

## **Agenda\* / Notice of Assessment Appeals Board**

### **Assessment Appeals Admin Hearing**

**Room 406, City Hall**

**Wednesday, May 24, 2017**

**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:	2016-0156
APPLICANT:	CASA ROMA, LLC
PARCEL NO.:	0419A009
PARCEL ADDRESS:	0002 CASA WAY,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$4,466,178.00
APPLICANT'S OPINION:	\$2,673,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2016-0199
APPLICANT:	LEE, LANCE
PARCEL NO.:	5211 031
PARCEL ADDRESS:	3450 03RD ST, #1D
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,162,286.00
APPLICANT'S OPINION:	\$698,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2016-0221              |
| APPLICANT:           | TP PHAM, LLC           |
| PARCEL NO.:          | 0798 031               |
| PARCEL ADDRESS:      | 0930 GROVE ST,         |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$2,822,803.00         |
| APPLICANT'S OPINION: | \$1,693,000.00         |
| TAXABLE YEAR:        | 2016                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 5) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2016-0222                   |
| APPLICANT:           | LEVINSON FAMILY REVOC TRUST |
| PARCEL NO.:          | 0124 001                    |
| PARCEL ADDRESS:      | 1201 GREEN ST,              |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$923,707.00                |
| APPLICANT'S OPINION: | \$549,000.00                |
| TAXABLE YEAR:        | 2016                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | REGULAR                     |
- 6) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2016-0223                   |
| APPLICANT:           | LEVINSON FAMILY REVOC TRUST |
| PARCEL NO.:          | 0124 002                    |
| PARCEL ADDRESS:      | 1861 HYDE ST,               |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$609,994.00                |
| APPLICANT'S OPINION: | \$366,000.00                |
| TAXABLE YEAR:        | 2016                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | REGULAR                     |
- 7) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2016-0227                   |
| APPLICANT:           | LEVINSON FAMILY REVOC TRUST |
| PARCEL NO.:          | 0190 021                    |
| PARCEL ADDRESS:      | 1025 JACKSON ST,            |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$1,630,538.00              |
| APPLICANT'S OPINION: | \$971,000.00                |
| TAXABLE YEAR:        | 2016                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | REGULAR                     |

- 8) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2016-0228                   |
| APPLICANT:           | LEVINSON FAMILY REVOC TRUST |
| PARCEL NO.:          | 3555 015                    |
| PARCEL ADDRESS:      | 3116 16TH ST,               |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$2,704,865.00              |
| APPLICANT'S OPINION: | \$1,622,000.00              |
| TAXABLE YEAR:        | 2016                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | REGULAR                     |
- 9) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2016-0277              |
| APPLICANT:           | LIU FAMILY 2012 TRUST  |
| PARCEL NO.:          | 0248 021               |
| PARCEL ADDRESS:      | 1487 SACRAMENTO ST,    |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$2,446,596.00         |
| APPLICANT'S OPINION: | \$1,467,000.00         |
| TAXABLE YEAR:        | 2016                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 10) Hearing, discussion, and possible action involving:
- |                      |                                |
|----------------------|--------------------------------|
| APPLICATION:         | 2016-0367                      |
| APPLICANT:           | WOO, STEVEN H & CARMEN L TRUST |
| PARCEL NO.:          | 0250 003A                      |
| PARCEL ADDRESS:      | 1025 HYDE ST,                  |
| TOPIC:               | Pre-Hearing Conference         |
| CURRENT ASSESSMENT:  | \$1,988,852.00                 |
| APPLICANT'S OPINION: | \$1,193,000.00                 |
| TAXABLE YEAR:        | 2016                           |
| APPEAL TYPE:         | Real Property                  |
| ROLL TYPE:           | REGULAR                        |
- 11) Hearing, discussion, and possible action involving:
- |                      |                         |
|----------------------|-------------------------|
| APPLICATION:         | 2016-0372               |
| APPLICANT:           | LIEU, JIM               |
| PARCEL NO.:          | 6462 001                |
| PARCEL ADDRESS:      | 5201 - 5205 MISSION ST, |
| TOPIC:               | Pre-Hearing Conference  |
| CURRENT ASSESSMENT:  | \$1,500,724.00          |
| APPLICANT'S OPINION: | \$975,000.00            |
| TAXABLE YEAR:        | 2016                    |
| APPEAL TYPE:         | Real Property           |
| ROLL TYPE:           | REGULAR                 |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0395  
APPLICANT: LIU FAMILY 2012 TRUST  
PARCEL NO.: 0104 012  
PARCEL ADDRESS: 0424 - 0428 UNION ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$1,664,372.00  
APPLICANT'S OPINION: \$1,081,000.00  
TAXABLE YEAR: 2016  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0574  
APPLICANT: WAVERLY PLACE PROPERTIES, LLC  
PARCEL NO.: 0210 037  
PARCEL ADDRESS: 0112 - 0116 WAVERLY PL,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$2,219,698.00  
APPLICANT'S OPINION: \$1,331,000.00  
TAXABLE YEAR: 2016  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0591  
APPLICANT: FINEGOLD FAMILY TRUST  
PARCEL NO.: 0320 002  
PARCEL ADDRESS: 0537 HYDE ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$3,185,101.00  
APPLICANT'S OPINION: \$1,911,000.00  
TAXABLE YEAR: 2016  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0743  
APPLICANT: 899 VALENCIA 20 LLC  
PARCEL NO.: 3596 162  
PARCEL ADDRESS: 0899 VALENCIA ST, A  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$2,512,536.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

- 16) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2016-0744              |
| APPLICANT:           | 899 VALENCIA 20 LLC    |
| PARCEL NO.:          | 3596 163               |
| PARCEL ADDRESS:      | 0899 VALENCIA ST, B    |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$2,310,734.00         |
| APPLICANT'S OPINION: | \$800,000.00           |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | SUPPLEMENTAL           |
- 17) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2016-0745              |
| APPLICANT:           | 899 VALENCIA 20 LLC    |
| PARCEL NO.:          | 3596 164               |
| PARCEL ADDRESS:      | 0899 VALENCIA ST, C    |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$2,315,729.00         |
| APPLICANT'S OPINION: | \$1,000,000.00         |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | SUPPLEMENTAL           |
- 18) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2016-0746              |
| APPLICANT:           | 899 VALENCIA 20 LLC    |
| PARCEL NO.:          | 3596 167               |
| PARCEL ADDRESS:      | 0899 VALENCIA ST, #203 |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$1,550,000.00         |
| APPLICANT'S OPINION: | \$900,000.00           |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | SUPPLEMENTAL           |
- 19) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2016-0747              |
| APPLICANT:           | 899 VALENCIA 20 LLC    |
| PARCEL NO.:          | 3596 168               |
| PARCEL ADDRESS:      | 0899 VALENCIA ST, #204 |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$2,150,000.00         |
| APPLICANT'S OPINION: | \$1,500,000.00         |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | SUPPLEMENTAL           |

- 20) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION:         | 2016-0748              |
| APPLICANT:           | 899 VALENCIA 20 LLC    |
| PARCEL NO.:          | 3596 173               |
| PARCEL ADDRESS:      | 0899 VALENCIA ST, #304 |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$2,025,000.00         |
| APPLICANT'S OPINION: | \$1,400,000.00         |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | SUPPLEMENTAL           |
- 21) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2016-0749              |
| APPLICANT:           | 899 VALENCIA 20 LLC    |
| PARCEL NO.:          | 3596 174               |
| PARCEL ADDRESS:      | 0899 VALENCIA ST, #305 |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$1,450,000.00         |
| APPLICANT'S OPINION: | \$1,000,000.00         |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | SUPPLEMENTAL           |
- 22) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2016-0750              |
| APPLICANT:           | 899 VALENCIA 20 LLC    |
| PARCEL NO.:          | 3596 175               |
| PARCEL ADDRESS:      | 0899 VALENCIA ST, #501 |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$2,250,000.00         |
| APPLICANT'S OPINION: | \$1,650,000.00         |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | SUPPLEMENTAL           |
- 23) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2016-0751              |
| APPLICANT:           | 899 VALENCIA 20 LLC    |
| PARCEL NO.:          | 3596 177               |
| PARCEL ADDRESS:      | 3590 20TH ST, #503     |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$2,549,000.00         |
| APPLICANT'S OPINION: | \$1,900,000.00         |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | SUPPLEMENTAL           |

24) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0752  
APPLICANT: 899 VALENCIA 20 LLC  
PARCEL NO.: 3596 180  
PARCEL ADDRESS: 0899 VALENCIA ST, #506  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$2,345,000.00  
APPLICANT'S OPINION: \$1,700,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

25) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0753  
APPLICANT: 899 VALENCIA 20 LLC  
PARCEL NO.: 3596 181  
PARCEL ADDRESS: 0899 VALENCIA ST, #507  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$2,200,000.00  
APPLICANT'S OPINION: \$1,600,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

26) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0819  
APPLICANT: 899 VALENCIA 20 LLC  
PARCEL NO.: 3596 113  
PARCEL ADDRESS: 0883 - 0899 VALENCIA ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$7,100,000.00  
APPLICANT'S OPINION: \$3,000,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

27) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0828  
APPLICANT: RELATED/MARIPOSA DEVELOPMENT CO.  
PARCEL NO.: 4005 004  
PARCEL ADDRESS: 1501V MARIPOSA ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$2,431,900.00  
APPLICANT'S OPINION: \$800,000.00  
TAXABLE YEAR: 2014  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

28) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0829
APPLICANT:	RELATED/MARIPOSA DEVELOPMENT CO.
PARCEL NO.:	4005 001B
PARCEL ADDRESS:	0395 WISCONSIN ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$13,469,387.00
APPLICANT'S OPINION:	\$800,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

29) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0830
APPLICANT:	RELATED/MARIPOSA DEVELOPMENT CO.
PARCEL NO.:	4006 019
PARCEL ADDRESS:	1677 MARIPOSA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$5,375,638.00
APPLICANT'S OPINION:	\$1,175,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

30) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0831
APPLICANT:	RELATED/MARIPOSA DEVELOPMENT CO.
PARCEL NO.:	4006 020
PARCEL ADDRESS:	
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,122,432.00
APPLICANT'S OPINION:	\$370,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

31) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0832
APPLICANT:	RELATED/MARIPOSA DEVELOPMENT CO.
PARCEL NO.:	4006 006
PARCEL ADDRESS:	0420 WISCONSIN ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$6,688,680.00
APPLICANT'S OPINION:	\$2,200,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL



32) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0833
APPLICANT:	RELATED/MARIPOSA DEVELOPMENT CO.
PARCEL NO.:	4006 010
PARCEL ADDRESS:	0485 - 0495A CAROLINA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$3,911,963.00
APPLICANT'S OPINION:	\$1,300,000.00
TAXABLE YEAR:	2014
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](mailto: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](http://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.

**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 other 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 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.