

Phone (415) 554-6778
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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 1 Hearing**

**REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 941 685 080#**

**Thursday, August 10, 2023
09:30 AM (ALL DAY)**

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:	2022-0417
APPLICANT:	WANG SUN INC
PARCEL NO:	0670 009
PARCEL ADDRESS:	1222 - 1226 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,467,508.00
APPLICANT'S OPINION:	\$2,904,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0425
APPLICANT: ABBAS FARD REVOC TR
PARCEL NO: 0298 014
PARCEL ADDRESS: 700 JONES ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,748,803.00
APPLICANT'S OPINION: \$1,140,811.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0478
APPLICANT: GRAM PROPERTIES, LLC
PARCEL NO: 0445A005A
PARCEL ADDRESS: 3701 BUCHANAN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,142,629.00
APPLICANT'S OPINION: \$2,485,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0581
APPLICANT: LEGACY 972 LLC
PARCEL NO: 3752 394
PARCEL ADDRESS: 821 FOLSOM ST, #101
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,802,856.00
APPLICANT'S OPINION: \$1,172,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0654
APPLICANT: 1281 MISSION STREET ASSOCIATES
PARCEL NO: 3728 103
PARCEL ADDRESS: 1277 - 1281 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,547,345.00
APPLICANT'S OPINION: \$2,306,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0671
APPLICANT: SARCI JOSEPH & WALKER GERALDINE
PARCEL NO: 3746 415
PARCEL ADDRESS: 201 FOLSOM ST, 4G
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,737,500.00
APPLICANT'S OPINION: \$1,130,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0672
APPLICANT: SARCI JOSEPH & WALKER GERALDINE
PARCEL NO: 3746 415
PARCEL ADDRESS: 201 FOLSOM ST, 4G
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,737,500.00
APPLICANT'S OPINION: \$1,130,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0705
APPLICANT: MCLEA COURT END LLC
PARCEL NO: 3757 143
PARCEL ADDRESS: 2 MCLEA CT
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,527,164.00
APPLICANT'S OPINION: \$993,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0709
APPLICANT: PELAYO, LUCY
PARCEL NO: 0319 026
PARCEL ADDRESS: 725 - 727 GEARY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,680,101.00
APPLICANT'S OPINION: \$1,743,060.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0717
APPLICANT: WWP INVESTMENTS LLC
PARCEL NO: 0305 003
PARCEL ADDRESS: 535 TAYLOR ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$11,542,350.00
APPLICANT'S OPINION: \$6,925,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0722
APPLICANT: A STAR HOLDINGS, LLC
PARCEL NO: 3731 002
PARCEL ADDRESS: 220 - 224 6TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,576,156.00
APPLICANT'S OPINION: \$2,746,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0723
APPLICANT: S3 Folsom, LLC
PARCEL NO: 5524 063
PARCEL ADDRESS: 3223 - 3225 FOLSOM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,524,888.00
APPLICANT'S OPINION: \$1,515,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0725
APPLICANT: KAMINO STREET LLC
PARCEL NO: 0227 030
PARCEL ADDRESS: 632 - 634 COMMERCIAL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,007,850.00
APPLICANT'S OPINION: \$4,205,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0726
APPLICANT: 1010 BUSH ST. APARTMENT GROUP L
PARCEL NO: 0276 007
PARCEL ADDRESS: 1010 BUSH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,833,733.00
APPLICANT'S OPINION: \$5,300,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

17) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0727
APPLICANT: FILLMORE STREET DEVELOPMENT GR
PARCEL NO: 0510 001
PARCEL ADDRESS: 2101 LOMBARD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,187,163.00
APPLICANT'S OPINION: \$3,112,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

18) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0728
APPLICANT: BRIXTON CHINATOWN LLC
PARCEL NO: 0208 062
PARCEL ADDRESS: 659A MERCHANT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,183,310.00
APPLICANT'S OPINION: \$1,910,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0729
APPLICANT: BRIXTON CHINATOWN LLC
PARCEL NO: 0208 063
PARCEL ADDRESS: 668 CLAY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,727,186.00
APPLICANT'S OPINION: \$5,237,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0730
APPLICANT: BRIXTON CHINATOWN LLC
PARCEL NO: 0208 064
PARCEL ADDRESS: 664 CLAY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$119,547.00
APPLICANT'S OPINION: \$72,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0733
APPLICANT: BRIXTON CHINATOWN LLC
PARCEL NO: 0208 011
PARCEL ADDRESS: 700 KEARNY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,701,261.00
APPLICANT'S OPINION: \$4,020,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0734
APPLICANT: BRIXTON CHINATOWN LLC
PARCEL NO: 0208 013
PARCEL ADDRESS: 0659 0000 MERCHANT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,179,420.00
APPLICANT'S OPINION: \$708,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0737
APPLICANT: 100 GREEN ST. PARTNERS, LLC
PARCEL NO: 0112 007
PARCEL ADDRESS: 100 GREEN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,790,387.00
APPLICANT'S OPINION: \$5,874,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

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24) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0738
APPLICANT: KALO TERRANCE, LLC/ TLL CLAIREMONT, LLC
PARCEL NO: 0210 038
PARCEL ADDRESS: 124 - 130 WAVERLY PL
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,527,000.00
APPLICANT'S OPINION: \$2,116,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0746
APPLICANT: RATIRAM, LLC
PARCEL NO: 0013 009
PARCEL ADDRESS: 2601 MASON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$16,648,150.00
APPLICANT'S OPINION: \$10,364,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

26) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0863
APPLICANT: HYDE STREET INVESTMENTS
PARCEL NO: 0218 005
PARCEL ADDRESS: 1225 HYDE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,122,087.00
APPLICANT'S OPINION: \$1,274,056.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0931
APPLICANT: 2001 ASSOCIATES
PARCEL NO: 0623 004
PARCEL ADDRESS: 1850 SACRAMENTO ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,227,331.00
APPLICANT'S OPINION: \$8,536,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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28) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0932
APPLICANT: HAIGHT STREET RE GROUP
PARCEL NO: 0847 020
PARCEL ADDRESS: 688 - 692 HAIGHT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,924,435.00
APPLICANT'S OPINION: \$1,155,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

29) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1200
APPLICANT: CHIU, ADA
PARCEL NO: 0178 004
PARCEL ADDRESS: 716 JACKSON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,398,750.00
APPLICANT'S OPINION: \$1,559,000.00
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 soft@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.

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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.