

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, APRIL 9, 2014
10:00 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. Closed session with legal counsel to review documents submitted by both parties and for the Board to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2012-5046
 APPLICANT: JOANS, BARBARA
 PARCEL NO.: 0466A056
 PARCEL ADDRESS: 0165 ALHAMBRA ST,
 TOPIC: LEGAL ISSUE RE; CHANGE IN OWNERSHIP
 CURRENT ASSESSMENT: \$768,800
 APPLICANT'S OPINION: \$362,621
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL

- B) APPLICATION: 2013-0066
APPLICANT: MOGANNAM, AMIR
PARCEL NO.: 6577 006
PARCEL ADDRESS: 1480-1482 GUERRERO ST,
TOPIC: LEGAL ISSUE RE; TIMELY FILING
CURRENT ASSESSMENT: \$1,250,000
APPLICANT'S OPINION: \$800,000
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
- C) APPLICATION: 2013-3295
APPLICANT: ESPINO, ALFRED
PARCEL NO.: 6192 051
PARCEL ADDRESS: 0367-0369 WILDE AVE,
TOPIC: LEGAL ISSUE RE; CHANGE IN OWNERSHIP
CURRENT ASSESSMENT: \$354,925
APPLICANT'S OPINION: \$325,000
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
- D) APPLICATION: 2013-3296
APPLICANT: ESPINO, ALFRED
PARCEL NO.: 6192 051
PARCEL ADDRESS: 0367-0369 WILDE AVE
TOPIC: LEGAL ISSUE RE; CHANGE IN OWNERSHIP
CURRENT ASSESSMENT: \$598,003
APPLICANT'S OPINION: \$500,000
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: 2ND SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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 (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator 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 415.554.7854, or by e-mail at sotf@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 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 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 – The hearing room is wheelchair accessible.

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