

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, July 11, 2013

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:	2009-4750
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 002
PARCEL ADDRESS:	1801 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,121,200.00
APPLICANT'S OPINION:	\$2,583,660.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4751
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 001A
PARCEL ADDRESS:	0P00,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,601,000.00
APPLICANT'S OPINION:	\$1,215,840.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3842
APPLICANT:	SWALLOWTAIL RETAIL LLC
PARCEL NO.:	3722 087
PARCEL ADDRESS:	0199 NEW MONTGOMERY ST, #E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$444,650.00
APPLICANT'S OPINION:	\$250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-3843 |
| APPLICANT: | SWALLOWTAIL RETAIL LLC |
| PARCEL NO.: | 3722 088 |
| PARCEL ADDRESS: | 0199 NEW MONTGOMERY ST, F |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$536,754.00 |
| APPLICANT'S OPINION: | \$265,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-3844 |
| APPLICANT: | SWALLOWTAIL RETAIL LLC |
| PARCEL NO.: | 3722 089 |
| PARCEL ADDRESS: | 0199 NEW MONTGOMERY ST, #G |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$195,856.00 |
| APPLICANT'S OPINION: | \$130,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-3845 |
| APPLICANT: | SWALLOWTAIL RETAIL LLC |
| PARCEL NO.: | 3722 090 |
| PARCEL ADDRESS: | 0199 NEW MONTGOMERY ST, #H |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$199,032.00 |
| APPLICANT'S OPINION: | \$130,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-1788 |
| APPLICANT: | TRACY, JONATHAN |
| PARCEL NO.: | 3779 074 |
| PARCEL ADDRESS: | 0020 BOARDMAN PL, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,430,064.00 |
| APPLICANT'S OPINION: | \$976,410.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-3884
 APPLICANT: SWALLOWTAIL RETAIL LLC
 PARCEL NO.: 3722 087
 PARCEL ADDRESS: 0199 NEW MONTGOMERY ST, #E
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$447,996.00
 APPLICANT'S OPINION: \$250,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-3885
 APPLICANT: SWALLOWTAIL RETAIL LLC
 PARCEL NO.: 3722 088
 PARCEL ADDRESS: 0199 NEW MONTGOMERY ST, F
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$540,794.00
 APPLICANT'S OPINION: \$265,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-3887
 APPLICANT: SWALLOWTAIL RETAIL LLC
 PARCEL NO.: 3722 089
 PARCEL ADDRESS: 0199 NEW MONTGOMERY ST, #G
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$197,330.00
 APPLICANT'S OPINION: \$130,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-3888
 APPLICANT: SWALLOWTAIL RETAIL LLC
 PARCEL NO.: 3722 090
 PARCEL ADDRESS: 0199 NEW MONTGOMERY ST, #H
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$200,528.00
 APPLICANT'S OPINION: \$130,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN

- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4205 |
| APPLICANT: | FM, MANDY CHIU NAM AU & SIK-KEE |
| PARCEL NO.: | 0284 019 |
| PARCEL ADDRESS: | 0755 BUSH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,221,126.00 |
| APPLICANT'S OPINION: | \$3,369,532.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4210 |
| APPLICANT: | 149 MORRIS, LLC |
| PARCEL NO.: | 3778 002B |
| PARCEL ADDRESS: | 0149 MORRIS ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,646,130.00 |
| APPLICANT'S OPINION: | \$1,707,486.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4213 |
| APPLICANT: | SIKAND, HAPPY |
| PARCEL NO.: | 0331 006 |
| PARCEL ADDRESS: | 0111 MASON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$8,854,715.00 |
| APPLICANT'S OPINION: | \$5,768,830.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 16) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4282 |
| APPLICANT: | ASSALI TRUST W F & ASSALI ROBI |
| PARCEL NO.: | 0804 009 |
| PARCEL ADDRESS: | 0830 HAYES ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,660,976.00 |
| APPLICANT'S OPINION: | \$4,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 17) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4302 |
| APPLICANT: | LYM, GLENN R & RUTH REVOC |
| PARCEL NO.: | 3730 201 |
| PARCEL ADDRESS: | 0060 RAUSCH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$952,264.00 |
| APPLICANT'S OPINION: | \$711,150.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 18) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5260 |
| APPLICANT: | VAN NESS CAPITAL GROUP, LLC |
| PARCEL NO.: | 0618 002 |
| PARCEL ADDRESS: | 1801 VAN NESS AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,137,247.00 |
| APPLICANT'S OPINION: | \$2,066,667.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5261 |
| APPLICANT: | VAN NESS CAPITAL GROUP, LLC |
| PARCEL NO.: | 0618 001A |
| PARCEL ADDRESS: | 0P00, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,614,374.00 |
| APPLICANT'S OPINION: | \$1,333,333.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3798 |
| APPLICANT: | SIKAND, HAPPY |
| PARCEL NO.: | 0331 006 |
| PARCEL ADDRESS: | 0111 MASON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$9,004,892.00 |
| APPLICANT'S OPINION: | \$5,853,178.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |

21) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3806
APPLICANT: AU, SIK-KEE
PARCEL NO.: 0284 019
PARCEL ADDRESS: 0755 BUSH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,325,481.00
APPLICANT'S OPINION: \$3,461,561.00
TAXABLE YEAR: 2012
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR

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.