

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

### **Assessment Appeals Board 2 Hearing**

**Room 406, City Hall**

**Wednesday, September 3, 2014**

**9:30 AM**

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:	2012-4325
APPLICANT:	MARTIN, JOHN
PARCEL NO.:	3977 017
PARCEL ADDRESS:	2015 - 2019 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,955,549.00
APPLICANT'S OPINION:	\$1,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0491
APPLICANT:	MIN, LEI QI
PARCEL NO.:	6362 006
PARCEL ADDRESS:	0124 GARRISON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$456,169.00
APPLICANT'S OPINION:	\$360,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2013-0506        |
| APPLICANT:           | VOTRUBA, JOHN    |
| PARCEL NO.:          | 0106 038         |
| PARCEL ADDRESS:      | 0218 UNION ST,   |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$3,687,511.00   |
| APPLICANT'S OPINION: | \$2,404,777.00   |
| TAXABLE YEAR:        | 2013             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 5) Hearing, discussion, and possible action involving:
- |                      |                     |
|----------------------|---------------------|
| APPLICATION:         | 2013-0563           |
| APPLICANT:           | EMASA, BUENAVENTURA |
| PARCEL NO.:          | 6357 025            |
| PARCEL ADDRESS:      | 0324 ARGONAUT AVE,  |
| TOPIC:               | Decline in Value    |
| CURRENT ASSESSMENT:  | \$643,654.00        |
| APPLICANT'S OPINION: | \$365,000.00        |
| TAXABLE YEAR:        | 2013                |
| APPEAL TYPE:         | Real Property       |
| ROLL TYPE:           | REGULAR             |
| STATUS:              | WITHDRAWN           |
- 6) Hearing, discussion, and possible action involving:
- |                      |                              |
|----------------------|------------------------------|
| APPLICATION:         | 2013-0590                    |
| APPLICANT:           | VAN NESS HOTELS PARTNERS LLC |
| PARCEL NO.:          | 0715 009                     |
| PARCEL ADDRESS:      | 1050 - 1066 VAN NESS AVE,    |
| TOPIC:               | Decline in Value             |
| CURRENT ASSESSMENT:  | \$17,318,878.00              |
| APPLICANT'S OPINION: | \$12,750,000.00              |
| TAXABLE YEAR:        | 2013                         |
| APPEAL TYPE:         | Real Property                |
| ROLL TYPE:           | REGULAR                      |
| STATUS:              | POSTPONED                    |
- 7) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2013-0684        |
| APPLICANT:           | CHEUNG, CHING HO |
| PARCEL NO.:          | 1436 002         |
| PARCEL ADDRESS:      | 0311 04TH AVE,   |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$1,891,924.00   |
| APPLICANT'S OPINION: | \$1,350,711.00   |
| TAXABLE YEAR:        | 2013             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0694  
 APPLICANT: MARTIN, JOHN  
 PARCEL NO.: 3977 017  
 PARCEL ADDRESS: 2015 - 2019 17TH ST,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$1,994,659.00  
 APPLICANT'S OPINION: \$1,643,000.00  
 TAXABLE YEAR: 2013  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0723  
 APPLICANT: SHIREMAN / ICHIKAWA FAMILY TRUST  
 PARCEL NO.: 5678 029  
 PARCEL ADDRESS: 0428 - 0430 CORTLAND AVE,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$1,626,553.00  
 APPLICANT'S OPINION: \$1,200,000.00  
 TAXABLE YEAR: 2013  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0788  
 APPLICANT: DENTAL PROPERTIES LLC  
 PARCEL NO.: 6745 044  
 PARCEL ADDRESS: 0590 BOSWORTH ST,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$1,744,814.00  
 APPLICANT'S OPINION: \$1,100,000.00  
 TAXABLE YEAR: 2013  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0790  
 APPLICANT: BAYSHORE WAREHOUSE ASSOC LLC  
 PARCEL NO.: 5596 015  
 PARCEL ADDRESS: 0400 BAY SHORE BLVD,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$1,319,627.00  
 APPLICANT'S OPINION: \$800,000.00  
 TAXABLE YEAR: 2013  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR

- 12) Hearing, discussion, and possible action involving:
- |                      |                              |
|----------------------|------------------------------|
| APPLICATION:         | 2013-0800                    |
| APPLICANT:           | BAKHTIARY, YOSHIKO           |
| PARCEL NO.:          | 2013400238                   |
| PARCEL ADDRESS:      | 2901 BRYANT ST,              |
| TOPIC:               | Personal Property / Fixtures |
| CURRENT ASSESSMENT:  | \$356,246.00                 |
| APPLICANT'S OPINION: | \$6,450.00                   |
| TAXABLE YEAR:        | 2013                         |
| APPEAL TYPE:         | Personal Property            |
| ROLL TYPE:           | REGULAR                      |
| STATUS:              | WITHDRAWN                    |
- 13) Hearing, discussion, and possible action involving:
- |                      |                         |
|----------------------|-------------------------|
| APPLICATION:         | 2013-0816               |
| APPLICANT:           | CHEONG, JUDY            |
| PARCEL NO.:          | 1437 039                |
| PARCEL ADDRESS:      | 0441 - 0445 CLEMENT ST, |
| TOPIC:               | Decline in Value        |
| CURRENT ASSESSMENT:  | \$3,677,046.00          |
| APPLICANT'S OPINION: | \$2,400,000.00          |
| TAXABLE YEAR:        | 2013                    |
| APPEAL TYPE:         | Real Property           |
| ROLL TYPE:           | REGULAR                 |
- 14) Hearing, discussion, and possible action involving:
- |                      |                         |
|----------------------|-------------------------|
| APPLICATION:         | 2013-0819               |
| APPLICANT:           | CHEONG, JUDY            |
| PARCEL NO.:          | 1449 020                |
| PARCEL ADDRESS:      | 5322 - 5328 GEARY BLVD, |
| TOPIC:               | Decline in Value        |
| CURRENT ASSESSMENT:  | \$2,768,024.00          |
| APPLICANT'S OPINION: | \$2,200,480.00          |
| TAXABLE YEAR:        | 2013                    |
| APPEAL TYPE:         | Real Property           |
| ROLL TYPE:           | REGULAR                 |
- 15) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2013-0820        |
| APPLICANT:           | LIM, SUN         |
| PARCEL NO.:          | 1438 024         |
| PARCEL ADDRESS:      | 0368 7TH AVE,    |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$1,870,432.00   |
| APPLICANT'S OPINION: | \$1,425,000.00   |
| TAXABLE YEAR:        | 2013             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |

16) Hearing, discussion, and possible action involving:  
APPLICATION: 2013-0834  
APPLICANT: CHAN, DAVID  
PARCEL NO.: 2410 029C  
PARCEL ADDRESS: 0533 - 0535 TARAVAL ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,180,940.00  
APPLICANT'S OPINION: \$950,000.00  
TAXABLE YEAR: 2013  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:  
APPLICATION: 2013-0835  
APPLICANT: DUARIO, DICKSON  
PARCEL NO.: 6357 026  
PARCEL ADDRESS: 0330 ARGONAUT AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$448,030.00  
APPLICANT'S OPINION: \$350,000.00  
TAXABLE YEAR: 2013  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

18) Hearing, discussion, and possible action involving:  
APPLICATION: 2013-0859  
APPLICANT: OLIVER, JENNIFER  
PARCEL NO.: 4107 022  
PARCEL ADDRESS: 0901 MINNESOTA ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,611,191.00  
APPLICANT'S OPINION: \$1,789,555.00  
TAXABLE YEAR: 2013  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

**KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE**

Government's duty is to serve the public, reaching its 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).

**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** - Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances.

Assistive listening devices are available upon request at the Assessment Appeals Board office, Room 405. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

**Language Interpreters** - Requests must be received at least 48 hours in advance of the meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184.

**Aviso en Español:** La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

**翻譯 必須在會議前最少四十八小時提出要求  
請電 (415) 554-7719**

\* Public comment will be taken on every item on the agenda.