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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 Pre-Hearing Conference Hearing**

**REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 323 657 619#**

**Friday, March 31, 2023
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:	2020-1624
APPLICANT:	H & S ENERGY LLC
PARCEL NO:	5235 011
PARCEL ADDRESS:	3800 3RD ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$2,931,429.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POST/TP

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1625
APPLICANT: H & S ENERGY LLC
PARCEL NO: 5235 011
PARCEL ADDRESS: 3800 3RD ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,931,429.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POST/TP

5) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0223
APPLICANT: 875 CALIFORNIA II LLC
PARCEL NO: 0256 117
PARCEL ADDRESS: 875 CALIFORNIA ST #604
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$2,430,000.00
APPLICANT'S OPINION: \$1,414,600.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0224
APPLICANT: 875 CALIFORNIA II LLC
PARCEL NO: 0256 118
PARCEL ADDRESS: 875 CALIFORNIA ST #605
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$2,430,000.00
APPLICANT'S OPINION: \$1,415,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0225
APPLICANT: 875 CALIFORNIA II LLC
PARCEL NO: 0256 119
PARCEL ADDRESS: 875 CALIFORNIA ST #606
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$810,000.00
APPLICANT'S OPINION: \$485,700.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0226
APPLICANT: 875 CALIFORNIA II LLC
PARCEL NO: 0256 120
PARCEL ADDRESS: 875 CALIFORNIA ST, #607
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$2,590,000.00
APPLICANT'S OPINION: \$1,506,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0227
APPLICANT: 875 CALIFORNIA II LLC
PARCEL NO: 0256 121
PARCEL ADDRESS: 875 CALIFORNIA ST #701
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$3,390,000.00
APPLICANT'S OPINION: \$1,965,200.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0228
APPLICANT: 875 CALIFORNIA II LLC
PARCEL NO: 0256 122
PARCEL ADDRESS: 875 CALIFORNIA ST #702
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$3,550,000.00
APPLICANT'S OPINION: \$2,057,000.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0229
APPLICANT: 875 CALIFORNIA II LLC
PARCEL NO: 0256 123
PARCEL ADDRESS: 875 CALIFORNIA ST #703
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$4,110,000.00
APPLICANT'S OPINION: \$2,378,100.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0230
APPLICANT: 875 CALIFORNIA II LLC
PARCEL NO: 0256 124
PARCEL ADDRESS: 875 CALIFORNIA ST #704
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$3,178,000.00
APPLICANT'S OPINION: \$1,859,200.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0231
APPLICANT: 875 CALIFORNIA II LLC
PARCEL NO: 0256 125
PARCEL ADDRESS: 875 CALIFORNIA ST #705
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$3,390,000.00
APPLICANT'S OPINION: \$1,962,300.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0232
APPLICANT: 875 CALIFORNIA II LLC
PARCEL NO: 0256 126
PARCEL ADDRESS: 875 CALIFORNIA ST PH1
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$5,230,000.00
APPLICANT'S OPINION: \$3,020,300.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0233
APPLICANT: 875 CALIFORNIA II LLC
PARCEL NO: 0256 128
PARCEL ADDRESS: 875 CALIFORNIA ST PH3
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$3,710,000.00
APPLICANT'S OPINION: \$2,148,700.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
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16) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0234
APPLICANT: 875 CALIFORNIA II LLC
PARCEL NO: 0256 129
PARCEL ADDRESS: 875 CALIFORNIA ST PH4
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$4,630,000.00
APPLICANT'S OPINION: \$2,676,300.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0238
APPLICANT: 200 ARGUELLO BLVD G1 LP
PARCEL NO: 1015 032
PARCEL ADDRESS: 200 ARGUELLO BLVD
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,761,995.00
APPLICANT'S OPINION: \$4,388,175.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0242
APPLICANT: 1450 GOLDEN GATE AVE G1 LP
PARCEL NO: 0754 006A
PARCEL ADDRESS: 1450 GOLDEN GATE AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,651,200.00
APPLICANT'S OPINION: \$2,346,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0244
APPLICANT: 1675 CLAY ST G1 LP
PARCEL NO: 0621 017
PARCEL ADDRESS: 1675 CLAY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,485,123.00
APPLICANT'S OPINION: \$2,754,204.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0246
APPLICANT: 1920 PACIFIC ST G1 LP
PARCEL NO: 0577 020
PARCEL ADDRESS: 1920 PACIFIC AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,738,858.00
APPLICANT'S OPINION: \$4,896,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0253
APPLICANT: 310 6TH AVE I5 LP
PARCEL NO: 1437 045
PARCEL ADDRESS: 310 6TH AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,643,598.00
APPLICANT'S OPINION: \$4,284,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0254
APPLICANT: 634 POWELL ST I5 LP
PARCEL NO: 0272 012
PARCEL ADDRESS: 634 POWELL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$15,083,476.00
APPLICANT'S OPINION: \$7,548,252.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0255
APPLICANT: 655 POWELL 15, LLC
PARCEL NO: 0273 001
PARCEL ADDRESS: 655 POWELL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$27,517,842.00
APPLICANT'S OPINION: \$13,829,632.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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24) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0256
APPLICANT: 686 POST ST I5 LP
PARCEL NO: 0298 013
PARCEL ADDRESS: 686 POST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,720,556.00
APPLICANT'S OPINION: \$4,386,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0257
APPLICANT: 721 GEARY ST I5 LP
PARCEL NO: 0319 027
PARCEL ADDRESS: 721 GEARY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$11,029,748.00
APPLICANT'S OPINION: \$5,508,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0258
APPLICANT: 1025 SUTTER ST I5 LP
PARCEL NO: 0301 021
PARCEL ADDRESS: 1025 SUTTER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,617,850.00
APPLICANT'S OPINION: \$4,794,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0259
APPLICANT: 2620 LAGUNA ST I5 LP
PARCEL NO: 0567 018
PARCEL ADDRESS: 2620-2620 LAGUNA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,886,344.00
APPLICANT'S OPINION: \$4,896,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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28) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0260
APPLICANT: 300 BUCHANAN 13, LP
PARCEL NO: 0851 013
PARCEL ADDRESS: 300 BUCHANAN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$40,642,410.00
APPLICANT'S OPINION: \$20,196,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0261
APPLICANT: 455 HYDE ST I3 LP
PARCEL NO: 0321 003
PARCEL ADDRESS: 455 HYDE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$19,816,041.00
APPLICANT'S OPINION: \$9,894,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0262
APPLICANT: 990 GEARY 13, LP
PARCEL NO: 0693 014
PARCEL ADDRESS: 990-990 GEARY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$25,578,442.00
APPLICANT'S OPINION: \$12,750,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0263
APPLICANT: 1035 SUTTER ST I3 LP
PARCEL NO: 0301 020
PARCEL ADDRESS: 1035 SUTTER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$18,850,918.00
APPLICANT'S OPINION: \$9,384,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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32) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0264
APPLICANT: 16 LAGUNA ST I2 LLC
PARCEL NO: 0871 010
PARCEL ADDRESS: 16 LAGUNA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,917,700.00
APPLICANT'S OPINION: \$5,447,563.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0474
APPLICANT: NUTRAGOODS INTERNATIONAL, LLC
PARCEL NO: 5323 012A
PARCEL ADDRESS: 1578 PALOU AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$605,478.00
APPLICANT'S OPINION: \$363,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

34) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0475
APPLICANT: NUTRAGOODS INTERNATIONAL, LLC
PARCEL NO: 5323 014
PARCEL ADDRESS: 1441 MENDELL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,076,406.00
APPLICANT'S OPINION: \$646,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

35) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0491
APPLICANT: 22 FRANKLIN LLC
PARCEL NO: 0836 031
PARCEL ADDRESS: 22-24 FRANKLIN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$21,301,562.00
APPLICANT'S OPINION: \$10,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0492
APPLICANT: 345 6TH LLC
PARCEL NO: 3753 081
PARCEL ADDRESS: 345 6TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$23,825,595.00
APPLICANT'S OPINION: \$15,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0493
APPLICANT: 363 6TH LLC
PARCEL NO: 3753 079
PARCEL ADDRESS: 363 6TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$47,560,740.00
APPLICANT'S OPINION: \$30,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0494
APPLICANT: 750 HARRISON LLC
PARCEL NO: 3751 029
PARCEL ADDRESS: 750 HARRISON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$33,777,627.00
APPLICANT'S OPINION: \$20,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0495
APPLICANT: 1335 FOLSOM LLC
PARCEL NO: 3519 105
PARCEL ADDRESS: 1335-1339 SITUS TO BE ASSIGNED ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$24,825,666.00
APPLICANT'S OPINION: \$14,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0496
APPLICANT: 4742 MISSION LLC
PARCEL NO: 6956 004
PARCEL ADDRESS: 4742-4746 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,734,443.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0497
APPLICANT: 4742 MISSION LLC
PARCEL NO: 6956 004
PARCEL ADDRESS: 4742-4746 MISSION ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,650,000.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

42) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0498
APPLICANT: 4742 MISSION LLC
PARCEL NO: 6956 005
PARCEL ADDRESS: 4742-4746 MISSION ST
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$3,150,000.00
APPLICANT'S OPINION: \$1,550,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

43) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0499
APPLICANT: 4742 MISSION LLC
PARCEL NO: 6956 005
PARCEL ADDRESS: 4742-4746 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,311,211.00
APPLICANT'S OPINION: \$1,550,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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44) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0601
APPLICANT: RIDGEGATE APARTMENTS INC
PARCEL NO: 3721 013
PARCEL ADDRESS: 524 HOWARD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$81,991,916.00
APPLICANT'S OPINION: \$40,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0618
APPLICANT: 33 8TH STREET LLC/TRINITY PROPERTIES
PARCEL NO: 3702A003
PARCEL ADDRESS: 33 8TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$52,305,900.00
APPLICANT'S OPINION: \$26,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0693
APPLICANT: RESCORE 1699 MARKET, LLC
PARCEL NO: 3504 030
PARCEL ADDRESS: 1699 MARKET ST
TOPIC:
CURRENT ASSESSMENT: \$122,106,242.00
APPLICANT'S OPINION: \$76,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: POST/TP

47) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0694
APPLICANT: BCAL 655 MONTGOMERY PROPERTY LLC
PARCEL NO: 0208 028
PARCEL ADDRESS: 655 MONTGOMERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$240,614,800.00
APPLICANT'S OPINION: \$120,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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48) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0695
APPLICANT: 250 FOURTH DEVELOPMENT LP
PARCEL NO: 3733 008
PARCEL ADDRESS: 250 4TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$100,073,740.00
APPLICANT'S OPINION: \$58,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

49) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0696
APPLICANT: OMNI SAN FRANCISCO CORPORATION, D/B/A OMNI HOTEL
PARCEL NO: 0240 003
PARCEL ADDRESS: 500 CALIFORNIA ST
TOPIC:
CURRENT ASSESSMENT: \$131,857,357.00
APPLICANT'S OPINION: \$85,020,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: POST/TP

50) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0699
APPLICANT: MONACO PROPERTIES LP
PARCEL NO: 3518 003
PARCEL ADDRESS: 228-230 9TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,919,514.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0700
APPLICANT: MONACO PROPERTIES LP
PARCEL NO: 3518 004
PARCEL ADDRESS: 234 9TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,778,719.00
APPLICANT'S OPINION: \$3,500,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

52) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0701
APPLICANT: ELM PROPERTY VENTURE LLC
PARCEL NO: 0263 011
PARCEL ADDRESS: 101 CALIFORNIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,056,523,510.00
APPLICANT'S OPINION: \$740,269,710.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0702
APPLICANT: PACIFIC MANOR LP
PARCEL NO: 0576 011
PARCEL ADDRESS: 1856-1856 PACIFIC AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,301,736.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0710
APPLICANT: FILLMORE STREET GROUP LLC
PARCEL NO: 0105 025
PARCEL ADDRESS: 1402 KEARNY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,733,057.00
APPLICANT'S OPINION: \$1,640,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0711
APPLICANT: CITY RING 1, LLC
PARCEL NO: 0252 011
PARCEL ADDRESS: 1160 PINE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,620,627.00
APPLICANT'S OPINION: \$2,772,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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56) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0712
APPLICANT: 1960 FULTON ST LLC/STRUCTURE PROPERTIES
PARCEL NO: 1173 016
PARCEL ADDRESS: 1960 FULTON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,675,213.00
APPLICANT'S OPINION: \$2,206,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0750
APPLICANT: SCP 350 BEACH STREET PROPERTY
PARCEL NO: 0013 004
PARCEL ADDRESS: 350 BEACH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,635,527.00
APPLICANT'S OPINION: \$7,318,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

58) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0850
APPLICANT: SUTTER BAY HOSPITALS
PARCEL NO: 0694 030
PARCEL ADDRESS: 1100 VAN NESS AVE
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$70,950,000.00
APPLICANT'S OPINION: \$63,431,157.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

59) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0869
APPLICANT: KISHAN HOSPITALITY CA LLC
PARCEL NO: 1439 020
PARCEL ADDRESS: 4328-4330 GEARY BLVD
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,486,300.00
APPLICANT'S OPINION: \$1,243,400.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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60) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0923
APPLICANT: COYNE PAOLI FAMILY TRUST
PARCEL NO: 0551 007
PARCEL ADDRESS: 1608-1610 VALLEJO ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,060,540.00
APPLICANT'S OPINION: \$1,836,540.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

61) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1080
APPLICANT: 1919-1923 UNION, LLC
PARCEL NO: 0542 094
PARCEL ADDRESS: 1919 UNION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,698,474.00
APPLICANT'S OPINION: \$1,019,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

62) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1560
APPLICANT: SCG 1285 SUTTER STREET LLC
PARCEL NO: 0691 022
PARCEL ADDRESS: 1285 SUTTER ST #B
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,574,350.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7038
APPLICANT: RCP LLC
PARCEL NO: 0311 016
PARCEL ADDRESS: 690 MARKET ST #101
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,257,053.00
APPLICANT'S OPINION: \$2,100,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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64) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7039
APPLICANT: RCP LLC
PARCEL NO: 0311 017
PARCEL ADDRESS: 690 MARKET ST #102
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,883,805.00
APPLICANT'S OPINION: \$1,400,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

65) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7040
APPLICANT: RCP LLC
PARCEL NO: 0311 018
PARCEL ADDRESS: 690 MARKET ST #103
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,602,700.00
APPLICANT'S OPINION: \$3,300,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

66) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7083
APPLICANT: PONTE GADEA CALIFORNIA LLC
PARCEL NO: 3705Z002
PARCEL ADDRESS: 801 MARKET ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$219,801,431.00
APPLICANT'S OPINION: \$109,900,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

67) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7084
APPLICANT: PONTE GADEA CALIFORNIA LLC
PARCEL NO: 3705Z003
PARCEL ADDRESS: 22 4TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$199,429,591.00
APPLICANT'S OPINION: \$99,700,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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68) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7085
APPLICANT: PONTE GADEA CALIFORNIA LLC
PARCEL NO: 3705Z004
PARCEL ADDRESS: 10 4TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$19,835,739.00
APPLICANT'S OPINION: \$9,900,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

69) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7116
APPLICANT: SPEAR ST CORRIDOR LLC
PARCEL NO: 3717 021
PARCEL ADDRESS: 150 SPEAR ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$201,871,496.00
APPLICANT'S OPINION: \$102,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

70) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7709
APPLICANT: 1600 JACKSON 76% LLC
PARCEL NO: 0595 002
PARCEL ADDRESS: 1600-1610 JACKSON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$16,903,010.00
APPLICANT'S OPINION: \$8,451,505.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

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/>.

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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.

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.