

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

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

**Room 406, City Hall**

**Monday, March 31, 2014**

**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:	2009-4404
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	0269 005
PARCEL ADDRESS:	0011 BELDEN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$6,966,000.00
APPLICANT'S OPINION:	\$4,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4405
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	0269 005
PARCEL ADDRESS:	0011 BELDEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,760,402.00
APPLICANT'S OPINION:	\$4,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

- 4) Hearing, discussion, and possible action involving:
- |                      |                      |
|----------------------|----------------------|
| APPLICATION:         | 2011-2350            |
| APPLICANT:           | JULIA APARTMENTS, LP |
| PARCEL NO.:          | 0277 006A            |
| PARCEL ADDRESS:      | 1106 BUSH ST,        |
| TOPIC:               | Decline in Value     |
| CURRENT ASSESSMENT:  | \$6,679,221.00       |
| APPLICANT'S OPINION: | \$3,339,927.00       |
| TAXABLE YEAR:        | 2011                 |
| APPEAL TYPE:         | Real Property        |
| ROLL TYPE:           | REGULAR              |
| STATUS:              | WITHDRAWN            |
- 5) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2011-2844        |
| APPLICANT:           | LUKRICH, JOHN    |
| PARCEL NO.:          | 0418A014         |
| PARCEL ADDRESS:      | 0007 CASA WAY,   |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$2,359,732.00   |
| APPLICANT'S OPINION: | \$1,180,000.00   |
| TAXABLE YEAR:        | 2011             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 6) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-1089        |
| APPLICANT:           | LEE, SHING KIT   |
| PARCEL NO.:          | 0269 005         |
| PARCEL ADDRESS:      | 0011 BELDEN ST,  |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$8,150,058.00   |
| APPLICANT'S OPINION: | \$6,000,000.00   |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
| STATUS:              | POSTPONED        |
- 7) Hearing, discussion, and possible action involving:
- |                      |                      |
|----------------------|----------------------|
| APPLICATION:         | 2012-1130            |
| APPLICANT:           | 627 VALLEJO ST., LLC |
| PARCEL NO.:          | 0146 017             |
| PARCEL ADDRESS:      | 0627 VALLEJO ST,     |
| TOPIC:               | Decline in Value     |
| CURRENT ASSESSMENT:  | \$780,795.00         |
| APPLICANT'S OPINION: | \$400,000.00         |
| TAXABLE YEAR:        | 2012                 |
| APPEAL TYPE:         | Real Property        |
| ROLL TYPE:           | REGULAR              |

8) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2934  
APPLICANT: JULIA APARTMENTS LP  
PARCEL NO.: 0277 006A  
PARCEL ADDRESS: 1106 BUSH ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,812,785.00  
APPLICANT'S OPINION: \$4,087,927.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2937  
APPLICANT: LUKRICH, JOHN  
PARCEL NO.: 0418A014  
PARCEL ADDRESS: 0007 CASA WAY,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,453,048.00  
APPLICANT'S OPINION: \$1,445,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3030  
APPLICANT: YAZAKI, TOYU  
PARCEL NO.: 0655 030  
PARCEL ADDRESS: 2551 CALIFORNIA ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,566,222.00  
APPLICANT'S OPINION: \$940,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3051  
APPLICANT: MADHAV TRUST  
PARCEL NO.: 0740 010  
PARCEL ADDRESS: 0640 - 0642 EDDY ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,757,383.00  
APPLICANT'S OPINION: \$1,058,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

12) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-4873  
APPLICANT: 627 VALLEJO ST., LLC  
PARCEL NO.: 0146 018  
PARCEL ADDRESS: 0627 VALLEJO ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$780,795.00  
APPLICANT'S OPINION: \$400,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-4882  
APPLICANT: LUND, JASON  
PARCEL NO.: 0660 068  
PARCEL ADDRESS: 1837 WEBSTER ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,610,281.00  
APPLICANT'S OPINION: \$2,800,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-4885  
APPLICANT: 627 VALLEJO ST., LLC  
PARCEL NO.: 0146 019  
PARCEL ADDRESS: 0627 VALLEJO ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$780,795.00  
APPLICANT'S OPINION: \$400,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-4886  
APPLICANT: 627 VALLEJO ST., LLC  
PARCEL NO.: 0146 020  
PARCEL ADDRESS: 0627 VALLEJO ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$780,795.00  
APPLICANT'S OPINION: \$400,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

- 16) Hearing, discussion, and possible action involving:
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|----------------------|----------------------|
| APPLICATION:         | 2012-4887            |
| APPLICANT:           | 627 VALLEJO ST., LLC |
| PARCEL NO.:          | 0146 021             |
| PARCEL ADDRESS:      | 0627 VALLEJO ST,     |
| TOPIC:               | Decline in Value     |
| CURRENT ASSESSMENT:  | \$780,795.00         |
| APPLICANT'S OPINION: | \$400,000.00         |
| TAXABLE YEAR:        | 2012                 |
| APPEAL TYPE:         | Real Property        |
| ROLL TYPE:           | REGULAR              |
- 17) Hearing, discussion, and possible action involving:
- |                      |                    |
|----------------------|--------------------|
| APPLICATION:         | 2012-4888          |
| APPLICANT:           | JW CONTINENTAL LLC |
| PARCEL NO.:          | 0503 104           |
| PARCEL ADDRESS:      | 1447 LOMBARD ST,   |
| TOPIC:               | Decline in Value   |
| CURRENT ASSESSMENT:  | \$2,143,785.00     |
| APPLICANT'S OPINION: | \$1,400,000.00     |
| TAXABLE YEAR:        | 2012               |
| APPEAL TYPE:         | Real Property      |
| ROLL TYPE:           | REGULAR            |
- 18) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2012-4969              |
| APPLICANT:           | POTRERO HILL INVESTORS |
| PARCEL NO.:          | 3932 018               |
| PARCEL ADDRESS:      | 0212 UTAH ST,          |
| TOPIC:               | Decline in Value       |
| CURRENT ASSESSMENT:  | \$1,586,045.00         |
| APPLICANT'S OPINION: | \$754,923.00           |
| TAXABLE YEAR:        | 2011                   |
| 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 [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.