

Phone (415) 554-6778  
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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: 915 153 264#**

**Monday, March 03, 2025**

**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:         | 2023-0114                |
| APPLICANT:           | MID MARKET FITNESS, INC. |
| PARCEL NO:           | 20230006380              |
| PARCEL ADDRESS:      | 1 10TH ST                |
| TOPIC:               |                          |
| CURRENT ASSESSMENT:  | \$3,907,692.00           |
| APPLICANT'S OPINION: | \$100,000.00             |
| TAXABLE YEAR:        | 2023                     |
| APPEAL TYPE:         | Personal Property        |
| ROLL TYPE:           | REGULAR                  |
| STATUS:              | WITHDRAWN                |

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0117  
APPLICANT: EMBARCADERO FITNESS, INC.  
PARCEL NO: 20230006361  
PARCEL ADDRESS: 2 EMBARCADERO CTR, 2ND FLR  
TOPIC:  
CURRENT ASSESSMENT: \$3,565,207.00  
APPLICANT'S OPINION: \$100,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2023-0635  
APPLICANT: M-J INVESTMENTS LLC  
PARCEL NO: 1182 023  
PARCEL ADDRESS: 1355 FULTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,835,287.00  
APPLICANT'S OPINION: \$4,700,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1574  
APPLICANT: PEGASUS PASSAGE LLC  
PARCEL NO: 2647 035  
PARCEL ADDRESS: 400-418 CASTRO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,894,800.00  
APPLICANT'S OPINION: \$6,800,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1623  
APPLICANT: O'CONNOR FAMILY TRUST  
PARCEL NO: 3569 038  
PARCEL ADDRESS:  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$8,080,000.00  
APPLICANT'S OPINION: \$7,275,000.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1624  
APPLICANT: O'CONNOR FAMILY TRUST  
PARCEL NO: 3569 038  
PARCEL ADDRESS:  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$378,310.00  
APPLICANT'S OPINION: \$370,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2023-7435  
APPLICANT: WONG, JAMES  
PARCEL NO: 1765 014  
PARCEL ADDRESS: 1379 10TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,551,504.00  
APPLICANT'S OPINION: \$6,300,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2023-7899  
APPLICANT: SACRAMENTO EVERS FAMILY PARTNERSHIP  
PARCEL NO: 1009 011  
PARCEL ADDRESS: 3442-3448 SACRAMENTO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,204,897.00  
APPLICANT'S OPINION: \$2,100,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/ASR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2023-8131  
APPLICANT: 3605 20TH II LLC  
PARCEL NO: 3608 075  
PARCEL ADDRESS: 3605 20TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$16,715,602.00  
APPLICANT'S OPINION: \$8,300,000.00  
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: 2023-8134  
APPLICANT: 3440 20TH II LLC  
PARCEL NO: 3595 048  
PARCEL ADDRESS: 3440 20TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$17,574,174.00  
APPLICANT'S OPINION: \$8,700,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION: 2023-8135  
APPLICANT: 3035 BAKER II LLC  
PARCEL NO: 0933 005  
PARCEL ADDRESS: 3035 BAKER ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,915,229.00  
APPLICANT'S OPINION: \$4,950,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2023-8136  
APPLICANT: 1064 DOLORES II LLC  
PARCEL NO: 3649 007  
PARCEL ADDRESS: 1064 DOLORES ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,250,070.00  
APPLICANT'S OPINION: \$3,600,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION: 2023-8144  
APPLICANT: 295-299 CASTRO II LLC  
PARCEL NO: 3561 086  
PARCEL ADDRESS: 295-299 CASTRO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,015,830.00  
APPLICANT'S OPINION: \$3,000,000.00  
TAXABLE YEAR: 2023  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

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

|                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2023-8152        |
| APPLICANT:           | H22 LLC          |
| PARCEL NO:           | 3639 001         |
| PARCEL ADDRESS:      | 2600 HARRISON ST |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$16,921,678.00  |
| APPLICANT'S OPINION: | \$8,500,000.00   |
| TAXABLE YEAR:        | 2023             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |

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

|                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2023-8160        |
| APPLICANT:           | 11 DOLORES I3 LP |
| PARCEL NO:           | 3534 031A        |
| PARCEL ADDRESS:      | 11 DOLORES ST    |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$9,474,893.00   |
| APPLICANT'S OPINION: | \$4,700,000.00   |
| TAXABLE YEAR:        | 2023             |
| 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](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).

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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**

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.

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](mailto: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](mailto: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](mailto:bos@sfgov.org) o tumawag sa (415) 554-5184.

\* Public comment will be taken on every item on the agenda.