

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

### **Assessment Appeals Board 2 Hearing**

**Room 406, City Hall**

**Wednesday, April 2, 2014**

**1:30 PM**

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:	2011-0507
APPLICANT:	MCCARTHY, BELL
PARCEL NO.:	3531 020
PARCEL ADDRESS:	0266 - 0270 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,902,786.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2962
APPLICANT:	MCCAULEY, GARY
PARCEL NO.:	2831 001
PARCEL ADDRESS:	1200 - 1204 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,744,321.00
APPLICANT'S OPINION:	\$1,900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2012-3004              |
| APPLICANT:           | BELLEVUE TRUST         |
| PARCEL NO.:          | 0963 020               |
| PARCEL ADDRESS:      | 2900 PACIFIC AVE, #301 |
| TOPIC:               | Decline in Value       |
| CURRENT ASSESSMENT:  | \$3,500,000.00         |
| APPLICANT'S OPINION: | \$2,000,000.00         |
| TAXABLE YEAR:        | 2012                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 5) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2012-3033         |
| APPLICANT:           | LEE, LANCE        |
| PARCEL NO.:          | 5211 031          |
| PARCEL ADDRESS:      | 3450 03RD ST, #1D |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$1,095,424.00    |
| APPLICANT'S OPINION: | \$658,000.00      |
| TAXABLE YEAR:        | 2012              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
| STATUS:              | WITHDRAWN         |
- 6) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2012-3034         |
| APPLICANT:           | CBC ASSOCIATES    |
| PARCEL NO.:          | 4879 023          |
| PARCEL ADDRESS:      | 1420 CARROLL AVE, |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$1,902,591.00    |
| APPLICANT'S OPINION: | \$1,119,000.00    |
| TAXABLE YEAR:        | 2012              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
| STATUS:              | WITHDRAWN         |
- 7) Hearing, discussion, and possible action involving:
- |                      |                                    |
|----------------------|------------------------------------|
| APPLICATION:         | 2012-3035                          |
| APPLICANT:           | POTRERO HEIGHTS/RHODE ISLAND APTS. |
| PARCEL NO.:          | 4073 026                           |
| PARCEL ADDRESS:      | 0740 RHODE ISLAND ST,              |
| TOPIC:               | Decline in Value                   |
| CURRENT ASSESSMENT:  | \$5,073,572.00                     |
| APPLICANT'S OPINION: | \$3,044,000.00                     |
| TAXABLE YEAR:        | 2012                               |
| APPEAL TYPE:         | Real Property                      |
| ROLL TYPE:           | REGULAR                            |

8) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3040  
APPLICANT: CARLIN VALENCIA STREET, LLC  
PARCEL NO.: 3533 010  
PARCEL ADDRESS: 0286 VALENCIA ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,302,050.00  
APPLICANT'S OPINION: \$1,981,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3043  
APPLICANT: NAZ AUTO SERVICES, INC.  
PARCEL NO.: 2623 006  
PARCEL ADDRESS: 0376 CASTRO ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,270,552.00  
APPLICANT'S OPINION: \$1,362,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3047  
APPLICANT: OCEANVIEW MOTEL, LLC  
PARCEL NO.: 1803 037  
PARCEL ADDRESS: 4340 JUDAH ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,608,121.00  
APPLICANT'S OPINION: \$966,965.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

11) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3048  
APPLICANT: DAQUISTO, JOHN  
PARCEL NO.: 1384 002  
PARCEL ADDRESS: 0221 24TH AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,198,212.00  
APPLICANT'S OPINION: \$1,320,080.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

12) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3050  
APPLICANT: CARLIN FAMILY TRUST  
PARCEL NO.: 0941 006  
PARCEL ADDRESS: 2823 BAKER ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,815,254.00  
APPLICANT'S OPINION: \$1,089,556.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3130  
APPLICANT: KURICH, AMIT  
PARCEL NO.: 7539 006  
PARCEL ADDRESS: 0435 BEACON ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,040,522.00  
APPLICANT'S OPINION: \$925,937.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-4880  
APPLICANT: MCCARTHY, CLIVE  
PARCEL NO.: 3531 020  
PARCEL ADDRESS: 0266 - 0270 14TH ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,960,840.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-5192  
APPLICANT: MOGHIMI, HATEF  
PARCEL NO.: 3603 024  
PARCEL ADDRESS: 3878 - 3880 21ST ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,439,990.00  
APPLICANT'S OPINION: \$1,250,000.00  
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](mailto: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](http://www.sfgov.org/ethics).

Disability Access – The hearing room is wheelchair accessible.

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