

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

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

**Room 406, City Hall**

**Tuesday, February 4, 2014**

**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:	2012-1060
APPLICANT:	HAAS, HELMUT
PARCEL NO.:	3752 140
PARCEL ADDRESS:	1100 - 0110 SCOTT ALLY,
TOPIC:	Other
CURRENT ASSESSMENT:	\$480,000.00
APPLICANT'S OPINION:	\$280,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1071
APPLICANT:	SEELEY, MARSHA
PARCEL NO.:	0711C022
PARCEL ADDRESS:	0065 CLEARLY CT, #10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$548,504.00
APPLICANT'S OPINION:	\$350,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
- |                      |                    |
|----------------------|--------------------|
| APPLICATION:         | 2012-1094          |
| APPLICANT:           | CHOW, RAYMOND WB   |
| PARCEL NO.:          | 3776 406           |
| PARCEL ADDRESS:      | 0555 04TH ST, #835 |
| TOPIC:               | Decline in Value   |
| CURRENT ASSESSMENT:  | \$1,080,000.00     |
| APPLICANT'S OPINION: | \$700,000.00       |
| TAXABLE YEAR:        | 2012               |
| APPEAL TYPE:         | Real Property      |
| ROLL TYPE:           | REGULAR            |
- 5) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-1119        |
| APPLICANT:           | CHAN, DONUN      |
| PARCEL NO.:          | 0132 043         |
| PARCEL ADDRESS:      | 0435 GREEN ST,   |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$2,599,216.00   |
| APPLICANT'S OPINION: | \$2,216,080.00   |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 6) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-1140        |
| APPLICANT:           | LAU, BRUCE       |
| PARCEL NO.:          | 0224 085         |
| PARCEL ADDRESS:      | 0929 CLAY ST, #5 |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$600,246.00     |
| APPLICANT'S OPINION: | \$490,000.00     |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 7) Hearing, discussion, and possible action involving:
- |                      |                     |
|----------------------|---------------------|
| APPLICATION:         | 2012-1181           |
| APPLICANT:           | PACHECO, MELODIE    |
| PARCEL NO.:          | 0567C110            |
| PARCEL ADDRESS:      | 1940 BROADWAY, #007 |
| TOPIC:               | Decline in Value    |
| CURRENT ASSESSMENT:  | \$4,700,000.00      |
| APPLICANT'S OPINION: | \$4,100,000.00      |
| TAXABLE YEAR:        | 2012                |
| APPEAL TYPE:         | Real Property       |
| ROLL TYPE:           | REGULAR             |

- 8) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2012-1204              |
| APPLICANT:           | DONG, RICHARD          |
| PARCEL NO.:          | 0087 007D              |
| PARCEL ADDRESS:      | 1622 - 1624 GRANT AVE, |
| TOPIC:               | Decline in Value       |
| CURRENT ASSESSMENT:  | \$1,011,109.00         |
| APPLICANT'S OPINION: | \$839,873.00           |
| TAXABLE YEAR:        | 2012                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 9) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-1259        |
| APPLICANT:           | RUTLEDGE, ROBERT |
| PARCEL NO.:          | 0558 036         |
| PARCEL ADDRESS:      | 2243A GREEN ST,  |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$1,663,993.00   |
| APPLICANT'S OPINION: | \$1,232,500.00   |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
| STATUS:              | POSTPONED        |
- 10) Hearing, discussion, and possible action involving:
- |                      |                           |
|----------------------|---------------------------|
| APPLICATION:         | 2012-1261                 |
| APPLICANT:           | FIVE STARS INVESTMENT LLC |
| PARCEL NO.:          | 3753 079                  |
| PARCEL ADDRESS:      | 0363 06TH ST,             |
| TOPIC:               | Decline in Value          |
| CURRENT ASSESSMENT:  | \$3,555,546.00            |
| APPLICANT'S OPINION: | \$2,500,000.00            |
| TAXABLE YEAR:        | 2012                      |
| APPEAL TYPE:         | Real Property             |
| ROLL TYPE:           | REGULAR                   |
- 11) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2012-1265              |
| APPLICANT:           | 2845 PIERCE STREET LLC |
| PARCEL NO.:          | 0537 001E              |
| PARCEL ADDRESS:      | 2845 PIERCE ST,        |
| TOPIC:               | Decline in Value       |
| CURRENT ASSESSMENT:  | \$4,215,838.00         |
| APPLICANT'S OPINION: | \$2,784,000.00         |
| TAXABLE YEAR:        | 2012                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
| STATUS:              | WITHDRAWN              |

- 12) Hearing, discussion, and possible action involving:
- |                      |                           |
|----------------------|---------------------------|
| APPLICATION:         | 2012-1327                 |
| APPLICANT:           | BENNETT FAMILY TRUST      |
| PARCEL NO.:          | 0821 047                  |
| PARCEL ADDRESS:      | 0736 - 0744 FELL ST, #740 |
| TOPIC:               | Decline in Value          |
| CURRENT ASSESSMENT:  | \$700,000.00              |
| APPLICANT'S OPINION: | \$555,000.00              |
| TAXABLE YEAR:        | 2012                      |
| APPEAL TYPE:         | Real Property             |
| ROLL TYPE:           | REGULAR                   |
- 13) Hearing, discussion, and possible action involving:
- |                      |                         |
|----------------------|-------------------------|
| APPLICATION:         | 2012-1397               |
| APPLICANT:           | SMORGON, JENNIFER       |
| PARCEL NO.:          | 0738 052                |
| PARCEL ADDRESS:      | 0851 VAN NESS AVE, #104 |
| TOPIC:               | Decline in Value        |
| CURRENT ASSESSMENT:  | \$681,290.00            |
| APPLICANT'S OPINION: | \$475,000.00            |
| TAXABLE YEAR:        | 2012                    |
| APPEAL TYPE:         | Real Property           |
| ROLL TYPE:           | REGULAR                 |
| STATUS:              | WITHDRAWN               |
- 14) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2012-1534              |
| APPLICANT:           | YANDLE, JOHN           |
| PARCEL NO.:          | 3779 067               |
| PARCEL ADDRESS:      | 0877 - 0879 BRYANT ST, |
| TOPIC:               | Decline in Value       |
| CURRENT ASSESSMENT:  | \$1,634,010.00         |
| APPLICANT'S OPINION: | \$525,000.00           |
| TAXABLE YEAR:        | 2012                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
| STATUS:              | WITHDRAWN              |
- 15) Hearing, discussion, and possible action involving:
- |                      |                    |
|----------------------|--------------------|
| APPLICATION:         | 2012-1551          |
| APPLICANT:           | DIVER, KRISTINA    |
| PARCEL NO.:          | 3794 206           |
| PARCEL ADDRESS:      | 0170 KING ST, #806 |
| TOPIC:               | Decline in Value   |
| CURRENT ASSESSMENT:  | \$750,000.00       |
| APPLICANT'S OPINION: | \$635,000.00       |
| TAXABLE YEAR:        | 2012               |
| APPEAL TYPE:         | Real Property      |
| ROLL TYPE:           | REGULAR            |

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1563
APPLICANT:	FRE 344, LLC
PARCEL NO.:	0173 002
PARCEL ADDRESS:	0649 FRONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,500,000.00
APPLICANT'S OPINION:	\$3,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

**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](mailto: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](http://www.sfgov.org/ethics).

**Disability Access** – The hearing room is wheelchair accessible.

\* Public comment will be taken on every item on the agenda.