

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, August 5, 2013

1:30 PM

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:	2009-2886
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0715 010A
PARCEL ADDRESS:	1029-1035 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,587,636.00
APPLICANT'S OPINION:	\$3,762,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:
APPLICATION: 2009-2918
APPLICANT: PRANA INVESTMENTS
PARCEL NO.: 0338 015
PARCEL ADDRESS: 0236- 0238 LEAVENWORTH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,463,700.00
APPLICANT'S OPINION: \$731,500.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

4) Hearing, discussion, and possible action involving:
APPLICATION: 2009-2925
APPLICANT: PRANA INVESTMENTS
PARCEL NO.: 0272 008
PARCEL ADDRESS: 0698 BUSH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,953,520.00
APPLICANT'S OPINION: \$1,976,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:
APPLICATION: 2009-2927
APPLICANT: PRANA INVESTMENTS
PARCEL NO.: 0302 008A
PARCEL ADDRESS: 0816 GEARY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,948,263.00
APPLICANT'S OPINION: \$974,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2009-2933
APPLICANT: PRANA INVESTMENTS
PARCEL NO.: 3777 001
PARCEL ADDRESS: 0500- 0504 04TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,260,629.00
APPLICANT'S OPINION: \$1,130,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3217
APPLICANT: PRANA INVESTMENTS
PARCEL NO.: 0338 015
PARCEL ADDRESS: 0236- 0238 LEAVENWORTH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,466,231.00
APPLICANT'S OPINION: \$736,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3219
APPLICANT: PRANA INVESTMENTS
PARCEL NO.: 0715 010A
PARCEL ADDRESS: 1029-1035 GEARY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,597,253.00
APPLICANT'S OPINION: \$3,803,600.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-3220 |
| APPLICANT: | PRANA INVESTMENTS |
| PARCEL NO.: | 0272 008 |
| PARCEL ADDRESS: | 0698 BUSH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,950,687.00 |
| APPLICANT'S OPINION: | \$1,974,537.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
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|----------------------|-------------------|
| APPLICATION: | 2010-3223 |
| APPLICANT: | PRANA INVESTMENTS |
| PARCEL NO.: | 0302 008A |
| PARCEL ADDRESS: | 0816 GEARY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,943,646.00 |
| APPLICANT'S OPINION: | \$938,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-3226 |
| APPLICANT: | PRANA INVESTMENTS |
| PARCEL NO.: | 0282 003 |
| PARCEL ADDRESS: | 0735 TAYLOR ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,653,684.00 |
| APPLICANT'S OPINION: | \$2,320,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-3228 |
| APPLICANT: | PRANA INVESTMENTS |
| PARCEL NO.: | 3777 001 |
| PARCEL ADDRESS: | 0500-0504 04TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,255,272.00 |
| APPLICANT'S OPINION: | \$1,127,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-4534 |
| APPLICANT: | PRANA INVESTMENTS |
| PARCEL NO.: | 0821 018 |
| PARCEL ADDRESS: | 0600-0610 FILLMORE ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,953,650.00 |
| APPLICANT'S OPINION: | \$1,480,500.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-1558 |
| APPLICANT: | PEGGY FIELD FAMILY LP |
| PARCEL NO.: | 3788 010 |
| PARCEL ADDRESS: | 0148-0154 TOWNSEND ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,869,139.00 |
| APPLICANT'S OPINION: | \$4,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

15) Hearing, discussion, and possible action involving:
APPLICATION: 2011-1560
APPLICANT: PEGGY FIELD FAMILY LP
PARCEL NO.: 3788 010
PARCEL ADDRESS: 0148-0154 TOWNSEND ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$6,700,000.00
APPLICANT'S OPINION: \$4,000,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:
APPLICATION: 2011-4336
APPLICANT: D.R. PATEL INVESTMENTS LLC
PARCEL NO.: 0490 003
PARCEL ADDRESS: 2230 LOMBARD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,787,091.00
APPLICANT'S OPINION: \$2,449,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:
APPLICATION: 2011-4535
APPLICANT: SIINO, JOSEPH
PARCEL NO.: 0824 002B
PARCEL ADDRESS: 1050 FELL ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,636,698.00
APPLICANT'S OPINION: \$820,500.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4542
APPLICANT: WAVERLY PLACE PRPTS LLC
PARCEL NO.: 0210 037
PARCEL ADDRESS: 0112-0116 WAVERLY PL,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,051,027.00
APPLICANT'S OPINION: \$967,540.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4646
APPLICANT: SOUTH BEACH PARTNERS, LLC
PARCEL NO.: 3730 004
PARCEL ADDRESS: 0230 07TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,946,656.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

20) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4860
APPLICANT: FREY FAMILY TRUST
PARCEL NO.: 0274 017
PARCEL ADDRESS: 0985 PINE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,572,429.00
APPLICANT'S OPINION: \$1,286,600.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4996 |
| APPLICANT: | PRANA INVESTMENTS |
| PARCEL NO.: | 0272 008 |
| PARCEL ADDRESS: | 0698 BUSH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,980,384.00 |
| APPLICANT'S OPINION: | \$2,006,537.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4997 |
| APPLICANT: | PRANA INVESTMENTS |
| PARCEL NO.: | 0276 017 |
| PARCEL ADDRESS: | 0920 LEAVENWORTH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,711,420.00 |
| APPLICANT'S OPINION: | \$2,405,548.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 23) Hearing, discussion, and possible action involving:
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|----------------------|-------------------|
| APPLICATION: | 2011-4998 |
| APPLICANT: | PRANA INVESTMENTS |
| PARCEL NO.: | 0282 003 |
| PARCEL ADDRESS: | 0735 TAYLOR ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,688,723.00 |
| APPLICANT'S OPINION: | \$2,300,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

24) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4999
APPLICANT: PRANA INVESTMENTS
PARCEL NO.: 0302 008A
PARCEL ADDRESS: 0816 GEARY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,958,279.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

25) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5000
APPLICANT: PRANA INVESTMENTS
PARCEL NO.: 0338 015
PARCEL ADDRESS: 0236-0238 LEAVENWORTH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,477,225.00
APPLICANT'S OPINION: \$706,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

26) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5001
APPLICANT: PRANA INVESTMENTS
PARCEL NO.: 0715 010A
PARCEL ADDRESS: 1029-1035 GEARY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,654,252.00
APPLICANT'S OPINION: \$3,827,600.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

- 27) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5002 |
| APPLICANT: | PRANA INVESTMENTS |
| PARCEL NO.: | 0821 018 |
| PARCEL ADDRESS: | 0600- 0610 FILLMORE ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,983,347.00 |
| APPLICANT'S OPINION: | \$2,009,500.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 28) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5004 |
| APPLICANT: | PRANA INVESTMENTS |
| PARCEL NO.: | 3777 001 |
| PARCEL ADDRESS: | 0500-0504 04TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,272,251.00 |
| APPLICANT'S OPINION: | \$1,100,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 29) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5370 |
| APPLICANT: | PEZET, MICHAEL |
| PARCEL NO.: | 0512 016 |
| PARCEL ADDRESS: | 2490 GREENWICH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,940,827.00 |
| APPLICANT'S OPINION: | \$807,996.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |

- 30) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5371 |
| APPLICANT: | PEZET, MICHAEL |
| PARCEL NO.: | 0512 016 |
| PARCEL ADDRESS: | 2490 GREENWICH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,978,007.00 |
| APPLICANT'S OPINION: | \$824,104.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 31) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5399 |
| APPLICANT: | PEGGY FIELD FAMILY LP |
| PARCEL NO.: | 3788 010 |
| PARCEL ADDRESS: | 0148 - 0154 TOWNSEND ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,834,000.00 |
| APPLICANT'S OPINION: | \$1,500,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 32) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5400 |
| APPLICANT: | PEGGY FIELD FAMILY LP |
| PARCEL NO.: | 3788 010 |
| PARCEL ADDRESS: | 0148- 0154 TOWNSEND ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,817,802.00 |
| APPLICANT'S OPINION: | \$1,500,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

- 33) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5714 |
| APPLICANT: | MANN PROPERTIES, LLC |
| PARCEL NO.: | 0438A003 |
| PARCEL ADDRESS: | 3775 FILLMORE ST, |
| TOPIC: | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT: | \$3,859,440.00 |
| APPLICANT'S OPINION: | \$2,316,000.00 |
| TAXABLE YEAR: | 2008 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | POSTPONED |
- 34) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0543 |
| APPLICANT: | SUNHILL ENTERPRISES |
| PARCEL NO.: | 0175 033 |
| PARCEL ADDRESS: | 0888 MONTGOMERY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,468,807.00 |
| APPLICANT'S OPINION: | \$3,200,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 35) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0625 |
| APPLICANT: | MANDEL FAMILY REVOC TRUST |
| PARCEL NO.: | 3722 262 |
| PARCEL ADDRESS: | 1880 MINNA ST, 22D |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,121,590.00 |
| APPLICANT'S OPINION: | \$1,272,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

36) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1673
APPLICANT: FREY FAMILY TRUST
PARCEL NO.: 0274 017
PARCEL ADDRESS: 0985 PINE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,623,865.00
APPLICANT'S OPINION: \$1,500,600.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

37) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4218
APPLICANT: PEGGY FIELD FAMILY LP
PARCEL NO.: 3788 010
PARCEL ADDRESS: 0148-0154 TOWNSEND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,006,521.00
APPLICANT'S OPINION: \$3,700,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
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.