

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Wednesday, January 8, 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:	2012-1069
APPLICANT:	PYNE FAMILY TRUST
PARCEL NO.:	1259 031
PARCEL ADDRESS:	1510 - 1550 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,356,425.00
APPLICANT'S OPINION:	\$465,440.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1198
APPLICANT:	DLAI INVESTMENT LLC
PARCEL NO.:	4830 001
PARCEL ADDRESS:	1500 YOSEMITE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,025,240.00
APPLICANT'S OPINION:	\$351,799.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1199 |
| APPLICANT: | DLAI INVESTMENT LLC |
| PARCEL NO.: | 4830 015 |
| PARCEL ADDRESS: | 1590 YOSEMITE AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$7,304,866.00 |
| APPLICANT'S OPINION: | \$2,506,572.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1200 |
| APPLICANT: | D & B DEVELOPMENT CO INC |
| PARCEL NO.: | 4829 019 |
| PARCEL ADDRESS: | 1433 VAN DYKE AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,599,994.00 |
| APPLICANT'S OPINION: | \$549,018.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1271 |
| APPLICANT: | MCNULTY FAMILY LIVING TRUST |
| PARCEL NO.: | 0960 009 |
| PARCEL ADDRESS: | 0045 NORMANDIE TER, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,075,535.00 |
| APPLICANT'S OPINION: | \$3,500,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1550 |
| APPLICANT: | VARMA, RISHI |
| PARCEL NO.: | 3544 010 |
| PARCEL ADDRESS: | 0154 - 0156 DOLORES ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,524,423.00 |
| APPLICANT'S OPINION: | \$2,050,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1556 |
| APPLICANT: | LI, GLEN ZI |
| PARCEL NO.: | 5335A150 |
| PARCEL ADDRESS: | 1828 NEWHALL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$702,290.00 |
| APPLICANT'S OPINION: | \$502,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1579 |
| APPLICANT: | INIGUEZ, GRACIELA |
| PARCEL NO.: | 5343 009 |
| PARCEL ADDRESS: | 0046 BAY VIEW ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$288,329.00 |
| APPLICANT'S OPINION: | \$200,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1591 |
| APPLICANT: | PYNE FAMILY TRUST |
| PARCEL NO.: | 1269 187 |
| PARCEL ADDRESS: | 2630 - 2670 FREDERICK ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,896,016.00 |
| APPLICANT'S OPINION: | \$650,594.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1600 |
| APPLICANT: | TRIER, BETH |
| PARCEL NO.: | 4100 096 |
| PARCEL ADDRESS: | 0568B MISSOURI ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$930,570.00 |
| APPLICANT'S OPINION: | \$840,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

12) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1647
APPLICANT: CAIN, MARY
PARCEL NO.: 3514 118
PARCEL ADDRESS: 0140 SOUTH VAN NESS AVE, 529
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$687,996.00
APPLICANT'S OPINION: \$536,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1649
APPLICANT: VAN ROSENDALE, RICK
PARCEL NO.: 2121A023A
PARCEL ADDRESS: 0026 ROCKRIDGE DR,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$907,338.00
APPLICANT'S OPINION: \$725,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1675
APPLICANT: CHENG, JENNIFER
PARCEL NO.: 7277 042
PARCEL ADDRESS: 0177 COUNTRY CLUB DR,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$852,273.00
APPLICANT'S OPINION: \$686,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

15) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1697
APPLICANT: HAMAMCIYAN, ARTIN
PARCEL NO.: 5572 025
PARCEL ADDRESS: 0370 BARNEVELD AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$718,072.00
APPLICANT'S OPINION: \$510,000.00
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.