

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Monday, January 6, 2014

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:	2011-4713
APPLICANT:	FONG, TONY
PARCEL NO.:	1607 017A
PARCEL ADDRESS:	0766 38TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$752,147.00
APPLICANT'S OPINION:	\$451,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0656
APPLICANT:	SUNHILL ENTERPRISES
PARCEL NO.:	1434 020
PARCEL ADDRESS:	3842 - 3854 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,078,422.00
APPLICANT'S OPINION:	\$2,350,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1211 |
| APPLICANT: | MXB FAMILY LP |
| PARCEL NO.: | 0962 008D |
| PARCEL ADDRESS: | 0037 RAYCLIFF TER/2799 BROADWAY, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$23,000,000.00 |
| APPLICANT'S OPINION: | \$18,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1236 |
| APPLICANT: | TJ COTUGNO HOLDINGS, LLC |
| PARCEL NO.: | 2612 014 |
| PARCEL ADDRESS: | 2362 - 2368 15TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,200,000.00 |
| APPLICANT'S OPINION: | \$1,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1287 |
| APPLICANT: | CASA ROMA LLC |
| PARCEL NO.: | 0419A009 |
| PARCEL ADDRESS: | 0002 CASA WAY, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,203,642.00 |
| APPLICANT'S OPINION: | \$2,520,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1333 |
| APPLICANT: | WONG, CINDY |
| PARCEL NO.: | 7260 033 |
| PARCEL ADDRESS: | 0260 GELLERT DR, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,771,956.00 |
| APPLICANT'S OPINION: | \$1,063,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1350 |
| APPLICANT: | FONG, TONY |
| PARCEL NO.: | 1607 017A |
| PARCEL ADDRESS: | 0766 38TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$767,187.00 |
| APPLICANT'S OPINION: | \$400,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1394 |
| APPLICANT: | ZAVATTERO FAMILY REVOCABLE TRUST |
| PARCEL NO.: | 1259 014A |
| PARCEL ADDRESS: | 0816 - 0818 DUBOCE AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,933,368.00 |
| APPLICANT'S OPINION: | \$1,250,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1406 |
| APPLICANT: | LEPINARD, SEBASTIEN |
| PARCEL NO.: | 0981 027 |
| PARCEL ADDRESS: | 2973 - 2975 JACKSON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$7,561,585.00 |
| APPLICANT'S OPINION: | \$6,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1413 |
| APPLICANT: | 635 BUENA VISTA AVE, LLC |
| PARCEL NO.: | 2603 002 |
| PARCEL ADDRESS: | 0635 BUENA VISTA WEST AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,026,418.00 |
| APPLICANT'S OPINION: | \$2,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1469 |
| APPLICANT: | KEYSER, MATTHEW |
| PARCEL NO.: | 1366 032 |
| PARCEL ADDRESS: | 0152 07TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,703,000.00 |
| APPLICANT'S OPINION: | \$2,485,682.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1485 |
| APPLICANT: | MERRIMAN, RAPHAEL |
| PARCEL NO.: | 1274 038 |
| PARCEL ADDRESS: | 2220 PARNASSUS AVE, A |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$803,682.00 |
| APPLICANT'S OPINION: | \$640,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1500 |
| APPLICANT: | ANCHOR LLC |
| PARCEL NO.: | 5414 021 |
| PARCEL ADDRESS: | 1790 YOSEMITE AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,496,950.00 |
| APPLICANT'S OPINION: | \$2,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1612 |
| APPLICANT: | BRENNER, RICHARD |
| PARCEL NO.: | 2857 026 |
| PARCEL ADDRESS: | 0131 CASTENADA AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$326,397.00 |
| APPLICANT'S OPINION: | \$150,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1613
APPLICANT: BRENNER, RICHARD
PARCEL NO.: 2857 027
PARCEL ADDRESS: 0127 CASTENADA AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,235,190.00
APPLICANT'S OPINION: \$2,000,000.00
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.