

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: 192 716 799#**

**Thursday, March 09, 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

APPLICATION:	2021-0308
APPLICANT:	ACD INVESTMENTS LP
PARCEL NO:	0251 001
PARCEL ADDRESS:	1059 LEAVENWORTH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,226,319.00
APPLICANT'S OPINION:	\$3,133,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0309
APPLICANT:	LABATT LLC
PARCEL NO:	0645 019
PARCEL ADDRESS:	1545 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,831,321.00
APPLICANT'S OPINION:	\$1,699,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0424
APPLICANT:	100 VAN NESS ASSOCIATES, LLC
PARCEL NO:	0814 020
PARCEL ADDRESS:	100 VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$223,491,100.00
APPLICANT'S OPINION:	\$150,000,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0426
APPLICANT:	EMERALD POLK LLC
PARCEL NO:	0811 031
PARCEL ADDRESS:	101-101 POLK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$92,249,168.00
APPLICANT'S OPINION:	\$52,000,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0464
APPLICANT:	PINE STREET TERRACE APARTMENTS
PARCEL NO:	0275 010
PARCEL ADDRESS:	1035 PINE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$14,472,473.00
APPLICANT'S OPINION:	\$12,009,798.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0466
APPLICANT:	BENJAMIN ARMS, LP
PARCEL NO:	0623 001
PARCEL ADDRESS:	1755 VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$32,435,693.00
APPLICANT'S OPINION:	\$22,500,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0467
APPLICANT:	BLVD APARTMENTS, LP
PARCEL NO:	0623 001b
PARCEL ADDRESS:	1725 VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,958,304.00
APPLICANT'S OPINION:	\$13,500,676.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0469
APPLICANT:	ELIZABETH COURT, LP
PARCEL NO:	0776 004
PARCEL ADDRESS:	1400 MCALLISTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,614,142.00
APPLICANT'S OPINION:	\$9,775,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0470
APPLICANT:	BUCHANAN PACIFIC PARTNERS, LP
PARCEL NO:	0590 009
PARCEL ADDRESS:	2199 PACIFIC AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,930,875.00
APPLICANT'S OPINION:	\$7,860,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0471
APPLICANT:	UNIVERSITY PRESIDENT ASSOCIATE
PARCEL NO:	0048 015
PARCEL ADDRESS:	900 CHESTNUT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$25,943,013.00
APPLICANT'S OPINION:	\$14,775,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0473
APPLICANT:	FILBERT FLL APARTMENTS, LP
PARCEL NO:	0219 007
PARCEL ADDRESS:	1430 SACRAMENTO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,270,658.00
APPLICANT'S OPINION:	\$2,775,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0550
APPLICANT:	SQUARE, INC
PARCEL NO:	20210008997
PARCEL ADDRESS:	1455 MARKET ST #600
TOPIC:	
CURRENT ASSESSMENT:	\$55,675,616.00
APPLICANT'S OPINION:	\$22,000,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

15) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0577
APPLICANT:	SEVEN HILLS SF LLC
PARCEL NO:	0617 013
PARCEL ADDRESS:	2080 GOUGH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,156,330.00
APPLICANT'S OPINION:	\$5,000,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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16) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0579
APPLICANT:	SEVEN HILLS SF LLC
PARCEL NO:	0481 009
PARCEL ADDRESS:	3101 GOUGH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,548,784.00
APPLICANT'S OPINION:	\$5,000,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0794
APPLICANT:	2001 ASSOCIATES
PARCEL NO:	0623 004
PARCEL ADDRESS:	1850 SACRAMENTO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,948,368.00
APPLICANT'S OPINION:	\$8,370,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0795
APPLICANT:	POWELL PARTNERS, LLC
PARCEL NO:	0117 016
PARCEL ADDRESS:	1636-1656 POWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,109,951.00
APPLICANT'S OPINION:	\$3,666,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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/>.

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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.

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.