

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Tuesday, March 4, 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:	2012-1749
APPLICANT:	DUBIER, PAMELA
PARCEL NO.:	3731 055
PARCEL ADDRESS:	0076 MOSS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,009,143.00
APPLICANT'S OPINION:	\$686,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1751
APPLICANT:	FONG, LYDIA
PARCEL NO.:	0496 019
PARCEL ADDRESS:	1600 - 1606 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,538,658.00
APPLICANT'S OPINION:	\$2,008,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1773 |
| APPLICANT: | HALTIWANGER, BRETT |
| PARCEL NO.: | 0546 044 |
| PARCEL ADDRESS: | 2415 VAN NESS AVE, #504 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$470,000.00 |
| APPLICANT'S OPINION: | \$344,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1778 |
| APPLICANT: | HARTWELL, MARILYN |
| PARCEL NO.: | 0150 060 |
| PARCEL ADDRESS: | 1041 VALLEJO, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,246,032.00 |
| APPLICANT'S OPINION: | \$2,237,333.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1786 |
| APPLICANT: | SOLOVYEV, IRINA |
| PARCEL NO.: | 0045 067 |
| PARCEL ADDRESS: | 2555 LEAVENWORTH ST, #301 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$765,728.00 |
| APPLICANT'S OPINION: | \$590,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2711 |
| APPLICANT: | HIMY, DAVID |
| PARCEL NO.: | 3779 009 |
| PARCEL ADDRESS: | 0564 06TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,039,992.00 |
| APPLICANT'S OPINION: | \$1,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2712 |
| APPLICANT: | LAPIDOS, JACK |
| PARCEL NO.: | 0320 002 |
| PARCEL ADDRESS: | 0537 HYDE ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,914,141.00 |
| APPLICANT'S OPINION: | \$901,125.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2714 |
| APPLICANT: | LEVINSON, FRED |
| PARCEL NO.: | 0820 002 |
| PARCEL ADDRESS: | 0600 FELL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,668,334.00 |
| APPLICANT'S OPINION: | \$808,117.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2716 |
| APPLICANT: | LEVINSON, FRED |
| PARCEL NO.: | 0190 021 |
| PARCEL ADDRESS: | 1025 JACKSON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,537,568.00 |
| APPLICANT'S OPINION: | \$513,056.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2717 |
| APPLICANT: | LEVINSON, FRED |
| PARCEL NO.: | 0854 005 |
| PARCEL ADDRESS: | 1670 - 1680 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,634,734.00 |
| APPLICANT'S OPINION: | \$804,011.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2718 |
| APPLICANT: | LIU, BENJAMIN |
| PARCEL NO.: | 0104 012 |
| PARCEL ADDRESS: | 0424 - 0428 UNION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,522,104.00 |
| APPLICANT'S OPINION: | \$450,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2721 |
| APPLICANT: | ROMANO, JAMES |
| PARCEL NO.: | 0595 017 |
| PARCEL ADDRESS: | 1650 JACKSON, #101 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,003,916.00 |
| APPLICANT'S OPINION: | \$340,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2728 |
| APPLICANT: | 3D INVESTMENTS IV |
| PARCEL NO.: | 0676 033 |
| PARCEL ADDRESS: | 1800 SUTTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$10,324,003.00 |
| APPLICANT'S OPINION: | \$8,674,047.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2729 |
| APPLICANT: | BENSON, ERIC |
| PARCEL NO.: | 0528 029 |
| PARCEL ADDRESS: | 1648 UNION ST, #202 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$847,888.00 |
| APPLICANT'S OPINION: | \$297,892.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 16) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2730 |
| APPLICANT: | BREEN, DENNIS |
| PARCEL NO.: | 0825 024 |
| PARCEL ADDRESS: | 1043 - 1053 FELL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,296,547.00 |
| APPLICANT'S OPINION: | \$600,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 17) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2776 |
| APPLICANT: | PIERMARINI, DONALD |
| PARCEL NO.: | 3779 102 |
| PARCEL ADDRESS: | 0324 - 0326 HARRIET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$998,774.00 |
| APPLICANT'S OPINION: | \$250,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 18) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2787 |
| APPLICANT: | CHIN, PETER |
| PARCEL NO.: | 0838 004 |
| PARCEL ADDRESS: | 0131 - 0135 GOUGH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,247,763.00 |
| APPLICANT'S OPINION: | \$600,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2829 |
| APPLICANT: | CRAWFORD, ZELTE |
| PARCEL NO.: | 0817 034 |
| PARCEL ADDRESS: | 0332 - 0338 FELL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,568,622.00 |
| APPLICANT'S OPINION: | \$503,500.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2831 |
| APPLICANT: | CRAWFORD, ZELTE |
| PARCEL NO.: | 0243 026 |
| PARCEL ADDRESS: | 0123 JOICE ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,436,150.00 |
| APPLICANT'S OPINION: | \$490,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2833 |
| APPLICANT: | DA ENTERPRISES LLC |
| PARCEL NO.: | 3766 014 |
| PARCEL ADDRESS: | 0400 BEALE ST, #103 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$780,000.00 |
| APPLICANT'S OPINION: | \$220,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2899 |
| APPLICANT: | SFO GKT LLC |
| PARCEL NO.: | 3707 002A |
| PARCEL ADDRESS: | 0609 - 0611 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$7,843,121.00 |
| APPLICANT'S OPINION: | \$1,700,000.00 |
| 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 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.