

Phone (415) 554-6778
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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 Board 1 Hearing

REMOTE MEETING PUBLIC COMMENT CALL-IN 1(415) 906-4659 / Meeting ID: 413 883 681#

Tuesday, October 17, 2023

09:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Announcements

2) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

3) Hearing, discussion, and possible action involving:

APPLICATION:	2021-1782
APPLICANT:	ATLASSIAN INC
PARCEL NO:	20210003560
PARCEL ADDRESS:	350 BUSH ST, 1300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$33,190,509.00
APPLICANT'S OPINION:	\$16,595,255.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2021-7208
APPLICANT:	AYOUB, KATHY
PARCEL NO:	3116 028
PARCEL ADDRESS:	0597-0599 MONTEREY BLVD
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,260,756.00
APPLICANT'S OPINION:	\$1,187,458.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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5) Hearing, discussion, and possible action involving:

APPLICATION:	2021-7225
APPLICANT:	DCO MISSION BAY LP
PARCEL NO:	8711 023C
PARCEL ADDRESS:	01101-01135 04TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$230,382,521.00
APPLICANT'S OPINION:	\$175,000,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2021-7244
APPLICANT:	WATSON, THOMAS
PARCEL NO:	0679 035
PARCEL ADDRESS:	1801-1899 STEINER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$203,389.00
APPLICANT'S OPINION:	\$100,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/ASSR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2021-7290
APPLICANT:	4201 DALE ROAD LLC
PARCEL NO:	0313 005
PARCEL ADDRESS:	0039 0041 GRANT AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,143,947.00
APPLICANT'S OPINION:	\$5,500,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1449
APPLICANT:	SCG 110 SUTTER STREET LLC
PARCEL NO:	0288 007
PARCEL ADDRESS:	0110 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$27,407,230.00
APPLICANT'S OPINION:	\$13,703,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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9) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1558
APPLICANT:	SP IV - 939 ELLIS, LLC
PARCEL NO:	0738 019
PARCEL ADDRESS:	0939 ELLIS ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$69,000,000.00
APPLICANT'S OPINION:	\$55,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1681
APPLICANT:	ANOTHER PLANET ENTERTAINMENT LLC
PARCEL NO:	20220483619
PARCEL ADDRESS:	0
TOPIC:	
CURRENT ASSESSMENT:	\$22,714,401.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE
STATUS:	POST/TP

11) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1682
APPLICANT:	ANOTHER PLANET ENTERTAINMENT LLC
PARCEL NO:	20220483620
PARCEL ADDRESS:	0
TOPIC:	
CURRENT ASSESSMENT:	\$21,654,214.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE
STATUS:	POST/TP

12) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1719
APPLICANT:	SPRINKLE WONDERLAND LLC
PARCEL NO:	0959 014
PARCEL ADDRESS:	2790 BROADWAY
TOPIC:	
CURRENT ASSESSMENT:	\$34,500,000.00
APPLICANT'S OPINION:	\$30,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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13) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7097
APPLICANT:	COLES-YU FAMILY LIVING TRUST
PARCEL NO:	0967 006B
PARCEL ADDRESS:	3858 JACKSON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,167,326.00
APPLICANT'S OPINION:	\$4,575,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7098
APPLICANT:	915 MINNA LLC
PARCEL NO:	3510 058
PARCEL ADDRESS:	0915 MINNA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$31,671,956.00
APPLICANT'S OPINION:	\$15,800,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7099
APPLICANT:	1201 SUTTER LLC
PARCEL NO:	0691 001
PARCEL ADDRESS:	1201 0000 0 0 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$31,264,642.00
APPLICANT'S OPINION:	\$15,600,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7162
APPLICANT:	MXB FAMILY LP
PARCEL NO:	0962 008D
PARCEL ADDRESS:	02799 BROADWAY
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$27,910,290.00
APPLICANT'S OPINION:	\$14,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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17) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7335
APPLICANT:	HAO FAMILY 1999 TRUST
PARCEL NO:	3719 505
PARCEL ADDRESS:	0181 FREMONT ST, 65B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,719,852.00
APPLICANT'S OPINION:	\$3,860,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7428
APPLICANT:	TAM, ANDREW
PARCEL NO:	0194 024
PARCEL ADDRESS:	0032-0038 WENTWORTH PL
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,626,893.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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

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