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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: 536 495 612#**

**Monday, June 10, 2024
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:	2023-2896
APPLICANT:	UA CONNECTED FITNESS INC
PARCEL NO:	20230009028
PARCEL ADDRESS:	135 TOWNSEND ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$9,762,285.00
APPLICANT'S OPINION:	\$330,001.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2898
APPLICANT:	FITBIT INC
PARCEL NO:	20230012823
PARCEL ADDRESS:	199 FREMONT ST #1400
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$77,163,292.00
APPLICANT'S OPINION:	\$63,018,576.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2902
APPLICANT:	GOOGLE INC
PARCEL NO:	20230032337
PARCEL ADDRESS:	201 SPEAR ST
TOPIC:	Other
CURRENT ASSESSMENT:	\$4,635,287.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2903
APPLICANT:	GOOGLE INC
PARCEL NO:	20230012678
PARCEL ADDRESS:	40 JESSIE ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$4,224,403.00
APPLICANT'S OPINION:	\$1,531,089.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2904
APPLICANT:	GOOGLE INC
PARCEL NO:	20230029134
PARCEL ADDRESS:	267-269 8TH ST
TOPIC:	Other
CURRENT ASSESSMENT:	\$329,000.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2905
APPLICANT:	GOOGLE INC
PARCEL NO:	20230012712
PARCEL ADDRESS:	300 CLAY ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$86,481,191.00
APPLICANT'S OPINION:	\$4,029,234.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2906
APPLICANT:	GOOGLE INC
PARCEL NO:	20230012700
PARCEL ADDRESS:	215 FREMONT ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$86,671,970.00
APPLICANT'S OPINION:	\$45,267,288.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2907
APPLICANT:	GOOGLE INC
PARCEL NO:	20230012687
PARCEL ADDRESS:	121 SPEAR ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$66,452,842.00
APPLICANT'S OPINION:	\$63,130,194.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2908
APPLICANT:	GOOGLE INC
PARCEL NO:	20230012703
PARCEL ADDRESS:	2 HARRISON ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$24,189,867.00
APPLICANT'S OPINION:	\$22,980,369.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2909
APPLICANT:	GOOGLE INC
PARCEL NO:	20230012675
PARCEL ADDRESS:	188 EMBARCADERO
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$18,346,092.00
APPLICANT'S OPINION:	\$7,838,812.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2910
APPLICANT:	GOOGLE INC
PARCEL NO:	20230012683
PARCEL ADDRESS:	1 MARKET PLZ
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$96,433,340.00
APPLICANT'S OPINION:	\$91,611,671.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2911
APPLICANT:	GOOGLE INC
PARCEL NO:	20230012701
PARCEL ADDRESS:	345 SPEAR ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$97,192,950.00
APPLICANT'S OPINION:	\$94,960,457.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2919
APPLICANT:	ACCENTURE LLP
PARCEL NO:	20230004910
PARCEL ADDRESS:	415 MISSION ST #3100
TOPIC:	
CURRENT ASSESSMENT:	\$56,978,069.00
APPLICANT'S OPINION:	\$28,489,031.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
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16) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2920
APPLICANT:	260 TOWNSEND OWNER LLC
PARCEL NO:	3787 024
PARCEL ADDRESS:	260 TOWNSEND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$49,980,000.00
APPLICANT'S OPINION:	\$24,990,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2921
APPLICANT:	NORTH HAVEN FRONT STREET PROPERTY OWNER LLC
PARCEL NO:	0166 001
PARCEL ADDRESS:	101 BROADWAY
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$71,884,840.00
APPLICANT'S OPINION:	\$35,942,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2922
APPLICANT:	ALLSTATE INSURANCE COMPANY
PARCEL NO:	20230011385
PARCEL ADDRESS:	365 MAIN ST
TOPIC:	
CURRENT ASSESSMENT:	\$11,514,270.00
APPLICANT'S OPINION:	\$1,847,324.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

19) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2923
APPLICANT:	ALLSTATE INSURANCE COMPANY
PARCEL NO:	20230011403
PARCEL ADDRESS:	365 MAIN ST
TOPIC:	
CURRENT ASSESSMENT:	\$3,867,670.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
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20) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2926
APPLICANT:	BRIDGETON MUSEUM PARC LLC
PARCEL NO:	3751 176
PARCEL ADDRESS:	350 3RD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$19,060,985.00
APPLICANT'S OPINION:	\$9,530,500.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2927
APPLICANT:	COLUMBIA MISSION BAY LLC
PARCEL NO:	8704 004
PARCEL ADDRESS:	360 BERRY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$94,343,600.00
APPLICANT'S OPINION:	\$47,179,620.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2928
APPLICANT:	1201 TENNESSEE LLC (GID)
PARCEL NO:	4172 022
PARCEL ADDRESS:	2660 3RD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$179,579,184.00
APPLICANT'S OPINION:	\$169,832,503.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2929
APPLICANT:	GS ARGENTA PROJECT OWNER LLC
PARCEL NO:	0814 022
PARCEL ADDRESS:	1 POLK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$127,956,600.00
APPLICANT'S OPINION:	\$63,978,000.00
TAXABLE YEAR:	2023
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24) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2930
APPLICANT:	GS 1401 MISSION PROJECT OWNER
PARCEL NO:	3510 001
PARCEL ADDRESS:	1415 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$77,758,238.00
APPLICANT'S OPINION:	\$38,880,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2931
APPLICANT:	BEHRINGER HARVARD MISSION OWNE
PARCEL NO:	3547 053
PARCEL ADDRESS:	71V SITUS TO BE ASSIGNED AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$136,958,300.00
APPLICANT'S OPINION:	\$68,605,520.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2936
APPLICANT:	FELCOR UNION SQUARE HOTEL LLC
PARCEL NO:	0285 021
PARCEL ADDRESS:	480 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$172,613,909.00
APPLICANT'S OPINION:	\$99,626,591.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2937
APPLICANT:	BELL SOUND USA LLC
PARCEL NO:	3736 006
PARCEL ADDRESS:	234-246 1ST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$137,704,390.00
APPLICANT'S OPINION:	\$68,870,000.00
TAXABLE YEAR:	2023
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28) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2938
APPLICANT:	INGKA CENTRES SAN FRANCISCO LLC
PARCEL NO:	3704 240
PARCEL ADDRESS:	945 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$219,299,200.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2939
APPLICANT:	TRPF 539 BRYANT LP
PARCEL NO:	3776 041
PARCEL ADDRESS:	539 BRYANT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$51,313,874.00
APPLICANT'S OPINION:	\$25,640,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2941
APPLICANT:	140 NEW MONTGOMERY LLC
PARCEL NO:	3722 080
PARCEL ADDRESS:	1400 NEW MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$323,160,645.00
APPLICANT'S OPINION:	\$158,467,082.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2942
APPLICANT:	SYSTEM SF 524 POWELL LLC
PARCEL NO:	0285 020
PARCEL ADDRESS:	480 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,580,338.00
APPLICANT'S OPINION:	\$4,800,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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32) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2943
APPLICANT:	274 BRANNA STREET PROPERTY OW
PARCEL NO:	3774 073
PARCEL ADDRESS:	274 BRANNAN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$98,810,781.00
APPLICANT'S OPINION:	\$49,405,390.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2945
APPLICANT:	360 SPEAR PROPERTY OWNER LLC
PARCEL NO:	3745 009
PARCEL ADDRESS:	100 HARRISON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$172,153,866.00
APPLICANT'S OPINION:	\$86,076,933.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2946
APPLICANT:	400 MONTGOMERY FEE OWNER CALL
PARCEL NO:	0239 009
PARCEL ADDRESS:	400 MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$81,466,335.00
APPLICANT'S OPINION:	\$40,733,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2949
APPLICANT:	PREF 580 MARKET LLC
PARCEL NO:	0291 005B
PARCEL ADDRESS:	576-580 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$27,897,621.00
APPLICANT'S OPINION:	\$13,949,000.00
TAXABLE YEAR:	2023
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ROLL TYPE:	REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2950
APPLICANT:	P55 HOTEL OWNER LLC
PARCEL NO:	0330 026
PARCEL ADDRESS:	55 CYRIL MAGNIN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$569,983,255.00
APPLICANT'S OPINION:	\$289,852,299.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

37) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2951
APPLICANT:	SCG 110 SUTTER STREET LLC
PARCEL NO:	0288 007
PARCEL ADDRESS:	110 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$27,955,380.00
APPLICANT'S OPINION:	\$13,978,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2954
APPLICANT:	UMI HOSPITALITY INC
PARCEL NO:	3731 033
PARCEL ADDRESS:	259-271 7TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,030,104.00
APPLICANT'S OPINION:	\$6,015,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2955
APPLICANT:	KISHAN HOSPITALITY CA LLC
PARCEL NO:	1439 020
PARCEL ADDRESS:	4328-4330 GEARY BLVD
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,536,017.00
APPLICANT'S OPINION:	\$1,267,400.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION:	2023-2959
APPLICANT:	DINH, CHIEN
PARCEL NO:	20230000558
PARCEL ADDRESS:	Pier 39
TOPIC:	
CURRENT ASSESSMENT:	\$29,532.00
APPLICANT'S OPINION:	\$5,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3036
APPLICANT:	JAPAN CENTER WEST ASSOCIATES, LP
PARCEL NO:	0700 010
PARCEL ADDRESS:	11 PEACE PLZ
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,318,350.00
APPLICANT'S OPINION:	\$1,300,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3037
APPLICANT:	JAPAN CENTER WEST ASSOCIATES, LP
PARCEL NO:	0700 012
PARCEL ADDRESS:	11 PEACE PLZ
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,891,454.00
APPLICANT'S OPINION:	\$1,100,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3038
APPLICANT:	JAPAN CENTER WEST ASSOCIATES, LP
PARCEL NO:	0700 027
PARCEL ADDRESS:	22 PEACE PLZ
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,377,133.00
APPLICANT'S OPINION:	\$4,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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44) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3039
APPLICANT:	JAPAN CENTER WEST ASSOCIATES, LP
PARCEL NO:	0700 031
PARCEL ADDRESS:	22 PEACE PLZ
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$177,308.00
APPLICANT'S OPINION:	\$75,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3040
APPLICANT:	SC SAN FRANCISCO RE LLC (SWICKARD AUTO GROUP)
PARCEL NO:	0719 002
PARCEL ADDRESS:	901 VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$37,230,000.00
APPLICANT'S OPINION:	\$21,200,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3041
APPLICANT:	ESSEX PORTFOLIO LP
PARCEL NO:	1737 013
PARCEL ADDRESS:	1240 14TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,655,908.00
APPLICANT'S OPINION:	\$6,488,248.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3042
APPLICANT:	ESSEX PORTFOLIO LP
PARCEL NO:	1737 009
PARCEL ADDRESS:	1201 FUNSTON AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,083,688.00
APPLICANT'S OPINION:	\$6,943,565.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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48) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3043
APPLICANT:	ESSEX PORTFOLIO LP
PARCEL NO:	1737 008
PARCEL ADDRESS:	1200 14TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,546,414.00
APPLICANT'S OPINION:	\$6,488,248.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3044
APPLICANT:	ESSEX PORTFOLIO LP
PARCEL NO:	1737 012
PARCEL ADDRESS:	1241 FUNSTON AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,046,929.00
APPLICANT'S OPINION:	\$6,488,248.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3045
APPLICANT:	ESSEX PORTFOLIO LP
PARCEL NO:	1737 014
PARCEL ADDRESS:	1221 FUNSTON AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,513,942.00
APPLICANT'S OPINION:	\$6,488,248.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3046
APPLICANT:	BLOCK 9 UPPER MRU & RETAIL LLC
PARCEL NO:	3736A073
PARCEL ADDRESS:	500 FOLSOM ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$211,642,470.00
APPLICANT'S OPINION:	\$199,352,274.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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52) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3047
APPLICANT:	BLOCK 9 UPPER MRU & RETAIL LLC
PARCEL NO:	3736A005
PARCEL ADDRESS:	500 FOLSOM ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,803,821.00
APPLICANT'S OPINION:	\$2,191,014.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3048
APPLICANT:	BLOCK 9 UPPER MRU & RETAIL LLC
PARCEL NO:	3736A004
PARCEL ADDRESS:	500 FOLSOM ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,228,434.00
APPLICANT'S OPINION:	\$991,014.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3049
APPLICANT:	BLOCK 9 UPPER MRU & RETAIL LLC
PARCEL NO:	3736A001
PARCEL ADDRESS:	500 FOLSOM ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$138,123,430.00
APPLICANT'S OPINION:	\$129,130,030.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3051
APPLICANT:	ESSEX PORTFOLIO LP
PARCEL NO:	8711 017
PARCEL ADDRESS:	1200 4TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$131,748,547.00
APPLICANT'S OPINION:	\$124,245,051.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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56) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3052
APPLICANT:	ESSEX PORTFOLIO LP
PARCEL NO:	8710 009
PARCEL ADDRESS:	701 CHINA BASIN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$131,659,030.00
APPLICANT'S OPINION:	\$123,565,234.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3053
APPLICANT:	ESSEX FOX PLAZA LP
PARCEL NO:	0813 008
PARCEL ADDRESS:	1390 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$128,225,820.00
APPLICANT'S OPINION:	\$121,016,660.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3054
APPLICANT:	ESSEX FOX PLAZA LP
PARCEL NO:	0813 010
PARCEL ADDRESS:	1390 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$14,198,721.00
APPLICANT'S OPINION:	\$13,312,590.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3055
APPLICANT:	ESSEX FOX PLAZA LP
PARCEL NO:	0813 007
PARCEL ADDRESS:	1390 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$18,493,667.00
APPLICANT'S OPINION:	\$16,243,228.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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60) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3205
APPLICANT:	64 PKN OWNER LLC
PARCEL NO:	4110 012
PARCEL ADDRESS:	SITUS TO BE ASSIGNED ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$41,001,010.00
APPLICANT'S OPINION:	\$15,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

61) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3206
APPLICANT:	G & G PARTNERS, L.P
PARCEL NO:	0312 008
PARCEL ADDRESS:	50 GRANT AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$28,590,077.00
APPLICANT'S OPINION:	\$20,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

62) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3207
APPLICANT:	278 POST STREET, INC.
PARCEL NO:	0294 011
PARCEL ADDRESS:	278 -298 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$78,537,349.00
APPLICANT'S OPINION:	\$50,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3208
APPLICANT:	CPF 856 MARKET STREET, LLC
PARCEL NO:	0329 004
PARCEL ADDRESS:	856 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$28,735,014.00
APPLICANT'S OPINION:	\$20,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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64) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3209
APPLICANT:	A HENRALLY PROPERTIES INC.
PARCEL NO:	0313 002
PARCEL ADDRESS:	59 GRANT AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,526,138.00
APPLICANT'S OPINION:	\$16,500,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

65) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3211
APPLICANT:	LMX PROPERTIES, INC.
PARCEL NO:	0164 031
PARCEL ADDRESS:	50 OSGOOD PL
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,174,478.00
APPLICANT'S OPINION:	\$5,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

66) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3212
APPLICANT:	JUUL LABS, INC
PARCEL NO:	20230011507
PARCEL ADDRESS:	2415 3RD ST
TOPIC:	
CURRENT ASSESSMENT:	\$6,267,558.00
APPLICANT'S OPINION:	\$3,133,779.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

67) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3213
APPLICANT:	JUUL LABS, INC
PARCEL NO:	20230011502
PARCEL ADDRESS:	948 ILLINOIS ST #108
TOPIC:	
CURRENT ASSESSMENT:	\$11,869,829.00
APPLICANT'S OPINION:	\$5,934,913.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

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68) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3214
APPLICANT:	JUUL LABS, INC
PARCEL NO:	20230011317
PARCEL ADDRESS:	560 20TH ST
TOPIC:	
CURRENT ASSESSMENT:	\$25,623,793.00
APPLICANT'S OPINION:	\$12,811,897.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

69) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3237
APPLICANT:	VECCHIOLI FAMILY TRUST
PARCEL NO:	3523 001
PARCEL ADDRESS:	1501-1511 HARRISON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,641,180.00
APPLICANT'S OPINION:	\$5,667,963.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

70) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3258
APPLICANT:	FRAIGE, ALEXANDER
PARCEL NO:	0807 005
PARCEL ADDRESS:	522-528 HAYES ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$21,553,281.00
APPLICANT'S OPINION:	\$343,838.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

71) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3458
APPLICANT:	LOWES HIW INC.
PARCEL NO:	5598 031
PARCEL ADDRESS:	491 BAYSHORE BLVD
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$53,136,896.00
APPLICANT'S OPINION:	\$8,052,150.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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72) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3464
APPLICANT:	ELLATION, INC.
PARCEL NO:	20230011999
PARCEL ADDRESS:	444 BUSH ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$7,266,913.00
APPLICANT'S OPINION:	\$4,185,575.00
TAXABLE YEAR:	2023
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.

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.

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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.

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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
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More Information: English | 中文 | Español | Filipino

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