

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

Agenda* / Notice of Assessment Appeals Board Assessment Appeals Pre-Hearing Conference Hearing

REMOTE MEETING PUBLIC COMMENT CALL-IN 1(415) 906-4659 / Meeting ID: ID: 343 119 740#

Wednesday, December 14, 2022

01:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Announcements
- 2) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 3) Hearing, discussion, and possible action involving:

| | |
|----------------------|-----------------------------|
| APPLICATION: | 2021-1017 |
| APPLICANT: | URBAN PIONEER PROPERTY MGMT |
| PARCEL NO: | 3727 040 |
| PARCEL ADDRESS: | 617-619 NATOMA ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,868,991.00 |
| APPLICANT'S OPINION: | \$1,121,000.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

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

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|----------------------|-----------------------------|
| APPLICATION: | 2021-1282 |
| APPLICANT: | THE NEIMAN-MARCUS GROUP INC |
| PARCEL NO: | 0313 018 |
| PARCEL ADDRESS: | 150 STOCKTON ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$195,323,910.00 |
| APPLICANT'S OPINION: | \$97,661,955.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

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5) Hearing, discussion, and possible action involving:

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|----------------------|--------------------|
| APPLICATION: | 2021-1283 |
| APPLICANT: | 1844 MARKET ST LLC |
| PARCEL NO: | 0871 016 |
| PARCEL ADDRESS: | 1844 MARKET ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$82,549,808.00 |
| APPLICANT'S OPINION: | \$41,274,904.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

6) Hearing, discussion, and possible action involving:

| | |
|----------------------|-----------------------|
| APPLICATION: | 2021-1284 |
| APPLICANT: | LCR 1333 COLUMBUS LLC |
| PARCEL NO: | 0024 017 |
| PARCEL ADDRESS: | 1333 COLUMBUS AVE |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,146,581.00 |
| APPLICANT'S OPINION: | \$1,573,290.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

7) Hearing, discussion, and possible action involving:

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|----------------------|---------------------|
| APPLICATION: | 2021-1286 |
| APPLICANT: | LCR 1154 HOWARD LLC |
| PARCEL NO: | 3727 022 |
| PARCEL ADDRESS: | 1158 HOWARD ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,608,780.00 |
| APPLICANT'S OPINION: | \$5,304,390.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

8) Hearing, discussion, and possible action involving:

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|----------------------|------------------------|
| APPLICATION: | 2021-1288 |
| APPLICANT: | CFT NV KIM WOO R/E LLC |
| PARCEL NO: | 0318 013 |
| PARCEL ADDRESS: | 580 O'FARRELL ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$15,242,088.00 |
| APPLICANT'S OPINION: | \$7,621,044.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

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9) Hearing, discussion, and possible action involving:

| | |
|----------------------|---------------------------|
| APPLICATION: | 2021-1289 |
| APPLICANT: | CITIBANK AS LESSEE |
| PARCEL NO: | 2988A031 |
| PARCEL ADDRESS: | 130-140 W WEST PORTAL AVE |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$7,436,792.00 |
| APPLICANT'S OPINION: | \$3,718,396.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

10) Hearing, discussion, and possible action involving:

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|----------------------|--------------------------------|
| APPLICATION: | 2021-1291 |
| APPLICANT: | OSIB 816 FOLSOM PROPERTIES LLC |
| PARCEL NO: | 3733 014 |
| PARCEL ADDRESS: | 816 FOLSOM ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$15,242,088.00 |
| APPLICANT'S OPINION: | \$7,621,044.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

11) Hearing, discussion, and possible action involving:

| | |
|----------------------|--------------------|
| APPLICATION: | 2021-1323 |
| APPLICANT: | 2675 GEARY BLVD LP |
| PARCEL NO: | 1094 001 |
| PARCEL ADDRESS: | 2675 GEARY BLVD |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$160,372,630.00 |
| APPLICANT'S OPINION: | \$80,186,316.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

12) Hearing, discussion, and possible action involving:

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|----------------------|------------------|
| APPLICATION: | 2021-1324 |
| APPLICANT: | 146 GEARY LLC |
| PARCEL NO: | 0309 007 |
| PARCEL ADDRESS: | 146 GEARY ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$45,162,552.00 |
| APPLICANT'S OPINION: | \$22,581,276.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WD/PHC |

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13) Hearing, discussion, and possible action involving:

| | |
|----------------------|----------------------------------|
| APPLICATION: | 2021-1337 |
| APPLICANT: | COLUMBIA REIT 201 CALIFORNIA LLC |
| PARCEL NO: | 0262 021 |
| PARCEL ADDRESS: | 201 CALIFORNIA ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$241,442,422.00 |
| APPLICANT'S OPINION: | \$120,788,634.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

14) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------|
| APPLICATION: | 2021-1338 |
| APPLICANT: | 10 SVN HOLDINGS, LLC |
| PARCEL NO: | 3506 003A |
| PARCEL ADDRESS: | 80 SOUTH VAN NESS AVE |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,309,874.00 |
| APPLICANT'S OPINION: | \$1,654,937.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

15) Hearing, discussion, and possible action involving:

| | |
|----------------------|----------------------------|
| APPLICATION: | 2021-1339 |
| APPLICANT: | 10 SVN HOLDINGS, LLC |
| PARCEL NO: | 3506 004 |
| PARCEL ADDRESS: | 12-50 S SOUTH VAN NESS AVE |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$61,366,509.00 |
| APPLICANT'S OPINION: | \$30,683,254.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

16) Hearing, discussion, and possible action involving:

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|----------------------|--------------------------------|
| APPLICATION: | 2021-1340 |
| APPLICANT: | TENTH AND MARKET HOLDINGS, LLC |
| PARCEL NO: | 3507 041 |
| PARCEL ADDRESS: | 1401 MARKET ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$433,824,877.00 |
| APPLICANT'S OPINION: | \$217,273,783.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

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17) Hearing, discussion, and possible action involving:

| | |
|----------------------|------------------------------|
| APPLICATION: | 2021-1341 |
| APPLICANT: | ST FRANCIS MEMORIAL HOSPITAL |
| PARCEL NO: | 0251 009 |
| PARCEL ADDRESS: | 1230-1240 PINE ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$8,289,882.00 |
| APPLICANT'S OPINION: | \$4,144,941.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

18) Hearing, discussion, and possible action involving:

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|----------------------|------------------------------|
| APPLICATION: | 2021-1343 |
| APPLICANT: | ST FRANCIS MEMORIAL HOSPITAL |
| PARCEL NO: | 0278 020 |
| PARCEL ADDRESS: | 909 HYDE ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$44,335,851.00 |
| APPLICANT'S OPINION: | \$22,276,551.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

19) Hearing, discussion, and possible action involving:

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|----------------------|--------------------------|
| APPLICATION: | 2021-1344 |
| APPLICANT: | ST FRANCIS HOSPITAL ASSN |
| PARCEL NO: | 0280 031 |
| PARCEL ADDRESS: | 1199 BUSH ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$49,121,773.00 |
| APPLICANT'S OPINION: | \$24,577,781.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

20) Hearing, discussion, and possible action involving:

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|----------------------|-------------------------------|
| APPLICATION: | 2021-1345 |
| APPLICANT: | DCP SF COLUMBUS AVE OWNER LLC |
| PARCEL NO: | 0022 010 |
| PARCEL ADDRESS: | 475 BEACH ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$79,226,591.00 |
| APPLICANT'S OPINION: | \$39,613,296.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
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21) Hearing, discussion, and possible action involving:

| | |
|----------------------|-------------------------------|
| APPLICATION: | 2021-1346 |
| APPLICANT: | DCP SF COLUMBUS AVE OWNER LLC |
| PARCEL NO: | 0022 012 |
| PARCEL ADDRESS: | 475 BEACH ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$11,723,588.00 |
| APPLICANT'S OPINION: | \$5,861,794.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

22) Hearing, discussion, and possible action involving:

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|----------------------|--------------------|
| APPLICATION: | 2021-1347 |
| APPLICANT: | FC 2175 MARKET LLC |
| PARCEL NO: | 3543 025 |
| PARCEL ADDRESS: | 2175 MARKET ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$49,867,681.00 |
| APPLICANT'S OPINION: | \$24,988,407.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

23) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------|
| APPLICATION: | 2021-1348 |
| APPLICANT: | ULLMAN, SEPS & STEIN LTD LP |
| PARCEL NO: | 0808 068 |
| PARCEL ADDRESS: | 459 GOUGH ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,244,127.00 |
| APPLICANT'S OPINION: | \$622,063.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

24) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------|
| APPLICATION: | 2021-1358 |
| APPLICANT: | ULLMAN, SEPS & STEIN LTD LP |
| PARCEL NO: | 0808 069 |
| PARCEL ADDRESS: | 455 GOUGH ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,036,773.00 |
| APPLICANT'S OPINION: | \$518,387.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

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25) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------|
| APPLICATION: | 2021-1359 |
| APPLICANT: | ULLMAN, SEPS & STEIN LTD LP |
| PARCEL NO: | 0808 070 |
| PARCEL ADDRESS: | 451 GOUGH ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,304,605.00 |
| APPLICANT'S OPINION: | \$652,302.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

26) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------|
| APPLICATION: | 2021-1360 |
| APPLICANT: | ULLMAN, SEPS & STEIN LTD LP |
| PARCEL NO: | 0808 071 |
| PARCEL ADDRESS: | 302 IVY ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,831,633.00 |
| APPLICANT'S OPINION: | \$915,816.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

27) Hearing, discussion, and possible action involving:

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|----------------------|---------------------------------|
| APPLICATION: | 2021-1361 |
| APPLICANT: | JMDH REAL ESTATE OF SF II L CEO |
| PARCEL NO: | 4343 001b |
| PARCEL ADDRESS: | 2121 EVANS AVE |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$9,385,380.00 |
| APPLICANT'S OPINION: | \$4,692,690.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

28) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------|
| APPLICATION: | 2021-1362 |
| APPLICANT: | JMDH REAL ESTATE OF SF, LLC |
| PARCEL NO: | 4343 002 |
| PARCEL ADDRESS: | 2045 EVANS AVE |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$18,821,773.00 |
| APPLICANT'S OPINION: | \$9,410,887.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

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29) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------|
| APPLICATION: | 2021-1363 |
| APPLICANT: | JMDH REAL ESTATE OF SF, LLC |
| PARCEL NO: | 4343 016 |
| PARCEL ADDRESS: | 2045 EVANS AVE |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$542,899.00 |
| APPLICANT'S OPINION: | \$271,450.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

30) Hearing, discussion, and possible action involving:

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|----------------------|--|
| APPLICATION: | 2021-1364 |
| APPLICANT: | PELLMAN MICHAEL/SPELLMAN MICHAEL & KEITH M |
| PARCEL NO: | 0503 007 |
| PARCEL ADDRESS: | 1520 GREENWICH ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,701,113.00 |
| APPLICANT'S OPINION: | \$1,850,556.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

31) Hearing, discussion, and possible action involving:

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|----------------------|--------------------|
| APPLICATION: | 2021-1365 |
| APPLICANT: | FC 2175 MARKET LLC |
| PARCEL NO: | 3543 026 |
| PARCEL ADDRESS: | 2175 MARKET ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,142,732.00 |
| APPLICANT'S OPINION: | \$2,571,366.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

32) Hearing, discussion, and possible action involving:

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|----------------------|--------------------|
| APPLICATION: | 2021-1366 |
| APPLICANT: | FC 2175 MARKET LLC |
| PARCEL NO: | 3543 027 |
| PARCEL ADDRESS: | 2175 MARKET ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,971,380.00 |
| APPLICANT'S OPINION: | \$985,690.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

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33) Hearing, discussion, and possible action involving:

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|----------------------|--------------------|
| APPLICATION: | 2021-1367 |
| APPLICANT: | FC 2175 MARKET LLC |
| PARCEL NO: | 3543 028 |
| PARCEL ADDRESS: | 2175 MARKET ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,457,104.00 |
| APPLICANT'S OPINION: | \$728,552.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

34) Hearing, discussion, and possible action involving:

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|----------------------|------------------------|
| APPLICATION: | 2021-1368 |
| APPLICANT: | 1045 SANSOME OWNER LLC |
| PARCEL NO: | 0134 001 |
| PARCEL ADDRESS: | 1045 SANSOME ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$69,714,840.00 |
| APPLICANT'S OPINION: | \$34,857,420.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

35) Hearing, discussion, and possible action involving:

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|----------------------|----------------------------|
| APPLICATION: | 2021-1370 |
| APPLICANT: | 1740-1760 CESAR CHAVEZ ST. |
| PARCEL NO: | 4288 006 |
| PARCEL ADDRESS: | 1760 CESAR CHAVEZ ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$19,168,549.00 |
| APPLICANT'S OPINION: | \$9,584,274.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

36) Hearing, discussion, and possible action involving:

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|----------------------|--------------------|
| APPLICATION: | 2021-1371 |
| APPLICANT: | 735 MONTGOMERY LLC |
| PARCEL NO: | 0195 001 |
| PARCEL ADDRESS: | 735 MONTGOMERY ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$27,619,200.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

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37) Hearing, discussion, and possible action involving:

| | |
|----------------------|---------------------|
| APPLICATION: | 2021-1372 |
| APPLICANT: | 1330 HOWARD LP |
| PARCEL NO: | 3509 009 |
| PARCEL ADDRESS: | 1330-1340 HOWARD ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,209,166.00 |
| APPLICANT'S OPINION: | \$3,104,582.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

38) Hearing, discussion, and possible action involving:

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|----------------------|----------------------|
| APPLICATION: | 2021-1377 |
| APPLICANT: | 152 GEARY STREET LLC |
| PARCEL NO: | 0309 008 |
| PARCEL ADDRESS: | 152 GEARY ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$22,753,000.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

39) Hearing, discussion, and possible action involving:

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|----------------------|--------------------------|
| APPLICATION: | 2021-1378 |
| APPLICANT: | WARWICK CALIFORNIA CORP. |
| PARCEL NO: | 0306 011 |
| PARCEL ADDRESS: | 484-486 GEARY ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,043,426.00 |
| APPLICANT'S OPINION: | \$2,021,714.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

40) Hearing, discussion, and possible action involving:

| | |
|----------------------|--------------------------|
| APPLICATION: | 2021-1379 |
| APPLICANT: | WARWICK CALIFORNIA CORP. |
| PARCEL NO: | 0306 012 |
| PARCEL ADDRESS: | 490-498 GEARY ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$11,097,994.00 |
| APPLICANT'S OPINION: | \$6,196,643.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

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ASSESSMENT APPEALS BOARD

City Hall, Room 405
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41) Hearing, discussion, and possible action involving:

| | |
|----------------------|------------------|
| APPLICATION: | 2021-1380 |
| APPLICANT: | WELLS FARGO BANK |
| PARCEL NO: | 3710 020 |
| PARCEL ADDRESS: | 333 MARKET ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$449,656,206.00 |
| APPLICANT'S OPINION: | \$224,828,103.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

42) Hearing, discussion, and possible action involving:

| | |
|----------------------|------------------------------|
| APPLICATION: | 2021-1381 |
| APPLICANT: | CWI 2 SAN FRANCISCO HOTEL LP |
| PARCEL NO: | 0257 012 |
| PARCEL ADDRESS: | 600 STOCKTON ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$255,045,574.00 |
| APPLICANT'S OPINION: | \$132,921,755.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

43) Hearing, discussion, and possible action involving:

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|----------------------|---------------------|
| APPLICATION: | 2021-1383 |
| APPLICANT: | UPG MUSEUM PARC LLC |
| PARCEL NO: | 3751 175 |
| PARCEL ADDRESS: | 300 3RD ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$18,227,435.00 |
| APPLICANT'S OPINION: | \$9,113,718.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

44) Hearing, discussion, and possible action involving:

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|----------------------|--------------------|
| APPLICATION: | 2021-1391 |
| APPLICANT: | KRIEGER PROPERTIES |
| PARCEL NO: | 1084 005 |
| PARCEL ADDRESS: | 3535 GEARY BLVD |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$667,851.00 |
| APPLICANT'S OPINION: | \$333,926.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POST/TP |

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45) Hearing, discussion, and possible action involving:

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

46) Hearing, discussion, and possible action involving:

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

47) Hearing, discussion, and possible action involving:

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

48) Hearing, discussion, and possible action involving:

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

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49) Hearing, discussion, and possible action involving:

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

50) Hearing, discussion, and possible action involving:

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

51) Hearing, discussion, and possible action involving:

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|----------------------|---------------------------|
| APPLICATION: | 2021-1660 |
| APPLICANT: | RHI-MOSSER 2775 MARKET ST |
| PARCEL NO: | 2650 044 |
| PARCEL ADDRESS: | 2775 MARKET ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$16,657,043.00 |
| APPLICANT'S OPINION: | \$12,005,000.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

52) Hearing, discussion, and possible action involving:

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|----------------------|----------------------------------|
| APPLICATION: | 2021-1661 |
| APPLICANT: | 840 VAN NESS AVENUE PROPERTY LLC |
| PARCEL NO: | 0739 009 |
| PARCEL ADDRESS: | 840 VAN NESS AVE |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$15,436,074.00 |
| APPLICANT'S OPINION: | \$14,348.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

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53) Hearing, discussion, and possible action involving:

| | |
|----------------------|--------------------------------|
| APPLICATION: | 2021-1662 |
| APPLICANT: | 1029 GEARY STREET PROPERTY LLC |
| PARCEL NO: | 0715 010A |
| PARCEL ADDRESS: | 1029-1035 GEARY ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$17,571,830.00 |
| APPLICANT'S OPINION: | \$13,006,508.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

54) Hearing, discussion, and possible action involving:

| | |
|----------------------|------------------------------|
| APPLICATION: | 2021-1663 |
| APPLICANT: | 281 TURK STREET PROPERTY LLC |
| PARCEL NO: | 0344 006B |
| PARCEL ADDRESS: | 281-299 TURK ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$13,367,030.00 |
| APPLICANT'S OPINION: | \$10,000,000.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

55) Hearing, discussion, and possible action involving:

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|----------------------|-------------------------------|
| APPLICATION: | 2021-1664 |
| APPLICANT: | 775 GEARY STREET PROPERTY LLC |
| PARCEL NO: | 0319 022 |
| PARCEL ADDRESS: | 775 GEARY ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,402,627.00 |
| APPLICANT'S OPINION: | \$8,003,204.00 |
| TAXABLE YEAR: | 2021 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

56) Hearing, discussion, and possible action involving:

| | |
|----------------------|-------------------|
| APPLICATION: | 2021-7436 |
| APPLICANT: | DIAMOND, MATTHEW |
| PARCEL NO: | 3728 032 |
| PARCEL ADDRESS: | 727-731 NATOMA ST |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$527,964.00 |
| APPLICANT'S OPINION: | \$461,968.00 |
| TAXABLE YEAR: | 2021 |
| 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

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.

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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.