

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 Pre-Hearing Conference Hearing**

**REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 133 086 825#**

**Wednesday, June 05, 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:	2021-1349
APPLICANT:	WEBPASS INC
PARCEL NO:	20210010896
PARCEL ADDRESS:	267 8TH ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$3,812,154.00
APPLICANT'S OPINION:	\$2,477,900.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

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

4) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1399
APPLICANT: LEADWELL GLOBAL PROPERTY LLC
PARCEL NO: 0255 002
PARCEL ADDRESS: 1 NOB HILL
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$167,880,045.00
APPLICANT'S OPINION: \$62,450,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0871
APPLICANT: INSITE WIRELESS GROUP, LLC
PARCEL NO: 20220007851
PARCEL ADDRESS: 747 HOWARD ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$6,204,907.00
APPLICANT'S OPINION: \$4,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1261
APPLICANT: FITBIT INC
PARCEL NO: 20220012580
PARCEL ADDRESS: 199 FREMONT ST #1400
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$76,324,085.00
APPLICANT'S OPINION: \$45,652,321.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

7) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1262
APPLICANT: GOOGLE LLC
PARCEL NO: 20220012122
PARCEL ADDRESS: 345 SPEAR ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$97,428,382.00
APPLICANT'S OPINION: \$92,558,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

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

8) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1263
APPLICANT: GOOGLE LLC
PARCEL NO: 20220012103
PARCEL ADDRESS: 1 MARKET PLZ
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$91,499,179.00
APPLICANT'S OPINION: \$86,925,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

9) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1264
APPLICANT: GOOGLE LLC
PARCEL NO: 20220012107
PARCEL ADDRESS: 188 EMBARCADERO
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$18,664,719.00
APPLICANT'S OPINION: \$17,732,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

10) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1265
APPLICANT: GOOGLE LLC
PARCEL NO: 20220012169
PARCEL ADDRESS: 2 HARRISON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$26,586,802.00
APPLICANT'S OPINION: \$25,258,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

11) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1266
APPLICANT: GOOGLE LLC
PARCEL NO: 20220012008
PARCEL ADDRESS: 121 SPEAR ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$69,708,621.00
APPLICANT'S OPINION: \$66,225,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

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

12) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1267
APPLICANT: GOOGLE LLC
PARCEL NO: 20220012144
PARCEL ADDRESS: 215 FREMONT ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$69,645,963.00
APPLICANT'S OPINION: \$66,165,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

13) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1268
APPLICANT: GOOGLE LLC
PARCEL NO: 20220012117
PARCEL ADDRESS: 300 CLAY ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$81,966,090.00
APPLICANT'S OPINION: \$77,869,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

14) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1269
APPLICANT: GOOGLE LLC
PARCEL NO: 20220031713
PARCEL ADDRESS: 267-269 8TH ST ST
TOPIC: Other
CURRENT ASSESSMENT: \$511,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

15) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1270
APPLICANT: GOOGLE LLC
PARCEL NO: 20220012131
PARCEL ADDRESS: 40 JESSIE ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$3,236,546.00
APPLICANT'S OPINION: \$3,075,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

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

16) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1271
APPLICANT: GOOGLE LLC
PARCEL NO: 20220011991
PARCEL ADDRESS: 199 FREMONT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,905,641.00
APPLICANT'S OPINION: \$4,662,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

17) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1272
APPLICANT: GOOGLE LLC
PARCEL NO: 20220013145
PARCEL ADDRESS: 201 SPEAR ST
TOPIC: Other
CURRENT ASSESSMENT: \$4,976,184.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

18) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1273
APPLICANT: WAYMO LLC
PARCEL NO: 20220012536
PARCEL ADDRESS: 255 POTRERO (255-269 POTRERO) AVE
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$20,612,746.00
APPLICANT'S OPINION: \$19,583,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1274
APPLICANT: WAYMO LLC
PARCEL NO: 20220012527
PARCEL ADDRESS: 201 TOLAND ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$9,906,969.00
APPLICANT'S OPINION: \$9,412,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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

20) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1275
APPLICANT: WEBPASS INC
PARCEL NO: 20220009502
PARCEL ADDRESS: 267 8TH ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$4,016,036.00
APPLICANT'S OPINION: \$3,816,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

21) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1276
APPLICANT: XXVI HOLDINGSINC (DBA GOOGLE LLC)
PARCEL NO: 20220032000
PARCEL ADDRESS: 1 MARITIME PLZ
TOPIC:
CURRENT ASSESSMENT: \$1,500,300.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

22) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1277
APPLICANT: XXVI HOLDINGSINC (DBA GOOGLE LLC)
PARCEL NO: 20220032050
PARCEL ADDRESS: 1 FERRY BUILDING
TOPIC:
CURRENT ASSESSMENT: \$1,500,300.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

23) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1278
APPLICANT: XXVI HOLDINGSINC (DBA GOOGLE LLC)
PARCEL NO: 20220031999
PARCEL ADDRESS: 1 MARKET SPEAR TOWER ST, 3, 6-
TOPIC:
CURRENT ASSESSMENT: \$1,500,300.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

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

24) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1279
APPLICANT: XXVI HOLDINGSINC (DBA GOOGLE LLC)
PARCEL NO: 20220032001
PARCEL ADDRESS: 444 BATTERY ST
TOPIC:
CURRENT ASSESSMENT: \$1,500,300.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

25) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1280
APPLICANT: XXVI HOLDINGSINC (DBA GOOGLE LLC)
PARCEL NO: 20220031998
PARCEL ADDRESS: 300 CLAY ST
TOPIC:
CURRENT ASSESSMENT: \$1,500,300.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

26) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0134
APPLICANT: DC SAN FRANCISCO 1 PROPERTY LLC
PARCEL NO: 3794 006
PARCEL ADDRESS: 701 0 03RD ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$142,000,000.00
APPLICANT'S OPINION: \$105,590,464.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

27) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0135
APPLICANT: DC SAN FRANCISCO 1 PROPERTY LLC
PARCEL NO: 3794 006
PARCEL ADDRESS: 701 3RD ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$141,675,795.00
APPLICANT'S OPINION: \$105,266,259.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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

28) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1801
APPLICANT: HALLER, MEGAN
PARCEL NO: 0296 008
PARCEL ADDRESS: 442-444 POST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$0.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1809
APPLICANT: SEVEN HILLS SF LLC
PARCEL NO: 0537 001E
PARCEL ADDRESS: 2845 PIERCE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,401,990.00
APPLICANT'S OPINION: \$4,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1810
APPLICANT: SEVEN HILLS SF LLC
PARCEL NO: 0617 013
PARCEL ADDRESS: 2080 GOUGH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,566,643.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1811
APPLICANT: SEVEN HILLS SF LLC
PARCEL NO: 0481 009
PARCEL ADDRESS: 3101 GOUGH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$11,129,994.00
APPLICANT'S OPINION: \$7,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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

32) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1812
APPLICANT: SEVEN HILLS SF LLC
PARCEL NO: 0582 024
PARCEL ADDRESS: 2635 FILLMORE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$13,018,512.00
APPLICANT'S OPINION: \$5,004,125.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1813
APPLICANT: SEVEN HILLS SF LLC
PARCEL NO: 0654 011
PARCEL ADDRESS: 2354-2358 PINE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,921,500.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1841
APPLICANT: BLOCH, KENNETH
PARCEL NO: 4829 028
PARCEL ADDRESS: 1560 WALLACE AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,228,474.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1908
APPLICANT: 2141 LAKE STREET LLC
PARCEL NO: 3732 045
PARCEL ADDRESS: 944 FOLSOM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,216,338.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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

36) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1910
APPLICANT: ADRIAN HOTEL INC
PARCEL NO: 0337 015
PARCEL ADDRESS: 493-499 EDDY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,810,996.00
APPLICANT'S OPINION: \$1,177,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

37) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1921
APPLICANT: HSU, ALICE
PARCEL NO: 1007 021
PARCEL ADDRESS: 308 PRESIDIO AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,057,268.00
APPLICANT'S OPINION: \$3,034,540.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

38) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1925
APPLICANT: 101 CYRIL MAGNIN STREET LLC
PARCEL NO: 0326 022
PARCEL ADDRESS: 101 CYRIL MAGNIN
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,776,688.00
APPLICANT'S OPINION: \$2,866,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

39) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1931
APPLICANT: AMERICAN MULTI - CINEMA, INC.
PARCEL NO: 20230012545
PARCEL ADDRESS: 101 4TH ST
TOPIC:
CURRENT ASSESSMENT: \$5,407,059.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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

40) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1932
APPLICANT: CARMIKE CINEMAS, INC.
PARCEL NO: 20230012546
PARCEL ADDRESS: 1881 POST ST
TOPIC:
CURRENT ASSESSMENT: \$2,708,443.00
APPLICANT'S OPINION: \$1,600,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1947
APPLICANT: GIOSSO, JOHN
PARCEL NO: 6163 041
PARCEL ADDRESS: 82V DELTA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$394,048.00
APPLICANT'S OPINION: \$100,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1948
APPLICANT: JL REALTY PARTNERS LLC
PARCEL NO: 0209 005
PARCEL ADDRESS: 838 GRANT AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$19,242,699.00
APPLICANT'S OPINION: \$12,500,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1949
APPLICANT: EMERALD POLK LLC
PARCEL NO: 0811 031
PARCEL ADDRESS: 101-101 POLK ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$95,983,190.00
APPLICANT'S OPINION: \$45,160,430.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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

44) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1950
APPLICANT: 555 SUTTER GP
PARCEL NO: 0296 013B
PARCEL ADDRESS: 547-555 SUTTER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,490,574.00
APPLICANT'S OPINION: \$6,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1951
APPLICANT: VAN NESS HAYES ASSOCIATES, LLC
PARCEL NO: 0814A001
PARCEL ADDRESS: 150 VAN NESS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$237,092,390.00
APPLICANT'S OPINION: \$130,441,930.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1952
APPLICANT: 100 VAN NESS ASSOCIATES, LLC
PARCEL NO: 0814 020
PARCEL ADDRESS: 100 VAN NESS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$232,509,888.00
APPLICANT'S OPINION: \$1,025,182,178.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1953
APPLICANT: RIDGEGATE APARTMENTS INC
PARCEL NO: 3721 013
PARCEL ADDRESS: 524 HOWARD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$83,631,740.00
APPLICANT'S OPINION: \$30,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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

48) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1954
APPLICANT: 559-565 SUTTER GROUP / AHK GROUP
PARCEL NO: 0296 013A
PARCEL ADDRESS: 559-565 SUTTER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,448,912.00
APPLICANT'S OPINION: \$6,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1961
APPLICANT: HICKS, KATHERINE
PARCEL NO: 1004 004
PARCEL ADDRESS: 2131 DIVISADERO ST
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$92,341.00
APPLICANT'S OPINION: \$50,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

50) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1963
APPLICANT: DOLBY LABORATORIES, INC.
PARCEL NO: 3701 065
PARCEL ADDRESS: 1275 MARKET ST
TOPIC:
CURRENT ASSESSMENT: \$301,917,545.00
APPLICANT'S OPINION: \$191,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1964
APPLICANT: SC 208 UTAH LLC
PARCEL NO: 3932 017
PARCEL ADDRESS: 208 UTAH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$30,398,444.00
APPLICANT'S OPINION: \$10,009,237.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

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

52) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1965
APPLICANT: DOLBY LABORTORIES, INC.
PARCEL NO: 3920 001
PARCEL ADDRESS: 100 POTRERO AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$40,812,127.00
APPLICANT'S OPINION: \$21,018,400.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

53) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1966
APPLICANT: DOLBY LABORTORIES, INC.
PARCEL NO: 20230012195
PARCEL ADDRESS: 100 POTRERO AVE
TOPIC:
CURRENT ASSESSMENT: \$18,987,780.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1967
APPLICANT: SST INVESTMENTS LLC
PARCEL NO: 6956 004
PARCEL ADDRESS: 4742-4746 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,769,131.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1968
APPLICANT: SST INVESTMENTS LLC
PARCEL NO: 6956 005
PARCEL ADDRESS: 4742-4746 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,377,435.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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

56) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1969
APPLICANT: 22 FRANKLIN LLC
PARCEL NO: 0836 031
PARCEL ADDRESS: 22-24 FRANKLIN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$21,727,598.00
APPLICANT'S OPINION: \$12,600,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1970
APPLICANT: 345 6TH LLC
PARCEL NO: 3753 081
PARCEL ADDRESS: 345 6TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$24,302,100.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1971
APPLICANT: 363 6TH LLC
PARCEL NO: 3753 079
PARCEL ADDRESS: 363 6TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$48,511,950.00
APPLICANT'S OPINION: \$30,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1972
APPLICANT: 750 HARRISON LLC
PARCEL NO: 3751 029
PARCEL ADDRESS: 750 HARRISON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$32,147,946.00
APPLICANT'S OPINION: \$24,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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

60) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1973
APPLICANT: 1335 FOLSOM LLC
PARCEL NO: 3519 105
PARCEL ADDRESS: 1335-1339 SITUS TO BE ASSIGNED ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$25,322,180.00
APPLICANT'S OPINION: \$17,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

61) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1974
APPLICANT: SYTS INVESTMENTS LLC
PARCEL NO: 3614 001
PARCEL ADDRESS: 2500-2510 FOLSOM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,520,384.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

62) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1975
APPLICANT: DOWNTOWN PROPERTIES IV LLC
PARCEL NO: 0309 019
PARCEL ADDRESS: 140 MAIDEN LN
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,244,918.00
APPLICANT'S OPINION: \$7,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1976
APPLICANT: DP NORTH WATERFRONT LLC
PARCEL NO: 0056 002
PARCEL ADDRESS: 1701-1725 MONTGOMERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$44,341,880.00
APPLICANT'S OPINION: \$15,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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

64) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1977
APPLICANT: DP NORTH WATERFRONT LLC
PARCEL NO: 0056 003
PARCEL ADDRESS: 1850 KEARNY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$22,310,378.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

65) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1978
APPLICANT: GC 555 MONTGOMERY LLC
PARCEL NO: 0227 048
PARCEL ADDRESS: 555 MONTGOMERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$156,172,668.00
APPLICANT'S OPINION: \$75,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

66) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1979
APPLICANT: DP 1550 BRYANT LLC
PARCEL NO: 3923 006
PARCEL ADDRESS: 1550 BRYANT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$87,662,680.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

67) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1980
APPLICANT: DP 1550 BRYANT LLC
PARCEL NO: 3923 007
PARCEL ADDRESS: 145V FLORIDA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,489,572.00
APPLICANT'S OPINION: \$6,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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

68) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1983
APPLICANT: 548 7TH LLC
PARCEL NO: 3780 069
PARCEL ADDRESS: 548 7TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,912,469.00
APPLICANT'S OPINION: \$1,243,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

69) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1988
APPLICANT: 604 MISSION STREET, LLC
PARCEL NO: 3707 013
PARCEL ADDRESS: 602-606 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$31,093,858.00
APPLICANT'S OPINION: \$20,212,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

70) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1989
APPLICANT: TOY REAL ESTATE INVSTMNT CO. I LLC
PARCEL NO: 1450 019B
PARCEL ADDRESS: 5430-5434 GEARY BLVD
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,728,933.00
APPLICANT'S OPINION: \$5,237,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

71) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1994
APPLICANT: TYNAN DUFFY 2019 REVOC TR
PARCEL NO: 0980 007
PARCEL ADDRESS: 2309 DIVISADERO ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,406,865.00
APPLICANT'S OPINION: \$2,623,323.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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

72) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3349
APPLICANT:	RINCON, ALEJANDRA
PARCEL NO:	6692 043
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,319,429.00
APPLICANT'S OPINION:	\$2,100,802.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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 sotf@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/>.

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.

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.

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.

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

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 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 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.