

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

### **Assessment Appeals Board 1 Hearing**

**Room 406, City Hall**

**Monday, February 24, 2014**

**1:30 PM**

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:	2011-6393
APPLICANT:	TOYLI, LLC
PARCEL NO.:	0644 021
PARCEL ADDRESS:	1653 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,522,293.00
APPLICANT'S OPINION:	\$2,010,144.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1691
APPLICANT:	1650 BROADWAY, LLC
PARCEL NO.:	0570 010
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,121,594.00
APPLICANT'S OPINION:	\$1,250,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1692  
APPLICANT: 1650 BROADWAY, LLC  
PARCEL NO.: 0570 011  
PARCEL ADDRESS: 1650 BROADWAY,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,318,393.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2191  
APPLICANT: WILLIAMS, FREDERICK  
PARCEL NO.: 0599 194  
PARCEL ADDRESS: 1800 WASHINGTON ST #414,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$513,686.00  
APPLICANT'S OPINION: \$463,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2200  
APPLICANT: DCG INVESTMENT PROPERTIES, LLC  
PARCEL NO.: 2012520049  
PARCEL ADDRESS: 0325 MASON ST,  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$1,608,317.00  
APPLICANT'S OPINION: \$811,654.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2203  
APPLICANT: 540 LEAVENWORTH, LLC  
PARCEL NO.: 0318 016  
PARCEL ADDRESS: 0540 LEAVENWORTH ST,  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$4,300,000.00  
APPLICANT'S OPINION: \$3,000,000.00  
TAXABLE YEAR: 2010  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2204  
APPLICANT: MAIONCHI, DOMINIC  
PARCEL NO.: 2012700674  
PARCEL ADDRESS: 0003-BERTH 439/40',  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$27,722.00  
APPLICANT'S OPINION: \$1.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2207  
APPLICANT: DALZIEL, SEAN  
PARCEL NO.: 3766 210  
PARCEL ADDRESS: 0400 BEALE ST, #1901  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$940,000.00  
APPLICANT'S OPINION: \$835,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2210  
APPLICANT: 345 - 6TH STREET, LLC  
PARCEL NO.: 3753 081  
PARCEL ADDRESS: 0345 06TH ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,263,990.00  
APPLICANT'S OPINION: \$1,800,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2214  
APPLICANT: GLASSER, STANLEY  
PARCEL NO.: 3750 528  
PARCEL ADDRESS: 0077 DOW PL,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$854,074.00  
APPLICANT'S OPINION: \$650,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2233  
APPLICANT: REININGA CORPORATION  
PARCEL NO.: 0452T041I  
PARCEL ADDRESS: 0900 NORTH POINT ST, #617 B34I  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$239,061.00  
APPLICANT'S OPINION: \$208,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2290  
APPLICANT: LEAVITT, CURTIS  
PARCEL NO.: 0452T025B  
PARCEL ADDRESS: 0900 NORTH POINT ST, #533 B17B  
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

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2310  
APPLICANT: BURNSIDE, REBECCA  
PARCEL NO.: 0574 049  
PARCEL ADDRESS: 1545 BROADWAY, #305  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$786,175.00  
APPLICANT'S OPINION: \$700,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

**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 [sotf@sfgov.org](mailto: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 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](http://www.sfgov.org/ethics).

**Disability Access** – The hearing room is wheelchair accessible.

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