

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

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

**Room 406, City Hall**

**Wednesday, August 21, 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:	2011-4704
APPLICANT:	CRAGEN, EUGENE
PARCEL NO.:	1156 032
PARCEL ADDRESS:	1719 - 1723 GOLDEN GATE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,438,791.00
APPLICANT'S OPINION:	\$932,565.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5116
APPLICANT:	WARNOCK, KEVIN
PARCEL NO.:	2681 004
PARCEL ADDRESS:	0113 WARREN DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$780,000.00
APPLICANT'S OPINION:	\$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- |                      |                     |
|----------------------|---------------------|
| APPLICATION:         | 2011-6307           |
| APPLICANT:           | WALSHE FAMILY TRUST |
| PARCEL NO.:          | 4831 009            |
| PARCEL ADDRESS:      | 2220 INGALLS ST,    |
| TOPIC:               | Decline in Value    |
| CURRENT ASSESSMENT:  | \$975,000.00        |
| APPLICANT'S OPINION: | \$650,000.00        |
| TAXABLE YEAR:        | 2011                |
| APPEAL TYPE:         | Real Property       |
| ROLL TYPE:           | ESCAPE              |
| STATUS:              | POSTPONED           |
- 5) Hearing, discussion, and possible action involving:
- |                      |                                  |
|----------------------|----------------------------------|
| APPLICATION:         | 2012-0219                        |
| APPLICANT:           | CONCORDIA ARGONAUT CLUB          |
| PARCEL NO.:          | 2012900749                       |
| PARCEL ADDRESS:      |                                  |
| TOPIC:               | Audit Under R&T Code Section 469 |
| CURRENT ASSESSMENT:  | \$322,211.00                     |
| APPLICANT'S OPINION: | \$49,910.00                      |
| TAXABLE YEAR:        | 2008                             |
| APPEAL TYPE:         | Personal Property                |
| ROLL TYPE:           | ESCAPE                           |
| STATUS:              | WITHDRAWN                        |
- 6) Hearing, discussion, and possible action involving:
- |                      |                                  |
|----------------------|----------------------------------|
| APPLICATION:         | 2012-0222                        |
| APPLICANT:           | CONCORDIA ARGONAUT CLUB          |
| PARCEL NO.:          | 2012900748                       |
| PARCEL ADDRESS:      |                                  |
| TOPIC:               | Audit Under R&T Code Section 469 |
| CURRENT ASSESSMENT:  | \$321,183.00                     |
| APPLICANT'S OPINION: | \$49,910.00                      |
| TAXABLE YEAR:        | 2009                             |
| APPEAL TYPE:         | Personal Property                |
| ROLL TYPE:           | ESCAPE                           |
| STATUS:              | WITHDRAWN                        |
- 7) Hearing, discussion, and possible action involving:
- |                      |                                  |
|----------------------|----------------------------------|
| APPLICATION:         | 2012-0223                        |
| APPLICANT:           | CONCORDIA ARGONAUT CLUB          |
| PARCEL NO.:          | 2012900747                       |
| PARCEL ADDRESS:      |                                  |
| TOPIC:               | Audit Under R&T Code Section 469 |
| CURRENT ASSESSMENT:  | \$381,962.00                     |
| APPLICANT'S OPINION: | \$49,910.00                      |
| TAXABLE YEAR:        | 2010                             |
| APPEAL TYPE:         | Personal Property                |
| ROLL TYPE:           | ESCAPE                           |
| STATUS:              | WITHDRAWN                        |

- 8) Hearing, discussion, and possible action involving:
- |                      |                                  |
|----------------------|----------------------------------|
| APPLICATION:         | 2012-0229                        |
| APPLICANT:           | CONCORDIA ARGONAUT CLUB          |
| PARCEL NO.:          | 2012900746                       |
| PARCEL ADDRESS:      |                                  |
| TOPIC:               | Audit Under R&T Code Section 469 |
| CURRENT ASSESSMENT:  | \$379,753.00                     |
| APPLICANT'S OPINION: | \$49,910.00                      |
| TAXABLE YEAR:        | 2011                             |
| APPEAL TYPE:         | Personal Property                |
| ROLL TYPE:           | ESCAPE                           |
| STATUS:              | WITHDRAWN                        |
- 9) Hearing, discussion, and possible action involving:
- |                      |                                    |
|----------------------|------------------------------------|
| APPLICATION:         | 2012-0299                          |
| APPLICANT:           | GRAND HYATT SF GENERAL PARTNERSHIP |
| PARCEL NO.:          | 2012900731                         |
| PARCEL ADDRESS:      |                                    |
| TOPIC:               | Audit Under R&T Code Section 469   |
| CURRENT ASSESSMENT:  | \$7,121,833.00                     |
| APPLICANT'S OPINION: | \$3,298,343.00                     |
| TAXABLE YEAR:        | 2007                               |
| APPEAL TYPE:         | Personal Property                  |
| ROLL TYPE:           | ESCAPE                             |
| STATUS:              | POSTPONED                          |
- 10) Hearing, discussion, and possible action involving:
- |                      |                                    |
|----------------------|------------------------------------|
| APPLICATION:         | 2012-0300                          |
| APPLICANT:           | GRAND HYATT SF GENERAL PARTNERSHIP |
| PARCEL NO.:          | 2012900730                         |
| PARCEL ADDRESS:      |                                    |
| TOPIC:               | Audit Under R&T Code Section 469   |
| CURRENT ASSESSMENT:  | \$7,005,843.00                     |
| APPLICANT'S OPINION: | \$3,448,599.00                     |
| TAXABLE YEAR:        | 2008                               |
| APPEAL TYPE:         | Personal Property                  |
| ROLL TYPE:           | ESCAPE                             |
| STATUS:              | POSTPONED                          |
- 11) Hearing, discussion, and possible action involving:
- |                      |                                    |
|----------------------|------------------------------------|
| APPLICATION:         | 2012-0301                          |
| APPLICANT:           | GRAND HYATT SF GENERAL PARTNERSHIP |
| PARCEL NO.:          | 2012900729                         |
| PARCEL ADDRESS:      |                                    |
| TOPIC:               | Audit Under R&T Code Section 469   |
| CURRENT ASSESSMENT:  | \$6,723,650.00                     |
| APPLICANT'S OPINION: | \$2,936,766.00                     |
| TAXABLE YEAR:        | 2009                               |
| APPEAL TYPE:         | Personal Property                  |
| ROLL TYPE:           | ESCAPE                             |
| STATUS:              | POSTPONED                          |

12) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0302  
APPLICANT: GRAND HYATT SF GENERAL PARTNERSHIP  
PARCEL NO.: 2012900726  
PARCEL ADDRESS:  
TOPIC: Audit Under R&T Code Section 469  
CURRENT ASSESSMENT: \$6,445,310.00  
APPLICANT'S OPINION: \$3,031,800.00  
TAXABLE YEAR: 2010  
APPEAL TYPE: Personal Property  
ROLL TYPE: ESCAPE  
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0824  
APPLICANT: ORDANO FAMILY, LP  
PARCEL NO.: 1379 013  
PARCEL ADDRESS: 0171 19TH AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,402,138.00  
APPLICANT'S OPINION: \$2,042,080.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0839  
APPLICANT: LU, WINNY CHENG  
PARCEL NO.: 1829 042  
PARCEL ADDRESS: 1414 - 1416 25TH AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,285,624.00  
APPLICANT'S OPINION: \$1,110,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

15) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0899  
APPLICANT: BAYSHORE WAREHOUSE ASSOC LLC  
PARCEL NO.: 5596 015  
PARCEL ADDRESS: 0400 BAY SHORE BLVD,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,293,753.00  
APPLICANT'S OPINION: \$900,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

### **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.