

Phone (415) 554-6778  
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E-mail AAB@sfgov.org



**ASSESSMENT APPEALS BOARD**  
City Hall, Room 405  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4697

**Agenda\* / Notice of Assessment Appeals Board**  
**Assessment Appeals Board 1 Hearing**  
**Room 406, City Hall**  
**Monday, March 18, 2019 To Tuesday, March 19, 2019**  
**9:30 AM (ALL DAY)**

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:	2016-0653
APPLICANT:	ANAND, SANGEETA
PARCEL NO:	3719 302
PARCEL ADDRESS:	0301 MISSION ST, #41A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,768,396.00
APPLICANT'S OPINION:	\$2.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0788
APPLICANT:	ANAND, SANGEETA
PARCEL NO:	3719 302
PARCEL ADDRESS:	0301 MISSION ST, #41A
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$1,700,000.00
APPLICANT'S OPINION:	\$2.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0057  
APPLICANT: SWEET, RICHARD  
PARCEL NO: 3719 190  
PARCEL ADDRESS: 0301 MISSION ST, #23E  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,322,504.00  
APPLICANT'S OPINION: \$850,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0075  
APPLICANT: MAYER, STEVEN  
PARCEL NO: 3719 280  
PARCEL ADDRESS: 0301 MISSION ST, #37C  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,917,565.00  
APPLICANT'S OPINION: \$1,850,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0157  
APPLICANT: SST MILLENNIUM, LLC  
PARCEL NO: 3719 263  
PARCEL ADDRESS: 0301 MISSION ST, #34D  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,970,902.00  
APPLICANT'S OPINION: \$1,500,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0158  
APPLICANT: ADELHARDT, SUSAN  
PARCEL NO: 3719 240  
PARCEL ADDRESS: 0301 MISSION ST, #30E  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,084,120.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0174  
APPLICANT: LOUCKS, RICHARD  
PARCEL NO: 3719 040  
PARCEL ADDRESS: 0301 MISSION ST, #5B  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$831,756.00  
APPLICANT'S OPINION: \$666,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0180  
APPLICANT: AVOLUX PROPERTIES, LLC  
PARCEL NO: 3719 028  
PARCEL ADDRESS: 0301 MISSION ST, #3J  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,055,732.00  
APPLICANT'S OPINION: \$950,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0205  
APPLICANT: FOGT-ASTER, BARBARA  
PARCEL NO: 3719 412  
PARCEL ADDRESS: 0301 MISSION ST, #702  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,612,718.00  
APPLICANT'S OPINION: \$1,698,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0208  
APPLICANT: CHI, LING-WEN  
PARCEL NO: 3719 180  
PARCEL ADDRESS: 0301 MISSION ST, #22D  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$895,328.00  
APPLICANT'S OPINION: \$150,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0211  
APPLICANT: SLOAN, RONALD  
PARCEL NO: 3719 286  
PARCEL ADDRESS: 0301 MISSION ST, #38C  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,922,104.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0240  
APPLICANT: ZHAN, HONGYU  
PARCEL NO: 3719 227  
PARCEL ADDRESS: 0301 MISSION ST, #28D  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,758,702.00  
APPLICANT'S OPINION: \$900,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0242  
APPLICANT: MISSION MILLENNIUM LLC  
PARCEL NO: 3719 368  
PARCEL ADDRESS: 0301 MISSION ST, #55A  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,497,864.00  
APPLICANT'S OPINION: \$2,500,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0347  
APPLICANT: GUSSIN, DANIEL  
PARCEL NO: 3719 375  
PARCEL ADDRESS: 0301 MISSION ST, #56D  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,777,302.00  
APPLICANT'S OPINION: \$1,500,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0362  
APPLICANT: LEE, VERONICA  
PARCEL NO: 3719 065  
PARCEL ADDRESS: 0301 MISSION ST, #7J  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,060,607.00  
APPLICANT'S OPINION: \$300,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0373  
APPLICANT: YAO, CARL  
PARCEL NO: 3719 317  
PARCEL ADDRESS: 0301 MISSION ST, #43D  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,985,174.00  
APPLICANT'S OPINION: \$690,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0375  
APPLICANT: LIU REVOCABLE TRUST  
PARCEL NO: 3719 233  
PARCEL ADDRESS: 0301 MISSION ST, #29D  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,700,232.00  
APPLICANT'S OPINION: \$2,247,288.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0379  
APPLICANT: PATEL, NAMRATA  
PARCEL NO: 3719 221  
PARCEL ADDRESS: 301 MISSION ST, #27D  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,651,536.00  
APPLICANT'S OPINION: \$1,200,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0401  
APPLICANT: AWOBULUYI, MARC  
PARCEL NO: 3719 293  
PARCEL ADDRESS: 301 MISSION ST, #39D  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,096,411.00  
APPLICANT'S OPINION: \$500,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0481  
APPLICANT: BRANAKA REVOCABLE TRUST  
PARCEL NO: 3719 335  
PARCEL ADDRESS: 0301 MISSION ST, #47D  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,177,561.00  
APPLICANT'S OPINION: \$2,383,171.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0728  
APPLICANT: TANG, SHENQING  
PARCEL NO: 3719 107  
PARCEL ADDRESS: 0301 MISSION ST, #12J  
TOPIC: Calamity  
CURRENT ASSESSMENT: \$1,267,940.00  
APPLICANT'S OPINION: \$950,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0729  
APPLICANT: LIOU, TIAN-I  
PARCEL NO: 3719 192  
PARCEL ADDRESS: 0301 MISSION ST, #23G  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,462,671.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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24) Hearing, discussion, and possible action involving:

APPLICATION: 2017-7016  
APPLICANT: MI, STEVEN  
PARCEL NO: 3719 344  
PARCEL ADDRESS: 0301 MISSION ST, #49A  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,713,640.00  
APPLICANT'S OPINION: \$2,970,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2017-7059  
APPLICANT: HU, ANNA  
PARCEL NO: 3719 098  
PARCEL ADDRESS: 0301 MISSION ST, #11J  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,016,240.00  
APPLICANT'S OPINION: \$508,120.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

26) Hearing, discussion, and possible action involving:

APPLICATION: 2017-7144  
APPLICANT: DOLPHIN TRUST  
PARCEL NO: 3719 363  
PARCEL ADDRESS: 0301 MISSION ST, #53D  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,146,130.00  
APPLICANT'S OPINION: \$500,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2017-7165  
APPLICANT: ANAND, SANGEETA  
PARCEL NO: 3719 302  
PARCEL ADDRESS: 0301 MISSION ST, #41A  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,803,760.00  
APPLICANT'S OPINION: \$1,483,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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### **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 (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail 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 415.554.5163, or by e-mail at [sotf@sfgov.org](mailto:sotf@sfgov.org).

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on 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 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; 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. The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center of Van Ness stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, 7X, 9, 9R, 19, 21, 47 and 49. For more information about MUNI accessible services, call (415) 701-4485.

Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. 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.

### **Cell Phones, Pagers and Similar Sound-Producing Electronic Devices**

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices. (Chapter 67A of the San Francisco Administrative Code)

### **Language Interpreters**

Requests must be received at least 48 hours in advance of a 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 Peggy Nevin at (415) 554-5184.

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 sa (415) 554-5184.

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.