

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: ID: 570 051 817#**

**Thursday, December 08, 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:	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

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0136  
APPLICANT: 1450 GOLDEN GATE AVE G1 LP  
PARCEL NO: 0754 006A  
PARCEL ADDRESS: 1450 GOLDEN GATE AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,560,000.00  
APPLICANT'S OPINION: \$2,300,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0396  
APPLICANT: SCOTT STREET INVESTORS LLC  
PARCEL NO: 0824 006B  
PARCEL ADDRESS: 530 SCOTT ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,192,035.00  
APPLICANT'S OPINION: \$3,000,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0634  
APPLICANT: BRIO CONSULTANTS, LLC  
PARCEL NO: 0291 002  
PARCEL ADDRESS: 550 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,950,763.00  
APPLICANT'S OPINION: \$4,050,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0912  
APPLICANT: HUDSON ONE FERRY OPERATING LP  
PARCEL NO: 2021702232  
PARCEL ADDRESS:  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$364,994,955.00  
APPLICANT'S OPINION: \$182,497,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0926  
APPLICANT: AIRBNB INC  
PARCEL NO: 20210004187  
PARCEL ADDRESS: 650 TOWNSEND ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$41,540,407.00  
APPLICANT'S OPINION: \$20,725,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1105  
APPLICANT: 30 VAN NESS DEVELOPMENT LLC  
PARCEL NO: 0835 004  
PARCEL ADDRESS: 30 VAN NESS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$75,054,147.00  
APPLICANT'S OPINION: \$37,526,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1126  
APPLICANT: JPPF 55 FRANCISCO LP  
PARCEL NO: 0056 007  
PARCEL ADDRESS: 1789 MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$26,826,384.00  
APPLICANT'S OPINION: \$13,410,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1595  
APPLICANT: MOLTOBEST LP  
PARCEL NO: 3509 003  
PARCEL ADDRESS: 122 9TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,400,000.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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12) Hearing, discussion, and possible action involving:

APPLICATION:	2021-7170
APPLICANT:	GAETANI REAL ESTATE
PARCEL NO:	3563 003
PARCEL ADDRESS:	334-336 NOE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,925,000.00
APPLICANT'S OPINION:	\$2,852,500.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

### **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 [soft@sfgov.org](mailto:soft@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.

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**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.