

Phone (415) 554-6778  
Fax (415) 554-6775  
TDD (415) 554-5227  
E-mail AAB@sfgov.org



## ASSESSMENT APPEALS BOARD

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

### **Agenda\* / Notice of Assessment Appeals Board Assessment Appeals Board 3 Hearing**

**REMOTE MEETING  
PUBLIC COMMENT CALL-IN  
1(415) 906-4659 / Meeting ID: 598 193 473#**

**Monday, December 11, 2023  
09:30 AM**

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) Announcements

2) Public comment\* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

3) Hearing, discussion, and possible action involving:

APPLICATION:	2021-0618
APPLICANT:	LEE, CINDY
PARCEL NO:	0719 078
PARCEL ADDRESS:	1000-1020 FRANKLIN ST, 39
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$704,287.00
APPLICANT'S OPINION:	\$487,947.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1204
APPLICANT:	ZAMANI TRUST
PARCEL NO:	8702 096
PARCEL ADDRESS:	0250 KING ST, #1210
TOPIC:	
CURRENT ASSESSMENT:	\$933,596.00
APPLICANT'S OPINION:	\$760,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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### 5) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1773
APPLICANT:	BROTHER HARRY J MORGAN
PARCEL NO:	6011 028
PARCEL ADDRESS:	0135 PARIS ST
TOPIC:	
CURRENT ASSESSMENT:	\$690,000.00
APPLICANT'S OPINION:	\$238,098.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

### 6) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1774
APPLICANT:	BROTHER HARRY J MORGAN
PARCEL NO:	6011 029
PARCEL ADDRESS:	0131 PARIS ST
TOPIC:	
CURRENT ASSESSMENT:	\$800,000.00
APPLICANT'S OPINION:	\$450,347.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

### 7) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7234
APPLICANT:	MAZEPOV, IVAN
PARCEL NO:	0779 145
PARCEL ADDRESS:	0988 FULTON ST, 132
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$891,438.00
APPLICANT'S OPINION:	\$750,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### 8) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7315
APPLICANT:	SEHGAL REVOCABLE LIVING TRUST
PARCEL NO:	3708 125
PARCEL ADDRESS:	016 JESSIE ST, #103
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,031,850.00
APPLICANT'S OPINION:	\$850,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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### 9) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7318
APPLICANT:	THONG, SAMUEL
PARCEL NO:	4015 027
PARCEL ADDRESS:	2600 18TH ST, #20
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,518,000.00
APPLICANT'S OPINION:	\$1,375,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### 10) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7319
APPLICANT:	THONG, SAMUEL
PARCEL NO:	0872 105
PARCEL ADDRESS:	0008 BUCHANAN ST, 611
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,210,000.00
APPLICANT'S OPINION:	\$1,100,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

### 11) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7320
APPLICANT:	THONG, SAMUEL
PARCEL NO:	3967 038
PARCEL ADDRESS:	0350 ALABAMA ST, #10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,812,044.00
APPLICANT'S OPINION:	\$1,615,500.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

### 12) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7348
APPLICANT:	PHILIPSON, MAYA
PARCEL NO:	0322A020
PARCEL ADDRESS:	0631 O'FARRELL ST, 402
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$837,747.00
APPLICANT'S OPINION:	\$650,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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### 13) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7354
APPLICANT:	SAN FRANCISCO 301MISSION LLC
PARCEL NO:	3719 348
PARCEL ADDRESS:	0301 MISSION ST, #50A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,438,750.00
APPLICANT'S OPINION:	\$2,638,750.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### 14) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7371
APPLICANT:	AZIM, SAMIHAH
PARCEL NO:	1129 115
PARCEL ADDRESS:	1115 DIVISADERO ST, 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,293,361.00
APPLICANT'S OPINION:	\$1,085,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/ASR

### 15) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7381
APPLICANT:	SEHGAL, SHASHWAT
PARCEL NO:	8702 141
PARCEL ADDRESS:	0250 KING ST, #420
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,209,568.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### 16) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7539
APPLICANT:	DESA, POOJA
PARCEL NO:	3794 203
PARCEL ADDRESS:	0170 KING ST, 802
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,217,000.00
APPLICANT'S OPINION:	\$1,049,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/ASR

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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 [sof@sfgov.org](mailto:sof@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/>.

### **Ethics 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](http://www.sfgov.org/ethics).

Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit [sfethics.org](http://sfethics.org).

### **Disability Access**

To request sign language interpreters, readers, large print agendas or other accommodations, please contact (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 [bos@sfgov.org](mailto:bos@sfgov.org) or call (415) 554-5184.

**AVISO EN ESPAÑOL:** La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame [bos@sfgov.org](mailto:bos@sfgov.org) or (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  
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More Information: English | 中文 | Español | Filipino

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