

**Agenda\* / Notice of Assessment Appeals Board**

**Assessment Appeals Board 1 Hearing**

**Room 406, City Hall**

**Tuesday, August 6, 2013**

**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:	2010-2150
APPLICANT:	PERSONALITY HOTELS III LLC
PARCEL NO.:	0307 007
PARCEL ADDRESS:	0386 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$39,203,801.00
APPLICANT'S OPINION:	\$11,759,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 3) Hearing, discussion, and possible action involving:
- |                      |                     |
|----------------------|---------------------|
| APPLICATION:         | 2010-3236           |
| APPLICANT:           | TS 222 SECOND ST LP |
| PARCEL NO.:          | 3735 063            |
| PARCEL ADDRESS:      | 0222 02ND ST,       |
| TOPIC:               | Decline in Value    |
| CURRENT ASSESSMENT:  | \$46,707,041.00     |
| APPLICANT'S OPINION: | \$14,045,000.00     |
| TAXABLE YEAR:        | 2010                |
| APPEAL TYPE:         | Real Property       |
| ROLL TYPE:           | REGULAR             |
- 4) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2010-3446         |
| APPLICANT:           | DMP CP PLAZA, LLC |
| PARCEL NO.:          | 0030 008          |
| PARCEL ADDRESS:      | 2552 TAYLOR ST,   |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$1,868,276.00    |
| APPLICANT'S OPINION: | \$700,000.00      |
| TAXABLE YEAR:        | 2010              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
| STATUS:              | WITHDRAWN         |
- 5) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2010-3448         |
| APPLICANT:           | DMP CP PLAZA, LLC |
| PARCEL NO.:          | 0030 009          |
| PARCEL ADDRESS:      | 2552 TAYLOR ST,   |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$1,453,101.00    |
| APPLICANT'S OPINION: | \$600,000.00      |
| TAXABLE YEAR:        | 2010              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
| STATUS:              | WITHDRAWN         |

- 6) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2010-3449         |
| APPLICANT:           | DMP CP PLAZA, LLC |
| PARCEL NO.:          | 0030 010          |
| PARCEL ADDRESS:      | 2552 TAYLOR ST,   |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$2,646,727.00    |
| APPLICANT'S OPINION: | \$1,000,000.00    |
| TAXABLE YEAR:        | 2010              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
| STATUS:              | WITHDRAWN         |
- 7) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2010-3450         |
| APPLICANT:           | DMP CP PLAZA, LLC |
| PARCEL NO.:          | 0030 011          |
| PARCEL ADDRESS:      | 2552 TAYLOR ST,   |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$4,359,318.00    |
| APPLICANT'S OPINION: | \$2,000,000.00    |
| TAXABLE YEAR:        | 2010              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
| STATUS:              | WITHDRAWN         |
- 8) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2010-3452         |
| APPLICANT:           | DMP CP PLAZA, LLC |
| PARCEL NO.:          | 0030 011A         |
| PARCEL ADDRESS:      | 2552 TAYLOR ST,   |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$3,113,798.00    |
| APPLICANT'S OPINION: | \$1,400,000.00    |
| TAXABLE YEAR:        | 2010              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
| STATUS:              | WITHDRAWN         |

- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2010-3453
  - APPLICANT: DMP CP PLAZA, LLC
  - PARCEL NO.: 0030 012
  - PARCEL ADDRESS: 2552 TAYLOR ST,
  - TOPIC: Decline in Value
  - CURRENT ASSESSMENT: \$5,241,562.00
  - APPLICANT'S OPINION: \$2,400,000.00
  - TAXABLE YEAR: 2010
  - APPEAL TYPE: Real Property
  - ROLL TYPE: REGULAR
  - STATUS: WITHDRAWN
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2010-3456
  - APPLICANT: DMP CP PLAZA, LLC
  - PARCEL NO.: 0030 013
  - PARCEL ADDRESS: 2552 TAYLOR ST,
  - TOPIC: Decline in Value
  - CURRENT ASSESSMENT: \$11,417,271.00
  - APPLICANT'S OPINION: \$5,000,000.00
  - TAXABLE YEAR: 2010
  - APPEAL TYPE: Real Property
  - ROLL TYPE: REGULAR
  - STATUS: WITHDRAWN
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2010-5052
  - APPLICANT: TR 55 FRANCISCO LLC / KBS REALTY
  - PARCEL NO.: 0056 007
  - PARCEL ADDRESS: 1789 MONTGOMERY ST,
  - TOPIC: Decline in Value
  - CURRENT ASSESSMENT: \$14,821,701.00
  - APPLICANT'S OPINION: \$7,300,000.00
  - TAXABLE YEAR: 2010
  - APPEAL TYPE: Real Property
  - ROLL TYPE: REGULAR
  - STATUS: POSTPONED

12) Hearing, discussion, and possible action involving:  
APPLICATION: 2010-5055  
APPLICANT: TR 55 FRANCISCO LLC / KBS REALTY  
PARCEL NO.: 0056 008  
PARCEL ADDRESS: 1789 MONTGOMERY ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$29,643,402.00  
APPLICANT'S OPINION: \$15,000,000.00  
TAXABLE YEAR: 2010  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4256  
APPLICANT: DMP CP PLAZA, LLC  
PARCEL NO.: 0030 008  
PARCEL ADDRESS: 2552 TAYLOR ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,882,342.00  
APPLICANT'S OPINION: \$800,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4257  
APPLICANT: DMP CP PLAZA, LLC  
PARCEL NO.: 0030 009  
PARCEL ADDRESS: 2552 TAYLOR ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,464,041.00  
APPLICANT'S OPINION: \$700,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

- 15) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2011-4258         |
| APPLICANT:           | DMP CP PLAZA, LLC |
| PARCEL NO.:          | 0030 010          |
| PARCEL ADDRESS:      | 2552 TAYLOR ST,   |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$2,666,655.00    |
| APPLICANT'S OPINION: | \$1,000,000.00    |
| TAXABLE YEAR:        | 2011              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
| STATUS:              | WITHDRAWN         |
- 16) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2011-4259         |
| APPLICANT:           | DMP CP PLAZA, LLC |
| PARCEL NO.:          | 0030 011          |
| PARCEL ADDRESS:      | 2552 TAYLOR ST,   |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$4,392,142.00    |
| APPLICANT'S OPINION: | \$2,000,000.00    |
| TAXABLE YEAR:        | 2011              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
| STATUS:              | WITHDRAWN         |
- 17) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2011-4260         |
| APPLICANT:           | DMP CP PLAZA, LLC |
| PARCEL NO.:          | 0030 011A         |
| PARCEL ADDRESS:      | 2552 TAYLOR ST,   |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$3,137,243.00    |
| APPLICANT'S OPINION: | \$1,600,000.00    |
| TAXABLE YEAR:        | 2011              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
| STATUS:              | WITHDRAWN         |

18) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4261  
APPLICANT: DMP CP PLAZA, LLC  
PARCEL NO.: 0030 012  
PARCEL ADDRESS: 2552 TAYLOR ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,281,029.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

19) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4262  
APPLICANT: DMP CP PLAZA, LLC  
PARCEL NO.: 0030 013  
PARCEL ADDRESS: 2552 TAYLOR ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,503,242.00  
APPLICANT'S OPINION: \$6,000,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

20) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4602  
APPLICANT: TS 222 SECOND ST LP  
PARCEL NO.: 3735 063  
PARCEL ADDRESS: 0222 02ND ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$47,058,745.00  
APPLICANT'S OPINION: \$14,118,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

- 21) Hearing, discussion, and possible action involving:
- |                      |                                       |
|----------------------|---------------------------------------|
| APPLICATION:         | 2011-4850                             |
| APPLICANT:           | TRS FUND IV/55 FRANCISCO LLC/KBS REIT |
| PARCEL NO.:          | 0056 007                              |
| PARCEL ADDRESS:      | 1789 MONTGOMERY ST,                   |
| TOPIC:               | Decline in Value                      |
| CURRENT ASSESSMENT:  | \$14,933,306.00                       |
| APPLICANT'S OPINION: | \$7,400,000.00                        |
| TAXABLE YEAR:        | 2011                                  |
| APPEAL TYPE:         | Real Property                         |
| ROLL TYPE:           | REGULAR                               |
| STATUS:              | POSTPONED                             |
- 22) Hearing, discussion, and possible action involving:
- |                      |                                       |
|----------------------|---------------------------------------|
| APPLICATION:         | 2011-4853                             |
| APPLICANT:           | TRS FUND IV/55 FRANCISCO LLC/KBS REIT |
| PARCEL NO.:          | 0056 008                              |
| PARCEL ADDRESS:      | 1789 MONTGOMERY ST,                   |
| TOPIC:               | Decline in Value                      |
| CURRENT ASSESSMENT:  | \$29,866,615.00                       |
| APPLICANT'S OPINION: | \$15,000,000.00                       |
| TAXABLE YEAR:        | 2011                                  |
| APPEAL TYPE:         | Real Property                         |
| ROLL TYPE:           | REGULAR                               |
| STATUS:              | POSTPONED                             |
- 23) Hearing, discussion, and possible action involving:
- |                      |                               |
|----------------------|-------------------------------|
| APPLICATION:         | 2011-4950                     |
| APPLICANT:           | PARTNERS VI FRANK OWNER, INC, |
| PARCEL NO.:          | 0307 007                      |
| PARCEL ADDRESS:      | 0386 GEARY ST,                |
| TOPIC:               | Decline in Value              |
| CURRENT ASSESSMENT:  | \$34,509,745.00               |
| APPLICANT'S OPINION: | \$10,595,529.00               |
| TAXABLE YEAR:        | 2011                          |
| APPEAL TYPE:         | Real Property                 |
| ROLL TYPE:           | REGULAR                       |
| STATUS:              | POSTPONED                     |



24) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5140  
APPLICANT: MCKESSON CORPORATION  
PARCEL NO.: 2011200289  
PARCEL ADDRESS: 00000001 0000POST ST, 3400  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$37,852,989.00  
APPLICANT'S OPINION: \$6,000,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

25) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5319  
APPLICANT: TR 55 FRANCISCO, LLC  
PARCEL NO.: 0056 008  
PARCEL ADDRESS: 1789 MONTGOMERY ST,  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$40,400,000.00  
APPLICANT'S OPINION: \$20,200,000.00  
TAXABLE YEAR: 2008  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WITHDRAWN

26) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5320  
APPLICANT: TR 55 FRANCISCO, LLC  
PARCEL NO.: 0056 007  
PARCEL ADDRESS: 1789 MONTGOMERY ST,  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$17,075,000.00  
APPLICANT'S OPINION: \$8,000,000.00  
TAXABLE YEAR: 2008  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WITHDRAWN

## **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 [sotf@sfgov.org](mailto:sotf@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](http://www.sfgov.org/ethics).

Disability Access – The hearing room is wheelchair accessible.

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