

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, February 6, 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:	2012-0659
APPLICANT:	CROCE, FABIO
PARCEL NO.:	0981 005
PARCEL ADDRESS:	2209 BRODERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,487,716.00
APPLICANT'S OPINION:	\$1,000,200.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0667
APPLICANT:	POST BROS. ASSOCIATES LLC
PARCEL NO.:	0693 019
PARCEL ADDRESS:	1061 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$904,571.00
APPLICANT'S OPINION:	\$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0671 |
| APPLICANT: | CARPENTER, KERI |
| PARCEL NO.: | 3755 112 |
| PARCEL ADDRESS: | 0176 - 0180 LANGTON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,030,054.00 |
| APPLICANT'S OPINION: | \$600,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0780 |
| APPLICANT: | MANN, BRUCE |
| PARCEL NO.: | 3788 060 |
| PARCEL ADDRESS: | 6500 02ND ST, #402 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,143,387.00 |
| APPLICANT'S OPINION: | \$1,002,521.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0781 |
| APPLICANT: | MANN, BRUCE |
| PARCEL NO.: | 3788 059 |
| PARCEL ADDRESS: | 6500 02ND ST, #401 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,005,250.00 |
| APPLICANT'S OPINION: | \$881,403.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1130 |
| APPLICANT: | 627 VALLEJO ST., LLC |
| PARCEL NO.: | 0146 017 |
| PARCEL ADDRESS: | 0627 VALLEJO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$780,795.00 |
| APPLICANT'S OPINION: | \$400,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

8) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1334
APPLICANT: BUCK, CAROL FRANCO TRS.
PARCEL NO.: 0222A020
PARCEL ADDRESS: 1170 SACRAMENTO ST, #6D
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,500,000.00
APPLICANT'S OPINION: \$1,800,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1335
APPLICANT: ANDERSON, CALVIN
PARCEL NO.: 0277 001
PARCEL ADDRESS: 1201 PINE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,832,957.00
APPLICANT'S OPINION: \$1,503,078.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1337
APPLICANT: SOOD, SUDESH
PARCEL NO.: 3789 730
PARCEL ADDRESS: 0229 BRANNAN ST, #15-D
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,285,000.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1338
APPLICANT: AN, YUNILL
PARCEL NO.: 3793 157
PARCEL ADDRESS: 0088 KING ST, #805
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,100,000.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1341 |
| APPLICANT: | COHEN, ROY |
| PARCEL NO.: | 0576 038 |
| PARCEL ADDRESS: | 1896 PACIFIC AVE, #604 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,900,000.00 |
| APPLICANT'S OPINION: | \$1,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1349 |
| APPLICANT: | PATEL, JAYABEN |
| PARCEL NO.: | 3766 195 |
| PARCEL ADDRESS: | 0400 BEALE ST, #1607 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$770,000.00 |
| APPLICANT'S OPINION: | \$400,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1352 |
| APPLICANT: | MIRIWA CENTER INVESTMENTS |
| PARCEL NO.: | 0161 082 |
| PARCEL ADDRESS: | 0728 PACIFIC AVE, 1 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,740,136.00 |
| APPLICANT'S OPINION: | \$974,203.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4873 |
| APPLICANT: | 627 VALLEJO ST., LLC |
| PARCEL NO.: | 0146 018 |
| PARCEL ADDRESS: | 0627 VALLEJO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$780,795.00 |
| APPLICANT'S OPINION: | \$400,000.00 |
| 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 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.