

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

**Assessment Appeals Board 2 Hearing**

**Room 406, City Hall**

**Thursday, August 14, 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:	2013-0469
APPLICANT:	ELMIRA PARTNERS, LLC
PARCEL NO.:	5369 015
PARCEL ADDRESS:	0060 ELMIRA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,319,978.00
APPLICANT'S OPINION:	\$600,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0495
APPLICANT:	BERGER, ALEC
PARCEL NO.:	1069 004
PARCEL ADDRESS:	0019 - 0021 WOOD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$565,970.00
APPLICANT'S OPINION:	\$422,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2013-0496        |
| APPLICANT:           | BERGER, ALEC     |
| PARCEL NO.:          | 1069 005         |
| PARCEL ADDRESS:      | 0023 WOOD ST,    |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$928,466.00     |
| APPLICANT'S OPINION: | \$422,020.00     |
| TAXABLE YEAR:        | 2013             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 5) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2013-0497        |
| APPLICANT:           | WALSHE, MURPH    |
| PARCEL NO.:          | 4831 009         |
| PARCEL ADDRESS:      | 2220 INGALLS ST, |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$1,014,390.00   |
| APPLICANT'S OPINION: | \$650,000.00     |
| TAXABLE YEAR:        | 2013             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
| STATUS:              | WITHDRAWN        |
- 6) Hearing, discussion, and possible action involving:
- |                      |                           |
|----------------------|---------------------------|
| APPLICATION:         | 2013-0501                 |
| APPLICANT:           | 320 ALEMANY, LLC          |
| PARCEL NO.:          | 5817 013                  |
| PARCEL ADDRESS:      | 0316 - 0318 ALEMANY BLVD, |
| TOPIC:               | Decline in Value          |
| CURRENT ASSESSMENT:  | \$2,493,247.00            |
| APPLICANT'S OPINION: | \$1,650,000.00            |
| TAXABLE YEAR:        | 2013                      |
| APPEAL TYPE:         | Real Property             |
| ROLL TYPE:           | REGULAR                   |
| STATUS:              | POSTPONED                 |
- 7) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2013-0518        |
| APPLICANT:           | GHEITH, YOUSEF   |
| PARCEL NO.:          | 5358 029         |
| PARCEL ADDRESS:      | 5102 03RD ST,    |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$1,142,393.00   |
| APPLICANT'S OPINION: | \$825,000.00     |
| TAXABLE YEAR:        | 2013             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0532  
 APPLICANT: BRITTON, JOHN  
 PARCEL NO.: 7173 011  
 PARCEL ADDRESS: 0060V SANTA BARBARA AVE,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$315,517.00  
 APPLICANT'S OPINION: \$200,000.00  
 TAXABLE YEAR: 2013  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0552  
 APPLICANT: HAPPY TURTLES INVESTMENTS, LLC  
 PARCEL NO.: 3653 027  
 PARCEL ADDRESS: 1013 - 1019 NOE ST,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$1,760,233.00  
 APPLICANT'S OPINION: \$1,450,240.00  
 TAXABLE YEAR: 2013  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR  
 STATUS: WITHDRAWN
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0568  
 APPLICANT: BRENNER, RICHARD  
 PARCEL NO.: 2857 027  
 PARCEL ADDRESS: 0127 CASTENADA AVE,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$3,299,891.00  
 APPLICANT'S OPINION: \$2,000,000.00  
 TAXABLE YEAR: 2013  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0574  
 APPLICANT: BRENNER, RICHARD  
 PARCEL NO.: 2857 026  
 PARCEL ADDRESS: 0131 CASTENADA AVE,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$332,924.00  
 APPLICANT'S OPINION: \$150,000.00  
 TAXABLE YEAR: 2013  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR

- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0579  
 APPLICANT: CASEY, JOSEPH  
 PARCEL NO.: 4793 001B  
 PARCEL ADDRESS: 1100 THOMAS AVE,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$1,144,526.00  
 APPLICANT'S OPINION: \$854,543.00  
 TAXABLE YEAR: 2013  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR
- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0595  
 APPLICANT: RINALDI / KOCH 2007 REV. TRUST  
 PARCEL NO.: 4282A001C  
 PARCEL ADDRESS: 0000 V,  
 TOPIC: Base Year/Change in Ownership-Incorrect Value  
 CURRENT ASSESSMENT: \$255,246.00  
 APPLICANT'S OPINION: \$135,000.00  
 TAXABLE YEAR: 2007  
 APPEAL TYPE: Real Property  
 ROLL TYPE: SUPPLEMENTAL  
 STATUS: POSTPONED
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0600  
 APPLICANT: RINALDI / KOCH 2007 REV. TRUST  
 PARCEL NO.: 4282A002  
 PARCEL ADDRESS: 1444 DE HARO ST,  
 TOPIC: Base Year/Change in Ownership-Incorrect Value  
 CURRENT ASSESSMENT: \$339,825.00  
 APPLICANT'S OPINION: \$84,850.00  
 TAXABLE YEAR: 2007  
 APPEAL TYPE: Real Property  
 ROLL TYPE: SUPPLEMENTAL  
 STATUS: POSTPONED
- 15) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0607  
 APPLICANT: GARBANZO LLC  
 PARCEL NO.: 5590A008  
 PARCEL ADDRESS: 2198 OAKDALE AVE,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$887,800.00  
 APPLICANT'S OPINION: \$754,627.00  
 TAXABLE YEAR: 2013  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2013-0670  
APPLICANT: HAHN, BELINDA  
PARCEL NO.: 2366 011  
PARCEL ADDRESS: 2343 37TH AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$850,000.00  
APPLICANT'S OPINION: \$720,000.00  
TAXABLE YEAR: 2013  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2013-0672  
APPLICANT: DE BRUIN, GEORGE  
PARCEL NO.: 3038 028  
PARCEL ADDRESS: 0447 HAZELWOOD AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,248,490.00  
APPLICANT'S OPINION: \$1,050,600.00  
TAXABLE YEAR: 2013  
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](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.