

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 18, 2015
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:	2010-5671
APPLICANT:	274 BRANNAN JV LLC
PARCEL NO.:	3774 073
PARCEL ADDRESS:	0274 BRANNAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$51,000,000.00
APPLICANT'S OPINION:	\$15,300,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5672
APPLICANT:	274 BRANNAN JV LLC
PARCEL NO.:	3774 073
PARCEL ADDRESS:	0274 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$51,000,000.00
APPLICANT'S OPINION:	\$15,300,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-5673 |
| APPLICANT: | 274 BRANNAN JV LLC |
| PARCEL NO.: | 3774 073 |
| PARCEL ADDRESS: | 0274 BRANNAN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$52,020,000.00 |
| APPLICANT'S OPINION: | \$15,606,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-5674 |
| APPLICANT: | 274 BRANNAN JV LLC |
| PARCEL NO.: | 3774 073 |
| PARCEL ADDRESS: | 0274 BRANNAN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$51,896,712.00 |
| APPLICANT'S OPINION: | \$15,558,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-1558 |
| APPLICANT: | PEGGY FIELD FAMILY LP |
| PARCEL NO.: | 3788 010 |
| PARCEL ADDRESS: | 0148 - 0154 TOWNSEND ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,869,139.00 |
| APPLICANT'S OPINION: | \$4,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-2244 |
| APPLICANT: | SNYDER, PAMELA |
| PARCEL NO.: | 1053 010B |
| PARCEL ADDRESS: | 2548 - 2550 SUTTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,006,393.00 |
| APPLICANT'S OPINION: | \$650,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

8) Hearing, discussion, and possible action involving:
APPLICATION: 2011-2775
APPLICANT: 274 BRANNAN JV LLC
PARCEL NO.: 3774 073
PARCEL ADDRESS: 0274 BRANNAN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$52,288,154.00
APPLICANT'S OPINION: \$15,684,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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: 2012-0201
APPLICANT: SNYDER, PAMELA
PARCEL NO.: 1053 010B
PARCEL ADDRESS: 2548 - 2550 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,026,520.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3451 |
| APPLICANT: | 274 BRANNAN JV LLC |
| PARCEL NO.: | 3774 073 |
| PARCEL ADDRESS: | 0274 BRANNAN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$53,333,241.00 |
| APPLICANT'S OPINION: | \$15,998,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-0422 |
| APPLICANT: | SNYDER, PAMELA |
| PARCEL NO.: | 1053 010B |
| PARCEL ADDRESS: | 2548 - 2550 SUTTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,047,050.00 |
| APPLICANT'S OPINION: | \$625,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1409 |
| APPLICANT: | 274 BRANNAN JV LLC |
| PARCEL NO.: | 3774 073 |
| PARCEL ADDRESS: | 0274 BRANNAN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$54,399,904.00 |
| APPLICANT'S OPINION: | \$16,318,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-2973 |
| APPLICANT: | PEGGY FIELD FAMILY LP |
| PARCEL NO.: | 3788 010 |
| PARCEL ADDRESS: | 0148 - 0154 TOWNSEND ST, |
| TOPIC: | Other |
| CURRENT ASSESSMENT: | \$1,952,633.00 |
| APPLICANT'S OPINION: | \$500,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

16) Hearing, discussion, and possible action involving:

APPLICATION: 2013-2974
APPLICANT: PEGGY FIELD FAMILY LP
PARCEL NO.: 3788 010
PARCEL ADDRESS: 0148 - 0154 TOWNSEND ST,
TOPIC: Other
CURRENT ASSESSMENT: \$1,948,005.00
APPLICANT'S OPINION: \$500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION: 2014-0962
APPLICANT: SNYDER, PAMELA
PARCEL NO.: 1053 010B
PARCEL ADDRESS: 2548 - 2550 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,051,803.00
APPLICANT'S OPINION: \$670,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real 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 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

Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister.

Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

Language Interpreters

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay sa (415) 554-5184.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

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