

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 02, 2014
1:30 PM**

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:	2011-5963
APPLICANT:	NUKITA INVESTMENTS, LLC
PARCEL NO.:	5066B021
PARCEL ADDRESS:	2189 BAY SHORE BLVD,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	\$2,677,500.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5964
APPLICANT:	NUKITA INVESTMENTS, LLC
PARCEL NO.:	5066B021
PARCEL ADDRESS:	2189 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,898,599.00
APPLICANT'S OPINION:	\$2,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

- 4) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------|
| APPLICATION: | 2011-5965 |
| APPLICANT: | NUKITA INVESTMENTS, LLC |
| PARCEL NO.: | 5066B021 |
| PARCEL ADDRESS: | 2189 BAY SHORE BLVD, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,927,954.00 |
| APPLICANT'S OPINION: | \$2,750,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 5) Hearing, discussion, and possible action involving:
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|----------------------|------------------|
| APPLICATION: | 2012-0392 |
| APPLICANT: | WONG, WANG |
| PARCEL NO.: | 6968 012 |
| PARCEL ADDRESS: | 5016 MISSION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$723,506.00 |
| APPLICANT'S OPINION: | \$500,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 6) Hearing, discussion, and possible action involving:
- | | |
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| APPLICATION: | 2012-0661 |
| APPLICANT: | LUO, FLORA |
| PARCEL NO.: | 6048 002 |
| PARCEL ADDRESS: | 2724 - 2726 SAN BRUNO AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,392,908.00 |
| APPLICANT'S OPINION: | \$800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1389 |
| APPLICANT: | VORONOFF, GEORGE |
| PARCEL NO.: | 1535 006 |
| PARCEL ADDRESS: | 0435 09TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,886,371.00 |
| APPLICANT'S OPINION: | \$1,191,060.50 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

8) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2953
APPLICANT: LAM, GLORIA
PARCEL NO.: 1470 045
PARCEL ADDRESS: 0485 38TH AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,515,000.00
APPLICANT'S OPINION: \$1,200,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2957
APPLICANT: LAM, GLORIA
PARCEL NO.: 1470 045
PARCEL ADDRESS: 0485 38TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,556,934.00
APPLICANT'S OPINION: \$1,200,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:
APPLICATION: 2012-4783
APPLICANT: KONG, HAZEL
PARCEL NO.: 6970 010
PARCEL ADDRESS: 0047 BANNOCK ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$688,962.00
APPLICANT'S OPINION: \$540,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:
APPLICATION: 2012-4785
APPLICANT: KANTOR, JONATHAN
PARCEL NO.: 1418 032
PARCEL ADDRESS: 0256 16TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,230,000.00
APPLICANT'S OPINION: \$1,060,000.00
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.