

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, January 11, 2017

9:30 AM (ALL DAY)

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:	2013-2838
APPLICANT:	THE GAP, INC. (LESSEE)
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$114,305,085.00
APPLICANT'S OPINION:	\$57,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3725
APPLICANT:	650 CALIFORNIA STREET, LLC
PARCEL NO.:	0241 025
PARCEL ADDRESS:	0636 - 0650 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$244,800,000.00
APPLICANT'S OPINION:	\$73,440,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1153
 APPLICANT: 650 CALIFORNIA STREET, LLC
 PARCEL NO.: 0241 025
 PARCEL ADDRESS: 0636 - 0650 CALIFORNIA ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$245,911,391.00
 APPLICANT'S OPINION: \$73,766,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1355
 APPLICANT: HINES GLOBAL REIT 550 TERRY FRANCOIS
 PARCEL NO.: 8721 011
 PARCEL ADDRESS: 0550 TERRY A. FRANCOIS BL,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$199,813,051.00
 APPLICANT'S OPINION: \$120,000,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2015-0113
 APPLICANT: SPUS6 180 MONTGOMERY LLC
 PARCEL NO.: 0289 009
 PARCEL ADDRESS: 0180 MONTGOMERY ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$142,395,726.00
 APPLICANT'S OPINION: \$115,000,000.00
 TAXABLE YEAR: 2015
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2015-0331
 APPLICANT: TENTH & MARKET, LLC
 PARCEL NO.: 3507 041
 PARCEL ADDRESS: 1401 MARKET STREET,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$207,142,964.00
 APPLICANT'S OPINION: \$89,451,407.00
 TAXABLE YEAR: 2015
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0441 |
| APPLICANT: | TWITTER, INC. |
| PARCEL NO.: | 2015206291 |
| PARCEL ADDRESS: | 1355 MARKET ST, #0900 |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$81,411,904.00 |
| APPLICANT'S OPINION: | \$40,710,452.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0694 |
| APPLICANT: | HINES GLOBAL REIT 550 TERRY FRANCOIS |
| PARCEL NO.: | 8721 011 |
| PARCEL ADDRESS: | 0550 TERRY A. FRANCOIS BL, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$203,805,315.00 |
| APPLICANT'S OPINION: | \$120,000,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1181 |
| APPLICANT: | ELM PROPERTY VENTURE LLC |
| PARCEL NO.: | 0263 011 |
| PARCEL ADDRESS: | 0101 CALIFORNIA ST, |
| TOPIC: | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT: | \$957,000,000.00 |
| APPLICANT'S OPINION: | \$890,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1182 |
| APPLICANT: | ELM PROPERTY VENTURE LLC |
| PARCEL NO.: | 0263 011 |
| PARCEL ADDRESS: | 0101 CALIFORNIA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$957,000,000.00 |
| APPLICANT'S OPINION: | \$890,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2015-1183
APPLICANT: ELM PROPERTY VENTURE LLC
PARCEL NO.: 0263 011
PARCEL ADDRESS: 0101 CALIFORNIA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$961,344,780.00
APPLICANT'S OPINION: \$890,000,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION: 2015-1184
APPLICANT: ELM PROPERTY VENTURE LLC
PARCEL NO.: 0263 011
PARCEL ADDRESS: 0101 CALIFORNIA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$980,552,447.00
APPLICANT'S OPINION: \$890,000,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

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 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

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. 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 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.