

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

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

**Room 406, City Hall**

**Thursday, July 17, 2014**

**9:30 AM (ALL DAY)**

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:	2011-2103
APPLICANT:	VAN OSTRAND, SONIA
PARCEL NO.:	0156 006
PARCEL ADDRESS:	1615 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,793,446.00
APPLICANT'S OPINION:	\$1,076,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2692
APPLICANT:	SELBY, ISABELLE
PARCEL NO.:	0535 004E
PARCEL ADDRESS:	2326 - 2328 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,843,016.00
APPLICANT'S OPINION:	\$1,106,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-3443        |
| APPLICANT:           | GOKEL CORP       |
| PARCEL NO.:          | 0673 008         |
| PARCEL ADDRESS:      | 1590 SUTTER ST,  |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$2,571,099.00   |
| APPLICANT'S OPINION: | \$1,300,000.00   |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 5) Hearing, discussion, and possible action involving:
- |                      |                      |
|----------------------|----------------------|
| APPLICATION:         | 2012-3845            |
| APPLICANT:           | BORNO, SAM           |
| PARCEL NO.:          | 0127 100             |
| PARCEL ADDRESS:      | 0999 GREEN ST, #2402 |
| TOPIC:               | Decline in Value     |
| CURRENT ASSESSMENT:  | \$2,200,000.00       |
| APPLICANT'S OPINION: | \$1,308,000.00       |
| TAXABLE YEAR:        | 2012                 |
| APPEAL TYPE:         | Real Property        |
| ROLL TYPE:           | REGULAR              |
- 6) Hearing, discussion, and possible action involving:
- |                      |                    |
|----------------------|--------------------|
| APPLICATION:         | 2012-3846          |
| APPLICANT:           | VAN OSTRAND, SONIA |
| PARCEL NO.:          | 0156 006           |
| PARCEL ADDRESS:      | 1615 JONES ST,     |
| TOPIC:               | Decline in Value   |
| CURRENT ASSESSMENT:  | \$1,829,312.00     |
| APPLICANT'S OPINION: | \$1,098,000.00     |
| TAXABLE YEAR:        | 2012               |
| APPEAL TYPE:         | Real Property      |
| ROLL TYPE:           | REGULAR            |
- 7) Hearing, discussion, and possible action involving:
- |                      |                               |
|----------------------|-------------------------------|
| APPLICATION:         | 2012-3847                     |
| APPLICANT:           | MAH, BING HONG & JEAN B. TRS. |
| PARCEL NO.:          | 0183 007                      |
| PARCEL ADDRESS:      | 1200 - 1220 JACKSON ST,       |
| TOPIC:               | Decline in Value              |
| CURRENT ASSESSMENT:  | \$2,137,687.00                |
| APPLICANT'S OPINION: | \$1,283,000.00                |
| TAXABLE YEAR:        | 2012                          |
| APPEAL TYPE:         | Real Property                 |
| ROLL TYPE:           | REGULAR                       |

- 8) Hearing, discussion, and possible action involving:
- |                      |                     |
|----------------------|---------------------|
| APPLICATION:         | 2012-3848           |
| APPLICANT:           | LIU, BENJAMIN       |
| PARCEL NO.:          | 0248 021            |
| PARCEL ADDRESS:      | 1487 SACRAMENTO ST, |
| TOPIC:               | Decline in Value    |
| CURRENT ASSESSMENT:  | \$2,428,707.00      |
| APPLICANT'S OPINION: | \$1,458,048.00      |
| TAXABLE YEAR:        | 2012                |
| APPEAL TYPE:         | Real Property       |
| ROLL TYPE:           | REGULAR             |
- 9) Hearing, discussion, and possible action involving:
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|----------------------|----------------------|
| APPLICATION:         | 2012-3849            |
| APPLICANT:           | KARDOSH, MOUNIR      |
| PARCEL NO.:          | 0256 011             |
| PARCEL ADDRESS:      | 0762 - 0772 PINE ST, |
| TOPIC:               | Decline in Value     |
| CURRENT ASSESSMENT:  | \$1,361,511.00       |
| APPLICANT'S OPINION: | \$817,000.00         |
| TAXABLE YEAR:        | 2012                 |
| APPEAL TYPE:         | Real Property        |
| ROLL TYPE:           | REGULAR              |
| STATUS:              | WITHDRAWN            |
- 10) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-3850        |
| APPLICANT:           | FARD, ABBAS      |
| PARCEL NO.:          | 0298 014         |
| PARCEL ADDRESS:      | 0700 JONES ST,   |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$1,468,391.00   |
| APPLICANT'S OPINION: | \$881,000.00     |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 11) Hearing, discussion, and possible action involving:
- |                      |                      |
|----------------------|----------------------|
| APPLICATION:         | 2012-3853            |
| APPLICANT:           | CROCE, FABIO         |
| PARCEL NO.:          | 0462A001             |
| PARCEL ADDRESS:      | 0095 CERVANTES BLVD, |
| TOPIC:               | Decline in Value     |
| CURRENT ASSESSMENT:  | \$3,381,724.00       |
| APPLICANT'S OPINION: | \$2,030,418.00       |
| TAXABLE YEAR:        | 2012                 |
| APPEAL TYPE:         | Real Property        |
| ROLL TYPE:           | REGULAR              |
| STATUS:              | WITHDRAWN            |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3856  
APPLICANT: LOCHNER, SARAH  
PARCEL NO.: 0527 021A  
PARCEL ADDRESS: 1551 FILBERT ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,035,875.00  
APPLICANT'S OPINION: \$1,822,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3899  
APPLICANT: MUROLO FAMILY TRUST  
PARCEL NO.: 0531 015  
PARCEL ADDRESS: 3010 BUCHANAN ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,444,816.00  
APPLICANT'S OPINION: \$1,469,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3900  
APPLICANT: TRI-BROS INVESTMENTS  
PARCEL NO.: 0532 030  
PARCEL ADDRESS: 2000 - 2020 UNION ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,979,452.00  
APPLICANT'S OPINION: \$1,187,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3902  
APPLICANT: BPBH LIMITED PARTNERSHIP  
PARCEL NO.: 0542 040  
PARCEL ADDRESS: 1950 - 1960 GREEN ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,175,088.00  
APPLICANT'S OPINION: \$2,505,240.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

- 16) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------|
| APPLICATION:         | 2012-3903               |
| APPLICANT:           | CHADHA, DILMOHAN        |
| PARCEL NO.:          | 0604 022                |
| PARCEL ADDRESS:      | 2312 - 2314 WEBSTER ST, |
| TOPIC:               | Decline in Value        |
| CURRENT ASSESSMENT:  | \$3,939,635.00          |
| APPLICANT'S OPINION: | \$2,364,000.00          |
| TAXABLE YEAR:        | 2012                    |
| APPEAL TYPE:         | Real Property           |
| ROLL TYPE:           | REGULAR                 |
- 17) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2012-3905              |
| APPLICANT:           | 1430 VAN NESS PARTNERS |
| PARCEL NO.:          | 0667 011               |
| PARCEL ADDRESS:      | 1480 VAN NESS AVE,     |
| TOPIC:               | Decline in Value       |
| CURRENT ASSESSMENT:  | \$6,920,865.00         |
| APPLICANT'S OPINION: | \$4,152,000.00         |
| TAXABLE YEAR:        | 2012                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 18) Hearing, discussion, and possible action involving:
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|----------------------|--------------------|
| APPLICATION:         | 2012-3906          |
| APPLICANT:           | PATEL FAMILY TRUST |
| PARCEL NO.:          | 0718 005           |
| PARCEL ADDRESS:      | 0825 POLK ST,      |
| TOPIC:               | Decline in Value   |
| CURRENT ASSESSMENT:  | \$2,245,998.00     |
| APPLICANT'S OPINION: | \$1,348,000.00     |
| TAXABLE YEAR:        | 2012               |
| APPEAL TYPE:         | Real Property      |
| ROLL TYPE:           | REGULAR            |
- 19) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2013-0998        |
| APPLICANT:           | GOKEL CORP       |
| PARCEL NO.:          | 0673 008         |
| PARCEL ADDRESS:      | 1590 SUTTER ST,  |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$2,622,520.00   |
| APPLICANT'S OPINION: | \$1,573,000.00   |
| TAXABLE YEAR:        | 2013             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |

- 20) Hearing, discussion, and possible action involving:
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|----------------------|----------------------|
| APPLICATION:         | 2013-1563            |
| APPLICANT:           | BORNO, SAM           |
| PARCEL NO.:          | 0127 100             |
| PARCEL ADDRESS:      | 0999 GREEN ST, #2402 |
| TOPIC:               | Decline in Value     |
| CURRENT ASSESSMENT:  | \$1,829,000.00       |
| APPLICANT'S OPINION: | \$1,097,000.00       |
| TAXABLE YEAR:        | 2013                 |
| APPEAL TYPE:         | Real Property        |
| ROLL TYPE:           | REGULAR              |
- 21) Hearing, discussion, and possible action involving:
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|----------------------|--------------------------|
| APPLICATION:         | 2013-1752                |
| APPLICANT:           | BPBH LIMITED PARTNERSHIP |
| PARCEL NO.:          | 0542 040                 |
| PARCEL ADDRESS:      | 1950 - 1960 GREEN ST,    |
| TOPIC:               | Decline in Value         |
| CURRENT ASSESSMENT:  | \$4,258,584.00           |
| APPLICANT'S OPINION: | \$2,555,240.00           |
| TAXABLE YEAR:        | 2013                     |
| APPEAL TYPE:         | Real Property            |
| ROLL TYPE:           | REGULAR                  |
- 22) Hearing, discussion, and possible action involving:
- |                      |                     |
|----------------------|---------------------|
| APPLICATION:         | 2013-1962           |
| APPLICANT:           | LIU, BENJAMIN       |
| PARCEL NO.:          | 0248 021            |
| PARCEL ADDRESS:      | 1487 SACRAMENTO ST, |
| TOPIC:               | Decline in Value    |
| CURRENT ASSESSMENT:  | \$2,477,239.00      |
| APPLICANT'S OPINION: | \$1,487,048.00      |
| TAXABLE YEAR:        | 2013                |
| APPEAL TYPE:         | Real Property       |
| ROLL TYPE:           | REGULAR             |
- 23) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION:         | 2013-1973              |
| APPLICANT:           | 1430 VAN NESS PARTNERS |
| PARCEL NO.:          | 0667 011               |
| PARCEL ADDRESS:      | 1480 VAN NESS AVE,     |
| TOPIC:               | Decline in Value       |
| CURRENT ASSESSMENT:  | \$7,059,281.00         |
| APPLICANT'S OPINION: | \$4,236,000.00         |
| TAXABLE YEAR:        | 2013                   |
| 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.