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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: 971 056 653#**

**Monday, August 19, 2024  
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:	2022-0399
APPLICANT:	CLEANERIFIC, LLC
PARCEL NO:	6635 053
PARCEL ADDRESS:	29-31 29TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,471,813.00
APPLICANT'S OPINION:	\$2,025,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0713  
APPLICANT: 3036 FULTON STREET, LLC  
PARCEL NO: 1649 013  
PARCEL ADDRESS: 3036-3040 FULTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,103,054.00  
APPLICANT'S OPINION: \$1,861,699.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1925  
APPLICANT: NASON, CHRIS  
PARCEL NO: 1367 050  
PARCEL ADDRESS: 637-639 LAKE ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$2,425,000.00  
APPLICANT'S OPINION: \$2,100,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0016  
APPLICANT: 1972 UNION PROPERTY LLC  
PARCEL NO: 0531 012  
PARCEL ADDRESS: 1972-1974 UNION ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$4,200,000.00  
APPLICANT'S OPINION: \$2,500,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0333  
APPLICANT: LABATT LLC  
PARCEL NO: 0645 019  
PARCEL ADDRESS: 1545 CALIFORNIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,525,000.00  
APPLICANT'S OPINION: \$1,515,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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### 8) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0959  
APPLICANT: ROMEL PACIFIC, LLC  
PARCEL NO: 0588 003  
PARCEL ADDRESS: 2411 WEBSTER ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,974,802.00  
APPLICANT'S OPINION: \$4,785,974.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 9) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0961  
APPLICANT: UNION SQUARE PROPERTIES LLC  
PARCEL NO: 0297 010  
PARCEL ADDRESS: 679-685 SUTTER ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,761,696.00  
APPLICANT'S OPINION: \$3,457,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 10) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0962  
APPLICANT: 888 BRYANT LLC  
PARCEL NO: 3762 018  
PARCEL ADDRESS: 544 BRYANT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,805,886.00  
APPLICANT'S OPINION: \$2,284,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 11) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10039  
APPLICANT: WAYNE, DEBBIE  
PARCEL NO: 6566 045  
PARCEL ADDRESS: 3805-3809 26TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,011,898.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
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12) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10185  
APPLICANT: NEW DEAL HOLDINGS  
PARCEL NO: 0509 005  
PARCEL ADDRESS: 2120 GREENWICH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,218,498.00  
APPLICANT'S OPINION: \$1,109,249.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10311  
APPLICANT: CLAY STREET INVESTORS  
PARCEL NO: 1233 014  
PARCEL ADDRESS: 1336-1340 HAIGHT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,352,534.00  
APPLICANT'S OPINION: \$2,141,302.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10317  
APPLICANT: CLAY STREET INVESTORS  
PARCEL NO: 1233 015  
PARCEL ADDRESS: 1342-1346 HAIGHT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,147,505.00  
APPLICANT'S OPINION: \$1,941,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10319  
APPLICANT: CLAY STREET INVESTORS  
PARCEL NO: 1233 016  
PARCEL ADDRESS: 1348-1352 HAIGHT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,178,681.00  
APPLICANT'S OPINION: \$1,909,244.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
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16) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10338  
APPLICANT: ADOBE INC  
PARCEL NO: 3799 001  
PARCEL ADDRESS: 601 TOWNSEND ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$116,051,156.00  
APPLICANT'S OPINION: \$73,285,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10339  
APPLICANT: ADOBE INC  
PARCEL NO: 3799 008  
PARCEL ADDRESS: 625 TOWNSEND ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$24,490,090.00  
APPLICANT'S OPINION: \$19,240,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10421  
APPLICANT: RHI MOSSER 275 TURK STREET  
PARCEL NO: 0344 007  
PARCEL ADDRESS: 275 TURK ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$16,781,817.00  
APPLICANT'S OPINION: \$9,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10428  
APPLICANT: 1677 BUSH STREET ASSOC LLC  
PARCEL NO: 0672 011  
PARCEL ADDRESS: 1677 BUSH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,571,678.00  
APPLICANT'S OPINION: \$5,000,000.00  
TAXABLE YEAR: 2023  
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20) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10431  
APPLICANT: 45 BROSNAN STREET ASSOC LLC  
PARCEL NO: 3533 073  
PARCEL ADDRESS: 45 BROSNAN ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,029,775.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10432  
APPLICANT: 140 HAIGHT STREET ASSOC LLC  
PARCEL NO: 0852 005A  
PARCEL ADDRESS: 140 HAIGHT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,488,000.00  
APPLICANT'S OPINION: \$3,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10433  
APPLICANT: 1074 UNION STREET ASSOC LLC  
PARCEL NO: 0098 006  
PARCEL ADDRESS: 1074 UNION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,069,000.00  
APPLICANT'S OPINION: \$5,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10436  
APPLICANT: 1565 WASHINGTON STREET ASSOC LLC  
PARCEL NO: 0217 021  
PARCEL ADDRESS: 1565 WASHINGTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,916,000.00  
APPLICANT'S OPINION: \$4,900,000.00  
TAXABLE YEAR: 2023  
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24) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10437  
APPLICANT: 1521-1523 TAYLOR STREET ASSOC  
PARCEL NO: 0157 005  
PARCEL ADDRESS: 1521-1523 TAYLOR ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,978,000.00  
APPLICANT'S OPINION: \$3,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10438  
APPLICANT: 1525 CLAY STREET ASSOC LLC  
PARCEL NO: 0218 025  
PARCEL ADDRESS: 1525 CLAY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,023,500.00  
APPLICANT'S OPINION: \$4,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10439  
APPLICANT: 590 8TH AVENUE ASSOC LLC  
PARCEL NO: 1550 030  
PARCEL ADDRESS: 590 8TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,825,000.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10440  
APPLICANT: 716-720 20TH AVENUE ASSOC LLC  
PARCEL NO: 1662 039  
PARCEL ADDRESS: 1845 CABRILLO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,841,859.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2023  
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28) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10450  
APPLICANT: CHR DEVELOPMENT AT 1014 LLC  
PARCEL NO: 4849 014  
PARCEL ADDRESS: 1550 BANCROFT AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,754,000.00  
APPLICANT'S OPINION: \$1,860,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10457  
APPLICANT: GOLDEN PROPERTIES LLC  
PARCEL NO: 1074 001  
PARCEL ADDRESS: 2601 SUTTER ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,558,442.00  
APPLICANT'S OPINION: \$920,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10470  
APPLICANT: KONG, SIULING  
PARCEL NO: 1240 037  
PARCEL ADDRESS: 840 WALLER ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,209,872.00  
APPLICANT'S OPINION: \$8,500,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10480  
APPLICANT: KONG, SIULING  
PARCEL NO: 0124 034  
PARCEL ADDRESS: 1287-1295 GREEN ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,271,939.00  
APPLICANT'S OPINION: \$4,800,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
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32) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1374  
APPLICANT: CALIFORNIA 3700 LLC  
PARCEL NO: 1016 003  
PARCEL ADDRESS: 3790 CALIFORNIA ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$7,301,525.00  
APPLICANT'S OPINION: \$3,773,135.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WITHDRAWN

33) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1389  
APPLICANT: POETT LLC  
PARCEL NO: 0665 001  
PARCEL ADDRESS: 1553-1559 FRANKLIN ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,691,358.00  
APPLICANT'S OPINION: \$3,414,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

34) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1410  
APPLICANT: HAIGHT STREET RE GROUP  
PARCEL NO: 0847 020  
PARCEL ADDRESS: 688-692 HAIGHT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,962,922.00  
APPLICANT'S OPINION: \$1,178,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1613  
APPLICANT: KIYOSHI & ILONA OKAMOTO  
PARCEL NO: 6514 002  
PARCEL ADDRESS: 1304-1306 VALENCIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,002,163.00  
APPLICANT'S OPINION: \$1,951,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1642  
APPLICANT: JACK LAPIDOS REVOCABLE TRUST  
PARCEL NO: 0542 036  
PARCEL ADDRESS: 1929-1931 UNION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,652,519.00  
APPLICANT'S OPINION: \$2,192,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1682  
APPLICANT: LUO FAMILY TRUST  
PARCEL NO: 6048 002  
PARCEL ADDRESS: 2724-2726 SAN BRUNO AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,252,458.00  
APPLICANT'S OPINION: \$1,951,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1795  
APPLICANT: 255 CALIFORNIA OWNER LLC/WOODLAWN HALL AT OLD PARKLAND  
PARCEL NO: 0262 013  
PARCEL ADDRESS: 255 CALIFORNIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$167,859,473.00  
APPLICANT'S OPINION: \$100,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1796  
APPLICANT: 100 PINE OWNER LLC  
PARCEL NO: 0262 020  
PARCEL ADDRESS: 100 PINE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$320,711,732.00  
APPLICANT'S OPINION: \$200,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1797  
APPLICANT: RP 275 BATTERY OWNER LLC  
PARCEL NO: 0238 007  
PARCEL ADDRESS: 475 SACRAMENTO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$91,880,831.00  
APPLICANT'S OPINION: \$50,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1798  
APPLICANT: RP 275 BATTERY OWNER LLC  
PARCEL NO: 0238 001  
PARCEL ADDRESS: 275 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$277,289,258.00  
APPLICANT'S OPINION: \$175,029,481.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1955  
APPLICANT: 211 SUTTER ST LLC  
PARCEL NO: 0293 001  
PARCEL ADDRESS: 211 SUTTER ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$22,386,968.00  
APPLICANT'S OPINION: \$10,800,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2282  
APPLICANT: ABBAS FARD REVOC TR  
PARCEL NO: 6049 012  
PARCEL ADDRESS: 2882-2888 SAN BRUNO AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,096,500.00  
APPLICANT'S OPINION: \$658,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
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44) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2593  
APPLICANT: LIM, DOUGLAS  
PARCEL NO: 1438 024  
PARCEL ADDRESS: 368 7TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,783,742.00  
APPLICANT'S OPINION: \$1,391,872.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

45) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2736  
APPLICANT: LIN, CURTIS  
PARCEL NO: 1845 043  
PARCEL ADDRESS: 335-339 JUDAH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,822,741.00  
APPLICANT'S OPINION: \$1,094,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2775  
APPLICANT: HUANG, LILY  
PARCEL NO: 0226 045  
PARCEL ADDRESS: 735-739 CLAY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,223,600.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2853  
APPLICANT: NG FAMILY TRUST  
PARCEL NO: 5673 020  
PARCEL ADDRESS: 3471-3475 MISSION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,132,820.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2023  
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1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4697

48) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2989  
APPLICANT: STARBUCKS CORPORATION  
PARCEL NO: 20230008725  
PARCEL ADDRESS: 1401 VAN NESS AVE  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$637,299.00  
APPLICANT'S OPINION: \$30,001.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3025  
APPLICANT: STARBUCKS CORPORATION  
PARCEL NO: 20230008657  
PARCEL ADDRESS: 580 CALIFORNIA ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$1,290,723.00  
APPLICANT'S OPINION: \$20,001.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3026  
APPLICANT: STARBUCKS CORPORATION  
PARCEL NO: 20230008529  
PARCEL ADDRESS: 150 VAN NESS AVE  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$265,829.00  
APPLICANT'S OPINION: \$30,001.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3027  
APPLICANT: STARBUCKS CORPORATION  
PARCEL NO: 20230008632  
PARCEL ADDRESS: 49 JEFFERSON ST #P  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$595,222.00  
APPLICANT'S OPINION: \$30,001.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

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52) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3028  
APPLICANT: STARBUCKS CORPORATION  
PARCEL NO: 20230008673  
PARCEL ADDRESS: 1100 VAN NESS AVE # 2A  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$258,145.00  
APPLICANT'S OPINION: \$35,001.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3029  
APPLICANT: STARBUCKS CORPORATION  
PARCEL NO: 20230008591  
PARCEL ADDRESS: 7 DRUMM ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$262,955.00  
APPLICANT'S OPINION: \$25,001.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3260  
APPLICANT: AP FILLMORE LLC  
PARCEL NO: 0630 008  
PARCEL ADDRESS: 2207-2211 FILLMORE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,252,789.00  
APPLICANT'S OPINION: \$1,626,557.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

55) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3301  
APPLICANT: IMC PRIVATE CAPITAL LLC  
PARCEL NO: 3517 029  
PARCEL ADDRESS: 80-90 KISSLING ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$1,400,000.00  
APPLICANT'S OPINION: \$700,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: BASE YEAR



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56) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3302  
APPLICANT: IMC PRIVATE CAPITAL LLC  
PARCEL NO: 3517 029  
PARCEL ADDRESS: 80-90 KISSLING ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,428,000.00  
APPLICANT'S OPINION: \$714,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3343  
APPLICANT: ANDINA PROPERTY LLC  
PARCEL NO: 1186 018B  
PARCEL ADDRESS: 1769 FULTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,346,000.00  
APPLICANT'S OPINION: \$2,100,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

58) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3812  
APPLICANT: 10 DOWNEY LLC  
PARCEL NO: 1065 026A  
PARCEL ADDRESS: 190-196 PARKER AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,207,500.00  
APPLICANT'S OPINION: \$2,103,750.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

59) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3986  
APPLICANT: CHEN, DONALD  
PARCEL NO: 2344A019D  
PARCEL ADDRESS: 2392-2396 16TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,062,940.00  
APPLICANT'S OPINION: \$1,624,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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60) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4025  
APPLICANT: ROBINSON DARRAH FAMILY TRUST  
PARCEL NO: 1844 015  
PARCEL ADDRESS: 1473 9TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,822,741.00  
APPLICANT'S OPINION: \$1,470,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

61) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4036  
APPLICANT: WARRINGTON APARTMENTS LLC  
PARCEL NO: 0304 014  
PARCEL ADDRESS: 775 POST ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$27,906,649.00  
APPLICANT'S OPINION: \$9,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

62) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4158  
APPLICANT: WARRINGTON APARTMENTS LLC  
PARCEL NO: 0304 014  
PARCEL ADDRESS: 775 POST ST  
TOPIC:  
CURRENT ASSESSMENT: \$26,829,573.00  
APPLICANT'S OPINION: \$4,787,638.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

63) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4159  
APPLICANT: WARRINGTON APARTMENTS LLC  
PARCEL NO: 0304 014  
PARCEL ADDRESS: 775 POST ST  
TOPIC:  
CURRENT ASSESSMENT: \$27,365,691.00  
APPLICANT'S OPINION: \$4,852,917.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

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64) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4441  
APPLICANT: KAREEM GHANEM & MEGHNA SUBRAMANIAN REVOC. TR.  
PARCEL NO: 6513 004  
PARCEL ADDRESS: 220 SAN JOSE AVE  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$1,069,808.00  
APPLICANT'S OPINION: \$240,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WITHDRAWN

65) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4531  
APPLICANT: KATHLEEN & TERESA KELLEY 2011 FAMILY TRUST  
PARCEL NO: 0535 005  
PARCEL ADDRESS: 2340 UNION ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$2,521,035.00  
APPLICANT'S OPINION: \$841,584.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

66) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4532  
APPLICANT: PPF/BLATTEIS 120 STOCKTON  
PARCEL NO: 0313 017  
PARCEL ADDRESS: 120 STOCKTON ST  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$135,800,000.00  
APPLICANT'S OPINION: \$101,406,316.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

67) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4533  
APPLICANT: PPF/BLATTEIS 120 STOCKTON  
PARCEL NO: 0313 017  
PARCEL ADDRESS: 120 STOCKTON ST  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$135,800,000.00  
APPLICANT'S OPINION: \$102,076,442.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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68) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4549  
APPLICANT: VAN NESS PROPCO LLC  
PARCEL NO: 0714 016  
PARCEL ADDRESS: 1001-1009 VAN NESS AVE  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$250,000,000.00  
APPLICANT'S OPINION: \$76,900,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WITHDRAWN

69) Hearing, discussion, and possible action involving:

APPLICATION: 2023-7922  
APPLICANT: OAK UNION STREET LLC  
PARCEL NO: 0543 027  
PARCEL ADDRESS: 1861-1863 UNION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,892,209.00  
APPLICANT'S OPINION: \$3,400,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

70) Hearing, discussion, and possible action involving:

APPLICATION: 2023-8049  
APPLICANT: CSC UNION STREET REALTY LLC  
PARCEL NO: 0543 026A  
PARCEL ADDRESS: 1865-1869 UNION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,182,000.00  
APPLICANT'S OPINION: \$2,100,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

71) Hearing, discussion, and possible action involving:

APPLICATION: 2023-8350  
APPLICANT: 1972 UNION PROPERTY LLC  
PARCEL NO: 0531 012  
PARCEL ADDRESS: 1972-1974 UNION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,284,000.00  
APPLICANT'S OPINION: \$2,140,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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72) Hearing, discussion, and possible action involving:

APPLICATION:	2023-9973
APPLICANT:	VITARI, CRYSTLE
PARCEL NO:	1068 017
PARCEL ADDRESS:	12 BLAKE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,600,000.00
APPLICANT'S OPINION:	\$1,500,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE**

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.5163, or by e-mail at [sotf@sfgov.org](mailto: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](http://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](http://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.

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### **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.