

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, May 20, 2014
9:30 AM (ALL DAY)**

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:	2009-1466
APPLICANT:	101 MONTGOMERY STREET CO.
PARCEL NO.:	0288 031
PARCEL ADDRESS:	0101 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$86,004,633.00
APPLICANT'S OPINION:	\$59,012,496.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1467
APPLICANT:	101 MONTGOMERY STREET CO.
PARCEL NO.:	0288 006
PARCEL ADDRESS:	0105 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,523,211.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2009-3054 |
| APPLICANT: | BANK OF AMERICA CORPORATE REAL ESTATE |
| PARCEL NO.: | 3507 040 |
| PARCEL ADDRESS: | 1455 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$144,719,249.00 |
| APPLICANT'S OPINION: | \$70,940,808.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2009-3290 |
| APPLICANT: | RP/KINETIC PARC 55 OWNER LLC |
| PARCEL NO.: | 0330 026 |
| PARCEL ADDRESS: | 0055 CYRIL MAGNIN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$167,087,445.00 |
| APPLICANT'S OPINION: | \$50,116,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2009-4275 |
| APPLICANT: | 405 HOWARD, LLC |
| PARCEL NO.: | 3737 030 |
| PARCEL ADDRESS: | 0405 HOWARD ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$242,388,500.00 |
| APPLICANT'S OPINION: | \$215,000,000.00 |
| TAXABLE YEAR: | 2008 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |
- 7) Hearing, discussion, and possible action involving:
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|----------------------|------------------|
| APPLICATION: | 2009-4907 |
| APPLICANT: | 405 HOWARD, LLC |
| PARCEL NO.: | 3737 030 |
| PARCEL ADDRESS: | 0405 HOWARD ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$247,236,270.00 |
| APPLICANT'S OPINION: | \$194,000,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

8) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1307
APPLICANT: 101 MONTGOMERY STREET CO.
PARCEL NO.: 0288 006
PARCEL ADDRESS: 0105 MONTGOMERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,519,601.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1309
APPLICANT: 101 MONTGOMERY STREET CO.
PARCEL NO.: 0288 031
PARCEL ADDRESS: 0101 MONTGOMERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$85,800,831.00
APPLICANT'S OPINION: \$53,012,496.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2068
APPLICANT: RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.: 0330 026
PARCEL ADDRESS: 0055 CYRIL MAGNIN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$163,837,921.00
APPLICANT'S OPINION: \$50,121,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3008
APPLICANT: BANK OF AMERICA CORPORATE REAL ESTATE
PARCEL NO.: 3507 040
PARCEL ADDRESS: 1455 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$144,376,265.00
APPLICANT'S OPINION: \$73,250,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4420
APPLICANT: 405 HOWARD, LLC
PARCEL NO.: 3737 030
PARCEL ADDRESS: 0405 HOWARD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$246,663,990.00
APPLICANT'S OPINION: \$175,013,670.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2224
APPLICANT: 101 MONTGOMERY STREET CO.
PARCEL NO.: 0288 031
PARCEL ADDRESS: 0101 MONTGOMERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$86,455,218.00
APPLICANT'S OPINION: \$53,020,898.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2225
APPLICANT: 101 MONTGOMERY STREET CO.
PARCEL NO.: 0288 006
PARCEL ADDRESS: 0105 MONTGOMERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,531,042.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2784
APPLICANT: RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.: 0330 026
PARCEL ADDRESS: 0055 CYRIL MAGNIN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$170,275,019.00
APPLICANT'S OPINION: \$49,517,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4334
APPLICANT: HUDSON 1455 MARKET LLC
PARCEL NO.: 3507 040
PARCEL ADDRESS: 1455 SITUS TO BE ASSIGNED ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$145,463,415.00
APPLICANT'S OPINION: \$73,250,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5057
APPLICANT: 405 HOWARD, LLC
PARCEL NO.: 3737 030
PARCEL ADDRESS: 0405 HOWARD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$248,532,045.00
APPLICANT'S OPINION: \$185,024,449.00
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 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.