

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, October 30, 2013

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:	2011-5934
APPLICANT:	GLENBOROUGH FOUNDRY SQUARE LLC
PARCEL NO.:	3720 008
PARCEL ADDRESS:	0400 HOWARD ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	\$46,400,000.00
APPLICANT'S OPINION:	\$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5983
APPLICANT:	TOY, EDMOND
PARCEL NO.:	0129 006
PARCEL ADDRESS:	1519 - 1521 POWELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$195,294.00
APPLICANT'S OPINION:	\$172,320.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-6295
 APPLICANT: HERITAGE 858 LLC
 PARCEL NO.: 0193 017
 PARCEL ADDRESS: 0852 - 0864 WASHINGTON ST,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$4,041,540.00
 APPLICANT'S OPINION: \$3,000,851.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-6297
 APPLICANT: HERITAGE 858 LLC
 PARCEL NO.: 0193 017
 PARCEL ADDRESS: 0852 - 0864 WASHINGTON ST,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$4,179,563.00
 APPLICANT'S OPINION: \$3,000,851.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: 2ND SUPPLEMENTAL
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-6299
 APPLICANT: ESTATE OF FRANZA GIFFEN
 PARCEL NO.: 0281 017
 PARCEL ADDRESS: 1035 BUSH ST,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$3,304,130.00
 APPLICANT'S OPINION: \$2,329,130.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-6351
 APPLICANT: TOM YORK LON QTIP TRUST
 PARCEL NO.: 0622 003
 PARCEL ADDRESS: 1617 POLK ST,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$3,633,916.00
 APPLICANT'S OPINION: \$2,900,783.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:
APPLICATION: 2011-6352
APPLICANT: TOM YORK LON QTIP TRUST
PARCEL NO.: 0622 003
PARCEL ADDRESS: 1617 POLK ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,640,363.00
APPLICANT'S OPINION: \$2,907,233.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

9) Hearing, discussion, and possible action involving:
APPLICATION: 2011-6353
APPLICANT: TOM YORK LON QTIP TRUST
PARCEL NO.: 0622 003
PARCEL ADDRESS: 1617 POLK ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,667,695.00
APPLICANT'S OPINION: \$2,929,038.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

10) Hearing, discussion, and possible action involving:
APPLICATION: 2011-6385
APPLICANT: BROADWAY PARTNERS
PARCEL NO.: 0236 017
PARCEL ADDRESS: 0100 CALIFORNIA ST,
TOPIC: Penalty Assessment
CURRENT ASSESSMENT: \$0.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2006
APPEAL TYPE: Penalty - LEOP
ROLL TYPE: ESCAPE
STATUS: POSTPONED

11) Hearing, discussion, and possible action involving:
APPLICATION: 2011-6386
APPLICANT: BROADWAY PARTNERS
PARCEL NO.: 3710 018
PARCEL ADDRESS: 0050 BEALE ST,
TOPIC: Penalty Assessment
CURRENT ASSESSMENT: \$0.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2006
APPEAL TYPE: Penalty - LEOP
ROLL TYPE: ESCAPE
STATUS: POSTPONED

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0041 |
| APPLICANT: | KHOSTOVAN, ALI |
| PARCEL NO.: | 0639 004 |
| PARCEL ADDRESS: | 2016 CALIFORNIA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,800,000.00 |
| APPLICANT'S OPINION: | \$1,290,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0072 |
| APPLICANT: | KIM, HERENA |
| PARCEL NO.: | 0738 060 |
| PARCEL ADDRESS: | 0851 VAN NESS AVE, 203 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$450,000.00 |
| APPLICANT'S OPINION: | \$430,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0148 |
| APPLICANT: | MAS SAKE INC. |
| PARCEL NO.: | 2012400471 |
| PARCEL ADDRESS: | 2030 LOMBARD ST, |
| TOPIC: | Classification of Property |
| CURRENT ASSESSMENT: | \$418,000.00 |
| APPLICANT'S OPINION: | \$45,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0213 |
| APPLICANT: | PAGE, PAUL |
| PARCEL NO.: | 3726 063 |
| PARCEL ADDRESS: | 0534 - 0536 NATOMA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$737,431.00 |
| APPLICANT'S OPINION: | \$575,180.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2413
APPLICANT: TOM YORK LON QTIP TRUST
PARCEL NO.: 0622 003
PARCEL ADDRESS: 1617 POLK ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,176,406.00
APPLICANT'S OPINION: \$2,987,412.00
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 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.

Disability Access – The hearing room is wheelchair accessible.

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