

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Wednesday, March 5, 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:	2010-5742
APPLICANT:	HEI SAN FRANCISCO, LLC
PARCEL NO.:	2011900160
PARCEL ADDRESS:	0333 BATTERY ST,
TOPIC:	Audit under R&T Code Section 469
CURRENT ASSESSMENT:	\$9,681,521.00
APPLICANT'S OPINION:	\$6,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5743
APPLICANT:	HEI SAN FRANCISCO, LLC
PARCEL NO.:	2011900159
PARCEL ADDRESS:	0333 BATTERY ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	\$10,188,084.00
APPLICANT'S OPINION:	\$7,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-5744 |
| APPLICANT: | HEI SAN FRANCISCO, LLC |
| PARCEL NO.: | 2009520803 |
| PARCEL ADDRESS: | 0333 BATTERY ST, |
| TOPIC: | Audit Under R&T Code Section 469 |
| CURRENT ASSESSMENT: | \$10,138,668.00 |
| APPLICANT'S OPINION: | \$7,000,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ROLL CORRECTION |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-5745 |
| APPLICANT: | HEI SAN FRANCISCO, LLC |
| PARCEL NO.: | 2010520803 |
| PARCEL ADDRESS: | 0333 BATTERY ST, |
| TOPIC: | Audit Under R&T Code Section 469 |
| CURRENT ASSESSMENT: | \$10,374,095.00 |
| APPLICANT'S OPINION: | \$7,000,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ROLL CORRECTION |
| STATUS: | WITHDRAWN |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2407 |
| APPLICANT: | XANTHOPOULOS, ERIC |
| PARCEL NO.: | 3538 081 |
| PARCEL ADDRESS: | 0049 - 0051 WALTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,999,990.00 |
| APPLICANT'S OPINION: | \$1,400,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2501 |
| APPLICANT: | SWEET FAMILY 2004 TRUST |
| PARCEL NO.: | 6909 014 |
| PARCEL ADDRESS: | 0100 MONCADA WAY, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,350,000.00 |
| APPLICANT'S OPINION: | \$1,126,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2514 |
| APPLICANT: | MENDEZ, ROBERT |
| PARCEL NO.: | 5279 037 |
| PARCEL ADDRESS: | 1655 JERROLD AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,244,516.00 |
| APPLICANT'S OPINION: | \$739,188.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2566 |
| APPLICANT: | DVA HEALTHCARE RENAL CARE, INC. |
| PARCEL NO.: | 2012203957 |
| PARCEL ADDRESS: | 1499 WEBSTER ST, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$1,775,456.00 |
| APPLICANT'S OPINION: | \$1,142,167.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2567 |
| APPLICANT: | DVA HEALTHCARE RENAL CARE, INC. |
| PARCEL NO.: | 2012202078 |
| PARCEL ADDRESS: | 0636 CLAY ST, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$1,514,357.00 |
| APPLICANT'S OPINION: | \$956,627.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2841 |
| APPLICANT: | JALILI-FARSHCHI, MOHAMMAD |
| PARCEL NO.: | 1113 001 |
| PARCEL ADDRESS: | 0097 BARCELONA AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,003,386.00 |
| APPLICANT'S OPINION: | \$1,479,161.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2847 |
| APPLICANT: | CHARLON, OLIVIER |
| PARCEL NO.: | 7547 006 |
| PARCEL ADDRESS: | 0032 MATEO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,061,432.00 |
| APPLICANT'S OPINION: | \$940,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2858 |
| APPLICANT: | SIU, KENNETH |
| PARCEL NO.: | 3643 048 |
| PARCEL ADDRESS: | 3339 - 3349 23RD ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,173,328.00 |
| APPLICANT'S OPINION: | \$800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2859 |
| APPLICANT: | SIU, KENNETH |
| PARCEL NO.: | 3643 049 |
| PARCEL ADDRESS: | 3327 - 3337 23RD ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,493,652.00 |
| APPLICANT'S OPINION: | \$900,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2860 |
| APPLICANT: | SIU, KENNETH |
| PARCEL NO.: | 3643 053 |
| PARCEL ADDRESS: | 2700 MISSION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,266,657.00 |
| APPLICANT'S OPINION: | \$3,000,000.00 |
| 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.