

Phone (415) 554-6778
Fax (415) 554-6775
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E-mail AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

THIS MEETING IS CANCELLED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, March 18, 2019 To Tuesday, March 19, 2019

9:30 AM (ALL DAY)

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:	2016-0653
APPLICANT:	ANAND, SANGEETA
PARCEL NO:	3719 302
PARCEL ADDRESS:	0301 MISSION ST, #41A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,768,396.00
APPLICANT'S OPINION:	\$2.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0788
APPLICANT:	ANAND, SANGEETA
PARCEL NO:	3719 302
PARCEL ADDRESS:	0301 MISSION ST, #41A
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$1,700,000.00
APPLICANT'S OPINION:	\$2.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0057
APPLICANT: SWEET, RICHARD
PARCEL NO: 3719 190
PARCEL ADDRESS: 0301 MISSION ST, #23E
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,322,504.00
APPLICANT'S OPINION: \$850,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0075
APPLICANT: MAYER, STEVEN
PARCEL NO: 3719 280
PARCEL ADDRESS: 0301 MISSION ST, #37C
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,917,565.00
APPLICANT'S OPINION: \$1,850,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0157
APPLICANT: SST MILLENNIUM, LLC
PARCEL NO: 3719 263
PARCEL ADDRESS: 0301 MISSION ST, #34D
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,970,902.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0158
APPLICANT: ADELHARDT, SUSAN
PARCEL NO: 3719 240
PARCEL ADDRESS: 0301 MISSION ST, #30E
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,084,120.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0174
APPLICANT: LOUCKS, RICHARD
PARCEL NO: 3719 040
PARCEL ADDRESS: 0301 MISSION ST, #5B
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$831,756.00
APPLICANT'S OPINION: \$666,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0180
APPLICANT: AVOLUX PROPERTIES, LLC
PARCEL NO: 3719 028
PARCEL ADDRESS: 0301 MISSION ST, #3J
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,055,732.00
APPLICANT'S OPINION: \$950,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0205
APPLICANT: FOGT-ASTER, BARBARA
PARCEL NO: 3719 412
PARCEL ADDRESS: 0301 MISSION ST, #702
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,612,718.00
APPLICANT'S OPINION: \$1,698,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0208
APPLICANT: CHI, LING-WEN
PARCEL NO: 3719 180
PARCEL ADDRESS: 0301 MISSION ST, #22D
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$895,328.00
APPLICANT'S OPINION: \$150,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0211
APPLICANT: SLOAN, RONALD
PARCEL NO: 3719 286
PARCEL ADDRESS: 0301 MISSION ST, #38C
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,922,104.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0240
APPLICANT: ZHAN, HONGYU
PARCEL NO: 3719 227
PARCEL ADDRESS: 0301 MISSION ST, #28D
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,758,702.00
APPLICANT'S OPINION: \$900,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0242
APPLICANT: MISSION MILLENNIUM LLC
PARCEL NO: 3719 368
PARCEL ADDRESS: 0301 MISSION ST, #55A
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,497,864.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0347
APPLICANT: GUSSIN, DANIEL
PARCEL NO: 3719 375
PARCEL ADDRESS: 0301 MISSION ST, #56D
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,777,302.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0362
APPLICANT: LEE, VERONICA
PARCEL NO: 3719 065
PARCEL ADDRESS: 0301 MISSION ST, #7J
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,060,607.00
APPLICANT'S OPINION: \$300,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0373
APPLICANT: YAO, CARL
PARCEL NO: 3719 317
PARCEL ADDRESS: 0301 MISSION ST, #43D
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,985,174.00
APPLICANT'S OPINION: \$690,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0375
APPLICANT: LIU REVOCABLE TRUST
PARCEL NO: 3719 233
PARCEL ADDRESS: 0301 MISSION ST, #29D
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,700,232.00
APPLICANT'S OPINION: \$2,247,288.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0379
APPLICANT: PATEL, NAMRATA
PARCEL NO: 3719 221
PARCEL ADDRESS: 301 MISSION ST, #27D
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,651,536.00
APPLICANT'S OPINION: \$1,200,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0401
APPLICANT: AWOBULUYI, MARC
PARCEL NO: 3719 293
PARCEL ADDRESS: 301 MISSION ST, #39D
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,096,411.00
APPLICANT'S OPINION: \$500,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0481
APPLICANT: BRANAKA REVOCABLE TRUST
PARCEL NO: 3719 335
PARCEL ADDRESS: 0301 MISSION ST, #47D
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,177,561.00
APPLICANT'S OPINION: \$2,383,171.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0728
APPLICANT: TANG, SHENQING
PARCEL NO: 3719 107
PARCEL ADDRESS: 0301 MISSION ST, #12J
TOPIC: Calamity
CURRENT ASSESSMENT: \$1,267,940.00
APPLICANT'S OPINION: \$950,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0729
APPLICANT: LIOU, TIAN-I
PARCEL NO: 3719 192
PARCEL ADDRESS: 0301 MISSION ST, #23G
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,462,671.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
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24) Hearing, discussion, and possible action involving:

APPLICATION: 2017-7016
APPLICANT: MI, STEVEN
PARCEL NO: 3719 344
PARCEL ADDRESS: 0301 MISSION ST, #49A
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,713,640.00
APPLICANT'S OPINION: \$2,970,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2017-7059
APPLICANT: HU, ANNA
PARCEL NO: 3719 098
PARCEL ADDRESS: 0301 MISSION ST, #11J
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,016,240.00
APPLICANT'S OPINION: \$508,120.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

26) Hearing, discussion, and possible action involving:

APPLICATION: 2017-7144
APPLICANT: DOLPHIN TRUST
PARCEL NO: 3719 363
PARCEL ADDRESS: 0301 MISSION ST, #53D
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,146,130.00
APPLICANT'S OPINION: \$500,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2017-7165
APPLICANT: ANAND, SANGEETA
PARCEL NO: 3719 302
PARCEL ADDRESS: 0301 MISSION ST, #41A
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,803,760.00
APPLICANT'S OPINION: \$1,483,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

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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 (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail 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 415.554.5163, or by e-mail at sotf@sfgov.org.

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on 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 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; 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. The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center of Van Ness stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, 7X, 9, 9R, 19, 21, 47 and 49. For more information about MUNI accessible services, call (415) 701-4485.

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.

Cell Phones, Pagers and Similar Sound-Producing Electronic Devices

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices. (Chapter 67A of the San Francisco Administrative Code)

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 Peggy Nevin at (415) 554-5184.

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 sa (415) 554-5184.

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.