

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Tuesday, July 16, 2013

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: 2008-1538
APPLICANT: BLUE JEANS EQUITIES WEST
PARCEL NO.: 0080 011
PARCEL ADDRESS: 1425 - 1485 SANSOME ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,974,081.00
APPLICANT'S OPINION: \$2,992,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION: 2008-1539
APPLICANT: BLUE JEANS EQUITIES WEST
PARCEL NO.: 0084 008
PARCEL ADDRESS: 1265 BATTERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,961,360.00
APPLICANT'S OPINION: \$4,488,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2008-1540
APPLICANT: BLUE JEANS EQUITIES WEST
PARCEL NO.: 0084 010
PARCEL ADDRESS: 0101 GREENWICH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$29,015,822.00
APPLICANT'S OPINION: \$8,672,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2008-1541
 APPLICANT: BLUE JEANS EQUITIES WEST
 PARCEL NO.: 0085 048
 PARCEL ADDRESS: 1355 SANSOME ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$12,163,878.00
 APPLICANT'S OPINION: \$3,649,000.00
 TAXABLE YEAR: 2008
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2008-1542
 APPLICANT: BLUE JEANS EQUITIES WEST
 PARCEL NO.: 0107 007
 PARCEL ADDRESS: 1155 BATTERY ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$85,462,928.00
 APPLICANT'S OPINION: \$25,636,000.00
 TAXABLE YEAR: 2008
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2008-1543
 APPLICANT: BLUE JEANS EQUITIES WEST
 PARCEL NO.: 0108 007
 PARCEL ADDRESS: 1160 BATTERY ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$42,610,423.00
 APPLICANT'S OPINION: \$12,782,000.00
 TAXABLE YEAR: 2008
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2009-3254
 APPLICANT: BLUE JEANS EQUITIES WEST
 PARCEL NO.: 0084 008
 PARCEL ADDRESS: 1265 BATTERY ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$15,260,587.00
 APPLICANT'S OPINION: \$4,577,000.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN

- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2009-3255
 APPLICANT: BLUE JEANS EQUITIES WEST
 PARCEL NO.: 0080 011
 PARCEL ADDRESS: 1425 - 1485 SANSOME ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$10,173,563.00
 APPLICANT'S OPINION: \$3,052,000.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2009-3294
 APPLICANT: BLUE JEANS EQUITIES WEST
 PARCEL NO.: 0084 010
 PARCEL ADDRESS: 0101 GREENWICH ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$29,676,233.00
 APPLICANT'S OPINION: \$9,008,366.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Both Real & Personal Prty
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2009-3320
 APPLICANT: BLUE JEANS EQUITIES WEST
 PARCEL NO.: 0108 007
 PARCEL ADDRESS: 1160 BATTERY ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$43,462,631.00
 APPLICANT'S OPINION: \$13,037,000.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2009-3364
 APPLICANT: BLUE JEANS EQUITIES WEST
 PARCEL NO.: 0107 007
 PARCEL ADDRESS: 1155 BATTERY ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$87,172,125.00
 APPLICANT'S OPINION: \$26,149,000.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:
APPLICATION: 2009-3365
APPLICANT: BLUE JEANS EQUITIES WEST
PARCEL NO.: 0085 048
PARCEL ADDRESS: 1355 SANSOME ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,407,156.00
APPLICANT'S OPINION: \$3,722,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:
APPLICATION: 2010-1320
APPLICANT: BLUE JEANS EQUITIES WEST
PARCEL NO.: 0080 011
PARCEL ADDRESS: 1425 - 1485 SANSOME ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$18,360,260.00
APPLICANT'S OPINION: \$5,521,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:
APPLICATION: 2010-1321
APPLICANT: BLUE JEANS EQUITIES WEST
PARCEL NO.: 0084 008
PARCEL ADDRESS: 1265 BATTERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$18,330,545.00
APPLICANT'S OPINION: \$5,512,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:
APPLICATION: 2010-1322
APPLICANT: BLUE JEANS EQUITIES WEST
PARCEL NO.: 0084 010
PARCEL ADDRESS: 0101 GREENWICH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$31,740,181.00
APPLICANT'S OPINION: \$9,678,630.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 17) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-1323 |
| APPLICANT: | BLUE JEANS EQUITIES WEST |
| PARCEL NO.: | 0085 048 |
| PARCEL ADDRESS: | 1355 SANSOME ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$19,837,687.00 |
| APPLICANT'S OPINION: | \$5,965,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 18) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-1354 |
| APPLICANT: | BLUE JEANS EQUITIES WEST |
| PARCEL NO.: | 0107 007 |
| PARCEL ADDRESS: | 1155 BATTERY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$86,965,527.00 |
| APPLICANT'S OPINION: | \$26,149,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-1355 |
| APPLICANT: | BLUE JEANS EQUITIES WEST |
| PARCEL NO.: | 0108 007 |
| PARCEL ADDRESS: | 1160 BATTERY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$65,141,191.00 |
| APPLICANT'S OPINION: | \$19,587,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-2484 |
| APPLICANT: | GLL TERRY FRANCOIS BLVD., LLC |
| PARCEL NO.: | 8721 011 |
| PARCEL ADDRESS: | |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$148,217,010.00 |
| APPLICANT'S OPINION: | \$100,000,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-2567 |
| APPLICANT: | BLUE JEANS EQUITIES WEST |
| PARCEL NO.: | 0083 001 |
| PARCEL ADDRESS: | 0000 V, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$11,167,438.00 |
| APPLICANT'S OPINION: | \$300,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-2568 |
| APPLICANT: | BLUE JEANS EQUITIES WEST |
| PARCEL NO.: | 0084 009 |
| PARCEL ADDRESS: | 0000 V, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$649,783.00 |
| APPLICANT'S OPINION: | \$195,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 23) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-1588 |
| APPLICANT: | GLL TERRY FRANCOIS BLVD., LLC |
| PARCEL NO.: | 8721 011 |
| PARCEL ADDRESS: | |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$149,333,083.00 |
| APPLICANT'S OPINION: | \$100,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 24) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3915 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0108 007 |
| PARCEL ADDRESS: | 1160 BATTERY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$65,631,699.00 |
| APPLICANT'S OPINION: | \$19,688,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 25) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3916 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0085 048 |
| PARCEL ADDRESS: | 1355 SANSOME ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$19,987,059.00 |
| APPLICANT'S OPINION: | \$5,996,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 26) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3917 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0107 007 |
| PARCEL ADDRESS: | 1155 BATTERY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$87,620,370.00 |
| APPLICANT'S OPINION: | \$26,284,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 27) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3918 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0080 011 |
| PARCEL ADDRESS: | 1425 - 1485 SANSOME ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$18,498,509.00 |
| APPLICANT'S OPINION: | \$5,549,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 28) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3919 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0083 001 |
| PARCEL ADDRESS: | 0000 V, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$11,251,525.00 |
| APPLICANT'S OPINION: | \$3,375,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 29) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3921 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0084 008 |
| PARCEL ADDRESS: | 1265 BATTERY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$18,468,566.00 |
| APPLICANT'S OPINION: | \$5,540,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 30) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3923 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0084 009 |
| PARCEL ADDRESS: | 0000 V, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$654,673.00 |
| APPLICANT'S OPINION: | \$196,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 31) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3925 |
| APPLICANT: | INNSBRUCK LP |
| PARCEL NO.: | 0084 010 |
| PARCEL ADDRESS: | 0101 GREENWICH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$31,988,723.00 |
| APPLICANT'S OPINION: | \$9,743,679.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 32) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4387 |
| APPLICANT: | RINCON CENTER JV, LLC |
| PARCEL NO.: | 3716 021 |
| PARCEL ADDRESS: | 1210 SPEAR STREET, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$60,319,897.00 |
| APPLICANT'S OPINION: | \$51,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 33) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4388 |
| APPLICANT: | RINCON CENTER JV, LLC |
| PARCEL NO.: | 3716 023 |
| PARCEL ADDRESS: | 0121 SPEAR STREET, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$94,346,508.00 |
| APPLICANT'S OPINION: | \$79,500,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 34) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4820 |
| APPLICANT: | GAP, INC. |
| PARCEL NO.: | 2011207433 |
| PARCEL ADDRESS: | 0550 TERRY A FRANCOIS BLVD, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$33,691,686.00 |
| APPLICANT'S OPINION: | \$2,200,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 35) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3067 |
| APPLICANT: | HUDSON RINCON CENTER LLC |
| PARCEL NO.: | 3716 021 |
| PARCEL ADDRESS: | 1210 SPEAR STREET, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$61,732,677.00 |
| APPLICANT'S OPINION: | \$51,206,383.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 36) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3068 |
| APPLICANT: | HUDSON RINCON CENTER LLC |
| PARCEL NO.: | 3716 023 |
| PARCEL ADDRESS: | 0121 SPEAR STREET, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$96,233,438.00 |
| APPLICANT'S OPINION: | \$80,000,000.00 |
| 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 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 (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.