

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Tuesday, June 24, 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:	2010-2482
APPLICANT:	SAN MATEO LAND EXCHANGE
PARCEL NO.:	0287 008
PARCEL ADDRESS:	0201 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,189,671.00
APPLICANT'S OPINION:	\$4,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1559
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3794 022
PARCEL ADDRESS:	0135 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,067,191.00
APPLICANT'S OPINION:	\$5,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:
APPLICATION: 2011-1562
APPLICANT: PEGGY FIELD FAMILY LP
PARCEL NO.: 3794 022
PARCEL ADDRESS: 0135 TOWNSEND ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$7,868,556.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:
APPLICATION: 2011-4751
APPLICANT: SAN MATEO LAND EXCHANGE
PARCEL NO.: 0287 008
PARCEL ADDRESS: 0201 KEARNY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,228,747.00
APPLICANT'S OPINION: \$4,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5398
APPLICANT: PEGGY FIELD FAMILY LP
PARCEL NO.: 3794 022
PARCEL ADDRESS: 0135 TOWNSEND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,025,926.00
APPLICANT'S OPINION: \$3,750,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2972
APPLICANT: SCHER, DANIEL
PARCEL NO.: 0281 016
PARCEL ADDRESS: 1053 BUSH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,918,944.00
APPLICANT'S OPINION: \$3,418,944.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3141 |
| APPLICANT: | ELLIS, KIMBERLY |
| PARCEL NO.: | 0133 017 |
| PARCEL ADDRESS: | 0446 - 0448 VALLEJO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,149,318.00 |
| APPLICANT'S OPINION: | \$1,625,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3165 |
| APPLICANT: | APIC METROPOLIS PARKING LLC |
| PARCEL NO.: | 0340 002 |
| PARCEL ADDRESS: | 0019 - 0025 MASON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,522,858.00 |
| APPLICANT'S OPINION: | \$1,118,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3166 |
| APPLICANT: | APIC HOTEL METROPOLIS LLC |
| PARCEL NO.: | 0340 004 |
| PARCEL ADDRESS: | 0002 - 0016 TURK ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,733,646.00 |
| APPLICANT'S OPINION: | \$5,050,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3168 |
| APPLICANT: | APIC METROPOLIS PARKING LLC |
| PARCEL NO.: | 0340 005 |
| PARCEL ADDRESS: | P000 , |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$295,800.00 |
| APPLICANT'S OPINION: | \$200,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3169 |
| APPLICANT: | APIC METROPOLIS PARKING LLC |
| PARCEL NO.: | 0340 006 |
| PARCEL ADDRESS: | P000 , |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$510,000.00 |
| APPLICANT'S OPINION: | \$375,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3170 |
| APPLICANT: | KO, JACKIE |
| PARCEL NO.: | 0226 012 |
| PARCEL ADDRESS: | 0732 - 0734 SACRAMENTO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,515,777.00 |
| APPLICANT'S OPINION: | \$988,702.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3307 |
| APPLICANT: | GOLDEN GATEWAY CENTER, LLC |
| PARCEL NO.: | 0201 012 |
| PARCEL ADDRESS: | 0370 DRUMM ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$167,904.00 |
| APPLICANT'S OPINION: | \$30,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3311 |
| APPLICANT: | THE SF BAY CLUB INC. |
| PARCEL NO.: | 0081 002 |
| PARCEL ADDRESS: | 0150 GREENWICH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,547,573.00 |
| APPLICANT'S OPINION: | \$1,700,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4207
APPLICANT: SAN MATEO LAND EXCHANGE
PARCEL NO.: 0287 008
PARCEL ADDRESS: 0201 KEARNY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,333,321.00
APPLICANT'S OPINION: \$4,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4213
APPLICANT: MANZARE, JOSEPH
PARCEL NO.: 3777 020
PARCEL ADDRESS: 0564 04TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,886,580.00
APPLICANT'S OPINION: \$900,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4219
APPLICANT: PEGGY FIELD FAMILY LP
PARCEL NO.: 3794 022
PARCEL ADDRESS: 0135 TOWNSEND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,228,531.00
APPLICANT'S OPINION: \$4,400,000.00
TAXABLE YEAR: 2012
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.