

## **Agenda\* / Notice of Assessment Appeals Board**

### **Assessment Appeals Board 1 Hearing**

**Room 406, City Hall**

**Tuesday, April 22, 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:	2012-3642
APPLICANT:	COLIN, MARK
PARCEL NO.:	0834 017
PARCEL ADDRESS:	0149 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,620,910.00
APPLICANT'S OPINION:	\$1,100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3648
APPLICANT:	COLIN, MARK
PARCEL NO.:	0552 022
PARCEL ADDRESS:	1641 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,774,391.00
APPLICANT'S OPINION:	\$2,250,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-4659        |
| APPLICANT:           | KREHBIEL, CARL   |
| PARCEL NO.:          | 0561 007         |
| PARCEL ADDRESS:      | 2502 BROADWAY,   |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$7,071,154.00   |
| APPLICANT'S OPINION: | \$4,826,000.00   |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 5) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2012-4671         |
| APPLICANT:           | VAILLANCOURT, GUY |
| PARCEL NO.:          | 0591 004A         |
| PARCEL ADDRESS:      | 2040 JACKSON ST,  |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$5,331,271.00    |
| APPLICANT'S OPINION: | \$3,631,373.00    |
| TAXABLE YEAR:        | 2012              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
- 6) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-4688        |
| APPLICANT:           | SPENCER, WILLIAM |
| PARCEL NO.:          | 3821 004         |
| PARCEL ADDRESS:      | 0455 IRWIN ST,   |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$721,290.00     |
| APPLICANT'S OPINION: | \$600,000.00     |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
| STATUS:              | WITHDRAWN        |
- 7) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-4705        |
| APPLICANT:           | SYERS, CHARLES   |
| PARCEL NO.:          | 3715 001         |
| PARCEL ADDRESS:      | 0001 MISSION ST, |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$14,695,967.00  |
| APPLICANT'S OPINION: | \$9,000,000.00   |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |

- 8) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-4706        |
| APPLICANT:           | PATEL, PRABHABEN |
| PARCEL NO.:          | 0504 012         |
| PARCEL ADDRESS:      | 1595 LOMBARD ST, |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$7,315,704.00   |
| APPLICANT'S OPINION: | \$4,627,806.00   |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 9) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2012-4708         |
| APPLICANT:           | MCKAY, ROBERT     |
| PARCEL NO.:          | 0055 018          |
| PARCEL ADDRESS:      | 0298 CHESTNUT ST, |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$8,583,934.00    |
| APPLICANT'S OPINION: | \$5,000,000.00    |
| TAXABLE YEAR:        | 2012              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
- 10) Hearing, discussion, and possible action involving:
- |                      |                      |
|----------------------|----------------------|
| APPLICATION:         | 2012-4710            |
| APPLICANT:           | LAWRENCE HOTEL, INC. |
| PARCEL NO.:          | 3703 006             |
| PARCEL ADDRESS:      | 0048 - 0062 06TH ST, |
| TOPIC:               | Decline in Value     |
| CURRENT ASSESSMENT:  | \$1,398,378.00       |
| APPLICANT'S OPINION: | \$1,000,000.00       |
| TAXABLE YEAR:        | 2012                 |
| APPEAL TYPE:         | Real Property        |
| ROLL TYPE:           | REGULAR              |
| STATUS:              | WITHDRAWN            |
- 11) Hearing, discussion, and possible action involving:
- |                      |   |
|----------------------|---|
| APPLICATION:         | 2012-5302                                     |
| APPLICANT:           | THANG, ANTHONY                                |
| PARCEL NO.:          | 0145 031                                      |
| PARCEL ADDRESS:      | 1234 GRANT AVE,                               |
| TOPIC:               | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT:  | \$1,200,000.00                                |
| APPLICANT'S OPINION: | \$960,000.00                                  |
| TAXABLE YEAR:        | 2012  |
| APPEAL TYPE:         | Real Property                                 |
| ROLL TYPE:           | BASE YEAR                                     |

12) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-5303  
APPLICANT: THANG, ANTHONY  
PARCEL NO.: 0145 032  
PARCEL ADDRESS: 1268 GRANT AVE,  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$2,375,000.00  
APPLICANT'S OPINION: \$1,900,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: BASE YEAR

13) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-5304  
APPLICANT: THANG, ANTHONY  
PARCEL NO.: 0145 031  
PARCEL ADDRESS: 1234 GRANT AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,254,897.00  
APPLICANT'S OPINION: \$960,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-5305  
APPLICANT: THANG, ANTHONY  
PARCEL NO.: 0145 032  
PARCEL ADDRESS: 1268 GRANT AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,483,652.00  
APPLICANT'S OPINION: \$1,900,000.00  
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 [sof@sfgov.org](mailto: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](http://www.sfgov.org/ethics).

Disability Access – The hearing room is wheelchair accessible.

\* Public comment will be taken on every item on the agenda.