

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

### **Assessment Appeals Board 2 Hearing**

**Room 406, City Hall**

**Tuesday, October 22, 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:	2011-4212
APPLICANT:	149 MORRIS, LLC
PARCEL NO.:	1435 043
PARCEL ADDRESS:	0203 - 0211 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,611,181.00
APPLICANT'S OPINION:	\$1,039,445.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2011-5530
APPLICANT:	SOMAR PROPERTIES
PARCEL NO.:	5230 011
PARCEL ADDRESS:	2142 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,300,000.00
APPLICANT'S OPINION:	\$2,142,249.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

- 4) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2011-5531         |
| APPLICANT:           | SOMAR PROPERTIES  |
| PARCEL NO.:          | 5230 011          |
| PARCEL ADDRESS:      | 2142 JERROLD AVE, |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$3,292,178.00    |
| APPLICANT'S OPINION: | \$2,139,914.00    |
| TAXABLE YEAR:        | 2010              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | ESCAPE            |
- 5) Hearing, discussion, and possible action involving:
- |                      |   |
|----------------------|---|
| APPLICATION:         | 2012-0360                                     |
| APPLICANT:           | HCE PROPERTIES, LLC                           |
| PARCEL NO.:          | 3525 060                                      |
| PARCEL ADDRESS:      | 0455 10TH ST,                                 |
| TOPIC:               | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT:  | \$1,050,000.00                                |
| APPLICANT'S OPINION: | \$625,000.00                                  |
| TAXABLE YEAR:        | 2012  |
| APPEAL TYPE:         | Real Property                                 |
| ROLL TYPE:           | BASE YEAR                                     |
- 6) Hearing, discussion, and possible action involving:
- |                      |                     |
|----------------------|---------------------|
| APPLICATION:         | 2012-0361           |
| APPLICANT:           | HCE PROPERTIES, LLC |
| PARCEL NO.:          | 3525 060            |
| PARCEL ADDRESS:      | 0455 10TH ST,       |
| TOPIC:               | Decline in Value    |
| CURRENT ASSESSMENT:  | \$1,071,000.00      |
| APPLICANT'S OPINION: | \$737,000.00        |
| TAXABLE YEAR:        | 2012                |
| APPEAL TYPE:         | Real Property       |
| ROLL TYPE:           | REGULAR             |
- 7) Hearing, discussion, and possible action involving:
- |                      |                     |
|----------------------|---------------------|
| APPLICATION:         | 2012-0362           |
| APPLICANT:           | CONNOLLY, JOHN      |
| PARCEL NO.:          | 7237 030            |
| PARCEL ADDRESS:      | 0372 STONECREST DR, |
| TOPIC:               | Decline in Value    |
| CURRENT ASSESSMENT:  | \$1,305,592.00      |
| APPLICANT'S OPINION: | \$950,000.00        |
| TAXABLE YEAR:        | 2012                |
| APPEAL TYPE:         | Real Property       |
| ROLL TYPE:           | REGULAR             |

- 8) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-0374        |
| APPLICANT:           | DOYLE, LAURENCE  |
| PARCEL NO.:          | 2397 006         |
| PARCEL ADDRESS:      | 2439 28TH AVE,   |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$940,000.00     |
| APPLICANT'S OPINION: | \$649,000.00     |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
| STATUS:              | WITHDRAWN        |
- 9) Hearing, discussion, and possible action involving:
- |                      |                      |
|----------------------|----------------------|
| APPLICATION:         | 2012-0381            |
| APPLICANT:           | MCCURRY, DARYL       |
| PARCEL NO.:          | 2849 051             |
| PARCEL ADDRESS:      | 0754 GRAND VIEW AVE, |
| TOPIC:               | Decline in Value     |
| CURRENT ASSESSMENT:  | \$1,660,000.00       |
| APPLICANT'S OPINION: | \$1,337,000.00       |
| TAXABLE YEAR:        | 2012                 |
| APPEAL TYPE:         | Real Property        |
| ROLL TYPE:           | ROLL CORRECTION      |
- 10) Hearing, discussion, and possible action involving:
- |                      |   |
|----------------------|---|
| APPLICATION:         | 2012-0495                                     |
| APPLICANT:           | METROPOLITAN BANK                             |
| PARCEL NO.:          | 4848 059                                      |
| PARCEL ADDRESS:      | 1555 YOSEMITE AVE, 57B                        |
| TOPIC:               | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT:  | \$275,000.00                                  |
| APPLICANT'S OPINION: | \$52,000.00                                   |
| TAXABLE YEAR:        | 2010  |
| APPEAL TYPE:         | Real Property                                 |
| ROLL TYPE:           | SUPPLEMENTAL                                  |
- 11) Hearing, discussion, and possible action involving:
- |                      |                       |
|----------------------|-----------------------|
| APPLICATION:         | 2012-0506             |
| APPLICANT:           | SAMURAI VENTURES, LLC |
| PARCEL NO.:          | 4224 154              |
| PARCEL ADDRESS:      | 1081 MISSISSIPPI ST,  |
| TOPIC:               | Decline in Value      |
| CURRENT ASSESSMENT:  | \$625,594.00          |
| APPLICANT'S OPINION: | \$500,000.00          |
| TAXABLE YEAR:        | 2012                  |
| APPEAL TYPE:         | Real Property         |
| ROLL TYPE:           | REGULAR               |
| STATUS:              | WITHDRAWN             |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0516  
APPLICANT: LUU, KHANH  
PARCEL NO.: 7244 023  
PARCEL ADDRESS: 3858 19TH AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$915,544.00  
APPLICANT'S OPINION: \$680,288.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3801  
APPLICANT: SOMAR PROPERTIES  
PARCEL NO.: 5230 011  
PARCEL ADDRESS: 2142 JERROLD AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,383,306.00  
APPLICANT'S OPINION: \$2,201,098.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3808  
APPLICANT: HSU, ARTHUR  
PARCEL NO.: 1435 043  
PARCEL ADDRESS: 0203 - 0211 CLEMENT ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,643,403.00  
APPLICANT'S OPINION: \$1,068,245.00  
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](mailto: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](http://www.sfgov.org/ethics).

**Disability Access** – The hearing room is wheelchair accessible.

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