

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, May 14, 2014

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:	2012-3451
APPLICANT:	274 BRANNAN JV LLC
PARCEL NO.:	3774 073
PARCEL ADDRESS:	0274 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$53,333,241.00
APPLICANT'S OPINION:	\$15,998,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3509
APPLICANT:	444 DE HARO-VEF VI, LLC
PARCEL NO.:	3979 001
PARCEL ADDRESS:	0444 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$39,740,416.00
APPLICANT'S OPINION:	\$19,901,923.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3534 |
| APPLICANT: | BENTLY NOB HILL |
| PARCEL NO.: | 0214 016 |
| PARCEL ADDRESS: | 1360 JONES ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$20,222,342.00 |
| APPLICANT'S OPINION: | \$12,141,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 5) Hearing, discussion, and possible action involving:
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|----------------------|--------------------------------|
| APPLICATION: | 2012-3535 |
| APPLICANT: | BENTLY HOLDINGS CALIFORNIA, LP |
| PARCEL NO.: | 0309 020 |
| PARCEL ADDRESS: | 0234 - 0240 STOCKTON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$32,289,557.00 |
| APPLICANT'S OPINION: | \$16,144,800.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 6) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------------|
| APPLICATION: | 2012-3699 |
| APPLICANT: | PUBLIC POLICY INSTITUTE OF CA |
| PARCEL NO.: | 0196 023 |
| PARCEL ADDRESS: | 0500 WASHINGTON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$35,743,149.00 |
| APPLICANT'S OPINION: | \$20,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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|----------------------|---------------------------------|
| APPLICATION: | 2012-3804 |
| APPLICANT: | ECLIPSE CHAMPAGNE BUILDING, LLC |
| PARCEL NO.: | 0196 024 |
| PARCEL ADDRESS: | 0520 - 0530 WASHINGTON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,527,986.00 |
| APPLICANT'S OPINION: | \$4,243,190.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

8) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3805
APPLICANT: HOTALING PARTNERS, LLC
PARCEL NO.: 0196 025
PARCEL ADDRESS: 0030 HOTALING PL,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,983,985.00
APPLICANT'S OPINION: \$3,889,589.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3994
APPLICANT: NOMURA CDO 2007-2 MULTIF B
PARCEL NO.: 0668 002
PARCEL ADDRESS: 1330 BUSH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$30,440,772.00
APPLICANT'S OPINION: \$9,131,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4012
APPLICANT: DWF III HOWARD, LLC
PARCEL NO.: 3735 005
PARCEL ADDRESS: 0631 HOWARD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$24,479,957.00
APPLICANT'S OPINION: \$15,000,000.00
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 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.