

Phone (415) 554-6778
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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 Admin Hearing
Room 406, City Hall
Friday, May 3, 2019
9:30 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) 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:	2016-0788
APPLICANT:	ANAND, SANGEETA
PARCEL NO:	3719 302
PARCEL ADDRESS:	0301 MISSION ST, #41A
TOPIC:	Request to amend
CURRENT ASSESSMENT:	\$1,700,000.00
APPLICANT'S OPINION:	\$2.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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

APPLICATION:	2017-0447
APPLICANT:	HAP3 & ASSOCIATES, LLC
PARCEL NO:	3719 355
PARCEL ADDRESS:	0301 MISSION ST, #51D
TOPIC:	Request to Reopen
CURRENT ASSESSMENT:	\$3,267,716.00
APPLICANT'S OPINION:	\$2,125,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0448
APPLICANT: HAP3 & ASSOCIATES, LLC
PARCEL NO: 3719 431
PARCEL ADDRESS: 0301 MISSION ST, #1003
TOPIC: Request to Reopen
CURRENT ASSESSMENT: \$1,725,886.00
APPLICANT'S OPINION: \$825,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0204
APPLICANT: OYSTER HOLDINGS LLC
PARCEL NO: 0588 015
PARCEL ADDRESS: 2530 FILLMORE ST
TOPIC: Request to Reopen
CURRENT ASSESSMENT: \$8,999,460.00
APPLICANT'S OPINION: \$5,850,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0319
APPLICANT: LE DEVELOPMENT CORP
PARCEL NO: 3703 003
PARCEL ADDRESS: 0026 - 0028 6TH ST
TOPIC: Request to Reopen
CURRENT ASSESSMENT: \$2,477,949.00
APPLICANT'S OPINION: \$1,610,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0533
APPLICANT: JABOUR PRESIDIO PROPERTIES LLC
PARCEL NO: 1022 016
PARCEL ADDRESS: 0424 - 0432 PRESIDIO AVE
TOPIC: Request to Reopen
CURRENT ASSESSMENT: \$2,805,670.00
APPLICANT'S OPINION: \$1,823,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0635
APPLICANT: LEE, CHRISTOPHER
PARCEL NO: 4591C548
PARCEL ADDRESS: 50 JERROLD AVE, #414
TOPIC: Request to Reopen
CURRENT ASSESSMENT: \$818,000.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0757
APPLICANT: PACIFIC 123 MISSION LLC
PARCEL NO: 3717 022
PARCEL ADDRESS: 0123 MISSION ST
TOPIC: Request to Accept as timely filed
CURRENT ASSESSMENT: \$219,300,000.00
APPLICANT'S OPINION: \$175,455,574.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0758
APPLICANT: PACIFIC 123 MISSION LLC
PARCEL NO: 3717 023
PARCEL ADDRESS: 0123 MISSION ST
TOPIC: Request to Accept as timely filed
CURRENT ASSESSMENT: \$6,000,000.00
APPLICANT'S OPINION: \$4,800,426.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0774
APPLICANT: HOLM, SUSAN
PARCEL NO: 0220 023A
PARCEL ADDRESS:
TOPIC: Request to Accept as timely filed
CURRENT ASSESSMENT: \$3,582,795.00
APPLICANT'S OPINION: \$1,040,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0775
APPLICANT: NICHOLAS LIVING TRUST
PARCEL NO: 5260 019
PARCEL ADDRESS: 0701 PHELPS ST
TOPIC: Request to Accept as timely filed
CURRENT ASSESSMENT: \$2,825,000.00
APPLICANT'S OPINION: \$1,220,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0792
APPLICANT: 74 6TH STREET, LLC
PARCEL NO: 3703 028
PARCEL ADDRESS: 0072 - 0076 6TH ST
TOPIC: Request to Reopen
CURRENT ASSESSMENT: \$11,352,476.00
APPLICANT'S OPINION: \$10,768,214.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0793
APPLICANT: 51 6TH STREET, LLC
PARCEL NO: 3704 050
PARCEL ADDRESS: 0047 - 0055 6TH ST
TOPIC: Request to Reopen
CURRENT ASSESSMENT: \$6,352,734.00
APPLICANT'S OPINION: \$4,632,676.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0861
APPLICANT: NICHOLAS & SVETLANA CHRONIS LVG TR
PARCEL NO: 1708 004
PARCEL ADDRESS: 1227 42ND AVE
TOPIC: Request to Accept as timely filed
CURRENT ASSESSMENT: \$94,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0910
APPLICANT: SUPAN FAMILY TRUST
PARCEL NO: 6910 010
PARCEL ADDRESS: 0135 CEDRO AVE
TOPIC: Request to Accept as timely filed
CURRENT ASSESSMENT: \$2,748,205.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0943
APPLICANT: PINCUS, MICHAEL
PARCEL NO: 5717 004
PARCEL ADDRESS: 0508 ANDOVER ST
TOPIC: Request to Accept as timely filed
CURRENT ASSESSMENT: \$1,500,000.00
APPLICANT'S OPINION: \$850,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0951
APPLICANT: FONG FAMILY TRUST
PARCEL NO: 2919 003
PARCEL ADDRESS: 0005 WAWONA ST
TOPIC: Request to Accept as timely filed
CURRENT ASSESSMENT: \$1,564,496.00
APPLICANT'S OPINION: \$533,424.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0954
APPLICANT: COHEN, ELENA
PARCEL NO: 2836 005
PARCEL ADDRESS: 0016 DELLBROOK AVE
TOPIC: Request to Accept as timely filed
CURRENT ASSESSMENT: \$20,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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20) Hearing, discussion, and possible action involving:

APPLICATION:	2018-7070
APPLICANT:	136 9TH LLC
PARCEL NO:	1368 036
PARCEL ADDRESS:	0136 9TH AVE
TOPIC:	Request to amend
CURRENT ASSESSMENT:	\$6,003,192.00
APPLICANT'S OPINION:	\$2,800,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

21) Hearing, discussion, and possible action involving:

APPLICATION:	2018-7097
APPLICANT:	SUAREZ, ELITA
PARCEL NO:	7044B003
PARCEL ADDRESS:	0081 OTTAWA AVE
TOPIC:	Request to amend
CURRENT ASSESSMENT:	\$474,596.00
APPLICANT'S OPINION:	\$212,676.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2018-7143
APPLICANT:	PAIK, JOSEPH
PARCEL NO:	2920 013
PARCEL ADDRESS:	0068 MADRONE AVE
TOPIC:	Request to amend
CURRENT ASSESSMENT:	\$2,376,368.00
APPLICANT'S OPINION:	\$2,150,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2018-7145
APPLICANT:	ZINCHIK, YEVGENIY
PARCEL NO:	1726 012
PARCEL ADDRESS:	1259 - 1261 24TH AVE
TOPIC:	Request to amend
CURRENT ASSESSMENT:	\$1,500,000.00
APPLICANT'S OPINION:	\$1,300,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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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.