

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Tuesday, July 15, 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:

APPLICATION:	2012-3959
APPLICANT:	FIRUZE HARIRI LIVING TRUST
PARCEL NO.:	0921 037
PARCEL ADDRESS:	2143 - 2145 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,784,521.00
APPLICANT'S OPINION:	\$1,071,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3960
APPLICANT:	2988 PACIFIC LTD PARTNERSHIP
PARCEL NO.:	0963 010
PARCEL ADDRESS:	2988 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,235,986.00
APPLICANT'S OPINION:	\$2,541,860.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3963 |
| APPLICANT: | HRIBAR, ELIZABETH |
| PARCEL NO.: | 1043 021 |
| PARCEL ADDRESS: | 0058 - 0060 IRIS AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,896,007.00 |
| APPLICANT'S OPINION: | \$1,138,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3964 |
| APPLICANT: | ECHEGUREN FAMILY TRUST |
| PARCEL NO.: | 1048 023 |
| PARCEL ADDRESS: | 1600 BAKER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,074,099.00 |
| APPLICANT'S OPINION: | \$1,245,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3967 |
| APPLICANT: | LIM, YU SING |
| PARCEL NO.: | 1438 024 |
| PARCEL ADDRESS: | 0368 7TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,833,757.00 |
| APPLICANT'S OPINION: | \$1,100,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3968 |
| APPLICANT: | LAU HOCK FEN INVESTMENT |
| PARCEL NO.: | 1439 056 |
| PARCEL ADDRESS: | 4300 - 4306 GEARY BLVD, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,405,424.00 |
| APPLICANT'S OPINION: | \$1,444,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

8) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3969
APPLICANT: FARD, ABBAS
PARCEL NO.: 1527 036
PARCEL ADDRESS: 5339 - 5351 GEARY BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,407,202.00
APPLICANT'S OPINION: \$845,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3973
APPLICANT: 9TH AVENUE LLC
PARCEL NO.: 1764 013
PARCEL ADDRESS: 1369 09TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,387,193.00
APPLICANT'S OPINION: \$832,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3974
APPLICANT: ZHENG, TONY
PARCEL NO.: 2040 002
PARCEL ADDRESS: 1711 09TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,252,244.00
APPLICANT'S OPINION: \$752,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3976
APPLICANT: 2392 - 31ST AVENUE LLC
PARCEL NO.: 2359 014
PARCEL ADDRESS: 2390 - 2394 31ST AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,770,900.00
APPLICANT'S OPINION: \$1,664,500.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3979 |
| APPLICANT: | GUERRERO BROS LLC |
| PARCEL NO.: | 3546 008 |
| PARCEL ADDRESS: | 0295 - 0299 GUERRERO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,440,967.00 |
| APPLICANT'S OPINION: | \$864,972.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3980 |
| APPLICANT: | LEE, JOHN STEWART |
| PARCEL NO.: | 3548 059 |
| PARCEL ADDRESS: | 0233 - 0237 14TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,631,993.00 |
| APPLICANT'S OPINION: | \$979,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3982 |
| APPLICANT: | BPBH LIMITED PARTNERSHIP |
| PARCEL NO.: | 3609 118 |
| PARCEL ADDRESS: | 2460 MISSION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,218,563.00 |
| APPLICANT'S OPINION: | \$3,131,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3988 |
| APPLICANT: | 183 TOWNSEND CORPORATION |
| PARCEL NO.: | 5264 049 |
| PARCEL ADDRESS: | 0500 SELBY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$7,953,816.00 |
| APPLICANT'S OPINION: | \$4,772,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

16) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3989
APPLICANT: ZHENG, TONY
PARCEL NO.: 5559 015
PARCEL ADDRESS: 0221 BAY SHORE BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,855,426.00
APPLICANT'S OPINION: \$1,714,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

17) Hearing, discussion, and possible action involving:
APPLICATION: 2012-5168
APPLICANT: EVANS, ANA LUCIA
PARCEL NO.: 4010 016
PARCEL ADDRESS: 0509 VERMONT ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,550,000.00
APPLICANT'S OPINION: \$500,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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 soft@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.