

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Thursday, August 8, 2013

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:	2011-1424
APPLICANT:	BRUNNER, STANTON
PARCEL NO.:	1622 001
PARCEL ADDRESS:	0603 0609 22ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,403,603.00
APPLICANT'S OPINION:	\$1,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 3) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3373 |
| APPLICANT: | PARR, JOHN |
| PARCEL NO.: | 3582 073 |
| PARCEL ADDRESS: | 3987 3989 17TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,415,140.00 |
| APPLICANT'S OPINION: | \$1,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 4) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------|
| APPLICATION: | 2011-3381 |
| APPLICANT: | NGUYEN, JOHNNY |
| PARCEL NO.: | 1762 053 |
| PARCEL ADDRESS: | 1315 07TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$389,437.00 |
| APPLICANT'S OPINION: | \$200,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 5) Hearing, discussion, and possible action involving:
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|----------------------|-----------------------|
| APPLICATION: | 2011-3387 |
| APPLICANT: | RANGLES, ROBERT |
| PARCEL NO.: | 3637 022 |
| PARCEL ADDRESS: | 2673 2677 MISSION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,032,673.00 |
| APPLICANT'S OPINION: | \$2,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 6) Hearing, discussion, and possible action involving:
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|----------------------|----------------------|
| APPLICATION: | 2011-3414 |
| APPLICANT: | BAIR, PEGGY |
| PARCEL NO.: | 6554 019 |
| PARCEL ADDRESS: | 1645 1649 CASTRO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,552,083.00 |
| APPLICANT'S OPINION: | \$1,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 7) Hearing, discussion, and possible action involving:
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|----------------------|------------------------------------|
| APPLICATION: | 2011-5040 |
| APPLICANT: | SHURGARD CALIFORNIA PROPERTIES LLC |
| PARCEL NO.: | 4347A003 |
| PARCEL ADDRESS: | 2090 EVANS AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,206,689.00 |
| APPLICANT'S OPINION: | \$570,105.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-6343 |
| APPLICANT: | ROSEN, BIEN & GALVAN, LLP |
| PARCEL NO.: | 2012900840 |
| PARCEL ADDRESS: | |
| TOPIC: | Audit Under R&T Code Section 469 |
| CURRENT ASSESSMENT: | \$47,702.00 |
| APPLICANT'S OPINION: | \$1,436.00 |
| TAXABLE YEAR: | 2008 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |

- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-6344
 - APPLICANT: ROSEN, BIEN & GALVAN, LLP
 - PARCEL NO.: 2012900839
 - PARCEL ADDRESS:
 - TOPIC: Audit Under R&T Code Section 469
 - CURRENT ASSESSMENT: \$88,523.00
 - APPLICANT'S OPINION: \$50,099.00
 - TAXABLE YEAR: 2009
 - APPEAL TYPE: Personal Property
 - ROLL TYPE: ESCAPE
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-6345
 - APPLICANT: ROSEN, BIEN & GALVAN, LLP
 - PARCEL NO.: 2012900838
 - PARCEL ADDRESS:
 - TOPIC: Audit Under R&T Code Section 469
 - CURRENT ASSESSMENT: \$109,158.00
 - APPLICANT'S OPINION: \$88,180.00
 - TAXABLE YEAR: 2010
 - APPEAL TYPE: Personal Property
 - ROLL TYPE: ESCAPE
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-6406
 - APPLICANT: BOUTOURLIN FAMILY LTD PARTNERSHIP
 - PARCEL NO.: 1422 030
 - PARCEL ADDRESS:
 - TOPIC: Penalty Assessment
 - CURRENT ASSESSMENT: \$92,820.00
 - APPLICANT'S OPINION: \$0.00
 - TAXABLE YEAR: 2011
 - APPEAL TYPE: Penalty Assessment
 - ROLL TYPE: ESCAPE

12) Hearing, discussion, and possible action involving:
APPLICATION: 2011-6407
APPLICANT: BOUTOURLIN FAMILY LTD PARTNERSHIP
PARCEL NO.: 1422 029
PARCEL ADDRESS: 0258 12TH AVE,
TOPIC: Penalty Assessment
CURRENT ASSESSMENT: \$0.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2011
APPEAL TYPE: Penalty - LEOP
ROLL TYPE: ESCAPE

13) Hearing, discussion, and possible action involving:
APPLICATION: 2011-6412
APPLICANT: ROSEN, BIEN & GALVAN, LLP
PARCEL NO.: 2012900837
PARCEL ADDRESS:
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$149,717.00
APPLICANT'S OPINION: \$130,655.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:
APPLICATION: 2012-0163
APPLICANT: BALDINI, BRUNO
PARCEL NO.: 2012000875
PARCEL ADDRESS:
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$39,178.00
APPLICANT'S OPINION: \$8,500.00
TAXABLE YEAR: 2012
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0185
APPLICANT: DIEPENBROCK, JAMES
PARCEL NO.: 2012651159
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$406,875.00
APPLICANT'S OPINION: \$327,500.00
TAXABLE YEAR: 2012
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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.