

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, March 10, 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:	2009-3208
APPLICANT:	GAP, INC. (LESSEE)
PARCEL NO.:	3705Z002
PARCEL ADDRESS:	0801 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$105,726,775.00
APPLICANT'S OPINION:	\$52,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6582
APPLICANT:	650 TOWNSEND ASSOCIATES LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Other
CURRENT ASSESSMENT:	\$116,954,747.00
APPLICANT'S OPINION:	\$30,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-----------------------------|
| APPLICATION: | 2009-6583 |
| APPLICANT: | 650 TOWNSEND ASSOCIATES LLC |
| PARCEL NO.: | 3783 009 |
| PARCEL ADDRESS: | 0699 08TH ST, |
| TOPIC: | Other |
| CURRENT ASSESSMENT: | \$119,293,841.00 |
| APPLICANT'S OPINION: | \$20,000,000.00 |
| TAXABLE YEAR: | 2008 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 5) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-----------------------------|
| APPLICATION: | 2009-6584 |
| APPLICANT: | 650 TOWNSEND ASSOCIATES LLC |
| PARCEL NO.: | 3783 009 |
| PARCEL ADDRESS: | 0699 08TH ST, |
| TOPIC: | Other |
| CURRENT ASSESSMENT: | \$121,679,717.00 |
| APPLICANT'S OPINION: | \$20,000,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 6) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---|
| APPLICATION: | 2010-0275 |
| APPLICANT: | SP4 MISSION BAY, LP |
| PARCEL NO.: | 8721 010 |
| PARCEL ADDRESS: | 0500 TERRY A. FRANCOIS BL, |
| TOPIC: | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT: | \$149,000,000.00 |
| APPLICANT'S OPINION: | \$135,000,000.00 |
| TAXABLE YEAR: | 2008 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | POSTPONED |
- 7) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------|
| APPLICATION: | 2010-1526 |
| APPLICANT: | GAP, INC. |
| PARCEL NO.: | 3705Z002 |
| PARCEL ADDRESS: | 0801 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$105,476,202.00 |
| APPLICANT'S OPINION: | \$52,730,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2010-2069
 APPLICANT: W2005 ARGENT HOTEL REALTY LLC
 PARCEL NO.: 3706 074
 PARCEL ADDRESS: 0050 03RD ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$180,334,440.00
 APPLICANT'S OPINION: \$61,683,575.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2010-4042
 APPLICANT: 650 TOWNSEND ASSOCIATES LLC
 PARCEL NO.: 3783 009
 PARCEL ADDRESS: 0699 08TH ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$121,391,335.00
 APPLICANT'S OPINION: \$60,000,000.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2010-4904
 APPLICANT: SP4 MISSION BAY C/O NATIONAL TAX RESOURCE GROUP
 PARCEL NO.: 8721 010
 PARCEL ADDRESS: 0500 TERRY A. FRANCOIS BL,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$151,619,807.00
 APPLICANT'S OPINION: \$60,000,000.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: POSTPONED
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2010-5285
 APPLICANT: SP4 MISSION BAY LP
 PARCEL NO.: 8721 010
 PARCEL ADDRESS: 0500 TERRY A. FRANCOIS BL,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$151,980,000.00
 APPLICANT'S OPINION: \$30,000,000.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE
 STATUS: POSTPONED

- 12) Hearing, discussion, and possible action involving:
- | | |
|----------------------|--------------------------|
| APPLICATION: | 2011-1279 |
| APPLICANT: | MONTGOMERY BUILDING, INC |
| PARCEL NO.: | 0208 026 |
| PARCEL ADDRESS: | 0601 MONTGOMERY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$103,027,874.00 |
| APPLICANT'S OPINION: | \$45,012,128.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-----------------------|
| APPLICATION: | 2011-1810 |
| APPLICANT: | CA-MISSION STREET, LP |
| PARCEL NO.: | 3718 026 |
| PARCEL ADDRESS: | 0201 MISSION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$127,795,338.00 |
| APPLICANT'S OPINION: | \$57,100,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2011-2783 |
| APPLICANT: | W2005 ARGENT HOTEL REALTY LLC |
| PARCEL NO.: | 3706 074 |
| PARCEL ADDRESS: | 0050 03RD ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$174,048,445.00 |
| APPLICANT'S OPINION: | \$54,788,019.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
- | | |
|----------------------|--------------------|
| APPLICATION: | 2011-3846 |
| APPLICANT: | GAP, INC. (LESSEE) |
| PARCEL NO.: | 3705Z002 |
| PARCEL ADDRESS: | 0801 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$88,003,817.00 |
| APPLICANT'S OPINION: | \$43,900,000.00 |
| TAXABLE YEAR: | 2011 |
| 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 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.