

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Tuesday, March 4, 2014

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:	2012-2708
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	3537 025
PARCEL ADDRESS:	0750 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,992,687.00
APPLICANT'S OPINION:	\$650,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2709
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	1011 011
PARCEL ADDRESS:	3650 - 3664 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,666,653.00
APPLICANT'S OPINION:	\$1,800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2710 |
| APPLICANT: | HERSCOWITZ, MORIS |
| PARCEL NO.: | 1654 043 |
| PARCEL ADDRESS: | 0700 12TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,719,396.00 |
| APPLICANT'S OPINION: | \$650,450.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2713 |
| APPLICANT: | LE, VU |
| PARCEL NO.: | 3567 001 |
| PARCEL ADDRESS: | 3201 16TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,967,994.00 |
| APPLICANT'S OPINION: | \$600,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2715 |
| APPLICANT: | LEVINSON, FRED |
| PARCEL NO.: | 3570 046 |
| PARCEL ADDRESS: | 0135 CAPP ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,240,713.00 |
| APPLICANT'S OPINION: | \$625,720.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2719 |
| APPLICANT: | MANNING, SIMON |
| PARCEL NO.: | 0979 018 |
| PARCEL ADDRESS: | 2874 - 2878 WASHINGTON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$7,534,678.00 |
| APPLICANT'S OPINION: | \$2,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2720 |
| APPLICANT: | NASSER, WILLIAM |
| PARCEL NO.: | 1752 001 |
| PARCEL ADDRESS: | 1251 - 1253 03RD AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,126,270.00 |
| APPLICANT'S OPINION: | \$325,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2722 |
| APPLICANT: | TAN, ANGELINA |
| PARCEL NO.: | 1781 046 |
| PARCEL ADDRESS: | 2533 - 2537 IRVING ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,806,073.00 |
| APPLICANT'S OPINION: | \$600,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2723 |
| APPLICANT: | TOY, VIRGINIA |
| PARCEL NO.: | 1411 010 |
| PARCEL ADDRESS: | 2118 - 2120 CLEMENT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,412,744.00 |
| APPLICANT'S OPINION: | \$1,001,140.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2724 |
| APPLICANT: | TOY, VIRGINIA |
| PARCEL NO.: | 1418 024 |
| PARCEL ADDRESS: | 1440 - 1442 CLEMENT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,617,719.00 |
| APPLICANT'S OPINION: | \$500,540.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-2725
 APPLICANT: WONG, LIDA YOOK
 PARCEL NO.: 1410 017
 PARCEL ADDRESS: 2200 CLEMENT ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,546,661.00
 APPLICANT'S OPINION: \$450,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-2726
 APPLICANT: WONG, LORRAINE
 PARCEL NO.: 1525 011
 PARCEL ADDRESS: 0455 - 0457 19TH AVE,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$870,835.00
 APPLICANT'S OPINION: \$250,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-2727
 APPLICANT: MANDEL, WILLIAM
 PARCEL NO.: 6688 045
 PARCEL ADDRESS: 3730 SITUS TO BE ASSIGNED ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,740,791.00
 APPLICANT'S OPINION: \$450,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 15) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-2816
 APPLICANT: CHIN, PETER
 PARCEL NO.: 4146 015A
 PARCEL ADDRESS: 0992 - 0998 FLORIDA ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$946,752.00
 APPLICANT'S OPINION: \$384,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN

- 16) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2817 |
| APPLICANT: | CHIN, PETER |
| PARCEL NO.: | 3569 007 |
| PARCEL ADDRESS: | 2040 - 2042 MISSION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,088,950.00 |
| APPLICANT'S OPINION: | \$250,962.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 17) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2828 |
| APPLICANT: | CRAWFORD, ZELTE |
| PARCEL NO.: | 3556 035 |
| PARCEL ADDRESS: | 0219 - 0221 DOLORES ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,484,888.00 |
| APPLICANT'S OPINION: | \$500,598.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 18) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2897 |
| APPLICANT: | CHIANG, YU-HUNG |
| PARCEL NO.: | 1378 004 |
| PARCEL ADDRESS: | 0129 18TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,312,413.00 |
| APPLICANT'S OPINION: | \$375,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2898 |
| APPLICANT: | CHIN, PETER |
| PARCEL NO.: | 3569 008 |
| PARCEL ADDRESS: | 2044 - 2046 MISSION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$871,746.00 |
| APPLICANT'S OPINION: | \$251,356.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

20) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2900
APPLICANT: AZAR ASSOCIATES LLC
PARCEL NO.: 7143 033
PARCEL ADDRESS: 5894 - 5898 MISSION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,226,661.00
APPLICANT'S OPINION: \$420,900.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

21) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2903
APPLICANT: AZAR, NAIFEH
PARCEL NO.: 3114 045
PARCEL ADDRESS: 0715 - 0721 MONTEREY BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,341,750.00
APPLICANT'S OPINION: \$375,000.00
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.