

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing

Room 406, City Hall

Friday, January 5, 2018

9:30 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) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0095
APPLICANT:	AMERICAN TOWER CORPORATION
PARCEL NO.:	2016206229
PARCEL ADDRESS:	3251 20TH AVE, 0300
TOPIC:	Request to reopen
CURRENT ASSESSMENT:	\$1,053,450.00
APPLICANT'S OPINION:	\$437,077.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0096
APPLICANT:	AMERICAN TOWER CORPORATION
PARCEL NO.:	2016206230
PARCEL ADDRESS:	0865 MARKET ST, BOX/A
TOPIC:	Request to reopen
CURRENT ASSESSMENT:	\$2,824,859.00
APPLICANT'S OPINION:	\$1,508,719.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0097 |
| APPLICANT: | AMERICAN TOWER CORPORATION |
| PARCEL NO.: | 2016208818 |
| PARCEL ADDRESS: | 0460 DAVIS CT, |
| TOPIC: | Request to reopen |
| CURRENT ASSESSMENT: | \$2,178,853.00 |
| APPLICANT'S OPINION: | \$1,058,712.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0098 |
| APPLICANT: | AMERICAN TOWER CORPORATION |
| PARCEL NO.: | 2016210001 |
| PARCEL ADDRESS: | 0001 MONTGOMERY ST, 0450 |
| TOPIC: | Request to reopen |
| CURRENT ASSESSMENT: | \$1,771,265.00 |
| APPLICANT'S OPINION: | \$1,162,393.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0099 |
| APPLICANT: | AMERICAN TOWER CORPORATION |
| PARCEL NO.: | 2016210002 |
| PARCEL ADDRESS: | 0601 16TH ST, |
| TOPIC: | Request to reopen |
| CURRENT ASSESSMENT: | \$3,083,052.00 |
| APPLICANT'S OPINION: | \$2,023,253.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0266 |
| APPLICANT: | CP 3 RINCON TOWERS |
| PARCEL NO.: | 3716 024 |
| PARCEL ADDRESS: | 0088 HOWARD ST, |
| TOPIC: | Request to amend from prop 8 to base year |
| CURRENT ASSESSMENT: | \$102,814,844.00 |
| APPLICANT'S OPINION: | \$70,000,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0962 |
| APPLICANT: | DALWONG HOTEL GROUP LLC |
| PARCEL NO.: | 2016900658 |
| PARCEL ADDRESS: | |
| TOPIC: | Request to reopen |
| CURRENT ASSESSMENT: | \$1,993,800.00 |
| APPLICANT'S OPINION: | \$164,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0963 |
| APPLICANT: | DALWONG HOTEL GROUP LLC |
| PARCEL NO.: | 2016900657 |
| PARCEL ADDRESS: | |
| TOPIC: | Request to reopen |
| CURRENT ASSESSMENT: | \$1,993,800.00 |
| APPLICANT'S OPINION: | \$153,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0964 |
| APPLICANT: | DALWONG HOTEL GROUP LLC |
| PARCEL NO.: | 2016900656 |
| PARCEL ADDRESS: | |
| TOPIC: | Request to reopen |
| CURRENT ASSESSMENT: | \$1,993,800.00 |
| APPLICANT'S OPINION: | \$142,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0203 |
| APPLICANT: | 5830 THIRD OWNER LP |
| PARCEL NO.: | 5431A041 |
| PARCEL ADDRESS: | 5830 5880 3RD ST, |
| TOPIC: | To consider as timely filed |
| CURRENT ASSESSMENT: | \$12,750,000.00 |
| APPLICANT'S OPINION: | \$3,500,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0204
APPLICANT: 5830 THIRD OWNER LP
PARCEL NO.: 5431A041
PARCEL ADDRESS: 5830 5880 3RD ST,
TOPIC: To consider as timely filed
CURRENT ASSESSMENT: \$13,004,745.00
APPLICANT'S OPINION: \$3,500,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0404
APPLICANT: LEON FAMILY TRUST
PARCEL NO.: 2093 029
PARCEL ADDRESS: 1987 41ST AVE,
TOPIC: To consider as timely filed
CURRENT ASSESSMENT: \$750,000.00
APPLICANT'S OPINION: \$107,198.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0405
APPLICANT: LEON FAMILY TRUST
PARCEL NO.: 2093 029
PARCEL ADDRESS: 1987 41ST AVE,
TOPIC: To consider as timely filed.
CURRENT ASSESSMENT: \$750,000.00
APPLICANT'S OPINION: \$109,341.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0623
APPLICANT: 156 GEARY PROPERTY OWNER LLC
PARCEL NO.: 0309 009
PARCEL ADDRESS: 0156 GEARY ST,
TOPIC: To consider as timely filed
CURRENT ASSESSMENT: \$24,900,000.00
APPLICANT'S OPINION: \$12,450,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0946
APPLICANT: BOYD FAMILY PROPERTIES, LP
PARCEL NO.: 0464A005
PARCEL ADDRESS: 3465 PIERCE ST,
TOPIC: To consider as timely filed
CURRENT ASSESSMENT: \$2,191,045.00
APPLICANT'S OPINION: \$1,432,405.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0948
APPLICANT: DELFIN, CHRISTINA
PARCEL NO.: 3765 421
PARCEL ADDRESS: 0401 HARRISON ST, 5A
TOPIC: To consider as timely filed.
CURRENT ASSESSMENT: \$1,375,810.00
APPLICANT'S OPINION: \$877,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2017-7068
APPLICANT: FONG, YOEMAN
PARCEL NO.: 2388 015A
PARCEL ADDRESS: 3620 ULLOA ST,
TOPIC: Request to amend from prop 8 to base year
CURRENT ASSESSMENT: \$940,899.00
APPLICANT'S OPINION: \$697,451.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2017-7096
APPLICANT: QUAN, EUGENE
PARCEL NO.: 2783 023
PARCEL ADDRESS: 0074 FARVIEW CT,
TOPIC: Request to amend from prop 8 to supplemental
CURRENT ASSESSMENT: \$75,788.00
APPLICANT'S OPINION: \$75,787.00
TAXABLE YEAR: 2017
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 <http://www.sfgov.org/sunshine/>

Lobbyist Registration and Reporting 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.sfgov.org/ethics.

Disability Access

Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister. The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center of Van Ness stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, 7X, 9, 9R, 19, 21, 47 and 49. For more information about MUNI accessible services, call (415) 701-4485.

Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

Cell Phones, Pagers and Similar Sound-Producing Electronic Devices

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

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Peggy Nevin at (415) 554-5184.

PAUNAWA: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay sa (415) 554-5184.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

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