

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 Board 1 Hearing**

**REMOTE MEETING  
PUBLIC COMMENT CALL-IN  
1(415) 906-4659 / Meeting ID: 650 634 753#**

**Thursday, January 18, 2024  
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:	2021-1812
APPLICANT:	BRIDGETON 995 MARKET FEE LLC
PARCEL NO:	3704 078
PARCEL ADDRESS:	995-997 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$86,591,018.00
APPLICANT'S OPINION:	\$52,686,959.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0549
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO:	0315 013
PARCEL ADDRESS:	268 OFARRELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,412,385.00
APPLICANT'S OPINION:	\$1,500,000.00
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

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

APPLICATION:	2022-0550
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO:	0315 014
PARCEL ADDRESS:	272 OFARRELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,615,413.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2022-0612
APPLICANT:	FRE 593 LLC
PARCEL NO:	3707 002
PARCEL ADDRESS:	20-28 2ND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$21,444,034.00
APPLICANT'S OPINION:	\$10,722,017.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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

APPLICATION:	2022-0616
APPLICANT:	2290 3RD STREET LLC
PARCEL NO:	4059 009
PARCEL ADDRESS:	2290-2298 3RD ST
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	\$37,200,000.00
APPLICANT'S OPINION:	\$18,972,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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

APPLICATION:	2022-0618
APPLICANT:	33 8TH STREET LLC/TRINITY PROPERTIES
PARCEL NO:	3702A003
PARCEL ADDRESS:	33 8TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$52,305,900.00
APPLICANT'S OPINION:	\$26,000,000.00
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

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

APPLICATION:	2022-0619
APPLICANT:	33 8TH STREET LLC/TRINITY PROPERTIES
PARCEL NO:	3702a002
PARCEL ADDRESS:	33 8TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$295,974,220.00
APPLICANT'S OPINION:	\$140,005,600.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2022-0620
APPLICANT:	140 GEARY G2, LLC/ TRINITY MGMT SVCS
PARCEL NO:	0309 006
PARCEL ADDRESS:	132-140 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$39,478,140.00
APPLICANT'S OPINION:	\$19,700,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2022-0621
APPLICANT:	1190 MISSION STREET, LP
PARCEL NO:	3702 391
PARCEL ADDRESS:	1190 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$204,989,530.00
APPLICANT'S OPINION:	\$102,001,500.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2022-0666
APPLICANT:	HUDSON ONE FERRY OPERATING LP
PARCEL NO:	20220258932
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$344,786,563.00
APPLICANT'S OPINION:	\$200,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Possessory Interest
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

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

APPLICATION:	2022-0668
APPLICANT:	211 SUTTER ST LLC
PARCEL NO:	0293 001
PARCEL ADDRESS:	211 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$21,948,008.00
APPLICANT'S OPINION:	\$10,800,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2022-0698
APPLICANT:	BCP-CG 650 PROPERTY LLC
PARCEL NO:	3783 009
PARCEL ADDRESS:	699 8TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$621,386,400.00
APPLICANT'S OPINION:	\$330,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2022-0701
APPLICANT:	ELM PROPERTY VENTURE LLC
PARCEL NO:	0263 011
PARCEL ADDRESS:	101 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,056,523,510.00
APPLICANT'S OPINION:	\$740,269,710.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2022-0741
APPLICANT:	GC 555 MONTGOMERY LLC
PARCEL NO:	0227 048
PARCEL ADDRESS:	555 MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$153,110,460.00
APPLICANT'S OPINION:	\$130,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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

17) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0748
APPLICANT:	BRIDGETON 995 MARKET FEE LLC
PARCEL NO:	3704 078
PARCEL ADDRESS:	995-997 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$69,169,092.00
APPLICANT'S OPINION:	\$34,587,913.00
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 [soff@sfgov.org](mailto:soff@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.

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

### **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.