

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, July 01, 2014
9:30 AM**

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:	2012-3917
APPLICANT:	UNG, SANDRA
PARCEL NO.:	5311 015
PARCEL ADDRESS:	1694 - 1698 OAKDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$839,695.00
APPLICANT'S OPINION:	\$557,716.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4258
APPLICANT:	LOKE, ERIC
PARCEL NO.:	5449 027
PARCEL ADDRESS:	2627 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$815,988.00
APPLICANT'S OPINION:	\$500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4260
APPLICANT: NILAND, MICHAEL
PARCEL NO.: 3596 003
PARCEL ADDRESS: 2310 - MISSION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,201,839.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4262
APPLICANT: ONG, SAM
PARCEL NO.: 2398 041A
PARCEL ADDRESS: 1739 - 1741 TARAVAL ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$894,239.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4541
APPLICANT: OAKVILLE PRODUCE PARTNERS, LLC
PARCEL NO.: 2012400093
PARCEL ADDRESS: 01955 JERROLD AVE,
TOPIC: Penalty Assessment
CURRENT ASSESSMENT: \$509,997.00
APPLICANT'S OPINION: \$509,997.00
TAXABLE YEAR: 2012
APPEAL TYPE: Penalty Assessment
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4557
APPLICANT: BED BATH & BEYOND OF CALIFORNIA, LLC
PARCEL NO.: 2012201743
PARCEL ADDRESS: 0555 09TH ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$5,835,272.00
APPLICANT'S OPINION: \$2,917,636.00
TAXABLE YEAR: 2012
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4848 |
| APPLICANT: | WONG, HOI SUN |
| PARCEL NO.: | 1418 021 |
| PARCEL ADDRESS: | 1420 CLEMENT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,011,748.00 |
| APPLICANT'S OPINION: | \$720,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4862 |
| APPLICANT: | FOSINA, KENNETH |
| PARCEL NO.: | 1269 023 |
| PARCEL ADDRESS: | 0909 ASHBURY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,805,457.00 |
| APPLICANT'S OPINION: | \$1,612,620.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4877 |
| APPLICANT: | OB LLC |
| PARCEL NO.: | 2001 024 |
| PARCEL ADDRESS: | 1798 GREAT HWY, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,917,182.00 |
| APPLICANT'S OPINION: | \$1,003,462.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4879 |
| APPLICANT: | BALDINI, BRUNO |
| PARCEL NO.: | 6347 021 |
| PARCEL ADDRESS: | 0002 ITALY AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,307,924.00 |
| APPLICANT'S OPINION: | \$800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4883 |
| APPLICANT: | BOVE, BERNARD |
| PARCEL NO.: | 6566 036 |
| PARCEL ADDRESS: | 3855 26TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,093,107.00 |
| APPLICANT'S OPINION: | \$600,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-5108 |
| APPLICANT: | LOUIE, MARY |
| PARCEL NO.: | 3732 096 |
| PARCEL ADDRESS: | 0415 TEHAMA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,429,000.00 |
| APPLICANT'S OPINION: | \$1,106,522.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-5110 |
| APPLICANT: | LOUIE, MARY |
| PARCEL NO.: | 3732 096 |
| PARCEL ADDRESS: | 0415 TEHAMA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,457,580.00 |
| APPLICANT'S OPINION: | \$1,128,652.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-5121 |
| APPLICANT: | LINSUN, LLC |
| PARCEL NO.: | 1482 011 |
| PARCEL ADDRESS: | 0348 POINT LOBOS AVE, |
| TOPIC: | Penalty Assessment |
| CURRENT ASSESSMENT: | \$0.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Penalty - LEOP |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |

16) Hearing, discussion, and possible action involving:

APPLICATION: 2013-1900
APPLICANT: TRUE TRADITIONS, LLC
PARCEL NO.: 3732 096
PARCEL ADDRESS: 0415 TEHAMA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,486,730.00
APPLICANT'S OPINION: \$1,151,226.00
TAXABLE YEAR: 2013
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.