

CITY OF SAN FRANCISCO
Assessment Appeals Board Members

Updated December 2025

BOARD NO. 1	BOARD NO. 2	BOARD NO. 3
Jeffrey Morris Seat No. 1 Exp. 9/4/2028	Louisa Mendoza Seat No. 1 Exp. 9/6/2027	Franco Cirelli Seat No. 1 Exp. 9/4/2028
Adena Gilbert Seat No. 2 Exp. 9/6/2027	John M. Lee Seat No. 2 Exp. 9/4/2028	VACANT Seat No. 2 Exp. 9/6/2027
Stephen Wasserman Seat No. 3 Exp. 9/7/2026	Mervin Conlan Seat No. 3 Exp. 9/4/2028	VACANT Seat No. 3 Exp. 9/7/2026
Nicholas Goldman Seat No. 4 Exp. 9/4/2028	S. Elizabeth Miller Seat No. 4 Exp. 9/4/2028	James Reynolds Seat No. 4 Exp. 9/4/2028
Hilary Winslow Seat No. 5 Exp. 9/6/2027	Jose Edimilson Sobral Seat No. 5 Exp. 9/6/2027	Marc Dickow Seat No. 5 Exp. 9/6/2027
Quirina Mitchell Seat No. 6 – Alternate Exp. 9/6/2027	Michelle Domingo Seat No. 6 – Alternate Exp. 9/6/2027	Kristine Nelson Seat No. 6 – Alternate Exp. 9/4/2028
Richard Lee Seat No. 7 – Alternate Exp. 9/7/2026	Joyce Lewis Seat No. 7 – Alternate Exp. 9/6/2027	VACANT Seat No. 7 – Alternate Exp. 9/6/2027
Paul Bellar Seat No. 8 – Alternate Exp. 9/6/2027	Claire Ervin Lee Seat No. 8 – Alternate Exp. 9/7/2026	VACANT Seat No. 8 – Alternate Exp. 9/7/2026

The Assessment Appeals Board members have all completed the Implicit Bias Training as required by [Ordinance 71-19](#) which amended the City & County of San Francisco’s Administrative Code. The completion dates are as follows: Member Jeffrey Morris 12/18/2019; Member Adena Gilbert 1/30/2023; Member Stephen Wasserman 6/23/2023; Member Kristine Nelson 12/27/2019; Member Quirina Mitchell 5/14/2023; Member Richard Lee 11/22/2019; Member Paul Bellar 12/17/2019; Member Louisa Mendoza 12/29/2019; Member John M. Lee 12/9/2019; Member Mervin Conlan 12/26/2019; Member Betsy Miller 5/10/2023; Member Shawn Ridgell 12/19/2019; Member James Reynolds 12/31/2019; Member Marc Dickow 7/10/2023.

Qualifications Required to Become an Assessment Appeals Board Member

Persons shall be eligible for appointment as a regular or alternate member of either Assessment Appeals Board upon meeting the eligibility criteria set forth in Section 1624.05 of the California Revenue and Taxation Code. Section 1624.05 states that "a person shall not be eligible for nomination for membership on an assessment appeals board unless he or she has a minimum of five years" professional experience in this state as one of the following: certified public accountant or public accountant, licensed real estate broker, attorney, or property appraiser accredited by a nationally recognized professional organization, or property appraiser certified by the Office of Real Estate Appraisers.

[AAB Member Application](#)(PDF)