

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Tuesday, February 25, 2014

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:	2010-1230
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 002
PARCEL ADDRESS:	0535 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,248,152.00
APPLICANT'S OPINION:	\$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1231
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 003
PARCEL ADDRESS:	0529 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$811,216.00
APPLICANT'S OPINION:	\$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2010-1232 |
| APPLICANT: | RIVERS UNITED, INC. |
| PARCEL NO.: | 0284 004 |
| PARCEL ADDRESS: | 0500 - 0516 SUTTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$11,855,670.00 |
| APPLICANT'S OPINION: | \$7,000,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-1864 |
| APPLICANT: | RIVERS UNITED INC. |
| PARCEL NO.: | 0284 002 |
| PARCEL ADDRESS: | 0535 POWELL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,257,549.00 |
| APPLICANT'S OPINION: | \$540,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2011-1865 |
| APPLICANT: | RIVERS UNITED INC. |
| PARCEL NO.: | 0284 004 |
| PARCEL ADDRESS: | 0500 - 0516 SUTTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$11,944,940.00 |
| APPLICANT'S OPINION: | \$6,300,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-1866 |
| APPLICANT: | RIVERS UNITED INC. |
| PARCEL NO.: | 0284 003 |
| PARCEL ADDRESS: | 0529 POWELL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$817,323.00 |
| APPLICANT'S OPINION: | \$360,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1453 |
| APPLICANT: | MARINA BEACH, LP |
| PARCEL NO.: | 0581 008B |
| PARCEL ADDRESS: | 2360 PACIFIC AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$17,822,189.00 |
| APPLICANT'S OPINION: | \$15,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1483 |
| APPLICANT: | 539 BRYANT LLC |
| PARCEL NO.: | 3776 041 |
| PARCEL ADDRESS: | 0539 BRYANT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$15,893,303.00 |
| APPLICANT'S OPINION: | \$8,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1484 |
| APPLICANT: | 394 PACIFIC LLC |
| PARCEL NO.: | 0165 007 |
| PARCEL ADDRESS: | 0394 PACIFIC AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$14,687,970.00 |
| APPLICANT'S OPINION: | \$7,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1855 |
| APPLICANT: | 1035 MARKET STREET LLC |
| PARCEL NO.: | 3703 058 |
| PARCEL ADDRESS: | 1035 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$7,875,747.00 |
| APPLICANT'S OPINION: | \$4,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1857 |
| APPLICANT: | 1035 MARKET STREET LLC |
| PARCEL NO.: | 3703 068 |
| PARCEL ADDRESS: | 1043 - 1045 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,112,048.00 |
| APPLICANT'S OPINION: | \$2,750,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1858 |
| APPLICANT: | 1035 MARKET STREET LLC |
| PARCEL NO.: | 3703 070 |
| PARCEL ADDRESS: | 1035 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,092,972.00 |
| APPLICANT'S OPINION: | \$2,750,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1859 |
| APPLICANT: | ARIZONA TEMPE HOTEL GROUP |
| PARCEL NO.: | 3763 001 |
| PARCEL ADDRESS: | 0400 - 0416 02ND ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$15,468,818.00 |
| APPLICANT'S OPINION: | \$14,752,180.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1860 |
| APPLICANT: | ARIZONA TEMPE HOTEL GROUP |
| PARCEL NO.: | 3763 113 |
| PARCEL ADDRESS: | |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,599,996.00 |
| APPLICANT'S OPINION: | \$1,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1919
APPLICANT: RIVERS UNITED, INC.
PARCEL NO.: 0284 003
PARCEL ADDRESS: 0529 POWELL ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$833,668.00
APPLICANT'S OPINION: \$360,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1920
APPLICANT: RIVERS UNITED, INC.
PARCEL NO.: 0284 002
PARCEL ADDRESS: 0535 POWELL ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,282,699.00
APPLICANT'S OPINION: \$540,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2046
APPLICANT: RIVERS UNITED INC.
PARCEL NO.: 0284 004
PARCEL ADDRESS: 0500 - 0516 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,183,838.00
APPLICANT'S OPINION: \$6,300,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2303
APPLICANT: CONCORD INTERNATIONAL LANDS LTD.
PARCEL NO.: 0503 097
PARCEL ADDRESS: 2775V VAN NESS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$287,911.00
APPLICANT'S OPINION: \$170,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

20) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2313
APPLICANT: CONCORD INTERNATIONAL LANDS LTD.
PARCEL NO.: 0503 030
PARCEL ADDRESS: 2775 VAN NESS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$11,546,951.00
APPLICANT'S OPINION: \$6,830,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

21) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2431
APPLICANT: 1645 PACIFIC HOMES, LLC
PARCEL NO.: 0595 013
PARCEL ADDRESS: 1645 - 1661 PACIFIC AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,359,984.00
APPLICANT'S OPINION: \$4,128,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
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 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 – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.