

Agenda* / Notice of Assessment Appeals Board
Assessment Appeals Board 1 - Administrative Hearing
Room 406, City Hall
Wednesday, March 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:	2006-0877
APPLICANT:	CHI, KAREN
PARCEL NO.:	8702 019
PARCEL ADDRESS:	0250 KING ST, #416
TOPIC:	Request to reinstate application; previously denied for non-appearance.
CURRENT ASSESSMENT:	\$825,000.00
APPLICANT'S OPINION:	\$400,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5421
APPLICANT:	KIM SAN, LLC
PARCEL NO.:	0474 056
PARCEL ADDRESS:	1111 BAY ST, #402
TOPIC:	Request to amend application to include appeal for "no reassessable event"
CURRENT ASSESSMENT:	\$880,000.00
APPLICANT'S OPINION:	\$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5737
 APPLICANT: CUSTOM KITCHEN, INC.
 PARCEL NO.: 6762 010
 PARCEL ADDRESS: 0110 MANGELS AVE,
 TOPIC: Request to amend application to include appeal on the base year value.
 CURRENT ASSESSMENT: \$855,000.00
 APPLICANT'S OPINION: \$106,177.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-6372
 APPLICANT: MA, SANDY
 PARCEL NO.: 5887 014
 PARCEL ADDRESS: 0054 STONEYFORD AVE,
 TOPIC: Request to reinstate application; previously withdrawn by Applicant.
 CURRENT ASSESSMENT: \$750,000.00
 APPLICANT'S OPINION: \$620,000.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0039
 APPLICANT: WEYER, THOMAS
 PARCEL NO.: 2136 003C
 PARCEL ADDRESS: 2083 16TH AVE,
 TOPIC: Request to amend application from a 2010 appeal to 2008 supplemental appeal.
 CURRENT ASSESSMENT: \$1,276,834.00
 APPLICANT'S OPINION: \$1,045,000.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: ROLL CORRECTION
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0040
 APPLICANT: WEYER, THOMAS
 PARCEL NO.: 2136 003C
 PARCEL ADDRESS: 2083 16TH AVE,
 TOPIC: Request to amend application from a 2011 appeal to a 2009 supplemental appeal.
 CURRENT ASSESSMENT: \$1,286,446.00
 APPLICANT'S OPINION: \$1,045,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: ROLL CORRECTION

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0041
 APPLICANT: KHOSTOVAN, ALI
 PARCEL NO.: 0639 004
 PARCEL ADDRESS: 2016 CALIFORNIA ST,
 TOPIC: Request to amend application from a 2011 appeal to a 2010 supplemental appeal.
 CURRENT ASSESSMENT: \$1,800,000.00
 APPLICANT'S OPINION: \$1,290,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0081
 APPLICANT: FULTON HOUSING, LLC
 PARCEL NO.: 1896 025
 PARCEL ADDRESS: 1684 - 1686 48TH AVE,
 TOPIC: Request to reinstate application; previously denied for non-appearance.
 CURRENT ASSESSMENT: \$195,000.00
 APPLICANT'S OPINION: \$30,000.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0082
 APPLICANT: FULTON HOUSING, LLC
 PARCEL NO.: 1896 025
 PARCEL ADDRESS: 1684 - 1686 48TH AVE,
 TOPIC: Request to reinstate application; previously denied for non-appearance.
 CURRENT ASSESSMENT: \$698,564.00
 APPLICANT'S OPINION: \$530,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0083
 APPLICANT: FULTON HOUSING, LLC
 PARCEL NO.: 1896 025
 PARCEL ADDRESS: 1684 - 1686 48TH AVE,
 TOPIC: Request to reinstate application; previously denied for non-appearance.
 CURRENT ASSESSMENT: \$712,739.00
 APPLICANT'S OPINION: \$530,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR

- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0355
 APPLICANT: CONWAY, BRIAN
 PARCEL NO.: 3765 378
 PARCEL ADDRESS: 0425 1ST ST, #5204
 TOPIC: Request to reinstate application; previously withdrawn by Agent.
 CURRENT ASSESSMENT: \$2,915,779.00
 APPLICANT'S OPINION: \$1,800,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: BASE YEAR
- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0356
 APPLICANT: CONWAY, BRIAN
 PARCEL NO.: 3765 378
 PARCEL ADDRESS: 0425 1ST ST, #5204
 TOPIC: Request to reinstate application; previously withdrawn by Agent.
 CURRENT ASSESSMENT: \$2,110,000.00
 APPLICANT'S OPINION: \$1,800,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0839
 APPLICANT: LU, WINNY CHENG
 PARCEL NO.: 1829 042
 PARCEL ADDRESS: 1414 - 1416 25TH AVE,
 TOPIC: Request to reinstate application; previously withdrawn by Applicant.
 CURRENT ASSESSMENT: \$1,285,624.00
 APPLICANT'S OPINION: \$1,110,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 15) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0967
 APPLICANT: LARIZADEH, MAHMOUD
 PARCEL NO.: 3522 053
 PARCEL ADDRESS: 0056 ISIS ST,
 TOPIC: Request to reinstate application; previously denied for non-appearance.
 CURRENT ASSESSMENT: \$535,421.00
 APPLICANT'S OPINION: \$350,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR

- 16) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0971 |
| APPLICANT: | LARIZADEH, MAHMOUD |
| PARCEL NO.: | 3522 054 |
| PARCEL ADDRESS: | 0070 13TH ST, |
| TOPIC: | Request to reinstate application; previously denied for non-appearance. |
| CURRENT ASSESSMENT: | \$1,608,361.00 |
| APPLICANT'S OPINION: | \$1,200,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 17) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1059 |
| APPLICANT: | FERNANDES, JOHN |
| PARCEL NO.: | 3606 048 |
| PARCEL ADDRESS: | 0232 - 0234 LIBERTY ST, |
| TOPIC: | Request to reinstate application; previously denied for non-appearance. |
| CURRENT ASSESSMENT: | \$1,958,390.00 |
| APPLICANT'S OPINION: | \$1,464,500.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 18) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-5390 |
| APPLICANT: | FRANCIS, JOAN |
| PARCEL NO.: | 1371 008 |
| PARCEL ADDRESS: | 0139 - 0141 11TH AVE, |
| TOPIC: | Second request to consider as timely filed; previously denied for non-appearance. |
| CURRENT ASSESSMENT: | \$1,812,267.00 |
| APPLICANT'S OPINION: | \$1,100,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-5515 |
| APPLICANT: | LIAO, ZE SHENG |
| PARCEL NO.: | 1404 022 |
| PARCEL ADDRESS: | 0391 29TH AVE, |
| TOPIC: | Request to consider application as timely filed. |
| CURRENT ASSESSMENT: | \$900,000.00 |
| APPLICANT'S OPINION: | \$600,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

20) Hearing, discussion, and possible action involving:
APPLICATION: 2012-5516
APPLICANT: CIVIC PLAZA ASSOCIATES, LLC
PARCEL NO.: 0854 011
PARCEL ADDRESS: 0055 SITUS TO BE ASSIGNED ST,
TOPIC: Request to consider application as timely filed.
CURRENT ASSESSMENT: \$4,538,000.00
APPLICANT'S OPINION: \$728,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

21) Hearing, discussion, and possible action involving:
APPLICATION: 2012-5517
APPLICANT: CIVIC PLAZA ASSOCIATES, LLC
PARCEL NO.: 0854 012
PARCEL ADDRESS: 0055 SITUS TO BE ASSIGNED ST,
TOPIC: Request to consider application as timely filed.
CURRENT ASSESSMENT: \$305,000.00
APPLICANT'S OPINION: \$60,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

22) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1247
APPLICANT: NEIDERT, PAUL
PARCEL NO.: 1898 039
PARCEL ADDRESS: 1614 46TH AVE,
TOPIC: Request to consider application as timely filed.
CURRENT ASSESSMENT: \$585,000.00
APPLICANT'S OPINION: \$345,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

23) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1402
APPLICANT: AVALONBAY COMMUNITIES INC.
PARCEL NO.: 8705 006
PARCEL ADDRESS: 0353 - 0383 KING ST,
TOPIC: Request to consider application as timely filed.
CURRENT ASSESSMENT: \$154,627,824.00
APPLICANT'S OPINION: \$118,000,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

- 24) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-3219
 APPLICANT: ALTSCHULER-ZMANY, IRIT
 PARCEL NO.: 2847 044
 PARCEL ADDRESS: 0969 BURNETT AVE,
 TOPIC: Request to consider application as timely filed.
 CURRENT ASSESSMENT: \$2,000,000.00
 APPLICANT'S OPINION: \$1,600,000.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
 STATUS: WITHDRAWN
- 25) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-3239
 APPLICANT: WONG, EDMUND
 PARCEL NO.: 2936A034
 PARCEL ADDRESS: 0087 ROCKWOOD CT,
 TOPIC: Request to consider application as timely filed.
 CURRENT ASSESSMENT: \$1,100,000.00
 APPLICANT'S OPINION: \$1,000,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 26) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-3294
 APPLICANT: GONZALEZ, MARIA
 PARCEL NO.: 3642 044
 PARCEL ADDRESS: 0866 - 0870 CAPP ST,
 TOPIC: Request to consider application as timely filed.
 CURRENT ASSESSMENT: \$881,588.00
 APPLICANT'S OPINION: \$0.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE

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 sof@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.