

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Wednesday, March 12, 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:	2011-3528
APPLICANT:	GARBANZO LLC
PARCEL NO.:	5590A008
PARCEL ADDRESS:	2198 OAKDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$853,329.00
APPLICANT'S OPINION:	\$519,700.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3529
APPLICANT:	GARBANZO LLC
PARCEL NO.:	5590A007
PARCEL ADDRESS:	2160V OAKDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$517,331.00
APPLICANT'S OPINION:	\$224,460.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2257
APPLICANT: WAI FUNG TRADING CORP.
PARCEL NO.: 1529 044
PARCEL ADDRESS: 0402 – 0408 16TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,166,020.00
APPLICANT'S OPINION: \$1,700,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

5) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2350
APPLICANT: KGO TELEVISION INC
PARCEL NO.: 2012200015
PARCEL ADDRESS: 0001 LA AVANZADA ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$3,465,345.00
APPLICANT'S OPINION: \$1,732,673.00
TAXABLE YEAR: 2012
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

6) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2351
APPLICANT: KGO TELEVISION INC
PARCEL NO.: 2012200016
PARCEL ADDRESS: 0900 FRONT ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$30,061,549.00
APPLICANT'S OPINION: \$15,030,775.00
TAXABLE YEAR: 2012
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

7) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2454
APPLICANT: 390 BAYSHORE LLC
PARCEL NO.: 5596 013
PARCEL ADDRESS: 0390 BAY SHORE BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,363,664.00
APPLICANT'S OPINION: \$1,600,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2700
APPLICANT: WICKLOW PARTNERS
PARCEL NO.: 1375 049
PARCEL ADDRESS: 1445 LAKE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,364,508.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2876
APPLICANT: PUGEDA, ISMAEL
PARCEL NO.: 3513 054
PARCEL ADDRESS: 0065 MCCOPPIN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,546,661.00
APPLICANT'S OPINION: \$1,075,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2877
APPLICANT: MOSSER, CHARLES
PARCEL NO.: 3525 057
PARCEL ADDRESS: 0479 - 10TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,254,897.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2944
APPLICANT: CHIN, JEAN
PARCEL NO.: 1767 012
PARCEL ADDRESS: 1345 - 12TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,660,648.00
APPLICANT'S OPINION: \$1,216,847.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2945
APPLICANT: CHIN, JEAN
PARCEL NO.: 1457 016
PARCEL ADDRESS: 0477 - 25TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,526,791.00
APPLICANT'S OPINION: \$1,204,350.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2953
APPLICANT: LAM, GLORIA
PARCEL NO.: 1470 045
PARCEL ADDRESS: 0485 - 38TH AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,515,000.00
APPLICANT'S OPINION: \$1,200,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2957
APPLICANT: LAM, GLORIA
PARCEL NO.: 1470 045
PARCEL ADDRESS: 0485 - 38TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,556,934.00
APPLICANT'S OPINION: \$1,200,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
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.