

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Thursday, December 12, 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:	2010-5178
APPLICANT:	HD SUPPLY CO
PARCEL NO.:	4570 023
PARCEL ADDRESS:	0200 JENNINGS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,428,729.00
APPLICANT'S OPINION:	\$4,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5420
APPLICANT:	KWONG TRUST
PARCEL NO.:	1009 006
PARCEL ADDRESS:	0343 WALNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$633,762.00
APPLICANT'S OPINION:	\$201,548.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

- 4) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------|
| APPLICATION: | 2011-4863 |
| APPLICANT: | HD SUPPLY CO |
| PARCEL NO.: | 4570 023 |
| PARCEL ADDRESS: | 0200 JENNINGS ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$8,492,195.00 |
| APPLICANT'S OPINION: | \$4,100,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------------------|
| APPLICATION: | 2011-4949 |
| APPLICANT: | LAUREL SPE, LLC dba THE LAUREL INN |
| PARCEL NO.: | 1022 026 |
| PARCEL ADDRESS: | 0488 PRESIDIO AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$12,614,904.00 |
| APPLICANT'S OPINION: | \$7,972,762.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 6) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------|
| APPLICATION: | 2012-0092 |
| APPLICANT: | AMORE, ROBERT |
| PARCEL NO.: | 1418 018 |
| PARCEL ADDRESS: | 0291 - 15TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,647,438.00 |
| APPLICANT'S OPINION: | \$848,353.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------|
| APPLICATION: | 2012-0190 |
| APPLICANT: | LOCKSHIN, HOWARD |
| PARCEL NO.: | 6014 040 |
| PARCEL ADDRESS: | 4527 - 4529 MISSION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$488,614.00 |
| APPLICANT'S OPINION: | \$371,114.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |

- 8) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------|
| APPLICATION: | 2012-0191 |
| APPLICANT: | LOCKSHIN, HOWARD |
| PARCEL NO.: | 6014 040 |
| PARCEL ADDRESS: | 4527 - 4529 MISSION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$487,453.00 |
| APPLICANT'S OPINION: | \$370,975.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 9) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------|
| APPLICATION: | 2012-0192 |
| APPLICANT: | LOCKSHIN, HOWARD |
| PARCEL NO.: | 6014 040 |
| PARCEL ADDRESS: | 4527 - 4529 MISSION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$491,122.00 |
| APPLICANT'S OPINION: | \$371,415.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
- | | |
|----------------------|--------------------------------------------|
| APPLICATION: | 2012-0240 |
| APPLICANT: | ZHU, DAVID |
| PARCEL NO.: | 7100 003 |
| PARCEL ADDRESS: | 0526 ELLINGTON AVE, |
| TOPIC: | Base Year/New Construction-Incorrect Value |
| CURRENT ASSESSMENT: | \$228,800.00 |
| APPLICANT'S OPINION: | \$85,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 11) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------|
| APPLICATION: | 2012-0241 |
| APPLICANT: | ZHU, DAVID |
| PARCEL NO.: | 7100 003 |
| PARCEL ADDRESS: | 0526 ELLINGTON AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,000,194.00 |
| APPLICANT'S OPINION: | \$657,900.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-1949
 APPLICANT: LSL PROPERTIES B14 DE, LLC
 PARCEL NO.: 2012400650
 PARCEL ADDRESS: 0645 STOCKTON ST,
 TOPIC: Personal Property/Fixtures & Penalty Assessment
 CURRENT ASSESSMENT: \$1,324,088.00
 APPLICANT'S OPINION: \$150,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Personal Property
 ROLL TYPE: REGULAR
- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-1950
 APPLICANT: LSL PROPERTIES B14 DE, LLC
 PARCEL NO.: 2012400637
 PARCEL ADDRESS: 0211 CHURCH ST,
 TOPIC: Personal Property/Fixtures & Penalty Assessment
 CURRENT ASSESSMENT: \$1,135,952.00
 APPLICANT'S OPINION: \$0.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Personal Property
 ROLL TYPE: REGULAR
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-5109
 APPLICANT: LOCKSHIN, HOWARD
 PARCEL NO.: 6014 040
 PARCEL ADDRESS: 4527 - 4529 MISSION ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$500,942.00
 APPLICANT'S OPINION: \$400,000.00
 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 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.