

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

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

**Room 406, City Hall**

**Tuesday, February 4, 2014, 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:	2012-2055
APPLICANT:	ROCKMAN, JONATHAN
PARCEL NO.:	3544 014
PARCEL ADDRESS:	0198 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,745,075.00
APPLICANT'S OPINION:	\$2,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2075
APPLICANT:	720 CLEMENT STREETS, LLC
PARCEL NO.:	1425 022
PARCEL ADDRESS:	0720 - 0724 CLEMENT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$1,200,000.00
APPLICANT'S OPINION:	\$880,928.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2078  
APPLICANT: AEBY, STEPHEN  
PARCEL NO.: 4101 110  
PARCEL ADDRESS: 0025 SIERRA WEST ST, #403  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$970,000.00  
APPLICANT'S OPINION: \$850,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2085  
APPLICANT: TAM, ELLEN  
PARCEL NO.: 1012 010  
PARCEL ADDRESS: 3720 SACRAMENTO ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,418,544.00  
APPLICANT'S OPINION: \$1,900,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2086  
APPLICANT: RAMOS, LOLITA  
PARCEL NO.: 4228 050  
PARCEL ADDRESS: 1207 INDIANA ST, #13  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$760,504.00  
APPLICANT'S OPINION: \$590,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

7) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2097  
APPLICANT: ZHANG, JEFFREY  
PARCEL NO.: 5338 005  
PARCEL ADDRESS: 5024 - 5030 3RD ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,523,490.00  
APPLICANT'S OPINION: \$800,310.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

- 8) Hearing, discussion, and possible action involving:
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|----------------------|------------------|
| APPLICATION:         | 2012-2114        |
| APPLICANT:           | LAM-HO, JUDY     |
| PARCEL NO.:          | 1771 051         |
| PARCEL ADDRESS:      | 1535 IRVING ST,  |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$1,309,274.00   |
| APPLICANT'S OPINION: | \$920,000.00     |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
| STATUS:              | WITHDRAWN        |
- 9) Hearing, discussion, and possible action involving:
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|----------------------|------------------|
| APPLICATION:         | 2012-2116        |
| APPLICANT:           | LEHNERT, BRUCE   |
| PARCEL NO.:          | 2085 030         |
| PARCEL ADDRESS:      | 1874 GREAT HWY,  |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$1,359,993.00   |
| APPLICANT'S OPINION: | \$1,100,000.00   |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
| STATUS:              | WITHDRAWN        |
- 10) Hearing, discussion, and possible action involving:
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|----------------------|------------------|
| APPLICATION:         | 2012-2118        |
| APPLICANT:           | HO, JR., THOMAS  |
| PARCEL NO.:          | 1371 015         |
| PARCEL ADDRESS:      | 0171 11TH AVE.   |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$1,820,441.00   |
| APPLICANT'S OPINION: | \$1,215,174.00   |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 11) Hearing, discussion, and possible action involving:
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|----------------------|--------------------|
| APPLICATION:         | 2012-2125          |
| APPLICANT:           | HSU, ALICE         |
| PARCEL NO.:          | 1007 021           |
| PARCEL ADDRESS:      | 0308 PRESIDIO AVE, |
| TOPIC:               | Decline in Value   |
| CURRENT ASSESSMENT:  | \$4,192,964.00     |
| APPLICANT'S OPINION: | \$2,365,264.00     |
| TAXABLE YEAR:        | 2012               |
| APPEAL TYPE:         | Real Property      |
| ROLL TYPE:           | REGULAR            |
| STATUS:              | WITHDRAWN          |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2127  
APPLICANT: YEE, BONNY  
PARCEL NO.: 1044 015  
PARCEL ADDRESS: 0280 EUCLID AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,173,896.00  
APPLICANT'S OPINION: \$2,600,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2356  
APPLICANT: GEORGES, CHRISTOPHER  
PARCEL NO.: 1252 033  
PARCEL ADDRESS: 0762 - 0764 COLE ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,273,635.00  
APPLICANT'S OPINION: \$2,800,349.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4547  
APPLICANT: 720 CLEMENT STREET, LLC  
PARCEL NO.: 1425 022  
PARCEL ADDRESS: 0720 - 0724 CLEMENT ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,233,215.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: ROLL CORRECTION

**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.