

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 Pre-Hearing Conference Hearing**

**REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 196 192 468#**

**Friday, February 25, 2022
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:	2020-1762
APPLICANT:	GSW ARENA, LLC
PARCEL NO:	8722 021
PARCEL ADDRESS:	1 WARRIORS
TOPIC:	
CURRENT ASSESSMENT:	\$1,351,589,300.00
APPLICANT'S OPINION:	\$450,000,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POST/TP

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1837
APPLICANT: MEHTA-RAJAGOPAL TRUST
PARCEL NO: 0582 008
PARCEL ADDRESS: 2414 0000 PACIFIC AVE
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$2,802,323.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1856
APPLICANT: MOSCONE JOINT VENTURE
PARCEL NO: 20200982617
PARCEL ADDRESS:
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$29,364,172.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Possessory Interest
ROLL TYPE: SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1857
APPLICANT: MOSCONE JOINT VENTURE
PARCEL NO: 20200982614
PARCEL ADDRESS: 0
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$29,951,456.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Possessory Interest
ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1858
APPLICANT: MOSCONE JOINT VENTURE
PARCEL NO: 20200982615
PARCEL ADDRESS: 0
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,413,117.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Possessory Interest
ROLL TYPE: ESCAPE

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1859
APPLICANT: MOSCONE JOINT VENTURE
PARCEL NO: 20200982616
PARCEL ADDRESS: 0
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$31,161,496.00
APPLICANT'S OPINION: \$100,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Possessory Interest
ROLL TYPE: ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1865
APPLICANT: FLORA OLTRANTI REVOC TR
PARCEL NO: 0520 015
PARCEL ADDRESS: 1794-1796 FILBERT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,901,012.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7338
APPLICANT: MONTGOMERY PLACE LLC
PARCEL NO: 0163 002
PARCEL ADDRESS: 425 BROADWAY
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$11,673,287.00
APPLICANT'S OPINION: \$8,171,300.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

11) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7348
APPLICANT: APPLE INC
PARCEL NO: 2020205415
PARCEL ADDRESS: 300 POST ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$79,246,943.00
APPLICANT'S OPINION: \$1,100,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7351
APPLICANT: ESPINOZA, GUERRERO
PARCEL NO: 3517 014
PARCEL ADDRESS: 1468 FOLSOM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,981,999.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7352
APPLICANT: BAY COMMUNITY HOUSING LP
PARCEL NO: 3589 101
PARCEL ADDRESS: 3475-3479 18TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$972,838.00
APPLICANT'S OPINION: \$517,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7358
APPLICANT: ESPINOZA, GUERRERO
PARCEL NO: 7066 030
PARCEL ADDRESS: 5598 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,726,476.00
APPLICANT'S OPINION: \$1,012,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7360
APPLICANT: ESPINOZA, GUERRERO
PARCEL NO: 3550 006
PARCEL ADDRESS: 1801-1807 FOLSOM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,397,758.00
APPLICANT'S OPINION: \$438,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7365
APPLICANT: ESPINOZA, GUERRERO
PARCEL NO: 3576 052
PARCEL ADDRESS: 3466-3476 18TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,242,268.00
APPLICANT'S OPINION: \$737,500.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7367
APPLICANT: ESPINOZA, GUERRERO
PARCEL NO: 3576 086
PARCEL ADDRESS: 3331-3339 17TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,176,129.00
APPLICANT'S OPINION: \$1,027,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7368
APPLICANT: 594 VALENCIA LLC
PARCEL NO: 3568 012
PARCEL ADDRESS: 590-598 VALENCIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,585,200.00
APPLICANT'S OPINION: \$3,067,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7369
APPLICANT: ESPINOZA, GUERRERO
PARCEL NO: 3576 037
PARCEL ADDRESS: 3460-3464 18TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$490,911.00
APPLICANT'S OPINION: \$315,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7371
APPLICANT: TAQUERIA PANCHO VILLA LLC
PARCEL NO: 3569 076
PARCEL ADDRESS: 3071 16TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,062,257.00
APPLICANT'S OPINION: \$789,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7379
APPLICANT: HOTEL UTAH INVESTMENTS LLC
PARCEL NO: 3777 001
PARCEL ADDRESS: 500-504 4TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,586,861.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7381
APPLICANT: TIMESPAC ALEXANDRIA LLC
PARCEL NO: 1450 048
PARCEL ADDRESS: 5400 GEARY BLVD
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,590,000.00
APPLICANT'S OPINION: \$1,314,415.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

23) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7431
APPLICANT: C/O PROPERTY TAX, SAN FRANCISCO DUNG
PARCEL NO: 2020204520
PARCEL ADDRESS: 145 JEFFERSON ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$7,468,638.00
APPLICANT'S OPINION: \$3,734,320.00
TAXABLE YEAR: 2020
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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24) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7432
APPLICANT: C/O PROPERTY TAX S, MADAME TUSSAUDS SA
PARCEL NO: 2020204501
PARCEL ADDRESS: 145 JEFFERSON ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$10,474,866.00
APPLICANT'S OPINION: \$5,237,433.00
TAXABLE YEAR: 2020
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7456
APPLICANT: LYFT, INC.
PARCEL NO: 2020205874
PARCEL ADDRESS: 185 BERRY ST, #5000
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$63,950,745.00
APPLICANT'S OPINION: \$31,975,372.00
TAXABLE YEAR: 2020
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

26) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7466
APPLICANT: RGMJ LP
PARCEL NO: 0345 012A
PARCEL ADDRESS: 168 HYDE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,952,834.00
APPLICANT'S OPINION: \$5,441,649.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7469
APPLICANT: OSM TRADE STREET LP
PARCEL NO: 0332 002
PARCEL ADDRESS: 225 TAYLOR ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,265,640.00
APPLICANT'S OPINION: \$1,510,529.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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28) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7476
APPLICANT: LUXOTTICA OF AMERICA INC
PARCEL NO: 2020202329
PARCEL ADDRESS: 842 MARKET ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$854,909.00
APPLICANT'S OPINION: \$266,889.00
TAXABLE YEAR: 2020
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7477
APPLICANT: DAYONE BABY LLC
PARCEL NO: 2020204318
PARCEL ADDRESS: 3548 SACRAMENTO ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$380,205.00
APPLICANT'S OPINION: \$3,150.00
TAXABLE YEAR: 2020
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7478
APPLICANT: LUXOTTICA OF AMERICA
PARCEL NO: 2020202855
PARCEL ADDRESS: 333 JEFFERSON ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$433,785.00
APPLICANT'S OPINION: \$86,831.00
TAXABLE YEAR: 2020
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7479
APPLICANT: LUXOTTICA OF AMERICA
PARCEL NO: 2020205993
PARCEL ADDRESS: 140 GRANT ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$652,601.00
APPLICANT'S OPINION: \$20,885.00
TAXABLE YEAR: 2020
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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32) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7480
APPLICANT: LUXOTTICA OF AMERICA
PARCEL NO: 2020204458
PARCEL ADDRESS: 250 STOCKTON ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$466,951.00
APPLICANT'S OPINION: \$267,827.00
TAXABLE YEAR: 2020
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7482
APPLICANT: SOPHIE PAPPAS
PARCEL NO: 0466A029
PARCEL ADDRESS: 195 ALHAMBRA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$11,720,875.00
APPLICANT'S OPINION: \$8,204,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7483
APPLICANT: PACIFICA SFO LLC (PACIFICA SENIOR LIVING)
PARCEL NO: 0806 002
PARCEL ADDRESS: 601-617 LAGUNA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,979,090.00
APPLICANT'S OPINION: \$6,660,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7484
APPLICANT: TURK BD LLC
PARCEL NO: 0340 012
PARCEL ADDRESS: 116-118 TAYLOR ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,157,610.00
APPLICANT'S OPINION: \$2,700,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7485
APPLICANT: PACIFICA SFO LLC
PARCEL NO: 0807 035
PARCEL ADDRESS: 624 LAGUNA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$11,427,935.00
APPLICANT'S OPINION: \$6,000,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7487
APPLICANT: ELQARE, RAJA
PARCEL NO: 6660 050
PARCEL ADDRESS: 3468-3470 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,371,500.00
APPLICANT'S OPINION: \$1,778,625.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7488
APPLICANT: CALIFORNIA BD LLC
PARCEL NO: 0653 023
PARCEL ADDRESS: 2385 CALIFORNIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$13,450,532.00
APPLICANT'S OPINION: \$9,000,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7492
APPLICANT: LUXOTTICA OF AMERICA
PARCEL NO: 2020200793
PARCEL ADDRESS: 100 BATTERY ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$416,439.00
APPLICANT'S OPINION: \$210,277.00
TAXABLE YEAR: 2020
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7493
APPLICANT: LUXOTTICA OF AMERICA
PARCEL NO: 2020200792
PARCEL ADDRESS: 3251 20TH AVE, #219
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$420,403.00
APPLICANT'S OPINION: \$229,595.00
TAXABLE YEAR: 2020
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7494
APPLICANT: LUXOTTICA OF AMERICA
PARCEL NO: 2020200791
PARCEL ADDRESS: 685 MARKET ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$763,486.00
APPLICANT'S OPINION: \$279,855.00
TAXABLE YEAR: 2020
APPEAL TYPE: Personal 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.

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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 Wilson Ng or Arthur Khoo at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame Wilson Ng or Arthur Khoo at (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.