

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 Board 2 Hearing

**REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 647 501 439#**

**Wednesday, August 24, 2022
09:30 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.)
- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2020-1025
APPLICANT:	TRADER JOES
PARCEL NO:	2020201163
PARCEL ADDRESS:	555 9TH ST
TOPIC:	
CURRENT ASSESSMENT:	\$2,062,307.00
APPLICANT'S OPINION:	\$1,031,154.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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

4) Hearing, discussion, and possible action involving:

APPLICATION:	2020-1026
APPLICANT:	TRADER JOES
PARCEL NO:	2020201267
PARCEL ADDRESS:	3 MASONIC AVE
TOPIC:	
CURRENT ASSESSMENT:	\$1,941,747.00
APPLICANT'S OPINION:	\$970,874.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

5) Hearing, discussion, and possible action involving:

APPLICATION:	2020-1027
APPLICANT:	TRADER JOES
PARCEL NO:	2020202027
PARCEL ADDRESS:	401 BAY ST
TOPIC:	
CURRENT ASSESSMENT:	\$1,258,830.00
APPLICANT'S OPINION:	\$642,916.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

6) Hearing, discussion, and possible action involving:

APPLICATION:	2020-1028
APPLICANT:	TRADER JOES
PARCEL NO:	2020203028
PARCEL ADDRESS:	265 WINSTON DR
TOPIC:	
CURRENT ASSESSMENT:	\$2,816,636.00
APPLICANT'S OPINION:	\$1,408,319.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

7) Hearing, discussion, and possible action involving:

APPLICATION:	2020-1029
APPLICANT:	TRADER JOES
PARCEL NO:	2020203842
PARCEL ADDRESS:	1095 HYDE ST
TOPIC:	
CURRENT ASSESSMENT:	\$4,556,436.00
APPLICANT'S OPINION:	\$2,278,219.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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

8) Hearing, discussion, and possible action involving:

APPLICATION:	2020-1030
APPLICANT:	TRADER JOES
PARCEL NO:	2020206798
PARCEL ADDRESS:	10 4TH ST
TOPIC:	
CURRENT ASSESSMENT:	\$3,532,648.00
APPLICANT'S OPINION:	\$1,766,264.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

9) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0236
APPLICANT:	MISSION SANTA ROSA BROS LLC
PARCEL NO:	3147 001
PARCEL ADDRESS:	4500-4510 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,589,581.00
APPLICANT'S OPINION:	\$2,753,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0364
APPLICANT:	520 9th STREET LLC
PARCEL NO:	3526 005
PARCEL ADDRESS:	520V 9TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,672,750.00
APPLICANT'S OPINION:	\$4,500,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0376
APPLICANT:	LEUNG, EUGENE/LEE, CHARLENE TRUST
PARCEL NO:	1104 008
PARCEL ADDRESS:	156 TERRA VISTA AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,845,788.00
APPLICANT'S OPINION:	\$1,707,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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

12) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0444
APPLICANT:	2988 PACIFIC LTD PARTNERSHIP
PARCEL NO:	0963 010
PARCEL ADDRESS:	2988 PACIFIC AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,913,471.00
APPLICANT'S OPINION:	\$2,948,190.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0468
APPLICANT:	JULIA APARTMENTS, LP
PARCEL NO:	1427 001
PARCEL ADDRESS:	4405-4429 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,796,732.00
APPLICANT'S OPINION:	\$7,502,510.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0557
APPLICANT:	HERSCOWITZ LVG TRUST
PARCEL NO:	2717 057
PARCEL ADDRESS:	10 GLENDALE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,065,169.00
APPLICANT'S OPINION:	\$4,005,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0564
APPLICANT:	REGENT WEST LTD. LP
PARCEL NO:	3559 013
PARCEL ADDRESS:	2275 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,113,190.00
APPLICANT'S OPINION:	\$4,000,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

16) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0572
APPLICANT:	YAN/LEVY FAMILY TRUST
PARCEL NO:	3062 022
PARCEL ADDRESS:	712 DETROIT ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$1,604,089.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0589
APPLICANT:	SULLIVAN, DANIEL
PARCEL NO:	1154 004
PARCEL ADDRESS:	1031-1039 SCOTT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,723,432.00
APPLICANT'S OPINION:	\$3,000,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0591
APPLICANT:	VALENCIA HILL LLC
PARCEL NO:	3617 008
PARCEL ADDRESS:	1050-1058 VALENCIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,804,795.00
APPLICANT'S OPINION:	\$4,000,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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

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

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

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

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 Wilson Ng or Arthur Khoo at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame Wilson Ng or Arthur Khoo at (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.