

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Monday, July 1, 2013

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: 2011-5944
APPLICANT: MCGUIRE, DENNIS
PARCEL NO.: 6505 036
PARCEL ADDRESS: 4267 24th STREET
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$937,002.00
APPLICANT'S OPINION: \$654,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5963
APPLICANT: NUKITA INVESTMENTS, LLC
PARCEL NO.: 5066B021
PARCEL ADDRESS: 2189 BAY SHORE BLVD,
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$2,677,500.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5964
APPLICANT: NUKITA INVESTMENTS, LLC
PARCEL NO.: 5066B021
PARCEL ADDRESS: 2189 BAY SHORE BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,898,599.00
APPLICANT'S OPINION: \$2,750,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

- 5) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------|
| APPLICATION: | 2011-5965 |
| APPLICANT: | NUKITA INVESTMENTS, LLC |
| PARCEL NO.: | 5066B021 |
| PARCEL ADDRESS: | 2189 BAY SHORE BLVD, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,927,954.00 |
| APPLICANT'S OPINION: | \$2,750,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5971 |
| APPLICANT: | WALGREEN COMPANY # 3711 |
| PARCEL NO.: | 6569 121 |
| PARCEL ADDRESS: | 3400 CESAR CHAVEZ ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,690,000.00 |
| APPLICANT'S OPINION: | \$6,000,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 7) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------|
| APPLICATION: | 2011-5972 |
| APPLICANT: | WALGREEN COMPANY # 3711 |
| PARCEL NO.: | 6569 121 |
| PARCEL ADDRESS: | 3400 CESAR CHAVEZ ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,770,494.00 |
| APPLICANT'S OPINION: | \$5,500,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-6154 |
| APPLICANT: | POLO, ROBERT |
| PARCEL NO.: | 6593 019 |
| PARCEL ADDRESS: | 1537 - 1539 CHURCH ST, |
| TOPIC: | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT: | \$653,778.00 |
| APPLICANT'S OPINION: | \$500,000.00 |
| TAXABLE YEAR: | 2008 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |
| STATUS: | POSTPONED |

- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-6155 |
| APPLICANT: | POLO, ROBERT |
| PARCEL NO.: | 6593 019 |
| PARCEL ADDRESS: | 1537 - 1539 CHURCH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$668,204.00 |
| APPLICANT'S OPINION: | \$500,000.00 |
| TAXABLE YEAR: | 2008 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |
- 10) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2011-6156 |
| APPLICANT: | POLO, ROBERT |
| PARCEL NO.: | 6593 019 |
| PARCEL ADDRESS: | 1537 - 1539 CHURCH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$681,568.00 |
| APPLICANT'S OPINION: | \$500,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-6157 |
| APPLICANT: | POLO, ROBERT |
| PARCEL NO.: | 6593 019 |
| PARCEL ADDRESS: | 1537 - 1539 CHURCH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$679,950.00 |
| APPLICANT'S OPINION: | \$500,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |
- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-6158 |
| APPLICANT: | POLO, ROBERT |
| PARCEL NO.: | 6593 019 |
| PARCEL ADDRESS: | 1537 - 1539 CHURCH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$685,068.00 |
| APPLICANT'S OPINION: | \$500,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |

13) Hearing, discussion, and possible action involving:
APPLICATION: 2011-6164
APPLICANT: POLO, ROBERT
PARCEL NO.: 1368 039
PARCEL ADDRESS: 0126 - 0128 9TH AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$730,925.00
APPLICANT'S OPINION: \$500,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

14) Hearing, discussion, and possible action involving:
APPLICATION: 2011-6217
APPLICANT: TAN, CHRISTINA
PARCEL NO.: 3537 060
PARCEL ADDRESS: 0024 BELCHER ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,452,003.00
APPLICANT'S OPINION: \$1,102,003.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:
APPLICATION: 2011-6298
APPLICANT: CAMERA, BARBARA
PARCEL NO.: 3519 016
PARCEL ADDRESS: P000,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$778,984.00
APPLICANT'S OPINION: \$500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: REJECTED

16) Hearing, discussion, and possible action involving:
APPLICATION: 2012-4162
APPLICANT: WALGREEN COMPANY # 9886
PARCEL NO.: 6569 121
PARCEL ADDRESS: 3400 CESAR CHAVEZ ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,985,903.00
APPLICANT'S OPINION: \$8,300,000.00
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 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.