

Phone (415) 554-6778
Fax (415) 554-6775
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E-mail AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board
Assessment Appeals Pre-Hearing Conference Hearing
Room 406, City Hall
Friday, July 26, 2019
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 Pre-Hearing Conference 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: 2017-1323
APPLICANT: TAN, CATHERINE
PARCEL NO: 0251 008
PARCEL ADDRESS: 1220 PINE ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,600,000.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1391
APPLICANT: SISTERS LLC
PARCEL NO: 3564 096
PARCEL ADDRESS: 15 - 19 PROSPER ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,600,000.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0212
APPLICANT: EMERALD POLK LLC
PARCEL NO: 0811 031
PARCEL ADDRESS: 101 POLK ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$97,779,302.00
APPLICANT'S OPINION: \$69,126,485.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0287
APPLICANT: EMERALD POLK LLC
PARCEL NO: 0811 031
PARCEL ADDRESS: 101 POLK ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$95,738,057.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0308
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2018206317
PARCEL ADDRESS: 460 DAVIS CT
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,094,280.00
APPLICANT'S OPINION: \$441,316.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0309
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2018204489
PARCEL ADDRESS: 865 MARKET ST, BOX/A
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,761,931.00
APPLICANT'S OPINION: \$769,306.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0310
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2018204488
PARCEL ADDRESS: 3251 20TH AVE, #300
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,076,292.00
APPLICANT'S OPINION: \$270,305.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0311
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2018207054
PARCEL ADDRESS: 1 MONTGOMERY ST, #450
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,697,463.00
APPLICANT'S OPINION: \$553,250.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0313
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2018207055
PARCEL ADDRESS: 601 16TH ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,822,821.00
APPLICANT'S OPINION: \$539,487.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0368
APPLICANT: REGENCY CENTERS LP
PARCEL NO: 3931A001
PARCEL ADDRESS: 200 POTRERO AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,364,000.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0369
APPLICANT: REGENCY CENTERS LP
PARCEL NO: 3931A002
PARCEL ADDRESS: 226 POTRERO AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,836,000.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0428
APPLICANT: TENTH & MARKET LLC
PARCEL NO: 3507 041
PARCEL ADDRESS: 1401 MARKET STREET
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$422,323,320.00
APPLICANT'S OPINION: \$211,467,169.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0615
APPLICANT: NEWCO 2017 LLC
PARCEL NO: 3776 455
PARCEL ADDRESS: 424 BRANNAN ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$22,000,000.00
APPLICANT'S OPINION: \$259,897.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0794
APPLICANT: DEUTSCHE BANK SECURITIES INC.
PARCEL NO: 2018901477
PARCEL ADDRESS: 101 CALIFORNIA ST, #4600
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,709,327.00
APPLICANT'S OPINION: \$854,664.00
TAXABLE YEAR: 2015
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0795
APPLICANT: DEUTSCHE BANK SECURITIES INC.
PARCEL NO: 2018901476
PARCEL ADDRESS: 101 CALIFORNIA ST, #4600
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$13,923,125.00
APPLICANT'S OPINION: \$6,961,563.00
TAXABLE YEAR: 2016
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0796
APPLICANT: DEUTSCHE BANK SECURITIES INC.
PARCEL NO: 2018901475
PARCEL ADDRESS: 101 CALIFORNIA ST, #4600
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$12,975,807.00
APPLICANT'S OPINION: \$6,487,904.00
TAXABLE YEAR: 2017
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0797
APPLICANT: DEUTSCHE BANK SECURITIES INC.
PARCEL NO: 2018990169
PARCEL ADDRESS: 101 CALIFORNIA ST, #4600
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$12,515,718.00
APPLICANT'S OPINION: \$6,257,859.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0911
APPLICANT: DONG LIVING TRUST
PARCEL NO: 0060 008
PARCEL ADDRESS: 1730 KEARNY ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$6,700,000.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2000
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0948
APPLICANT: DELUXE MEDIA CREATIVE SERVICES INC.
PARCEL NO: 2018901607
PARCEL ADDRESS: 500 SANSOME ST, #700
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$269,860.00
APPLICANT'S OPINION: \$80,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0949
APPLICANT: DELUXE MEDIA CREATIVE SERVICES INC.
PARCEL NO: 2018990223
PARCEL ADDRESS: 500 SANSOME ST, #700
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$190,731.00
APPLICANT'S OPINION: \$59,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0953
APPLICANT: FULTON HOUSING LLC
PARCEL NO: 1571 012
PARCEL ADDRESS: 646 29TH AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$146,115.00
APPLICANT'S OPINION: \$20,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

23) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0959
APPLICANT: PINE STREET CA INC.
PARCEL NO: 0258 041
PARCEL ADDRESS: 500V PINE ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,520,000.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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24) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0970
APPLICANT: WONG, JENNIFER
PARCEL NO: 1821 008
PARCEL ADDRESS: 1443 32ND AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,600,000.00
APPLICANT'S OPINION: \$1,250,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

25) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0973
APPLICANT: ABD PROPERTIES
PARCEL NO: 3980 004
PARCEL ADDRESS: 495 DE HARO ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,900,000.00
APPLICANT'S OPINION: \$5,003,210.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

26) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0974
APPLICANT: ABD PROPERTIES
PARCEL NO: 3980 009
PARCEL ADDRESS: 495 DE HARO ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$12,900,000.00
APPLICANT'S OPINION: \$5,531,607.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

27) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0975
APPLICANT: ABD PROPERTIES
PARCEL NO: 4007 001
PARCEL ADDRESS: 501 DE HARO ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$18,675,000.00
APPLICANT'S OPINION: \$8,056,806.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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28) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0976
APPLICANT: ABD PROPERTIES
PARCEL NO: 4007 001A
PARCEL ADDRESS: 501 DE HARO ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$17,025,000.00
APPLICANT'S OPINION: \$7,667,694.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

29) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0982
APPLICANT: JOHN WILEY & SONS, INC
PARCEL NO: 2018901618
PARCEL ADDRESS: 1 MONTGOMERY ST, #1200
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,834,860.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2015
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE
STATUS: WD/PHC

30) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0983
APPLICANT: JOHN WILEY & SONS, INC
PARCEL NO: 2018901617
PARCEL ADDRESS: 1 MONTGOMERY ST, #1200
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,555,514.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2016
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE
STATUS: WD/PHC

31) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0984
APPLICANT: JOHN WILEY & SONS, INC
PARCEL NO: 2018901616
PARCEL ADDRESS: 1 MONTGOMERY ST, #1200
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,470,422.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2017
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE
STATUS: WD/PHC

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32) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0985
APPLICANT: JOHN WILEY & SONS, INC
PARCEL NO: 2018990227
PARCEL ADDRESS: 1 MONTGOMERY ST, #1200
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,882,095.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE
STATUS: WD/PHC

33) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0990
APPLICANT: FILBERT SF LLC
PARCEL NO: 0948 018
PARCEL ADDRESS: 2851 FILBERT ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$4,134,782.00
APPLICANT'S OPINION: \$2,261,200.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

34) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0992
APPLICANT: THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO: 0551 009
PARCEL ADDRESS: 1614 VALLEJO ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,337,490.00
APPLICANT'S OPINION: \$1,751,962.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0999
APPLICANT: THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO: 2854 008
PARCEL ADDRESS: 98 PARKRIDGE DR
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,440,819.00
APPLICANT'S OPINION: \$3,059,050.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2018-1004
APPLICANT: THE GUNTREN FAMILY PARTNERSHIP
PARCEL NO: 2854 009
PARCEL ADDRESS: 125 - 135 GARDENSIDE DR
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$13,630,998.00
APPLICANT'S OPINION: \$11,049,438.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

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 Pre-Hearing Conference 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 (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail 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 415.554.5163, or by e-mail at sotf@sfgov.org.

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on 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 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; Web Site www.sfgov.org/ethics.

Disability Access

Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and Pre-Hearing Conference assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister. The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center of Van Ness stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, 7X, 9, 9R, 19, 21, 47 and 49. For more information about MUNI accessible services, call (415) 701-4485.

Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. To request sign language interpreters, readers, large print agendas or Pre-Hearing Conference accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

Cell Phones, Pagers and Similar Sound-Producing Electronic Devices

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or Pre-Hearing Conference similar sound-producing electronic devices. (Chapter 67A of the San Francisco Administrative Code)

Language Interpreters

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Peggy Nevin at (415) 554-5184.

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PAUNAWA: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay sa (415) 554-5184.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.