

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, November 12, 2015
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:	2011-4322
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	4347 010
PARCEL ADDRESS:	1901 CESAR CHAVEZ ST,
TOPIC:	Request to reopen application
CURRENT ASSESSMENT:	\$24,771,179.00
APPLICANT'S OPINION:	\$5,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4323
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	4346 002
PARCEL ADDRESS:	2000 MARIN ST,
TOPIC:	Request to reopen application
CURRENT ASSESSMENT:	\$3,678,263.00
APPLICANT'S OPINION:	\$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4324 |
| APPLICANT: | HEARST COMMUNICATIONS INC. |
| PARCEL NO.: | 4349 016 |
| PARCEL ADDRESS: | |
| TOPIC: | Request to reopen application |
| CURRENT ASSESSMENT: | \$2,453,716.00 |
| APPLICANT'S OPINION: | \$550,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-0091 |
| APPLICANT: | FAY D. LEW LIVING TRUST |
| PARCEL NO.: | 1368 013 |
| PARCEL ADDRESS: | 0163 08TH AVE, |
| TOPIC: | Request to reopen application |
| CURRENT ASSESSMENT: | \$1,050,000.00 |
| APPLICANT'S OPINION: | \$750,000.00 |
| TAXABLE YEAR: | 2008 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-2508 |
| APPLICANT: | HEARST COMMUNICATIONS INC. |
| PARCEL NO.: | 0239 009 |
| PARCEL ADDRESS: | 0400 MONTGOMERY ST, |
| TOPIC: | Request to reopen application |
| CURRENT ASSESSMENT: | \$31,219,679.00 |
| APPLICANT'S OPINION: | \$13,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-2509 |
| APPLICANT: | HEARST COMMUNICATIONS INC. |
| PARCEL NO.: | 3777 045 |
| PARCEL ADDRESS: | 0598 BRANNAN ST, |
| TOPIC: | Request to reopen application |
| CURRENT ASSESSMENT: | \$10,750,545.00 |
| APPLICANT'S OPINION: | \$2,100,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2510
 - APPLICANT: HEARST COMMUNICATIONS INC.
 - PARCEL NO.: 3725 097
 - PARCEL ADDRESS: 0110 05TH ST,
 - TOPIC: Request to reopen application
 - CURRENT ASSESSMENT: \$13,873,480.00
 - APPLICANT'S OPINION: \$4,000,000.00
 - TAXABLE YEAR: 2013
 - APPEAL TYPE: Both Real & Personal Prty
 - ROLL TYPE: REGULAR
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2511
 - APPLICANT: HEARST COMMUNICATIONS INC.
 - PARCEL NO.: 3725 093
 - PARCEL ADDRESS: 0901 - 0933 MISSION ST,
 - TOPIC: Request to reopen application
 - CURRENT ASSESSMENT: \$35,070,465.00
 - APPLICANT'S OPINION: \$9,500,000.00
 - TAXABLE YEAR: 2013
 - APPEAL TYPE: Both Real & Personal Prty
 - ROLL TYPE: REGULAR
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1355
 - APPLICANT: HINES GLOBAL REIT 550 TERRY FRANCOIS
 - PARCEL NO.: 8721 011
 - PARCEL ADDRESS: 0550 TERRY A. FRANCOIS BL,
 - TOPIC: Request to reopen application
 - CURRENT ASSESSMENT: \$199,813,051.00
 - APPLICANT'S OPINION: \$120,000,000.00
 - TAXABLE YEAR: 2014
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2442
 - APPLICANT: WESTERN LLC
 - PARCEL NO.: 3760 002
 - PARCEL ADDRESS:
 - TOPIC: Request to accept application as timely filed
 - CURRENT ASSESSMENT: \$1,013,000.00
 - APPLICANT'S OPINION: \$38,443.00
 - TAXABLE YEAR: 2010
 - APPEAL TYPE: Real Property
 - ROLL TYPE: SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2443
APPLICANT: WESTERN LLC
PARCEL NO.: 3760 002
PARCEL ADDRESS:
TOPIC: Request to accept application as timely filed
CURRENT ASSESSMENT: \$974,269.00
APPLICANT'S OPINION: \$38,443.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

13) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2444
APPLICANT: WESTERN LLC
PARCEL NO.: 3760 002
PARCEL ADDRESS:
TOPIC: Request to accept application as timely filed
CURRENT ASSESSMENT: \$993,755.00
APPLICANT'S OPINION: \$38,443.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2445
APPLICANT: WESTERN LLC
PARCEL NO.: 3760 002
PARCEL ADDRESS:
TOPIC: Request to accept application as timely filed
CURRENT ASSESSMENT: \$1,013,630.00
APPLICANT'S OPINION: \$38,443.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

15) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2446
APPLICANT: WESTERN LLC
PARCEL NO.: 3760 002
PARCEL ADDRESS:
TOPIC: Request to accept application as timely filed
CURRENT ASSESSMENT: \$1,058,709.00
APPLICANT'S OPINION: \$38,443.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0081
APPLICANT: BURNS, JOANNE
PARCEL NO.: 0443A004
PARCEL ADDRESS: 400 CERVANTES BLVD,
TOPIC: Request to accept application as timely filed
CURRENT ASSESSMENT: \$772,110.00
APPLICANT'S OPINION: \$244,229.00
TAXABLE YEAR: 2001
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0143
APPLICANT: MATHEWS, LAWRENCE
PARCEL NO.: 1163 044
PARCEL ADDRESS: 400 ANNAPOLIS TER,
TOPIC: Request to accept application as timely filed
CURRENT ASSESSMENT: \$900,000.00
APPLICANT'S OPINION: \$431,514.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0144
APPLICANT: MATHEWS, LAWRENCE
PARCEL NO.: 1163 044
PARCEL ADDRESS: 400 ANNAPOLIS TER,
TOPIC: Request to accept application as timely filed
CURRENT ASSESSMENT: \$959,996.00
APPLICANT'S OPINION: \$440,142.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

19) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0145
APPLICANT: MATHEWS, LAWRENCE
PARCEL NO.: 1163 044
PARCEL ADDRESS: 400 ANNAPOLIS TER,
TOPIC: Request to accept application as timely filed
CURRENT ASSESSMENT: \$979,194.00
APPLICANT'S OPINION: \$448,942.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

20) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0146
APPLICANT: MATHEWS, LAWRENCE
PARCEL NO.: 1163 044
PARCEL ADDRESS: 400 ANNAPOLIS TER,
TOPIC: Request to accept application as timely filed
CURRENT ASSESSMENT: \$983,638.00
APPLICANT'S OPINION: \$505,898.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

21) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0358
APPLICANT: LASKER, DAVID
PARCEL NO.: 3731 171
PARCEL ADDRESS: 1026 FOLSOM ST,
TOPIC: Request to accept application as timely filed
CURRENT ASSESSMENT: \$345,703.00
APPLICANT'S OPINION: \$152,352.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

22) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0411
APPLICANT: WENTWORTH, LEE
PARCEL NO.: 1803 001C
PARCEL ADDRESS: 4737 IRVING ST,
TOPIC: Request to accept application as timely filed
CURRENT ASSESSMENT: \$412,914.00
APPLICANT'S OPINION: \$128,367.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

23) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0880
APPLICANT: OSWALD, MARGARET
PARCEL NO.: 0150 020
PARCEL ADDRESS: 1059 VALLEJO ST,
TOPIC: Request to accept application as timely filed
CURRENT ASSESSMENT: \$4,905,002.00
APPLICANT'S OPINION: \$4,000,000.00
TAXABLE YEAR: 2015
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

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.