

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, February 19, 2014

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:	2012-1671
APPLICANT:	BUNDOX RESTAURANT
PARCEL NO.:	2012701061
PARCEL ADDRESS:	L-11859 PIER 7 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,588,358.00
APPLICANT'S OPINION:	\$2,975,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1684
APPLICANT:	3741 BUCHANAN STREET ASSOC. LLC
PARCEL NO.:	0445A047
PARCEL ADDRESS:	3741 BUCHANAN ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,089,824.00
APPLICANT'S OPINION:	\$653,895.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1685 |
| APPLICANT: | 3741 BUCHANAN STREET ASSOC. LLC |
| PARCEL NO.: | 0445A048 |
| PARCEL ADDRESS: | 3741 BUCHANAN ST, #2 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$960,078.00 |
| APPLICANT'S OPINION: | \$576,047.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1686 |
| APPLICANT: | 3741 BUCHANAN STREET ASSOC. LLC |
| PARCEL NO.: | 0445A049 |
| PARCEL ADDRESS: | 3741 BUCHANAN ST, #3 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$544,901.00 |
| APPLICANT'S OPINION: | \$326,941.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1853 |
| APPLICANT: | PETITE AUBERGE LP |
| PARCEL NO.: | 0283 016 |
| PARCEL ADDRESS: | 0863 BUSH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,186,481.00 |
| APPLICANT'S OPINION: | \$3,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1856 |
| APPLICANT: | PETITE SWAN LLC |
| PARCEL NO.: | 0283 018 |
| PARCEL ADDRESS: | 0845 BUSH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,613,807.00 |
| APPLICANT'S OPINION: | \$3,525,863.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1888 |
| APPLICANT: | SOUTHPORT LAND & COMMERCIAL CO. |
| PARCEL NO.: | 0490 029 |
| PARCEL ADDRESS: | 2298 LOMBARD ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,653,330.00 |
| APPLICANT'S OPINION: | \$653,189.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1889 |
| APPLICANT: | SOUTHPORT LAND & COMMERCIAL CO. |
| PARCEL NO.: | 0490 030 |
| PARCEL ADDRESS: | 2298 LOMBARD ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$266,662.00 |
| APPLICANT'S OPINION: | \$98,986.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1904 |
| APPLICANT: | ACD INVESTMENTS, LP |
| PARCEL NO.: | 0251 001 |
| PARCEL ADDRESS: | 1059 LEAVENWORTH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,514,949.00 |
| APPLICANT'S OPINION: | \$3,700,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1928 |
| APPLICANT: | HANDLERY HOTELS, INC. |
| PARCEL NO.: | 0315 013 |
| PARCEL ADDRESS: | 0268 O'FARRELL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,038,164.00 |
| APPLICANT'S OPINION: | \$900,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1929
APPLICANT: HANDLERY HOTELS, INC.
PARCEL NO.: 0315 014
PARCEL ADDRESS: 0272 O'FARRELL ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,209,697.00
APPLICANT'S OPINION: \$900,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2149
APPLICANT: 925 GEARY LLC
PARCEL NO.: 0716 001A
PARCEL ADDRESS: 0925 GEARY ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$5,100,000.00
APPLICANT'S OPINION: \$3,300,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2151
APPLICANT: 915 PIERCE LLC
PARCEL NO.: 0776 002
PARCEL ADDRESS: 0915 PIERCE ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$3,200,000.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2164
APPLICANT: SOBON FAMILY TRUST
PARCEL NO.: 0452T025A
PARCEL ADDRESS: 0900 NORTH POINT ST, #533 B17A
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$248,624.00
APPLICANT'S OPINION: \$208,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2187
APPLICANT: OLSHANSKY, IGOR
PARCEL NO.: 3789 578
PARCEL ADDRESS: 0219 BRANNAN ST, #7E
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,220,000.00
APPLICANT'S OPINION: \$1,017,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
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.

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.