

## **Agenda\* / Notice of Assessment Appeals Board**

**Assessment Appeals Board 2 Hearing  
Room 406, City Hall  
Wednesday, October 29, 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:	2011-5041
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 037
PARCEL ADDRESS:	1065V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$470,587.00
APPLICANT'S OPINION:	\$235,294.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5042
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 038
PARCEL ADDRESS:	1063V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$481,044.00
APPLICANT'S OPINION:	\$240,522.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5043  
 APPLICANT: PUBLIC STORAGE INC.  
 PARCEL NO.: 3511 039  
 PARCEL ADDRESS: 1053 - 1059 MINNA ST,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$1,129,408.00  
 APPLICANT'S OPINION: \$564,704.00  
 TAXABLE YEAR: 2011  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR  
 STATUS: WITHDRAWN
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5044  
 APPLICANT: PUBLIC STORAGE INC.  
 PARCEL NO.: 3511 093  
 PARCEL ADDRESS: 0099 SO VAN NESS AV,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$20,862,708.00  
 APPLICANT'S OPINION: \$10,431,354.00  
 TAXABLE YEAR: 2011  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR  
 STATUS: WITHDRAWN
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5717  
 APPLICANT: FUNG, HENRY  
 PARCEL NO.: 3564 103  
 PARCEL ADDRESS: 0374 SANCHEZ ST,  
 TOPIC: Base Year/Change in Ownership-Incorrect Value  
 CURRENT ASSESSMENT: \$751,498.00  
 APPLICANT'S OPINION: \$638,998.00  
 TAXABLE YEAR: 2008  
 APPEAL TYPE: Real Property  
 ROLL TYPE: SUPPLEMENTAL
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5718  
 APPLICANT: FUNG, HENRY  
 PARCEL NO.: 3564 103  
 PARCEL ADDRESS: 0374 SANCHEZ ST,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$755,779.00  
 APPLICANT'S OPINION: \$638,998.00  
 TAXABLE YEAR: 2010  
 APPEAL TYPE: Real Property  
 ROLL TYPE: ESCAPE

8) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-5730  
APPLICANT: SST INVESTMENTS LLC  
PARCEL NO.: 3612 063  
PARCEL ADDRESS: 0757 - 0767 TREAT AVE,  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$702,000.00  
APPLICANT'S OPINION: \$370,962.00  
TAXABLE YEAR: 2008  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-6194  
APPLICANT: AMERICAN MULTI-CINEMA INC.  
PARCEL NO.: 2012900400  
PARCEL ADDRESS:  
TOPIC: Audit Under R&T Code Section 469  
CURRENT ASSESSMENT: \$4,602,377.00  
APPLICANT'S OPINION: \$627,130.00  
TAXABLE YEAR: 2008  
APPEAL TYPE: Personal Property  
ROLL TYPE: ESCAPE  
STATUS: POSTPONED

10) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-6195  
APPLICANT: AMERICAN MULTI-CINEMA INC.  
PARCEL NO.: 2012900399  
PARCEL ADDRESS:  
TOPIC: Audit Under R&T Code Section 469  
CURRENT ASSESSMENT: \$3,651,542.00  
APPLICANT'S OPINION: \$627,130.00  
TAXABLE YEAR: 2009  
APPEAL TYPE: Personal Property  
ROLL TYPE: ESCAPE  
STATUS: POSTPONED

11) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-6196  
APPLICANT: AMERICAN MULTI-CINEMA INC.  
PARCEL NO.: 2012900398  
PARCEL ADDRESS:  
TOPIC: Audit Under R&T Code Section 469  
CURRENT ASSESSMENT: \$3,254,147.00  
APPLICANT'S OPINION: \$607,058.00  
TAXABLE YEAR: 2010  
APPEAL TYPE: Personal Property  
ROLL TYPE: ESCAPE  
STATUS: POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-6197  
APPLICANT: AMERICAN MULTI-CINEMA INC.  
PARCEL NO.: 2012900397  
PARCEL ADDRESS:  
TOPIC: Audit Under R&T Code Section 469  
CURRENT ASSESSMENT: \$2,221,948.00  
APPLICANT'S OPINION: \$607,058.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Personal Property  
ROLL TYPE: ESCAPE  
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3998  
APPLICANT: NOMURA CDO 2007-2 MULTIF B  
PARCEL NO.: 3656 008A  
PARCEL ADDRESS: 4012 24TH ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,698,287.00  
APPLICANT'S OPINION: \$509,363.00  
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 [sof@sfgov.org](mailto: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](http://www.sfgov.org/ethics).

**Disability Access** - Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances.

Assistive listening devices are available upon request at the Assessment Appeals Board office, Room 405. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

**Language Interpreters** - Requests must be received at least 48 hours in advance of the meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184.

**Aviso en Español:** La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求請電 (415) 554-7719

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