

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

**Assessment Appeals Board 1 Hearing  
Room 406, City Hall  
Tuesday, May 13, 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:	2012-2499
APPLICANT:	GEARY MARKET INVESTMENTS
PARCEL NO.:	0312 004
PARCEL ADDRESS:	0720 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$15,794,811.00
APPLICANT'S OPINION:	\$9,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2986
APPLICANT:	NADERI, FRED
PARCEL NO.:	0176 016
PARCEL ADDRESS:	0170 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$18,141,135.00
APPLICANT'S OPINION:	\$12,150,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
- |                      |                      |
|----------------------|----------------------|
| APPLICATION:         | 2012-3131            |
| APPLICANT:           | PANOSSIAN, ABRAHAM   |
| PARCEL NO.:          | 0280 002             |
| PARCEL ADDRESS:      | 0839 LEAVENWORTH ST, |
| TOPIC:               | Decline in Value     |
| CURRENT ASSESSMENT:  | \$7,393,477.00       |
| APPLICANT'S OPINION: | \$6,000,000.00       |
| TAXABLE YEAR:        | 2012                 |
| APPEAL TYPE:         | Real Property        |
| ROLL TYPE:           | REGULAR              |
- 5) Hearing, discussion, and possible action involving:
- |                      |                            |
|----------------------|----------------------------|
| APPLICATION:         | 2012-3574                  |
| APPLICANT:           | FILBERT LANDING ASSOCIATES |
| PARCEL NO.:          | 0106 001                   |
| PARCEL ADDRESS:      | 0201 FILBERT ST,           |
| TOPIC:               | Decline in Value           |
| CURRENT ASSESSMENT:  | \$10,183,981.00            |
| APPLICANT'S OPINION: | \$3,055,000.00             |
| TAXABLE YEAR:        | 2012                       |
| APPEAL TYPE:         | Real Property              |
| ROLL TYPE:           | REGULAR                    |
- 6) Hearing, discussion, and possible action involving:
- |                      |                     |
|----------------------|---------------------|
| APPLICATION:         | 2012-3700           |
| APPLICANT:           | BRM BAKERSFIELD LLC |
| PARCEL NO.:          | 0164 032            |
| PARCEL ADDRESS:      | 0430 PACIFIC AVE,   |
| TOPIC:               | Decline in Value    |
| CURRENT ASSESSMENT:  | \$6,797,367.00      |
| APPLICANT'S OPINION: | \$2,000,000.00      |
| TAXABLE YEAR:        | 2012                |
| APPEAL TYPE:         | Real Property       |
| ROLL TYPE:           | REGULAR             |
- 7) Hearing, discussion, and possible action involving:
- |                      |                     |
|----------------------|---------------------|
| APPLICATION:         | 2012-3701           |
| APPLICANT:           | BRM BAKERSFIELD LLC |
| PARCEL NO.:          | 0164 033            |
| PARCEL ADDRESS:      | 0440 PACIFIC AVE,   |
| TOPIC:               | Decline in Value    |
| CURRENT ASSESSMENT:  | \$7,320,242.00      |
| APPLICANT'S OPINION: | \$2,000,000.00      |
| TAXABLE YEAR:        | 2012                |
| APPEAL TYPE:         | Real Property       |
| ROLL TYPE:           | REGULAR             |

- 8) Hearing, discussion, and possible action involving:
- |                      |                         |
|----------------------|-------------------------|
| APPLICATION:         | 2012-3702               |
| APPLICANT:           | BRM BAKERSFIELD LLC     |
| PARCEL NO.:          | 0175 008                |
| PARCEL ADDRESS:      | 0440 - 0444 JACKSON ST, |
| TOPIC:               | Decline in Value        |
| CURRENT ASSESSMENT:  | \$1,998,446.00          |
| APPLICANT'S OPINION: | \$700,000.00            |
| TAXABLE YEAR:        | 2012                    |
| APPEAL TYPE:         | Real Property           |
| ROLL TYPE:           | REGULAR                 |
- 9) Hearing, discussion, and possible action involving:
- |                      |                                   |
|----------------------|-----------------------------------|
| APPLICATION:         | 2012-4019                         |
| APPLICANT:           | WESTFIELD 816-818 MISSION ST, LLC |
| PARCEL NO.:          | 3705 008                          |
| PARCEL ADDRESS:      | 0816 - 0818 MISSION ST,           |
| TOPIC:               | Decline in Value                  |
| CURRENT ASSESSMENT:  | \$9,359,456.00                    |
| APPLICANT'S OPINION: | \$4,680,000.00                    |
| TAXABLE YEAR:        | 2012                              |
| APPEAL TYPE:         | Real Property                     |
| ROLL TYPE:           | ROLL CORRECTION                   |
- 10) Hearing, discussion, and possible action involving:
- |                      |                              |
|----------------------|------------------------------|
| APPLICATION:         | 2012-4020                    |
| APPLICANT:           | BULLETIN BUILDING OWNER, LLC |
| PARCEL NO.:          | 3705 007                     |
| PARCEL ADDRESS:      | 0814 MISSION ST,             |
| TOPIC:               | Decline in Value             |
| CURRENT ASSESSMENT:  | \$17,599,968.00              |
| APPLICANT'S OPINION: | \$8,800,000.00               |
| TAXABLE YEAR:        | 2012                         |
| APPEAL TYPE:         | Real Property                |
| ROLL TYPE:           | REGULAR                      |
| STATUS:              | WITHDRAWN                    |
- 11) Hearing, discussion, and possible action involving:
- |                      |                    |
|----------------------|--------------------|
| APPLICATION:         | 2012-4215          |
| APPLICANT:           | 234 VAN NESS LLC   |
| PARCEL NO.:          | 0811 018           |
| PARCEL ADDRESS:      | 0234 VAN NESS AVE, |
| TOPIC:               | Decline in Value   |
| CURRENT ASSESSMENT:  | \$3,199,873.00     |
| APPLICANT'S OPINION: | \$1,800,000.00     |
| TAXABLE YEAR:        | 2012               |
| APPEAL TYPE:         | Real Property      |
| ROLL TYPE:           | REGULAR            |
| STATUS:              | POSTPONED          |

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4216
APPLICANT:	234 VAN NESS LLC
PARCEL NO.:	0811 020
PARCEL ADDRESS:	0171 - 0195 GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,578,461.00
APPLICANT'S OPINION:	\$2,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

**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.