

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Wednesday, September 25, 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 by the Alameda County Assessment Appeals Board involving:

APPLICATION: 2011-5451
APPLICANT: XU, CHARLES
PARCEL NO.: 2464A022
PARCEL ADDRESS: 0172 ESCOLTA WAY,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$922,894.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5452
APPLICANT: XU, CHARLES
PARCEL NO.: 2464A022
PARCEL ADDRESS: 0172 ESCOLTA WAY,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$929,842.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5674
 APPLICANT: LAU, HELEN
 PARCEL NO.: 1599 013A
 PARCEL ADDRESS: 0789 45TH AVE,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$520,770.00
 APPLICANT'S OPINION: \$350,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5835
 APPLICANT: DAVIS, RUSSELL
 PARCEL NO.: 3198 010
 PARCEL ADDRESS: 1221 PLYMOUTH AVE,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$630,000.00
 APPLICANT'S OPINION: \$494,400.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5902
 APPLICANT: HUANG, CHUN RONG
 PARCEL NO.: 6436 046
 PARCEL ADDRESS: 0155 BALTIMORE WAY,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$610,000.00
 APPLICANT'S OPINION: \$560,000.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: ROLL CORRECTION
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-6348
 APPLICANT: CHON, KATHLEEN
 PARCEL NO.: 6917 023
 PARCEL ADDRESS: 0275 URBANO DR,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$1,323,700.00
 APPLICANT'S OPINION: \$1,000,000.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0008 |
| APPLICANT: | SITU, ESTHER |
| PARCEL NO.: | 7126A250 |
| PARCEL ADDRESS: | 8200 OCEANVIEW TER., #217 |
| TOPIC: | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT: | \$310,000.00 |
| APPLICANT'S OPINION: | \$268,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0064 |
| APPLICANT: | YUEN, ROBERT |
| PARCEL NO.: | 1561 023 |
| PARCEL ADDRESS: | 0578 19TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,438,751.00 |
| APPLICANT'S OPINION: | \$1,270,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0081 |
| APPLICANT: | FULTON HOUSING, LLC |
| PARCEL NO.: | 1896 025 |
| PARCEL ADDRESS: | 1684 - 1686 48TH AVE, |
| TOPIC: | Base Year/New Construction-Incorrect Value |
| CURRENT ASSESSMENT: | \$195,000.00 |
| APPLICANT'S OPINION: | \$30,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0082 |
| APPLICANT: | FULTON HOUSING, LLC |
| PARCEL NO.: | 1896 025 |
| PARCEL ADDRESS: | 1684 - 1686 48TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$698,764.00 |
| APPLICANT'S OPINION: | \$530,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

12) Hearing, discussion, and possible action involving:
APPLICATION: 2012-0083
APPLICANT: FULTON HOUSING, LLC
PARCEL NO.: 1896 025
PARCEL ADDRESS: 1684 - 1686 48TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$712,739.00
APPLICANT'S OPINION: \$530,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:
APPLICATION: 2012-0123
APPLICANT: HA, VAN
PARCEL NO.: 1710 027
PARCEL ADDRESS: 1282 41ST AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$735,044.00
APPLICANT'S OPINION: \$560,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:
APPLICATION: 2012-4832
APPLICANT: XU, CHARLES
PARCEL NO.: 2464A022
PARCEL ADDRESS: 0172 ESCOLTA WAY,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$840,000.00
APPLICANT'S OPINION: \$780,000.00
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 sof@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.