

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Friday, January 31, 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:	2012-2043
APPLICANT:	BUTTON, MARTIN
PARCEL NO.:	0256T195M
PARCEL ADDRESS:	0710 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,000.00
APPLICANT'S OPINION:	\$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2044
APPLICANT:	BUTTON, MARTIN
PARCEL NO.:	0256T142M
PARCEL ADDRESS:	0710 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,450.00
APPLICANT'S OPINION:	\$1.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2047 |
| APPLICANT: | BUTTON, MARTIN |
| PARCEL NO.: | 0256T077M |
| PARCEL ADDRESS: | 0710 POWELL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,000.00 |
| APPLICANT'S OPINION: | \$1.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |
| STATUS: | WITHDRAWN |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2622 |
| APPLICANT: | KING PLAZA PARTNERS |
| PARCEL NO.: | 1018 012 |
| PARCEL ADDRESS: | 3657 SACRAMENTO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,946,656.00 |
| APPLICANT'S OPINION: | \$1,500,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2624 |
| APPLICANT: | KING PLAZA PARTNERS |
| PARCEL NO.: | 1018 020 |
| PARCEL ADDRESS: | 3637 - 3641 SACRAMENTO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,119,988.00 |
| APPLICANT'S OPINION: | \$3,200,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2625 |
| APPLICANT: | KING PLAZA PARTNERS |
| PARCEL NO.: | 0149 021 |
| PARCEL ADDRESS: | 1644 TAYLOR ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,081,420.00 |
| APPLICANT'S OPINION: | \$4,200,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2626 |
| APPLICANT: | KING PLAZA PARTNERS |
| PARCEL NO.: | 0165 017 |
| PARCEL ADDRESS: | 0735 BATTERY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$24,052,244.00 |
| APPLICANT'S OPINION: | \$9,371,400.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2627 |
| APPLICANT: | LITKE PROPERTIES, INC. |
| PARCEL NO.: | 0688 001 |
| PARCEL ADDRESS: | 1501 - 1505 SUTTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$13,388,239.00 |
| APPLICANT'S OPINION: | \$9,800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2628 |
| APPLICANT: | KING PLAZA PARTNERS |
| PARCEL NO.: | 3597 039 |
| PARCEL ADDRESS: | 0727 - 0729 GUERRERO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,786,647.00 |
| APPLICANT'S OPINION: | \$1,350,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2629 |
| APPLICANT: | LITKE PROPERTIES, INC. |
| PARCEL NO.: | 1671 001 |
| PARCEL ADDRESS: | 0801 28TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,401,659.00 |
| APPLICANT'S OPINION: | \$2,800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2630 |
| APPLICANT: | LITKE PROPERTIES, INC. |
| PARCEL NO.: | 4083 001A |
| PARCEL ADDRESS: | 2345 HARRISON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,448,905.00 |
| APPLICANT'S OPINION: | \$3,300,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2631 |
| APPLICANT: | LITKE PROPERTIES SANSOME, LLC |
| PARCEL NO.: | 0238 006 |
| PARCEL ADDRESS: | 0350 SANSOME ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$25,635,408.00 |
| APPLICANT'S OPINION: | \$20,209,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2632 |
| APPLICANT: | LITKE, JEFFREY |
| PARCEL NO.: | 0143 002 |
| PARCEL ADDRESS: | 0300 BROADWAY, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$8,703,981.00 |
| APPLICANT'S OPINION: | \$6,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2633 |
| APPLICANT: | LITKE, JEFFREY |
| PARCEL NO.: | 0640 012 |
| PARCEL ADDRESS: | 2085 SACRAMENTO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,349,033.00 |
| APPLICANT'S OPINION: | \$8,000,000.00 |
| 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.