

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 Pre-Hearing Conference Hearing

REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: ID 129 512 549#

Monday, February 06, 2023
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

| | |
|----------------------|--------------------|
| APPLICATION: | 2020-0637 |
| APPLICANT: | REGENCY CENTERS LP |
| PARCEL NO: | 3930A002 |
| PARCEL ADDRESS: | 2300 16TH ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$151,785,738.00 |
| APPLICANT'S OPINION: | \$35,000,000.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

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4) Hearing, discussion, and possible action involving:

| | |
|----------------------|-------------------|
| APPLICATION: | 2020-0656 |
| APPLICANT: | LOWES HIW INC. |
| PARCEL NO: | 5598 031 |
| PARCEL ADDRESS: | 491 BAYSHORE BLVD |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$50,549,832.00 |
| APPLICANT'S OPINION: | \$8,052,150.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WD/PHC |

5) Hearing, discussion, and possible action involving:

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|----------------------|---------------------------|
| APPLICATION: | 2020-1080 |
| APPLICANT: | T-C 888 BRANNAN OWNER LLC |
| PARCEL NO: | 3780 072 |
| PARCEL ADDRESS: | 850-860 BRANNAN ST |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$98,260,882.00 |
| APPLICANT'S OPINION: | \$79,800,000.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |

6) Hearing, discussion, and possible action involving:

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|----------------------|---------------------------|
| APPLICATION: | 2020-1081 |
| APPLICANT: | T-C 888 BRANNAN OWNER LLC |
| PARCEL NO: | 3780 006 |
| PARCEL ADDRESS: | 866-870 BRANNAN ST |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$85,978,272.00 |
| APPLICANT'S OPINION: | \$70,000,000.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |

7) Hearing, discussion, and possible action involving:

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|----------------------|---------------------------|
| APPLICATION: | 2020-1082 |
| APPLICANT: | T-C 888 BRANNAN OWNER LLC |
| PARCEL NO: | 3780 007 |
| PARCEL ADDRESS: | 870 BRANNAN ST |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$9,211,958.00 |
| APPLICANT'S OPINION: | \$7,500,000.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |

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8) Hearing, discussion, and possible action involving:

| | |
|----------------------|---------------------------|
| APPLICATION: | 2020-1083 |
| APPLICANT: | T-C 888 BRANNAN OWNER LLC |
| PARCEL NO: | 3780 007A |
| PARCEL ADDRESS: | 545-599 8TH ST |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$113,614,145.00 |
| APPLICANT'S OPINION: | \$92,200,000.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |

9) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------|
| APPLICATION: | 2020-1234 |
| APPLICANT: | JMDH REAL ESTATE OF SF, LLC |
| PARCEL NO: | 4343 001B |
| PARCEL ADDRESS: | 2121 EVANS AVE |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$9,289,145.00 |
| APPLICANT'S OPINION: | \$4,644,572.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WD/PHC |

10) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------|
| APPLICATION: | 2020-1235 |
| APPLICANT: | JMDH REAL ESTATE OF SF, LLC |
| PARCEL NO: | 4343 002 |
| PARCEL ADDRESS: | 2045 EVANS AVE |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$18,628,776.00 |
| APPLICANT'S OPINION: | \$9,314,390.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WD/PHC |

11) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------|
| APPLICATION: | 2020-1236 |
| APPLICANT: | JMDH REAL ESTATE OF SF, LLC |
| PARCEL NO: | 4343 016 |
| PARCEL ADDRESS: | 2045 EVANS AVE |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$537,333.00 |
| APPLICANT'S OPINION: | \$268,666.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WD/PHC |

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12) Hearing, discussion, and possible action involving:

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|----------------------|--------------------------|
| APPLICATION: | 2020-1244 |
| APPLICANT: | GREGORY A MISBACH EST OF |
| PARCEL NO: | 1159 012 |
| PARCEL ADDRESS: | 1946-1950 MCALLISTER ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,151,589.00 |
| APPLICANT'S OPINION: | \$1,576,589.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

13) Hearing, discussion, and possible action involving:

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|----------------------|--|
| APPLICATION: | 2021-0064 |
| APPLICANT: | PELLMAN MICHAEL/SPELLMAN MICHAEL & KEITH M |
| PARCEL NO: | 0503 007 |
| PARCEL ADDRESS: | 1520 GREENWICH ST |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$3,663,704.00 |
| APPLICANT'S OPINION: | \$626,901.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | POST/ASR |

14) Hearing, discussion, and possible action involving:

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|----------------------|-------------------|
| APPLICATION: | 2021-0902 |
| APPLICANT: | LOWES HIW INC. |
| PARCEL NO: | 5598 031 |
| PARCEL ADDRESS: | 491 BAYSHORE BLVD |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$51,073,527.00 |
| APPLICANT'S OPINION: | \$21,472,400.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WD/PHC |

15) Hearing, discussion, and possible action involving:

| | |
|----------------------|--------------------|
| APPLICATION: | 2021-1000 |
| APPLICANT: | REGENCY CENTERS LP |
| PARCEL NO: | 3930A002 |
| PARCEL ADDRESS: | 2300 16TH ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$153,358,236.00 |
| APPLICANT'S OPINION: | \$38,339,558.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WD/PHC |

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16) Hearing, discussion, and possible action involving:

| | |
|----------------------|---------------------------------|
| APPLICATION: | 2021-1361 |
| APPLICANT: | JMDH REAL ESTATE OF SF II L CEO |
| PARCEL NO: | 4343 001b |
| PARCEL ADDRESS: | 2121 EVANS AVE |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$9,385,380.00 |
| APPLICANT'S OPINION: | \$4,692,690.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WD/PHC |

17) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------|
| APPLICATION: | 2021-1362 |
| APPLICANT: | JMDH REAL ESTATE OF SF, LLC |
| PARCEL NO: | 4343 002 |
| PARCEL ADDRESS: | 2045 EVANS AVE |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$18,821,773.00 |
| APPLICANT'S OPINION: | \$9,410,887.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WD/PHC |

18) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------|
| APPLICATION: | 2021-1363 |
| APPLICANT: | JMDH REAL ESTATE OF SF, LLC |
| PARCEL NO: | 4343 016 |
| PARCEL ADDRESS: | 2045 EVANS AVE |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$542,899.00 |
| APPLICANT'S OPINION: | \$271,450.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WD/PHC |

19) Hearing, discussion, and possible action involving:

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|----------------------|--|
| APPLICATION: | 2021-1364 |
| APPLICANT: | PELLMAN MICHAEL/SPELLMAN MICHAEL & KEITH M |
| PARCEL NO: | 0503 007 |
| PARCEL ADDRESS: | 1520 GREENWICH ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,701,113.00 |
| APPLICANT'S OPINION: | \$1,850,556.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/ASR |

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20) Hearing, discussion, and possible action involving:

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|----------------------|--------------------|
| APPLICATION: | 2021-1391 |
| APPLICANT: | KRIEGER PROPERTIES |
| PARCEL NO: | 1084 005 |
| PARCEL ADDRESS: | 3535 GEARY BLVD |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$667,851.00 |
| APPLICANT'S OPINION: | \$333,926.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

21) Hearing, discussion, and possible action involving:

| | |
|----------------------|------------------------------|
| APPLICATION: | 2021-1395 |
| APPLICANT: | 2835 GEARY BUILDING PARTNERS |
| PARCEL NO: | 1091 032 |
| PARCEL ADDRESS: | 2835-2841 GEARY BLVD |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,324,167.00 |
| APPLICANT'S OPINION: | \$1,162,084.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

22) Hearing, discussion, and possible action involving:

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|----------------------|-------------------------|
| APPLICATION: | 2021-1396 |
| APPLICANT: | MCALLISTER LLC |
| PARCEL NO: | 1159 012 |
| PARCEL ADDRESS: | 1946-1950 MCALLISTER ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,183,101.00 |
| APPLICANT'S OPINION: | \$1,591,317.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

23) Hearing, discussion, and possible action involving:

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|----------------------|--------------------|
| APPLICATION: | 2021-1604 |
| APPLICANT: | KRIEGER PROPERTIES |
| PARCEL NO: | 1068 002 |
| PARCEL ADDRESS: | 2950 GEARY BLVD |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$831,094.00 |
| APPLICANT'S OPINION: | \$415,547.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

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24) Hearing, discussion, and possible action involving:

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|----------------------|-------------------------------|
| APPLICATION: | 2021-1731 |
| APPLICANT: | 643 DIVISADERO ST. ASSOCIATES |
| PARCEL NO: | 1201 002 |
| PARCEL ADDRESS: | 643-645 DIVISADERO ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$9,214,254.00 |
| APPLICANT'S OPINION: | \$7,002,541.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

25) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------------|
| APPLICATION: | 2021-1974 |
| APPLICANT: | GEARY STREET RESTAURANT GROUP INC |
| PARCEL NO: | 20210044297 |
| PARCEL ADDRESS: | |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$783,200.00 |
| APPLICANT'S OPINION: | \$21,870.00 |
| TAXABLE YEAR: | 2018 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |

26) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------------|
| APPLICATION: | 2021-1975 |
| APPLICANT: | GEARY STREET RESTAURANT GROUP INC |
| PARCEL NO: | 20210044298 |
| PARCEL ADDRESS: | |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$704,000.00 |
| APPLICANT'S OPINION: | \$19,683.00 |
| TAXABLE YEAR: | 2019 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |

27) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------------|
| APPLICATION: | 2021-1976 |
| APPLICANT: | GEARY STREET RESTAURANT GROUP INC |
| PARCEL NO: | 20210044299 |
| PARCEL ADDRESS: | |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$616,000.00 |
| APPLICANT'S OPINION: | \$17,714.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |

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28) Hearing, discussion, and possible action involving:

| | |
|----------------------|-----------------------------------|
| APPLICATION: | 2021-1977 |
| APPLICANT: | GEARY STREET RESTAURANT GROUP INC |
| PARCEL NO: | 20210044300 |
| PARCEL ADDRESS: | |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$501,600.00 |
| APPLICANT'S OPINION: | \$15,942.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |

29) Hearing, discussion, and possible action involving:

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|----------------------|-------------------|
| APPLICATION: | 2021-1995 |
| APPLICANT: | COLE HARDWARE INC |
| PARCEL NO: | 20210044280 |
| PARCEL ADDRESS: | 345 9TH ST |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$346,020.00 |
| APPLICANT'S OPINION: | \$171,000.00 |
| TAXABLE YEAR: | 2018 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |

30) Hearing, discussion, and possible action involving:

| | |
|----------------------|-------------------|
| APPLICATION: | 2021-1996 |
| APPLICANT: | COLE HARDWARE INC |
| PARCEL NO: | 20210044279 |
| PARCEL ADDRESS: | 345 9TH ST |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$345,808.00 |
| APPLICANT'S OPINION: | \$170,000.00 |
| TAXABLE YEAR: | 2019 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |

31) Hearing, discussion, and possible action involving:

| | |
|----------------------|-------------------|
| APPLICATION: | 2021-1997 |
| APPLICANT: | COLE HARDWARE INC |
| PARCEL NO: | 20210044278 |
| PARCEL ADDRESS: | 345 9TH ST |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$347,656.00 |
| APPLICANT'S OPINION: | \$170,000.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |

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32) Hearing, discussion, and possible action involving:

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|----------------------|-------------------|
| APPLICATION: | 2021-1998 |
| APPLICANT: | COLE HARDWARE INC |
| PARCEL NO: | 20210044277 |
| PARCEL ADDRESS: | 345 9TH ST |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$344,116.00 |
| APPLICANT'S OPINION: | \$170,000.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |

33) Hearing, discussion, and possible action involving:

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|----------------------|-------------------|
| APPLICATION: | 2021-1999 |
| APPLICANT: | COLE HARDWARE INC |
| PARCEL NO: | 20210043995 |
| PARCEL ADDRESS: | 956 COLE ST |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$246,388.00 |
| APPLICANT'S OPINION: | \$120,000.00 |
| TAXABLE YEAR: | 2018 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |

34) Hearing, discussion, and possible action involving:

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|----------------------|-------------------|
| APPLICATION: | 2021-2000 |
| APPLICANT: | COLE HARDWARE INC |
| PARCEL NO: | 20210044276 |
| PARCEL ADDRESS: | 956 COLE ST |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$238,632.00 |
| APPLICANT'S OPINION: | \$60,000.00 |
| TAXABLE YEAR: | 2019 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |

35) Hearing, discussion, and possible action involving:

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|----------------------|-------------------|
| APPLICATION: | 2021-2001 |
| APPLICANT: | COLE HARDWARE INC |
| PARCEL NO: | 20210044275 |
| PARCEL ADDRESS: | 956 COLE ST |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$113,703.00 |
| APPLICANT'S OPINION: | \$60,000.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |

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36) Hearing, discussion, and possible action involving:

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|----------------------|-------------------|
| APPLICATION: | 2021-2002 |
| APPLICANT: | COLE HARDWARE INC |
| PARCEL NO: | 20210044274 |
| PARCEL ADDRESS: | 956 COLE ST |
| TOPIC: | |
| CURRENT ASSESSMENT: | \$79,276.00 |
| APPLICANT'S OPINION: | \$45,000.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |

37) Hearing, discussion, and possible action involving:

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|----------------------|---|
| APPLICATION: | 2022-0366 |
| APPLICANT: | EUGENE LEUNG & CHARLENE LEE TR |
| PARCEL NO: | 1415 009 |
| PARCEL ADDRESS: | 291-297 18TH AVE |
| TOPIC: | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT: | \$2,044,871.00 |
| APPLICANT'S OPINION: | \$1,014,955.00 |
| TAXABLE YEAR: | 2020 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

38) Hearing, discussion, and possible action involving:

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|----------------------|------------------|
| APPLICATION: | 2022-0504 |
| APPLICANT: | TAI KWAN LEE LLC |
| PARCEL NO: | 1249 005A |
| PARCEL ADDRESS: | 1700 WALLER ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,906,715.00 |
| APPLICANT'S OPINION: | \$1,240,000.00 |
| TAXABLE YEAR: | 2022 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

39) Hearing, discussion, and possible action involving:

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|----------------------|-------------------------|
| APPLICATION: | 2022-0610 |
| APPLICANT: | NARESH C PATEL FMLY TU |
| PARCEL NO: | 1422 043 |
| PARCEL ADDRESS: | 4927-4929 CALIFORNIA ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,066,198.00 |
| APPLICANT'S OPINION: | \$1,030,600.00 |
| TAXABLE YEAR: | 2022 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

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40) Hearing, discussion, and possible action involving:

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|----------------------|------------------------------------|
| APPLICATION: | 2022-0684 |
| APPLICANT: | PIERCE & UNION STREET PARTNERS LLC |
| PARCEL NO: | 0537 001e |
| PARCEL ADDRESS: | 2845 PIERCE ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,048,030.00 |
| APPLICANT'S OPINION: | \$5,000,000.00 |
| TAXABLE YEAR: | 2022 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

41) Hearing, discussion, and possible action involving:

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|----------------------|-------------------------|
| APPLICATION: | 2022-7695 |
| APPLICANT: | MC ALLISTER LLC |
| PARCEL NO: | 1159 012 |
| PARCEL ADDRESS: | 1946-1950 MCALLISTER ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,246,752.00 |
| APPLICANT'S OPINION: | \$1,623,142.00 |
| TAXABLE YEAR: | 2022 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

42) Hearing, discussion, and possible action involving:

| | |
|----------------------|----------------------------------|
| APPLICATION: | 2022-7701 |
| APPLICANT: | SPELLMAN MICHAEL&PELLMAN MICHAEL |
| PARCEL NO: | 0503 007 |
| PARCEL ADDRESS: | 1520 GREENWICH ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,775,134.00 |
| APPLICANT'S OPINION: | \$1,887,568.00 |
| TAXABLE YEAR: | 2022 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/ASR |

43) Hearing, discussion, and possible action involving:

| | |
|----------------------|----------------------------------|
| APPLICATION: | 2022-7928 |
| APPLICANT: | 643 DIVISADERO STREET ASSOCIATES |
| PARCEL NO: | 1201 002 |
| PARCEL ADDRESS: | 643-645 DIVISADERO ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$9,398,287.00 |
| APPLICANT'S OPINION: | \$7,000,000.00 |
| 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

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.

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.

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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.