

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, September 9, 2015
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:	2011-5084
APPLICANT:	ABF JOINT VENTURE
PARCEL NO.:	2011208031
PARCEL ADDRESS:	YERBA BUENA ISLAND,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$50,533,342.00
APPLICANT'S OPINION:	\$25,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3141
APPLICANT:	ELLIS, KIMBERLY
PARCEL NO.:	0133 017
PARCEL ADDRESS:	0446 - 0448 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,149,318.00
APPLICANT'S OPINION:	\$1,625,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3171 |
| APPLICANT: | APIC HOTEL VERTIGO LLC |
| PARCEL NO.: | 0280 009 |
| PARCEL ADDRESS: | 0940 SUTTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$12,986,854.00 |
| APPLICANT'S OPINION: | \$9,740,132.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3759 |
| APPLICANT: | ABF JOINT VENTURE |
| PARCEL NO.: | 2012205459 |
| PARCEL ADDRESS: | YERBA BUENA ISLAND, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$49,288,894.00 |
| APPLICANT'S OPINION: | \$21,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1737 |
| APPLICANT: | SF FORTY NINER'S LTD. |
| PARCEL NO.: | 2013700896 |
| PARCEL ADDRESS: | CANDLESTICK PK, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,840,393.00 |
| APPLICANT'S OPINION: | \$3,900,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1738 |
| APPLICANT: | SF FORTY NINER'S LTD. |
| PARCEL NO.: | 2013700898 |
| PARCEL ADDRESS: | CANDLESTICK PARK MAIN LOT, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,517,327.00 |
| APPLICANT'S OPINION: | \$1,450,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-1739
 APPLICANT: SF FORTY NINER'S LTD.
 PARCEL NO.: 2013700897
 PARCEL ADDRESS: CANDLESTICK PARK CONCESSI,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$6,391,818.00
 APPLICANT'S OPINION: \$3,400,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Possessory Interest
 ROLL TYPE: REGULAR
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2455
 APPLICANT: WARWICK CALIFORNIA CORP.
 PARCEL NO.: 0306 011
 PARCEL ADDRESS: 0484 - 0486 GEARY ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$3,554,198.00
 APPLICANT'S OPINION: \$1,066,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2456
 APPLICANT: WARWICK CALIFORNIA CORP.
 PARCEL NO.: 0306 012
 PARCEL ADDRESS: 0490 - 0498 GEARY ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$9,233,110.00
 APPLICANT'S OPINION: \$3,201,479.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2783
 APPLICANT: EUSEBEIA LLC
 PARCEL NO.: 0165 004
 PARCEL ADDRESS: 0316 - 0318 PACIFIC AVE,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$2,660,084.00
 APPLICANT'S OPINION: \$2,000,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR

- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2790
 APPLICANT: POST BROS. ASSOCIATES LLC
 PARCEL NO.: 0693 019
 PARCEL ADDRESS: 1061 POST ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$922,661.00
 APPLICANT'S OPINION: \$700,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2791
 APPLICANT: T.T. GROUP, INC
 PARCEL NO.: 3703 065
 PARCEL ADDRESS: 1059 - 1061 MARKET ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$8,050,963.00
 APPLICANT'S OPINION: \$5,500,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2799
 APPLICANT: ABF JOINT VENTURE
 PARCEL NO.: 2013215669
 PARCEL ADDRESS:
 TOPIC: Personal Property / Fixtures
 CURRENT ASSESSMENT: \$19,047,022.00
 APPLICANT'S OPINION: \$9,500,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Personal Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 15) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2891
 APPLICANT: ELLIS, KIMBERLY
 PARCEL NO.: 0133 017
 PARCEL ADDRESS: 0446 - 0448 VALLEJO ST,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$2,600,000.00
 APPLICANT'S OPINION: \$1,625,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL

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

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 other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister.

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 other 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.

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 Derek Evans (415) 554-7702.

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.