JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the remote meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, November 4, 2026, at 9:44 a.m.

Present: Mervin Conlan, Nicholas Goldman and J. Ed Sobral

Quorum present

Chairperson: Nicholas Goldman, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2024-2944	Rivers United, Inc.	Approved Verbal Stipulation
2024-2945	Rivers United, Inc.	Approved Verbal Stipulation
2024-2946	Rivers United, Inc.	Approved Verbal Stipulation
2024-4657	John Prato	Approved Verbal Stipulation
2024-4787	Daniel & Rosanne Piccinini Revoc TR	Submitted
2024-4788	Daniel & Rosanne Piccinini Revoc TR	Submitted

At 12:37 p.m. the Board went into closed session to deliberate the above submitted applications. The Board reconvened in open session at 12:57 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2024-4787	Daniel & Rosanne Piccinini Revoc TR	A.V. Lowered-Board
2024-4788	Daniel & Rosanne Piccinini Revoc TR	A.V. Lowered-Board

The following listed applicants for change in the assessed valuation of property affecting the 2024 regular assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2024-3274	Luo Family Trust	Withdrawn
2024-3946	119 7th St. Development LLC	Same as above
2024-3949	119 7th St. Development LLC	Same as above
2024-3951	119 7th St. Development LLC	Same as above
2024-3956	119 7th St. Development LLC	Same as above
2024-3958	119 7th St. Development LLC	Same as above
2024-3959	119 7th St. Development LLC	Same as above
2024-3962	119 7th St. Development LLC	Same as above
2024-3965	119 7th St. Development LLC	Same as above
2024-3966	119 7th St. Development LLC	Same as above

There being no further business, the Board, at the hour of 12:58 p.m., recessed to reconvene on Wednesday, November 4, 2026, at 1:30 p.m.

Tania Chacón
Assessment Appeals Board Clerk

Alistair Gibson
Administrator

Approved by the Board on Tuesday, November 10, 2026

Angela Calvillo
Clerk of the Board of Supervisors