

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, February 12, 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:	2012-1006
APPLICANT:	JAIR, JACK & ROSE
PARCEL NO.:	0523 017
PARCEL ADDRESS:	1425 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$358,657.00
APPLICANT'S OPINION:	\$123,068.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1011
APPLICANT:	SODINI FAMILY TRUST
PARCEL NO.:	0116 016
PARCEL ADDRESS:	0538 - 0542 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$977,804.00
APPLICANT'S OPINION:	\$345,053.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1592
APPLICANT: PYNE, DANIEL
PARCEL NO.: 0536 038
PARCEL ADDRESS: 2420 UNION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$592,980.00
APPLICANT'S OPINION: \$203,474.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1593
APPLICANT: PYNE, DANIEL
PARCEL NO.: 0536 039
PARCEL ADDRESS: 2422 UNION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$560,042.00
APPLICANT'S OPINION: \$192,171.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1594
APPLICANT: PYNE, DANIEL
PARCEL NO.: 0536 040
PARCEL ADDRESS: 2424 UNION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$494,148.00
APPLICANT'S OPINION: \$169,561.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1646
APPLICANT: NG, SIU CHUEN
PARCEL NO.: 0601 021
PARCEL ADDRESS: 1901 JACKSON ST, #1
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,529,403.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-1663
 APPLICANT: 643 WEBSTER STREET, LLC
 PARCEL NO.: 0804 002
 PARCEL ADDRESS: 0643 WEBSTER ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,661,368.00
 APPLICANT'S OPINION: \$1,450,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-1744
 APPLICANT: PRESTA, GERALDINE
 PARCEL NO.: 0181 052
 PARCEL ADDRESS: 1426 TAYLOR ST, 4
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$650,866.00
 APPLICANT'S OPINION: \$520,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-1748
 APPLICANT: PRESTA, BARBARA
 PARCEL NO.: 0473 008
 PARCEL ADDRESS: 1324 - 1326 FRANCISCO ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$2,112,129.00
 APPLICANT'S OPINION: \$1,630,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-1760
 APPLICANT: JANSSEN, DAVID
 PARCEL NO.: 0659 012A
 PARCEL ADDRESS: 0121 - 0123 WILMOT ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,047,049.00
 APPLICANT'S OPINION: \$908,000.00
 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.