

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, June 16, 2014

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:	2010-5202
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 009
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$638,562.00
APPLICANT'S OPINION:	\$286,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5204
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 009
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$651,331.00
APPLICANT'S OPINION:	\$291,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:
APPLICATION: 2010-5207
APPLICANT: BLUE JEANS EQUITIES WEST
PARCEL NO.: 0084 010
PARCEL ADDRESS: 0101 GREENWICH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$31,098,789.00
APPLICANT'S OPINION: \$9,400,207.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

5) Hearing, discussion, and possible action involving:
APPLICATION: 2010-5209
APPLICANT: BLUE JEANS EQUITIES WEST
PARCEL NO.: 0084 010
PARCEL ADDRESS: 0101 GREENWICH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$31,800,851.00
APPLICANT'S OPINION: \$9,669,366.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

6) Hearing, discussion, and possible action involving:
APPLICATION: 2010-5213
APPLICANT: BLUE JEANS EQUITIES WEST
PARCEL NO.: 0085 048
PARCEL ADDRESS: 1355 SANSOME ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$19,884,817.00
APPLICANT'S OPINION: \$5,965,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:
APPLICATION: 2010-5215
APPLICANT: BLUE JEANS EQUITIES WEST
PARCEL NO.: 0108 007
PARCEL ADDRESS: 1160 BATTERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$64,015,643.00
APPLICANT'S OPINION: \$19,203,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

8) Hearing, discussion, and possible action involving:
APPLICATION: 2010-5216
APPLICANT: BLUE JEANS EQUITIES WEST
PARCEL NO.: 0108 007
PARCEL ADDRESS: 1160 BATTERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$65,295,949.00
APPLICANT'S OPINION: \$19,587,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

9) Hearing, discussion, and possible action involving:
APPLICATION: 2011-3915
APPLICANT: INNSBRUCK LP
PARCEL NO.: 0108 007
PARCEL ADDRESS: 1160 BATTERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$65,631,699.00
APPLICANT'S OPINION: \$19,688,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:
APPLICATION: 2011-3916
APPLICANT: INNSBRUCK LP
PARCEL NO.: 0085 048
PARCEL ADDRESS: 1355 SANSOME ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$19,987,059.00
APPLICANT'S OPINION: \$5,996,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:
APPLICATION: 2011-3917
APPLICANT: INNSBRUCK LP
PARCEL NO.: 0107 007
PARCEL ADDRESS: 1155 BATTERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$87,620,370.00
APPLICANT'S OPINION: \$26,284,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3923 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0084 009 |
| PARCEL ADDRESS: | 0000 V, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$654,673.00 |
| APPLICANT'S OPINION: | \$196,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3925 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0084 010 |
| PARCEL ADDRESS: | 0101 GREENWICH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$31,988,723.00 |
| APPLICANT'S OPINION: | \$9,743,679.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3557 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0084 009 |
| PARCEL ADDRESS: | 0000 V, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$667,763.00 |
| APPLICANT'S OPINION: | \$200,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3558 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0084 010 |
| PARCEL ADDRESS: | 0101 GREENWICH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$32,638,958.00 |
| APPLICANT'S OPINION: | \$9,949,360.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 16) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3559 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0085 048 |
| PARCEL ADDRESS: | 1355 SANSOME ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$20,386,795.00 |
| APPLICANT'S OPINION: | \$6,116,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 17) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3560 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0107 007 |
| PARCEL ADDRESS: | 1155 BATTERY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$89,372,774.00 |
| APPLICANT'S OPINION: | \$26,809,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 18) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3561 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0108 007 |
| PARCEL ADDRESS: | 1160 BATTERY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$66,944,327.00 |
| APPLICANT'S OPINION: | \$20,081,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4003 |
| APPLICANT: | TEACHERS INSURANCE & ANNUITY |
| PARCEL NO.: | 0311 010 |
| PARCEL ADDRESS: | 0088 KEARNY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$13,215,573.00 |
| APPLICANT'S OPINION: | \$3,965,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4004 |
| APPLICANT: | TEACHERS INSURANCE & ANNUITY |
| PARCEL NO.: | 0311 011 |
| PARCEL ADDRESS: | 0088 KEARNY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$13,722,169.00 |
| APPLICANT'S OPINION: | \$4,116,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4005 |
| APPLICANT: | TEACHERS INSURANCE & ANNUITY |
| PARCEL NO.: | 0311 007 |
| PARCEL ADDRESS: | 0088 KEARNY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$11,257,708.00 |
| APPLICANT'S OPINION: | \$3,377,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4006 |
| APPLICANT: | TEACHERS INSURANCE & ANNUITY |
| PARCEL NO.: | 0311 008 |
| PARCEL ADDRESS: | 0088 KEARNY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$35,486,277.00 |
| APPLICANT'S OPINION: | \$10,645,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 23) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4007 |
| APPLICANT: | TEACHERS INSURANCE & ANNUITY |
| PARCEL NO.: | 0311 009 |
| PARCEL ADDRESS: | 0088 KEARNY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$7,953,814.00 |
| APPLICANT'S OPINION: | \$2,386,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 24) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4014 |
| APPLICANT: | LEGACY PARTNERS II SF SPEAR, LLC |
| PARCEL NO.: | 3717 005 |
| PARCEL ADDRESS: | 0160 SPEAR ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,690,657.00 |
| APPLICANT'S OPINION: | \$1,840,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 25) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4015 |
| APPLICANT: | LEGACY PARTNERS II SF SPEAR, LLC |
| PARCEL NO.: | 3717 010 |
| PARCEL ADDRESS: | 0160 SPEAR ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$44,287,923.00 |
| APPLICANT'S OPINION: | \$22,145,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 26) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4016 |
| APPLICANT: | LEGACY PARTNERS II SF SPEAR, LLC |
| PARCEL NO.: | 3717 011 |
| PARCEL ADDRESS: | 0160 SPEAR ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$44,287,923.00 |
| APPLICANT'S OPINION: | \$22,145,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 27) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4017 |
| APPLICANT: | STOCKBRIDGE 140 NEW MONTGOMERY |
| PARCEL NO.: | 3722 079 |
| PARCEL ADDRESS: | 1480 NATOMA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$29,871,943.00 |
| APPLICANT'S OPINION: | \$20,800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

28) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4018
APPLICANT:	STOCKBRIDGE 140 NEW MONTGOMERY
PARCEL NO.:	3722 080
PARCEL ADDRESS:	1400 NEW MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$99,733,164.00
APPLICANT'S OPINION:	\$75,000,000.00
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 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.