

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Tuesday, November 12, 2013

1:30 PM

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:	2012-1234
APPLICANT:	QUACH, DUNG
PARCEL NO.:	2305 039
PARCEL ADDRESS:	2228 45TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$770,000.00
APPLICANT'S OPINION:	\$603,727.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1257
APPLICANT:	NOE VISTA, LLC
PARCEL NO.:	3211 010A
PARCEL ADDRESS:	0270V OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$802,940.00
APPLICANT'S OPINION:	\$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1267 |
| APPLICANT: | BROWN, VAUGHN |
| PARCEL NO.: | 1517 013 |
| PARCEL ADDRESS: | 0595 - 0597 27TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,503,352.00 |
| APPLICANT'S OPINION: | \$1,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1269 |
| APPLICANT: | THYNE, JAMES |
| PARCEL NO.: | 4030 036 |
| PARCEL ADDRESS: | 0610 RHODE ISLAND ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,280,000.00 |
| APPLICANT'S OPINION: | \$1,600,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1281 |
| APPLICANT: | SAMURAI VENTURES LLC |
| PARCEL NO.: | 3521 059 |
| PARCEL ADDRESS: | 0065 NORFOLK ST, F |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$375,356.00 |
| APPLICANT'S OPINION: | \$347,743.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1290 |
| APPLICANT: | SAMURAI VENTURES LLC |
| PARCEL NO.: | 4224 167 |
| PARCEL ADDRESS: | 1071 MISSISSIPPI ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$409,070.00 |
| APPLICANT'S OPINION: | \$341,371.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1325 |
| APPLICANT: | MILLER, HARRY |
| PARCEL NO.: | 0959 027 |
| PARCEL ADDRESS: | 2556 BRODERICK ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,013,330.00 |
| APPLICANT'S OPINION: | \$600,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1363 |
| APPLICANT: | PALM, PETER |
| PARCEL NO.: | 0912 003 |
| PARCEL ADDRESS: | 1890 JEFFERSON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,772,578.00 |
| APPLICANT'S OPINION: | \$4,379,079.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1385 |
| APPLICANT: | DE LA PAZ, JR., ISAAC |
| PARCEL NO.: | 4228 055 |
| PARCEL ADDRESS: | 1207 INDIANA ST, #18 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$793,144.00 |
| APPLICANT'S OPINION: | \$530,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-1389 |
| APPLICANT: | VORONOFF, GEORGE |
| PARCEL NO.: | 1535 006 |
| PARCEL ADDRESS: | 0435 09TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,886,371.00 |
| APPLICANT'S OPINION: | \$1,191,060.50 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1392
APPLICANT: PATEL FAMILY TRUST
PARCEL NO.: 0945 007
PARCEL ADDRESS: 2516 UNION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,528,163.00
APPLICANT'S OPINION: \$3,200,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1402
APPLICANT: LUEDTKE, CATHERINE
PARCEL NO.: 2335A001
PARCEL ADDRESS: 2201 14TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$842,976.00
APPLICANT'S OPINION: \$695,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1457
APPLICANT: HUYNH, DAN
PARCEL NO.: 6114 001B
PARCEL ADDRESS: 1012 BOWDOIN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$485,000.00
APPLICANT'S OPINION: \$454,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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.

