

Verify this report: scantheblock.com/v/sample

820 POST ST

Within 1,000 feet, records since 2016 | parcel 0300003C | block 0300 lot 003C

■ SUMMARY

820 Post St is a 1919-built 2,400 sq ft single-unit commercial retail building on a 2,395 sq ft lot, last sold in 2016.

THE BUILDING

- Commercial Retail (property class: Commercial Stores), built 1919, 1 unit, 1 bath, 2,400 sq ft structure on 2,395 sq ft lot
- 13 permits on file totaling \$3,627,451 declared value; 4 permits remain open
- No complaints or violations on file
- Assessed value (Prop 13): \$1,773,368, last changed 10 years ago

COSTS & OBLIGATIONS

- Point-of-sale requirement: Natural Hazard Disclosure applies
- Rent control does not apply - recorded as Commercial Retail
- Located in 1 mapped hazard zone

HAZARDS & ENVIRONMENT

- Mapped hazard zone: airPollution
- Earthquake shaking (ABAG/USGS): San Andreas M7.8 scenario 8.2 (Very Strong); Hayward M7.0 scenario 7.2 (Strong)
- Not in Alquist-Priolo earthquake fault zone; not in dam/reservoir inundation area

THE AREA

- Police incidents 7.8x city rate for same-size area, trend upward over 10 years
- Parking citations 7.5x city rate; 110 injury collisions involving pedestrians in area
- Median nearby rents \$1,501-\$1,750 with 4.7% vacancy; 8 development projects planned (863 net new homes)
- Transit: nearest stop 194 ft away; 6 lines within ¼ mile; Tenderloin Recreation Center 925 ft away

WORTH A LOOK

- 4 open permits on the building
- Natural Hazard Disclosure required at point of sale
- Assessed value anchored 10 years ago at \$1,773,368
- Property lies in mapped airPollution zone
- Area police-incident rate 7.8x city average and rising

■ WHAT WILL COME UP

4 permits still open

Filed and not recorded as finalled. Unfinalled work has to be disclosed, and the file stays open until somebody closes it. Rent control does not reach this use

The Assessor records this as Commercial Retail. The Rent Ordinance covers residential units, so the age cutoff does not decide anything here.

Assessed at \$1,773,368, anchored 10 years

Under Proposition 13 the assessment resets when the property changes hands. What is on the roll today is what the last buyer pays, not what the next one will.

In 1 mapped zone

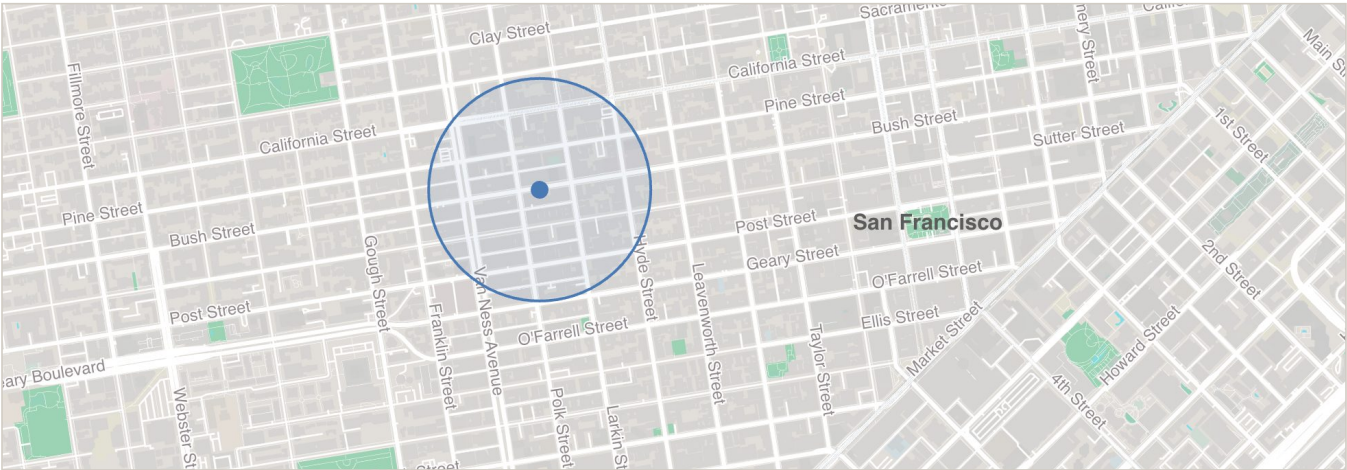
Air pollution exposure zone. Each carries its own disclosure or its own construction requirement.

The items above are the ones that commonly change a transaction, pulled from the sections below. They are facts and their consequences, not a rating: this report does not grade a property, and the absence of a line here is not a reassurance about anything it does not check.

THE LAST 90 DAYS

311 reports	5,502
above its usual 3,422 for ninety days here	
Police reports	567
about its usual 562 for ninety days here	
Permits filed	18
below its usual 53 for ninety days here	
Eviction notices	18
above its usual 10 for ninety days here	
Fire calls are left out: the city has not published that data for this period, so a count would measure the release schedule rather than the street.	
Counts for 2026-05-25 to 2026-08-23, compared with what this block's own last decade predicts for ninety days. Ninety days of anything is noise as often as it is a trend, so nothing here is called an improvement or a decline.	

THE RADIUS, ON THE MAP



The searched radius over the surrounding blocks, as shown on the web report. Map data © OpenStreetMap contributors; tiles rendered and served from this service's own origin.

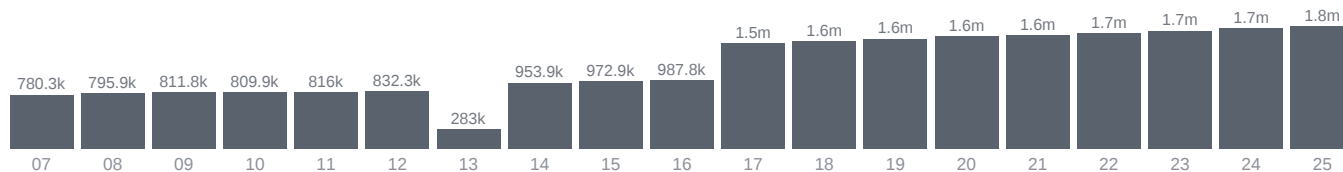
THE BUILDING ON RECORD

USE Commercial Retail	BUILT 1919	UNITS 1	ROOMS 1
BATHROOMS 1	STOREYS 1	BUILDING 2,400 sq ft	LOT 2,395 sq ft
ZONING RC-4			

Assessed value	\$1,773,368
Land	\$1,717,664
Improvements	\$55,704

Last sold

2016-08-01



Assessed value by roll year. The steps are Proposition 13 increases; a jump means the property changed hands or was reassessed after work.

BEFORE IT CAN CLOSE

Report of Residential Building Record (3R)

Does not apply

The 3R covers residential buildings. The Assessor records this as Commercial Retail. Settled by Department of Building Inspection.

Energy and water conservation compliance

Does not apply

A residential requirement. The Assessor records this as Commercial Retail. Settled by Department of Building Inspection, recorded with the County Recorder.

Natural Hazard Disclosure

Applies

A statutory disclosure prepared by a licensed provider. This report names several of the same zones and is not a substitute for it - reporting the zones and being the disclosure are different things. Settled by A licensed disclosure provider.

Which apply, not whether they are done.

A filed certificate of compliance is recorded with the County Recorder rather than published as data, and a 3R is issued on request rather than held in a dataset. This report cannot see either, so it says which requirements reach this property and who settles each one. Treat an unticked list as a list, not as a finding.

THE HOUSING AROUND IT

Owned by whoever lives there	19% (+/- 23)
Rented	81% (+/- 15)
Standing empty	15% (+/- 12)
Homes in the tract	1,083
Houses and single units	0%
Small buildings, 2 to 9 homes	20%
Larger buildings, 10 or more	80%
Median value of owner-occupied homes	\$1,894,700

Buildings, not people.

This section describes the housing stock around the address and deliberately says nothing about who lives in it. The same survey publishes race, household composition and marital status; this report does not request those figures and will not show them. Characterizing a neighborhood's residents is how a Fair Housing steering claim begins, and it would land on whoever forwarded this report.

American Community Survey 2019-2023 estimates for census tract 012002, which covers several blocks and not just this one. These are survey estimates rather than counts, and the margin shown is the survey's own.

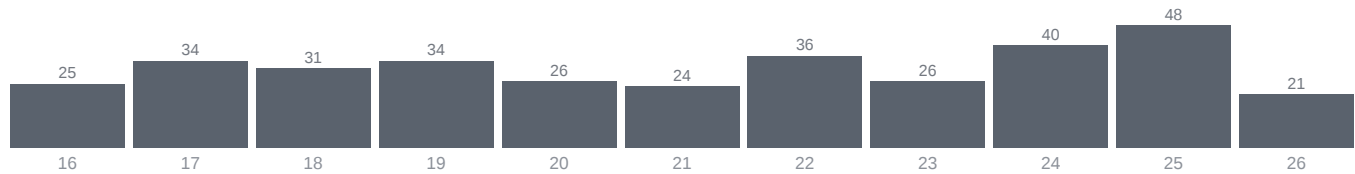
TRAFFIC COLLISIONS

Collisions causing injury	345
409 people hurt, 3 killed	
Involving someone on foot	110
32% of the total	

4.5x the San Francisco average

An average San Francisco area this size records 77.

Vehicle/Pedestrian	110
Broadside	83
Sideswipe	56
Rear End	51
Head-On	15



Injury collisions by year.

A count, not a verdict.

Collisions involving people on foot concentrate where people walk, so a busy crossing with heavy footfall will record more of them than a quiet street where nobody crosses anything. This is not a safety rating and the report does not offer one.

No cyclist figure is given: the dataset records nine collision types and none of them is bicycle, so a zero there would be an artifact of the record rather than a fact about the street.

ZONING, HAZARDS AND STATUS

ZONING	HEIGHT LIMIT	HISTORIC (CEQA)	RENT CONTROL
RC-4	80-A	A	Boundary

RESIDENTIAL- COMMERCIAL, HIGH DENSITY. Historic resource present.

The FEMA map is not the whole flood question.

It answers the one a lender asks, and most of San Francisco is Zone X. Separately mapped and checked here: where a hundred-year storm overwhelms the sewer and comes up through the street, the state tsunami zone, and the same storm with the bay two feet and five and a half feet higher.

Air pollution exposure zone yes

In the Air Pollution Exposure Zone. New residential building here must install enhanced ventilation.

EARTHQUAKE MAPS

San Andreas M7.8 scenario 8.2

Hayward M7.0 scenario 7.2

ABAG's legend: 5.5 and under Light, 6.5 Moderate, 7.5 Strong, 8.5 Very Strong, 9.5 Violent. These are the values those maps assign this parcel - the publisher's own scale, quoted. This report does not rate shaking, and this is not a prediction of what any earthquake will do here. ABAG/USGS scenario maps, published 2013

Alquist-Priolo fault zone Not in a mapped zone

Dam / reservoir inundation Not in a mapped area

Two of the zones a California Natural Hazard Disclosure asks about, answered from the state and city maps. This report is not that statutory disclosure and does not replace it.

■ COMPLAINTS AND VIOLATIONS

Complaints filed	4 (1 active)
Notices of violation	1 (1 active)

A complaint is an allegation, not a finding.

Anyone may file one and they are recorded before anyone tests them. A notice of violation was issued by an inspector. They are counted separately and should never be added together.

■ FIRE SAFETY

Nothing cited at this address.

The Fire Department has issued no violation against this parcel in the record. That is the register saying nothing, which is not quite the same as a clean building.

Violations still live nearby	211
Abated, closed or rescinded nearby	1,299
Inspections nearby	6,630
Fire-safety complaints nearby	2,064
alarm system maintained	251
sleeping area requirements	160
sprinkler / 5-year service	113
test and maintenance documentation	87
extinguisher / service required	87

The nearby counts are the area, not this building.

Counted within the report's radius, where the geometry can be trusted. The Fire Department's inspections and complaints carry no parcel key at all and cannot honestly be narrowed further. A violation nearby is not a violation at this address.

■ BUYOUTS, PETITIONS AND THE RENT CAP

Annual allowable increase	1.6% from 2026-03-01
Buyout agreements nearby	16
Average, where stated	\$25,610
Largest	\$65,000
Petitions by a landlord	258
Petitions by a tenant	559
Decrease in housing services	308
Wrongful eviction report	64
Rent increase said to be unlawful	56
Hardship against a capital improvement passthrough	50
Capital improvement passthrough	43
Utility passthrough	31

Filings, not findings.

A buyout is a landlord paying a tenant to leave by agreement, so none of these appear in the eviction figures - a building emptied this way leaves that record untouched. A petition is the start of an argument and not its outcome, and nothing here says who was right.

■ EMPTY STOREFRONTS NEARBY

Vacant in 2024

18% (2 of 11 that stated)

The city's vacancy-tax filings, which cover commercial space in the districts the tax reaches and nothing residential. Not the same as the business churn above: a street can turn over hard and stay full, or be still and be half papered over.

■ FEMA FLOOD ZONE

Zone

X (AREA OF MINIMAL FLOOD HAZARD)

Special Flood Hazard Area

No

FIRM panel

0602980116A, effective 2021-03-23

This is the federal map, not the city's.

The storm, sea-level and tsunami layers elsewhere in this report are San Francisco's own planning maps and answer a different question. Being outside the city's storm area does not mean flood insurance is not required. This report is not the statutory Natural Hazard Disclosure and does not replace it.

■ EARTHQUAKES ON RECORD NEARBY

Largest within 100 km

M7.9 - The 1906 San Francisco, California Earthquake, 1906-04-18

Recorded at M4+ since 1900

165

At M6 or above

7

Recorded events from the USGS catalog, distances measured from each epicenter. The earthquake maps section is the opposite kind of thing - modeled scenarios for a future rupture. Neither is a prediction.

■ ON THE NATIONAL REGISTER NEARBY

Listings within the radius

2

Coffin--Redington Building

265 ft, listed 2001

Krotoszyner, Dr. Martin M., Medical Offices and House

342 ft, listed 1985

Federal listing is not the city's designation.

San Francisco's own landmark designations decide what may be altered and what review it needs, and they are a separate register from this one. A National Register listing opens federal rehabilitation tax credits and by itself restricts nothing. A listing near an address is not a fact about that address.

■ WETLANDS MAPPED HERE

Mapped where this address stands

None

Mapped within the radius

0

The federal inventory at the scale it was flown, not a delineation: only the Corps of Engineers sets a wetland boundary for a permit. A wetland on a parcel engages the Clean Water Act, which is why it is counted apart from what is nearby.

■ REGULATED BY THE EPA NEARBY

Sites with an EPA record within the radius

135

Out of compliance today

0

Formal enforcement actions nearby	0
830 POST ST. - Hazardous waste	71 ft
SIC-MCM 825 POST STREET, LP - Hazardous waste	84 ft
VERITAS - Hazardous waste	192 ft
CAL-TECH MOTORS INC DBA JET-SEN AUTO REPAIR - Hazardous waste	241 ft
VICTORIA'S AUTO SERVICE - Hazardous waste	294 ft

A record is a registration, not a hazard.

Most of these are small-quantity waste generators - a garage, a print shop, a dental surgery - and a dense commercial block has dozens. What carries meaning is the compliance state above the list, not the count. Sites registered under a name shaped like a person's are counted and not listed. The EPA publishes a risk screening for these sites and this report does not read it.

■ THE NEAREST OF EACH THING

Café - Berlin Döner & Kebab House	264 ft, 1 min
Bank or cash machine	323 ft, 1 min
Convenience store - Yogi Food Market	325 ft, 1 min
Food shop - Sutter Fine Foods	445 ft, 2 min
Clinic - Spine Pain Relief Centre	879 ft, 3 min
Library - St Francis Memorial Hospital Library	921 ft, 3 min

Not within the radius: Pharmacy, Hospital, Post office, Petrol station.

© OpenStreetMap contributors, under the ODbL. A volunteer map. San Francisco's business register records no industry at all, so the city's own data cannot say what any nearby business is. This can, but it cannot promise a shop is still open.

■ THE STREET ITSELF

Street trees nearby	542
Brisbane Box	151
Indian Laurel Fig Tree 'Green Gem'	100
Tree(s)	35
LEAVENWORTH ST pavement index	100 - Good
Install New Service	POST ST from 2026-08-26
Install New Service	POST ST from 2026-08-26
Spot Paving	POST ST from 2026-08-19

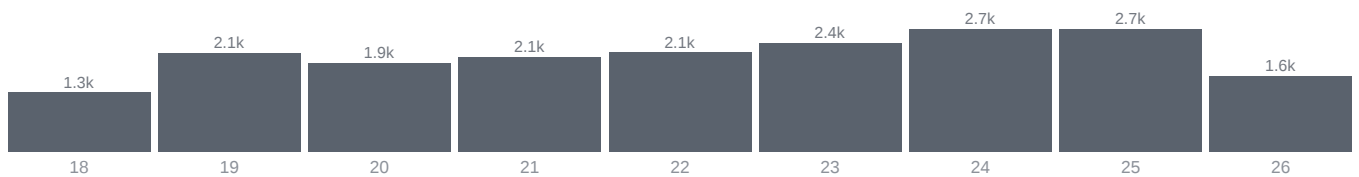
The Pavement Condition Index is the city's own 0 to 100 measurement of the roadway, quoted as it states it: 86 and above Good, 71 Fair, 50 At risk, 25 Poor, below that Failed. It says nothing about the address.

■ POLICE INCIDENT REPORTS

Total since 2018	18,845 (about 6 a day)
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7.8x the San Francisco average

An average area this size holds 2,412.



2023 to 2025	25% up
Property crime	6,801
Violent crime	2,517
Drugs and disorder	2,217
Other and administrative	7,134

Filed incident reports, not calls for service. SFPD anonymises location to the block, so nothing here is precise to an address.

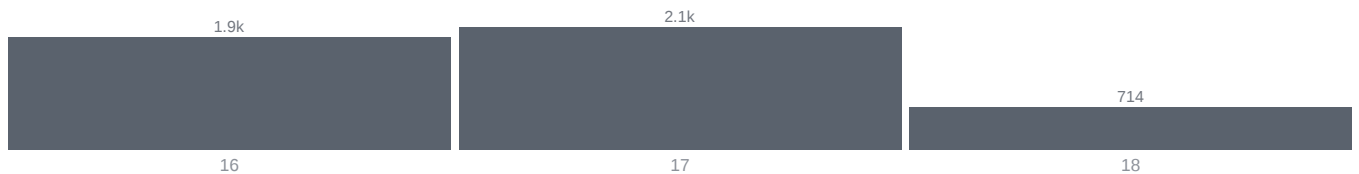
The department changed records systems on 2018-05-16. This section covers that day onward; the weeks before it belong to the historic section.

POLICE INCIDENT REPORTS (2003 TO 2018)

Total since 2016 **4,650 (about 5 a day)**

5.9x the San Francisco average

An average area this size holds 794.



Property crime	1,986
Violent crime	711
Drugs and disorder	220
Other and administrative	1,732

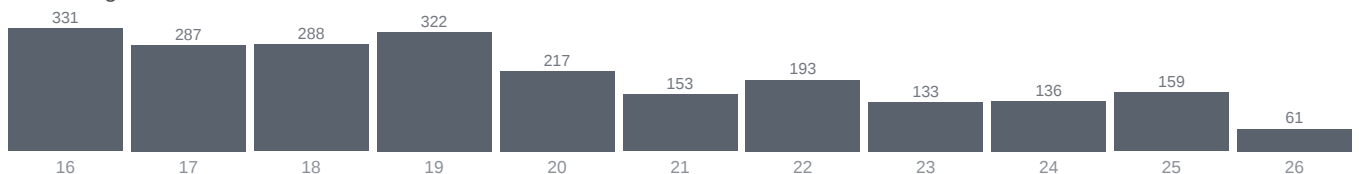
The pre-2018 records system. Its categories are not the same vocabulary as the current set and do not map one to one.

BUILDING PERMITS

Total since 2016 **2,280 (about 4 a week)**

2.9x the San Francisco average

An average area this size holds 797.



2023 to 2025	24% down
otc alterations permit	2,105
additions alterations or repairs	123
sign - erect	29
demolitions	9
new construction	8
wall or painted sign	4

A permit is paperwork. Plenty are filed and never built.

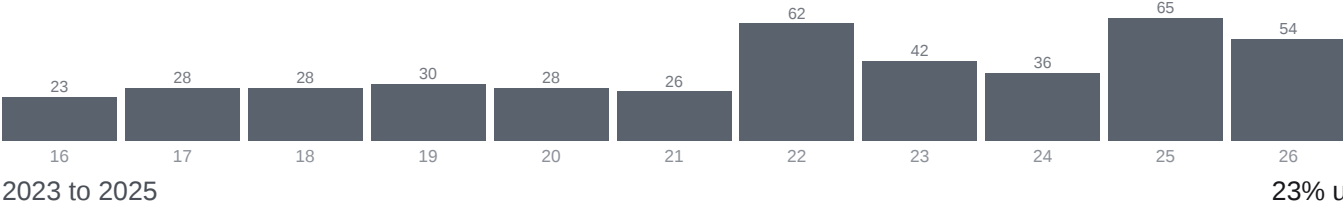
■ EVICTION NOTICES

Total since 2016

422 (about 40 a year)

12.5x the San Francisco average

An average area this size holds 34.



Notices filed with the Rent Board, the start of a process, not its outcome. Most do not end in anyone leaving.

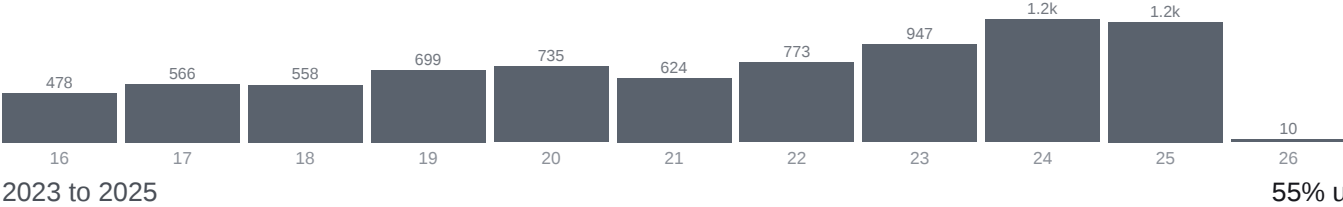
■ FIRE INCIDENTS

Total since 2016

7,744 (about 14 a week)

9.4x the San Francisco average

An average area this size holds 826.



700 False alarm or false call, other	974
743 Smoke detector activation, no fire - unintentional	602
745 Alarm system activation, no fire - unintentional	562
353 Removal of victim(s) from stalled elevator	461
735 Alarm system sounded due to malfunction	415
500 Service Call, other	394

Everything the fire department was dispatched to, medical calls included.
The source's newest record was 2026-06-29, 55 days before this report ran. Recent bars are thin because publishing stalled, not because the area went quiet.

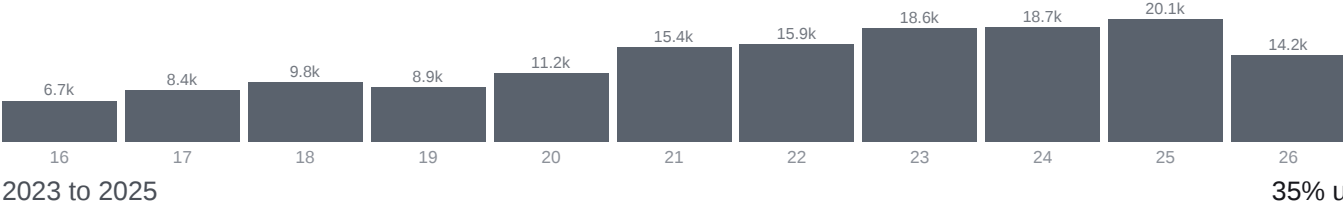
■ 311 CASES

Total since 2016

147,704 (about 38 a day)

8.6x the San Francisco average

An average area this size holds 17,161.



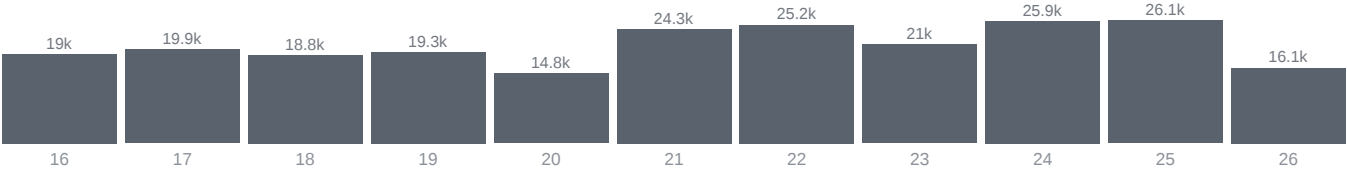
Street and Sidewalk Cleaning	90,181
Graffiti	10,426

Parking Enforcement	8,728
Encampments	7,724
Encampment	3,993
General Request - PUBLIC WORKS	2,644

What residents reported, which is not the same as what happened.

■ PARKING

Citations	230,468, about 59 a day (7.5x the city rate)
Metered spaces nearby	590
Street cleaning	94,945
Expired meter, downtown	36,662
Parked where prohibited	21,113
Wheels not curbed on a hill	12,204
Double parked	11,153



■ WHAT CHANGED HANDS NEARBY

Parcels transferred since 2023	36
795 Sutter St #403 (2025-03-11)	\$1,256,500 pre-sale
666 Post St #1103 (2025-01-31)	\$676,630 pre-sale
949 Leavenworth St (2025-01-23)	\$606,927 pre-sale
631 O'Farrell St #1203 (2024-08-26)	\$350,000
631 O'Farrell St #1412 (2024-08-09)	\$308,000
832 Sutter St #101 (2024-07-24)	\$700,000
666 Post St #1002 (2024-07-12)	\$590,000
832 Sutter St #604 (2024-06-27)	\$612,000

The dollar figure is the assessment, not the price.
 San Francisco publishes no sale prices. Under Proposition 13 the assessment resets at transfer, so for sales recorded before January 2025 the figure approximates what the buyer paid; later sales still show the previous owner's anchored value until next year's roll. Rows marked pre-sale are that case.

■ WHAT THE BLOCK RENTS FOR

Median reported rent	\$1501-\$1750
Units reporting	6,451
Reported vacant	4.7%
Studio	\$1501-\$1750 (n=4213)
1 bedroom	\$2001-\$2250 (n=1841)
2 bedroom	\$2501-\$2750 (n=338)
3 bedroom	\$3501-\$3750 (n=53)

4 bedroom

\$4751-\$5000 (n=5)

These are rents being paid, not rents being asked.

Reported by block rather than by address. In a rent controlled city a long tenancy pays far below what the same flat would list for today, so this is the income a building actually produces and not a guide to what a newcomer would pay.

WHAT IS COMING NEARBY

Net new homes in the pipeline	863
Projects	18
Under construction	2
1101-1123 SUTTER ST (Construction)	+303
450 OFARRELL ST (PL Approved)	+261
550 OFARRELL ST (PL Approved)	+140
955 POST ST (BP Filed)	+69
777 SUTTER ST (BP Filed)	+36
949 POST ST (PL Approved)	+29
736 Hyde Street (Construction)	+9
990 GEARY ST (PL Filed)	+5

Approval is not construction, and many approved projects are never built.

THIS BUILDING'S PERMITS

Permits on this parcel	13
Earliest on file	1982-02-18
Declared work	\$3,627,451
Structural or major	11
Still open	4

Open permits.

Work filed and not recorded as finished. A buyer can inherit an open permit and the obligation to close it: 2026-05-01, reroofing hot works; 2017-07-24, demolish 2-story dry cleaner; 2017-07-24, to erect 7 stories, no basement, type iii-a, 11 units reside

2026-05-01 reroofing hot works	\$19,600
2017-07-24 demolish 2-story dry cleaner	\$12,000
2017-07-24 to erect 7 stories, no basement, type iii-a, 11 units resident	\$3,500,000
2011-04-13 replace (e) dry cleaning equipment with new one, same size, sa	\$4,000
2003-11-06 demolish 1 story dry cleaning business	-
2003-09-09 umb seismic retrofit to "bolt plus" level (special procedure),	\$50,000
1990-07-10 install pressing equipment	\$24,000
1990-02-27 comply with violation notices, remove partition	\$1

WORK PERMITTED IN THE STREET OUTSIDE

Jobs permitted within the radius	22
From permits in force	116
Various Locations Pavement Renovation No. 80 and Sewer Replacement	2026-06-15 to 2027-12-31

0000005629 Various Locations Pavement Renovation No.62 and Sewer Replacement 2025-03-03 to 2026-12-31
 8th St, Clay St and Leavenworth St - Pavement Renovation and Sewer Replacement 2026-05-01 to 2026-10-28
 BSM: Replace curb, gutter and sidewalk along frontages, widening sidewalk along Hemlock St and 12th St crosswalk on
 Contract No. 35 Traffic Signal Upgrades, Sourcing Event ID No. 0000002270 2026-08-17 to 2029-07-01

Grouped by job rather than by permit: the city issues one per block face, so a single sewer replacement appears a dozen times. Permits already ended are left out. The register records an agent, a contact, an inspector and a telephone number, and this report reads none of them.

■ LICENSED FOR ENTERTAINMENT NEARBY

Places holding a live permit within the radius	16
Place of Entertainment	6
Limited Live Performance	3
Billiard or Pool Tables	2
Place of Entertainment, Billiard or Pool Tables	1
Geary Club - Mechanical Amusement Device	446 ft
Ithai - Place of Entertainment	522 ft
Milan Pizza - Extended Hours Premises	673 ft
620 Jones - Limited Live Performance	677 ft

A licence is what the city permits, not a measurement of noise: a licensed place may be quiet for a year and a loud neighbour without a licence does not appear here. Counted and named, never graded.

■ BUSINESSES ON THE BLOCK

Registered nearby	1,091
Opened in the period	1,675
Of those, already gone	1,013
Longest established	
Iunited Inc	1967
1073 Bush Apts	1968
955 Bush Apts	1968
810 Jones St Apts	1968
636 Hyde Apts	1968
845 Hyde Apts	1968
Most recently arrived	
Ava Nob Hill	2026
Velvet Reserve	2026
House Of Sonoma	2026
Daryl Simic	2026
Original Kooks LLC	2026
Nash Culinary	2026

Registration is not occupancy: a business that closed without deregistering stays on the list. The city publishes no usable industry classification, so this cannot say what kind of business each is.

■ SCHOOLS NEARBY

Nearest elementary	Redding Elementary - 1,339 ft, 5 min
Nearest middle	Millennium School of San Francisco - 3,199 ft, 12 min

Nearest high	Sacred Heart Cathedral Preparatory - 2,742 ft, 10 min
Redding Elementary	Elementary, grades K-5, Public - 1,339 ft
San Francisco City Academy	Elementary, grades K-5, Private - 1,728 ft
Cathedral School for Boys	K-8, grades K-8, Private - 1,812 ft
De Marillac Academy	Mixed, grades 4-8, Private - 2,240 ft
Tenderloin Community	Elementary, grades K-5, Public - 2,368 ft
Spring Valley Elementary	Elementary, grades K-5, Public - 2,688 ft
Aloha Micro Academy	K-12, grades K-12, Private - 2,700 ft
Bloomington Pre-University Education	K-12, grades K-12, Private - 2,700 ft

Distance and facts only.

This report does not rate schools or publish test scores. School quality is the most common proxy for characteristics the Fair Housing Act protects, and characterizing a neighborhood is how a steering claim starts.

TRANSIT

Nearest stop	Leavenworth St & Post St (194 ft)
Lines within a quarter mile	2, 27, 38, 38R, 1X, 19
Post St & Leavenworth St	255 ft, 1 min
Post St & Hyde St	262 ft, 1 min
Leavenworth St & Sutter St	268 ft, 1 min
Sutter St & Leavenworth St	316 ft, 1 min

INTERNET SERVICE

The internet-availability source could not be read for this report; the rest is unaffected.

GREEN SPACE

Tenderloin Recreation Center	925 ft, 0.6 acres
Sgt. John Macaulay Park	1,054 ft, 0.2 acres
Father Alfred E. Boeddeker Park	1,405 ft, 1 acres
Turk & Hyde Mini Park	1,725 ft, 0.1 acres
Collins P. Huntington Park	1,765 ft, 1.1 acres
Hooker Alley Community Garden	1,782 ft, 0.1 acres
Union Square	2,087 ft, 2.6 acres
Washington & Hyde Mini Park	2,339 ft, 0.2 acres

Distance is to the edge of the park, not its center, which is how far you actually walk to be in it.

WHAT THIS REPORT IS

Almost every count here is a public record - held by the City and County of San Francisco, the U.S. Census, or the FCC - within a radius of the address asked about. The exceptions are the third-party estimates (market value, and a unit's likely rent), each labeled as that provider's and shown with its range. Nothing here is scored, predicted or interpreted.

Police data is anonymised to the block.

San Francisco does not publish address-level incident locations, so nothing here describes a specific building, only an area. A count near an address is not a statement about that address.

■ TERMS ACCEPTED WHEN THIS REPORT WAS RUN

I understand this report is compiled from public records, describes an area and a parcel rather than any person, is not a consumer report and may not be used to screen tenants or make decisions about individuals, is not a valuation, appraisal or statutory natural hazard disclosure, and may be incomplete or out of date because its sources are.

Accepted by Sample - no account at unknown (terms 2026-08-b).

Registered sex offender information is deliberately excluded: California Penal Code 290.46(j)(2) makes it unlawful to use the Megan's Law database for purposes relating to housing. Consult www.meganslaw.ca.gov yourself, which is the use the law permits.

Compiled from the City and County of San Francisco public records on 2026-09-20. Nothing here is scored, predicted or interpreted.