

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

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

**Room 406, City Hall**

**Wednesday, August 14, 2013**

**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:	2011-1996
APPLICANT:	DA ENTERPRISES LLC
PARCEL NO.:	3766 014
PARCEL ADDRESS:	0400 BEALE ST, #103
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$915,030.00
APPLICANT'S OPINION:	\$446,071.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4147
APPLICANT:	LEE, LUCAS
PARCEL NO.:	1406 038
PARCEL ADDRESS:	0322 0324 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,847,773.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5940  
 APPLICANT: DIZON, KAREN  
 PARCEL NO.: 0931 019  
 PARCEL ADDRESS: 2596 CHESTNUT ST,  
 TOPIC: Base Year/Change in Ownership-Incorrect Value  
 CURRENT ASSESSMENT: \$1,330,000.00  
 APPLICANT'S OPINION: \$1,143,055.00  
 TAXABLE YEAR: 2009  
 APPEAL TYPE: Real Property  
 ROLL TYPE: SUPPLEMENTAL  
 STATUS: WITHDRAWN
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5941  
 APPLICANT: DIZON, KAREN  
 PARCEL NO.: 0931 019  
 PARCEL ADDRESS: 2596 CHESTNUT ST,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$1,326,847.00  
 APPLICANT'S OPINION: \$1,143,055.00  
 TAXABLE YEAR: 2010  
 APPEAL TYPE: Real Property  
 ROLL TYPE: ESCAPE  
 STATUS: WITHDRAWN
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5942  
 APPLICANT: DIZON, KAREN  
 PARCEL NO.: 0931 019  
 PARCEL ADDRESS: 2596 CHESTNUT ST,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$1,336,837.00  
 APPLICANT'S OPINION: \$1,143,055.00  
 TAXABLE YEAR: 2011  
 APPEAL TYPE: Real Property  
 ROLL TYPE: ESCAPE  
 STATUS: WITHDRAWN
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-6172  
 APPLICANT: DIZON, KAREN  
 PARCEL NO.: 0931 018  
 PARCEL ADDRESS: 2584V CHESTNUT ST,  
 TOPIC: Base Year/Change in Ownership-Incorrect Value  
 CURRENT ASSESSMENT: \$470,000.00  
 APPLICANT'S OPINION: \$185,989.00  
 TAXABLE YEAR: 2009  
 APPEAL TYPE: Real Property  
 ROLL TYPE: SUPPLEMENTAL  
 STATUS: WITHDRAWN

- 8) Hearing, discussion, and possible action involving:
- |                      |                    |
|----------------------|--------------------|
| APPLICATION:         | 2011-6173          |
| APPLICANT:           | DIZON, KAREN       |
| PARCEL NO.:          | 0931 018           |
| PARCEL ADDRESS:      | 2584V CHESTNUT ST, |
| TOPIC:               | Decline in Value   |
| CURRENT ASSESSMENT:  | \$468,886.00       |
| APPLICANT'S OPINION: | \$186,945.00       |
| TAXABLE YEAR:        | 2010               |
| APPEAL TYPE:         | Real Property      |
| ROLL TYPE:           | ESCAPE             |
| STATUS:              | WITHDRAWN          |
- 9) Hearing, discussion, and possible action involving:
- |                      |                    |
|----------------------|--------------------|
| APPLICATION:         | 2011-6174          |
| APPLICANT:           | DIZON, KAREN       |
| PARCEL NO.:          | 0931 018           |
| PARCEL ADDRESS:      | 2584V CHESTNUT ST, |
| TOPIC:               | Decline in Value   |
| CURRENT ASSESSMENT:  | \$472,416.00       |
| APPLICANT'S OPINION: | \$186,945.00       |
| TAXABLE YEAR:        | 2011               |
| APPEAL TYPE:         | Real Property      |
| ROLL TYPE:           | ESCAPE             |
| STATUS:              | WITHDRAWN          |
- 10) Hearing, discussion, and possible action involving:
- |                      |                                  |
|----------------------|----------------------------------|
| APPLICATION:         | 2012-0242                        |
| APPLICANT:           | TODAY'S HOTEL CORPORATION        |
| PARCEL NO.:          | 2012900841                       |
| PARCEL ADDRESS:      | 1500 VAN NESS AVE,               |
| TOPIC:               | Audit Under R&T Code Section 469 |
| CURRENT ASSESSMENT:  | \$307,473.00                     |
| APPLICANT'S OPINION: | \$31,107.00                      |
| TAXABLE YEAR:        | 2006                             |
| APPEAL TYPE:         | Personal Property                |
| ROLL TYPE:           | ESCAPE                           |
- 11) Hearing, discussion, and possible action involving:
- |                      |                                  |
|----------------------|----------------------------------|
| APPLICATION:         | 2012-0243                        |
| APPLICANT:           | TODAY'S HOTEL CORPORATION        |
| PARCEL NO.:          | 2012900868                       |
| PARCEL ADDRESS:      | 1500 VAN NESS AVE,               |
| TOPIC:               | Audit Under R&T Code Section 469 |
| CURRENT ASSESSMENT:  | \$25,979.00                      |
| APPLICANT'S OPINION: | \$0.00                           |
| TAXABLE YEAR:        | 2007                             |
| APPEAL TYPE:         | Personal Property                |
| ROLL TYPE:           | ESCAPE                           |

- 12) Hearing, discussion, and possible action involving:
- |                      |                              |
|----------------------|------------------------------|
| APPLICATION:         | 2012-1037                    |
| APPLICANT:           | FISH, RICHARD                |
| PARCEL NO.:          | 2012650437                   |
| PARCEL ADDRESS:      |                              |
| TOPIC:               | Personal Property / Fixtures |
| CURRENT ASSESSMENT:  | \$0.00                       |
| APPLICANT'S OPINION: | \$30,000.00                  |
| TAXABLE YEAR:        | 2012                         |
| APPEAL TYPE:         | Personal Property            |
| ROLL TYPE:           | REGULAR                      |
| STATUS:              | WITHDRAWN                    |
- 13) Hearing, discussion, and possible action involving:
- |                      |                                  |
|----------------------|----------------------------------|
| APPLICATION:         | 2012-1401                        |
| APPLICANT:           | MADISON GRAHAM COLORGRAPHICS INC |
| PARCEL NO.:          | 2012201251                       |
| PARCEL ADDRESS:      | 0888 TENNESSEE ST, 1921          |
| TOPIC:               | Personal Property / Fixtures     |
| CURRENT ASSESSMENT:  | \$4,351,000.00                   |
| APPLICANT'S OPINION: | \$1,700,000.00                   |
| TAXABLE YEAR:        | 2012                             |
| APPEAL TYPE:         | Personal Property                |
| ROLL TYPE:           | REGULAR                          |
| STATUS:              | POSTPONED                        |
- 14) Hearing, discussion, and possible action involving:
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|----------------------|----------------------------|
| APPLICATION:         | 2012-1949                  |
| APPLICANT:           | LSL PROPERTIES B14 DE, LLC |
| PARCEL NO.:          | 2012400650                 |
| PARCEL ADDRESS:      | 0645 STOCKTON ST,          |
| TOPIC:               |                            |
| CURRENT ASSESSMENT:  | \$1,324,088.00             |
| APPLICANT'S OPINION: | \$150,000.00               |
| TAXABLE YEAR:        | 2012                       |
| APPEAL TYPE:         | Personal Property          |
| ROLL TYPE:           | REGULAR                    |
- 15) Hearing, discussion, and possible action involving:
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|----------------------|----------------------------|
| APPLICATION:         | 2012-1950                  |
| APPLICANT:           | LSL PROPERTIES B14 DE, LLC |
| PARCEL NO.:          | 2012400637                 |
| PARCEL ADDRESS:      | 0211 CHURCH ST,            |
| TOPIC:               |                            |
| CURRENT ASSESSMENT:  | \$1,135,952.00             |
| APPLICANT'S OPINION: | \$0.00                     |
| TAXABLE YEAR:        | 2012                       |
| APPEAL TYPE:         | Personal 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](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.