

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 7, 2014
9:30 AM**

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:	2010-2863
APPLICANT:	BENTLY RESERVE, LP
PARCEL NO.:	0229 003
PARCEL ADDRESS:	0325 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$54,296,447.00
APPLICANT'S OPINION:	\$43,437,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5081
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	4347 010
PARCEL ADDRESS:	1901 CESAR CHAVEZ ST,
TOPIC:	
CURRENT ASSESSMENT:	\$25,863,594.00
APPLICANT'S OPINION:	\$5,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-5083 |
| APPLICANT: | HEARST COMMUNICATIONS INC. |
| PARCEL NO.: | 4346 002 |
| PARCEL ADDRESS: | 2000 MARIN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,650,775.00 |
| APPLICANT'S OPINION: | \$650,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-5084 |
| APPLICANT: | HEARST COMMUNICATIONS INC. |
| PARCEL NO.: | 4349 016 |
| PARCEL ADDRESS: | |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,435,378.00 |
| APPLICANT'S OPINION: | \$550,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3826 |
| APPLICANT: | BENTLY RESERVE, LP |
| PARCEL NO.: | 0229 003 |
| PARCEL ADDRESS: | 0325 BATTERY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$54,690,053.00 |
| APPLICANT'S OPINION: | \$27,411,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5140 |
| APPLICANT: | MCKESSON CORPORATION |
| PARCEL NO.: | 2011200289 |
| PARCEL ADDRESS: | 0001 POST 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 |

8) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3233
APPLICANT: VAN NESS CAPITAL GROUP, LLC
PARCEL NO.: 0618 002
PARCEL ADDRESS: 1801 VAN NESS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,199,991.00
APPLICANT'S OPINION: \$2,100,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

9) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3258
APPLICANT: NORIEGA CAPITAL GROUP LLC
PARCEL NO.: 2023 021
PARCEL ADDRESS: 1900 NORIEGA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,137,247.00
APPLICANT'S OPINION: \$2,133,800.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

10) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3533
APPLICANT: BENTLY RESERVE, LP
PARCEL NO.: 0229 003
PARCEL ADDRESS: 0325 BATTERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$62,262,811.00
APPLICANT'S OPINION: \$31,137,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3763
APPLICANT: MCKESSON CORPORATION
PARCEL NO.: 2012200205
PARCEL ADDRESS: 0001 POST ST,# 3400
TOPIC: Classification of Property
CURRENT ASSESSMENT: \$31,728,676.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3803 |
| APPLICANT: | PACIFIC PARTNERS, LLC |
| PARCEL NO.: | 0176 007 |
| PARCEL ADDRESS: | 0801 MONTGOMERY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,352,787.00 |
| APPLICANT'S OPINION: | \$6,771,417.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3810 |
| APPLICANT: | HEARST COMMUNICATIONS INC. |
| PARCEL NO.: | 4346 002 |
| PARCEL ADDRESS: | 2000 MARIN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,751,827.00 |
| APPLICANT'S OPINION: | \$650,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3811 |
| APPLICANT: | HEARST COMMUNICATIONS INC. |
| PARCEL NO.: | 4347 010 |
| PARCEL ADDRESS: | 1901 CESAR CHAVEZ ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$26,052,397.00 |
| APPLICANT'S OPINION: | \$4,800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3812 |
| APPLICANT: | HEARST COMMUNICATIONS INC. |
| PARCEL NO.: | 4349 016 |
| PARCEL ADDRESS: | |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,502,789.00 |
| APPLICANT'S OPINION: | \$550,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

16) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3813
APPLICANT: HEARST COMMUNICATIONS INC.
PARCEL NO.: 3777 045
PARCEL ADDRESS: 0598 BRANNAN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,488,105.00
APPLICANT'S OPINION: \$2,125,100.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

17) Hearing, discussion, and possible action involving:
APPLICATION: 2012-4998
APPLICANT: MCKESSON CORPORATION
PARCEL NO.: 2007200207
PARCEL ADDRESS: 0001 POST ST, #3400
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$33,090,440.00
APPLICANT'S OPINION: \$5,008,994.00
TAXABLE YEAR: 2007
APPEAL TYPE: Personal Property
ROLL TYPE: ROLL CORRECTION
STATUS: POSTPONED

18) Hearing, discussion, and possible action involving:
APPLICATION: 2012-5003
APPLICANT: MCKESSON CORPORATION
PARCEL NO.: 2008200222
PARCEL ADDRESS: 0001 POST ST, #3400
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$32,238,764.00
APPLICANT'S OPINION: \$4,630,622.00
TAXABLE YEAR: 2008
APPEAL TYPE: Personal Property
ROLL TYPE: ROLL CORRECTION
STATUS: POSTPONED

19) Hearing, discussion, and possible action involving:
APPLICATION: 2012-5005
APPLICANT: MCKESSON CORPORATION
PARCEL NO.: 2009200228
PARCEL ADDRESS:
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$35,542,786.00
APPLICANT'S OPINION: \$4,830,630.00
TAXABLE YEAR: 2009
APPEAL TYPE: Personal Property
ROLL TYPE: ROLL CORRECTION
STATUS: POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION: 2012-5284
APPLICANT: VAN NESS CAPITAL GROUP, LLC
PARCEL NO.: 0618 001A
PARCEL ADDRESS: 0P00 ,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,666,661.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its 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.