

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: 318 323 115#**

**Wednesday, August 17, 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:	2019-0866
APPLICANT:	MY FITNESS PAL INC.
PARCEL NO:	2019209726
PARCEL ADDRESS:	135 TOWNSEND ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$9,628,954.00
APPLICANT'S OPINION:	\$4,815,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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

APPLICATION:	2020-0273
APPLICANT:	SUNHILL ENTERPRISES L.P.
PARCEL NO:	1434 020
PARCEL ADDRESS:	3842-3854 GEARY BLVD
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,262,368.00
APPLICANT'S OPINION:	\$2,810,000.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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

APPLICATION:	2020-1035
APPLICANT:	CAPITAL ONE
PARCEL NO:	2020207667
PARCEL ADDRESS:	575 MARKET ST, 7TH FL
TOPIC:	
CURRENT ASSESSMENT:	\$30,508.00
APPLICANT'S OPINION:	\$15,254.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2020-1036
APPLICANT:	CAPITAL ONE 360 CAFE
PARCEL NO:	2020203899
PARCEL ADDRESS:	101 POST ST
TOPIC:	
CURRENT ASSESSMENT:	\$3,127,656.00
APPLICANT'S OPINION:	\$1,563,828.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2020-1339
APPLICANT:	MY FITNESS PAL INC.
PARCEL NO:	2020206089
PARCEL ADDRESS:	135 TOWNSEND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,544,747.00
APPLICANT'S OPINION:	\$4,775,000.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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

APPLICATION:	2021-0007
APPLICANT:	140 20TH AVENUE OWNER LP
PARCEL NO:	1379 030
PARCEL ADDRESS:	140 20TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,088,552.00
APPLICANT'S OPINION:	\$4,503,535.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2021-0076
APPLICANT:	CALIFORNIA STREET COMPLEX ASSOCIATES LP
PARCEL NO:	1031 028
PARCEL ADDRESS:	3149 CALIFORNIA ST
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	\$187,200.00
APPLICANT'S OPINION:	\$59,393.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POST/ASR

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

APPLICATION:	2021-0077
APPLICANT:	CALIFORNIA STREET COMPLEX ASSOCIATES LP
PARCEL NO:	1031 028
PARCEL ADDRESS:	3149 CALIFORNIA ST
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	\$187,200.00
APPLICANT'S OPINION:	\$59,393.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POST/ASR

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

APPLICATION:	2021-0094
APPLICANT:	3875 18TH ST I7 LP
PARCEL NO:	3585 088
PARCEL ADDRESS:	3875 18TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,684,834.00
APPLICANT'S OPINION:	\$4,300,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/ASR

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

APPLICATION:	2021-0095
APPLICANT:	3201 23RD ST I7 LP
PARCEL NO:	3642 001
PARCEL ADDRESS:	3201 23RD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,536,384.00
APPLICANT'S OPINION:	\$5,800,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2021-0104
APPLICANT:	642 ALVARADO ST I7 LP
PARCEL NO:	2771 044
PARCEL ADDRESS:	642 ALVARADO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$18,144,613.00
APPLICANT'S OPINION:	\$9,100,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2021-0112
APPLICANT:	MOLTOBEST LP
PARCEL NO:	23 3509 4
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$14,520,000.00
APPLICANT'S OPINION:	\$10,000,000.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POST/TP

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

APPLICATION:	2021-0123
APPLICANT:	310 6TH AVE I5 LP
PARCEL NO:	1437 045
PARCEL ADDRESS:	310 6TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,474,117.00
APPLICANT'S OPINION:	\$4,200,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2021-0126
APPLICANT:	5959 MISSION DT G1 LP
PARCEL NO:	6469 016a
PARCEL ADDRESS:	5519 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,761,570.00
APPLICANT'S OPINION:	\$1,900,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2021-0127
APPLICANT:	4030 19TH ST G1 LP
PARCEL NO:	3583 019
PARCEL ADDRESS:	4030 19TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,698,336.00
APPLICANT'S OPINION:	\$3,800,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2021-0140
APPLICANT:	200 ARGUELLO BLVD G1 LP
PARCEL NO:	1015 032
PARCEL ADDRESS:	200 ARGUELLO BLVD
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,596,460.00
APPLICANT'S OPINION:	\$4,308,400.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2021-0207
APPLICANT:	OAKWOOD STONE APARTMENTS, LP
PARCEL NO:	3587 071
PARCEL ADDRESS:	9-11 OAKWOOD ST
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	\$180,000.00
APPLICANT'S OPINION:	\$75,489.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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

APPLICATION:	2021-0880
APPLICANT:	ROMEL 2400VN, LLC
PARCEL NO:	1763 019b
PARCEL ADDRESS:	1391 8TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,102,161.00
APPLICANT'S OPINION:	\$5,461,000.00
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](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).

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**

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.

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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.