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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 Pre-Hearing Conference Hearing**

**REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 814 678 11#**

**Tuesday, February 04, 2025
01:30 PM**

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:	2024-0005
APPLICANT:	SAROYAN FAMILY IRREVOC TR
PARCEL NO:	0909 001A
PARCEL ADDRESS:	3637 BAKER ST
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	\$211,000.00
APPLICANT'S OPINION:	\$186,000.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0083
APPLICANT: ONE FRONT STREET OWNER LP
PARCEL NO: 0266 007
PARCEL ADDRESS: 32 BATTERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$16,498,523.00
APPLICANT'S OPINION: \$7,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0084
APPLICANT: MARKET CENTER OWNER, LP
PARCEL NO: 3708 174
PARCEL ADDRESS: 555 MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$294,855,579.00
APPLICANT'S OPINION: \$80,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0085
APPLICANT: 111 SUTTER STREET OWNER LP
PARCEL NO: 0292 001
PARCEL ADDRESS: 111 SUTTER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$248,257,675.00
APPLICANT'S OPINION: \$55,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0086
APPLICANT: 1066 MARKET LLC
PARCEL NO: 0350 003
PARCEL ADDRESS: 1060-1066 MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$128,495,628.00
APPLICANT'S OPINION: \$90,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0087
APPLICANT: HWA 555 OWNERS LLC
PARCEL NO: 0259 028
PARCEL ADDRESS: 345 MONTGOMERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$77,425,951.00
APPLICANT'S OPINION: \$20,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0088
APPLICANT: SC 208 UTAH LLC
PARCEL NO: 3932 017
PARCEL ADDRESS: 208 UTAH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$31,005,190.00
APPLICANT'S OPINION: \$10,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

10) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0089
APPLICANT: SC 901 BATTERY LC
PARCEL NO: 0135 003
PARCEL ADDRESS: 901-911 BATTERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$54,129,745.00
APPLICANT'S OPINION: \$19,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0090
APPLICANT: SC 901 BATTERY LC
PARCEL NO: 0142 006
PARCEL ADDRESS: 998 SANSOME ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,462,072.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0091
APPLICANT: MARKET CENTER OWNER, LP
PARCEL NO: 3708 175
PARCEL ADDRESS: 575 MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$479,366,349.00
APPLICANT'S OPINION: \$140,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0092
APPLICANT: T-C 55 SECOND STREET, LLC
PARCEL NO: 3708 096
PARCEL ADDRESS: 55 2ND ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$329,300,622.00
APPLICANT'S OPINION: \$150,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0101
APPLICANT: JOHN & GERMANA CONGI FMLY TR
PARCEL NO: 1009 014
PARCEL ADDRESS: 3476 SACRAMENTO ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,363,600.00
APPLICANT'S OPINION: \$7,033,104.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0107
APPLICANT: TRUSTEE OF THE UTRECHT FAMILY TR
PARCEL NO: 0132 010A
PARCEL ADDRESS: 534-538 VALLEJO ST
TOPIC:
CURRENT ASSESSMENT: \$2,184,114.00
APPLICANT'S OPINION: \$2,145,044.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0111
APPLICANT: PECK, JACOB
PARCEL NO: 3519 030
PARCEL ADDRESS: 30 SHERIDAN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,277,260.00
APPLICANT'S OPINION: \$1,460,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0131
APPLICANT: GARBER, THOMAS
PARCEL NO: 0322 006A
PARCEL ADDRESS: 0400 0000 0 0 HYDE ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,501,834.00
APPLICANT'S OPINION: \$1,427,451.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0132
APPLICANT: GARBER, THOMAS
PARCEL NO: 0322 006a
PARCEL ADDRESS: 400 HYDE ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,614,791.00
APPLICANT'S OPINION: \$1,428,684.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0133
APPLICANT: GARBER, THOMAS
PARCEL NO: 0322 006A
PARCEL ADDRESS: 400 HYDE ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,642,901.00
APPLICANT'S OPINION: \$1,444,955.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0134
APPLICANT: GARBER, THOMAS
PARCEL NO: 0322 006A
PARCEL ADDRESS: 400 HYDE ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,801,000.00
APPLICANT'S OPINION: \$1,446,188.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

21) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0135
APPLICANT: GARBER, THOMAS
PARCEL NO: 0322 006A
PARCEL ADDRESS: 400 HYDE ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,817,873.00
APPLICANT'S OPINION: \$1,463,260.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

22) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0136
APPLICANT: GARBER, THOMAS
PARCEL NO: 0322 006A
PARCEL ADDRESS: 400 HYDE ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,262,245.00
APPLICANT'S OPINION: \$1,832,690.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

23) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0137
APPLICANT: GARBER, THOMAS
PARCEL NO: 0322 006A
PARCEL ADDRESS: 400 HYDE ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,298,650.00
APPLICANT'S OPINION: \$2,025,442.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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24) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0138
APPLICANT: GARBER, THOMAS
PARCEL NO: 0322 006A
PARCEL ADDRESS: 400 HYDE ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,670,199.00
APPLICANT'S OPINION: \$2,221,355.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

25) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0139
APPLICANT: GARBER, THOMAS
PARCEL NO: 0322 006A
PARCEL ADDRESS: 400 HYDE ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,705,851.00
APPLICANT'S OPINION: \$2,459,877.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

26) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0156
APPLICANT: 199 PARNASSUS LLC
PARCEL NO: 1276 021
PARCEL ADDRESS: 199 PARNASSUS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,730,522.00
APPLICANT'S OPINION: \$4,700,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0170
APPLICANT: LUU,JEFFREY
PARCEL NO: 1453 044
PARCEL ADDRESS: 2025 CLEMENT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,938,000.00
APPLICANT'S OPINION: \$1,600,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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28) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0178
APPLICANT: D & H FMLY TR-BIRONG HU TTEE
PARCEL NO: 1240 011
PARCEL ADDRESS: 842-846 WALLER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,893,374.00
APPLICANT'S OPINION: \$2,800,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0190
APPLICANT: 1830 ALEMANY LLC
PARCEL NO: 6954 039
PARCEL ADDRESS: 1830 ALEMANY BLVD
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$54,560,000.00
APPLICANT'S OPINION: \$20,000,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

30) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0194
APPLICANT: DOLBY LABORTORIES, INC.
PARCEL NO: 3701 065
PARCEL ADDRESS: 1275 MARKET ST
TOPIC:
CURRENT ASSESSMENT: \$300,072,710.00
APPLICANT'S OPINION: \$135,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0195
APPLICANT: DOOUGLAS R PIPER & MARCIA LOMNETH REVOC TR
PARCEL NO: 4096 011
PARCEL ADDRESS: 776 CAROLINA ST
TOPIC: Construction in Progress
CURRENT ASSESSMENT: \$1,875,312.00
APPLICANT'S OPINION: \$1,068,349.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

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32) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0197
APPLICANT: SAMANTHA, LP
PARCEL NO: 3644 020
PARCEL ADDRESS: 1200-1210 VALENCIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,816,533.00
APPLICANT'S OPINION: \$7,116,533.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0198
APPLICANT: WARRINGTON APARTMENTS LLC
PARCEL NO: 0304 014
PARCEL ADDRESS: 775 POST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$28,464,718.00
APPLICANT'S OPINION: \$19,003,117.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0199
APPLICANT: FILBERT FLL APARTMENTS, LP
PARCEL NO: 0219 007
PARCEL ADDRESS: 1430 SACRAMENTO ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,470,844.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0201
APPLICANT: OAKWOOD STONE APARTMENTS, LP
PARCEL NO: 3587 071
PARCEL ADDRESS: 9-11 OAKWOOD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,994,000.00
APPLICANT'S OPINION: \$3,614,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0202
APPLICANT: 420 14TH PARTNERS, LP
PARCEL NO: 3533 011
PARCEL ADDRESS: 420 14TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,450,000.00
APPLICANT'S OPINION: \$2,700,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0203
APPLICANT: ELIZABETH COURT, LP
PARCEL NO: 0776 004
PARCEL ADDRESS: 1400 MCALLISTER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$13,386,227.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

38) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0204
APPLICANT: LEE M. FLYNN SURVIVORS TRUST
PARCEL NO: 6718 016
PARCEL ADDRESS: 201 ROANOKE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,700,000.00
APPLICANT'S OPINION: \$2,850,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0205
APPLICANT: WESTERFELD APARTMENTS, LP
PARCEL NO: 1155 016
PARCEL ADDRESS: 1598 MCALLISTER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,614,517.00
APPLICANT'S OPINION: \$2,725,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0206
APPLICANT: RICHMOND APARTMENTS, LP
PARCEL NO: 1422 028
PARCEL ADDRESS: 262 12TH AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,503,221.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0207
APPLICANT: CORINTHIAN APARTMENTS SF LP
PARCEL NO: 0766 006
PARCEL ADDRESS: 512 VAN NESS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$17,589,984.00
APPLICANT'S OPINION: \$14,505,189.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

42) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0208
APPLICANT: 1040 GREENWICH INVESTMENTS, LP
PARCEL NO: 0072 023
PARCEL ADDRESS: 1040 GREENWICH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$18,657,088.00
APPLICANT'S OPINION: \$11,200,774.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

43) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0209
APPLICANT: BENJAMIN ARMS, LP
PARCEL NO: 0623 001
PARCEL ADDRESS: 1755 VAN NESS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$34,925,882.00
APPLICANT'S OPINION: \$18,500,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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44) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0210
APPLICANT: UNIVERSITY PRESIDENT ASSOCIATES, LP
PARCEL NO: 0048 015
PARCEL ADDRESS: 900 CHESTNUT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$28,800,483.00
APPLICANT'S OPINION: \$18,500,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

45) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0211
APPLICANT: BLVD APARTMENTS, LP
PARCEL NO: 0623 001B
PARCEL ADDRESS: 1725 VAN NESS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$19,056,770.00
APPLICANT'S OPINION: \$8,750,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

46) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0212
APPLICANT: 39 FAIR OAKS ASSOCIATES, LP
PARCEL NO: 3618 067
PARCEL ADDRESS: 39 FAIR OAKS ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,000,000.00
APPLICANT'S OPINION: \$5,500,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

47) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0213
APPLICANT: PINE STREET TERRACE APARTMENTS
PARCEL NO: 0275 010
PARCEL ADDRESS: 1035 PINE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$15,347,903.00
APPLICANT'S OPINION: \$10,000,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

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48) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0214
APPLICANT: JONES STREET TERRACE ASSOCIATES LP
PARCEL NO: 0299 002
PARCEL ADDRESS: 729 JONES ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$23,606,369.00
APPLICANT'S OPINION: \$15,017,925.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

49) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0215
APPLICANT: JULIA APARTMENTS, LP
PARCEL NO: 1427 001
PARCEL ADDRESS: 4405-4429 CALIFORNIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,000,351.00
APPLICANT'S OPINION: \$8,000,351.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

50) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0217
APPLICANT: JEFFREY WANG & LISA WONG TRUST
PARCEL NO: 0829 021
PARCEL ADDRESS: 675 FELL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,848,536.00
APPLICANT'S OPINION: \$2,100,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0218
APPLICANT: LEVINE FAMILY TRUST
PARCEL NO: 0302 024
PARCEL ADDRESS: 949 POST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,468,222.00
APPLICANT'S OPINION: \$3,430,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

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ASSESSMENT APPEALS BOARD

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52) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0219
APPLICANT: 84 HARRIET STREET, LLC
PARCEL NO: 3731 110
PARCEL ADDRESS: 84-88 HARRIET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,728,359.00
APPLICANT'S OPINION: \$1,952,118.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0221
APPLICANT: 812 ARGUELLO, LLC
PARCEL NO: 1168 032
PARCEL ADDRESS: 812-816 ARGUELLO BLVD
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,236,859.00
APPLICANT'S OPINION: \$1,775,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0222
APPLICANT: UNION STREET COMMERCIAL LLC
PARCEL NO: 0532 009
PARCEL ADDRESS: 2030 UNION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,500,000.00
APPLICANT'S OPINION: \$7,850,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0223
APPLICANT: MINATO KU, LLC
PARCEL NO: 0845 033A
PARCEL ADDRESS: 929 OAK ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,820,635.00
APPLICANT'S OPINION: \$2,300,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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56) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0224
APPLICANT: MINATO KU, LLC
PARCEL NO: 4146 015A
PARCEL ADDRESS: 992-998 FLORIDA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,802,969.00
APPLICANT'S OPINION: \$1,502,969.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0225
APPLICANT: GRANDVIEW APT, LLC
PARCEL NO: 2776 015
PARCEL ADDRESS: 285 GRAND VIEW AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,470,000.00
APPLICANT'S OPINION: \$2,409,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0226
APPLICANT: OCTAGON PROPERTIES LLC
PARCEL NO: 2660 043
PARCEL ADDRESS: 1310 CLAYTON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,999,333.00
APPLICANT'S OPINION: \$4,600,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION: 2024-0228
APPLICANT: WONG,STEPHEN
PARCEL NO: 1085 038
PARCEL ADDRESS: 828 ANZA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,520,000.00
APPLICANT'S OPINION: \$4,400,000.00
TAXABLE YEAR: 2024
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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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.

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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

LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese and Filipino for requests made at least two (2) business days in advance of the meeting, to help ensure availability. For more information or to request services, contact (415) 554-5184.

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TAGA SALIN-WIKA: Ipaabot sa amin ang mga kahilingan sa pag salin-wika sa Kastila, Tsino at Pilipino ng hindi bababa sa dalawang araw bago ang pulong. Makakatulong ito upang tiyakin na ang mga serbisyo ay nakalaan at nakahanda. Para sa dagdag kaalaman o para humiling ng serbisyo, maki pagugnayan po sa bos@sfgov.org o tumawag sa (415) 554-5184.

* Public comment will be taken on every item on the agenda.