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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board
Assessment Appeals Pre-Hearing Conference Hearing
Room 406, City Hall
Tuesday, January 29, 2019
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: 2017-1220
APPLICANT: TARGET CORPORATON
PARCEL NO: 2017901539
PARCEL ADDRESS:
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$5,645,863.00
APPLICANT'S OPINION: \$2,820,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1221
APPLICANT: TARGET CORPORATON
PARCEL NO: 2017901538
PARCEL ADDRESS:
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$6,047,209.00
APPLICANT'S OPINION: \$3,025,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1222
APPLICANT: TARGET CORPORATON
PARCEL NO: 2017901537
PARCEL ADDRESS:
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$5,635,997.00
APPLICANT'S OPINION: \$2,820,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1223
APPLICANT: TARGET CORPORATON
PARCEL NO: 2017901540
PARCEL ADDRESS:
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$21,411,670.00
APPLICANT'S OPINION: \$10,705,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1224
APPLICANT: TARGET CORPORATON
PARCEL NO: 2017901541
PARCEL ADDRESS:
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$21,330,170.00
APPLICANT'S OPINION: \$10,670,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1310
APPLICANT: QUINCE PACIFIC AVENUE LLC
PARCEL NO: 2018900108
PARCEL ADDRESS:
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,103,969.00
APPLICANT'S OPINION: \$1,832,844.00
TAXABLE YEAR: 2013
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1311
APPLICANT: QUINCE PACIFIC AVENUE LLC
PARCEL NO: 2018900107
PARCEL ADDRESS:
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,104,993.00
APPLICANT'S OPINION: \$1,812,355.00
TAXABLE YEAR: 2014
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1312
APPLICANT: QUINCE PACIFIC AVENUE LLC
PARCEL NO: 2018900102
PARCEL ADDRESS:
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,889,575.00
APPLICANT'S OPINION: \$2,860,212.00
TAXABLE YEAR: 2015
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1313
APPLICANT: QUINCE PACIFIC AVENUE LLC
PARCEL NO: 2018900101
PARCEL ADDRESS:
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$4,133,389.00
APPLICANT'S OPINION: \$3,029,661.00
TAXABLE YEAR: 2016
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0163
APPLICANT: 350 OCEAN AVENUE LLC
PARCEL NO: 3212 023
PARCEL ADDRESS: 0350 - 0352 OCEAN AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,060,000.00
APPLICANT'S OPINION: \$2,408,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0164
APPLICANT: HANDLERY HOTELS, INC.
PARCEL NO: 0315 013
PARCEL ADDRESS: 0268 OFARRELL ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,249,938.00
APPLICANT'S OPINION: \$1,800,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0165
APPLICANT: HANDLERY HOTELS, INC.
PARCEL NO: 0315 014
PARCEL ADDRESS: 0272 OFARRELL ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,439,294.00
APPLICANT'S OPINION: \$1,900,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0210
APPLICANT: VAN NESS HAYES ASSOCIATES, LLC
PARCEL NO: 0814 001
PARCEL ADDRESS: 0069 POLK ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$149,963,534.00
APPLICANT'S OPINION: \$87,746,470.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0280
APPLICANT: HEIDELBERG CEMENT
PARCEL NO: 2018701195
PARCEL ADDRESS: L13002/PER 94/DRY BULK TERML
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$6,363,462.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0299
APPLICANT: PINTEREST
PARCEL NO: 2018208263
PARCEL ADDRESS: 505 BRANNAN ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$31,297,758.00
APPLICANT'S OPINION: \$7,825,283.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

17) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0300
APPLICANT: PINTEREST
PARCEL NO: 2018208264
PARCEL ADDRESS: 651 BRANNAN ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$41,451,352.00
APPLICANT'S OPINION: \$13,254,057.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

18) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0301
APPLICANT: PINTEREST
PARCEL NO: 2018206303
PARCEL ADDRESS: 808 BRANNAN ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$11,002,902.00
APPLICANT'S OPINION: \$3,268,019.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

19) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0306
APPLICANT: WU, LI-YU LILY
PARCEL NO: 0193 004
PARCEL ADDRESS: 0949 - 0951 GRANT AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,857,012.00
APPLICANT'S OPINION: \$1,365,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0308
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2018206317
PARCEL ADDRESS: 460 DAVIS CT
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,094,280.00
APPLICANT'S OPINION: \$441,316.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

21) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0309
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2018204489
PARCEL ADDRESS: 865 MARKET ST, BOX/A
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,761,931.00
APPLICANT'S OPINION: \$769,306.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

22) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0310
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2018204488
PARCEL ADDRESS: 3251 20TH AVE, #300
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,076,292.00
APPLICANT'S OPINION: \$270,305.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

23) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0311
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2018207054
PARCEL ADDRESS: 1 MONTGOMERY ST, #450
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,697,463.00
APPLICANT'S OPINION: \$553,250.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
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24) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0313
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2018207055
PARCEL ADDRESS: 601 16TH ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,822,821.00
APPLICANT'S OPINION: \$539,487.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

25) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0315
APPLICANT: MACYS WEST STORES, INC.
PARCEL NO: 2018200124
PARCEL ADDRESS: 3251 20TH AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,405,247.00
APPLICANT'S OPINION: \$1,127,400.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/ASR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0316
APPLICANT: MACY'S INC.
PARCEL NO: 2018200229
PARCEL ADDRESS: 170 OFARRELL ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$16,522,379.00
APPLICANT'S OPINION: \$7,763,500.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/ASR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0317
APPLICANT: MACY'S.COM
PARCEL NO: 2018206279
PARCEL ADDRESS: 680 FOLSOM ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$5,546,642.00
APPLICANT'S OPINION: \$3,695,300.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/ASR

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28) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0318
APPLICANT: BLOOMINGDALES, INC. / TAX DEPT.
PARCEL NO: 2018202956
PARCEL ADDRESS: 845 MARKET ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$6,967,962.00
APPLICANT'S OPINION: \$2,958,100.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/ASR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0327
APPLICANT: EPC GOLDEN GATE, LLC
PARCEL NO: 1924 004
PARCEL ADDRESS: 1601 19TH AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$40,404,354.00
APPLICANT'S OPINION: \$30,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

30) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0328
APPLICANT: EPC COVENTRY, LLC
PARCEL NO: 0673 012
PARCEL ADDRESS: 1550 SUTTER ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$31,251,228.00
APPLICANT'S OPINION: \$20,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

31) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0374
APPLICANT: TARGET CORPORATON
PARCEL NO: 2018210355
PARCEL ADDRESS: 2675 GEARY BLVD
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$4,099,087.00
APPLICANT'S OPINION: \$2,050,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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32) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0375
APPLICANT: TARGET CORPORATON
PARCEL NO: 2018205246
PARCEL ADDRESS: 789 MISSION ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$5,438,300.00
APPLICANT'S OPINION: \$2,720,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0376
APPLICANT: TARGET CORPORATON
PARCEL NO: 2018210356
PARCEL ADDRESS: 225 BUSH ST, #100
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,692,115.00
APPLICANT'S OPINION: \$846,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0377
APPLICANT: TARGET CORPORATON
PARCEL NO: 2018210358
PARCEL ADDRESS: 1830 OCEAN AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,836,680.00
APPLICANT'S OPINION: \$918,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0378
APPLICANT: TARGET CORPORATON
PARCEL NO: 2018210359
PARCEL ADDRESS: 233 WINSTON (STONESTOWN) DR
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$7,249,507.00
APPLICANT'S OPINION: \$3,625,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0382
APPLICANT: WELLS FARGO BANK
PARCEL NO: 2018200399
PARCEL ADDRESS: 525 MARKET ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$13,019,774.00
APPLICANT'S OPINION: \$6,509,887.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

37) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0383
APPLICANT: WELLS FARGO (LESSEE)
PARCEL NO: 2018202669
PARCEL ADDRESS: 333 MARKET ST, #500
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$26,047,813.00
APPLICANT'S OPINION: \$13,023,907.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

38) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0384
APPLICANT: WELLS FARGO BANK
PARCEL NO: 2018202866
PARCEL ADDRESS: 635 SACRAMENTO ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,458,002.00
APPLICANT'S OPINION: \$1,229,001.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

39) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0385
APPLICANT: WELLS FARGO BANK
PARCEL NO: 2018201861
PARCEL ADDRESS: 45 FREMONT ST, 2-9-10FL
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$17,685,701.00
APPLICANT'S OPINION: \$8,842,851.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0386
APPLICANT: WELLS FARGO BANK
PARCEL NO: 2018200107
PARCEL ADDRESS: 343 SANSOME ST, #200
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,935,312.00
APPLICANT'S OPINION: \$1,467,656.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

41) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0387
APPLICANT: WELLS FARGO BANK
PARCEL NO: 2018200108
PARCEL ADDRESS: 1 MONTGOMERY ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,308,875.00
APPLICANT'S OPINION: \$1,154,438.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

42) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0388
APPLICANT: WELLS FARGO BANK
PARCEL NO: 2018201863
PARCEL ADDRESS: 1560 VAN NESS AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$5,540,392.00
APPLICANT'S OPINION: \$2,770,196.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

43) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0389
APPLICANT: 41 TEHAMA LP
PARCEL NO: 3736 190
PARCEL ADDRESS: 0041 TEHAMA ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$226,744,274.00
APPLICANT'S OPINION: \$202,813,305.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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44) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0397
APPLICANT: JMDH REAL ESTATE OF SF, LLC
PARCEL NO: 4343 002
PARCEL ADDRESS: 2045 EVANS AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$17,905,403.00
APPLICANT'S OPINION: \$8,953,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0398
APPLICANT: JMDH REAL ESTATE OF SF, LLC
PARCEL NO: 4343 016
PARCEL ADDRESS: 2045 EVANS AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$516,469.00
APPLICANT'S OPINION: \$259,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0399
APPLICANT: FILBERT LANDING ASSOCIATES
PARCEL NO: 0106 001
PARCEL ADDRESS: 0201 FILBERT ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$30,171,600.00
APPLICANT'S OPINION: \$15,086,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

47) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0400
APPLICANT: SWIG 631 FOLSOM LLC
PARCEL NO: 3750 091
PARCEL ADDRESS: 0633 FOLSOM ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$43,888,569.00
APPLICANT'S OPINION: \$21,945,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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48) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0419
APPLICANT: 100-120 POWELL OWNER LP
PARCEL NO: 0327 012
PARCEL ADDRESS: 0100 - 0118 POWELL ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$101,224,546.00
APPLICANT'S OPINION: \$41,851,033.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0420
APPLICANT: 100-120 POWELL OWNER LP
PARCEL NO: 0327 013
PARCEL ADDRESS: 0120 POWELL ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$42,588,647.00
APPLICANT'S OPINION: \$16,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0422
APPLICANT: CVS HEALTH CORP.
PARCEL NO: 2018206672
PARCEL ADDRESS: 1285 SUTTER ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,814,489.00
APPLICANT'S OPINION: \$905,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

51) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0423
APPLICANT: CVS HEALTH CORP.
PARCEL NO: 2018206359
PARCEL ADDRESS: 499 HAIGHT ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,179,508.00
APPLICANT'S OPINION: \$1,090,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

52) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0424
APPLICANT: SRT SF RETAIL LLC
PARCEL NO: 0855 053
PARCEL ADDRESS: 8 OCTAVIA BLVD, #102
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,511,436.00
APPLICANT'S OPINION: \$755,500.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

53) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0425
APPLICANT: JMDH REAL ESTATE OF SF, LLC
PARCEL NO: 4343 001B
PARCEL ADDRESS: 2121 EVANS AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,928,438.00
APPLICANT'S OPINION: \$4,464,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0426
APPLICANT: 366-370 22ND AVE, LLC
PARCEL NO: 1453 027
PARCEL ADDRESS: 0366 - 0370 22ND AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,955,570.00
APPLICANT'S OPINION: \$1,979,050.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

55) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0427
APPLICANT: 45 LANSING DEVELOPMENT, LLC
PARCEL NO: 3749 059
PARCEL ADDRESS: 0045 LANSING ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$275,783,150.00
APPLICANT'S OPINION: \$137,891,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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56) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0430
APPLICANT: JP MORGAN CHASE BANK
PARCEL NO: 0486A026
PARCEL ADDRESS: 2166 CHESTNUT ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,823,000.00
APPLICANT'S OPINION: \$5,500,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

57) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0441
APPLICANT: BPREP ONE POST LLC
PARCEL NO: 0311 015
PARCEL ADDRESS: 1 POST ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$249,900,000.00
APPLICANT'S OPINION: \$124,950,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

58) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0443
APPLICANT: FELCOR UNION SQUARE HOTEL LLC
PARCEL NO: 0285 020
PARCEL ADDRESS: 0480 SUTTER ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$7,637,384.00
APPLICANT'S OPINION: \$7,091,593.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

59) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0448
APPLICANT: CRYSTAL JADE JIANG NAN LLC
PARCEL NO: 2018206508
PARCEL ADDRESS: 4 EMBARCADERO CTR, #1
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$10,652,180.00
APPLICANT'S OPINION: \$400,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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60) Hearing, discussion, and possible action involving:

| | |
|----------------------|------------------------|
| APPLICATION: | 2018-0497 |
| APPLICANT: | EMERALD POLK LLC |
| PARCEL NO: | 0811 031 |
| PARCEL ADDRESS: | 0101 POLK ST |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$32,155,000.00 |
| APPLICANT'S OPINION: | \$8,000,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

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 (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail 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 415.554.5163, or by e-mail at sof@sfgov.org.

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on 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 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; 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. The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center of Van Ness stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, 7X, 9, 9R, 19, 21, 47 and 49. For more information about MUNI accessible services, call (415) 701-4485.

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.

Cell Phones, Pagers and Similar Sound-Producing Electronic Devices

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices. (Chapter 67A of the San Francisco Administrative Code)

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 Peggy Nevin at (415) 554-5184.

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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.