

THIS MEETING IS CANCELLED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Thursday, October 23, 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:	2013-0902
APPLICANT:	SUNHILL ENTERPRISES
PARCEL NO.:	1434 020
PARCEL ADDRESS:	3842 - 3854 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,159,990.00
APPLICANT'S OPINION:	\$2,496,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0926
APPLICANT:	LU, LEE MEI TRUST
PARCEL NO.:	2406 040
PARCEL ADDRESS:	2418 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,178,900.00
APPLICANT'S OPINION:	\$1,307,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0989
 APPLICANT: WONG, ROGER
 PARCEL NO.: 3596 097
 PARCEL ADDRESS: 0827 VALENCIA ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,635,093.00
 APPLICANT'S OPINION: \$1,064,100.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: POSTPONED
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0999
 APPLICANT: GOLDEN AGE INVESTMENTS
 PARCEL NO.: 1063 019
 PARCEL ADDRESS: 3400 - 3420 GEARY BLVD,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$4,811,090.00
 APPLICANT'S OPINION: \$2,887,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: POSTPONED
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-1132
 APPLICANT: OIL CHANGERS (LESSEE)
 PARCEL NO.: 3502 108
 PARCEL ADDRESS: 0198 VALENCIA ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,142,033.00
 APPLICANT'S OPINION: \$685,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-1162
 APPLICANT: NAZ AUTO SERVICES, INC.
 PARCEL NO.: 2623 006
 PARCEL ADDRESS: 0376 CASTRO ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$2,315,961.00
 APPLICANT'S OPINION: \$1,390,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1173
APPLICANT: IVY JERRY SEPARATE PROP REV TR
PARCEL NO.: 4295 003
PARCEL ADDRESS: 0901 - 0971 25TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,820,491.00
APPLICANT'S OPINION: \$1,184,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

9) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1532
APPLICANT: CARLIN FAMILY TRUST
PARCEL NO.: 0941 006
PARCEL ADDRESS: 2823 BAKER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,849,971.00
APPLICANT'S OPINION: \$1,110,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1533
APPLICANT: CARLIN VALENCIA STREET, LLC
PARCEL NO.: 3533 010
PARCEL ADDRESS: 0286 VALENCIA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,368,089.00
APPLICANT'S OPINION: \$2,021,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1581
APPLICANT: DAQUISTO, JOHN
PARCEL NO.: 1384 002
PARCEL ADDRESS: 0221 24TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,242,153.00
APPLICANT'S OPINION: \$1,346,080.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1591 |
| APPLICANT: | GLIMIDAKIS FAMILY TRUST |
| PARCEL NO.: | 1051 038 |
| PARCEL ADDRESS: | 1750 DIVISADERO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,939,108.00 |
| APPLICANT'S OPINION: | \$1,911,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1592 |
| APPLICANT: | LAU HOCK FEN INVESTMENT USA |
| PARCEL NO.: | 1439 056 |
| PARCEL ADDRESS: | 4300 - 4306 GEARY BLVD, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,453,532.00 |
| APPLICANT'S OPINION: | \$1,472,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1764 |
| APPLICANT: | BPBH LIMITED PARTNERSHIP |
| PARCEL NO.: | 3609 118 |
| PARCEL ADDRESS: | 2460 MISSION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,322,934.00 |
| APPLICANT'S OPINION: | \$3,193,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1765 |
| APPLICANT: | IVY JERRY SEPARATE PROP REV TR |
| PARCEL NO.: | 4294 003 |
| PARCEL ADDRESS: | 1001 - 1061 25TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,769,223.00 |
| APPLICANT'S OPINION: | \$1,062,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

16) Hearing, discussion, and possible action involving:

APPLICATION: 2013-1975
APPLICANT: 2988 PACIFIC LTD PARTNERSHIP
PARCEL NO.: 0963 010
PARCEL ADDRESS: 2988 PACIFIC AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,320,667.00
APPLICANT'S OPINION: \$2,593,860.00
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 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 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

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.

Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. 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 a 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.