

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, February 12, 2014

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:

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| APPLICATION: | 2012-0310 |
| APPLICANT: | PARKMERCED INVESTORS PROPERTIES LLC |
| PARCEL NO.: | 7308 001 |
| PARCEL ADDRESS: | 3711 19TH AVE, |
| TOPIC: | Classification of Property is Incorrect |
| CURRENT ASSESSMENT: | \$50,000.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

3) Hearing, discussion, and possible action involving:

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| APPLICATION: | 2012-1358 |
| APPLICANT: | ZAVALA, RICHARD |
| PARCEL NO.: | 3762 019 |
| PARCEL ADDRESS: | 0546 BRYANT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,986,922.00 |
| APPLICANT'S OPINION: | \$800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-1361
 APPLICANT: CHIU, ADA
 PARCEL NO.: 0178 004
 PARCEL ADDRESS: 0716 JACKSON ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$2,026,656.00
 APPLICANT'S OPINION: \$1,400,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-1377
 APPLICANT: TSANG, JUDY
 PARCEL NO.: 0635 007
 PARCEL ADDRESS: 2426 - 2430 CALIFORNIA ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$2,965,316.00
 APPLICANT'S OPINION: \$2,600,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-1470
 APPLICANT: KEYSER, MATTHEW
 PARCEL NO.: 0495 043
 PARCEL ADDRESS: 1734 LOMBARD ST, #6
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,282,744.00
 APPLICANT'S OPINION: \$1,150,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-1479
 APPLICANT: 401 WASHINGTON LLC
 PARCEL NO.: 0206 021
 PARCEL ADDRESS: 0423 WASHINGTON ST, #401
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$959,996.00
 APPLICANT'S OPINION: \$450,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1480
APPLICANT: 401 WASHINGTON LLC
PARCEL NO.: 0206 022
PARCEL ADDRESS: 0423 WASHINGTON ST, #501
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$959,996.00
APPLICANT'S OPINION: \$450,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1481
APPLICANT: 401 WASHINGTON LLC
PARCEL NO.: 0206 023
PARCEL ADDRESS: 0423 WASHINGTON ST, #601
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$959,996.00
APPLICANT'S OPINION: \$450,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1482
APPLICANT: 401 WASHINGTON LLC
PARCEL NO.: 0206 024
PARCEL ADDRESS: 0423 WASHINGTON ST, #701
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$959,996.00
APPLICANT'S OPINION: \$450,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1486
APPLICANT: 401 WASHINGTON LLC
PARCEL NO.: 0206 018
PARCEL ADDRESS: 0423 WASHINGTON ST, #101
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,706,660.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1487
APPLICANT: 401 WASHINGTON LLC
PARCEL NO.: 0206 019
PARCEL ADDRESS: 0423 WASHINGTON ST, #201
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$959,996.00
APPLICANT'S OPINION: \$450,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1488
APPLICANT: 401 WASHINGTON LLC
PARCEL NO.: 0206 020
PARCEL ADDRESS: 0423 WASHINGTON ST, #301
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$959,996.00
APPLICANT'S OPINION: \$450,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1590
APPLICANT: ROSCOM, JULES
PARCEL NO.: 0136 004A
PARCEL ADDRESS: 0940 BATTERY ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$4,500,000.00
APPLICANT'S OPINION: \$2,900,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1616
APPLICANT: STURGES, DANIEL
PARCEL NO.: 0452T006A
PARCEL ADDRESS: 0900 NORTH POINT ST, #415 CB4A
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$248,624.00
APPLICANT'S OPINION: \$208,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1802
APPLICANT: CLEMENS, LORINDA
PARCEL NO.: 0101 016
PARCEL ADDRESS: 1800 - 1804 MASON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,849,580.00
APPLICANT'S OPINION: \$1,480,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1847
APPLICANT: VOLLMER, DIANA
PARCEL NO.: 0639 009A
PARCEL ADDRESS: 2008 - 2012 LAGUNA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,537,841.00
APPLICANT'S OPINION: \$1,800,200.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's 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 to: 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 sof@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 from 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.