

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Tuesday, April 29, 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:	2009-3185
APPLICANT:	BINGHAM MCCUTCHEN LLP
PARCEL NO.:	2009200367
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$23,200,218.00
APPLICANT'S OPINION:	\$11,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4962
APPLICANT:	BINGHAM MCCUTCHEN LLP
PARCEL NO.:	2010200352
PARCEL ADDRESS:	THREE EMBARCADERO CENTER , #2500
TOPIC:	
CURRENT ASSESSMENT:	\$22,250,304.00
APPLICANT'S OPINION:	\$11,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-4470
 - APPLICANT: BINGHAM MCCUTCHEN LLP
 - PARCEL NO.: 2011200509
 - PARCEL ADDRESS: 0003 EMBARCADERO CTR, #2500
 - TOPIC: Personal Property / Fixtures
 - CURRENT ASSESSMENT: \$20,982,606.00
 - APPLICANT'S OPINION: \$10,400,000.00
 - TAXABLE YEAR: 2011
 - APPEAL TYPE: Personal Property
 - ROLL TYPE: REGULAR
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3057
 - APPLICANT: WELLS FARGO BANK
 - PARCEL NO.: 2012204085
 - PARCEL ADDRESS: 0303 - 2ND ST,
 - TOPIC: Personal Property / Fixtures
 - CURRENT ASSESSMENT: \$1,218,748.00
 - APPLICANT'S OPINION: \$609,374.00
 - TAXABLE YEAR: 2012
 - APPEAL TYPE: Personal Property
 - ROLL TYPE: REGULAR
 - STATUS: POSTPONED
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3058
 - APPLICANT: WELLS FARGO BANK
 - PARCEL NO.: 2012200157
 - PARCEL ADDRESS: 0201 - 3RD ST,
 - TOPIC: Personal Property / Fixtures
 - CURRENT ASSESSMENT: \$2,906,047.00
 - APPLICANT'S OPINION: \$1,453,024.00
 - TAXABLE YEAR: 2012
 - APPEAL TYPE: Personal Property
 - ROLL TYPE: REGULAR
 - STATUS: POSTPONED
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3059
 - APPLICANT: WELLS FARGO BANK
 - PARCEL NO.: 2012200586
 - PARCEL ADDRESS: 0525 MARKET ST,
 - TOPIC: Personal Property / Fixtures
 - CURRENT ASSESSMENT: \$11,541,434.00
 - APPLICANT'S OPINION: \$5,770,717.00
 - TAXABLE YEAR: 2012
 - APPEAL TYPE: Personal Property
 - ROLL TYPE: REGULAR
 - STATUS: POSTPONED

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3060 |
| APPLICANT: | WELLS FARGO BANK |
| PARCEL NO.: | 2012202863 |
| PARCEL ADDRESS: | 0045 FREMONT ST, #2-9-10FL |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$8,828,673.00 |
| APPLICANT'S OPINION: | \$4,414,337.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3379 |
| APPLICANT: | BINGHAM MCCUTCHEN LLP |
| PARCEL NO.: | 2012200345 |
| PARCEL ADDRESS: | 0003 EMBARCADERO CTR, #2500 |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$20,093,173.00 |
| APPLICANT'S OPINION: | \$10,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3541 |
| APPLICANT: | WELLS FARGO (LESSEE) |
| PARCEL NO.: | 2012204251 |
| PARCEL ADDRESS: | 0333 MARKET ST, #0500 |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$16,567,559.00 |
| APPLICANT'S OPINION: | \$8,828,780.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3542 |
| APPLICANT: | WELLS FARGO (LESSEE) |
| PARCEL NO.: | 2012206813 |
| PARCEL ADDRESS: | 0225 BUSH ST, #0100 |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$3,375,836.00 |
| APPLICANT'S OPINION: | \$1,687,918.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3547 |
| APPLICANT: | WELLS FARGO (LESSEE) |
| PARCEL NO.: | 2012201606 |
| PARCEL ADDRESS: | 0555 CALIFORNIA ST, #2300 |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$1,506,716.00 |
| APPLICANT'S OPINION: | \$753,358.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3617 |
| APPLICANT: | WESTERN ATHLETIC CLUB INC. |
| PARCEL NO.: | 2012200663 |
| PARCEL ADDRESS: | 0001 LOMBARD ST, #0100 |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$1,174,058.00 |
| APPLICANT'S OPINION: | \$100,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3717 |
| APPLICANT: | WELLS FARGO BANK |
| PARCEL NO.: | 2012200156 |
| PARCEL ADDRESS: | 3027 - 16TH ST, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$318,538.00 |
| APPLICANT'S OPINION: | \$159,269.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3882 |
| APPLICANT: | LEE, PETER |
| PARCEL NO.: | 2407 001 |
| PARCEL ADDRESS: | 2409 - 18TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,029,405.00 |
| APPLICANT'S OPINION: | \$2,165,573.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Both Real & Personal Property |
| ROLL TYPE: | REGULAR |

16) Hearing, discussion, and possible action involving:

APPLICATION: 2013-1358
APPLICANT: BINGHAM MCCUTCHEN LLP
PARCEL NO.: 2013210321
PARCEL ADDRESS:
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$18,639,639.00
APPLICANT'S OPINION: \$1,998,685.00
TAXABLE YEAR: 2013
APPEAL TYPE: Personal 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.