

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: 576 103 684#**

**Tuesday, June 21, 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:	2021-1590
APPLICANT:	NUNZIO CORPORATION
PARCEL NO:	0022 001
PARCEL ADDRESS:	421 BEACH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,105,751.00
APPLICANT'S OPINION:	\$4,000,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1591
APPLICANT: NUNZIO CORPORATION
PARCEL NO: 0012 002
PARCEL ADDRESS: 2701-2731 TAYLOR ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,595,264.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

5) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1592
APPLICANT: MURPHY, JONATHAN
PARCEL NO: 813389
PARCEL ADDRESS:
TOPIC:
CURRENT ASSESSMENT: \$55,420.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2021
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1594
APPLICANT: SUNHILL CORPORATION
PARCEL NO: 0065 048
PARCEL ADDRESS: 665 CHESTNUT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,088,553.00
APPLICANT'S OPINION: \$9,000,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1595
APPLICANT: MOLTOBEST LP
PARCEL NO: 3509 003
PARCEL ADDRESS: 122 9TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,400,000.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1596
APPLICANT: METD FELL STREET LLC
PARCEL NO: 0826 018
PARCEL ADDRESS: 949 FELL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,260,275.00
APPLICANT'S OPINION: \$11,000,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1599
APPLICANT: 121 EGA LP
PARCEL NO: 1701 006
PARCEL ADDRESS: 1225 LA PLAYA
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,940,668.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1600
APPLICANT: 121 EGA LP
PARCEL NO: 1701 002
PARCEL ADDRESS: 1270 GREAT HWY
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,384,615.00
APPLICANT'S OPINION: \$2,698,827.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1601
APPLICANT: 121 EGA LP
PARCEL NO: 1701 001A
PARCEL ADDRESS: 1280 GREAT HWY
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,324,360.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1602
APPLICANT: LEPERT, ARNAUD
PARCEL NO: 20210001787
PARCEL ADDRESS:
TOPIC:
CURRENT ASSESSMENT: \$130,200.00
APPLICANT'S OPINION: \$105,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1604
APPLICANT: KRIEGER PROPERTIES
PARCEL NO: 1068 002
PARCEL ADDRESS: 2950 GEARY BLVD
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$831,094.00
APPLICANT'S OPINION: \$415,547.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

14) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1605
APPLICANT: ULLMAN, SEPS & STEIN LTD LP
PARCEL NO: 0808 064
PARCEL ADDRESS: 475 GOUGH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,192,288.00
APPLICANT'S OPINION: \$596,144.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

15) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1606
APPLICANT: ULLMAN, SEPS & STEIN LTD LP
PARCEL NO: 0808 065
PARCEL ADDRESS: 471 GOUGH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$768,938.00
APPLICANT'S OPINION: \$384,469.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
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16) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1607
APPLICANT: BRFI SAN FRANCISCO, LLC
PARCEL NO: 0719 001
PARCEL ADDRESS: 945 VAN NESS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$28,113,266.00
APPLICANT'S OPINION: \$19,950,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

17) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1608
APPLICANT: BRFI SAN FRANCISCO, LLC
PARCEL NO: 0719 013
PARCEL ADDRESS: 1067 O'FARRELL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,048,542.00
APPLICANT'S OPINION: \$8,550,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

18) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1610
APPLICANT: ULLMAN, SEPS & STEIN LTD LP
PARCEL NO: 0808 066
PARCEL ADDRESS: 467 GOUGH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,114,528.00
APPLICANT'S OPINION: \$557,264.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

19) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1611
APPLICANT: ULLMAN, SEPS & STEIN LTD LP
PARCEL NO: 0808 067
PARCEL ADDRESS: 463 GOUGH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$146,872.00
APPLICANT'S OPINION: \$73,436.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
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20) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1615
APPLICANT: CARMIKE CINEMAS, INC.
PARCEL NO: 2021001692
PARCEL ADDRESS:
TOPIC:
CURRENT ASSESSMENT: \$2,746,946.00
APPLICANT'S OPINION: \$575,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

21) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1616
APPLICANT: AMERICAN MULTI - CINEMA, INC.
PARCEL NO: 3723 113
PARCEL ADDRESS: 763 MISSION ST
TOPIC:
CURRENT ASSESSMENT: \$5,556,105.00
APPLICANT'S OPINION: \$1,300,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: POST/TP

22) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1617
APPLICANT: 1877 UNION STREET MAIONCHI PTR
PARCEL NO: 0543 025
PARCEL ADDRESS: 1877 UNION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,214,165.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1619
APPLICANT: MAIONCHI LAUNDERLAND FILLMORE
PARCEL NO: 0492 033
PARCEL ADDRESS: 3322 FILLMORE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,801,012.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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24) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1665
APPLICANT: JSR HOSPITALITY INC
PARCEL NO: 0282 002
PARCEL ADDRESS: 749 TAYLOR ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,389,235.00
APPLICANT'S OPINION: \$2,223,160.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1667
APPLICANT: BPR HOSPITALITY INC
PARCEL NO: 3728 053
PARCEL ADDRESS: 761 MINNA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,280,064.00
APPLICANT'S OPINION: \$1,149,857.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1669
APPLICANT: UNION SQUARE PROPERTIES LLC
PARCEL NO: 0297 010
PARCEL ADDRESS: 679-685 SUTTER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,542,966.00
APPLICANT'S OPINION: \$2,773,984.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

27) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1670
APPLICANT: 386 GEARY STREET REAL ESTATE LLC
PARCEL NO: 0307 007
PARCEL ADDRESS: 386 GEARY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$77,428,811.00
APPLICANT'S OPINION: \$40,431,450.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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28) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1671
APPLICANT: 587 EDDY STREET LLC
PARCEL NO: 0336 014A
PARCEL ADDRESS: 581-585 EDDY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$24,245,472.00
APPLICANT'S OPINION: \$12,794,355.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1672
APPLICANT: 2322 LOMBARD STREET LLC
PARCEL NO: 0489 010
PARCEL ADDRESS: 2320 LOMBARD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,403,589.00
APPLICANT'S OPINION: \$3,201,795.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

30) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1673
APPLICANT: 2026 LOMBARD STREET LLC
PARCEL NO: 0492 025
PARCEL ADDRESS: 2026 LOMBARD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,096,282.00
APPLICANT'S OPINION: \$2,548,142.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

31) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1675
APPLICANT: BERVEN FMLY TR
PARCEL NO: 0496 015A
PARCEL ADDRESS: 3140-3140 OCTAVIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,868,615.00
APPLICANT'S OPINION: \$1,934,308.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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32) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1676
APPLICANT: MEEHAN, MARK
PARCEL NO: 0549 010A
PARCEL ADDRESS: 1444 VALLEJO ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,236,103.00
APPLICANT'S OPINION: \$2,618,052.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

33) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1677
APPLICANT: 2930 EL CAMINO LLC
PARCEL NO: 0739 002
PARCEL ADDRESS: 700 EDDY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,796,388.00
APPLICANT'S OPINION: \$7,398,195.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1678
APPLICANT: MALTI INVESTMENTS LLC
PARCEL NO: 0838 004
PARCEL ADDRESS: 131-135 GOUGH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,941,918.00
APPLICANT'S OPINION: \$1,970,960.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1679
APPLICANT: LOBELIA PROPERTIES LLC
PARCEL NO: 0856 013
PARCEL ADDRESS: 124-130 LAGUNA ST
TOPIC:
CURRENT ASSESSMENT: \$1,816,054.00
APPLICANT'S OPINION: \$908,081.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1681
APPLICANT: MISSION III LLC
PARCEL NO: 3548 033
PARCEL ADDRESS: 1863 MISSION ST
TOPIC:
CURRENT ASSESSMENT: \$21,830,892.00
APPLICANT'S OPINION: \$10,915,446.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1683
APPLICANT: VIRPUR INVESTMENTS LLC
PARCEL NO: 3589 016
PARCEL ADDRESS: 2284-2290 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,900,804.00
APPLICANT'S OPINION: \$1,451,725.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

38) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1684
APPLICANT: FRE 593 LLC
PARCEL NO: 3707 002
PARCEL ADDRESS: 20-28 2ND ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$21,023,565.00
APPLICANT'S OPINION: \$10,511,783.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1685
APPLICANT: S & S HOSPITALITY INC
PARCEL NO: 3730 027
PARCEL ADDRESS: 11881190 FOLSOM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,028,016.00
APPLICANT'S OPINION: \$1,555,760.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1686
APPLICANT: D & K PATEL 2011 REVOC TR
PARCEL NO: 3755 079
PARCEL ADDRESS: 10 HALLAM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,711,270.00
APPLICANT'S OPINION: \$2,430,636.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1687
APPLICANT: 888 BRYANT LLC
PARCEL NO: 3762 018
PARCEL ADDRESS: 544 BRYANT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,658,100.00
APPLICANT'S OPINION: \$1,829,051.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1688
APPLICANT: JAMNA INVESTMENTS LLC
PARCEL NO: 7098 012
PARCEL ADDRESS: 5630-5638 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,767,675.00
APPLICANT'S OPINION: \$6,398,105.00
TAXABLE YEAR: 2021
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.

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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.

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.