

Recording Request by and when
Recorded return to:



Doc # **2022094023**

City and County of San Francisco
Office of the Assessor-Recorder
1 Dr. Carlton B. Goodlett Place
City Hall, Room 190
San Francisco, CA 94102

City and County of San Francisco
Joaquin Torres, Assessor – Recorder

10/13/2022	10:43:46 AM	Fees	\$0.00
Pages	1	Title	345
AM		Taxes	\$0.00
Customer	023	Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$0.00

**NOTICE OF DELINQUENT REAL PROPERTY TRANSFER TAXES
AND DEFICIENCY DETERMINATION**

(Filed pursuant to San Francisco Business and Tax Regulations Code Section 1115)

**THIS IS TO NOTIFY YOU THAT TAX LIEN PROCEEDINGS WILL BE INITIATED IF PAYMENT OF
OUTSTANDING TAXES, PENALTIES, and INTEREST ARE NOT REMITTED WITHIN 30 DAYS OF THIS NOTICE**

The Responsible Entities named herein are liable to the City and County of San Francisco for the total unpaid delinquent transfer taxes, penalties and interest for the properties as set forth herein:

Property Location/Situs: 174 Ellis Street
Assessor's Parcel Numbers: 0326-010
Change in Ownership Date: 12/31/2019
Delinquency Date: 1/30/2020
Responsible Person(s): Merritt Community Capital Fund VII LP
MM Preservation LP
Taylor Family Housing, Inc.

The Responsible Person(s) is liable to the City and County of San Francisco for the total unpaid amount as set forth below:

Tax Paid	\$0.00
Total Tax Due	\$200,250.00
Delinquent Amount	\$200,250.00
+ 25% Delinquency Penalty	\$50,062.50
+ 10% Delinquency Penalty	\$20,025.00
+ Interest (@ 1%/mo)	\$68,085.00
TOTAL Due if paid by 11/15/2022	\$338,422.50

The total amount due includes penalties and interest. Additional interest will continue to accrue at the rate of one (1.0) percent per month as prescribed by law.

Under San Francisco Business and Tax Regulations Code Section 1115.1, if the total amount due is not remitted within 30 days of the recordation date of this notice, this office will initiate proceedings at a noticed hearing before the San Francisco Board of Supervisors to impose a lien for the unpaid tax, together with penalties and interest, against the real property described in this delinquency notice.



Joaquín Torres, Assessor-Recorder
City and County of San Francisco

By: 
Kurt Fuchs, Recording and Transactions Manager

Dated: 10/13/22