

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, March 17, 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:

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| APPLICATION: | 2010-2576 |
| APPLICANT: | FANG DA PROPERTIES, INC & BUSH STREET LLC |
| PARCEL NO.: | 0271 051 |
| PARCEL ADDRESS: | 0580 BUSH ST, UNIT 101 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$632,702.00 |
| APPLICANT'S OPINION: | \$380,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

3) Hearing, discussion, and possible action involving:

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|----------------------|---|
| APPLICATION: | 2010-2577 |
| APPLICANT: | FANG DA PROPERTIES, INC & BUSH STREET LLC |
| PARCEL NO.: | 0271 052 |
| PARCEL ADDRESS: | 0570 BUSH ST, UNIT 201 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$591,843.00 |
| APPLICANT'S OPINION: | \$355,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-2578 |
| APPLICANT: | FANG DA PROPERTIES, INC & BUSH STREET LLC |
| PARCEL NO.: | 0271 053 |
| PARCEL ADDRESS: | 0570 BUSH ST, UNIT 301 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$591,843.00 |
| APPLICANT'S OPINION: | \$355,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-2579 |
| APPLICANT: | FANG DA PROPERTIES, INC & BUSH STREET LLC |
| PARCEL NO.: | 0271 054 |
| PARCEL ADDRESS: | 0570 BUSH ST, UNIT 302 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$638,538.00 |
| APPLICANT'S OPINION: | \$383,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-2580 |
| APPLICANT: | FANG DA PROPERTIES, INC & BUSH STREET LLC |
| PARCEL NO.: | 0271 055 |
| PARCEL ADDRESS: | 0570 BUSH ST, UNIT 401 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,514,057.00 |
| APPLICANT'S OPINION: | \$908,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-2837 |
| APPLICANT: | FANG DA PROPERTIES, INC & BUSH STREET LLC |
| PARCEL NO.: | 0271 051 |
| PARCEL ADDRESS: | 0580 BUSH ST, UNIT 101 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$637,465.00 |
| APPLICANT'S OPINION: | \$319,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-2838
 APPLICANT: FANG DA PROPERTIES, INC & BUSH STREET LLC
 PARCEL NO.: 0271 052
 PARCEL ADDRESS: 0570 BUSH ST, UNIT 201
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$596,297.00
 APPLICANT'S OPINION: \$298,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-2839
 APPLICANT: FANG DA PROPERTIES, INC & BUSH STREET LLC
 PARCEL NO.: 0271 053
 PARCEL ADDRESS: 0570 BUSH ST, UNIT 301
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$596,297.00
 APPLICANT'S OPINION: \$298,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-2840
 APPLICANT: FANG DA PROPERTIES, INC & BUSH STREET LLC
 PARCEL NO.: 0271 054
 PARCEL ADDRESS: 0570 BUSH ST, UNIT 302
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$643,345.00
 APPLICANT'S OPINION: \$321,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-2841
 APPLICANT: FANG DA PROPERTIES, INC & BUSH STREET LLC
 PARCEL NO.: 0271 055
 PARCEL ADDRESS: 0570 BUSH ST, UNIT 401
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,525,456.00
 APPLICANT'S OPINION: \$763,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5774
APPLICANT: HOTEL VERONA, LLC
PARCEL NO.: 0334 005
PARCEL ADDRESS: 0317 LEAVENWORTH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,700,000.00
APPLICANT'S OPINION: \$3,205,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

13) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5775
APPLICANT: HOTEL VERONA, LLC
PARCEL NO.: 0334 005
PARCEL ADDRESS: 0317 LEAVENWORTH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,688,860.00
APPLICANT'S OPINION: \$3,193,860.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5776
APPLICANT: HOTEL VERONA, LLC
PARCEL NO.: 0334 005
PARCEL ADDRESS: 0317 LEAVENWORTH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,724,166.00
APPLICANT'S OPINION: \$3,229,166.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

15) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1343
APPLICANT: FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.: 0271 051
PARCEL ADDRESS: 0580 BUSH ST, UNIT 101
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$650,213.00
APPLICANT'S OPINION: \$380,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 16) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1344 |
| APPLICANT: | FANG DA PROPERTIES, INC & BUSH STREET LLC |
| PARCEL NO.: | 0271 052 |
| PARCEL ADDRESS: | 0570 BUSH ST, UNIT 201 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$608,222.00 |
| APPLICANT'S OPINION: | \$360,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 17) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1345 |
| APPLICANT: | FANG DA PROPERTIES, INC & BUSH STREET LLC |
| PARCEL NO.: | 0271 053 |
| PARCEL ADDRESS: | 0570 BUSH ST, UNIT 301 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$608,222.00 |
| APPLICANT'S OPINION: | \$360,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 18) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1346 |
| APPLICANT: | FANG DA PROPERTIES, INC & BUSH STREET LLC |
| PARCEL NO.: | 0271 054 |
| PARCEL ADDRESS: | 0570 BUSH ST, UNIT 302 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$656,211.00 |
| APPLICANT'S OPINION: | \$370,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1347 |
| APPLICANT: | FANG DA PROPERTIES, INC & BUSH STREET LLC |
| PARCEL NO.: | 0271 055 |
| PARCEL ADDRESS: | 0570 BUSH ST, UNIT 401 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,555,965.00 |
| APPLICANT'S OPINION: | \$800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2409 |
| APPLICANT: | AFTONOMOS, LEFKOS |
| PARCEL NO.: | 3726 054 |
| PARCEL ADDRESS: | 0519 NATOMA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,107,876.00 |
| APPLICANT'S OPINION: | \$1,150,150.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2417 |
| APPLICANT: | POSTMARK PARTNERS, LP |
| PARCEL NO.: | 0576 008 |
| PARCEL ADDRESS: | 1808 PACIFIC AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$8,886,765.00 |
| APPLICANT'S OPINION: | \$4,500,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3319 |
| APPLICANT: | DODSON, JEROME |
| PARCEL NO.: | 0288 007 |
| PARCEL ADDRESS: | 0110 SUTTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,879,978.00 |
| APPLICANT'S OPINION: | \$4,875,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 23) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3632 |
| APPLICANT: | GREWALL, PAM |
| PARCEL NO.: | 0577 028 |
| PARCEL ADDRESS: | 1998 PACIFIC AVE, #202 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$821,214.00 |
| APPLICANT'S OPINION: | \$715,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

24) Hearing, discussion, and possible action involving:

APPLICATION: 2012-5120
APPLICANT: 1040 MASON LLC
PARCEL NO.: 0223 010
PARCEL ADDRESS: 1040 MASON ST,
TOPIC: Penalty Assessment
CURRENT ASSESSMENT: \$989,983.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2010
APPEAL TYPE: Penalty - LEOP
ROLL TYPE: SUPPLEMENTAL
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.