

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

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

**Room 406, City Hall**

**Tuesday, April 1, 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:	2012-3074
APPLICANT:	THOMSON, NICHOLAS
PARCEL NO.:	2449 039
PARCEL ADDRESS:	2646 - 2648 GREAT HWY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,359,572.00
APPLICANT'S OPINION:	\$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3082
APPLICANT:	CHAN, ALAN
PARCEL NO.:	2371 006
PARCEL ADDRESS:	2335 42ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$727,920.00
APPLICANT'S OPINION:	\$650,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3083  
APPLICANT: BAYSHORE CENTER III, LLC  
PARCEL NO.: 5607 001  
PARCEL ADDRESS: 0055 - 0057 WATERLOO ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,919,465.00  
APPLICANT'S OPINION: \$1,210,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3104  
APPLICANT: QUAN, WILLIAM  
PARCEL NO.: 1435 013B  
PARCEL ADDRESS: 3900 GEARY BLVD,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,822,746.00  
APPLICANT'S OPINION: \$2,200,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3136  
APPLICANT: COSTCO WHOLESALE INC.  
PARCEL NO.: 3524 066  
PARCEL ADDRESS: 0450 10TH ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$39,108,056.00  
APPLICANT'S OPINION: \$25,000,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3144  
APPLICANT: 1266 9TH, LLC  
PARCEL NO.: 1742 043  
PARCEL ADDRESS: 1266 - 1270 09TH AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,479,989.00  
APPLICANT'S OPINION: \$2,500,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

- 8) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2012-3175         |
| APPLICANT:           | APPLE INC.        |
| PARCEL NO.:          | 2012206352        |
| PARCEL ADDRESS:      | 2125 CHESTNUT ST, |
| TOPIC:               | Calamity          |
| CURRENT ASSESSMENT:  | \$6,247,403.00    |
| APPLICANT'S OPINION: | \$200,000.00      |
| TAXABLE YEAR:        | 2012              |
| APPEAL TYPE:         | Personal Property |
| ROLL TYPE:           | REGULAR           |
| STATUS:              | POSTPONED         |
- 9) Hearing, discussion, and possible action involving:
- |                      |                              |
|----------------------|------------------------------|
| APPLICATION:         | 2012-3188                    |
| APPLICANT:           | CITY BUILDING, INC           |
| PARCEL NO.:          | 2012201017                   |
| PARCEL ADDRESS:      | PIER 26 ANNEX ,              |
| TOPIC:               | Personal Property / Fixtures |
| CURRENT ASSESSMENT:  | \$344,154.00                 |
| APPLICANT'S OPINION: | \$0.00                       |
| TAXABLE YEAR:        | 2012                         |
| APPEAL TYPE:         | Personal Property            |
| ROLL TYPE:           | REGULAR                      |
| STATUS:              | WITHDRAWN                    |
- 10) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-3195        |
| APPLICANT:           | SALIMI, SOROUR   |
| PARCEL NO.:          | 1369 049         |
| PARCEL ADDRESS:      | 0845 LAKE ST, #1 |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$951,058.00     |
| APPLICANT'S OPINION: | \$750,000.00     |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
| STATUS:              | WITHDRAWN        |
- 11) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2012-3203         |
| APPLICANT:           | HOUSTON, GARY     |
| PARCEL NO.:          | 2778 047          |
| PARCEL ADDRESS:      | 0815 CORBETT AVE, |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$764,064.00      |
| APPLICANT'S OPINION: | \$673,000.00      |
| TAXABLE YEAR:        | 2012              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |

12) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3215  
APPLICANT: PAUSTENBACH TRUST  
PARCEL NO.: 1169 005  
PARCEL ADDRESS: 2344 - 2348 FULTON ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,413,644.00  
APPLICANT'S OPINION: \$2,048,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3240  
APPLICANT: MCMICHAEL, JAMES  
PARCEL NO.: 1588 001S  
PARCEL ADDRESS: 0628 46TH AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$930,226.00  
APPLICANT'S OPINION: \$678,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3242  
APPLICANT: CRUMP, WALTER  
PARCEL NO.: 1239 005  
PARCEL ADDRESS: 0121 SCOTT ST, #4  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,220,928.00  
APPLICANT'S OPINION: \$925,200.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

## **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](mailto: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](http://www.sfgov.org/ethics).

Disability Access – The hearing room is wheelchair accessible.

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