

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 9, 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:	2012-3828
APPLICANT:	DAC/SCW 1995 TRUST
PARCEL NO.:	0985 010
PARCEL ADDRESS:	3444 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,564,768.00
APPLICANT'S OPINION:	\$10,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4153
APPLICANT:	2000 UNION STREET PARTNERS
PARCEL NO.:	2012207386
PARCEL ADDRESS:	2000 UNION ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$3,773,111.00
APPLICANT'S OPINION:	\$1,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4220
APPLICANT: UNIV. CORP. SF, STA
PARCEL NO.: 2012208068
PARCEL ADDRESS: 1600 HOLLOWAY AVE,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$1,609,419.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4228
APPLICANT: LUCERO LLC
PARCEL NO.: 3617 025
PARCEL ADDRESS: 3382 - 3384 22ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,013,327.00
APPLICANT'S OPINION: \$750,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION: 2012-5042
APPLICANT: SKY PACIFIC HOLDINGS II LLC
PARCEL NO.: 0545 019
PARCEL ADDRESS: 2642 GOUGH ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,570,000.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION: 2012-5043
APPLICANT: SKY PACIFIC HOLDINGS II LLC
PARCEL NO.: 0545 020
PARCEL ADDRESS: 2648 GOUGH ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,600,000.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

8) Hearing, discussion, and possible action involving:
APPLICATION: 2012-5044
APPLICANT: SKY PACIFIC HOLDINGS II LLC
PARCEL NO.: 0545 021
PARCEL ADDRESS: 2654 GOUGH ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,617,000.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

9) Hearing, discussion, and possible action involving:
APPLICATION: 2012-5065
APPLICANT: SF 3783 20TH STREET, LLC
PARCEL NO.: 3607 060
PARCEL ADDRESS: 3783 20TH ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$4,225,694.00
APPLICANT'S OPINION: \$2,525,631.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:
APPLICATION: 2012-5067
APPLICANT: SF 3809 20TH STREET, LLC
PARCEL NO.: 3606 001
PARCEL ADDRESS: 3809 20TH ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,457,900.00
APPLICANT'S OPINION: \$6,657,900.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:
APPLICATION: 2012-5383
APPLICANT: FASHIONS OUTLET OF AMERICA
PARCEL NO.: 2013900352
PARCEL ADDRESS:
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$4,244,160.00
APPLICANT'S OPINION: \$2,099,452.00
TAXABLE YEAR: 2009
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-5384
APPLICANT: FASHIONS OUTLET OF AMERICA
PARCEL NO.: 2013900351
PARCEL ADDRESS:
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$3,848,863.00
APPLICANT'S OPINION: \$1,779,235.00
TAXABLE YEAR: 2010
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-5385
APPLICANT: FASHIONS OUTLET OF AMERICA
PARCEL NO.: 2013900350
PARCEL ADDRESS:
TOPIC: Audit Under R&T Code Section 469
CURRENT ASSESSMENT: \$3,471,782.00
APPLICANT'S OPINION: \$1,483,025.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION: 2013-2490
APPLICANT: LUCERO LLC
PARCEL NO.: 3617 025
PARCEL ADDRESS: 3382 - 3384 22ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,033,593.00
APPLICANT'S OPINION: \$750,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

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 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.

Disability Access – The hearing room is wheelchair accessible.

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