

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 Board 3 Hearing**

**REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 287 637 99#**

**Thursday, July 13, 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) Findings to allow teleconferenced meetings under California Government code section 54953(e).
- 2) Announcements
- 3) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 4) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0130
APPLICANT:	MOSTAFAVI, MEHRDAD
PARCEL NO:	3719 026
PARCEL ADDRESS:	301 MISSION ST, #3G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,017,898.00
APPLICANT'S OPINION:	\$750,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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5) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0470
APPLICANT:	SALTZ, LORI
PARCEL NO:	0793 124
PARCEL ADDRESS:	400 GROVE ST #304
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$723,735.00
APPLICANT'S OPINION:	\$650,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0628
APPLICANT:	LI, BIN
PARCEL NO:	6982 018
PARCEL ADDRESS:	1015 PLYMOUTH AVE
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$1,200,000.00
APPLICANT'S OPINION:	\$830,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0718
APPLICANT:	CITY RING 2 LLC A CA LLC
PARCEL NO:	1155 030
PARCEL ADDRESS:	1645 GOLDEN GATE AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,321,682.00
APPLICANT'S OPINION:	\$1,393,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0719
APPLICANT:	821 BRODERICK, LLC
PARCEL NO:	1157 005
PARCEL ADDRESS:	821 BRODERICK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,605,421.00
APPLICANT'S OPINION:	\$2,163,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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9) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0724
APPLICANT:	CITY LIFE APARTMENTS, LLC
PARCEL NO:	3729 062
PARCEL ADDRESS:	769-771 TEHAMA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,637,424.00
APPLICANT'S OPINION:	\$983,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1006
APPLICANT:	PRO EQUITY ASSET MANAGEMENT
PARCEL NO:	0847 015
PARCEL ADDRESS:	630 HAIGHT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,918,515.00
APPLICANT'S OPINION:	\$1,726,664.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1007
APPLICANT:	PRO EQUITY ASSET MANAGEMENT
PARCEL NO:	0861 014
PARCEL ADDRESS:	556-560 WALLER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,852,133.00
APPLICANT'S OPINION:	\$1,667,421.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1008
APPLICANT:	PRO EQUITY ASSET MANAGEMENT
PARCEL NO:	3722 277
PARCEL ADDRESS:	188 MINNA ST, 25A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,187,204.00
APPLICANT'S OPINION:	\$2,788,804.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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13) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1009
APPLICANT:	PRO EQUITY ASSET MANAGEMENT
PARCEL NO:	3726 045
PARCEL ADDRESS:	547-549 NATOMA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,462,102.00
APPLICANT'S OPINION:	\$3,907,343.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1010
APPLICANT:	PRO EQUITY ASSET MANAGEMENT
PARCEL NO:	2695 013A
PARCEL ADDRESS:	584 CASTRO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,125,483.00
APPLICANT'S OPINION:	\$1,882,901.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1649
APPLICANT:	LI, BIN
PARCEL NO:	6982 018
PARCEL ADDRESS:	1015 PLYMOUTH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,200,000.00
APPLICANT'S OPINION:	\$830,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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/>.

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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.

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.

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 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 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
請電 (415) 554-7719.

More Information: English | 中文 | Español | Filipino

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