

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Monday, August 12, 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:	2010-3271
APPLICANT:	CHANG INCOME PROPERTY PARTNERSHIP LP
PARCEL NO.:	3935 004
PARCEL ADDRESS:	0200 - 0250 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$22,096,079.00
APPLICANT'S OPINION:	\$6,618,001.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4644
APPLICANT:	HAL 427 - 34TH SF LLC
PARCEL NO.:	1466 047
PARCEL ADDRESS:	0427 34TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,641,071.00
APPLICANT'S OPINION:	\$1,340,071.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5164
APPLICANT: CHANG INCOME PROPERTY PARTNERSHIP LP
PARCEL NO.: 3935 004
PARCEL ADDRESS: 0200 - 0250 KANSAS ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$22,248,297.00
APPLICANT'S OPINION: \$11,288,337.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5843
APPLICANT: ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.: 2011901226
PARCEL ADDRESS:
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$1,235,924.00
APPLICANT'S OPINION: \$617,962.00
TAXABLE YEAR: 2008
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5844
APPLICANT: ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.: 2011901225
PARCEL ADDRESS:
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$11,553.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2009
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5845
APPLICANT: ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.: 2009206979
PARCEL ADDRESS:
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$1,100,822.00
APPLICANT'S OPINION: \$550,411.00
TAXABLE YEAR: 2009
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5846
APPLICANT: ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.: 2011901224
PARCEL ADDRESS:
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$136,842.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2010
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5847
APPLICANT: ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.: 2010206089
PARCEL ADDRESS: 0455 THE EMBARCADERO,
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$1,171,751.00
APPLICANT'S OPINION: \$615,740.00
TAXABLE YEAR: 2010
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5848
APPLICANT: ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.: 2011990237
PARCEL ADDRESS:
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$127,033.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5849
APPLICANT: ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.: 2011207002
PARCEL ADDRESS: 0455 THE EMBARCADERO,
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$1,517,941.00
APPLICANT'S OPINION: \$758,970.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5850
 - APPLICANT: ACS STATE & LOCAL SOLUTIONS, INC.
 - PARCEL NO.: 2011901228
 - PARCEL ADDRESS:
 - TOPIC: Audit Under R&T Code Section 469
 - CURRENT ASSESSMENT: \$62,144.00
 - APPLICANT'S OPINION: \$0.00
 - TAXABLE YEAR: 2009
 - APPEAL TYPE: Personal Property
 - ROLL TYPE: ESCAPE
 - STATUS: WITHDRAWN
- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5851
 - APPLICANT: ACS STATE & LOCAL SOLUTIONS, INC.
 - PARCEL NO.: 2009204269
 - PARCEL ADDRESS:
 - TOPIC: Audit Under R&T Code Section 469
 - CURRENT ASSESSMENT: \$834,960.00
 - APPLICANT'S OPINION: \$417,480.00
 - TAXABLE YEAR: 2009
 - APPEAL TYPE: Personal Property
 - ROLL TYPE: REGULAR
 - STATUS: WITHDRAWN
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5852
 - APPLICANT: ACS STATE & LOCAL SOLUTIONS, INC.
 - PARCEL NO.: 2011901227
 - PARCEL ADDRESS:
 - TOPIC: Audit Under R&T Code Section 469
 - CURRENT ASSESSMENT: \$41,311.00
 - APPLICANT'S OPINION: \$0.00
 - TAXABLE YEAR: 2010
 - APPEAL TYPE: Personal Property
 - ROLL TYPE: ESCAPE
 - STATUS: WITHDRAWN
- 15) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5853
 - APPLICANT: ACS STATE & LOCAL SOLUTIONS, INC.
 - PARCEL NO.: 2010203490
 - PARCEL ADDRESS: 0255 CALIFORNIA ST, 0550
 - TOPIC: Audit Under R&T Code Section 469
 - CURRENT ASSESSMENT: \$925,604.00
 - APPLICANT'S OPINION: \$462,802.00
 - TAXABLE YEAR: 2010
 - APPEAL TYPE: Personal Property
 - ROLL TYPE: REGULAR
 - STATUS: WITHDRAWN

- 16) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5854
 APPLICANT: ACS STATE & LOCAL SOLUTIONS, INC.
 PARCEL NO.: 2011990238
 PARCEL ADDRESS:
 TOPIC: Audit Under R&T Code Section 469
 CURRENT ASSESSMENT: \$31,005.00
 APPLICANT'S OPINION: \$0.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Personal Property
 ROLL TYPE: ESCAPE
 STATUS: WITHDRAWN
- 17) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5855
 APPLICANT: ACS STATE & LOCAL SOLUTIONS, INC.
 PARCEL NO.: 2011204198
 PARCEL ADDRESS: 0255 CALIFORNIA ST, 0550
 TOPIC: Audit Under R&T Code Section 469
 CURRENT ASSESSMENT: \$803,667.00
 APPLICANT'S OPINION: \$401,833.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Personal Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 18) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0208
 APPLICANT: HAL 427 - 34TH SF LLC
 PARCEL NO.: 1466 047
 PARCEL ADDRESS: 0427 34TH AVE,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$2,592,405.00
 APPLICANT'S OPINION: \$1,642,405.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL

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.