

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

**Agenda\* / Notice of Assessment Appeals Board  
Assessment Appeals Board 3 Hearing**

**REMOTE MEETING  
PUBLIC COMMENT CALL-IN  
1(415) 906-4659 / Meeting ID: 890 515 693#**

**Thursday, January 11, 2024  
09:30 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.

- 1) Announcements
- 2) Public comment\* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2021-7114
APPLICANT:	NARDI, FLAVIA
PARCEL NO:	0275B048
PARCEL ADDRESS:	900 BUSH ST #304
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$842,000.00
APPLICANT'S OPINION:	\$730,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7239
APPLICANT:	SFBC WEDBUSH
PARCEL NO:	3746 026
PARCEL ADDRESS:	318 MAIN ST#3J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,227,696.00
APPLICANT'S OPINION:	\$1,094,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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5) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7425  
APPLICANT: NARDI, FLAVIA  
PARCEL NO: 0275B048  
PARCEL ADDRESS: 900 BUSH ST #304  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$866,000.00  
APPLICANT'S OPINION: \$612,240.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7523  
APPLICANT: KWIATKOWSKI, MARCIN  
PARCEL NO: 4045 233  
PARCEL ADDRESS: 2177 3RD ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,014,900.00  
APPLICANT'S OPINION: \$995,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7550  
APPLICANT: MIN, HOKI  
PARCEL NO: 0742 098  
PARCEL ADDRESS: 750 VAN NESS AVE # 1203  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$509,418.00  
APPLICANT'S OPINION: \$440,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7569  
APPLICANT: SRINIVASAN, SANDEEP  
PARCEL NO: 3704 139  
PARCEL ADDRESS: 2 MINT PLZ, #404  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$729,094.00  
APPLICANT'S OPINION: \$500,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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9) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7571  
APPLICANT: MACVICAR, SCOTT  
PARCEL NO: 3967 026  
PARCEL ADDRESS: 320 ALABAMA ST # 22  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,494,936.00  
APPLICANT'S OPINION: \$1,144,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7572  
APPLICANT: EMERY JR, MICHAEL  
PARCEL NO: 3962 064  
PARCEL ADDRESS: 338 POTRERO AVE #704  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,233,030.00  
APPLICANT'S OPINION: \$1,057,532.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7588  
APPLICANT: LUCAS, PHILIP  
PARCEL NO: 3730 131  
PARCEL ADDRESS: 1 RAUSCH ST # C  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,040,034.00  
APPLICANT'S OPINION: \$900,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7602  
APPLICANT: SNYDER, AMY  
PARCEL NO: 3719 216  
PARCEL ADDRESS: 301 MISSION ST, #26E  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,007,006.00  
APPLICANT'S OPINION: \$1,638,950.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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13) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7608  
APPLICANT: MCCARTHY, ANGUS  
PARCEL NO: 3706 191  
PARCEL ADDRESS: 765 MARKET ST # 30A  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,049,000.00  
APPLICANT'S OPINION: \$3,735,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7609  
APPLICANT: KAO, GRACE  
PARCEL NO: 4101 105  
PARCEL ADDRESS: 25 SIERRA ST # W304  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,608,300.00  
APPLICANT'S OPINION: \$1,046,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7620  
APPLICANT: HO, YUAN YUAN  
PARCEL NO: 3752 378  
PARCEL ADDRESS: 855 FOLSOM ST #929  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$989,745.00  
APPLICANT'S OPINION: \$860,172.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

**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 by mail Sunshine Ordinance Task Force, 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 [sof@sfgov.org](mailto:sof@sfgov.org).

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on the Internet, at <http://www.sfgov.org/sunshine/>.

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### **Ethics 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](http://www.sfgov.org/ethics).

Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use

matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit [sfethics.org](http://sfethics.org).

### **Disability Access**

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.

### **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](mailto: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](mailto: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.