

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Monday, May 12, 2014

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:

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|----------------------|------------------|
| APPLICATION: | 2012-1907 |
| APPLICANT: | BUNCH, CATHERINE |
| PARCEL NO.: | 3602 076 |
| PARCEL ADDRESS: | 0609 CASTRO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,806,064.00 |
| APPLICANT'S OPINION: | \$1,200,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

3) Hearing, discussion, and possible action involving:

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|----------------------|---------------------------|
| APPLICATION: | 2012-3429 |
| APPLICANT: | TENTH AND MARKET, LLC |
| PARCEL NO.: | 3507 041 |
| PARCEL ADDRESS: | 1401 - 1401 MARKET STREET |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$27,743,952.00 |
| APPLICANT'S OPINION: | \$8,323,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

4) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3444
APPLICANT: CHAN, KEN
PARCEL NO.: 2432 018
PARCEL ADDRESS: 2570 - 32ND AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$825,000.00
APPLICANT'S OPINION: \$650,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

5) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3449
APPLICANT: MCNAUGHTON, MICHAEL
PARCEL NO.: 1762 050
PARCEL ADDRESS: 1362 - 8TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$860,000.00
APPLICANT'S OPINION: \$703,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3464
APPLICANT: 2270 BRYANT, LLC
PARCEL NO.: 4086 006C
PARCEL ADDRESS: 2270 - 2272 BRYANT ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,659,856.00
APPLICANT'S OPINION: \$995,773.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3516
APPLICANT: WOO, MAX
PARCEL NO.: 4023 016
PARCEL ADDRESS: 2711 - 18TH ST, #22
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$685,434.00
APPLICANT'S OPINION: \$500,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3637
APPLICANT: MIHAL, RADO
PARCEL NO.: 1739 026
PARCEL ADDRESS: 1098 IRVING ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,882,346.00
APPLICANT'S OPINION: \$1,525,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3651
APPLICANT: MONAGHAN, TOM
PARCEL NO.: 2719 033
PARCEL ADDRESS: 0454 CORBETT AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$975,000.00
APPLICANT'S OPINION: \$850,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3687
APPLICANT: CHEN, KENNETH
PARCEL NO.: 0987 019
PARCEL ADDRESS: 3559 JACKSON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,342,812.00
APPLICANT'S OPINION: \$4,100,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3714
APPLICANT: PEARLMUTTER, STEVEN
PARCEL NO.: 2709 040
PARCEL ADDRESS: 0099 MOUNTAIN SPRING AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,212,682.00
APPLICANT'S OPINION: \$1,106,342.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3747
APPLICANT: QUADRA, JAMES
PARCEL NO.: 6712 050
PARCEL ADDRESS: 0057 ARBOR ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,866,659.00
APPLICANT'S OPINION: \$1,525,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3765
APPLICANT: COSLETT, MAUREEN
PARCEL NO.: 3557 034B
PARCEL ADDRESS: 3394 - 3398 16TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,675,755.00
APPLICANT'S OPINION: \$1,400,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3774
APPLICANT: AAA NORTHERN CALIFORNIA
PARCEL NO.: 8702 403
PARCEL ADDRESS: 0260 KING ST, #1403
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$800,000.00
APPLICANT'S OPINION: \$630,000.00
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.

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.