

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Tuesday, May 6, 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:	2012-2525
APPLICANT:	POST MONTGOMERY ASSOCIATES
PARCEL NO.:	0292 004
PARCEL ADDRESS:	0068 - 0082 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,515,190.00
APPLICANT'S OPINION:	\$2,558,473.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2528
APPLICANT:	POST MONTGOMERY ASSOCIATES
PARCEL NO.:	0292 005
PARCEL ADDRESS:	0098 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,572,727.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2530 |
| APPLICANT: | POST MONTGOMERY ASSOCIATES |
| PARCEL NO.: | 0292 006 |
| PARCEL ADDRESS: | 0110 KEARNY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,573,755.00 |
| APPLICANT'S OPINION: | \$2,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2532 |
| APPLICANT: | POST MONTGOMERY ASSOCIATES |
| PARCEL NO.: | 0292 007 |
| PARCEL ADDRESS: | 0116 KEARNY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,286,866.00 |
| APPLICANT'S OPINION: | \$2,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2533 |
| APPLICANT: | POST MONTGOMERY ASSOCIATES |
| PARCEL NO.: | 0292 008 |
| PARCEL ADDRESS: | 0120 - 0130 KEARNY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$8,607,344.00 |
| APPLICANT'S OPINION: | \$3,750,524.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2535 |
| APPLICANT: | POST MONTGOMERY ASSOCIATES |
| PARCEL NO.: | 0292 014 |
| PARCEL ADDRESS: | |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$7,241,784.00 |
| APPLICANT'S OPINION: | \$2,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2537 |
| APPLICANT: | POST MONTGOMERY ASSOCIATES |
| PARCEL NO.: | 0292 015 |
| PARCEL ADDRESS: | 0165 SUTTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$379,673,576.00 |
| APPLICANT'S OPINION: | \$140,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2538 |
| APPLICANT: | POST MONTGOMERY ASSOCIATES |
| PARCEL NO.: | 0292 016 |
| PARCEL ADDRESS: | 0165 SUTTER, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$12,878,951.00 |
| APPLICANT'S OPINION: | \$2,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2939 |
| APPLICANT: | SOBRATO DEVELOPMENT CO. #871 |
| PARCEL NO.: | 8721 010 |
| PARCEL ADDRESS: | 0500 TERRY A. FRANCOIS BL, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$169,690,420.00 |
| APPLICANT'S OPINION: | \$95,050,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3163 |
| APPLICANT: | HOST HOTELS & RESORTS, INC |
| PARCEL NO.: | 0257 012 |
| PARCEL ADDRESS: | 0600 STOCKTON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$200,396,085.00 |
| APPLICANT'S OPINION: | \$115,539,868.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3460
APPLICANT: WELLS FARGO BANK
PARCEL NO.: 0240 020
PARCEL ADDRESS: 0550 CALIFORNIA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$126,469,533.00
APPLICANT'S OPINION: \$42,591,402.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3543
APPLICANT: WELLS FARGO (LESSEE)
PARCEL NO.: 2012701306
PARCEL ADDRESS: 0500 PARNASSUS AVE, I-LVL
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$78,944.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2012
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3544
APPLICANT: WELLS FARGO (LESSEE)
PARCEL NO.: 2012701307
PARCEL ADDRESS: 0400 PARNASSUS AVE. C-LEVEL
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$83,044.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2012
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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 so tf@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.