

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Monday, July 14, 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:	2011-4642
APPLICANT:	NORTHWEST DEALER CO.
PARCEL NO.:	2025 003
PARCEL ADDRESS:	1700 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,032,541.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3795
APPLICANT:	PLATINUM ENERGY
PARCEL NO.:	1444 023
PARCEL ADDRESS:	4856 GEARY BLVD,
TOPIC:	
CURRENT ASSESSMENT:	\$2,171,025.00
APPLICANT'S OPINION:	\$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3796 |
| APPLICANT: | PLATINUM ENERGY/WESTERN DEALER, LESSEE |
| PARCEL NO.: | 2397 035 |
| PARCEL ADDRESS: | 1855 TARAVAL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,175,991.00 |
| APPLICANT'S OPINION: | \$800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3797 |
| APPLICANT: | PLATINUM ENERGY |
| PARCEL NO.: | 2025 003 |
| PARCEL ADDRESS: | 1700 NORIEGA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,073,191.00 |
| APPLICANT'S OPINION: | \$800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4321 |
| APPLICANT: | HUE, BENSON |
| PARCEL NO.: | 2026 021 |
| PARCEL ADDRESS: | 1600 NORIEGA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,673,196.00 |
| APPLICANT'S OPINION: | \$741,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4327 |
| APPLICANT: | SKYLINE INVESTMENTS |
| PARCEL NO.: | 0913 027 |
| PARCEL ADDRESS: | 1895 JEFFERSON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,379,071.00 |
| APPLICANT'S OPINION: | \$3,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4332 |
| APPLICANT: | SUSSMAN, PAUL |
| PARCEL NO.: | 4021 002 |
| PARCEL ADDRESS: | 0650 FLORIDA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,030,502.00 |
| APPLICANT'S OPINION: | \$950,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4345 |
| APPLICANT: | HUA, ANDY |
| PARCEL NO.: | 2353 014 |
| PARCEL ADDRESS: | 1444 TARAVAL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,850,127.00 |
| APPLICANT'S OPINION: | \$1,200,437.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-5377 |
| APPLICANT: | IRON MOUNTAIN INFORMATION MGMT. |
| PARCEL NO.: | 2013900384 |
| PARCEL ADDRESS: | |
| TOPIC: | Audit Under R&T Code Section 469 |
| CURRENT ASSESSMENT: | \$2,380,585.00 |
| APPLICANT'S OPINION: | \$1,954,063.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-5378 |
| APPLICANT: | IRON MOUNTAIN INFORMATION MGMT. |
| PARCEL NO.: | 2013900383 |
| PARCEL ADDRESS: | |
| TOPIC: | Audit Under R&T Code Section 469 |
| CURRENT ASSESSMENT: | \$2,385,251.00 |
| APPLICANT'S OPINION: | \$1,548,327.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |

- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0559
 APPLICANT: PLATINUM ENERGY/WESTERN DEALER, LESSEE
 PARCEL NO.: 2025 003
 PARCEL ADDRESS: 1700 NORIEGA ST,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$2,763,000.00
 APPLICANT'S OPINION: \$1,300,000.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
 STATUS: POSTPONED
- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2814
 APPLICANT: PLATINUM ENERGY
 PARCEL NO.: 2013220736
 PARCEL ADDRESS:
 TOPIC: Personal Property / Fixtures
 CURRENT ASSESSMENT: \$335,134.00
 APPLICANT'S OPINION: \$120,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Personal Property
 ROLL TYPE: REGULAR
 STATUS: POSTPONED
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2815
 APPLICANT: PLATINUM ENERGY
 PARCEL NO.: 2397 035
 PARCEL ADDRESS: 1855 TARAVAL ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$2,219,509.00
 APPLICANT'S OPINION: \$1,000,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: POSTPONED
- 15) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2816
 APPLICANT: PLATINUM ENERGY
 PARCEL NO.: 2025 003
 PARCEL ADDRESS: 1700 NORIEGA ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$2,874,623.00
 APPLICANT'S OPINION: \$1,020,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION: 2013-2817
APPLICANT: PLATINUM ENERGY
PARCEL NO.: 1444 023
PARCEL ADDRESS: 4856 GEARY BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,415,113.00
APPLICANT'S OPINION: \$900,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION: 2013-3045
APPLICANT: WESTERN DEALER HOLDING CO., LLC
PARCEL NO.: 2025 003
PARCEL ADDRESS: 1700 NORIEGA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$730,459.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION: 2013-3046
APPLICANT: WESTERN DEALER HOLDING CO., LLC
PARCEL NO.: 2025 003
PARCEL ADDRESS: 1700 NORIEGA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$745,068.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

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.