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Fax (415) 554-6775  
TDD (415) 554-5227  
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: 952 874 694#**

**Tuesday, August 27, 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:	2023-0252
APPLICANT:	1028 MARKET STREET OWNER LLC
PARCEL NO:	0350 002
PARCEL ADDRESS:	1028-1056 MARKET ST
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	\$95,300,000.00
APPLICANT'S OPINION:	\$40,000,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WD/PHC

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

APPLICATION: 2023-0253  
APPLICANT: 1028 MARKET STREET OWNER LLC  
PARCEL NO: 0350 002  
PARCEL ADDRESS: 1028-1056 MARKET ST  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$95,300,000.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WD/PHC

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

APPLICATION: 2023-0254  
APPLICANT: 1028 MARKET STREET OWNER LLC  
PARCEL NO: 0350 002  
PARCEL ADDRESS: 1028-1056 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$119,621,300.00  
APPLICANT'S OPINION: \$75,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

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

APPLICATION: 2023-1052  
APPLICANT: TREASURE ISLAND SERIES 2 LLC  
PARCEL NO: 8930 001  
PARCEL ADDRESS: 250 CALIFORNIA AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$15,483,860.00  
APPLICANT'S OPINION: \$279,500.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-1053  
APPLICANT: TREASURE ISLAND SERIES 2 LLC  
PARCEL NO: 8930 002  
PARCEL ADDRESS: 260 CALIFORNIA AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$22,064,240.00  
APPLICANT'S OPINION: \$398,300.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-1054  
APPLICANT: TREASURE ISLAND SERIES 2 LLC  
PARCEL NO: 8931 002  
PARCEL ADDRESS: 320 CALIFORNIA AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,955,191.00  
APPLICANT'S OPINION: \$35,300.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-1055  
APPLICANT: TREASURE ISLAND SERIES 2 LLC  
PARCEL NO: 8932 001  
PARCEL ADDRESS: 399 CALIFORNIA AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,248,141.00  
APPLICANT'S OPINION: \$58,600.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-1056  
APPLICANT: TREASURE ISLAND SERIES 2 LLC  
PARCEL NO: 8933 001  
PARCEL ADDRESS: 150 AVENUE D  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$20,319,280.00  
APPLICANT'S OPINION: \$366,800.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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

APPLICATION: 2023-1057  
APPLICANT: TREASURE ISLAND SERIES 2 LLC  
PARCEL NO: 8935 001  
PARCEL ADDRESS: 551 CALIFORNIA AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,264,000.00  
APPLICANT'S OPINION: \$500,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1058  
APPLICANT: TREASURE ISLAND SERIES 2 LLC  
PARCEL NO: 8935 002  
PARCEL ADDRESS: 571 CALIFORNIA AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$275,400.00  
APPLICANT'S OPINION: \$100,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

13) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1082  
APPLICANT: BCP-CG 650 PROPERTY LLC  
PARCEL NO: 3783 009  
PARCEL ADDRESS: 699 8TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$633,814,100.00  
APPLICANT'S OPINION: \$330,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1083  
APPLICANT: BCAL 655 MONTGOMERY PROPERTY LLC  
PARCEL NO: 0208 028  
PARCEL ADDRESS: 655 MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$245,427,100.00  
APPLICANT'S OPINION: \$120,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

15) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1084  
APPLICANT: BCAL 44 MONTGOMERY PROPERTY LLC  
PARCEL NO: 0291 007  
PARCEL ADDRESS: 2 MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$14,501,750.00  
APPLICANT'S OPINION: \$10,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
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16) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1085  
APPLICANT: BCAL 44 MONTGOMERY PROPERTY LLC  
PARCEL NO: 0291 012  
PARCEL ADDRESS: 44 MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$515,963,200.00  
APPLICANT'S OPINION: \$425,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1347  
APPLICANT: 2084 CHESTNUT LLC  
PARCEL NO: 0486A013  
PARCEL ADDRESS: 2084-2090 CHESTNUT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,812,039.00  
APPLICANT'S OPINION: \$2,400,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1348  
APPLICANT: 2106 CHESTNUT  
PARCEL NO: 0486A016  
PARCEL ADDRESS: 2106-2110 CHESTNUT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$10,061,540.00  
APPLICANT'S OPINION: \$5,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1349  
APPLICANT: 2040 CHESTNUT LLC  
PARCEL NO: 0467A024B  
PARCEL ADDRESS: 2040 CHESTNUT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,358,060.00  
APPLICANT'S OPINION: \$2,600,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
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20) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1350  
APPLICANT: 2246 LOMBARD LLC  
PARCEL NO: 0490 003B  
PARCEL ADDRESS: 2242-2246 LOMBARD ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,358,864.00  
APPLICANT'S OPINION: \$2,700,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1351  
APPLICANT: 2213 FILLMORE LLC  
PARCEL NO: 0630 007  
PARCEL ADDRESS: 2213-2217 FILLMORE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,182,000.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1352  
APPLICANT: TENNESSEE TRIPLE SEVEN LLC  
PARCEL NO: 4044 013  
PARCEL ADDRESS: 777 TENNESSEE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$49,025,499.00  
APPLICANT'S OPINION: \$25,019,400.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1353  
APPLICANT: 1266 NINTH LLC  
PARCEL NO: 1742 043  
PARCEL ADDRESS: 1266-1270 9TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$20,529,880.00  
APPLICANT'S OPINION: \$12,003,690.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
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24) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1354  
APPLICANT: 333 VALENCIA OWNER LLC  
PARCEL NO: 3547 017  
PARCEL ADDRESS: 321-335 VALENCIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$32,025,495.00  
APPLICANT'S OPINION: \$16,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1355  
APPLICANT: 2060 CHESTNUT LLC  
PARCEL NO: 0486A009  
PARCEL ADDRESS: 2060-2062 CHESTNUT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,155,853.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1356  
APPLICANT: 2066 CHESTNUT LLC  
PARCEL NO: 0486A010  
PARCEL ADDRESS: 2066-2068 CHESTNUT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,374,581.00  
APPLICANT'S OPINION: \$2,200,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1357  
APPLICANT: 2078 CHESTNUT LLC  
PARCEL NO: 0486A012  
PARCEL ADDRESS: 2078-2080 CHESTNUT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,358,864.00  
APPLICANT'S OPINION: \$2,600,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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28) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1358  
APPLICANT: MARKET DOLORES LLC  
PARCEL NO: 3535 045  
PARCEL ADDRESS: 38 DOLORES ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,281,223.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1359  
APPLICANT: MARKET DOLORES LLC  
PARCEL NO: 3535 042  
PARCEL ADDRESS: 38 DOLORES ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$72,766,477.00  
APPLICANT'S OPINION: \$50,007,131.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1364  
APPLICANT: VP DUBOCE TRIANGLE LLC  
PARCEL NO: 3560 092  
PARCEL ADDRESS: 2238 MARKET ST # A  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,412,875.00  
APPLICANT'S OPINION: \$501,659.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1365  
APPLICANT: VP DUBOCE TRIANGLE LLC  
PARCEL NO: 3560 093  
PARCEL ADDRESS: 2238 MARKET ST #B  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$391,102.00  
APPLICANT'S OPINION: \$100,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR



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32) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1366  
APPLICANT: VP DUBOCE TRIANGLE LLC  
PARCEL NO: 3560 094  
PARCEL ADDRESS: 2238 MARKET ST #C  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,260,876.00  
APPLICANT'S OPINION: \$600,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1369  
APPLICANT: GRANT 166 SF LLC  
PARCEL NO: 0310 017  
PARCEL ADDRESS: 166 GRANT AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$26,000,000.00  
APPLICANT'S OPINION: \$14,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1370  
APPLICANT: CALIFORNIA 3700 LLC  
PARCEL NO: 1015 001  
PARCEL ADDRESS: 401 CHERRY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,495,396.00  
APPLICANT'S OPINION: \$4,275,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

35) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1371  
APPLICANT: CALIFORNIA 3700 LLC  
PARCEL NO: 1015 001  
PARCEL ADDRESS: 401 CHERRY ST  
TOPIC:  
CURRENT ASSESSMENT: \$1,275,000.00  
APPLICANT'S OPINION: \$1,204,207.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WITHDRAWN

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

APPLICATION: 2023-1372  
APPLICANT: CALIFORNIA 3700 LLC  
PARCEL NO: 1016 001  
PARCEL ADDRESS: 3801 SACRAMENTO ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$11,272,087.00  
APPLICANT'S OPINION: \$5,034,594.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WITHDRAWN

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

APPLICATION: 2023-1376  
APPLICANT: CALIFORNIA 3700 LLC  
PARCEL NO: 1015 052  
PARCEL ADDRESS: 3905 SACRAMENTO ST  
TOPIC:  
CURRENT ASSESSMENT: \$4,737,312.00  
APPLICANT'S OPINION: \$3,154,979.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WITHDRAWN

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

APPLICATION: 2023-1429  
APPLICANT: PARK VIEW PARTNERS LLC  
PARCEL NO: 0482 021  
PARCEL ADDRESS: 3316 LAGUNA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,765,906.00  
APPLICANT'S OPINION: \$4,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

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

APPLICATION: 2023-1540  
APPLICANT: SAN FRANCISCO O'FARRELL PROJECT LLC  
PARCEL NO: 0327 018  
PARCEL ADDRESS: 165-167 O'FARRELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$24,425,854.00  
APPLICANT'S OPINION: \$12,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-1892  
APPLICANT: FILLMORE STREET GROUP, INC.  
PARCEL NO: 20230009735  
PARCEL ADDRESS: 3231 FILLMORE ST  
TOPIC:  
CURRENT ASSESSMENT: \$296,151.00  
APPLICANT'S OPINION: \$142,984.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2036  
APPLICANT: 1190 MISSION STREET LP  
PARCEL NO: 3702 391  
PARCEL ADDRESS: 1190 MISSION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$209,089,200.00  
APPLICANT'S OPINION: \$100,001,400.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2037  
APPLICANT: 1188 MISSION ST LP  
PARCEL NO: 3702 307  
PARCEL ADDRESS: 1188 MISSION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$126,764,760.00  
APPLICANT'S OPINION: \$75,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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

APPLICATION: 2023-2038  
APPLICANT: 1169 MARKET STREET LP  
PARCEL NO: 3702A555  
PARCEL ADDRESS: 1185 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$146,405,200.00  
APPLICANT'S OPINION: \$20,000,000.00  
TAXABLE YEAR: 2023  
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44) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2039  
APPLICANT: 1169 MARKET STREET LP  
PARCEL NO: 3702A554  
PARCEL ADDRESS: 1177 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$240,852,300.00  
APPLICANT'S OPINION: \$150,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2040  
APPLICANT: 233 POST STREET, LP  
PARCEL NO: 0309 017  
PARCEL ADDRESS: 233 POST ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$17,404,150.00  
APPLICANT'S OPINION: \$10,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2041  
APPLICANT: 140 GEARY G2, LLC/ TRINITY MGMT SVCS  
PARCEL NO: 0309 006  
PARCEL ADDRESS: 132-140 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$40,267,700.00  
APPLICANT'S OPINION: \$20,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2042  
APPLICANT: 33 8TH STREET LLC/ TRINITY PROPERTIES  
PARCEL NO: 3702A002  
PARCEL ADDRESS: 33 8TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$301,893,410.00  
APPLICANT'S OPINION: \$150,005,500.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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48) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2043  
APPLICANT: 33 8TH STREET LLC/ TRINITY PROPERTIES  
PARCEL NO: 3702A003  
PARCEL ADDRESS: 33 8TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$53,352,020.00  
APPLICANT'S OPINION: \$26,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2091  
APPLICANT: GRE-F 222 KEARNY FEE LLC  
PARCEL NO: 0288 011  
PARCEL ADDRESS: 220 KEARNY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$23,356,134.00  
APPLICANT'S OPINION: \$11,400,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2092  
APPLICANT: GRE-F 222 KEARNY FEE LLC  
PARCEL NO: 0288 029  
PARCEL ADDRESS: 222 KEARNY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$28,730,809.00  
APPLICANT'S OPINION: \$15,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2093  
APPLICANT: GRE-F 222 KEARNY FEE LLC  
PARCEL NO: 0288 010  
PARCEL ADDRESS: 180 SUTTER ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$65,049,258.00  
APPLICANT'S OPINION: \$31,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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52) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2100  
APPLICANT: ZR JACKSON LP  
PARCEL NO: 0196 001  
PARCEL ADDRESS: 621V SANSOME ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,906,502.00  
APPLICANT'S OPINION: \$1,500,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2105  
APPLICANT: ZR JACKSON LP  
PARCEL NO: 0196 027  
PARCEL ADDRESS: 405-445 SITUS TO BE ASSIGNED ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$54,704,177.00  
APPLICANT'S OPINION: \$27,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2202  
APPLICANT: KR 100 HOOPER LLC  
PARCEL NO: 3808 015  
PARCEL ADDRESS: 100 HOOPER ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$381,293,443.00  
APPLICANT'S OPINION: \$94,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2437  
APPLICANT: 22 BATTERY ASSOCIATES LLC  
PARCEL NO: 0266 006  
PARCEL ADDRESS: 22 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,739,840.00  
APPLICANT'S OPINION: \$6,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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56) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2438  
APPLICANT: 98 BATTERY ASSOCIATES, LLC  
PARCEL NO: 0266 008  
PARCEL ADDRESS: 98 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$16,031,100.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2510  
APPLICANT: 1325 18TH ST LLC  
PARCEL NO: 3637 027  
PARCEL ADDRESS: 2637-2645 MISSION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,523,652.00  
APPLICANT'S OPINION: \$3,500,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2511  
APPLICANT: 107 KING ROAD LLC  
PARCEL NO: 3636 031  
PARCEL ADDRESS: 1159 VALENCIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,133,226.00  
APPLICANT'S OPINION: \$2,400,274.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2512  
APPLICANT: CR 991-999 VALENCIA LLC  
PARCEL NO: 3609 026  
PARCEL ADDRESS: 991-999 VALENCIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,415,289.00  
APPLICANT'S OPINION: \$3,533,180.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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60) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4058  
APPLICANT: 455 MARKET STREET INVESTORS LLC  
PARCEL NO: 3709 011  
PARCEL ADDRESS: 21-29 1ST ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$141,843,711.00  
APPLICANT'S OPINION: \$70,921,855.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

61) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4059  
APPLICANT: 975 BRYANT STREET APTS INVESTORS LLC  
PARCEL NO: 3780 044  
PARCEL ADDRESS: 955-975 BRYANT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$92,858,162.00  
APPLICANT'S OPINION: \$46,429,081.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

62) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4060  
APPLICANT: LEGACY 455 MARKET STREET LP  
PARCEL NO: 3709 012  
PARCEL ADDRESS: 455 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$60,956,587.00  
APPLICANT'S OPINION: \$30,537,269.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4300  
APPLICANT: GARCIA FAMILY TRUST  
PARCEL NO: 5674 023  
PARCEL ADDRESS: 3501-3505 MISSION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,000,000.00  
APPLICANT'S OPINION: \$1,650,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE



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

APPLICATION: 2023-4301  
APPLICANT: GARCIA FAMILY TRUST  
PARCEL NO: 5674 023  
PARCEL ADDRESS: 3501-3505 MISSION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,060,000.00  
APPLICANT'S OPINION: \$1,650,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE  
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### 65) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4363  
APPLICANT: DCG INVESTMENT PROPERTIES, LLC  
PARCEL NO: 0316 002  
PARCEL ADDRESS: 301 MASON ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$67,526,894.00  
APPLICANT'S OPINION: \$6,975,729.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Both Real & Personal Prty  
ROLL TYPE: SUPPLEMENTAL  
STATUS: POST/TP

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

APPLICATION: 2023-4364  
APPLICANT: DCG INVESTMENT PROPERTIES, LLC  
PARCEL NO: 0316 002  
PARCEL ADDRESS: 301 MASON ST  
TOPIC:  
CURRENT ASSESSMENT: \$67,459,488.00  
APPLICANT'S OPINION: \$7,056,272.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE  
STATUS: POST/TP

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

APPLICATION: 2023-4365  
APPLICANT: DCG INVESTMENT PROPERTIES, LLC  
PARCEL NO: 0316 002  
PARCEL ADDRESS: 301 MASON ST  
TOPIC:  
CURRENT ASSESSMENT: \$68,925,336.00  
APPLICANT'S OPINION: \$7,255,725.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE  
STATUS: POST/TP

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### **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE**

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.5163, or by e-mail at [sotf@sfgov.org](mailto:sotf@sfgov.org).

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on the Internet, at <http://www.sfgov.org/sunshine/>.

### **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**

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### **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.

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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.