

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, July 1, 2013

1:30 PM

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:	2011-0699
APPLICANT:	SAN FRANCISCO TENNIS CLUB
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 5TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$17,500,000.00
APPLICANT'S OPINION:	\$6,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4402
APPLICANT:	SOUTH BEACH PARTNERS, LLC
PARCEL NO.:	3774 026
PARCEL ADDRESS:	0270 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,066,636.00
APPLICANT'S OPINION:	\$11,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4845
APPLICANT:	WAC SFTC HOLDINGS LLC
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 5TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$23,379,842.00
APPLICANT'S OPINION:	\$7,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

- 5) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------|
| APPLICATION: | 2011-4916 |
| APPLICANT: | GOLFSMITH INTERNATIONAL |
| PARCEL NO.: | 3706 061 |
| PARCEL ADDRESS: | 0735 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$17,813,302.00 |
| APPLICANT'S OPINION: | \$13,360,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 6) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-----------------------------|
| APPLICATION: | 2011-4946 |
| APPLICANT: | CALIFORNIA STATE UNIVERSITY |
| PARCEL NO.: | 2011702422 |
| PARCEL ADDRESS: | |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$13,759,978.00 |
| APPLICANT'S OPINION: | \$7,900,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-----------------------------|
| APPLICATION: | 2011-4947 |
| APPLICANT: | CALIFORNIA STATE UNIVERSITY |
| PARCEL NO.: | 2011701888 |
| PARCEL ADDRESS: | |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,964,746.00 |
| APPLICANT'S OPINION: | \$1,700,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | REGULAR |
- 8) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2011-4951 |
| APPLICANT: | SCHWENSIU PROPERTY LTD |
| PARCEL NO.: | 0285 011 |
| PARCEL ADDRESS: | 0665 BUSH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,881,158.00 |
| APPLICANT'S OPINION: | \$2,637,232.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 9) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2011-4952 |
| APPLICANT: | SCHWENSIU PROPERTY LTD |
| PARCEL NO.: | 0285 012 |
| PARCEL ADDRESS: | 0665 - 0675 BUSH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$17,557,347.00 |
| APPLICANT'S OPINION: | \$7,873,073.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------|
| APPLICATION: | 2011-4953 |
| APPLICANT: | ST. MARY'S HOSPITAL |
| PARCEL NO.: | 1191 038 |
| PARCEL ADDRESS: | |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$20,632,023.00 |
| APPLICANT'S OPINION: | \$20,630,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 11) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------|
| APPLICATION: | 2011-4954 |
| APPLICANT: | ST. FRANCIS HOSPITAL ASSOC |
| PARCEL NO.: | 0280 031 |
| PARCEL ADDRESS: | 1199 BUSH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$18,592,619.00 |
| APPLICANT'S OPINION: | \$6,268,538.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 12) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-----------------------|
| APPLICATION: | 2011-5595 |
| APPLICANT: | WAC SFTC HOLDINGS LLC |
| PARCEL NO.: | 3786 037 |
| PARCEL ADDRESS: | 0645 5TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,192,416.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |

- 13) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------------|
| APPLICATION: | 2011-5649 |
| APPLICANT: | SAN FRANCISCO TENNIS CLUB |
| PARCEL NO.: | 3786 037 |
| PARCEL ADDRESS: | 0645 5TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$18,278,163.00 |
| APPLICANT'S OPINION: | \$8,778,218.00 |
| TAXABLE YEAR: | 2007 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |
- 14) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------------|
| APPLICATION: | 2011-5650 |
| APPLICANT: | SAN FRANCISCO TENNIS CLUB |
| PARCEL NO.: | 3786 037 |
| PARCEL ADDRESS: | 0645 5TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$18,606,369.00 |
| APPLICANT'S OPINION: | \$8,756,369.00 |
| TAXABLE YEAR: | 2008 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |
- 15) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------|
| APPLICATION: | 2012-3110 |
| APPLICANT: | SCHWENSIU PTY LTD |
| PARCEL NO.: | 0285 011 |
| PARCEL ADDRESS: | 0665 BUSH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,998,780.00 |
| APPLICANT'S OPINION: | \$5,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 16) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------|
| APPLICATION: | 2012-3113 |
| APPLICANT: | SCHWENSIU PTY LTD |
| PARCEL NO.: | 0285 012 |
| PARCEL ADDRESS: | 0665 - 0675 BUSH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$17,908,494.00 |
| APPLICANT'S OPINION: | \$14,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 17) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2012-3199 |
| APPLICANT: | CALIFORNIA STATE UNIVERSITY |
| PARCEL NO.: | 2012701886 |
| PARCEL ADDRESS: | PARKMERCED NON-STUDENT APTS , |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,425,000.00 |
| APPLICANT'S OPINION: | \$1,212,500.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | ROLL CORRECTION |
- 18) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------------|
| APPLICATION: | 2012-3209 |
| APPLICANT: | CALIFORNIA STATE UNIVERSITY |
| PARCEL NO.: | 2012702385 |
| PARCEL ADDRESS: | NO.PARKMERCED NON STUDENT APTS , |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$14,035,178.00 |
| APPLICANT'S OPINION: | \$7,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | REGULAR |
- 19) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------------|
| APPLICATION: | 2012-3837 |
| APPLICANT: | WAC SFTC HOLDINGS LLC |
| PARCEL NO.: | 3786 037 |
| PARCEL ADDRESS: | 0645 5TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$23,801,815.00 |
| APPLICANT'S OPINION: | \$8,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 20) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------------|
| APPLICATION: | 2012-4008 |
| APPLICANT: | ST. FRANCIS HOSPITAL ASSOCIATION |
| PARCEL NO.: | 0280 031 |
| PARCEL ADDRESS: | 1199 BUSH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$18,968,282.00 |
| APPLICANT'S OPINION: | \$6,397,081.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

21) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4009
APPLICANT: ST. MARY'S HOSPITAL
PARCEL NO.: 1191 038
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$21,044,662.00
APPLICANT'S OPINION: \$6,313,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

22) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4203
APPLICANT: SOUTH BEACH PARTNERS, LLC
PARCEL NO.: 3774 026
PARCEL ADDRESS: 0270 BRANNAN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$17,407,968.00
APPLICANT'S OPINION: \$10,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's 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 (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: 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 415.554.7854, or by e-mail at sof@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from 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 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

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