

## **Agenda\* / Notice of Assessment Appeals Board**

### **Assessment Appeals Board 1 Hearing**

**Room 406, City Hall**

**Tuesday, July 23, 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:	2011-4197
APPLICANT:	ONE RINCON DVLPMNT LLC
PARCEL NO.:	3765 027
PARCEL ADDRESS:	0489 HARRISON ST, 306
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,263,868.00
APPLICANT'S OPINION:	\$631,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4200
APPLICANT:	ONE RINCON DVLPMNT LLC
PARCEL NO.:	3765 036
PARCEL ADDRESS:	0489 HARRISON ST, 507
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,103,963.00
APPLICANT'S OPINION:	\$551,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4394  
APPLICANT: CONCORD INTERNATIONAL LANDS LTD.  
PARCEL NO.: 0503 030  
PARCEL ADDRESS: 2775 VAN NESS AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,320,541.00  
APPLICANT'S OPINION: \$6,830,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4395  
APPLICANT: CONCORD INTERNATIONAL LANDS LTD.  
PARCEL NO.: 0503 097  
PARCEL ADDRESS: 2775V VAN NESS AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$282,267.00  
APPLICANT'S OPINION: \$170,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4583  
APPLICANT: CFRI/URBAN 966 MARKET LLC  
PARCEL NO.: 0342 002  
PARCEL ADDRESS: 0966 0970 MARKET ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,079,991.00  
APPLICANT'S OPINION: \$2,500,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4756  
APPLICANT: 1224 INVESTMENTS, LP  
PARCEL NO.: 0452T017C  
PARCEL ADDRESS: 0900 NORTH POINT ST, 514 B10C  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$252,036.00  
APPLICANT'S OPINION: \$225,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4758  
APPLICANT: MARKET STREET HOLDINGS 972, LLC  
PARCEL NO.: 0342 014  
PARCEL ADDRESS: 0974 MARKET ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,243,189.00  
APPLICANT'S OPINION: \$2,100,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4760  
APPLICANT: MARKET STREET HOLDINGS 972, LLC  
PARCEL NO.: 0342 004  
PARCEL ADDRESS: 0972 MARKET ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,175,994.00  
APPLICANT'S OPINION: \$1,100,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4848  
APPLICANT: THE SF BAY CLUB INC  
PARCEL NO.: 0081 002  
PARCEL ADDRESS: 0150 GREENWICH ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,438,807.00  
APPLICANT'S OPINION: \$1,900,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4921  
APPLICANT: WALGREEN COMPANY # 1297  
PARCEL NO.: 3786 104  
PARCEL ADDRESS: 0670 04TH ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,341,470.00  
APPLICANT'S OPINION: \$5,495,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5158  
 APPLICANT: WESTFIELD 816-818 MISSION ST, LLC  
 PARCEL NO.: 3705 008  
 PARCEL ADDRESS: 0816 - 0818 MISSION ST,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$9,227,202.00  
 APPLICANT'S OPINION: \$3,000,000.00  
 TAXABLE YEAR: 2011  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR
- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5159  
 APPLICANT: BULLETIN BUILDING OWNER, LLC  
 PARCEL NO.: 3705 007  
 PARCEL ADDRESS: 0814 MISSION ST,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$28,235,245.00  
 APPLICANT'S OPINION: \$8,000,000.00  
 TAXABLE YEAR: 2011  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5234  
 APPLICANT: BAY CLUB GOLDEN GATEWAY LLC  
 PARCEL NO.: 0201 012  
 PARCEL ADDRESS: 0370 DRUMM ST,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$164,612.00  
 APPLICANT'S OPINION: \$100,000.00  
 TAXABLE YEAR: 2011  
 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 [sof@sfgov.org](mailto: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](http://www.sfgov.org/ethics).

**Disability Access** – The hearing room is wheelchair accessible.

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