

**Agenda\* / Notice of Assessment Appeals Board**  
**Assessment Appeals Board 1 – Administrative Hearing**  
**Room 406, City Hall**  
**Thursday, January 29, 2015**  
**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:

APPLICATION:	2012-0040
APPLICANT:	WEYER, THOMAS
PARCEL NO.:	2136 003C
PARCEL ADDRESS:	2083 16TH AVE,
TOPIC:	Consider Request to Amend Application
CURRENT ASSESSMENT:	\$1,279,869.00
APPLICANT'S OPINION:	\$1,045,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0391
APPLICANT:	CHIN, PETER
PARCEL NO.:	0144 009
PARCEL ADDRESS:	0426 - 0430 BROADWAY
TOPIC:	Consider Request to Reinstate Application
CURRENT ASSESSMENT:	\$2,437,282.00
APPLICANT'S OPINION:	\$1,502,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- |                      |   |
|----------------------|---|
| APPLICATION:         | 2012-2074                                 |
| APPLICANT:           | WITT, NESRIN                              |
| PARCEL NO.:          | 4282A038                                  |
| PARCEL ADDRESS:      | 1477 RHODE ISLAND ST,                     |
| TOPIC:               | Consider Request to Reinstate Application |
| CURRENT ASSESSMENT:  | \$858,426.00                              |
| APPLICANT'S OPINION: | \$750,000.00                              |
| TAXABLE YEAR:        | 2012                                      |
| APPEAL TYPE:         | Real Property                             |
| ROLL TYPE:           | REGULAR                                   |
- 5) Hearing, discussion, and possible action involving:
- |                      |   |
|----------------------|---|
| APPLICATION:         | 2012-2582                                 |
| APPLICANT:           | ZAYTSEVA, TATYANA                         |
| PARCEL NO.:          | 0166 067                                  |
| PARCEL ADDRESS:      | 0733 FRONT ST, #604                       |
| TOPIC:               | Consider Request to Reinstate Application |
| CURRENT ASSESSMENT:  | \$1,250,000.00                            |
| APPLICANT'S OPINION: | \$950,000.00                              |
| TAXABLE YEAR:        | 2012                                      |
| APPEAL TYPE:         | Real Property                             |
| ROLL TYPE:           | REGULAR                                   |
- 6) Hearing, discussion, and possible action involving:
- |                      |   |
|----------------------|---|
| APPLICATION:         | 2012-4840                                 |
| APPLICANT:           | GARFEIN, RUTH                             |
| PARCEL NO.:          | 3765 137                                  |
| PARCEL ADDRESS:      | 0425 1ST ST, #2005                        |
| TOPIC:               | Consider Request to Reinstate Application |
| CURRENT ASSESSMENT:  | \$600,000.00                              |
| APPLICANT'S OPINION: | \$499,000.00                              |
| TAXABLE YEAR:        | 2012                                      |
| APPEAL TYPE:         | Real Property                             |
| ROLL TYPE:           | REGULAR                                   |
- 7) Hearing, discussion, and possible action involving:
- |                      |   |
|----------------------|---|
| APPLICATION:         | 2012-4891                                 |
| APPLICANT:           | GILBRIDE, CHARLES                         |
| PARCEL NO.:          | 0982 052                                  |
| PARCEL ADDRESS:      | 3045 JACKSON ST, #402                     |
| TOPIC:               | Consider Request to Reinstate Application |
| CURRENT ASSESSMENT:  | \$862,740.00                              |
| APPLICANT'S OPINION: | \$682,955.00                              |
| TAXABLE YEAR:        | 2012                                      |
| APPEAL TYPE:         | Real Property                             |
| ROLL TYPE:           | REGULAR                                   |

8) Hearing, discussion, and possible action involving:  
APPLICATION: 2013-1402  
APPLICANT: AVALONBAY COMMUNITIES INC.  
PARCEL NO.: 8705 006  
PARCEL ADDRESS: 0353 - 0383 KING ST,  
TOPIC: To Establish Whether or Not Application is a Duplicate Filed Appeal  
CURRENT ASSESSMENT: \$154,627,824.00  
APPLICANT'S OPINION: \$118,000,000.00  
TAXABLE YEAR: 2009  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:  
APPLICATION: 2013-2890  
APPLICANT: JONES, DAVID  
PARCEL NO.: 6533 056  
PARCEL ADDRESS: 3722 26TH ST,  
TOPIC: Consider Request to Reinstate Application  
CURRENT ASSESSMENT: \$620,000.00  
APPLICANT'S OPINION: \$545,000.00  
TAXABLE YEAR: 2013  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:  
APPLICATION: 2013-3041  
APPLICANT: STURM, JOEL  
PARCEL NO.: 2176 007  
PARCEL ADDRESS: 2127 41ST AVE,  
TOPIC: Consider Request to Accept as Timely Filed  
CURRENT ASSESSMENT: \$635,000.00  
APPLICANT'S OPINION: \$54,041.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: POSTPONED

11) Hearing, discussion, and possible action involving:  
APPLICATION: 2013-5041  
APPLICANT: CAPITAL INCOME & GROWTH FUND LLC  
PARCEL NO.: 1281 002  
PARCEL ADDRESS: 1111 - 1113 COLE ST,  
TOPIC: Consider Request to Accept as Timely Filed  
CURRENT ASSESSMENT: \$2,552,440.00  
APPLICANT'S OPINION: \$1,250,000.00  
TAXABLE YEAR: 2013  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-5051  
 APPLICANT: SMITH, CHARLENE  
 PARCEL NO.: 5312 045  
 PARCEL ADDRESS: ,  
 TOPIC: Consider Request to Accept as Timely Filed  
 CURRENT ASSESSMENT: \$0.00  
 APPLICANT'S OPINION: \$0.00  
 TAXABLE YEAR: 2007  
 APPEAL TYPE:  
 ROLL TYPE: SUPPLEMENTAL
- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0405  
 APPLICANT: SHUM, CLAYTON  
 PARCEL NO.: 2837 007  
 PARCEL ADDRESS: 0365 PACHECO ST,  
 TOPIC: Consider Request to Accept as Timely Filed  
 CURRENT ASSESSMENT: \$633,000.00  
 APPLICANT'S OPINION: \$20,784.00  
 TAXABLE YEAR: 2004  
 APPEAL TYPE: Real Property  
 ROLL TYPE: SUPPLEMENTAL
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2264  
 APPLICANT: SHUM, CLAYTON  
 PARCEL NO.: 2837 008  
 PARCEL ADDRESS: 0365 PACHECO ST,  
 TOPIC: Consider Request to Accept as Timely Filed  
 CURRENT ASSESSMENT: \$317,000.00  
 APPLICANT'S OPINION: \$10,383.00  
 TAXABLE YEAR: 2004  
 APPEAL TYPE: Real Property  
 ROLL TYPE: SUPPLEMENTAL
- 15) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2382  
 APPLICANT: LIN, STEVE  
 PARCEL NO.: 2465A006  
 PARCEL ADDRESS: 2633 30TH AVE,  
 TOPIC: Consider Request to Accept as Timely Filed  
 CURRENT ASSESSMENT: \$550,340.00  
 APPLICANT'S OPINION: \$370,000.00  
 TAXABLE YEAR: 2012  
 APPEAL TYPE: Real Property  
 ROLL TYPE: SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2383  
APPLICANT: LIN, STEVE  
PARCEL NO.: 0158 062  
PARCEL ADDRESS: 1520 TAYLOR ST, #304  
TOPIC: Consider Request to Accept as Timely Filed  
CURRENT ASSESSMENT: \$469,011.00  
APPLICANT'S OPINION: \$350,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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

**Disability Access**

Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister.

Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

**Language Interpreters**

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求  
請電 (415) 554-7719

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