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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: 416 413 267#**

**Wednesday, June 21, 2023**

**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:	2022-7693
APPLICANT:	MHF SF VII LLC
PARCEL NO:	0305 008
PARCEL ADDRESS:	542 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,502,179.00
APPLICANT'S OPINION:	\$4,251,090.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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### 4) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7694  
APPLICANT: MHF SF VII LLC  
PARCEL NO: 0305 009  
PARCEL ADDRESS: 550 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$105,942,307.00  
APPLICANT'S OPINION: \$52,971,154.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 5) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7697  
APPLICANT: DEPOT, RESTAURANT  
PARCEL NO: 4343 016  
PARCEL ADDRESS: 2045 EVANS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$553,756.00  
APPLICANT'S OPINION: \$276,878.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 6) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7698  
APPLICANT: DEPOT, RESTAURANT  
PARCEL NO: 4343 001B  
PARCEL ADDRESS: 2121 EVANS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,573,087.00  
APPLICANT'S OPINION: \$4,786,543.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 7) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7699  
APPLICANT: 10 SVN HOLDINGS LLC  
PARCEL NO: 3506 004  
PARCEL ADDRESS: 12-50 S SOUTH VAN NESS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$62,593,839.00  
APPLICANT'S OPINION: \$31,296,920.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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### 8) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7700  
APPLICANT: TENTH AND MARKET H LLC  
PARCEL NO: 3507 041  
PARCEL ADDRESS: 1401 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$442,823,643.00  
APPLICANT'S OPINION: \$220,882,114.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 9) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7703  
APPLICANT: DCP SF COLUMBUS AV LLC  
PARCEL NO: 0022 010  
PARCEL ADDRESS: 475 BEACH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$70,993,122.00  
APPLICANT'S OPINION: \$35,496,560.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 10) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7705  
APPLICANT: DCP SF COLUMBUS AVE OWNER LLC  
PARCEL NO: 0022 012  
PARCEL ADDRESS: 475 BEACH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,958,059.00  
APPLICANT'S OPINION: \$5,979,030.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 11) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7710  
APPLICANT: POTRERO LAUNCH AFFORDABLE LP  
PARCEL NO: 4058 010  
PARCEL ADDRESS: 2235-2255 3RD ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$126,420,102.00  
APPLICANT'S OPINION: \$24,000,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
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STATUS: POST/TP

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### 12) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7711  
APPLICANT: ARC LIGHT CO AFFORDABLE LP  
PARCEL NO: 3788 012  
PARCEL ADDRESS: 166-178 TOWNSEND ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$60,354,455.00  
APPLICANT'S OPINION: \$11,000,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 13) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7712  
APPLICANT: FRONTAL EW HOWARD LLC  
PARCEL NO: 3735 050  
PARCEL ADDRESS: 633-639 HOWARD ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$12,260,629.00  
APPLICANT'S OPINION: \$6,130,314.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 14) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7713  
APPLICANT: GRAYMARK CAPITAL 735 MONTGOMERY LLC  
PARCEL NO: 0195 001  
PARCEL ADDRESS: 735 MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$28,171,583.00  
APPLICANT'S OPINION: \$14,085,792.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 15) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7716  
APPLICANT: LP 425 MASON  
PARCEL NO: 0306 002  
PARCEL ADDRESS: 425 MASON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$18,653,261.00  
APPLICANT'S OPINION: \$9,326,630.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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### 16) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7717  
APPLICANT: LP 457 BRYANT  
PARCEL NO: 3775 085  
PARCEL ADDRESS: 457 BRYANT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,076,533.00  
APPLICANT'S OPINION: \$3,538,266.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 17) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7720  
APPLICANT: SERENITY NOW LP  
PARCEL NO: 20220004527  
PARCEL ADDRESS: 405 TAYLOR ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$17,188,761.00  
APPLICANT'S OPINION: \$3,000,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 18) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7721  
APPLICANT: LP 41 TEHAMA  
PARCEL NO: 3736 190  
PARCEL ADDRESS: 33 TEHAMA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$295,559,704.00  
APPLICANT'S OPINION: \$145,526,402.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 19) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7722  
APPLICANT: YEE, BYRON  
PARCEL NO: 3559 013  
PARCEL ADDRESS: 2275 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$8,275,453.00  
APPLICANT'S OPINION: \$4,200,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
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### 20) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7726  
APPLICANT: LEE, TONY  
PARCEL NO: 6526 018  
PARCEL ADDRESS: 1453-1457 S SOUTH VAN NESS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,774,906.00  
APPLICANT'S OPINION: \$1,594,906.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 21) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7728  
APPLICANT: DCO MISSION BAY LP  
PARCEL NO: 8711 023C  
PARCEL ADDRESS: 1101-1135 4TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$234,991,059.00  
APPLICANT'S OPINION: \$175,000,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 22) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7730  
APPLICANT: OM/UDR SF LLC (C/O DANNY MAYER)  
PARCEL NO: 3747 320  
PARCEL ADDRESS: 399 FREMONT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$409,138,575.00  
APPLICANT'S OPINION: \$298,400,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

### 23) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7734  
APPLICANT: GOLDEN VAN BUILDING LLC  
PARCEL NO: 0766 013  
PARCEL ADDRESS: 180 REDWOOD ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$13,200,710.00  
APPLICANT'S OPINION: \$6,600,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
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### 24) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7735  
APPLICANT: GOGEL, EDWARD  
PARCEL NO: 20220036332  
PARCEL ADDRESS: South Beach Harbor  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$58,000.00  
APPLICANT'S OPINION: \$10,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

### 25) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7736  
APPLICANT: 499 JACKSON LLC  
PARCEL NO: 0196 016  
PARCEL ADDRESS: 499 JACKSON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$16,404,691.00  
APPLICANT'S OPINION: \$8,200,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 26) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7738  
APPLICANT: 855 FRONT ST LLC  
PARCEL NO: 0141 013  
PARCEL ADDRESS: 101 VALLEJO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,633,000.00  
APPLICANT'S OPINION: \$3,800,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 27) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7739  
APPLICANT: KIMBEL & DEBRA STUART TRUST  
PARCEL NO: 0309 013  
PARCEL ADDRESS: 216 STOCKTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,636,166.00  
APPLICANT'S OPINION: \$1,800,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
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### 28) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7740  
APPLICANT: PINE KEARNY LLC  
PARCEL NO: 0270 001  
PARCEL ADDRESS: 353-359 KEARNY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,100,000.00  
APPLICANT'S OPINION: \$3,050,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 29) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7742  
APPLICANT: 590 PACIFIC LLC, A DELAWARE LLC  
PARCEL NO: 0163 011  
PARCEL ADDRESS: 584-590 PACIFIC AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,331,841.00  
APPLICANT'S OPINION: \$2,170,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 30) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7744  
APPLICANT: GLEMBOCKI, JAROSLAW  
PARCEL NO: 0632 001B  
PARCEL ADDRESS: 2713 CLAY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,804,743.00  
APPLICANT'S OPINION: \$2,800,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 31) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7745  
APPLICANT: WOODMONT OM LLC  
PARCEL NO: 4041 009  
PARCEL ADDRESS: 680 INDIANA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$82,857,593.00  
APPLICANT'S OPINION: \$61,350,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
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### 32) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7747  
APPLICANT: WRC HUNTINGTON LLC  
PARCEL NO: 0254 024  
PARCEL ADDRESS: 1075 CALIFORNIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$89,959,795.00  
APPLICANT'S OPINION: \$20,000,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 33) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7748  
APPLICANT: PINE & POWELL PARTNERS LLC  
PARCEL NO: 0255 001  
PARCEL ADDRESS: 901 CALIFORNIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$107,111,796.00  
APPLICANT'S OPINION: \$26,000,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 34) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7749  
APPLICANT: WAR HORSE GOLDEN GATE LLC  
PARCEL NO: 0343 032  
PARCEL ADDRESS: 25-27 TAYLOR ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$30,866,714.00  
APPLICANT'S OPINION: \$15,000,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 35) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7758  
APPLICANT: JPMORGAN CHASE BANK, NA  
PARCEL NO: 0486A026  
PARCEL ADDRESS: 2166 CHESTNUT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,460,036.00  
APPLICANT'S OPINION: \$5,900,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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### 36) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7759  
APPLICANT: HUBOTA, LLC  
PARCEL NO: 4108 003J  
PARCEL ADDRESS: 2440 3RD ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,264,000.00  
APPLICANT'S OPINION: \$1,400,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 37) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7785  
APPLICANT: VENTURE 39 STOCKTON STRATE  
PARCEL NO: 0327 004  
PARCEL ADDRESS: 39 STOCKTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$12,500,000.00  
APPLICANT'S OPINION: \$6,250,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 38) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7787  
APPLICANT: RHI SIC 945 BRYANT LLC  
PARCEL NO: 3780 079  
PARCEL ADDRESS: 945 BRYANT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$44,099,578.00  
APPLICANT'S OPINION: \$22,049,783.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 39) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7792  
APPLICANT: OFARRELL STREET SIC-MCM 750  
PARCEL NO: 0320 011  
PARCEL ADDRESS: 750 O'FARRELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$17,752,417.00  
APPLICANT'S OPINION: \$8,876,208.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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### 40) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7793  
APPLICANT: LP SIC-MCM 825 POST S  
PARCEL NO: 0303 001  
PARCEL ADDRESS: 825 POST ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$46,171,978.00  
APPLICANT'S OPINION: \$22,415,759.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 41) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7794  
APPLICANT: TR HPT GEARY PROPERTI  
PARCEL NO: 0316 013  
PARCEL ADDRESS: 491-499 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$130,885,573.00  
APPLICANT'S OPINION: \$65,442,786.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 42) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7795  
APPLICANT: 152 GEARY STREET LLC  
PARCEL NO: 0309 008  
PARCEL ADDRESS: 152 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$23,208,060.00  
APPLICANT'S OPINION: \$11,604,030.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 43) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7796  
APPLICANT: LCR 1333 COLUMBUS LLC  
PARCEL NO: 0024 017  
PARCEL ADDRESS: 1333 COLUMBUS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,228,252.00  
APPLICANT'S OPINION: \$1,614,126.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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### 44) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7797  
APPLICANT: CORPORATION WARWICK CALIFORNIA  
PARCEL NO: 0306 011  
PARCEL ADDRESS: 484-486 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,124,293.00  
APPLICANT'S OPINION: \$2,062,146.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 45) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7798  
APPLICANT: CORPORATION WARWICK CALIFORNIA  
PARCEL NO: 0306 012  
PARCEL ADDRESS: 490-498 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,121,637.00  
APPLICANT'S OPINION: \$4,999,377.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 46) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7799  
APPLICANT: LP CWI 2 SAN FRANCISCO  
PARCEL NO: 0257 012  
PARCEL ADDRESS: 600 STOCKTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$261,221,583.00  
APPLICANT'S OPINION: \$124,566,296.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 47) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7800  
APPLICANT: 333 MARKET ST WELLS REIT II  
PARCEL NO: 3710 020  
PARCEL ADDRESS: 333 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$458,649,329.00  
APPLICANT'S OPINION: \$229,324,664.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

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### 48) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7801  
APPLICANT: 28 MIS OWNER LLC  
PARCEL NO: 3575 091  
PARCEL ADDRESS: 2101-2129 MISSION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$60,510,776.00  
APPLICANT'S OPINION: \$30,255,388.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 49) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7802  
APPLICANT: 28 MIS OWNER LLC  
PARCEL NO: 3575 092  
PARCEL ADDRESS: 22 CAPP ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,288,808.00  
APPLICANT'S OPINION: \$2,144,404.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 50) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7806  
APPLICANT: SDCO 101 POST STRE INC  
PARCEL NO: 0293 004  
PARCEL ADDRESS: 100 POST ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$10,815,455.00  
APPLICANT'S OPINION: \$5,407,727.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 51) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7807  
APPLICANT: SDCO 101 POST STRE INC  
PARCEL NO: 0310 001  
PARCEL ADDRESS: 101 POST ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$20,156,891.00  
APPLICANT'S OPINION: \$10,078,446.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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### 52) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7808  
APPLICANT: LP FC 2175 WORKFORCE  
PARCEL NO: 3543 026  
PARCEL ADDRESS: 2175 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,245,586.00  
APPLICANT'S OPINION: \$2,622,793.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 53) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7809  
APPLICANT: LP FC 2175 WORKFORCE  
PARCEL NO: 3543 027  
PARCEL ADDRESS: 2175 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,010,807.00  
APPLICANT'S OPINION: \$1,005,404.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 54) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7810  
APPLICANT: LP FC 2175 WORKFORCE  
PARCEL NO: 3543 028  
PARCEL ADDRESS: 2175 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,486,246.00  
APPLICANT'S OPINION: \$743,123.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 55) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7811  
APPLICANT: FC 2175 MARKET LLC  
PARCEL NO: 3543 025  
PARCEL ADDRESS: 2175 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$50,854,789.00  
APPLICANT'S OPINION: \$25,376,858.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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### 56) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7814  
APPLICANT: DEPOT, RESTAURANT  
PARCEL NO: 4343 002  
PARCEL ADDRESS: 2045 EVANS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$19,198,208.00  
APPLICANT'S OPINION: \$9,599,104.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 57) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7816  
APPLICANT: MOLTOBEST LP  
PARCEL NO: 3509 004  
PARCEL ADDRESS: 130-138 9TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$14,810,400.00  
APPLICANT'S OPINION: \$7,500,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 58) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7817  
APPLICANT: MOLTOBEST LP  
PARCEL NO: 3509 003  
PARCEL ADDRESS: 122 9TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,428,000.00  
APPLICANT'S OPINION: \$800,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 59) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7818  
APPLICANT: SUNHILL ENTERPRISES LP  
PARCEL NO: 0065 048  
PARCEL ADDRESS: 665 CHESTNUT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$12,330,323.00  
APPLICANT'S OPINION: \$6,000,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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### 60) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7840  
APPLICANT: 736 HYDE ST  
PARCEL NO: 0300 010  
PARCEL ADDRESS: 0736 HYDE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,394,398.00  
APPLICANT'S OPINION: \$1,104,590.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 61) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7841  
APPLICANT: GOLDEN GATE VAN NESS LLC  
PARCEL NO: 0763 006  
PARCEL ADDRESS: 550-552 GOLDEN GATE AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,887,582.00  
APPLICANT'S OPINION: \$2,039,104.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 62) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7844  
APPLICANT: GOLDEN GATE VAN NESS LLC  
PARCEL NO: 0763 007  
PARCEL ADDRESS: 556 GOLDEN GATE AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,972,857.00  
APPLICANT'S OPINION: \$1,559,528.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### **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).

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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](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**

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact [bos@sfgov.org](mailto: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](mailto: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.