

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, October 9, 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:	2009-5086
APPLICANT:	MANZARE, JOSEPH
PARCEL NO.:	3777 020
PARCEL ADDRESS:	0564 4TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,840,132.00
APPLICANT'S OPINION:	\$1,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6256
APPLICANT:	NIAM 563 LUSK, LLC
PARCEL NO.:	3787 022
PARCEL ADDRESS:	0025 LUSK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$5,900,000.00
APPLICANT'S OPINION:	\$2,002,500.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:
APPLICATION: 2009-6257
APPLICANT: NIAM 563 LUSK, LLC
PARCEL NO.: 3787 022
PARCEL ADDRESS: 0025 LUSK ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$5,900,000.00
APPLICANT'S OPINION: \$2,042,550.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:
APPLICATION: 2009-6258
APPLICANT: NIAM 563 LUSK, LLC
PARCEL NO.: 3787 022
PARCEL ADDRESS: 0025 LUSK ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,018,000.00
APPLICANT'S OPINION: \$2,083,401.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

6) Hearing, discussion, and possible action involving:
APPLICATION: 2010-1014
APPLICANT: NIAM 563 LUSK, LLC
PARCEL NO.: 3787 022
PARCEL ADDRESS: 0025 LUSK ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,003,737.00
APPLICANT'S OPINION: \$2,042,550.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:
APPLICATION: 2010-1807
APPLICANT: KIM, YOUNG
PARCEL NO.: 0546 001B
PARCEL ADDRESS: 1555 UNION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,611,071.00
APPLICANT'S OPINION: \$3,800,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:
APPLICATION: 2010-3656
APPLICANT: MUNA, RAJA
PARCEL NO.: 3732 068
PARCEL ADDRESS: 0456 - 0458 CLEMENTINA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,576,255.00
APPLICANT'S OPINION: \$1,100,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:
APPLICATION: 2011-1354
APPLICANT: KIM, YOUNG HO
PARCEL NO.: 0546 001B
PARCEL ADDRESS: 1555 UNION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,653,321.00
APPLICANT'S OPINION: \$3,800,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

10) Hearing, discussion, and possible action involving:
APPLICATION: 2011-2241
APPLICANT: SNYDER, PAMELA
PARCEL NO.: 0846 035
PARCEL ADDRESS: 0811 PAGE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,175,033.00
APPLICANT'S OPINION: \$350,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

11) Hearing, discussion, and possible action involving:
APPLICATION: 2011-2244
APPLICANT: SNYDER, PAMELA
PARCEL NO.: 1053 010B
PARCEL ADDRESS: 2548 - 2550 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,006,393.00
APPLICANT'S OPINION: \$650,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3125
APPLICANT: NIAM 563 LUSK, LLC
PARCEL NO.: 3787 022
PARCEL ADDRESS: 0025 LUSK ST,
TOPIC:
CURRENT ASSESSMENT: \$6,049,144.00
APPLICANT'S OPINION: \$2,083,401.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3306
APPLICANT: MANZARE, JOSEPH
PARCEL NO.: 3777 020
PARCEL ADDRESS: 0564 4TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,849,592.00
APPLICANT'S OPINION: \$900,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-6277
APPLICANT: MYINT, JIM
PARCEL NO.: 3751 515
PARCEL ADDRESS: 0766 HARRISON ST, #807
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$232,000.00
APPLICANT'S OPINION: \$128,308.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0038
APPLICANT: BOS, JACQUELINE
PARCEL NO.: 0039 008A
PARCEL ADDRESS: 0208 - 0210 FRANCISCO ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,476,621.00
APPLICANT'S OPINION: \$1,862,418.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0200
APPLICANT: SNYDER, PAMELA
PARCEL NO.: 0846 035
PARCEL ADDRESS: 0811 PAGE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,198,533.00
APPLICANT'S OPINION: \$500,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0201
APPLICANT: SNYDER, PAMELA
PARCEL NO.: 1053 010B
PARCEL ADDRESS: 2548 - 2550 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,026,520.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0292
APPLICANT: ZANDVAKILI, AMIR
PARCEL NO.: 0460A030
PARCEL ADDRESS: 3615 BUCHANAN, 101
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$558,662.00
APPLICANT'S OPINION: \$390,000.00
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 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 (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.