

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, July 28, 2014

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:	2009-6624
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$128,203,558.00
APPLICANT'S OPINION:	\$64,100,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6625
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$128,612,628.00
APPLICANT'S OPINION:	\$64,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2009-6626
 APPLICANT: GLENBOROUGH ONE POST LLC
 PARCEL NO.: 0311 015
 PARCEL ADDRESS: 0001 POST ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$131,184,880.00
 APPLICANT'S OPINION: \$60,000,000.00
 TAXABLE YEAR: 2008
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE
 STATUS: POSTPONED
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2009-6627
 APPLICANT: GLENBOROUGH ONE POST LLC
 PARCEL NO.: 0311 015
 PARCEL ADDRESS: 0001 POST ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$133,808,577.00
 APPLICANT'S OPINION: \$60,000,000.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE
 STATUS: POSTPONED
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2010-1283
 APPLICANT: NEIMAN MARCUS GROUP INC.
 PARCEL NO.: 0313 018
 PARCEL ADDRESS: 0150 - 0150 SITUS TO BE ASSIGNED ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$204,495,745.00
 APPLICANT'S OPINION: \$100,152,200.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Both Real & Personal Prty
 ROLL TYPE: REGULAR
 STATUS: POSTPONED
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2010-1520
 APPLICANT: GLENBOROUGH ONE POST LLC
 PARCEL NO.: 0311 015
 PARCEL ADDRESS: 0001 POST ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$133,491,448.00
 APPLICANT'S OPINION: \$66,745,000.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: POSTPONED

8) Hearing, discussion, and possible action involving:
APPLICATION: 2010-5316
APPLICANT: THOR 760M LLC
PARCEL NO.: 0328 001
PARCEL ADDRESS: 0760 MARKET ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$130,000,000.00
APPLICANT'S OPINION: \$38,996,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

9) Hearing, discussion, and possible action involving:
APPLICATION: 2010-5447
APPLICANT: THOR 760M LLC
PARCEL NO.: 0328 001
PARCEL ADDRESS: 0760 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$130,000,000.00
APPLICANT'S OPINION: \$38,996,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

10) Hearing, discussion, and possible action involving:
APPLICATION: 2011-2916
APPLICANT: NEIMAN MARCUS GROUP INC.
PARCEL NO.: 0313 018
PARCEL ADDRESS: 0150 - 0150 SITUS TO BE ASSIGNED ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$205,377,432.00
APPLICANT'S OPINION: \$100,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: POSTPONED

11) Hearing, discussion, and possible action involving:
APPLICATION: 2011-3831
APPLICANT: GLENBOROUGH ONE POST LLC
PARCEL NO.: 0311 015
PARCEL ADDRESS: 0001 POST ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$134,496,636.00
APPLICANT'S OPINION: \$67,300,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3926
APPLICANT: THOR 760M LLC
PARCEL NO.: 0328 001
PARCEL ADDRESS: 0760 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$130,668,479.00
APPLICANT'S OPINION: \$39,197,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2343
APPLICANT: THOR 760 M LLC
PARCEL NO.: 0328 001
PARCEL ADDRESS: 0760 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$133,281,848.00
APPLICANT'S OPINION: \$99,961,386.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

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 – The hearing room is wheelchair accessible.

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