

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

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

**Room 406, City Hall**

**Tuesday, November 19, 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:	2011-2959
APPLICANT:	SEIELSTAD, MARK
PARCEL NO.:	2718A017
PARCEL ADDRESS:	0003 BURNETT NORTH AVE, #7
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$846,324.00
APPLICANT'S OPINION:	\$815,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3665
APPLICANT:	CHEN, LI XIN
PARCEL NO.:	2993 012
PARCEL ADDRESS:	0181 CRESTA VISTA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,030,269.00
APPLICANT'S OPINION:	\$950,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

- 4) Hearing, discussion, and possible action involving:
- |                      |                       |
|----------------------|-----------------------|
| APPLICATION:         | 2011-4147             |
| APPLICANT:           | LEE, LUCAS            |
| PARCEL NO.:          | 1406 038              |
| PARCEL ADDRESS:      | 0322 - 0324 28TH AVE, |
| TOPIC:               | Decline in Value      |
| CURRENT ASSESSMENT:  | \$1,847,773.00        |
| APPLICANT'S OPINION: | \$1,000,000.00        |
| TAXABLE YEAR:        | 2011                  |
| APPEAL TYPE:         | Real Property         |
| ROLL TYPE:           | REGULAR               |
- 5) Hearing, discussion, and possible action involving:
- |                      |                               |
|----------------------|-------------------------------|
| APPLICATION:         | 2011-4401                     |
| APPLICANT:           | LANGE, JONATHAN               |
| PARCEL NO.:          | 3514 216                      |
| PARCEL ADDRESS:      | 0140 SOUTH VAN NESS AVE, 1024 |
| TOPIC:               | Decline in Value              |
| CURRENT ASSESSMENT:  | \$460,000.00                  |
| APPLICANT'S OPINION: | \$415,000.00                  |
| TAXABLE YEAR:        | 2011                          |
| APPEAL TYPE:         | Real Property                 |
| ROLL TYPE:           | REGULAR                       |
- 6) Hearing, discussion, and possible action involving:
- |                      |   |
|----------------------|---|
| APPLICATION:         | 2011-4869                                     |
| APPLICANT:           | BASSAN, GABRIEL                               |
| PARCEL NO.:          | 2618 038A                                     |
| PARCEL ADDRESS:      | 0405 - 0407 ROOSEVELT WAY,                    |
| TOPIC:               | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT:  | \$850,000.00                                  |
| APPLICANT'S OPINION: | \$730,000.00                                  |
| TAXABLE YEAR:        | 2011  |
| APPEAL TYPE:         | Real Property                                 |
| ROLL TYPE:           | BASE YEAR                                     |
- 7) Hearing, discussion, and possible action involving:
- |                      |                            |
|----------------------|----------------------------|
| APPLICATION:         | 2011-4872                  |
| APPLICANT:           | BASSAN, GABRIEL            |
| PARCEL NO.:          | 2618 038A                  |
| PARCEL ADDRESS:      | 0405 - 0407 ROOSEVELT WAY, |
| TOPIC:               | Decline in Value           |
| CURRENT ASSESSMENT:  | \$850,000.00               |
| APPLICANT'S OPINION: | \$730,000.00               |
| TAXABLE YEAR:        | 2011                       |
| APPEAL TYPE:         | Real Property              |
| ROLL TYPE:           | REGULAR                    |

8) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-5717  
APPLICANT: FUNG, HENRY  
PARCEL NO.: 3564 103  
PARCEL ADDRESS: 0374 SANCHEZ ST,  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$751,498.00  
APPLICANT'S OPINION: \$638,998.00  
TAXABLE YEAR: 2008  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-5718  
APPLICANT: FUNG, HENRY  
PARCEL NO.: 3564 103  
PARCEL ADDRESS: 0374 SANCHEZ ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$755,779.00  
APPLICANT'S OPINION: \$638,998.00  
TAXABLE YEAR: 2010  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

10) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-5835  
APPLICANT: DAVIS, RUSSELL  
PARCEL NO.: 3198 010  
PARCEL ADDRESS: 1221 PLYMOUTH AVE,  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$630,000.00  
APPLICANT'S OPINION: \$494,400.00  
TAXABLE YEAR: 2009  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0505  
APPLICANT: PATEL, SURESH  
PARCEL NO.: 1406 010  
PARCEL ADDRESS: 0351 27TH AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,865,478.00  
APPLICANT'S OPINION: \$1,120,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0575  
APPLICANT: EDELSTONE FAMILY TRUST  
PARCEL NO.: 3109 012  
PARCEL ADDRESS: 1500 PLYMOUTH AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$946,674.00  
APPLICANT'S OPINION: \$850,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0790  
APPLICANT: GROSSMAN, JAMES  
PARCEL NO.: 1116 012  
PARCEL ADDRESS: 0975 BAKER ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,416,988.00  
APPLICANT'S OPINION: \$889,469.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-1491  
APPLICANT: CHAN, DAVID  
PARCEL NO.: 2410 029C  
PARCEL ADDRESS: 0533 - 0535 TARAVAL ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,157,786.00  
APPLICANT'S OPINION: \$900,000.00  
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 its 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.