

# **THIS MEETING IS CANCELLED**

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

### **Assessment Appeals Board 1 Hearing**

**Room 406, City Hall**

**Wednesday, January 31, 2018**

**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:	2017-0190
APPLICANT:	LEVINSON FAMILY REVOC TRUST
PARCEL NO.:	3555 015
PARCEL ADDRESS:	3116 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,758,960.00
APPLICANT'S OPINION:	\$1,656,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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

APPLICATION:	2017-0237
APPLICANT:	GOLDEN AGE INVESTMENTS
PARCEL NO.:	1063 019
PARCEL ADDRESS:	3400 - 3420 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,104,758.00
APPLICANT'S OPINION:	\$3,062,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2017-0248        |
| APPLICANT:           | SHIFF, TATIANA   |
| PARCEL NO.:          | 3730 117         |
| PARCEL ADDRESS:      | 1 LANGTON ST,    |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$1,915,775.00   |
| APPLICANT'S OPINION: | \$1,245,000.00   |
| TAXABLE YEAR:        | 2017             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
| STATUS:              | POSTPONED        |
- 5) Hearing, discussion, and possible action involving:
- |                      |                            |
|----------------------|----------------------------|
| APPLICATION:         | 2017-0282                  |
| APPLICANT:           | TAM, KWONG SANG            |
| PARCEL NO.:          | 0209 011                   |
| PARCEL ADDRESS:      | 0731 - 0735 WASHINGTON ST, |
| TOPIC:               | Decline in Value           |
| CURRENT ASSESSMENT:  | \$2,645,892.00             |
| APPLICANT'S OPINION: | \$1,720,000.00             |
| TAXABLE YEAR:        | 2017                       |
| APPEAL TYPE:         | Real Property              |
| ROLL TYPE:           | REGULAR                    |
| STATUS:              | POSTPONED                  |
- 6) Hearing, discussion, and possible action involving:
- |                      |                                |
|----------------------|--------------------------------|
| APPLICATION:         | 2017-0327                      |
| APPLICANT:           | 1281 MISSION STREET ASSOCIATES |
| PARCEL NO.:          | 3728 103                       |
| PARCEL ADDRESS:      | 1277 - 1281 MISSION ST,        |
| TOPIC:               | Decline in Value               |
| CURRENT ASSESSMENT:  | \$3,243,600.00                 |
| APPLICANT'S OPINION: | \$2,109,000.00                 |
| TAXABLE YEAR:        | 2017                           |
| APPEAL TYPE:         | Real Property                  |
| ROLL TYPE:           | REGULAR                        |
| STATUS:              | WITHDRAWN                      |
- 7) Hearing, discussion, and possible action involving:
- |                      |                            |
|----------------------|----------------------------|
| APPLICATION:         | 2017-0341                  |
| APPLICANT:           | WOO, STEVEN & CARMEN TRUST |
| PARCEL NO.:          | 0250 003A                  |
| PARCEL ADDRESS:      | 1025 HYDE ST,              |
| TOPIC:               | Decline in Value           |
| CURRENT ASSESSMENT:  | \$2,028,616.00             |
| APPLICANT'S OPINION: | \$1,217,000.00             |
| TAXABLE YEAR:        | 2017                       |
| APPEAL TYPE:         | Real Property              |
| ROLL TYPE:           | REGULAR                    |

- 8) Hearing, discussion, and possible action involving:
- |                      |                       |
|----------------------|-----------------------|
| APPLICATION:         | 2017-0342             |
| APPLICANT:           | REDDY, H JHANSI L TRS |
| PARCEL NO.:          | 0298 004              |
| PARCEL ADDRESS:      | 0621 TAYLOR ST,       |
| TOPIC:               | Decline in Value      |
| CURRENT ASSESSMENT:  | \$6,401,541.00        |
| APPLICANT'S OPINION: | \$3,841,000.00        |
| TAXABLE YEAR:        | 2017                  |
| APPEAL TYPE:         | Real Property         |
| ROLL TYPE:           | REGULAR               |
| STATUS:              | WITHDRAWN             |
- 9) Hearing, discussion, and possible action involving:
- |                      |                                       |
|----------------------|---------------------------------------|
| APPLICATION:         | 2017-0345                             |
| APPLICANT:           | TOY REAL ESTATE INVESTMENT CO. II LLC |
| PARCEL NO.:          | 1450 019B                             |
| PARCEL ADDRESS:      | 5430 - 5434 GEARY BLVD,               |
| TOPIC:               | Decline in Value                      |
| CURRENT ASSESSMENT:  | \$4,651,257.00                        |
| APPLICANT'S OPINION: | \$3,021,000.00                        |
| TAXABLE YEAR:        | 2017                                  |
| APPEAL TYPE:         | Real Property                         |
| ROLL TYPE:           | REGULAR                               |
| STATUS:              | POSTPONED                             |
- 10) Hearing, discussion, and possible action involving:
- |                      |                       |
|----------------------|-----------------------|
| APPLICATION:         | 2017-0671             |
| APPLICANT:           | FINEGOLD FAMILY TRUST |
| PARCEL NO.:          | 0320 002              |
| PARCEL ADDRESS:      | 0537 HYDE ST,         |
| TOPIC:               | Decline in Value      |
| CURRENT ASSESSMENT:  | \$3,250,518.00        |
| APPLICANT'S OPINION: | \$1,950,736.00        |
| TAXABLE YEAR:        | 2017                  |
| APPEAL TYPE:         | Real Property         |
| ROLL TYPE:           | REGULAR               |
| STATUS:              | WITHDRAWN             |
- 11) Hearing, discussion, and possible action involving:
- |                      |                       |
|----------------------|-----------------------|
| APPLICATION:         | 2017-0675             |
| APPLICANT:           | GOUGH & LILY, LLC     |
| PARCEL NO.:          | 0838 004              |
| PARCEL ADDRESS:      | 0131 - 0135 GOUGH ST, |
| TOPIC:               | Decline in Value      |
| CURRENT ASSESSMENT:  | \$2,245,688.00        |
| APPLICANT'S OPINION: | \$1,347,000.00        |
| TAXABLE YEAR:        | 2017                  |
| APPEAL TYPE:         | Real Property         |
| ROLL TYPE:           | REGULAR               |
| STATUS:              | WITHDRAWN             |

- 12) Hearing, discussion, and possible action involving:
- |                      |                              |
|----------------------|------------------------------|
| APPLICATION:         | 2017-0680                    |
| APPLICANT:           | 2988 PACIFIC LTD PARTNERSHIP |
| PARCEL NO.:          | 0963 010                     |
| PARCEL ADDRESS:      | 2988 PACIFIC AVE,            |
| TOPIC:               | Decline in Value             |
| CURRENT ASSESSMENT:  | \$4,584,285.00               |
| APPLICANT'S OPINION: | \$2,751,860.00               |
| TAXABLE YEAR:        | 2017                         |
| APPEAL TYPE:         | Real Property                |
| ROLL TYPE:           | REGULAR                      |
| STATUS:              | WITHDRAWN                    |
- 13) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2017-0691        |
| APPLICANT:           | 2515 CLEMENT LLC |
| PARCEL NO.:          | 1458 040         |
| PARCEL ADDRESS:      | 2515 CLEMENT ST, |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$1,677,597.00   |
| APPLICANT'S OPINION: | \$1,007,000.00   |
| TAXABLE YEAR:        | 2017             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
| STATUS:              | WITHDRAWN        |
- 14) Hearing, discussion, and possible action involving:
- |                      |                         |
|----------------------|-------------------------|
| APPLICATION:         | 2017-0695               |
| APPLICANT:           | MARIN STREET REALTY LLC |
| PARCEL NO.:          | 4347A004                |
| PARCEL ADDRESS:      | 1875 MARIN AVE,         |
| TOPIC:               | Decline in Value        |
| CURRENT ASSESSMENT:  | \$34,026,299.00         |
| APPLICANT'S OPINION: | \$20,415,000.00         |
| TAXABLE YEAR:        | 2017                    |
| APPEAL TYPE:         | Real Property           |
| ROLL TYPE:           | REGULAR                 |
| STATUS:              | WITHDRAWN               |
- 15) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2017-0696              |
| APPLICANT:           | SINGLA, SHIKHER        |
| PARCEL NO.:          | 6945 045               |
| PARCEL ADDRESS:      | 1001 - 1011 OCEAN AVE, |
| TOPIC:               | Decline in Value       |
| CURRENT ASSESSMENT:  | \$1,551,396.00         |
| APPLICANT'S OPINION: | \$931,000.00           |
| TAXABLE YEAR:        | 2017                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
| STATUS:              | WITHDRAWN              |

## **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE**

Government's duty is to serve the public, reaching its 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 (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail 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 415.554.5163, or by e-mail at [sof@sfgov.org](mailto:sof@sfgov.org).

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on 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 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; 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 Peggy Nevin at (415) 554-5184.

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.