

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 1 Hearing**

**REMOTE MEETING  
PUBLIC COMMENT CALL-IN  
1(415) 906-4659 / Meeting ID: 453 117 314#**

**Friday, February 18, 2022  
09:30 AM (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:	2019-0736
APPLICANT:	SHELL OWNERS ASSN-CALIF
PARCEL NO:	0026 028
PARCEL ADDRESS:	292 HYDE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,600,000.00
APPLICANT'S OPINION:	\$7,900,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1092  
APPLICANT: SANITARY FILL CO  
PARCEL NO: 4991 008  
PARCEL ADDRESS: 501 TUNNEL AVE  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$18,159,773.00  
APPLICANT'S OPINION: \$3,292,038.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1155  
APPLICANT: MACYS CA INC.  
PARCEL NO: 0314 005  
PARCEL ADDRESS: 188 O'FARRELL ST  
TOPIC: Change in Ownership-Bifurcated  
CURRENT ASSESSMENT: \$16,543,153.00  
APPLICANT'S OPINION: \$13,766,582.00  
TAXABLE YEAR: 1999  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION: 2020-0012  
APPLICANT: CUSTOM ORTHOPEDICS APPLIANCES CORPORATION  
PARCEL NO: 1217 025  
PARCEL ADDRESS: 3380-3400 DIVISADERO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,961,470.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2020-0060  
APPLICANT: CUSTOM ORTHOPEDICS APPLIANCES CORPORATION  
PARCEL NO: 1217 025  
PARCEL ADDRESS: 3380-3400 DIVISADERO ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$2,046,516.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2016  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2020-0061  
APPLICANT: EQX JACKSON SQ HOLDCO LLC  
PARCEL NO: 0206 014  
PARCEL ADDRESS: 425 WASHINGTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$10,194,900.00  
APPLICANT'S OPINION: \$7,150,000.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2020-0062  
APPLICANT: EQX JACKSON SQ HOLDCO LLC  
PARCEL NO: 0206 013  
PARCEL ADDRESS: 439 WASHINGTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$25,301,100.00  
APPLICANT'S OPINION: \$8,000,000.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2020-0405  
APPLICANT: CENTRAL GARDENS CONVALESCENT HOSPITAL INC.  
PARCEL NO: 0723 041  
PARCEL ADDRESS: 1355 ELLIS ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$16,320,000.00  
APPLICANT'S OPINION: \$8,000,000.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

11) Hearing, discussion, and possible action involving:

APPLICATION: 2020-0410  
APPLICANT: VAN NESS HAYES ASSOCIATES, LLC  
PARCEL NO: 0814A001  
PARCEL ADDRESS: 150 VAN NESS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$75,370,795.00  
APPLICANT'S OPINION: \$39,066,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE  
STATUS: POST/TP

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2020-0720  
APPLICANT: TOZZI, CHRISTINE  
PARCEL NO: 2020650240  
PARCEL ADDRESS: 0619  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$100,509.00  
APPLICANT'S OPINION: \$62,800.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1038  
APPLICANT: GS 1401 MISSION PROJECT OWNER  
PARCEL NO: 3510 001  
PARCEL ADDRESS: 1415 MISSION ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$73,972,440.00  
APPLICANT'S OPINION: \$36,000,000.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1039  
APPLICANT: BEHRINGER HARVARD MISSION OWNE  
PARCEL NO: 3547 053  
PARCEL ADDRESS: 71V SITUS TO BE ASSIGNED AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$130,050,000.00  
APPLICANT'S OPINION: \$65,019,000.00  
TAXABLE YEAR: 2020  
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 [sof@sfgov.org](mailto:sof@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/>

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### **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.

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.