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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: 621 884 846#**

**Tuesday, September 03, 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:	2023-10275
APPLICANT:	Pine & Powell Partners LLC
PARCEL NO:	0255 001
PARCEL ADDRESS:	901 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$109,009,994.00
APPLICANT'S OPINION:	\$80,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10306
APPLICANT: clay street investors
PARCEL NO: 1233 013
PARCEL ADDRESS: 1330-1334 HAIGHT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,673,894.00
APPLICANT'S OPINION: \$1,804,800.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2023-10340
APPLICANT: TAN, CHEE YONG
PARCEL NO: 0115 024
PARCEL ADDRESS: 453-463 UNION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,172,418.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

6) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2960
APPLICANT: WAYMO LLC
PARCEL NO: 20230012294
PARCEL ADDRESS: 955 SANSOME ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$812,076.00
APPLICANT'S OPINION: \$88,057.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

7) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2961
APPLICANT: WAYMO LLC
PARCEL NO: 20230012314
PARCEL ADDRESS: 777 HARRISON ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$704,527.00
APPLICANT'S OPINION: \$138,159.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2962
APPLICANT: WAYMO LLC
PARCEL NO: 20230033189
PARCEL ADDRESS: 140 14TH ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$46,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2963
APPLICANT: WAYMO LLC
PARCEL NO: 20230033190
PARCEL ADDRESS: 3251 20TH AVE
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$46,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2964
APPLICANT: WAYMO LLC
PARCEL NO: 20230033191
PARCEL ADDRESS: 2050 MCKINNON AVE
TOPIC: Other
CURRENT ASSESSMENT: \$46,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2023
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

11) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4340
APPLICANT: BESSIE P. WONG FMLY TR.
PARCEL NO: 1502 030
PARCEL ADDRESS: 7829 GEARY BLVD
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,200,000.00
APPLICANT'S OPINION: \$1,320,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4476
APPLICANT: HEALY, ALEXANDRA
PARCEL NO: 1458 002
PARCEL ADDRESS: 409 26TH AVE
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,729,620.00
APPLICANT'S OPINION: \$2,502,158.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WD/PHC

13) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4477
APPLICANT: HEALY, ALEXANDRA
PARCEL NO: 1458 002
PARCEL ADDRESS: 40926TH AVE
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,746,510.00
APPLICANT'S OPINION: \$2,500,878.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WD/PHC

14) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4478
APPLICANT: HEALY, ALEXANDRA
PARCEL NO: 1458 002
PARCEL ADDRESS: 409 26TH AVE
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,839,224.00
APPLICANT'S OPINION: \$2,502,158.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WD/PHC

15) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4479
APPLICANT: HEALY, ALEXANDRA
PARCEL NO: 1458 002
PARCEL ADDRESS: 409 26TH AVE
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,847,164.00
APPLICANT'S OPINION: \$2,500,878.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WD/PHC

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4480
APPLICANT: HEALY, ALEXANDRA
PARCEL NO: 1463 049
PARCEL ADDRESS: 3015 CLEMENT ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$5,400,413.00
APPLICANT'S OPINION: \$4,000,413.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4491
APPLICANT: TG SAN BRUNO AVE LLC
PARCEL NO: 4279 029
PARCEL ADDRESS: 1427-1431 SAN BRUNO AVE
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,132,197.00
APPLICANT'S OPINION: \$999,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WD/PHC

18) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4493
APPLICANT: TG SAN BRUNO AVE LLC
PARCEL NO: 4279 033
PARCEL ADDRESS: 1435 SAN BRUNO AVE
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$817,699.00
APPLICANT'S OPINION: \$701,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WD/PHC

19) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4498
APPLICANT: HICKEY FAMILY TR
PARCEL NO: 1435 017
PARCEL ADDRESS: 3932 GEARY BLVD
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,065,931.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4499
APPLICANT: HICKEY FAMILY TR
PARCEL NO: 1435 017
PARCEL ADDRESS: 3932 GEARY BLVD
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,134,749.00
APPLICANT'S OPINION: \$1,800,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4500
APPLICANT: HICKEY FAMILY TR
PARCEL NO: 1435 017
PARCEL ADDRESS: 3932 GEARY BLVD
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,217,442.00
APPLICANT'S OPINION: \$1,600,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4512
APPLICANT: OSIB 72 ELLIS STREET PROPERTIES LLC
PARCEL NO: 0327 011
PARCEL ADDRESS: 72-76 ELLIS ST
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$78,738,912.00
APPLICANT'S OPINION: \$39,369,456.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

23) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4519
APPLICANT: CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO: 814348
PARCEL ADDRESS:
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$37,300,000.00
APPLICANT'S OPINION: \$20,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Possessory Interest
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

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24) Hearing, discussion, and possible action involving:

APPLICATION: 2023-4520
APPLICANT: CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO: 814348
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$37,300,000.00
APPLICANT'S OPINION: \$12,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Possessory Interest
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

25) Hearing, discussion, and possible action involving:

APPLICATION: 2023-7903
APPLICANT: ONE OAK OWNER LLC
PARCEL NO: 0836 001
PARCEL ADDRESS: 1500 MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,338,465.00
APPLICANT'S OPINION: \$1,670,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2023-7905
APPLICANT: ONE OAK OWNER LLC
PARCEL NO: 0836 002
PARCEL ADDRESS: 1510V MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,450,870.00
APPLICANT'S OPINION: \$1,730,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2023-7906
APPLICANT: ONE OAK OWNER LLC
PARCEL NO: 0836 003
PARCEL ADDRESS: 1520V MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,309,863.00
APPLICANT'S OPINION: \$2,150,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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28) Hearing, discussion, and possible action involving:

APPLICATION: 2023-7907
APPLICANT: ONE OAK OWNER LLC
PARCEL NO: 0836 004
PARCEL ADDRESS: 11 OAK ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,522,277.00
APPLICANT'S OPINION: \$6,260,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2023-7908
APPLICANT: ONE OAK OWNER LLC
PARCEL NO: 0836 005
PARCEL ADDRESS: 1540 MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$23,267,306.00
APPLICANT'S OPINION: \$11,630,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9186
APPLICANT: Valla LLC
PARCEL NO: 3754 041
PARCEL ADDRESS: 1061-1065 FOLSOM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,712,000.00
APPLICANT'S OPINION: \$3,217,403.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9291
APPLICANT: LI, HANSON
PARCEL NO: 3635 003
PARCEL ADDRESS: 1114-1118 VALENCIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,358,838.00
APPLICANT'S OPINION: \$1,472,879.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

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32) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9309
APPLICANT: N/A, TORACCA PROPERTIES
PARCEL NO: 0132 028
PARCEL ADDRESS: 1300-1326 GRANT AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,800,590.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9632
APPLICANT: INC, SDCO 101 POST STRE
PARCEL NO: 0310 001
PARCEL ADDRESS: 101 POST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$20,560,028.00
APPLICANT'S OPINION: \$10,280,014.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9643
APPLICANT: LLC, OSIB 816 FOLSOM PR
PARCEL NO: 3733 014
PARCEL ADDRESS: 816 FOLSOM ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$15,857,867.00
APPLICANT'S OPINION: \$7,928,934.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9644
APPLICANT: LLC, OSIB 72 ELLIS STRE
PARCEL NO: 0327 011
PARCEL ADDRESS: 72-76 ELLIS ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$134,892,457.00
APPLICANT'S OPINION: \$67,446,228.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9680
APPLICANT: JMDH Real Estate of SF LLC
PARCEL NO: 4343 002
PARCEL ADDRESS: 2045 EVANS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$19,582,171.00
APPLICANT'S OPINION: \$9,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9682
APPLICANT: JMDH Real Estate of SF LLC
PARCEL NO: 4343 016
PARCEL ADDRESS: 2045 EVANS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$564,830.00
APPLICANT'S OPINION: \$280,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9685
APPLICANT: JMDH Real Estate of SF LLC
PARCEL NO: 4343 001B
PARCEL ADDRESS: 2121 EVANS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,764,548.00
APPLICANT'S OPINION: \$4,550,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9717
APPLICANT: Axis Fee Owner LLC
PARCEL NO: 5431A041
PARCEL ADDRESS: 5830-5880 3RD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$71,435,264.00
APPLICANT'S OPINION: \$34,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION:	2023-9724
APPLICANT:	SF Hotel Investors LLC
PARCEL NO:	0351 001
PARCEL ADDRESS:	1100-1112 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$43,707,595.00
APPLICANT'S OPINION:	\$35,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

41) Hearing, discussion, and possible action involving:

APPLICATION:	2023-9726
APPLICANT:	Ramblers Hotel Owners LP
PARCEL NO:	3705Z001
PARCEL ADDRESS:	12 4TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$68,663,054.00
APPLICANT'S OPINION:	\$45,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

42) Hearing, discussion, and possible action involving:

APPLICATION:	2023-9727
APPLICANT:	Crusaders Hotel Owner LP
PARCEL NO:	0306 020
PARCEL ADDRESS:	555 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,111,136.00
APPLICANT'S OPINION:	\$8,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

43) Hearing, discussion, and possible action involving:

APPLICATION:	2023-9730
APPLICANT:	Crusaders Hotel Owner LP
PARCEL NO:	0306 022
PARCEL ADDRESS:	545 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$60,005,770.00
APPLICANT'S OPINION:	\$28,700,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
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44) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9737
APPLICANT: 100-120 Powell Owner LP
PARCEL NO: 0327 057
PARCEL ADDRESS: 120 POWELL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$69,511,447.00
APPLICANT'S OPINION: \$41,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9740
APPLICANT: 100-120 Powell Owner LP
PARCEL NO: 0327 058
PARCEL ADDRESS: 100-118 POWELL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$46,970,971.00
APPLICANT'S OPINION: \$26,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9741
APPLICANT: 100-120 Powell Owner LP
PARCEL NO: 0327 059
PARCEL ADDRESS: 120 POWELL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,421,906.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9743
APPLICANT: Hoyas Owner LLC
PARCEL NO: 3705 039
PARCEL ADDRESS: 360 JESSIE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$38,648,544.00
APPLICANT'S OPINION: \$15,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

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48) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9784
APPLICANT: HEALTH, DIGNITY
PARCEL NO: 1191 038
PARCEL ADDRESS: 1 SHRADER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$25,721,724.00
APPLICANT'S OPINION: \$12,703,428.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9810
APPLICANT: HOSPITAL, ST FRANCIS MEMORIA
PARCEL NO: 0278 020
PARCEL ADDRESS: 909 HYDE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$23,153,788.00
APPLICANT'S OPINION: \$11,472,560.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9811
APPLICANT: LLC,12 MINT PLAZA
PARCEL NO: 3704 010
PARCEL ADDRESS: 12 MINT PLZ
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,398,511.00
APPLICANT'S OPINION: \$1,632,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

51) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9812
APPLICANT: ASSOCS, FILBERT LANDING
PARCEL NO: 0106 001
PARCEL ADDRESS: 201 FILBERT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$30,832,203.00
APPLICANT'S OPINION: \$15,137,591.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

Phone (415) 554-6778
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

52) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9819
APPLICANT: LP, AURORA LIGHTS
PARCEL NO: 3553 014
PARCEL ADDRESS: 2940-2944 16TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,803,000.00
APPLICANT'S OPINION: \$3,901,500.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9854
APPLICANT: CALCAP Income FUND I LLC
PARCEL NO: 3575 013
PARCEL ADDRESS: 666-668 SOUTH VAN NESS AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,820,700.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9919
APPLICANT: LLC, DCP SF COLUMBUS AV
PARCEL NO: 0022 010
PARCEL ADDRESS: 475 BEACH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$72,412,984.00
APPLICANT'S OPINION: \$36,206,492.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION: 2023-9920
APPLICANT: LLC, DCP SF COLUMBUS AV
PARCEL NO: 0022 012
PARCEL ADDRESS: 475 BEACH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,920,377.00
APPLICANT'S OPINION: \$5,460,188.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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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.

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

LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese and Filipino for requests made at least two (2) business days in advance of the meeting, to help ensure availability. For more information or to request services, contact (415) 554-5184.

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傳譯服務: 所有常規及特別市參事會會議和常務委員會會議將提供西班牙文, 中文以及菲律賓文的傳譯服務, 但必須在會議前最少兩 (2) 個工作日作出請求, 以確保能獲取到傳譯服務. 將因應請求提供交替傳譯服務, 以便公眾向有關政府機構 發表意見. 如需更多資訊或請求有關服務, 請發電郵至 bos@sfgov.org 或致電 (415) 554-5184 聯絡我們。

Intérpretes de idiomas: Para asegurar la disponibilidad de los servicios de interpretación en chino, filipino y español, presente su petición por lo menos con dos (2) días hábiles de antelación previo a la reunión. Para más información o para solicitar los servicios, envíe su mensaje a bos@sfgov.org o llame al (415) 554-5184.

TAGA SALIN-WIKA: Ipaabot sa amin ang mga kahilingan sa pag salin-wika sa Kastila, Tsino at Pilipino ng hindi bababa sa dalawang araw bago ang pulong. Makakatulong ito upang tiyakin na ang mga serbisyo ay nakalaan at nakahanda. Para sa dagdag kaalaman o para humiling ng serbisyo, maki pagugnayan po sa bos@sfgov.org o tumawag sa (415) 554-5184.