

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

**Assessment Appeals Board 2 Hearing**

**Room 406, City Hall**

**Thursday, November 07, 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:	2011-5722
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5102 009
PARCEL ADDRESS:	0222 TUNNEL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,200,000.00
APPLICANT'S OPINION:	\$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5723
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5102 009
PARCEL ADDRESS:	0222 TUNNEL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,194,786.00
APPLICANT'S OPINION:	\$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

- 4) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-0392        |
| APPLICANT:           | WONG, WANG       |
| PARCEL NO.:          | 6968 012         |
| PARCEL ADDRESS:      | 5016 MISSION ST, |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$723,506.00     |
| APPLICANT'S OPINION: | \$500,000.00     |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 5) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2012-0393              |
| APPLICANT:           | PARNASSUS PARTNERS LLC |
| PARCEL NO.:          | 1276 017               |
| PARCEL ADDRESS:      | 0183 PARNASSUS AVE,    |
| TOPIC:               | Decline in Value       |
| CURRENT ASSESSMENT:  | \$1,766,398.00         |
| APPLICANT'S OPINION: | \$1,001,070.00         |
| TAXABLE YEAR:        | 2012                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 6) Hearing, discussion, and possible action involving:
- |                      |                     |
|----------------------|---------------------|
| APPLICATION:         | 2012-0409           |
| APPLICANT:           | GLEN PARK GROUP LLC |
| PARCEL NO.:          | 6745 074            |
| PARCEL ADDRESS:      | 2815 DIAMOND ST,    |
| TOPIC:               | Decline in Value    |
| CURRENT ASSESSMENT:  | \$1,862,218.00      |
| APPLICANT'S OPINION: | \$1,000,000.00      |
| TAXABLE YEAR:        | 2012                |
| APPEAL TYPE:         | Real Property       |
| ROLL TYPE:           | REGULAR             |
| STATUS:              | WITHDRAWN           |
- 7) Hearing, discussion, and possible action involving:
- |                      |                    |
|----------------------|--------------------|
| APPLICATION:         | 2012-0569          |
| APPLICANT:           | HOANG, SARAH       |
| PARCEL NO.:          | 7272 022           |
| PARCEL ADDRESS:      | 0475 LAKESHORE DR, |
| TOPIC:               | Decline in Value   |
| CURRENT ASSESSMENT:  | \$1,020,971.00     |
| APPLICANT'S OPINION: | \$923,161.00       |
| TAXABLE YEAR:        | 2012               |
| APPEAL TYPE:         | Real Property      |
| ROLL TYPE:           | REGULAR            |

8) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0571  
APPLICANT: CABASSI & KUO REVOCABLE TRUST  
PARCEL NO.: 7245 017  
PARCEL ADDRESS: 0182 FOREST VIEW DR,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$904,356.00  
APPLICANT'S OPINION: \$825,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0583  
APPLICANT: ESTATE OF EUGENE WINANS  
PARCEL NO.: 2393 040  
PARCEL ADDRESS: 2255 TARAVAL ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,568,623.00  
APPLICANT'S OPINION: \$980,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0588  
APPLICANT: PITTS, WADE  
PARCEL NO.: 1029 051  
PARCEL ADDRESS: 2999 CALIFORNIA ST, #401  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$379,200.00  
APPLICANT'S OPINION: \$280,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0594  
APPLICANT: WONG, ERIC HSIEH  
PARCEL NO.: 5354 047  
PARCEL ADDRESS: 0015 APOLLO ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$410,000.00  
APPLICANT'S OPINION: \$340,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: ROLL CORRECTION  
STATUS: WITHDRAWN

12) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0609  
APPLICANT: LEE, REBECCA  
PARCEL NO.: 0923 005  
PARCEL ADDRESS: 3433 - 3435 BRODERICK ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,801,742.00  
APPLICANT'S OPINION: \$2,775,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0614  
APPLICANT: 6901 GEARY BLVD LLC  
PARCEL NO.: 1511 001  
PARCEL ADDRESS: 6901 GEARY BL,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$14,145,014.00  
APPLICANT'S OPINION: \$8,000,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0615  
APPLICANT: JUDAH TERRACES LLC  
PARCEL NO.: 1823 051  
PARCEL ADDRESS: 2545 JUDAH ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,521,010.00  
APPLICANT'S OPINION: \$4,000,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0967  
APPLICANT: LARIZADEH, MAHMOUD  
PARCEL NO.: 3522 053  
PARCEL ADDRESS: 0056 ISIS ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$535,421.00  
APPLICANT'S OPINION: \$350,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0971  
APPLICANT: LARIZADEH, MAHMOUD  
PARCEL NO.: 3522 054  
PARCEL ADDRESS: 0070 13TH ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,608,361.00  
APPLICANT'S OPINION: \$1,200,000.00  
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](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.