF III 1998 Property LLC	Same as above
2024-8993	CJUF III 1998 Property LLC	Same as above
2024-8995	2100 Market-Church LLC	Same as above
2024-9016	100 Montgomery SF LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-9089	David Zandman	Documents due to Assessor in 30 days; schedule valuation hearing mid-March 2026
2024-9132	A8net LLC	Same as above
2024-9153	Central NOPA LLC	Same as above
2024-9189	Francisco Palms TIC Association	Documents due to Assessor in 30 days; schedule valuation hearing February 2026
2024-9196	3RE1 LLC	Documents due to Assessor in 30 days; schedule valuation hearing mid-March 2026
2024-9197	ABZ Mission LLC	Same as above
2024-9202	Ng Family Trust	Same as above
2024-9210	Lester J and Debbie C Wayne revoc trust 2000	Same as above
2024-9213	Church & 23rd HOA	Same as above
2024-9214	Parviz Zavareh	Same as above
2024-9215	M3 LLC	Same as above
2024-9218	Nelson Mui	Same as above
2024-9229	2009 Hu & Ng Family Trust	Same as above
2024-9238	Allen Wu	Same as above
2024-9240	Lou Family Trust	Same as above
2024-9282	Chaitanya Dalvi	Same as above
2024-9415	Raul Arriaza	Same as above
2024-9420	Guillaume McIntyre	Same as above

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<b><u>Appeal No.</u></b>	<b><u>Name</u></b>	<b><u>Disposition (continued)</u></b>
2024-9461	McKeown Family Trust	Documents due to Assessor in 30 days; schedule valuation hearing mid-March 2026
2024-9482	Louie Living Trust	Documents due to Assessor in 30 days; schedule valuation hearing mid-February 2026
2024-9484	Louie Living Trust	Same as above
2024-9486	IHMS SF LLC	Same as above
2024-9487	Madison Holding LLC/Melgar Real estate Services	Same as above
2024-9568	450 Sansome LLC	Same as above
2024-9573	333 Fremont Ventur LLC	Same as above
2024-9574	ASB De Haro Place LLC	Same as above
2024-9576	260 Townsend Owner LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-9577	North Haven Front LLC	Same as above
2024-9578	Bridgeton Museum P LLC	Same as above
2024-9589	1035 Battery Stree LLC / Fitzgerald C	Documents due to Assessor in 30 days; schedule valuation hearing mid-February 2026
2024-9590	735 Montgomery LLC Capital	Same as above
2024-9592	400 Montgomery FEE LL	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-9594	101 Second Street INC	Documents due to Assessor in 30 days; schedule valuation hearing mid-February 2026
2024-9596	41 Tehama LP	Same as above
2024-9598	Stockton Street PR INC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-9599	Stockton Street PR INC	Same as above
2024-9601	631 Howard LLC	Same as above
2024-9799	MM312WEST LP	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:

<b><u>Appeal No.</u></b>	<b><u>Name</u></b>	<b><u>Disposition</u></b>
2024-9475	Jing Store INC	Denied; Lack of appearance
2024-9546	Chiao Investments LLC	Same as above
2024-9547	Chiao Investments 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 as scheduled, the Board took no action on the original of the respective applications:

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<b><u>Appeal No.</u></b>	<b><u>Name</u></b>	<b><u>Disposition</u></b>
2024-9006	Green Couch Staging & Design	Removed from prehearing by Assessor
2024-9147	1045 Divisadero St L.L.C	Same as above
2024-9247	224 7th Street llc	Postponed
2024-9296	Nina Geneson	Removed from prehearing by Assessor
2024-9298	Metropolitan Properties	Same as above
2024-9569	1201 Bryant Street LLC	Same as above
2024-9570	1400 16TH Street LLC	Removed from prehearing by Assessor
2024-9571	ASB/Blatteis Powel LLC	Same as above
2024-9572	333 Fremont Ventur LLC	Same as above
2024-9579	SDCO 101 Post STRE INC	Postponed
2024-9580	Citibank, N.A AS Lessee	Removed from prehearing by Assessor
2024-9582	OSIB 816 Folsom PR LLC	Postponed
2024-9583	OSIB 72 Ellis STRE LLC	Same as above
2024-9584	10 SVN Holdings LLC	Same as above
2024-9585	10 SVN Holdings LLC	Same as above
2024-9586	Tenth AND Market H LLC	Same as above
2024-9587	12 Mint Plaza LLC	Same as above
2024-9588	712-714 Sansome LP	Same as above
2024-9591	Folsom/Division ST LLC	Withdrawn
2024-9593	UGP Museum Parc LLC	Removed from prehearing by Assessor
2024-9595	Stockton Street PR INC	Same as above
2024-9600	600 Battery Owner LLC	Same as above

There being no further business, the Board, at the hour of 2:45 p.m., recessed to reconvene Friday, December 12, 2025, at 9:30am.

Lun Rivera  
Assessment Appeals Board Clerk

Alistair Gibson  
Administrator

Approved by the Board on Thursday, March 31, 2026

Angela Calvillo  
Clerk of the Board of Supervisors