

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Monday, September 9, 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:	2010-3271
APPLICANT:	CHANG INCOME PROPERTY PARTNERSHIP LP
PARCEL NO.:	3935 004
PARCEL ADDRESS:	0200 - 0250 KANSAS ST.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$22,096,079.00
APPLICANT'S OPINION:	\$6,618,001.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4129
APPLICANT:	HARRISON-ALAMEDA JLFT LLC
PARCEL NO.:	3925 001
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$160,549.00
APPLICANT'S OPINION:	\$80,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4130 |
| APPLICANT: | HARRISON-ALAMEDA JLFT LLC |
| PARCEL NO.: | 3901 003 |
| PARCEL ADDRESS: | 1717 SITUS TO BE ASSIGNED ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,435,910.00 |
| APPLICANT'S OPINION: | \$1,500,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 5) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------------|
| APPLICATION: | 2011-4132 |
| APPLICANT: | HARRISON-ALAMEDA JLFT LLC |
| PARCEL NO.: | 3901 004 |
| PARCEL ADDRESS: | 1717 SITUS TO BE ASSIGNED ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,769,608.00 |
| APPLICANT'S OPINION: | \$1,500,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 6) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------------|
| APPLICATION: | 2011-4133 |
| APPLICANT: | HARRISON-ALAMEDA JLFT LLC |
| PARCEL NO.: | 3901 005 |
| PARCEL ADDRESS: | 1717 SITUS TO BE ASSIGNED ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$13,026,747.00 |
| APPLICANT'S OPINION: | \$9,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4854 |
| APPLICANT: | SAINEZ, JOHANNA |
| PARCEL NO.: | 6078 001 |
| PARCEL ADDRESS: | 0404 NAPLES ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$986,134.00 |
| APPLICANT'S OPINION: | \$600,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5221 |
| APPLICANT: | LOUIE, DAVID |
| PARCEL NO.: | 1823 001 |
| PARCEL ADDRESS: | 2501 - 2503 JUDAH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,539,666.00 |
| APPLICANT'S OPINION: | \$993,942.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5222 |
| APPLICANT: | LOUIE, DAVID |
| PARCEL NO.: | 1823 054 |
| PARCEL ADDRESS: | 2505 - 2509 JUDAH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,640,390.00 |
| APPLICANT'S OPINION: | \$1,058,286.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5223 |
| APPLICANT: | BIGELOW HOLDINGS, LLC |
| PARCEL NO.: | 5237 033 |
| PARCEL ADDRESS: | 1275 EVANS AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,598,994.00 |
| APPLICANT'S OPINION: | \$1,676,721.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0968 |
| APPLICANT: | MITCHELL, RORY |
| PARCEL NO.: | 2719B008 |
| PARCEL ADDRESS: | 0160 GRAYSTONE TER, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,714,041.00 |
| APPLICANT'S OPINION: | \$4,514,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

12) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1003
APPLICANT: KLEIN, ERIC
PARCEL NO.: 4004 008
PARCEL ADDRESS: 0256 – 0258 CONNECTICUT ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,087,988.00
APPLICANT'S OPINION: \$373,331.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1005
APPLICANT: NOE VALLEY VENTURE LLC
PARCEL NO.: 2831 010
PARCEL ADDRESS: 4136 24TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,302,743.00
APPLICANT'S OPINION: \$790,157.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1014
APPLICANT: SIMONI, RENEE
PARCEL NO.: 2719A003
PARCEL ADDRESS: 0115 GRAYSTONE TER,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,557,303.00
APPLICANT'S OPINION: \$1,350,645.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

15) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3799
APPLICANT: LOUIE, DAVID
PARCEL NO.: 1823 054
PARCEL ADDRESS: 2505 - 2509 JUDAH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,673,197.00
APPLICANT'S OPINION: \$1,087,577.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3800
APPLICANT: LOUIE, DAVID
PARCEL NO.: 1823 001
PARCEL ADDRESS: 2501- 2503 JUDAH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,570,423.00
APPLICANT'S OPINION: \$1,020,774.00
TAXABLE YEAR: 2012
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3802
APPLICANT: BIGELOW HOLDINGS, LLC
PARCEL NO.: 5237 033
PARCEL ADDRESS: 1275 EVANS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,650,973.00
APPLICANT'S OPINION: \$1,723,132.00
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.