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

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING

REMOTE MEETING **PUBLIC COMMENT CALL-IN** 1(415) 906-4659 / Meeting ID: 147 339 690

TUESDAY, JULY 11, 2023 9:30 AM

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

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

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

- 1. Announcements
- 2. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
- Closed session with legal counsel to deliberate and take possible action on the below listed applications that were taken under submission on May 19, 2023. (Pursuant to Property Tax Rule 301 and/or 313):

1) APPLICATION: 2019-1004 APPLICANT: 3388 LLC PARCEL NO: 3569 136

PARCEL ADDRESS: 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$654,150.00 APPLICANT'S OPINION: \$327,075.00

TAXABLE YEAR: 2018

2) APPLICATION: 2019-1005 APPLICANT: 3388 LLC PARCEL NO: 3569 137 PARCEL ADDRESS: 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$699,576.00 APPLICANT'S OPINION: \$349,788.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

3) APPLICATION: 2019-1006 APPLICANT: 3388 LLC PARCEL NO: 3569 138 PARCEL ADDRESS: 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$654,150.00 APPLICANT'S OPINION: \$327,075.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

4) APPLICATION: 2019-1007 APPLICANT: 3388 LLC PARCEL NO: 3569 139 PARCEL ADDRESS: 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$690,490.00 APPLICANT'S OPINION: \$345,245.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

5) APPLICATION: 2019-1008 APPLICANT: 3388 LLC PARCEL NO: 3569 140 PARCEL ADDRESS: 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$654,150.00 APPLICANT'S OPINION: \$327,075.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

6) APPLICATION: 2019-1009 APPLICANT: 3388 LLC PARCEL NO: 3569 141 PARCEL ADDRESS: 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$763,174.00 APPLICANT'S OPINION: \$381,587.00

TAXABLE YEAR: 2018

7) APPLICATION: 2019-1010 APPLICANT: 3388 LLC PARCEL NO: 3569 142 PARCEL ADDRESS: 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$654,150.00 APPLICANT'S OPINION: \$327,075.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

8) APPLICATION: 2019-1011 APPLICANT: 3388 LLC PARCEL NO: 3569 143 PARCEL ADDRESS: 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$690,490.00 APPLICANT'S OPINION: \$345,245.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

9) APPLICATION: 2019-1012 APPLICANT: 3388 LLC PARCEL NO: 3569 144 PARCEL ADDRESS: 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$654,150.00 APPLICANT'S OPINION: \$327,075.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

 10) APPLICATION:
 2019-1013

 APPLICANT:
 3388 LLC

 PARCEL NO:
 3569 145

 PARCEL ADDRESS:
 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$654,150.00 APPLICANT'S OPINION: \$327,075.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

 11) APPLICATION:
 2019-1014

 APPLICANT:
 3388 LLC

 PARCEL NO:
 3569 146

 PARCEL ADDRESS:
 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$690,490.00 APPLICANT'S OPINION: \$345,245.00

TAXABLE YEAR: 2018

12) APPLICATION: 2019-1015 APPLICANT: 3388 LLC PARCEL NO: 3569 147 PARCEL ADDRESS: 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$690,490.00 APPLICANT'S OPINION: \$345,245.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

13) APPLICATION: 2019-1016 APPLICANT: 3388 LLC PARCEL NO: 3569 148 PARCEL ADDRESS: 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$690,490.00 APPLICANT'S OPINION: \$345,245.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

 14) APPLICATION:
 2019-1017

 APPLICANT:
 3388 LLC

 PARCEL NO:
 3569 149

 PARCEL ADDRESS:
 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$690,490.00 APPLICANT'S OPINION: \$345,245.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

15) APPLICATION: 2019-1018
APPLICANT: 3388 LLC
PARCEL NO: 3569 150
PARCEL ADDRESS: 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$690,490.00 APPLICANT'S OPINION: \$345,245.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

16) APPLICATION: 2019-1019
APPLICANT: 3388 LLC
PARCEL NO: 3569 151
PARCEL ADDRESS: 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$690,490.00 APPLICANT'S OPINION: \$345,245.00

TAXABLE YEAR: 2018

 17) APPLICATION:
 2019-1020

 APPLICANT:
 3388 LLC

 PARCEL NO:
 3569 152

 PARCEL ADDRESS:
 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$726,832.00 APPLICANT'S OPINION: \$363,416.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

 18) APPLICATION:
 2019-1021

 APPLICANT:
 3388 LLC

 PARCEL NO:
 3569 153

 PARCEL ADDRESS:
 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$690,490.00 APPLICANT'S OPINION: \$345,245.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

19) APPLICATION: 2019-1022 APPLICANT: 3388 LLC PARCEL NO: 3569 154 PARCEL ADDRESS: 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$672,320.00 APPLICANT'S OPINION: \$336,160.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

 20) APPLICATION:
 2019-1023

 APPLICANT:
 3388 LLC

 PARCEL NO:
 3569 155

 PARCEL ADDRESS:
 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$654,150.00 APPLICANT'S OPINION: \$327,075.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

 21) APPLICATION:
 2019-1024

 APPLICANT:
 3388 LLC

 PARCEL NO:
 3569 156

 PARCEL ADDRESS:
 3388 17TH ST

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$1,344,640.00 APPLICANT'S OPINION: \$672,320.00

TAXABLE YEAR: 2018

22) APPLICATION: 2019-1025 APPLICANT: GMA 38 LLC PARCEL NO: 3569 113

PARCEL ADDRESS: 3338 17TH ST #100

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$1,716,868.00 APPLICANT'S OPINION: \$858,434.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

23) APPLICATION: 2019-1026 APPLICANT: GMA 38 LLC PARCEL NO: 3569 132

PARCEL ADDRESS: 3338 17TH ST #209

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$0.00 APPLICANT'S OPINION: \$0.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

24) APPLICATION: 2019-1027 APPLICANT: GMA 38 LLC PARCEL NO: 3569 131

PARCEL ADDRESS: 3338 17TH ST #208

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$686,746.00 APPLICANT'S OPINION: \$343,373.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

25) APPLICATION: 2019-1028 APPLICANT: GMA 38 LLC PARCEL NO: 3569 130

PARCEL ADDRESS: 3338 17TH ST #207

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$686,746.00 APPLICANT'S OPINION: \$343,373.00

TAXABLE YEAR: 2018
APPEAL TYPE: Real Property

ROLL TYPE: SUPPLEMENTAL

26) APPLICATION: 2019-1029 APPLICANT: GMA 38 LLC PARCEL NO: 3569 129

PARCEL ADDRESS: 3338 17TH ST #206

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$686,746.00 APPLICANT'S OPINION: \$343,373.00

TAXABLE YEAR: 2018

27) APPLICATION: 2019-1030 APPLICANT: GMA 38 LLC PARCEL NO: 3569 128

PARCEL ADDRESS: 3338 17TH ST #205

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$686,746.00 APPLICANT'S OPINION: \$343,373.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

28) APPLICATION: 2019-1031 APPLICANT: GMA 38 LLC PARCEL NO: 3569 127

PARCEL ADDRESS: 3338 17TH ST #204

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$686,746.00 APPLICANT'S OPINION: \$343,373.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

29) APPLICATION: 2019-1032 APPLICANT: GMA 38 LLC PARCEL NO: 3569 126

PARCEL ADDRESS: 3338 17TH ST #203

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$686,746.00 APPLICANT'S OPINION: \$343,373.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property SUPPLEMENTAL

30) APPLICATION: 2019-1033 APPLICANT: GMA 38 LLC PARCEL NO: 3569 125

PARCEL ADDRESS: 3338 17TH ST #202

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$686,746.00 APPLICANT'S OPINION: \$343,373.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

31) APPLICATION: 2019-1034 APPLICANT: GMA 38 LLC PARCEL NO: 3569 124

PARCEL ADDRESS: 3338 17TH ST #201

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$686,746.00 APPLICANT'S OPINION: \$343,373.00

TAXABLE YEAR: 2018

32) APPLICATION: 2019-1035 APPLICANT: GMA 38 LLC PARCEL NO: 3569 123

PARCEL ADDRESS: 3338 17TH ST #110

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$650,602.00 APPLICANT'S OPINION: \$325,301.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

33) APPLICATION: 2019-1036 APPLICANT: GMA 38 LLC PARCEL NO: 3569 122

PARCEL ADDRESS: 3338 17TH ST #109

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$650,602.00 APPLICANT'S OPINION: \$325,301.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

34) APPLICATION: 2019-1037 APPLICANT: GMA 38 LLC PARCEL NO: 3569 121

PARCEL ADDRESS: 3338 17TH ST #108

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$686,746.00 APPLICANT'S OPINION: \$343,373.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

35) APPLICATION: 2019-1038 APPLICANT: GMA 38 LLC PARCEL NO: 3569 120

PARCEL ADDRESS: 3338 17TH ST #107

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$451,808.00 APPLICANT'S OPINION: \$225,904.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

36) APPLICATION: 2019-1039 APPLICANT: GMA 38 LLC PARCEL NO: 3569 119

PARCEL ADDRESS: 3338 17TH ST #106

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$686,746.00 APPLICANT'S OPINION: \$343,373.00

TAXABLE YEAR: 2018

 37) APPLICATION:
 2019-1040

 APPLICANT:
 GMA 38 LLC

 PARCEL NO:
 3569 118

PARCEL ADDRESS: 3338 17TH ST #105

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$650,602.00 APPLICANT'S OPINION: \$325,301.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

38) APPLICATION: 2019-1041 APPLICANT: GMA 38 LLC PARCEL NO: 3569 117

PARCEL ADDRESS: 3338 17TH ST #104

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$650,602.00 APPLICANT'S OPINION: \$325,301.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

39) APPLICATION: 2019-1042 APPLICANT: GMA 38 LLC PARCEL NO: 3569 116

PARCEL ADDRESS: 3338 17TH ST #103

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$650,602.00 APPLICANT'S OPINION: \$325,301.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

40) APPLICATION: 2019-1043 APPLICANT: GMA 38 LLC PARCEL NO: 3569 115

PARCEL ADDRESS: 3338 17TH ST #102

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$686,746.00 APPLICANT'S OPINION: \$343,373.00 TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

41) APPLICATION: 2019-1044 APPLICANT: GMA 38 LLC PARCEL NO: 3569 114

PARCEL ADDRESS: 3338 17TH ST #101

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$650,602.00 APPLICANT'S OPINION: \$325,301.00

TAXABLE YEAR: 2018

42) APPLICATION: 2019-1045 APPLICANT: GMA 38 LLC PARCEL NO: 3569 133

PARCEL ADDRESS: 3338 17TH ST #210

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$686,746.00 APPLICANT'S OPINION: \$343,373.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

43) APPLICATION: 2019-1081 APPLICANT: 3388 LLC PARCEL NO: 3569 157

PARCEL ADDRESS: 81 RONDEL PLACE

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$1,475,000.00 APPLICANT'S OPINION: \$737,500.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

44) APPLICATION: 2019-1082 APPLICANT: 3388 LLC PARCEL NO: 3569 158

PARCEL ADDRESS: 83 RONDEL PLACE

TOPIC: Legal-Bifurcated/No Change in Ownership

CURRENT ASSESSMENT: \$1,775,000.00 APPLICANT'S OPINION: \$887,500.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

- 4. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
- 5. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
- 6. Adjournment.

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.

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