

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, April 14, 2014

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:	2012-1576
APPLICANT:	STOCKTON STREET PROPERTIES INC
PARCEL NO.:	0328 002
PARCEL ADDRESS:	0002 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$35,486,277.00
APPLICANT'S OPINION:	\$23,680,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1577
APPLICANT:	BARNEY'S, INC
PARCEL NO.:	0328 004
PARCEL ADDRESS:	0048 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$48,302,514.00
APPLICANT'S OPINION:	\$32,230,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1578 |
| APPLICANT: | BARNEY'S, INC |
| PARCEL NO.: | 0328 003 |
| PARCEL ADDRESS: | 0048 STOCKTON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$21,130,836.00 |
| APPLICANT'S OPINION: | \$14,100,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2462 |
| APPLICANT: | TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC |
| PARCEL NO.: | 0207 037 |
| PARCEL ADDRESS: | 0505 SANSOME ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$63,630,573.00 |
| APPLICANT'S OPINION: | \$45,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2471 |
| APPLICANT: | TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC |
| PARCEL NO.: | 0207 035 |
| PARCEL ADDRESS: | 0545 SANSOME ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,908,962.00 |
| APPLICANT'S OPINION: | \$6,500,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2472 |
| APPLICANT: | TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC |
| PARCEL NO.: | 0207 036 |
| PARCEL ADDRESS: | 0517 WASHINGTON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,338,935.00 |
| APPLICANT'S OPINION: | \$3,500,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

8) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2608
APPLICANT: MS MISSION HOLDINGS, LLC
PARCEL NO.: 3708 006
PARCEL ADDRESS: 0062 01ST ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$11,184,933.00
APPLICANT'S OPINION: \$6,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2609
APPLICANT: MS MISSION HOLDINGS, LLC
PARCEL NO.: 3708 007
PARCEL ADDRESS: 0076 – 0080 01ST ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,560,164.00
APPLICANT'S OPINION: \$3,182,179.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2610
APPLICANT: MS MISSION HOLDINGS, LLC
PARCEL NO.: 3708 009
PARCEL ADDRESS: 0088 01ST ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,660,981.00
APPLICANT'S OPINION: \$2,400,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2612
APPLICANT: MS MISSION HOLDINGS, LLC
PARCEL NO.: 3708 010
PARCEL ADDRESS: 0512 MISSION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,553,658.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2613
APPLICANT: MS MISSION HOLDINGS, LLC
PARCEL NO.: 3708 011
PARCEL ADDRESS: 0516 MISSION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,104,885.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2615
APPLICANT: MS MISSION HOLDINGS, LLC
PARCEL NO.: 3708 012
PARCEL ADDRESS: 0526 MISSION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,987,821.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2616
APPLICANT: MS MISSION HOLDINGS, LLC
PARCEL NO.: 3708 055
PARCEL ADDRESS: 0050 01ST ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$28,287,949.00
APPLICANT'S OPINION: \$13,900,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3272
APPLICANT: TR 55 FRANCISCO, LLC
PARCEL NO.: 0056 008
PARCEL ADDRESS: 1789 MONTGOMERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$41,419,896.00
APPLICANT'S OPINION: \$20,600,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3359
APPLICANT: REALTY ASSOCIATES FUND VIII, LP
PARCEL NO.: 0267 015
PARCEL ADDRESS: 0235 PINE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$57,926,341.00
APPLICANT'S OPINION: \$29,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3370
APPLICANT: GAP, INC. (LESSEE)
PARCEL NO.: 3769 002A
PARCEL ADDRESS: 0001 HARRISON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$57,101,422.00
APPLICANT'S OPINION: \$30,137,805.00
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 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.

Disability Access – The hearing room is wheelchair accessible.

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