

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: 416 413 267#**

**Wednesday, June 21, 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:	2022-7693
APPLICANT:	MHF SF VII LLC
PARCEL NO:	0305 008
PARCEL ADDRESS:	542 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,502,179.00
APPLICANT'S OPINION:	\$4,251,090.00
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

4) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7694
APPLICANT: MHF SF VII LLC
PARCEL NO: 0305 009
PARCEL ADDRESS: 550 GEARY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$105,942,307.00
APPLICANT'S OPINION: \$52,971,154.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7697
APPLICANT: DEPOT, RESTAURANT
PARCEL NO: 4343 016
PARCEL ADDRESS: 2045 EVANS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$553,756.00
APPLICANT'S OPINION: \$276,878.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

6) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7698
APPLICANT: DEPOT, RESTAURANT
PARCEL NO: 4343 001B
PARCEL ADDRESS: 2121 EVANS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,573,087.00
APPLICANT'S OPINION: \$4,786,543.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

7) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7699
APPLICANT: 10 SVN HOLDINGS LLC
PARCEL NO: 3506 004
PARCEL ADDRESS: 12-50 S SOUTH VAN NESS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$62,593,839.00
APPLICANT'S OPINION: \$31,296,920.00
TAXABLE YEAR: 2022
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

8) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7700
APPLICANT:	TENTH AND MARKET H LLC
PARCEL NO:	3507 041
PARCEL ADDRESS:	1401 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$442,823,643.00
APPLICANT'S OPINION:	\$220,882,114.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

9) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7703
APPLICANT:	DCP SF COLUMBUS AV LLC
PARCEL NO:	0022 010
PARCEL ADDRESS:	475 BEACH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$70,993,122.00
APPLICANT'S OPINION:	\$35,496,560.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

10) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7705
APPLICANT:	DCP SF COLUMBUS AVE OWNER LLC
PARCEL NO:	0022 012
PARCEL ADDRESS:	475 BEACH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,958,059.00
APPLICANT'S OPINION:	\$5,979,030.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

11) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7710
APPLICANT:	POTRERO LAUNCH AFFORDABLE LP
PARCEL NO:	4058 010
PARCEL ADDRESS:	2235-2255 3RD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$126,420,102.00
APPLICANT'S OPINION:	\$24,000,000.00
TAXABLE YEAR:	2022
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

12) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7711
APPLICANT:	ARC LIGHT CO AFFORDABLE LP
PARCEL NO:	3788 012
PARCEL ADDRESS:	166-178 TOWNSEND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$60,354,455.00
APPLICANT'S OPINION:	\$11,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

13) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7712
APPLICANT:	FRONTAL EW HOWARD LLC
PARCEL NO:	3735 050
PARCEL ADDRESS:	633-639 HOWARD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,260,629.00
APPLICANT'S OPINION:	\$6,130,314.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

14) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7713
APPLICANT:	GRAYMARK CAPITAL 735 MONTGOMERY LLC
PARCEL NO:	0195 001
PARCEL ADDRESS:	735 MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$28,171,583.00
APPLICANT'S OPINION:	\$14,085,792.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7716
APPLICANT:	LP 425 MASON
PARCEL NO:	0306 002
PARCEL ADDRESS:	425 MASON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$18,653,261.00
APPLICANT'S OPINION:	\$9,326,630.00
TAXABLE YEAR:	2022
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

16) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7717
APPLICANT:	LP 457 BRYANT
PARCEL NO:	3775 085
PARCEL ADDRESS:	457 BRYANT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,076,533.00
APPLICANT'S OPINION:	\$3,538,266.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

17) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7720
APPLICANT:	SERENITY NOW LP
PARCEL NO:	20220004527
PARCEL ADDRESS:	405 TAYLOR ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$17,188,761.00
APPLICANT'S OPINION:	\$3,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

18) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7721
APPLICANT:	LP 41 TEHAMA
PARCEL NO:	3736 190
PARCEL ADDRESS:	33 TEHAMA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$295,559,704.00
APPLICANT'S OPINION:	\$145,526,402.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

19) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7722
APPLICANT:	YEE, BYRON
PARCEL NO:	3559 013
PARCEL ADDRESS:	2275 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,275,453.00
APPLICANT'S OPINION:	\$4,200,000.00
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

20) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7726
APPLICANT:	LEE, TONY
PARCEL NO:	6526 018
PARCEL ADDRESS:	1453-1457 S SOUTH VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,774,906.00
APPLICANT'S OPINION:	\$1,594,906.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7728
APPLICANT:	DCO MISSION BAY LP
PARCEL NO:	8711 023C
PARCEL ADDRESS:	1101-1135 4TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$234,991,059.00
APPLICANT'S OPINION:	\$175,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7730
APPLICANT:	OM/UDR SF LLC (C/O DANNY MAYER)
PARCEL NO:	3747 320
PARCEL ADDRESS:	399 FREMONT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$409,138,575.00
APPLICANT'S OPINION:	\$298,400,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

23) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7734
APPLICANT:	GOLDEN VAN BUILDING LLC
PARCEL NO:	0766 013
PARCEL ADDRESS:	180 REDWOOD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,200,710.00
APPLICANT'S OPINION:	\$6,600,000.00
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

24) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7735
APPLICANT:	GOGEL, EDWARD
PARCEL NO:	20220036332
PARCEL ADDRESS:	South Beach Harbor
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$58,000.00
APPLICANT'S OPINION:	\$10,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7736
APPLICANT:	499 JACKSON LLC
PARCEL NO:	0196 016
PARCEL ADDRESS:	499 JACKSON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,404,691.00
APPLICANT'S OPINION:	\$8,200,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7738
APPLICANT:	855 FRONT ST LLC
PARCEL NO:	0141 013
PARCEL ADDRESS:	101 VALLEJO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,633,000.00
APPLICANT'S OPINION:	\$3,800,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7739
APPLICANT:	KIMBEL & DEBRA STUART TRUST
PARCEL NO:	0309 013
PARCEL ADDRESS:	216 STOCKTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,636,166.00
APPLICANT'S OPINION:	\$1,800,000.00
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

28) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7740
APPLICANT:	PINE KEARNY LLC
PARCEL NO:	0270 001
PARCEL ADDRESS:	353-359 KEARNY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,100,000.00
APPLICANT'S OPINION:	\$3,050,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7742
APPLICANT:	590 PACIFIC LLC, A DELAWARE LLC
PARCEL NO:	0163 011
PARCEL ADDRESS:	584-590 PACIFIC AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,331,841.00
APPLICANT'S OPINION:	\$2,170,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7744
APPLICANT:	GLEMBOCKI, JAROSLAW
PARCEL NO:	0632 001B
PARCEL ADDRESS:	2713 CLAY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,804,743.00
APPLICANT'S OPINION:	\$2,800,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7745
APPLICANT:	WOODMONT OM LLC
PARCEL NO:	4041 009
PARCEL ADDRESS:	680 INDIANA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$82,857,593.00
APPLICANT'S OPINION:	\$61,350,000.00
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

32) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7747
APPLICANT:	WRC HUNTINGTON LLC
PARCEL NO:	0254 024
PARCEL ADDRESS:	1075 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$89,959,795.00
APPLICANT'S OPINION:	\$20,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7748
APPLICANT:	PINE & POWELL PARTNERS LLC
PARCEL NO:	0255 001
PARCEL ADDRESS:	901 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$107,111,796.00
APPLICANT'S OPINION:	\$26,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

34) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7749
APPLICANT:	WAR HORSE GOLDEN GATE LLC
PARCEL NO:	0343 032
PARCEL ADDRESS:	25-27 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$30,866,714.00
APPLICANT'S OPINION:	\$15,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7758
APPLICANT:	JPMORGAN CHASE BANK, NA
PARCEL NO:	0486A026
PARCEL ADDRESS:	2166 CHESTNUT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,460,036.00
APPLICANT'S OPINION:	\$5,900,000.00
TAXABLE YEAR:	2022
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

36) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7759
APPLICANT:	HUBOTA, LLC
PARCEL NO:	4108 003J
PARCEL ADDRESS:	2440 3RD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,264,000.00
APPLICANT'S OPINION:	\$1,400,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7785
APPLICANT:	VENTURE 39 STOCKTON STRATE
PARCEL NO:	0327 004
PARCEL ADDRESS:	39 STOCKTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,500,000.00
APPLICANT'S OPINION:	\$6,250,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7787
APPLICANT:	RHI SIC 945 BRYANT LLC
PARCEL NO:	3780 079
PARCEL ADDRESS:	945 BRYANT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$44,099,578.00
APPLICANT'S OPINION:	\$22,049,783.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7792
APPLICANT:	OFARRELL STREET SIC-MCM 750
PARCEL NO:	0320 011
PARCEL ADDRESS:	750 O'FARRELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,752,417.00
APPLICANT'S OPINION:	\$8,876,208.00
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

40) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7793
APPLICANT:	LP SIC-MCM 825 POST S
PARCEL NO:	0303 001
PARCEL ADDRESS:	825 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$46,171,978.00
APPLICANT'S OPINION:	\$22,415,759.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7794
APPLICANT:	TR HPT GEARY PROPERTI
PARCEL NO:	0316 013
PARCEL ADDRESS:	491-499 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$130,885,573.00
APPLICANT'S OPINION:	\$65,442,786.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

42) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7795
APPLICANT:	152 GEARY STREET LLC
PARCEL NO:	0309 008
PARCEL ADDRESS:	152 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$23,208,060.00
APPLICANT'S OPINION:	\$11,604,030.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7796
APPLICANT:	LCR 1333 COLUMBUS LLC
PARCEL NO:	0024 017
PARCEL ADDRESS:	1333 COLUMBUS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,228,252.00
APPLICANT'S OPINION:	\$1,614,126.00
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

44) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7797
APPLICANT:	CORPORATION WARWICK CALIFORNIA
PARCEL NO:	0306 011
PARCEL ADDRESS:	484-486 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,124,293.00
APPLICANT'S OPINION:	\$2,062,146.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

45) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7798
APPLICANT:	CORPORATION WARWICK CALIFORNIA
PARCEL NO:	0306 012
PARCEL ADDRESS:	490-498 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,121,637.00
APPLICANT'S OPINION:	\$4,999,377.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

46) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7799
APPLICANT:	LP CWI 2 SAN FRANCISCO
PARCEL NO:	0257 012
PARCEL ADDRESS:	600 STOCKTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$261,221,583.00
APPLICANT'S OPINION:	\$124,566,296.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

47) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7800
APPLICANT:	333 MARKET ST WELLS REIT II
PARCEL NO:	3710 020
PARCEL ADDRESS:	333 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$458,649,329.00
APPLICANT'S OPINION:	\$229,324,664.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real 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

48) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7801
APPLICANT:	28 MIS OWNER LLC
PARCEL NO:	3575 091
PARCEL ADDRESS:	2101-2129 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$60,510,776.00
APPLICANT'S OPINION:	\$30,255,388.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

49) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7802
APPLICANT:	28 MIS OWNER LLC
PARCEL NO:	3575 092
PARCEL ADDRESS:	22 CAPP ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,288,808.00
APPLICANT'S OPINION:	\$2,144,404.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

50) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7806
APPLICANT:	SDCO 101 POST STRE INC
PARCEL NO:	0293 004
PARCEL ADDRESS:	100 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,815,455.00
APPLICANT'S OPINION:	\$5,407,727.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

51) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7807
APPLICANT:	SDCO 101 POST STRE INC
PARCEL NO:	0310 001
PARCEL ADDRESS:	101 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$20,156,891.00
APPLICANT'S OPINION:	\$10,078,446.00
TAXABLE YEAR:	2022
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:	2022-7808
APPLICANT:	LP FC 2175 WORKFORCE
PARCEL NO:	3543 026
PARCEL ADDRESS:	2175 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,245,586.00
APPLICANT'S OPINION:	\$2,622,793.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

53) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7809
APPLICANT:	LP FC 2175 WORKFORCE
PARCEL NO:	3543 027
PARCEL ADDRESS:	2175 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,010,807.00
APPLICANT'S OPINION:	\$1,005,404.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

54) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7810
APPLICANT:	LP FC 2175 WORKFORCE
PARCEL NO:	3543 028
PARCEL ADDRESS:	2175 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,486,246.00
APPLICANT'S OPINION:	\$743,123.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

55) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7811
APPLICANT:	FC 2175 MARKET LLC
PARCEL NO:	3543 025
PARCEL ADDRESS:	2175 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$50,854,789.00
APPLICANT'S OPINION:	\$25,376,858.00
TAXABLE YEAR:	2022
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

56) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7814
APPLICANT:	DEPOT, RESTAURANT
PARCEL NO:	4343 002
PARCEL ADDRESS:	2045 EVANS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$19,198,208.00
APPLICANT'S OPINION:	\$9,599,104.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

57) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7816
APPLICANT:	MOLTOBEST LP
PARCEL NO:	3509 004
PARCEL ADDRESS:	130-138 9TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$14,810,400.00
APPLICANT'S OPINION:	\$7,500,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7817
APPLICANT:	MOLTOBEST LP
PARCEL NO:	3509 003
PARCEL ADDRESS:	122 9TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,428,000.00
APPLICANT'S OPINION:	\$800,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7818
APPLICANT:	SUNHILL ENTERPRISES LP
PARCEL NO:	0065 048
PARCEL ADDRESS:	665 CHESTNUT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,330,323.00
APPLICANT'S OPINION:	\$6,000,000.00
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

60) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7840
APPLICANT:	736 HYDE ST
PARCEL NO:	0300 010
PARCEL ADDRESS:	0736 HYDE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,394,398.00
APPLICANT'S OPINION:	\$1,104,590.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

61) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7841
APPLICANT:	GOLDEN GATE VAN NESS LLC
PARCEL NO:	0763 006
PARCEL ADDRESS:	550-552 GOLDEN GATE AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,887,582.00
APPLICANT'S OPINION:	\$2,039,104.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

62) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7844
APPLICANT:	GOLDEN GATE VAN NESS LLC
PARCEL NO:	0763 007
PARCEL ADDRESS:	556 GOLDEN GATE AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,972,857.00
APPLICANT'S OPINION:	\$1,559,528.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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.

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

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.

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.