

Agenda* / Notice of Assessment Appeals Board
Assessment Appeals Board 1 Administrative Hearing
Room 406, City Hall
Monday, June 30, 20 14
9:30 AM

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:	2010-5052
APPLICANT:	TR 55 FRANCISCO LLC
PARCEL NO.:	0056 007
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	To amend application to include appeal on the escape assessment
CURRENT ASSESSMENT:	\$14,821,701.00
APPLICANT'S OPINION:	\$7,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5055
APPLICANT:	TR 55 FRANCISCO LLC
PARCEL NO.:	0056 008
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	To amend application to include appeal on the escape assessment
CURRENT ASSESSMENT:	\$29,643,402.00
APPLICANT'S OPINION:	\$15,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5195
APPLICANT: CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.: 7126A012
PARCEL ADDRESS: 3995 ALEMANY BLVD,
TOPIC: Request to reopen application
CURRENT ASSESSMENT: \$35,248,040.00
APPLICANT'S OPINION: \$29,932,581.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4850
APPLICANT: TRS FUND IV/55 FRANCISCO LLC/KBS REIT
PARCEL NO.: 0056 007
PARCEL ADDRESS: 1789 MONTGOMERY ST,
TOPIC: To amend application to include appeal on the escape assessment
CURRENT ASSESSMENT: \$14,933,306.00
APPLICANT'S OPINION: \$7,400,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4853
APPLICANT: TRS FUND IV/55 FRANCISCO LLC/KBS REIT
PARCEL NO.: 0056 008
PARCEL ADDRESS: 1789 MONTGOMERY ST,
TOPIC: To amend application to include appeal on the escape assessment
CURRENT ASSESSMENT: \$29,866,615.00
APPLICANT'S OPINION: \$15,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5269
APPLICANT: VNO PATSON VAN NESS HOLDINGS, LLC
PARCEL NO.: 0814 020
PARCEL ADDRESS: 0100 VAN NESS AVE,
TOPIC: Request to reopen application
CURRENT ASSESSMENT: \$85,095,333.00
APPLICANT'S OPINION: \$38,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0127
 APPLICANT: 2277-2279-2281 SUTTER ST HOA
 PARCEL NO.: 0681 027
 PARCEL ADDRESS: 2277 SUTTER ST,
 TOPIC: Request to reopen application and accept as a valid appeal
 CURRENT ASSESSMENT: \$1,828,914.00
 APPLICANT'S OPINION: \$1,600,000.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0128
 APPLICANT: 2277-2279-2281 SUTTER ST HOA
 PARCEL NO.: 0681 027
 PARCEL ADDRESS: 2277 SUTTER ST,
 TOPIC: Request to reopen application and accept as a valid appeal
 CURRENT ASSESSMENT: \$1,827,795.00
 APPLICANT'S OPINION: \$1,600,000.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0391
 APPLICANT: CHIN, PETER
 PARCEL NO.: 0144 009
 PARCEL ADDRESS: 0426 - 0430 BROADWAY ,
 TOPIC: Request to reopen application
 CURRENT ASSESSMENT: \$2,437,282.00
 APPLICANT'S OPINION: \$1,502,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-1938
 APPLICANT: SALZMAN, ANDREW
 PARCEL NO.: 1042 057
 PARCEL ADDRESS: 0057 IRIS AVE,
 TOPIC: Request to reopen application
 CURRENT ASSESSMENT: \$1,756,447.00
 APPLICANT'S OPINION: \$1,404,346.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR

- 12) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2012-2074 |
| APPLICANT: | WITT, NESRIN |
| PARCEL NO.: | 4282A038 |
| PARCEL ADDRESS: | 1477 RHODE ISLAND ST, |
| TOPIC: | Request to reopen application |
| CURRENT ASSESSMENT: | \$858,426.00 |
| APPLICANT'S OPINION: | \$750,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 13) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2012-2253 |
| APPLICANT: | HO, MARY |
| PARCEL NO.: | 0522 047 |
| PARCEL ADDRESS: | 1501 GREENWICH ST, #601 |
| TOPIC: | Request to reopen application |
| CURRENT ASSESSMENT: | \$1,960,778.00 |
| APPLICANT'S OPINION: | \$1,690,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2012-2582 |
| APPLICANT: | ZAYTSEVA, TATYANA |
| PARCEL NO.: | 0166 067 |
| PARCEL ADDRESS: | 0733 FRONT ST, #604 |
| TOPIC: | Request to reopen application |
| CURRENT ASSESSMENT: | \$1,250,000.00 |
| APPLICANT'S OPINION: | \$950,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 15) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2012-2594 |
| APPLICANT: | HUANG, IRENE |
| PARCEL NO.: | 6985 010 |
| PARCEL ADDRESS: | 1017 CAPITOL AVE, |
| TOPIC: | Request to reopen application |
| CURRENT ASSESSMENT: | \$600,000.00 |
| APPLICANT'S OPINION: | \$460,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3073
APPLICANT: PAUL SMITH, INC.
PARCEL NO.: 0310 024
PARCEL ADDRESS: 0046 - 0054 GEARY ST,
TOPIC: To determine if application can be accepted as a valid appeal
CURRENT ASSESSMENT: \$14,495,663.00
APPLICANT'S OPINION: \$1,100,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4300
APPLICANT: WARDLE, GREGORY
PARCEL NO.: 3765 412
PARCEL ADDRESS: 0425 1ST ST, #6004
TOPIC: Request to reopen application
CURRENT ASSESSMENT: \$2,427,308.00
APPLICANT'S OPINION: \$2,200,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4394
APPLICANT: SNOW, RODERICK
PARCEL NO.: 0547 037
PARCEL ADDRESS: 1438 GREEN ST, #5A
TOPIC: Request to reopen application
CURRENT ASSESSMENT: \$1,199,996.00
APPLICANT'S OPINION: \$900,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4771
APPLICANT: JENSEN, ESPEN
PARCEL NO.: 1548 010
PARCEL ADDRESS: 0539 05TH AVE,
TOPIC: To appeal a different change in ownership event and revise name of applicant
CURRENT ASSESSMENT: \$670,000.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

20) Hearing, discussion, and possible action involving:

APPLICATION: 2012-5515
APPLICANT: LIAO, ZE SHENG
PARCEL NO.: 1404 022
PARCEL ADDRESS: 0391 29TH AVE,
TOPIC: Request to consider as timely filed
CURRENT ASSESSMENT: \$900,000.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

21) Hearing, discussion, and possible action involving:

APPLICATION: 2012-5532
APPLICANT: PAUL SMITH, INC.
PARCEL NO.: 0310 024
PARCEL ADDRESS: 0046 - 0054 GEARY ST,
TOPIC: To determine if application can be accepted as a valid appeal
CURRENT ASSESSMENT: \$12,109,817.00
APPLICANT'S OPINION: \$1,100,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2012-5533
APPLICANT: PAUL SMITH, INC.
PARCEL NO.: 0310 024
PARCEL ADDRESS: 0046 - 0054 GEARY ST,
TOPIC: To determine if application can be accepted as a valid appeal
CURRENT ASSESSMENT: \$13,636,588.00
APPLICANT'S OPINION: \$1,100,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: 2ND BASE YEAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2012-5534
APPLICANT: PAUL SMITH, INC.
PARCEL NO.: 0310 024
PARCEL ADDRESS: 0046 - 0054 GEARY ST,
TOPIC: To determine if application can be accepted as a valid appeal
CURRENT ASSESSMENT: \$14,111,584.00
APPLICANT'S OPINION: \$1,100,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: 3RD BASE YEAR

- 24) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-3008
 APPLICANT: PAUL SMITH, INC.
 PARCEL NO.: 0310 024
 PARCEL ADDRESS: 0046 - 0054 GEARY ST,
 TOPIC: To determine if application can be accepted as a valid appeal
 CURRENT ASSESSMENT: \$14,785,571.00
 APPLICANT'S OPINION: \$1,100,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 25) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-3023
 APPLICANT: SF CORNERS LLC
 PARCEL NO.: 0324 010
 PARCEL ADDRESS: 0376 ELLIS ST,
 TOPIC: Request to reopen application and to consider as timely filed
 CURRENT ASSESSMENT: \$2,600,000.00
 APPLICANT'S OPINION: \$1,950,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: BASE YEAR
- 26) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-3289
 APPLICANT: MINEKO GALLIC TRUST
 PARCEL NO.: 0507 017
 PARCEL ADDRESS: 3200 - 3214 BUCHANAN ST,
 TOPIC: Request to consider as timely filed
 CURRENT ASSESSMENT: \$2,600,000.00
 APPLICANT'S OPINION: \$217,810.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
- 27) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-3290
 APPLICANT: MINEKO GALLIC TRUST
 PARCEL NO.: 0507 017
 PARCEL ADDRESS: 3200 - 3214 BUCHANAN ST,
 TOPIC: Request to consider as timely filed
 CURRENT ASSESSMENT: \$2,652,000.00
 APPLICANT'S OPINION: \$217,810.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE

28) Hearing, discussion, and possible action involving:

APPLICATION: 2013-3291
APPLICANT: MINEKO GALLIC TRUST
PARCEL NO.: 0507 017
PARCEL ADDRESS: 3200 - 3214 BUCHANAN ST,
TOPIC: Request to consider as timely filed
CURRENT ASSESSMENT: \$2,705,040.00
APPLICANT'S OPINION: \$217,810.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2013-3294
APPLICANT: GONZALEZ, MARIA
PARCEL NO.: 3642 044
PARCEL ADDRESS: 0866 - 0870 CAPP ST,
TOPIC: Request to reopen application and to consider as timely filed
CURRENT ASSESSMENT: \$881,588.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

30) Hearing, discussion, and possible action involving:

APPLICATION: 2013-3347
APPLICANT: MCCLINTOCK, BONNIE ESTATE OF
PARCEL NO.: 4099 011A
PARCEL ADDRESS: 0528 CONNECTICUT ST,
TOPIC: Request to consider as timely filed
CURRENT ASSESSMENT: \$750,000.00
APPLICANT'S OPINION: \$146,378.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

31) Hearing, discussion, and possible action involving:

APPLICATION: 2013-3375
APPLICANT: NAROG, CORY
PARCEL NO.: 3748 160
PARCEL ADDRESS: 0333 01ST ST, #N1904
TOPIC: Request to consider as timely filed
CURRENT ASSESSMENT: \$1,174,848.00
APPLICANT'S OPINION: \$642,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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.