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: 117 901 242#

Thursday, November 12, 2026
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:	2024-2871
APPLICANT:	MISSION III LLC
PARCEL NO:	3548 033
PARCEL ADDRESS:	1863 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,473,093.00
APPLICANT'S OPINION:	$12,236,547.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2025-10009
APPLICANT:	FARRELL, JOHN
PARCEL NO:	6519 005
PARCEL ADDRESS:	1016-1018 SHOTWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,726,385.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2025-10053
APPLICANT:	AGGARWAL, BERENICE
PARCEL NO:	1843 017
PARCEL ADDRESS:	1495 10TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,898,733.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2025-10065
APPLICANT:	MISSION III LLC
PARCEL NO:	3548 033
PARCEL ADDRESS:	1863 MISSION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,375,944.00
APPLICANT'S OPINION:	$12,236,547.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

7) Hearing, discussion, and possible action involving:

APPLICATION:	2025-10164
APPLICANT:	SMALL KURMEL REVOCABLE TRUST
PARCEL NO:	4045 013
PARCEL ADDRESS:	700 ILLINOIS ST, #6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,036,329.00
APPLICANT'S OPINION:	$789,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION:	2025-10174
APPLICANT:	CITY LLC
PARCEL NO:	3555 036
PARCEL ADDRESS:	1785 15TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,391,625.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2025-10181
APPLICANT:	LLC,915 MINNA
PARCEL NO:	3510 058
PARCEL ADDRESS:	915 MINNA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$33,610,527.00
APPLICANT'S OPINION:	$23,500,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2025-10227
APPLICANT:	BRIDGETON 555 DEHARO FEE LLC
PARCEL NO:	4007 002
PARCEL ADDRESS:	555 DE HARO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,778,764.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

11) Hearing, discussion, and possible action involving:

APPLICATION:	2025-10284
APPLICANT:	PROPERTY ATLAS
PARCEL NO:	6635 025
PARCEL ADDRESS:	0793 0795 0 0 SAN JOSE AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,804,053.00
APPLICANT'S OPINION:	$1,221,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/ASR

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12) Hearing, discussion, and possible action involving:

APPLICATION:	2025-10297
APPLICANT:	METROPOLITAN PROPERTIES
PARCEL NO:	3638 031
PARCEL ADDRESS:	1163-1163A SOUTH VAN NESS AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,980,294.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2025-10335
APPLICANT:	CHUCK, KEVIN
PARCEL NO:	1431 007
PARCEL ADDRESS:	239 2ND AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,843,470.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2025-10469
APPLICANT:	KANDULA, SUDHIR
PARCEL NO:	3612 127
PARCEL ADDRESS:	2405 FOLSOM ST, #4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,979,495.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7799
APPLICANT:	SHANNON, CARL
PARCEL NO:	1026 007
PARCEL ADDRESS:	2710 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,735,183.00
APPLICANT'S OPINION:	$4,388,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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16) Hearing, discussion, and possible action involving:

APPLICATION:	2025-7800
APPLICANT:	SHANNON, CARL
PARCEL NO:	1026 006
PARCEL ADDRESS:	2710 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$828,651.00
APPLICANT'S OPINION:	$667,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2025-8360
APPLICANT:	290 DIVISION ST LLC
PARCEL NO:	3526 016
PARCEL ADDRESS:	290 DIVISION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,931,855.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2025-9917
APPLICANT:	GOTH INC
PARCEL NO:	20250031749
PARCEL ADDRESS:	1535 FOLSOM ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,083,000.00
APPLICANT'S OPINION:	$124,680.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION:	2025-9927
APPLICANT:	ANASTASIO, VINCE
PARCEL NO:	1232 013
PARCEL ADDRESS:	560-562 ASHBURY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,019,360.00
APPLICANT'S OPINION:	$3,322,466.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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20) Hearing, discussion, and possible action involving:

APPLICATION:	2025-9954
APPLICANT:	3RD STREET PROPERTIES LLC
PARCEL NO:	5016 020
PARCEL ADDRESS:	6635 3RD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,156,873.00
APPLICANT'S OPINION:	$2,122,571.00
TAXABLE YEAR:	2025
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/ASR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2025-9971
APPLICANT:	BUTLER, DARRELL
PARCEL NO:	4591C641
PARCEL ADDRESS:	10 INNES CT, #101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$954,024.00
APPLICANT'S OPINION:	$820,012.00
TAXABLE YEAR:	2025
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 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 www.sf.gov/sotf.

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.sfethics.org.

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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.

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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
LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese and Filipino for requests made at least two (2) business days in advance of the meeting, to help ensure availability. For more information or to request services, contact (415) 554-5184.

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Intérpretes de idiomas: Para asegurar la disponibilidad de los servicios de interpretación en chino, filipino y español, presente su petición por lo menos con dos (2) días hábiles de antelación previo a la reunión. Para más información o para solicitar los servicios, envíe su mensaje a bos@sfgov.org o llame al (415) 554-5184.

TAGA SALIN-WIKA: Ipaabot sa amin ang mga kahilingan sa pag salin-wika sa Kastila, Tsino at Pilipino ng hindi bababa sa dalawang araw bago ang pulong. Makakatulong ito upang tiyakin na ang mga serbisyo ay nakalaan at nakahanda. Para sa dagdag kaalaman o para humiling ng serbisyo, maki pagugnayan po sa bos@sfgov.org o tumawag sa (415) 554-5184.

* Public comment will be taken on every item on the agenda.