

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, February 9, 2015
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:	2013-0989
APPLICANT:	WONG, ROGER
PARCEL NO.:	3596 097
PARCEL ADDRESS:	0827 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,635,093.00
APPLICANT'S OPINION:	\$1,064,100.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0999
APPLICANT:	GOLDEN AGE INVESTMENTS
PARCEL NO.:	1063 019
PARCEL ADDRESS:	3400-3420 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,811,090.00
APPLICANT'S OPINION:	\$2,887,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-1173
 APPLICANT: IVY, JERRY SEPARATE PROP REV TRUST
 PARCEL NO.: 4295 003
 PARCEL ADDRESS: 0901- 0971 25TH ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,820,491.00
 APPLICANT'S OPINION: \$1,184,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-1765
 APPLICANT: IVY, JERRY SEPARATE PROP REV TRUST
 PARCEL NO.: 4294 003
 PARCEL ADDRESS: 1001-1061 25TH ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,769,223.00
 APPLICANT'S OPINION: \$1,062,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0033
 APPLICANT: EDGEHILL PROPERTIES, LLC
 PARCEL NO.: 2933 006
 PARCEL ADDRESS: 0000 V,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$532,250.00
 APPLICANT'S OPINION: \$123,333.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
 STATUS: WITHDRAWN
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0034
 APPLICANT: EDGEHILL PROPERTIES, LLC
 PARCEL NO.: 2933 005
 PARCEL ADDRESS: 0000 V,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$523,800.00
 APPLICANT'S OPINION: \$123,333.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
 STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:
APPLICATION: 2014-0035
APPLICANT: EDGEHILL PROPERTIES, LLC
PARCEL NO.: 2933 007
PARCEL ADDRESS: 0127V EDGEHILL WAY,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$477,250.00
APPLICANT'S OPINION: \$123,333.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:
APPLICATION: 2014-0100
APPLICANT: SHAYN, ILYA
PARCEL NO.: 1881 027
PARCEL ADDRESS: 1584 36TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,260,000.00
APPLICANT'S OPINION: \$949,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:
APPLICATION: 2014-0123
APPLICANT: MURATORE PROPERTIES, INC.
PARCEL NO.: 5423A014
PARCEL ADDRESS: 2525 PHELPS ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,991,039.00
APPLICANT'S OPINION: \$1,900,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:
APPLICATION: 2014-0125
APPLICANT: WILLIAMS, JOHN
PARCEL NO.: 1761 033
PARCEL ADDRESS: 1318-1322 07TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,593,431.00
APPLICANT'S OPINION: \$1,900,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2014-0580
APPLICANT: GOLDEN AGE INVESTMENTS
PARCEL NO.: 1063 019
PARCEL ADDRESS: 3400-3420 GEARY BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,832,931.00
APPLICANT'S OPINION: \$2,900,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1325
APPLICANT: IVY, JERRY SEPARATE PROP REV TRUST
PARCEL NO.: 4294 003
PARCEL ADDRESS: 1001-1061 25TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,777,254.00
APPLICANT'S OPINION: \$1,066,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1326
APPLICANT: IVY, JERRY SEPARATE PROP REV TRUST
PARCEL NO.: 4295 003
PARCEL ADDRESS: 0901-0971 25TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,828,755.00
APPLICANT'S OPINION: \$1,097,000.00
TAXABLE YEAR: 2014
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 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 soft@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

Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister.

Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

Language Interpreters

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.