

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, April 2, 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:	2010-5739
APPLICANT:	CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.:	3762 049
PARCEL ADDRESS:	0145 STILLMAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$4,500,000.00
APPLICANT'S OPINION:	\$3,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1785
APPLICANT:	CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.:	3762 049
PARCEL ADDRESS:	0145 STILLMAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,523,139.00
APPLICANT'S OPINION:	\$3,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5335
 APPLICANT: CLEAR CHANNEL OUTDOOR, INC.
 PARCEL NO.: 3762 049
 PARCEL ADDRESS: 0145 STILLMAN ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$4,489,335.00
 APPLICANT'S OPINION: \$2,902,278.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE
 STATUS: POSTPONED
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-1557
 APPLICANT: 100 BROADWAY ASSOCIATES, INC
 PARCEL NO.: 0141 003B
 PARCEL ADDRESS: 0100 - 0120 BROADWAY ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$2,797,935.00
 APPLICANT'S OPINION: \$1,400,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-1587
 APPLICANT: DI FILIPPO, AUDREY
 PARCEL NO.: 0516 050
 PARCEL ADDRESS: 0149 PIXLEY ST,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$723,054.00
 APPLICANT'S OPINION: \$255,656.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
- 7) 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

- 8) 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 |
- 9) 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 |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2234 |
| APPLICANT: | KERKORIAN, CHRISTA |
| PARCEL NO.: | 0580 025 |
| PARCEL ADDRESS: | 2230 PACIFIC AVE, #201 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$704,473.00 |
| APPLICANT'S OPINION: | \$660,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2324 |
| APPLICANT: | CLEAR CHANNEL OUTDOOR, INC. |
| PARCEL NO.: | 3760 111 |
| PARCEL ADDRESS: | 0050 MORRIS ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,023,193.00 |
| APPLICANT'S OPINION: | \$500,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

12) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2325
APPLICANT: CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.: 3762 049
PARCEL ADDRESS: 0145 STILLMAN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,613,601.00
APPLICANT'S OPINION: \$2,800,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2329
APPLICANT: NAKASH ENTERPRISES LLC
PARCEL NO.: 3753 148
PARCEL ADDRESS: 0377 06TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,842,239.00
APPLICANT'S OPINION: \$900,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

14) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2334
APPLICANT: DER-HACOBIAN, ARMAND
PARCEL NO.: 3735 141
PARCEL ADDRESS: 0246 02ND ST, #1402
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$825,000.00
APPLICANT'S OPINION: \$718,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2348
APPLICANT: KURANI, ANJALI
PARCEL NO.: 0599 140
PARCEL ADDRESS: 1701 JACKSON ST #109,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$930,234.00
APPLICANT'S OPINION: \$737,401.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2383
APPLICANT: EISELMAN GERALD & GAIL LIVING TRUST
PARCEL NO.: 3707 004
PARCEL ADDRESS: 0036 - 0040 02ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,759,468.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2384
APPLICANT: SOUL MAN LLC
PARCEL NO.: 0164 020
PARCEL ADDRESS: 0099 OSGOOD PL,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,413,324.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2421
APPLICANT: STANTON, ANDREW
PARCEL NO.: 0779 151
PARCEL ADDRESS: 0988 FULTON ST, UNIT #144
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$701,752.00
APPLICANT'S OPINION: \$560,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2425
APPLICANT: SWEET, RICHARD
PARCEL NO.: 3719 190
PARCEL ADDRESS: 0301 MISSION ST, #23E
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,221,988.00
APPLICANT'S OPINION: \$755,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2455 |
| APPLICANT: | IYAR, SUBRAH |
| PARCEL NO.: | 0288 107 |
| PARCEL ADDRESS: | 0333 BUSH ST, #4205 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,759,988.00 |
| APPLICANT'S OPINION: | \$1,200,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2527 |
| APPLICANT: | IYER, ANAND |
| PARCEL NO.: | 3794 184 |
| PARCEL ADDRESS: | 0170 KING ST, #711 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$750,000.00 |
| APPLICANT'S OPINION: | \$642,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2878 |
| APPLICANT: | 1964 FILBERT STREET, LLC |
| PARCEL NO.: | 0518 018 |
| PARCEL ADDRESS: | 1964 - 1972 FILBERT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,818,294.00 |
| APPLICANT'S OPINION: | \$1,200,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 23) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3187 |
| APPLICANT: | MARGULIS, NEAL |
| PARCEL NO.: | 0557 061 |
| PARCEL ADDRESS: | 2157 - 2157 GREEN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,865,000.00 |
| APPLICANT'S OPINION: | \$2,725,464.00 |
| 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 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.