

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, July 03, 2014
9:30 AM**

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:	2010-5497
APPLICANT:	SANSOME 706 LLC
PARCEL NO.:	0174 007
PARCEL ADDRESS:	0706 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$6,800,000.00
APPLICANT'S OPINION:	\$4,568,255.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5518
APPLICANT:	SANSOME 706 LLC
PARCEL NO.:	0174 007
PARCEL ADDRESS:	0706 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,800,000.00
APPLICANT'S OPINION:	\$4,847,198.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2012-2660 |
| APPLICANT: | SUTTER/STOCKTON, LLC |
| PARCEL NO.: | 0294 015 |
| PARCEL ADDRESS: | 0391 - 0399 SUTTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$13,066,641.00 |
| APPLICANT'S OPINION: | \$6,500,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3161 |
| APPLICANT: | FRIEDMAN PROPERTIES, LP |
| PARCEL NO.: | 0453 005C |
| PARCEL ADDRESS: | 0990 BAY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$14,295,857.00 |
| APPLICANT'S OPINION: | \$7,002,637.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3732 |
| APPLICANT: | SANSOME 706 LLC |
| PARCEL NO.: | 0174 007 |
| PARCEL ADDRESS: | 0706 SANSOME ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,664,091.00 |
| APPLICANT'S OPINION: | \$5,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3825 |
| APPLICANT: | FAIR MARKET PROPERTIES LLC |
| PARCEL NO.: | 0350 002 |
| PARCEL ADDRESS: | 1028 - 1056 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$7,144,062.00 |
| APPLICANT'S OPINION: | \$3,600,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3857 |
| APPLICANT: | CONOVER, SARAH |
| PARCEL NO.: | 0174 012 |
| PARCEL ADDRESS: | 0350 JACKSON ST, #C |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,305,592.00 |
| APPLICANT'S OPINION: | \$700,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3995 |
| APPLICANT: | NOMURA CDO 2007-2 MULTIF B |
| PARCEL NO.: | 0779 014 |
| PARCEL ADDRESS: | 0990 FULTON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,136,183.00 |
| APPLICANT'S OPINION: | \$1,841,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4193 |
| APPLICANT: | QUAN, RICHARD |
| PARCEL NO.: | 0842 003 |
| PARCEL ADDRESS: | 0333 WEBSTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,611,205.00 |
| APPLICANT'S OPINION: | \$1,212,696.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4201 |
| APPLICANT: | SOUTH BEACH PARTNERS, LLC |
| PARCEL NO.: | 3730 004 |
| PARCEL ADDRESS: | 0230 07TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,025,588.00 |
| APPLICANT'S OPINION: | \$2,800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4263
APPLICANT: JN INTERNATIONAL LLC
PARCEL NO.: 0175 022
PARCEL ADDRESS: 0485 PACIFIC AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$959,936.00
APPLICANT'S OPINION: \$500,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4303
APPLICANT: WAI, JOHN
PARCEL NO.: 0158 001
PARCEL ADDRESS: 1451V MASON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,970,044.00
APPLICANT'S OPINION: \$750,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4569
APPLICANT: CALEF, RONDA
PARCEL NO.: 0662 023
PARCEL ADDRESS: 1998 BUSH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,245,142.00
APPLICANT'S OPINION: \$900,000.00
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 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.

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.