

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing

Room 406, City Hall

Friday, October 14, 2016

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:	2015-0677
APPLICANT:	SF HOTEL INVESTORS LLC
PARCEL NO.:	0351 001
PARCEL ADDRESS:	1100 - 1112 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$14,512,645.00
APPLICANT'S OPINION:	\$6,000,100.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1042
APPLICANT:	HIGH SIERRA REVOCABLE TRUST
PARCEL NO.:	0132 041
PARCEL ADDRESS:	447 - 451 GREEN ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,550,000.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1043 |
| APPLICANT: | HIGH SIERRA REVOCABLE TRUST |
| PARCEL NO.: | 0132 015 |
| PARCEL ADDRESS: | 0451A GREEN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$865,000.00 |
| APPLICANT'S OPINION: | \$650,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1056 |
| APPLICANT: | THOMAS WHITE INVESTMENTS LLC |
| PARCEL NO.: | 0313 003 |
| PARCEL ADDRESS: | 0051 - 0055 GRANT AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$16,700,000.00 |
| APPLICANT'S OPINION: | \$10,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1057 |
| APPLICANT: | THOMAS WHITE INVESTMENTS LLC |
| PARCEL NO.: | 0313 003 |
| PARCEL ADDRESS: | 0051 - 0055 GRANT AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$16,700,000.00 |
| APPLICANT'S OPINION: | \$10,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1059 |
| APPLICANT: | THOMAS WHITE INVESTMENTS LLC |
| PARCEL NO.: | 0313 003 |
| PARCEL ADDRESS: | 0051 - 0055 GRANT AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$17,033,666.00 |
| APPLICANT'S OPINION: | \$10,200,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1079 |
| APPLICANT: | SAN FRAN JV LLC |
| PARCEL NO.: | 0022 015 |
| PARCEL ADDRESS: | 0550 NORTH POINT ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$58,500,000.00 |
| APPLICANT'S OPINION: | \$35,500,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1102 |
| APPLICANT: | MOFFITT AMAT LIVING TRUST |
| PARCEL NO.: | 0632 039 |
| PARCEL ADDRESS: | 2795 CLAY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$115,427.00 |
| APPLICANT'S OPINION: | \$65,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1113 |
| APPLICANT: | 333 FREMONT VENTURE, LLC |
| PARCEL NO.: | 3747 331 |
| PARCEL ADDRESS: | |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$78,845,114.00 |
| APPLICANT'S OPINION: | \$22,895,114.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1114 |
| APPLICANT: | 333 FREMONT VENTURE, LLC |
| PARCEL NO.: | 3747 332 |
| PARCEL ADDRESS: | |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$14,782,180.00 |
| APPLICANT'S OPINION: | \$4,313,713.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1122 |
| APPLICANT: | OUYANG, WUXIAN |
| PARCEL NO.: | 3585 073 |
| PARCEL ADDRESS: | 3865 - 3867 18TH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$744,300.00 |
| APPLICANT'S OPINION: | \$300,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WITHDRAWN |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1178 |
| APPLICANT: | OUYANG, WUXIAN |
| PARCEL NO.: | 3585 073 |
| PARCEL ADDRESS: | 3865 - 3867 18TH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,285,241.00 |
| APPLICANT'S OPINION: | \$300,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1185 |
| APPLICANT: | DUNN, ROBERT |
| PARCEL NO.: | 1367 001 |
| PARCEL ADDRESS: | 0601 LAKE ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,286,806.00 |
| APPLICANT'S OPINION: | \$1,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1514 |
| APPLICANT: | SF NOE VALLEY PARTNERS LP |
| PARCEL NO.: | 3650 050 |
| PARCEL ADDRESS: | 0240 CHATTANOOGA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$25,000.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

16) Hearing, discussion, and possible action involving:

APPLICATION: 2015-1516
APPLICANT: GRAYSTONE PARTNERS LP
PARCEL NO.: 1238 021
PARCEL ADDRESS: 2500 DIVISADERO ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$35,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION: 2015-1517
APPLICANT: GRAYSTONE PARTNERS LP
PARCEL NO.: 1238 021
PARCEL ADDRESS: 2500 DIVISADERO ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$30,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: 2ND SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION: 2015-1520
APPLICANT: SF NOE VALLEY PARTNERS LP
PARCEL NO.: 3650 050
PARCEL ADDRESS: 0240 CHATTANOOGA ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$60,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: 2ND SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:

APPLICATION: 2015-1521
APPLICANT: ALAMO APARTMENTS LP
PARCEL NO.: 3545 001
PARCEL ADDRESS: 0200 GUERRERO ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$30,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2015
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 soft@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.