

Phone (415) 554-6778
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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: 645 523 690 #**

**Friday, March 05, 2021
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) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0994
APPLICANT:	THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO:	0551 009
PARCEL ADDRESS:	1614 VALLEJO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,386,910.00
APPLICANT'S OPINION:	\$1,751,962.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0995
APPLICANT:	THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO:	0551 009
PARCEL ADDRESS:	1614 VALLEJO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,423,308.00
APPLICANT'S OPINION:	\$1,778,592.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0997
APPLICANT:	THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO:	0551 009
PARCEL ADDRESS:	1614 VALLEJO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,471,773.00
APPLICANT'S OPINION:	\$1,814,164.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0998
APPLICANT:	THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO:	0551 009
PARCEL ADDRESS:	1614 VALLEJO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,521,206.00
APPLICANT'S OPINION:	\$1,850,448.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2018-1000
APPLICANT:	THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO:	2854 008
PARCEL ADDRESS:	0098 PARKRIDGE DR
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,512,995.00
APPLICANT'S OPINION:	\$3,059,050.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2018-1001
APPLICANT:	THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO:	2854 008
PARCEL ADDRESS:	0098 PARKRIDGE DR
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,566,566.00
APPLICANT'S OPINION:	\$3,105,548.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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8) Hearing, discussion, and possible action involving:

APPLICATION:	2018-1002
APPLICANT:	THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO:	2854 008
PARCEL ADDRESS:	0098 PARKRIDGE DR
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,637,896.00
APPLICANT'S OPINION:	\$3,167,659.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2018-1003
APPLICANT:	THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO:	2854 008
PARCEL ADDRESS:	0098 PARKRIDGE DR
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,710,651.00
APPLICANT'S OPINION:	\$3,231,012.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2018-1005
APPLICANT:	THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO:	2854 009
PARCEL ADDRESS:	0125 - 0135 GARDENSIDE DR
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,916,220.00
APPLICANT'S OPINION:	\$11,049,438.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2018-1006
APPLICANT:	THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO:	2854 009
PARCEL ADDRESS:	0125 - 0135 GARDENSIDE DR
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$14,128,441.00
APPLICANT'S OPINION:	\$11,217,390.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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12) Hearing, discussion, and possible action involving:

APPLICATION:	2018-1007
APPLICANT:	THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO:	2854 009
PARCEL ADDRESS:	0125 - 0135 GARDENSIDE DR
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$14,411,008.00
APPLICANT'S OPINION:	\$11,441,738.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2018-1008
APPLICANT:	THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO:	2854 009
PARCEL ADDRESS:	0125 - 0135 GARDENSIDE DR
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$14,699,227.00
APPLICANT'S OPINION:	\$11,670,573.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0215
APPLICANT:	DUDUM, ANDREW
PARCEL NO:	2768 018
PARCEL ADDRESS:	4012 22ND ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$2,450,000.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0388
APPLICANT:	FUN TO STAY, LESSEE
PARCEL NO:	2019206146
PARCEL ADDRESS:	165 STEUART ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$8,720,743.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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16) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0410
APPLICANT:	DOWNTOWN PROPERTIES VI LLC
PARCEL NO:	0309 019
PARCEL ADDRESS:	0140 MAIDEN LN
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,420,347.00
APPLICANT'S OPINION:	\$7,000,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0482
APPLICANT:	146 GEARY LLC
PARCEL NO:	0309 007
PARCEL ADDRESS:	0146 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$40,325,904.00
APPLICANT'S OPINION:	\$17,000,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0490
APPLICANT:	CWI 2 SAN FRANCISCO HOTEL LP
PARCEL NO:	0257 012
PARCEL ADDRESS:	0600 STOCKTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$237,003,120.00
APPLICANT'S OPINION:	\$118,501,560.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

19) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0492
APPLICANT:	BPREP ONE POST LLC
PARCEL NO:	0311 015
PARCEL ADDRESS:	0001 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$325,645,200.00
APPLICANT'S OPINION:	\$162,822,600.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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20) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0493
APPLICANT:	LEADWELL GLOBAL PROPERTY LLC
PARCEL NO:	0255 002
PARCEL ADDRESS:	0001 NOB HILL
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$178,532,640.00
APPLICANT'S OPINION:	\$89,266,320.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

21) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0555
APPLICANT:	BEACON PARKING LP
PARCEL NO:	8702 608
PARCEL ADDRESS:	0200 - 0298 KING ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,493,803.00
APPLICANT'S OPINION:	\$4,246,902.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

22) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0556
APPLICANT:	OSIB 816 FOLSOM PROPERTIES LLC
PARCEL NO:	3733 014
PARCEL ADDRESS:	0816 FOLSOM ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$14,790,000.00
APPLICANT'S OPINION:	\$7,395,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

23) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0557
APPLICANT:	DCP SF COLUMBUS AVE OWNER LLC
PARCEL NO:	0022 010
PARCEL ADDRESS:	0475 BEACH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$63,874,139.00
APPLICANT'S OPINION:	\$31,937,070.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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24) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0558
APPLICANT:	BEACON RETAIL LP
PARCEL NO:	8702 609
PARCEL ADDRESS:	0200 - 0298 KING ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,782,020.00
APPLICANT'S OPINION:	\$6,891,010.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

25) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0559
APPLICANT:	DCP SF COLUMBUS AVE OWNER LLC
PARCEL NO:	0022 012
PARCEL ADDRESS:	475 BEACH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,375,861.00
APPLICANT'S OPINION:	\$5,687,930.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

26) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0560
APPLICANT:	BEACON RETAIL LP
PARCEL NO:	8702 610
PARCEL ADDRESS:	0200 - 0298 KING ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,071,457.00
APPLICANT'S OPINION:	\$6,535,729.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

27) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0561
APPLICANT:	BEACON RETAIL LP
PARCEL NO:	8702 611
PARCEL ADDRESS:	0200 - 0298 KING ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,250,682.00
APPLICANT'S OPINION:	\$6,125,341.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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28) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0563
APPLICANT:	101 SECOND STREET INC.
PARCEL NO:	3721 089
PARCEL ADDRESS:	0101 2ND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$327,051,693.00
APPLICANT'S OPINION:	\$163,573,951.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

29) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0564
APPLICANT:	STOCKTON STREET PROPERTIES INC.
PARCEL NO:	0328 002
PARCEL ADDRESS:	0002 STOCKTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$39,957,008.00
APPLICANT'S OPINION:	\$19,978,504.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

30) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0565
APPLICANT:	STOCKTON STREET PROPERTIES INC.
PARCEL NO:	0328 003
PARCEL ADDRESS:	48 STOCKTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$21,833,962.00
APPLICANT'S OPINION:	\$10,916,981.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

31) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0566
APPLICANT:	STOCKTON STREET PROPERTIES INC.
PARCEL NO:	0328 004
PARCEL ADDRESS:	0048 STOCKTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$66,065,699.00
APPLICANT'S OPINION:	\$46,232,747.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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32) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0567
APPLICANT:	BEACON PARKING LP
PARCEL NO:	8702 606
PARCEL ADDRESS:	0200 - 0298 KING ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,493,800.00
APPLICANT'S OPINION:	\$4,246,900.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

33) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0568
APPLICANT:	BEACON PARKING LP
PARCEL NO:	8702 607
PARCEL ADDRESS:	0200 - 0298 KING ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,493,800.00
APPLICANT'S OPINION:	\$4,246,900.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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,

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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

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* Public comment will be taken on every item on the agenda.