

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

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

**Room 406, City Hall**

**Monday, January 27, 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:	2012-0095
APPLICANT:	GOLDEN PIG PROPERTIES, INC.
PARCEL NO.:	3751 424
PARCEL ADDRESS:	0766 HARRISON ST, #5
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$491,510.00
APPLICANT'S OPINION:	\$149,343.11
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0100
APPLICANT:	KOOSTRA, JOHN
PARCEL NO.:	0119 024
PARCEL ADDRESS:	0890 0898 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,152,497.00
APPLICANT'S OPINION:	\$3,051,656.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0127  
APPLICANT: 2277-2279-2281 SUTTER ST HOA  
PARCEL NO.: 0681 027  
PARCEL ADDRESS: 2277 SUTTER ST,  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$1,828,914.00  
APPLICANT'S OPINION: \$1,600,000.00  
TAXABLE YEAR: 2009  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0128  
APPLICANT: 2277-2279-2281 SUTTER ST HOA  
PARCEL NO.: 0681 027  
PARCEL ADDRESS: 2277 SUTTER ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,827,795.00  
APPLICANT'S OPINION: \$1,600,000.00  
TAXABLE YEAR: 2010  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

6) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0132  
APPLICANT: YEE, HARRY  
PARCEL NO.: 0606 008  
PARCEL ADDRESS: 2504 WASHINGTON ST,  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$1,687,116.00  
APPLICANT'S OPINION: \$1,371,960.00  
TAXABLE YEAR: 2009  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0151  
APPLICANT: AP SF GOUGH LLC  
PARCEL NO.: 0617 013  
PARCEL ADDRESS: 2080 GOUGH ST,  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$5,802,092.00  
APPLICANT'S OPINION: \$3,002,092.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: POSTPONED

- 8) Hearing, discussion, and possible action involving:
- |                      |                                               |
|----------------------|-----------------------------------------------|
| APPLICATION:         | 2012-0152                                     |
| APPLICANT:           | AP SF 635 ELLIS LLC                           |
| PARCEL NO.:          | 0335 022                                      |
| PARCEL ADDRESS:      | 0635 ELLIS ST,                                |
| TOPIC:               | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT:  | \$1,812,808.00                                |
| APPLICANT'S OPINION: | \$1,202,508.00                                |
| TAXABLE YEAR:        | 2011                                          |
| APPEAL TYPE:         | Real Property                                 |
| ROLL TYPE:           | SUPPLEMENTAL                                  |
| STATUS:              | POSTPONED                                     |
- 9) Hearing, discussion, and possible action involving:
- |                      |                                               |
|----------------------|-----------------------------------------------|
| APPLICATION:         | 2012-0153                                     |
| APPLICANT:           | AP SF OFARRELL LLC                            |
| PARCEL NO.:          | 0321 037                                      |
| PARCEL ADDRESS:      | 0735 O'FARRELL ST,                            |
| TOPIC:               | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT:  | \$2,203,362.00                                |
| APPLICANT'S OPINION: | \$1,503,362.00                                |
| TAXABLE YEAR:        | 2011                                          |
| APPEAL TYPE:         | Real Property                                 |
| ROLL TYPE:           | SUPPLEMENTAL                                  |
| STATUS:              | POSTPONED                                     |
- 10) Hearing, discussion, and possible action involving:
- |                      |                                               |
|----------------------|-----------------------------------------------|
| APPLICATION:         | 2012-0206                                     |
| APPLICANT:           | HAL 335-347 GREEN SF, LLC                     |
| PARCEL NO.:          | 0133 043                                      |
| PARCEL ADDRESS:      | 0345 - 0347 GREEN ST,                         |
| TOPIC:               | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT:  | \$3,193,777.00                                |
| APPLICANT'S OPINION: | \$1,643,769.00                                |
| TAXABLE YEAR:        | 2009                                          |
| APPEAL TYPE:         | Real Property                                 |
| ROLL TYPE:           | SUPPLEMENTAL                                  |
| STATUS:              | WITHDRAWN                                     |
- 11) Hearing, discussion, and possible action involving:
- |                      |                                               |
|----------------------|-----------------------------------------------|
| APPLICATION:         | 2012-0210                                     |
| APPLICANT:           | HAL 1516 LARKIN S F LLC                       |
| PARCEL NO.:          | 0218 016                                      |
| PARCEL ADDRESS:      | 1516 LARKIN ST,                               |
| TOPIC:               | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT:  | \$3,206,510.00                                |
| APPLICANT'S OPINION: | \$1,706,510.00                                |
| TAXABLE YEAR:        | 2009                                          |
| APPEAL TYPE:         | Real Property                                 |
| ROLL TYPE:           | SUPPLEMENTAL                                  |

- 12) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-0276        |
| APPLICANT:           | VOTRUBA, JOHN    |
| PARCEL NO.:          | 0106 038         |
| PARCEL ADDRESS:      | 0218 UNION ST,   |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$3,615,243.00   |
| APPLICANT'S OPINION: | \$2,404,777.00   |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 13) Hearing, discussion, and possible action involving:
- |                      |                       |
|----------------------|-----------------------|
| APPLICATION:         | 2012-0298             |
| APPLICANT:           | POUTRE, MICHAEL       |
| PARCEL NO.:          | 3787 215              |
| PARCEL ADDRESS:      | 0200 TOWNSEND ST, #48 |
| TOPIC:               | Decline in Value      |
| CURRENT ASSESSMENT:  | \$681,596.00          |
| APPLICANT'S OPINION: | \$453,395.00          |
| TAXABLE YEAR:        | 2012                  |
| APPEAL TYPE:         | Real Property         |
| ROLL TYPE:           | REGULAR               |
| STATUS:              | WITHDRAWN             |
- 14) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-0309        |
| APPLICANT:           | PARKER, DARRYL   |
| PARCEL NO.:          | 0793 099         |
| PARCEL ADDRESS:      | 0525 GOUGH ST,   |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$1,120,634.00   |
| APPLICANT'S OPINION: | \$840,000.00     |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 15) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2012-0383                   |
| APPLICANT:           | NAVARRO FAMILY LIVING TRUST |
| PARCEL NO.:          | 1635 012A                   |
| PARCEL ADDRESS:      | 0695 09TH AVE,              |
| TOPIC:               | Decline in Value            |
| CURRENT ASSESSMENT:  | \$1,750,584.00              |
| APPLICANT'S OPINION: | \$1,000,000.00              |
| TAXABLE YEAR:        | 2012                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | REGULAR                     |

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0385
APPLICANT:	NAVARRO FAMILY LIVING TRUST
PARCEL NO.:	1597 044
PARCEL ADDRESS:	4645 BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,627,361.00
APPLICANT'S OPINION:	\$1,000,810.00
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](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.