

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Monday, May 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:	2012-2194
APPLICANT:	GROUP SPY, LLC
PARCEL NO.:	3916 009
PARCEL ADDRESS:	0320 - 0380 15TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$1,218,000.00
APPLICANT'S OPINION:	\$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2195
APPLICANT:	GROUP SPY, LLC
PARCEL NO.:	3916 009
PARCEL ADDRESS:	0320 - 0380 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,248,746.00
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: | 2012-3524 |
| APPLICANT: | SAVE MART |
| PARCEL NO.: | 1175 168 |
| PARCEL ADDRESS: | 1750 FULTON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$19,971,082.00 |
| APPLICANT'S OPINION: | \$15,344,452.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3525 |
| APPLICANT: | SAVE MART |
| PARCEL NO.: | 1175 031 |
| PARCEL ADDRESS: | 1780 - 1790 FULTON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,933,320.00 |
| APPLICANT'S OPINION: | \$5,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3526 |
| APPLICANT: | SAVE MART |
| PARCEL NO.: | 7255 002 |
| PARCEL ADDRESS: | 1595 SLOAT BLVD, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$25,872,745.00 |
| APPLICANT'S OPINION: | \$20,486,123.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3589 |
| APPLICANT: | BERGER, ALEC |
| PARCEL NO.: | 1069 004 |
| PARCEL ADDRESS: | 0019 - 0021 WOOD ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$554,874.00 |
| APPLICANT'S OPINION: | \$422,020.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3590 |
| APPLICANT: | BERGER, ALEC |
| PARCEL NO.: | 1069 005 |
| PARCEL ADDRESS: | 0023 WOOD ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$910,266.00 |
| APPLICANT'S OPINION: | \$422,020.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3707 |
| APPLICANT: | CP SF PROPERTY III LLC |
| PARCEL NO.: | 1014 006 |
| PARCEL ADDRESS: | 0349 CHERRY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,295,800.00 |
| APPLICANT'S OPINION: | \$1,000,800.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3708 |
| APPLICANT: | CP SF PROPERTY III LLC |
| PARCEL NO.: | 1185 025 |
| PARCEL ADDRESS: | 0654 CENTRAL AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,393,320.00 |
| APPLICANT'S OPINION: | \$1,001,020.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |
| STATUS: | POSTPONED |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3709 |
| APPLICANT: | CP SF PROPERTY III LLC |
| PARCEL NO.: | 1414 017 |
| PARCEL ADDRESS: | 0295 - 19TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,094,881.00 |
| APPLICANT'S OPINION: | \$1,001,556.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3710 |
| APPLICANT: | CP SF PROPERTY III LLC |
| PARCEL NO.: | 2650 044 |
| PARCEL ADDRESS: | 2775 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,695,181.00 |
| APPLICANT'S OPINION: | \$3,003,581.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |
| STATUS: | POSTPONED |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3711 |
| APPLICANT: | CP SF PROPERTY III LLC |
| PARCEL NO.: | 3534 026A |
| PARCEL ADDRESS: | 0055 DOLORES ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,707,400.00 |
| APPLICANT'S OPINION: | \$500,739.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3712 |
| APPLICANT: | CP SF PROPERTY III LLC |
| PARCEL NO.: | 3595 048 |
| PARCEL ADDRESS: | 3440 - 20TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,227,310.00 |
| APPLICANT'S OPINION: | \$3,005,310.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |
| STATUS: | POSTPONED |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3713 |
| APPLICANT: | CP SF PROPERTY III LLC |
| PARCEL NO.: | 3644 020 |
| PARCEL ADDRESS: | 1200 - 1210 VALENCIA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,082,508.00 |
| APPLICANT'S OPINION: | \$2,002,508.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |
| STATUS: | POSTPONED |

- 16) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3715 |
| APPLICANT: | US BANK |
| PARCEL NO.: | 3582 066 |
| PARCEL ADDRESS: | 0441 - 0443 CASTRO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,433,972.00 |
| APPLICANT'S OPINION: | \$716,986.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 17) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1986 |
| APPLICANT: | CP SF PROPERTY III LLC |
| PARCEL NO.: | 3534 026A |
| PARCEL ADDRESS: | 0055 DOLORES ST, |
| TOPIC: | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT: | \$1,384,163.00 |
| APPLICANT'S OPINION: | \$909,163.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |
- 18) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1998 |
| APPLICANT: | CP SF PROPERTY III LLC |
| PARCEL NO.: | 1014 006 |
| PARCEL ADDRESS: | 0349 CHERRY ST, |
| TOPIC: | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT: | \$2,250,800.00 |
| APPLICANT'S OPINION: | \$1,500,800.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-2010 |
| APPLICANT: | CP SF PROPERTY III LLC |
| PARCEL NO.: | 1185 025 |
| PARCEL ADDRESS: | 0654 CENTRAL AVE, |
| TOPIC: | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT: | \$1,381,376.00 |
| APPLICANT'S OPINION: | \$916,376.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |

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.