

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

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

**Room 406, City Hall**

**Tuesday, February 11, 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:	2012-1821
APPLICANT:	KAREN LUM FAMILY TRUST
PARCEL NO.:	1611 001
PARCEL ADDRESS:	3201 BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,346,937.00
APPLICANT'S OPINION:	\$900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1871
APPLICANT:	HUEY, FABIAN
PARCEL NO.:	0946 005
PARCEL ADDRESS:	2600 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,398,002.00
APPLICANT'S OPINION:	\$7,301,170.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-1900  
APPLICANT: TOMASZ, PADO  
PARCEL NO.: 7534 064  
PARCEL ADDRESS: 5320 - 5330 DIAMOND HEIGHTS BLVD, #305J  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$506,664.00  
APPLICANT'S OPINION: \$267,400.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-1937  
APPLICANT: LAM, MARY  
PARCEL NO.: 7012 035  
PARCEL ADDRESS: 0052 ASHTON AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$630,000.00  
APPLICANT'S OPINION: \$540,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-1938  
APPLICANT: SALZMAN, ANDREW  
PARCEL NO.: 1042 057  
PARCEL ADDRESS: 0057 IRIS AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,756,447.00  
APPLICANT'S OPINION: \$1,404,346.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-1970  
APPLICANT: MAZZETTI, ALAN  
PARCEL NO.: 5810 009  
PARCEL ADDRESS: 0842 MOULTRIE ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$435,197.00  
APPLICANT'S OPINION: \$280,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

- 8) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-2117        |
| APPLICANT:           | TAM, WYLIE       |
| PARCEL NO.:          | 3182 048         |
| PARCEL ADDRESS:      | 0121 JUDSON AVE, |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$857,512.00     |
| APPLICANT'S OPINION: | \$550,000.00     |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
| STATUS:              | WITHDRAWN        |
- 9) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-2121        |
| APPLICANT:           | TSO, PETER       |
| PARCEL NO.:          | 1713 036         |
| PARCEL ADDRESS:      | 1246 38TH AVE,   |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$800,700.00     |
| APPLICANT'S OPINION: | \$720,000.00     |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 10) Hearing, discussion, and possible action involving:
- |                      |                           |
|----------------------|---------------------------|
| APPLICATION:         | 2012-2123                 |
| APPLICANT:           | DVORAK, MARK              |
| PARCEL NO.:          | 0939 014                  |
| PARCEL ADDRESS:      | 2754 - 2756 GREENWICH ST, |
| TOPIC:               | Decline in Value          |
| CURRENT ASSESSMENT:  | \$2,152,751.00            |
| APPLICANT'S OPINION: | \$1,600,000.00            |
| TAXABLE YEAR:        | 2012                      |
| APPEAL TYPE:         | Real Property             |
| ROLL TYPE:           | REGULAR                   |
- 11) Hearing, discussion, and possible action involving:
- |                      |                     |
|----------------------|---------------------|
| APPLICATION:         | 2012-2124           |
| APPLICANT:           | RAO, JYOTI          |
| PARCEL NO.:          | 2735 030            |
| PARCEL ADDRESS:      | 0684 CLARENDON AVE, |
| TOPIC:               | Decline in Value    |
| CURRENT ASSESSMENT:  | \$675,000.00        |
| APPLICANT'S OPINION: | \$575,000.00        |
| TAXABLE YEAR:        | 2012                |
| APPEAL TYPE:         | Real Property       |
| ROLL TYPE:           | REGULAR             |

12) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2129  
APPLICANT: FINK, YEVGENIA  
PARCEL NO.: 1253 060  
PARCEL ADDRESS: 0128 BELVEDERE ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$990,000.00  
APPLICANT'S OPINION: \$965,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2167  
APPLICANT: YINMING INVESTMENT CO.  
PARCEL NO.: 1442 047  
PARCEL ADDRESS: 0320 11TH AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,730,828.00  
APPLICANT'S OPINION: \$2,502,832.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2179  
APPLICANT: CHAN FAMILY TRUST  
PARCEL NO.: 1528 031  
PARCEL ADDRESS: 0422 - 0424 17TH AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,759,993.00  
APPLICANT'S OPINION: \$1,160,000.00  
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 [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.