

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

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

**Room 406, City Hall**

**Monday, July 15, 2013**

**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: 2012-0034  
APPLICANT: MILLER, BORIS  
PARCEL NO.: 4831 006  
PARCEL ADDRESS: 1400 YOSEMITE AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$975,000.00  
APPLICANT'S OPINION: \$600,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE  
STATUS: POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0066  
APPLICANT: CLAYTON, GREG  
PARCEL NO.: 5308 018  
PARCEL ADDRESS: 1471 MCKINNON AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$456,233.00  
APPLICANT'S OPINION: \$350,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0067  
APPLICANT: BLAINE-LATTERRE, ALICE  
PARCEL NO.: 1126 037  
PARCEL ADDRESS: 1946 EDDY ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$860,000.00  
APPLICANT'S OPINION: \$710,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

- 5) Hearing, discussion, and possible action involving:
- |                      |                     |
|----------------------|---------------------|
| APPLICATION:         | 2012-0091           |
| APPLICANT:           | YEE, SHEILA         |
| PARCEL NO.:          | 5846 007            |
| PARCEL ADDRESS:      | 0093 WEST VIEW AVE, |
| TOPIC:               | Decline in Value    |
| CURRENT ASSESSMENT:  | \$102,765.00        |
| APPLICANT'S OPINION: | \$20,000.00         |
| TAXABLE YEAR:        | 2012                |
| APPEAL TYPE:         | Real Property       |
| ROLL TYPE:           | REGULAR             |
- 6) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-0092        |
| APPLICANT:           | AMORE, ROBERT    |
| PARCEL NO.:          | 1418 018         |
| PARCEL ADDRESS:      | 0291 15TH AVE,   |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$1,647,438.00   |
| APPLICANT'S OPINION: | \$848,353.00     |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
| STATUS:              | POSTPONED        |
- 7) Hearing, discussion, and possible action involving:
- |                      |   |
|----------------------|---|
| APPLICATION:         | 2012-0094                                     |
| APPLICANT:           | GAWFCO ENTERPRISES                            |
| PARCEL NO.:          | 1215 015                                      |
| PARCEL ADDRESS:      | 4430 DIVISADERO ST,                           |
| TOPIC:               | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT:  | \$3,014,333.00                                |
| APPLICANT'S OPINION: | \$1,264,333.00                                |
| TAXABLE YEAR:        | 2012  |
| APPEAL TYPE:         | Real Property                                 |
| ROLL TYPE:           | BASE YEAR                                     |
| STATUS:              | POSTPONED                                     |
- 8) Hearing, discussion, and possible action involving:
- |                      |                       |
|----------------------|-----------------------|
| APPLICATION:         | 2012-0096             |
| APPLICANT:           | LEE, ANDY             |
| PARCEL NO.:          | 1825 001B             |
| PARCEL ADDRESS:      | 1409 - 1411 28TH AVE, |
| TOPIC:               | Decline in Value      |
| CURRENT ASSESSMENT:  | \$1,013,324.00        |
| APPLICANT'S OPINION: | \$850,000.00          |
| TAXABLE YEAR:        | 2012                  |
| APPEAL TYPE:         | Real Property         |
| ROLL TYPE:           | REGULAR               |

- 9) Hearing, discussion, and possible action involving:
- |                      |                     |
|----------------------|---------------------|
| APPLICATION:         | 2012-0098           |
| APPLICANT:           | GAWFCO ENTERPRISES  |
| PARCEL NO.:          | 1215 015            |
| PARCEL ADDRESS:      | 4430 DIVISADERO ST, |
| TOPIC:               | Decline in Value    |
| CURRENT ASSESSMENT:  | \$3,137,573.00      |
| APPLICANT'S OPINION: | \$1,250,327.00      |
| TAXABLE YEAR:        | 2012                |
| APPEAL TYPE:         | Real Property       |
| ROLL TYPE:           | REGULAR             |
| STATUS:              | POSTPONED           |
- 10) Hearing, discussion, and possible action involving:
- |                      |   |
|----------------------|---|
| APPLICATION:         | 2012-0101                                     |
| APPLICANT:           | GAWFCO ENTERPRISES                            |
| PARCEL NO.:          | 3974 024                                      |
| PARCEL ADDRESS:      | 0401 POTRERO AVE,                             |
| TOPIC:               | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT:  | \$1,117,500.00                                |
| APPLICANT'S OPINION: | \$500,000.00                                  |
| TAXABLE YEAR:        | 2012  |
| APPEAL TYPE:         | Real Property                                 |
| ROLL TYPE:           | BASE YEAR                                     |
| STATUS:              | POSTPONED                                     |
- 11) Hearing, discussion, and possible action involving:
- |                      |                           |
|----------------------|---------------------------|
| APPLICATION:         | 2012-0102                 |
| APPLICANT:           | GAWFCO ENTERPRISES        |
| PARCEL NO.:          | 3974 024                  |
| PARCEL ADDRESS:      | 0401 POTRERO AVE,         |
| TOPIC:               | Decline in Value          |
| CURRENT ASSESSMENT:  | \$1,383,727.00            |
| APPLICANT'S OPINION: | \$500,000.00              |
| TAXABLE YEAR:        | 2012                      |
| APPEAL TYPE:         | Both Real & Personal Prty |
| ROLL TYPE:           | REGULAR                   |
| STATUS:              | POSTPONED                 |
- 12) Hearing, discussion, and possible action involving:
- |                      |                           |
|----------------------|---------------------------|
| APPLICATION:         | 2012-0121                 |
| APPLICANT:           | JARVIS, TED               |
| PARCEL NO.:          | 0479 013                  |
| PARCEL ADDRESS:      | 1229 - 1259 FRANCISCO ST, |
| TOPIC:               | Decline in Value          |
| CURRENT ASSESSMENT:  | \$14,911,386.00           |
| APPLICANT'S OPINION: | \$13,450,000.00           |
| TAXABLE YEAR:        | 2012                      |
| APPEAL TYPE:         | Real Property             |
| ROLL TYPE:           | REGULAR                   |
| STATUS:              | WITHDRAWN                 |

- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0124
  - APPLICANT: UMANZOR, THOMAS
  - PARCEL NO.: 7113 024
  - PARCEL ADDRESS: 0183 BROAD ST,
  - TOPIC: Base Year/New Construction-Incorrect Value
  - CURRENT ASSESSMENT: \$175,400.00
  - APPLICANT'S OPINION: \$70,000.00
  - TAXABLE YEAR: 2009
  - APPEAL TYPE: Real Property
  - ROLL TYPE: SUPPLEMENTAL
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0125
  - APPLICANT: MELLON, LANCE
  - PARCEL NO.: 6116 007A
  - PARCEL ADDRESS: 0643 HAMILTON ST,
  - TOPIC: Base Year/Change in Ownership-Incorrect Value
  - CURRENT ASSESSMENT: \$650,000.00
  - APPLICANT'S OPINION: \$475,642.00
  - TAXABLE YEAR: 2010
  - APPEAL TYPE: Real Property
  - ROLL TYPE: SUPPLEMENTAL
- 15) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0172
  - APPLICANT: GAWFCO ENTERPRISES
  - PARCEL NO.: 0936 016
  - PARCEL ADDRESS: 2498 LOMBARD ST,
  - TOPIC: Decline in Value
  - CURRENT ASSESSMENT: \$2,530,972.00
  - APPLICANT'S OPINION: \$1,250,000.00
  - TAXABLE YEAR: 2012
  - APPEAL TYPE: Real Property
  - ROLL TYPE: REGULAR
  - STATUS: POSTPONED
- 16) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0332
  - APPLICANT: MELLON, LANCE
  - PARCEL NO.: 6116 007A
  - PARCEL ADDRESS: 0643 HAMILTON ST,
  - TOPIC: Decline in Value
  - CURRENT ASSESSMENT: \$637,200.00
  - APPLICANT'S OPINION: \$475,642.00
  - 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](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.