

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, October 10, 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:	2010-4029
APPLICANT:	CANADA, JOANNA
PARCEL NO.:	0851 049
PARCEL ADDRESS:	0225 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,025,791.00
APPLICANT'S OPINION:	\$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4068
APPLICANT:	LEPINARD, SEBASTIEN
PARCEL NO.:	0981 027
PARCEL ADDRESS:	2973 - 2975 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,357,915.00
APPLICANT'S OPINION:	\$5,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-4317 |
| APPLICANT: | CULDICE, PURIQIMA |
| PARCEL NO.: | 0095 023 |
| PARCEL ADDRESS: | 2460 LARKIN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,967,054.00 |
| APPLICANT'S OPINION: | \$2,012,714.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 5) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------|
| APPLICATION: | 2010-4637 |
| APPLICANT: | HAL 1516 LARKIN S F LLC |
| PARCEL NO.: | 0218 016 |
| PARCEL ADDRESS: | 1516 LARKIN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,231,104.00 |
| APPLICANT'S OPINION: | \$1,605,864.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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|----------------------|---------------------------|
| APPLICATION: | 2010-4638 |
| APPLICANT: | HAL 1745 FRANKLIN S F LLC |
| PARCEL NO.: | 0641 001A |
| PARCEL ADDRESS: | 1745 FRANKLIN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,257,727.00 |
| APPLICANT'S OPINION: | \$2,655,727.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-4639 |
| APPLICANT: | HAL 230 OAK S F LLC |
| PARCEL NO.: | 0832 005 |
| PARCEL ADDRESS: | 0230 OAK ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,015,709.00 |
| APPLICANT'S OPINION: | \$2,525,829.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

8) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4702
APPLICANT: TAPLIN, ALBERT
PARCEL NO.: 0100 035A
PARCEL ADDRESS: 0002V ALADDIN TER,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$449,944.00
APPLICANT'S OPINION: \$250,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4716
APPLICANT: LYON, DAWN
PARCEL NO.: 0459 026
PARCEL ADDRESS: 1500 BAY ST, 303
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$625,000.00
APPLICANT'S OPINION: \$542,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4740
APPLICANT: PAISLEY, JEFFREY
PARCEL NO.: 0059 182
PARCEL ADDRESS: 0150 - 0156 LOMBARD ST, 14
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$910,000.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4789
APPLICANT: LAMORINDA DEVELOPMENT & INVESTMENT
PARCEL NO.: 0531 012
PARCEL ADDRESS: 1972 - 1974 UNION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,623,990.00
APPLICANT'S OPINION: \$1,966,548.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5245
APPLICANT: MACKOWSKI FAMILY TRUST
PARCEL NO.: 0055 017
PARCEL ADDRESS: 0260 CHESTNUT ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,873,610.00
APPLICANT'S OPINION: \$4,359,310.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5247
APPLICANT: MACKOWSKI FAMILY TRUST
PARCEL NO.: 0055 017
PARCEL ADDRESS: 0260 CHESTNUT ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,011,081.00
APPLICANT'S OPINION: \$4,446,495.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5558
APPLICANT: BOWMAN, JOSHUA
PARCEL NO.: 0982 007
PARCEL ADDRESS: 3124 - 3134 WASHINGTON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,740,960.00
APPLICANT'S OPINION: \$3,718,400.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

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 soft@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.