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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: 888 143 164#**

**Tuesday, August 06, 2024
01:30 PM**

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:	2020-0641
APPLICANT:	PDP SAN FRANCISCO MOB LLC
PARCEL NO:	0694 029
PARCEL ADDRESS:	1100 VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$191,315,103.00
APPLICANT'S OPINION:	\$158,000,000.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2020-0974
APPLICANT: UCHIYAMA, KAREN
PARCEL NO: 3553 046
PARCEL ADDRESS: 35 CAPP ST
TOPIC:
CURRENT ASSESSMENT: \$2,100,000.00
APPLICANT'S OPINION: \$1,448,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR
STATUS: WD/PHC

5) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1371
APPLICANT: CHSP SAN FRANCISCO LLC
PARCEL NO: 0229 020
PARCEL ADDRESS: 375 BATTERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$265,258,943.00
APPLICANT'S OPINION: \$185,946,763.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1373
APPLICANT: CHSP FISHERMAN WHARF LLC
PARCEL NO: 0029 007
PARCEL ADDRESS: 555 NORTH POINT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$171,892,661.00
APPLICANT'S OPINION: \$121,342,500.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1287
APPLICANT: A P FILLMORE II LLC
PARCEL NO: 0630 008
PARCEL ADDRESS: 2207-2211 FILLMORE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,126,663.00
APPLICANT'S OPINION: \$1,563,331.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

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APPLICATION: 2021-1523
APPLICANT: PDP SAN FRANCISCO MOB LLC
PARCEL NO: 0694 029
PARCEL ADDRESS: 1100 VAN NESS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$193,297,127.00
APPLICANT'S OPINION: \$108,500,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7478
APPLICANT: AXIS FEE OWNER LLC
PARCEL NO: 5431A041
PARCEL ADDRESS: 5830-5880 3RD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$70,132,465.00
APPLICANT'S OPINION: \$34,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7686
APPLICANT: 10 SVN HOLDINGS LLC
PARCEL NO: 3506 003A
PARCEL ADDRESS: 80 SOUTH VAN NESS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,376,071.00
APPLICANT'S OPINION: \$1,688,036.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) 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: WITHDRAWN

12) Hearing, discussion, and possible action involving:

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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: WITHDRAWN

13) 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

14) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7708
APPLICANT: GHC OF SAN FRAN 68, LLC (LESSEE)
PARCEL NO: 1853 028
PARCEL ADDRESS: 1575 7TH AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$13,700,000.00
APPLICANT'S OPINION: \$1,300,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) 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

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0724
APPLICANT: NUTRAGOODS INTERNATIONAL, LLC
PARCEL NO: 5323 012A
PARCEL ADDRESS: 1578 PALOU AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$617,587.00
APPLICANT'S OPINION: \$371,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0725
APPLICANT: NUTRAGOODS INTERNATIONAL, LLC
PARCEL NO: 5323 014
PARCEL ADDRESS: 1441 MENDELL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,097,934.00
APPLICANT'S OPINION: \$659,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0726
APPLICANT: BAY CITY PROPERTIES LLC
PARCEL NO: 0249 001
PARCEL ADDRESS: 1501-1523 SACRAMENTO ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,249,498.00
APPLICANT'S OPINION: \$3,150,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0727
APPLICANT: MOVASSATE FMLY TR
PARCEL NO: 3572 005
PARCEL ADDRESS: 3030 17TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$13,402,524.00
APPLICANT'S OPINION: \$8,042,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0731
APPLICANT: MOSS/FINDLING REVOC TRUST
PARCEL NO: 3606 083
PARCEL ADDRESS: 841-849 CHURCH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,513,051.00
APPLICANT'S OPINION: \$2,108,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0736
APPLICANT: 8 MCLEA COURT LLC
PARCEL NO: 3757 142
PARCEL ADDRESS: 8 MCLEA CT
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,260,972.00
APPLICANT'S OPINION: \$6,157,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0744
APPLICANT: CHIU, ADA
PARCEL NO: 0178 004
PARCEL ADDRESS: 716 JACKSON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,446,724.00
APPLICANT'S OPINION: \$1,468,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0746
APPLICANT: JERSEY APTS LLC
PARCEL NO: 6535 031A
PARCEL ADDRESS: 99 JERSEY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,321,454.00
APPLICANT'S OPINION: \$4,392,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
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24) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0938
APPLICANT: NSHE CA DALI LLC
PARCEL NO: 4831 008
PARCEL ADDRESS: 1430 YOSEMITE AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$15,280,000.00
APPLICANT'S OPINION: \$9,932,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0942
APPLICANT: 1281 MISSION STREET ASSOCIATES
PARCEL NO: 3728 103
PARCEL ADDRESS: 1277-1281 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,618,291.00
APPLICANT'S OPINION: \$2,171,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0946
APPLICANT: LI/CHEONG FAMILY TRUST
PARCEL NO: 1437 039
PARCEL ADDRESS: 441-445 CLEMENT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,352,600.00
APPLICANT'S OPINION: \$2,611,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1502
APPLICANT: 301 BATTERY LLC
PARCEL NO: 0229 003
PARCEL ADDRESS: 325 BATTERY ST
TOPIC:
CURRENT ASSESSMENT: \$150,318,530.00
APPLICANT'S OPINION: \$110,000,000.00
TAXABLE YEAR: 2023
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28) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1908
APPLICANT: 2141 LAKE STREET LLC
PARCEL NO: 3732 045
PARCEL ADDRESS: 944 FOLSOM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,216,338.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

29) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1947
APPLICANT: GIOSSO, JOHN
PARCEL NO: 6163 041
PARCEL ADDRESS: 82V DELTA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$394,048.00
APPLICANT'S OPINION: \$100,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

30) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1949
APPLICANT: EMERALD POLK LLC
PARCEL NO: 0811 031
PARCEL ADDRESS: 101-101 POLK ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$95,983,190.00
APPLICANT'S OPINION: \$45,160,430.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

31) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1951
APPLICANT: VAN NESS HAYES ASSOCIATES, LLC
PARCEL NO: 0814A001
PARCEL ADDRESS: 150 VAN NESS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$237,092,390.00
APPLICANT'S OPINION: \$130,441,930.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

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32) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1952
APPLICANT: 100 VAN NESS ASSOCIATES, LLC
PARCEL NO: 0814 020
PARCEL ADDRESS: 100 VAN NESS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$232,509,888.00
APPLICANT'S OPINION: \$1,025,182,178.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

33) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1953
APPLICANT: RIDGEGATE APARTMENTS INC
PARCEL NO: 3721 013
PARCEL ADDRESS: 524 HOWARD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$83,631,740.00
APPLICANT'S OPINION: \$30,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

34) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1967
APPLICANT: SST INVESTMENTS LLC
PARCEL NO: 6956 004
PARCEL ADDRESS: 4742-4746 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,769,131.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

35) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1968
APPLICANT: SST INVESTMENTS LLC
PARCEL NO: 6956 005
PARCEL ADDRESS: 4742-4746 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,377,435.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

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36) Hearing, discussion, and possible action involving:

APPLICATION:	2023-1969
APPLICANT:	22 FRANKLIN LLC
PARCEL NO:	0836 031
PARCEL ADDRESS:	22-24 FRANKLIN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$21,727,598.00
APPLICANT'S OPINION:	\$12,600,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

37) Hearing, discussion, and possible action involving:

APPLICATION:	2023-1970
APPLICANT:	345 6TH LLC
PARCEL NO:	3753 081
PARCEL ADDRESS:	345 6TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$24,302,100.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

38) Hearing, discussion, and possible action involving:

APPLICATION:	2023-1971
APPLICANT:	363 6TH LLC
PARCEL NO:	3753 079
PARCEL ADDRESS:	363 6TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$48,511,950.00
APPLICANT'S OPINION:	\$30,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

39) Hearing, discussion, and possible action involving:

APPLICATION:	2023-1972
APPLICANT:	750 HARRISON LLC
PARCEL NO:	3751 029
PARCEL ADDRESS:	750 HARRISON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$32,147,946.00
APPLICANT'S OPINION:	\$24,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1973
APPLICANT: 1335 FOLSOM LLC
PARCEL NO: 3519 105
PARCEL ADDRESS: 1335-1339 SITUS TO BE ASSIGNED ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$25,322,180.00
APPLICANT'S OPINION: \$17,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

41) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1974
APPLICANT: SYTS INVESTMENTS LLC
PARCEL NO: 3614 001
PARCEL ADDRESS: 2500-2510 FOLSOM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,520,384.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

42) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2097
APPLICANT: MICROSOFT CORPORATION
PARCEL NO: 20230011548
PARCEL ADDRESS: 23 GEARY ST #1100
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$2,618,423.00
APPLICANT'S OPINION: \$2,166,339.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2114
APPLICANT: WESTLAKE MONTGOMERY OFFICE, LLC
PARCEL NO: 0163 005
PARCEL ADDRESS: 909 MONTGOMERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$70,770,289.00
APPLICANT'S OPINION: \$35,385,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

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44) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2153
APPLICANT: SAP LABS LLC
PARCEL NO: 20230012395
PARCEL ADDRESS: 135 TOWNSEND ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$3,679,734.00
APPLICANT'S OPINION: \$530,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2211
APPLICANT: FUN TO STAY LP, LESSEE
PARCEL NO: 802107
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,425,055.00
APPLICANT'S OPINION: \$12,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR
STATUS: POST/TP

46) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2727
APPLICANT: SHAH, SUKEN
PARCEL NO: 0557 008
PARCEL ADDRESS: 2244 VALLEJO ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,254,264.00
APPLICANT'S OPINION: \$3,944,472.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

47) 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

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48) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3238
APPLICANT: AU ENERGY LLC
PARCEL NO: 20230238178
PARCEL ADDRESS:
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$2,307,460.00
APPLICANT'S OPINION: \$400,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

49) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3239
APPLICANT: AU ENERGY LLC
PARCEL NO: 20230002457
PARCEL ADDRESS: 601 LINCOLN WAY
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$408,684.00
APPLICANT'S OPINION: \$200,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

50) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3240
APPLICANT: ALBION 66 LLC
PARCEL NO: 3555 058
PARCEL ADDRESS: 66 ALBION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,237,341.00
APPLICANT'S OPINION: \$1,750,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

51) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3241
APPLICANT: 988 HARRISON B LLC
PARCEL NO: 6636 001
PARCEL ADDRESS: 750 SAN JOSE AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,226,102.00
APPLICANT'S OPINION: \$2,600,874.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
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City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

52) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3242
APPLICANT: 988 HARRISON B LLC
PARCEL NO: 0499 002
PARCEL ADDRESS: 2727 POLK ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,395,690.00
APPLICANT'S OPINION: \$3,400,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

53) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3243
APPLICANT: AU ENERGY LLC
PARCEL NO: 20230002485
PARCEL ADDRESS: 2399 19TH AVE
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$370,611.00
APPLICANT'S OPINION: \$200,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

54) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3244
APPLICANT: AU ENERGY LLC
PARCEL NO: 0655 071
PARCEL ADDRESS: 2501-2505 CALIFORNIA ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$4,124,570.00
APPLICANT'S OPINION: \$3,476,353.00
TAXABLE YEAR: 2023
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: POST/TP

55) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3245
APPLICANT: AU ENERGY LLC
PARCEL NO: 0494 005
PARCEL ADDRESS: 1802 LOMBARD ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$2,151,805.00
APPLICANT'S OPINION: \$1,826,051.00
TAXABLE YEAR: 2023
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: POST/TP

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56) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3246
APPLICANT: AU ENERGY LLC
PARCEL NO: 20230002429
PARCEL ADDRESS: 2200 ALEMANY BLVD
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$626,574.00
APPLICANT'S OPINION: \$300,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

57) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3247
APPLICANT: AU ENERGY LLC
PARCEL NO: 20230002474
PARCEL ADDRESS: 800 TURK ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$377,534.00
APPLICANT'S OPINION: \$200,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

58) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3248
APPLICANT: AU ENERGY LLC
PARCEL NO: 3757 001
PARCEL ADDRESS: 1201 HARRISON ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$2,912,690.00
APPLICANT'S OPINION: \$2,502,232.00
TAXABLE YEAR: 2023
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: POST/TP

59) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3249
APPLICANT: AU ENERGY LLC
PARCEL NO: 3775 025
PARCEL ADDRESS: 561V 3RD ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$2,986,599.00
APPLICANT'S OPINION: \$2,564,266.00
TAXABLE YEAR: 2023
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: POST/TP

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60) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3250
APPLICANT: AU ENERGY LLC
PARCEL NO: 1732 059
PARCEL ADDRESS: 1759 SITUS TO BE ASSIGNED 0
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,096,322.00
APPLICANT'S OPINION: \$4,493,750.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

61) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3251
APPLICANT: AU ENERGY LLC
PARCEL NO: 4246 003
PARCEL ADDRESS: 2890 3RD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,319,431.00
APPLICANT'S OPINION: \$3,740,980.00
TAXABLE YEAR: 2023
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: POST/TP

62) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3279
APPLICANT: 418 SUTTER STREET LLC
PARCEL NO: 0285 005a
PARCEL ADDRESS: 414-428 SUTTER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,224,700.00
APPLICANT'S OPINION: \$6,112,350.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3291
APPLICANT: HARSCH INVESTMENT REALTY LLCS
PARCEL NO: 0285 006
PARCEL ADDRESS: 450 SUTTER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$144,271,774.00
APPLICANT'S OPINION: \$71,016,667.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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64) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3305
APPLICANT: 1400 16TH ST LLC
PARCEL NO: 3938 001
PARCEL ADDRESS: 100 CAROLINA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$65,513,788.00
APPLICANT'S OPINION: \$32,756,894.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

65) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3474
APPLICANT: SANDHILL HOLDINGS S1 LLC
PARCEL NO: 3775 062
PARCEL ADDRESS: 130-134 SOUTH PARK
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,329,280.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

66) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3485
APPLICANT: 1201 BRYANT STREET LLC
PARCEL NO: 3528 001
PARCEL ADDRESS: 530 10TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$77,669,433.00
APPLICANT'S OPINION: \$38,834,716.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

67) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3486
APPLICANT: 735 MONTGOMERY LLC
PARCEL NO: 0195 001
PARCEL ADDRESS: 735 MONTGOMERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$29,008,020.00
APPLICANT'S OPINION: \$14,504,007.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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68) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3637
APPLICANT: PPF/BLATTEIS 120 STOCKTON
PARCEL NO: 0313 017
PARCEL ADDRESS: 120 STOCKTON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$403,523,767.00
APPLICANT'S OPINION: \$201,761,883.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

69) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3686
APPLICANT: THE NEIMAN-MARCUS GROUP INC
PARCEL NO: 0313 018
PARCEL ADDRESS: 150 STOCKTON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$213,349,858.00
APPLICANT'S OPINION: \$111,742,362.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

70) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3692
APPLICANT: S F HILTON INC
PARCEL NO: 0325 031
PARCEL ADDRESS: 1 HILTON SQUARE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$457,394,232.00
APPLICANT'S OPINION: \$239,952,607.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

71) Hearing, discussion, and possible action involving:

APPLICATION: 2023-3728
APPLICANT: 1045 SANSOME OWNER LLC
PARCEL NO: 0134 001
PARCEL ADDRESS: 1045 SANSOME ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$72,531,318.00
APPLICANT'S OPINION: \$36,265,658.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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72) Hearing, discussion, and possible action involving:

APPLICATION:	2023-4489
APPLICANT:	TG SAN BRUNO AVE LLC
PARCEL NO:	4279 028
PARCEL ADDRESS:	1435 SAN BRUNO AVE
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$4,340,097.00
APPLICANT'S OPINION:	\$3,800,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WD/PHC

73) Hearing, discussion, and possible action involving:

APPLICATION:	2023-9382
APPLICANT:	GHC of San Fran 68 LLC (lessee)
PARCEL NO:	1853 028
PARCEL ADDRESS:	1575 7TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,506,000.00
APPLICANT'S OPINION:	\$8,000,000.00
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.

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.

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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.

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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
請電 (415) 554-7719.

More Information: English | 中文 | Español | Filipino

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