

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, August 12, 2013

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:	2009-2840
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0028 015
PARCEL ADDRESS:	1250 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$39,256,037.00
APPLICANT'S OPINION:	\$13,979,454.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2841
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0028 009
PARCEL ADDRESS:	1280 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,213,692.00
APPLICANT'S OPINION:	\$3,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2009-3198 |
| APPLICANT: | CFRI / URBAN 939 MARKET LLC |
| PARCEL NO.: | 3704 073 |
| PARCEL ADDRESS: | 0935 - 0939 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$9,991,928.00 |
| APPLICANT'S OPINION: | \$5,000,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2009-3199 |
| APPLICANT: | 949 MARKET STREET ASSOCIATES, LLC |
| PARCEL NO.: | 3704 072 |
| PARCEL ADDRESS: | 0943 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,982,300.00 |
| APPLICANT'S OPINION: | \$3,000,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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|----------------------|-----------------------------------|
| APPLICATION: | 2009-3200 |
| APPLICANT: | 949 MARKET STREET ASSOCIATES, LLC |
| PARCEL NO.: | 3704 071 |
| PARCEL ADDRESS: | 0949 - 0961 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$14,071,618.00 |
| APPLICANT'S OPINION: | \$7,000,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-2097 |
| APPLICANT: | MONTICELLO HOTEL, LLC |
| PARCEL NO.: | 0330 023 |
| PARCEL ADDRESS: | 0119 - 0139 ELLIS ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$18,475,230.00 |
| APPLICANT'S OPINION: | \$9,180,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-3283 |
| APPLICANT: | HOST HOTELS & RESORTS, INC |
| PARCEL NO.: | 0028 009 |
| PARCEL ADDRESS: | 1280 COLUMBUS AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$7,196,595.00 |
| APPLICANT'S OPINION: | \$1,750,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-3285 |
| APPLICANT: | HOST HOTELS & RESORTS, INC |
| PARCEL NO.: | 0028 015 |
| PARCEL ADDRESS: | 1250 COLUMBUS AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$39,328,169.00 |
| APPLICANT'S OPINION: | \$15,787,206.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-4525 |
| APPLICANT: | CFRI/URBAN 939 MARKET LLC |
| PARCEL NO.: | 3704 073 |
| PARCEL ADDRESS: | 0935 - 0939 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$9,968,247.00 |
| APPLICANT'S OPINION: | \$5,000,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-4526 |
| APPLICANT: | 949 MARKET STREET ASSOCIATES, LLC |
| PARCEL NO.: | 3704 072 |
| PARCEL ADDRESS: | 0943 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,968,122.00 |
| APPLICANT'S OPINION: | \$3,000,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

12) Hearing, discussion, and possible action involving:
APPLICATION: 2010-4527
APPLICANT: 949 MARKET STREET ASSOCIATES, LLC
PARCEL NO.: 3704 071
PARCEL ADDRESS: 0949 - 0961 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,038,268.00
APPLICANT'S OPINION: \$7,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:
APPLICATION: 2010-4974
APPLICANT: GRANVILLE, SCOTT
PARCEL NO.: 0029 003
PARCEL ADDRESS: 0590 BAY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$35,696,596.00
APPLICANT'S OPINION: \$19,355,033.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:
APPLICATION: 2011-3965
APPLICANT: HOST HOTELS & RESORTS, INC
PARCEL NO.: 0028 015
PARCEL ADDRESS: 1250 COLUMBUS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$39,369,313.00
APPLICANT'S OPINION: \$18,714,864.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

15) Hearing, discussion, and possible action involving:
APPLICATION: 2011-3966
APPLICANT: HOST HOTELS & RESORTS, INC
PARCEL NO.: 0028 009
PARCEL ADDRESS: 1280 COLUMBUS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,250,784.00
APPLICANT'S OPINION: \$1,842,105.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

- 16) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4617 |
| APPLICANT: | MONTICELLO HOTEL, LLC |
| PARCEL NO.: | 0330 023 |
| PARCEL ADDRESS: | 0119 - 0139 ELLIS ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$23,309,880.00 |
| APPLICANT'S OPINION: | \$12,502,533.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 17) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4948 |
| APPLICANT: | ORCHARD GARDEN INC. |
| PARCEL NO.: | 0270 042 |
| PARCEL ADDRESS: | 0466 BUSH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$27,667,058.00 |
| APPLICANT'S OPINION: | \$11,634,123.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 18) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4957 |
| APPLICANT: | CFRI/URBAN 939 MARKET LLC |
| PARCEL NO.: | 3704 073 |
| PARCEL ADDRESS: | 0935 - 0939 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,043,306.00 |
| APPLICANT'S OPINION: | \$5,250,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4962 |
| APPLICANT: | 949 MARKET STREET ASSOCIATES, LLC |
| PARCEL NO.: | 3704 071 |
| PARCEL ADDRESS: | 0949 - 0961 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$14,143,976.00 |
| APPLICANT'S OPINION: | \$7,500,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

20) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4966
APPLICANT: 949 MARKET STREET ASSOCIATES, LLC
PARCEL NO.: 3704 072
PARCEL ADDRESS: 0943 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,013,060.00
APPLICANT'S OPINION: \$2,975,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

21) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5504
APPLICANT: PHF RUBY, LLC
PARCEL NO.: 0029 003
PARCEL ADDRESS: 0590 BAY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$35,342,675.00
APPLICANT'S OPINION: \$19,174,946.00
TAXABLE YEAR: 2008
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 sof@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.