

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, January 23, 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:	2010-1119
APPLICANT:	McALPIN APARTMENTS, LLC
PARCEL NO.:	0285 003
PARCEL ADDRESS:	0427 - 0439 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,708,234.00
APPLICANT'S OPINION:	\$3,425,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1124
APPLICANT:	FLYNN, RUSSELL 1990 REV. TRUST
PARCEL NO.:	0072 023
PARCEL ADDRESS:	1040 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,611,497.00
APPLICANT'S OPINION:	\$3,967,716.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-4918 |
| APPLICANT: | TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC |
| PARCEL NO.: | 0207 035 |
| PARCEL ADDRESS: | 0545 SANSOME ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,615,131.00 |
| APPLICANT'S OPINION: | \$7,500,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-4920 |
| APPLICANT: | TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC |
| PARCEL NO.: | 0207 036 |
| PARCEL ADDRESS: | 0517 WASHINGTON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,168,198.00 |
| APPLICANT'S OPINION: | \$4,600,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-1797 |
| APPLICANT: | TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC |
| PARCEL NO.: | 0207 035 |
| PARCEL ADDRESS: | 0545 SANSOME ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,695,062.00 |
| APPLICANT'S OPINION: | \$7,500,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-1798 |
| APPLICANT: | TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC |
| PARCEL NO.: | 0207 036 |
| PARCEL ADDRESS: | 0517 WASHINGTON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,214,643.00 |
| APPLICANT'S OPINION: | \$4,600,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2312
APPLICANT: McALPIN APARTMENTS, LLC
PARCEL NO.: 0285 003
PARCEL ADDRESS: 0427 - 0439 STOCKTON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,751,216.00
APPLICANT'S OPINION: \$2,875,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2328
APPLICANT: RUSSELL B FLYNN 1990 REVOCABLE TRUST
PARCEL NO.: 0072 023
PARCEL ADDRESS: 1040 GREENWICH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,661,258.00
APPLICANT'S OPINION: \$3,330,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4542
APPLICANT: WAVERLY PLACE PRPTS LLC
PARCEL NO.: 0210 037
PARCEL ADDRESS: 0112 - 0116 WAVERLY PL,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,051,027.00
APPLICANT'S OPINION: \$967,540.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4662
APPLICANT: BORNO, SAM
PARCEL NO.: 0127 100
PARCEL ADDRESS: 0999 GREEN ST, 2402
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,180,000.00
APPLICANT'S OPINION: \$1,153,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4686 |
| APPLICANT: | TOY REAL ESTATE INVESTMENT CO. II LLC |
| PARCEL NO.: | 3721 025 |
| PARCEL ADDRESS: | 0171 2ND ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,388,862.00 |
| APPLICANT'S OPINION: | \$2,697,540.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4769 |
| APPLICANT: | MARINA INN LLC |
| PARCEL NO.: | 0496 013 |
| PARCEL ADDRESS: | 3110 OCTAVIA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,946,486.00 |
| APPLICANT'S OPINION: | \$2,494,048.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4775 |
| APPLICANT: | PATEL, VIJAY |
| PARCEL NO.: | 3730 011 |
| PARCEL ADDRESS: | 0290 - 0298 07TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,927,793.00 |
| APPLICANT'S OPINION: | \$1,464,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5714 |
| APPLICANT: | MANN PROPERTIES, LLC |
| PARCEL NO.: | 0438A003 |
| PARCEL ADDRESS: | 3775 FILLMORE ST, |
| TOPIC: | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT: | \$3,859,440.00 |
| APPLICANT'S OPINION: | \$2,316,000.00 |
| TAXABLE YEAR: | 2008 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0543
APPLICANT: SUNHILL ENTERPRISES
PARCEL NO.: 0175 033
PARCEL ADDRESS: 0888 MONTGOMERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,468,807.00
APPLICANT'S OPINION: \$3,200,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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.

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.