

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, July 14, 2014

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:	2011-0699
APPLICANT:	SAN FRANCISCO TENNIS CLUB
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 05TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$17,500,000.00
APPLICANT'S OPINION:	\$6,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4386
APPLICANT:	581 MARKET ST PARTNERS LLC
PARCEL NO.:	3708 044
PARCEL ADDRESS:	0579 - 0581 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,660,109.00
APPLICANT'S OPINION:	\$7,850,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-4402
 APPLICANT: SOUTH BEACH PARTNERS, LLC
 PARCEL NO.: 3774 026
 PARCEL ADDRESS: 0270 BRANNAN ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$17,066,636.00
 APPLICANT'S OPINION: \$11,500,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-4845
 APPLICANT: WAC SFTC HOLDINGS LLC
 PARCEL NO.: 3786 037
 PARCEL ADDRESS: 0645 05TH ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$23,379,842.00
 APPLICANT'S OPINION: \$7,000,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Both Real & Personal Prty
 ROLL TYPE: REGULAR
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5595
 APPLICANT: WAC SFTC HOLDINGS LLC
 PARCEL NO.: 3786 037
 PARCEL ADDRESS: 0645 05TH ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$3,192,416.00
 APPLICANT'S OPINION: \$0.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5649
 APPLICANT: SAN FRANCISCO TENNIS CLUB
 PARCEL NO.: 3786 037
 PARCEL ADDRESS: 0645 05TH ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$18,278,163.00
 APPLICANT'S OPINION: \$8,778,218.00
 TAXABLE YEAR: 2007
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5650
 APPLICANT: SAN FRANCISCO TENNIS CLUB
 PARCEL NO.: 3786 037
 PARCEL ADDRESS: 0645 05TH ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$18,606,369.00
 APPLICANT'S OPINION: \$8,756,369.00
 TAXABLE YEAR: 2008
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3837
 APPLICANT: WAC SFTC HOLDINGS LLC
 PARCEL NO.: 3786 037
 PARCEL ADDRESS: 0645 05TH ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$23,801,815.00
 APPLICANT'S OPINION: \$8,000,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Both Real & Personal Prty
 ROLL TYPE: REGULAR
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3999
 APPLICANT: 581 MARKET ST PARTNERS LLC
 PARCEL NO.: 3708 044
 PARCEL ADDRESS: 0579 - 0581 MARKET ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$11,893,310.00
 APPLICANT'S OPINION: \$3,568,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-4203
 APPLICANT: SOUTH BEACH PARTNERS, LLC
 PARCEL NO.: 3774 026
 PARCEL ADDRESS: 0270 BRANNAN ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$17,407,968.00
 APPLICANT'S OPINION: \$10,000,000.00
 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 soft@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.