

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, June 2, 2014

9:30AM (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:	2009-4958
APPLICANT:	AVALONBAY COMMUNITIES, INC.
PARCEL NO.:	8706 010
PARCEL ADDRESS:	0255 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$75,090,913.00
APPLICANT'S OPINION:	\$67,058,684.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4959
APPLICANT:	AVALONBAY COMMUNITIES, INC.
PARCEL NO.:	8706 011
PARCEL ADDRESS:	0255 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$18,371,015.00
APPLICANT'S OPINION:	\$16,390,422.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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|----------------------|-----------------------------|
| APPLICATION: | 2009-4960 |
| APPLICANT: | AVALONBAY COMMUNITIES, INC. |
| PARCEL NO.: | 8706 012 |
| PARCEL ADDRESS: | 0255 KING ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,592,879.00 |
| APPLICANT'S OPINION: | \$5,882,096.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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|----------------------|-----------------------------|
| APPLICATION: | 2009-4961 |
| APPLICANT: | AVALONBAY COMMUNITIES, INC. |
| PARCEL NO.: | 8706 013 |
| PARCEL ADDRESS: | 0255 KING ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,408,538.00 |
| APPLICANT'S OPINION: | \$1,256,682.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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|----------------------|-----------------------------|
| APPLICATION: | 2010-3188 |
| APPLICANT: | AVALONBAY COMMUNITIES, INC. |
| PARCEL NO.: | 8706 010 |
| PARCEL ADDRESS: | 0255 KING ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$74,765,291.00 |
| APPLICANT'S OPINION: | \$66,909,634.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-3189 |
| APPLICANT: | AVALONBAY COMMUNITIES, INC. |
| PARCEL NO.: | 8706 011 |
| PARCEL ADDRESS: | 0255 KING ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$18,327,476.00 |
| APPLICANT'S OPINION: | \$16,390,422.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-3190 |
| APPLICANT: | AVALONBAY COMMUNITIES, INC. |
| PARCEL NO.: | 8706 012 |
| PARCEL ADDRESS: | 0255 KING ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,577,254.00 |
| APPLICANT'S OPINION: | \$5,882,096.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-3192 |
| APPLICANT: | AVALONBAY COMMUNITIES, INC. |
| PARCEL NO.: | 8706 013 |
| PARCEL ADDRESS: | 0255 KING ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,405,200.00 |
| APPLICANT'S OPINION: | \$1,256,683.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-3195 |
| APPLICANT: | AVALONBAY COMMUNITIES, INC. |
| PARCEL NO.: | 8705 006 |
| PARCEL ADDRESS: | 0353 - 0383 KING ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$154,286,701.00 |
| APPLICANT'S OPINION: | \$80,000,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-4599 |
| APPLICANT: | TEACHERS INSURANCE & ANNUITY |
| PARCEL NO.: | 3709 006A |
| PARCEL ADDRESS: | 0050 FREMONT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,474,707.00 |
| APPLICANT'S OPINION: | \$3,150,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-4600 |
| APPLICANT: | TEACHERS INSURANCE & ANNUITY |
| PARCEL NO.: | 3709 019 |
| PARCEL ADDRESS: | 0050 FREMONT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$247,721,747.00 |
| APPLICANT'S OPINION: | \$74,582,493.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-4601 |
| APPLICANT: | TEACHERS INSURANCE & ANNUITY |
| PARCEL NO.: | 3709 020 |
| PARCEL ADDRESS: | 0050 FREMONT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$90,672,092.00 |
| APPLICANT'S OPINION: | \$27,264,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-2808 |
| APPLICANT: | TEACHERS INSURANCE & ANNUITY |
| PARCEL NO.: | 3709 006A |
| PARCEL ADDRESS: | 0050 FREMONT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,553,580.00 |
| APPLICANT'S OPINION: | \$3,165,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-2812 |
| APPLICANT: | TEACHERS INSURANCE & ANNUITY |
| PARCEL NO.: | 3709 019 |
| PARCEL ADDRESS: | 0050 FREMONT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$249,655,279.00 |
| APPLICANT'S OPINION: | \$75,028,665.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

16) Hearing, discussion, and possible action involving:
APPLICATION: 2011-2813
APPLICANT: TEACHERS INSURANCE & ANNUITY
PARCEL NO.: 3709 020
PARCEL ADDRESS: 0050 FREMONT ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$91,354,850.00
APPLICANT'S OPINION: \$27,404,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:
APPLICATION: 2011-4574
APPLICANT: AVALONBAY COMMUNITIES INC.
PARCEL NO.: 8706 010
PARCEL ADDRESS: 0255 KING ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$75,208,748.00
APPLICANT'S OPINION: \$59,407,772.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

18) Hearing, discussion, and possible action involving:
APPLICATION: 2011-4575
APPLICANT: AVALONBAY COMMUNITIES INC.
PARCEL NO.: 8706 011
PARCEL ADDRESS: 0255 KING ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$18,465,482.00
APPLICANT'S OPINION: \$14,569,265.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

19) Hearing, discussion, and possible action involving:
APPLICATION: 2011-4576
APPLICANT: AVALONBAY COMMUNITIES INC.
PARCEL NO.: 8706 012
PARCEL ADDRESS: 0255 KING ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,626,775.00
APPLICANT'S OPINION: \$5,228,525.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

- 20) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-4577
 APPLICANT: AVALONBAY COMMUNITIES INC.
 PARCEL NO.: 8706 013
 PARCEL ADDRESS: 0255 KING ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,415,781.00
 APPLICANT'S OPINION: \$1,117,051.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 21) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-4578
 APPLICANT: AVALONBAY COMMUNITIES INC.
 PARCEL NO.: 8705 006
 PARCEL ADDRESS: 0353 - 0383 KING ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$155,448,480.00
 APPLICANT'S OPINION: \$80,000,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 22) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3725
 APPLICANT: AVALONBAY COMMUNITIES INC.
 PARCEL NO.: 8706 010
 PARCEL ADDRESS: 0255 KING ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$77,810,492.00
 APPLICANT'S OPINION: \$60,511,795.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 23) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3726
 APPLICANT: AVALONBAY COMMUNITIES INC.
 PARCEL NO.: 8706 011
 PARCEL ADDRESS: 0255 KING ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$18,834,791.00
 APPLICANT'S OPINION: \$14,569,265.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN

- 24) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3727 |
| APPLICANT: | AVALONBAY COMMUNITIES INC. |
| PARCEL NO.: | 8706 012 |
| PARCEL ADDRESS: | 0255 KING ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,759,308.00 |
| APPLICANT'S OPINION: | \$5,228,524.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 25) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3728 |
| APPLICANT: | AVALONBAY COMMUNITIES INC. |
| PARCEL NO.: | 8706 013 |
| PARCEL ADDRESS: | 0255 KING ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,444,097.00 |
| APPLICANT'S OPINION: | \$1,117,052.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 26) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3729 |
| APPLICANT: | AVALONBAY COMMUNITIES INC. |
| PARCEL NO.: | 8705 006 |
| PARCEL ADDRESS: | 0353 - 0383 KING ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$160,095,120.00 |
| APPLICANT'S OPINION: | \$81,537,670.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 27) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4000 |
| APPLICANT: | TEACHERS INSURANCE & ANNUITY |
| PARCEL NO.: | 3709 006A |
| PARCEL ADDRESS: | 0050 FREMONT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,764,650.00 |
| APPLICANT'S OPINION: | \$3,229,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 28) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4001 |
| APPLICANT: | TEACHERS INSURANCE & ANNUITY |
| PARCEL NO.: | 3709 019 |
| PARCEL ADDRESS: | 0050 FREMONT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$254,638,521.00 |
| APPLICANT'S OPINION: | \$76,336,796.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 29) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4002 |
| APPLICANT: | TEACHERS INSURANCE & ANNUITY |
| PARCEL NO.: | 3709 020 |
| PARCEL ADDRESS: | 0050 FREMONT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$93,181,946.00 |
| APPLICANT'S OPINION: | \$27,952,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 30) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4166 |
| APPLICANT: | STRATA APARTMENT HOLDINGS LLC |
| PARCEL NO.: | 8711 028 |
| PARCEL ADDRESS: | 0555 MISSION ROCK ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$80,159,086.00 |
| APPLICANT'S OPINION: | \$70,000,000.00 |
| 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 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.