

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, July 22, 2013

9:30 AM (ALL DAY)

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:	2009-1219
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2009207460
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$84,307,905.00
APPLICANT'S OPINION:	\$42,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2444
APPLICANT:	DIGITAL REALTY TRUST
PARCEL NO.:	5431A001G
PARCEL ADDRESS:	0202 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$86,389,343.00
APPLICANT'S OPINION:	\$43,194,672.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-2445 |
| APPLICANT: | DIGITAL REALTY TRUST |
| PARCEL NO.: | 5431A001F |
| PARCEL ADDRESS: | 0200 PAUL AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$16,198,000.00 |
| APPLICANT'S OPINION: | \$8,099,030.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-5042 |
| APPLICANT: | BLACKROCK INSTITUTIONAL TRUST, |
| PARCEL NO.: | 2010209756 |
| PARCEL ADDRESS: | 0400 HOWARD ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$101,806,081.00 |
| APPLICANT'S OPINION: | \$51,000,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3924 |
| APPLICANT: | ARDEN REALTY LP |
| PARCEL NO.: | 0171 068 |
| PARCEL ADDRESS: | 0001 JACKSON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$51,262,248.00 |
| APPLICANT'S OPINION: | \$25,629,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3928 |
| APPLICANT: | ARDEN REALTY LP |
| PARCEL NO.: | 0167 063 |
| PARCEL ADDRESS: | 0075 BROADWAY, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$54,337,983.00 |
| APPLICANT'S OPINION: | \$27,167,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3930 |
| APPLICANT: | ARDEN REALTY LP |
| PARCEL NO.: | 0168 057 |
| PARCEL ADDRESS: | 0057 THE EMBARCADERO, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$49,519,331.00 |
| APPLICANT'S OPINION: | \$24,757,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4158 |
| APPLICANT: | STONESTOWN SHOPPING CENTER LP |
| PARCEL NO.: | 7295 006 |
| PARCEL ADDRESS: | 0481V EUCALYPTUS DR, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$233,825.00 |
| APPLICANT'S OPINION: | \$187,060.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4159 |
| APPLICANT: | STONESTOWN SHOPPING CENTER LP |
| PARCEL NO.: | 7295 007 |
| PARCEL ADDRESS: | 0487V EUCALYPTUS DR, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$239,330.00 |
| APPLICANT'S OPINION: | \$191,460.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4160 |
| APPLICANT: | STONESTOWN SHOPPING CENTER LP |
| PARCEL NO.: | 7295 021 |
| PARCEL ADDRESS: | 0400 WINSTON DR, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$231,339,669.00 |
| APPLICANT'S OPINION: | \$185,070,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4161 |
| APPLICANT: | STONESTOWN SHOPPING CENTER LP |
| PARCEL NO.: | 7295 022 |
| PARCEL ADDRESS: | 0595 BUCKINGHAM WAY, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$56,722,542.00 |
| APPLICANT'S OPINION: | \$45,380,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4162 |
| APPLICANT: | STONESTOWN SHOPPING CENTER LP |
| PARCEL NO.: | 7296 005 |
| PARCEL ADDRESS: | 0245 - 0255 WINSTON DR, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$35,356,396.00 |
| APPLICANT'S OPINION: | \$26,685,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4163 |
| APPLICANT: | STONESTOWN SHOPPING CENTER LP |
| PARCEL NO.: | 7296 007 |
| PARCEL ADDRESS: | 0285 WINSTON DR, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,054,156.00 |
| APPLICANT'S OPINION: | \$4,840,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4164 |
| APPLICANT: | STONESTOWN SHOPPING CENTER LP |
| PARCEL NO.: | 7296 008 |
| PARCEL ADDRESS: | 0285V WINSTON DR, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,631,829.00 |
| APPLICANT'S OPINION: | \$1,300,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

16) Hearing, discussion, and possible action involving:
APPLICATION: 2011-4165
APPLICANT: STONESTOWN SHOPPING CENTER LP
PARCEL NO.: 7296 009
PARCEL ADDRESS: 0285V WINSTON DR,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$217,572.00
APPLICANT'S OPINION: \$175,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:
APPLICATION: 2011-4166
APPLICANT: STONESTOWN SHOPPING CENTER LP
PARCEL NO.: 7296 010
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$43,509.00
APPLICANT'S OPINION: \$35,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:
APPLICATION: 2011-4430
APPLICANT: 200 PAUL LLC,
PARCEL NO.: 5431A001G
PARCEL ADDRESS: 0202 PAUL AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$80,305,991.00
APPLICANT'S OPINION: \$60,229,493.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

19) Hearing, discussion, and possible action involving:
APPLICATION: 2011-4431
APPLICANT: 200 PAUL LLC,
PARCEL NO.: 5431A001F
PARCEL ADDRESS: 0200 PAUL AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$25,544,921.00
APPLICANT'S OPINION: \$19,158,690.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4484
APPLICANT: BLACKROCK INSTITUTIONAL TRUST,
PARCEL NO.: 2011210254
PARCEL ADDRESS: 00000400 0000HOWARD ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$99,218,815.00
APPLICANT'S OPINION: \$50,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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.