

Phone (415) 554-6778  
Fax (415) 554-6775  
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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: 414 006 961#**

**Wednesday, April 9, 2025  
9:30 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:	2021-2010
APPLICANT:	FRANCES A. DILLINGHAM PERSONAL RESIDENCE TRUST
PARCEL NO:	0587C003
PARCEL ADDRESS:	2500 STEINER ST, #3
TOPIC:	
CURRENT ASSESSMENT:	\$3,516,526.00
APPLICANT'S OPINION:	\$2,188,443.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2021-2011  
APPLICANT: FRANCES A. DILLINGHAM PERSONAL RESIDENCE TRUST  
PARCEL NO: 0587C003  
PARCEL ADDRESS: 2500 STEINER ST, #3  
TOPIC:  
CURRENT ASSESSMENT: \$3,586,856.00  
APPLICANT'S OPINION: \$2,188,443.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION: 2021-2012  
APPLICANT: FRANCES A. DILLINGHAM PERSONAL RESIDENCE TRUST  
PARCEL NO: 0587C003  
PARCEL ADDRESS: 2500 STEINER ST, #3  
TOPIC:  
CURRENT ASSESSMENT: \$3,658,592.00  
APPLICANT'S OPINION: \$2,188,443.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION: 2021-2013  
APPLICANT: FRANCES A. DILLINGHAM PERSONAL RESIDENCE TRUST  
PARCEL NO: 0587C003  
PARCEL ADDRESS: 2500 STEINER ST, #3  
TOPIC:  
CURRENT ASSESSMENT: \$3,696,495.00  
APPLICANT'S OPINION: \$2,188,443.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1148  
APPLICANT: PANOSSIAN, ABRAHAM  
PARCEL NO: 3778 046B  
PARCEL ADDRESS: 735 BRYANT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,943,784.00  
APPLICANT'S OPINION: \$4,400,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2389  
APPLICANT: FC 198 5TH STREET, LLC  
PARCEL NO: 3725 007  
PARCEL ADDRESS: 194-198 5TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,754,871.00  
APPLICANT'S OPINION: \$500,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

9) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2390  
APPLICANT: 430 NATOMA, LLC  
PARCEL NO: 3725 042  
PARCEL ADDRESS: 430 NATOMA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,864,255.00  
APPLICANT'S OPINION: \$500,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

10) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2391  
APPLICANT: 442 NATOMA, LLC  
PARCEL NO: 3725 048  
PARCEL ADDRESS: 442 NATOMA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,439,258.00  
APPLICANT'S OPINION: \$225,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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11) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2433  
APPLICANT: BJI 703 IRR INVESTORS LLC  
PARCEL NO: 0227 027  
PARCEL ADDRESS: 653 COMMERCIAL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,910,996.00  
APPLICANT'S OPINION: \$1,955,498.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

12) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9320  
APPLICANT: 46 GEARY LLC  
PARCEL NO: 0310 024  
PARCEL ADDRESS: 46-54 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$24,747,785.00  
APPLICANT'S OPINION: \$12,400,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9349  
APPLICANT: NEKTAR THERAPEUTICS  
PARCEL NO: 20230009326  
PARCEL ADDRESS: 455 MISSION BAY SOUTH BLVD, #100  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$56,545,856.00  
APPLICANT'S OPINION: \$28,272,928.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

14) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9350  
APPLICANT: FRONTIER GROUP LLC  
PARCEL NO: 0291 013  
PARCEL ADDRESS: 570-572 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$15,857,867.00  
APPLICANT'S OPINION: \$8,480,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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15) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9436  
APPLICANT: TAM, ANDREW  
PARCEL NO: 0195 008  
PARCEL ADDRESS: 646-654 WASHINGTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,218,769.00  
APPLICANT'S OPINION: \$3,800,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9482  
APPLICANT: WALLACE PROPER LLC  
PARCEL NO: 6968 006  
PARCEL ADDRESS: 4994 MISSION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$946,058.00  
APPLICANT'S OPINION: \$400,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9756  
APPLICANT: WAR HORSE GOLDEN GATE LLC  
PARCEL NO: 0343 032  
PARCEL ADDRESS: 25-27 TAYLOR ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$23,672,213.00  
APPLICANT'S OPINION: \$10,000,000.00  
TAXABLE YEAR: 2023  
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](mailto: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](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.

### **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**

LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese and Filipino for requests made at least two (2) business days in advance of the meeting, to help ensure availability. For more information or to request services, contact (415) 554-5184.

傳譯服務: 所有常規及特別市參事會會議和常務委員會會議將提供西班牙文, 中文以及菲律賓文的傳譯服務, 但必須在會議前最少兩 (2) 個工作日作出請求, 以確保能獲取到傳譯服務. 將因應請求提供交替傳譯服務, 以便公眾向有關政府機構發表意見. 如需更多資訊或請求有關服務, 請發電郵至 [bos@sfgov.org](mailto:bos@sfgov.org) 或致電 (415) 554-5184 聯絡我們。

Intérpretes de idiomas: Para asegurar la disponibilidad de los servicios de interpretación en chino, filipino y español, presente su petición por lo menos con dos (2) días hábiles de antelación previo a la reunión. Para más información o para solicitar los servicios, envíe su mensaje a [bos@sfgov.org](mailto:bos@sfgov.org) o llame al (415) 554-5184.

TAGA SALIN-WIKA: Ipaabot sa amin ang mga kahilingan sa pag salin-wika sa Kastila, Tsino at Pilipino ng hindi bababa sa dalawang araw bago ang pulong. Makakatulong ito upang tiyakin na ang mga serbisyo ay nakalaan at nakahanda. Para sa dagdag kaalaman o para humiling ng serbisyo, maki pagugnayan po sa [bos@sfgov.org](mailto:bos@sfgov.org) o tumawag sa (415) 554-5184.

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