

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: 548 772 184#**

**Thursday, July 20, 2023
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:	2021-1813
APPLICANT:	FACEBOOK INC
PARCEL NO:	20210011518
PARCEL ADDRESS:	181 FREMONT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$46,085,639.00
APPLICANT'S OPINION:	\$21,000,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Personal 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

4) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1814
APPLICANT: FACEBOOK INC
PARCEL NO: 20210011533
PARCEL ADDRESS: 250 HOWARD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$175,209,222.00
APPLICANT'S OPINION: \$70,000,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

5) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0865
APPLICANT: META PLATFORMS, INC
PARCEL NO: 20220012566
PARCEL ADDRESS: 250 HOWARD ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$206,417,609.00
APPLICANT'S OPINION: \$134,171,447.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

6) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0866
APPLICANT: META PLATFORMS, INC
PARCEL NO: 20220012562
PARCEL ADDRESS: 181 FREMONT ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$43,733,562.00
APPLICANT'S OPINION: \$30,750,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

7) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1246
APPLICANT: COLUMBIA REIT-221 MAIN LLC
PARCEL NO: 3740 034
PARCEL ADDRESS: 221 MAIN ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$378,803,658.00
APPLICANT'S OPINION: \$191,303,658.00
TAXABLE YEAR: 2021
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

8) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1332
APPLICANT: LEADWELL GLOBAL PROPERTY LLC
PARCEL NO: 0255 002
PARCEL ADDRESS: 1 NOB HILL
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$171,237,645.00
APPLICANT'S OPINION: \$85,618,823.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1333
APPLICANT: KHP III SUTTER LLC
PARCEL NO: 0676 072
PARCEL ADDRESS: 1800 SUTTER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$42,583,652.00
APPLICANT'S OPINION: \$19,056,345.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1335
APPLICANT: BOP 685 MARKET LLC
PARCEL NO: 3707 051
PARCEL ADDRESS: 685 MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$93,535,114.00
APPLICANT'S OPINION: \$23,422,424.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1336
APPLICANT: BPREP ONE POST LLC
PARCEL NO: 0311 015
PARCEL ADDRESS: 1 POST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$343,996,731.00
APPLICANT'S OPINION: \$85,999,184.00
TAXABLE YEAR: 2022
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

12) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1339
APPLICANT: 156 GEARY PROPERTY OWNER LLC
PARCEL NO: 0309 009
PARCEL ADDRESS: 156 GEARY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$27,776,421.00
APPLICANT'S OPINION: \$13,888,211.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1340
APPLICANT: ONE STOCKTON REALTY LLC
PARCEL NO: 0327 025
PARCEL ADDRESS: 1800 ELLIS ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$57,757,929.00
APPLICANT'S OPINION: \$28,878,965.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1341
APPLICANT: ONE GRANT PROPERTY OWNER LLC
PARCEL NO: 0313 008
PARCEL ADDRESS: 1 GRANT AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$18,182,958.00
APPLICANT'S OPINION: \$8,776,480.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1342
APPLICANT: GEARY-STOCKTON REALTY LLC
PARCEL NO: 0309 011
PARCEL ADDRESS: 212 STOCKTON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$110,664,197.00
APPLICANT'S OPINION: \$55,332,099.00
TAXABLE YEAR: 2022
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

16) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1362
APPLICANT: DW LSP 500 TF LLC
PARCEL NO: 8721 011
PARCEL ADDRESS: 550 TERRY A. FRANCOIS BL
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$360,028,651.00
APPLICANT'S OPINION: \$180,014,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1363
APPLICANT: UNION INVESTMENTREAL ESTATE - GMBH
PARCEL NO: 3721 120
PARCEL ADDRESS: 555 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$528,527,812.00
APPLICANT'S OPINION: \$264,286,412.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

18) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1382
APPLICANT: SUITES AT FISHERMAN'S WHARF OWNERS ASSO
PARCEL NO: 0026 028
PARCEL ADDRESS: 292 HYDE ST
TOPIC:
CURRENT ASSESSMENT: \$10,284,002.00
APPLICANT'S OPINION: \$8,285,387.00
TAXABLE YEAR: 2022
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: POST/TP

19) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1389
APPLICANT: DIGNITY HEALTH
PARCEL NO: 1191 038
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$25,223,224.00
APPLICANT'S OPINION: \$12,768,882.00
TAXABLE YEAR: 2022
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

20) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1393
APPLICANT:	10-950 GOUGH OWNER LLC
PARCEL NO:	0744 022
PARCEL ADDRESS:	971 EDDY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$59,422,309.00
APPLICANT'S OPINION:	\$29,711,155.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1394
APPLICANT:	10-950 GOUGH OWNER LLC
PARCEL NO:	0744 023
PARCEL ADDRESS:	950 GOUGH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,310,263.00
APPLICANT'S OPINION:	\$2,155,132.00
TAXABLE YEAR:	2022
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.

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

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.

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.