

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

### **Assessment Appeals Board 1 Hearing**

**Room 406, City Hall**

**Tuesday, April 22, 2014**

**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:	2012-3097
APPLICANT:	LAUBHAN TRUST
PARCEL NO.:	0298C033
PARCEL ADDRESS:	0666 POST ST, #1002
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$533,329.00
APPLICANT'S OPINION:	\$350,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3099
APPLICANT:	LAUBHAN TRUST
PARCEL NO.:	0253A149
PARCEL ADDRESS:	1177 CALIFORNIA ST, #712
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$734,394.00
APPLICANT'S OPINION:	\$420,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- |                      |                       |
|----------------------|-----------------------|
| APPLICATION:         | 2012-3158             |
| APPLICANT:           | GRAHAM, ANAFLOR       |
| PARCEL NO.:          | 0311 076              |
| PARCEL ADDRESS:      | 0690 MARKET ST, #1504 |
| TOPIC:               | Decline in Value      |
| CURRENT ASSESSMENT:  | \$2,924,296.00        |
| APPLICANT'S OPINION: | \$2,000,000.00        |
| TAXABLE YEAR:        | 2012                  |
| APPEAL TYPE:         | Real Property         |
| ROLL TYPE:           | REGULAR               |
| STATUS:              | WITHDRAWN             |
- 5) Hearing, discussion, and possible action involving:
- |                      |                      |
|----------------------|----------------------|
| APPLICATION:         | 2012-3206            |
| APPLICANT:           | AMICO, PETER         |
| PARCEL NO.:          | 0593 069             |
| PARCEL ADDRESS:      | 1870 JACKSON ST, 101 |
| TOPIC:               | Decline in Value     |
| CURRENT ASSESSMENT:  | \$1,039,034.00       |
| APPLICANT'S OPINION: | \$855,554.00         |
| TAXABLE YEAR:        | 2012                 |
| APPEAL TYPE:         | Real Property        |
| ROLL TYPE:           | REGULAR              |
| STATUS:              | POSTPONED            |
- 6) Hearing, discussion, and possible action involving:
- |                      |                          |
|----------------------|--------------------------|
| APPLICATION:         | 2012-3208                |
| APPLICANT:           | LIN, PAUL                |
| PARCEL NO.:          | 3789 858                 |
| PARCEL ADDRESS:      | 0088 TOWNSEND STREET #A, |
| TOPIC:               | Decline in Value         |
| CURRENT ASSESSMENT:  | \$1,198,532.00           |
| APPLICANT'S OPINION: | \$900,000.00             |
| TAXABLE YEAR:        | 2012                     |
| APPEAL TYPE:         | Real Property            |
| ROLL TYPE:           | REGULAR                  |
- 7) Hearing, discussion, and possible action involving:
- |                      |                         |
|----------------------|-------------------------|
| APPLICATION:         | 2012-3232               |
| APPLICANT:           | MORAN, JOHN             |
| PARCEL NO.:          | 0471 002A               |
| PARCEL ADDRESS:      | 3319 - 3321 OCTAVIA ST, |
| TOPIC:               | Decline in Value        |
| CURRENT ASSESSMENT:  | \$3,626,657.00          |
| APPLICANT'S OPINION: | \$2,700,000.00          |
| TAXABLE YEAR:        | 2012                    |
| APPEAL TYPE:         | Real Property           |
| ROLL TYPE:           | REGULAR                 |

- 8) Hearing, discussion, and possible action involving:
- |                      |                  |
|----------------------|------------------|
| APPLICATION:         | 2012-3282        |
| APPLICANT:           | MADAN, SANJEEV   |
| PARCEL NO.:          | 0656 046         |
| PARCEL ADDRESS:      | 2556 PINE ST,    |
| TOPIC:               | Decline in Value |
| CURRENT ASSESSMENT:  | \$1,150,000.00   |
| APPLICANT'S OPINION: | \$905,000.00     |
| TAXABLE YEAR:        | 2012             |
| APPEAL TYPE:         | Real Property    |
| ROLL TYPE:           | REGULAR          |
- 9) Hearing, discussion, and possible action involving:
- |                      |                   |
|----------------------|-------------------|
| APPLICATION:         | 2012-3431         |
| APPLICANT:           | CO, DESIDERIO     |
| PARCEL NO.:          | 0591 012          |
| PARCEL ADDRESS:      | 2023 PACIFIC AVE, |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$3,839,990.00    |
| APPLICANT'S OPINION: | \$3,525,000.00    |
| TAXABLE YEAR:        | 2012              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
- 10) Hearing, discussion, and possible action involving:
- |                      |                       |
|----------------------|-----------------------|
| APPLICATION:         | 2012-3462             |
| APPLICANT:           | DAY, JOHN             |
| PARCEL NO.:          | 0311 080              |
| PARCEL ADDRESS:      | 0690 MARKET ST, #1603 |
| TOPIC:               | Decline in Value      |
| CURRENT ASSESSMENT:  | \$1,541,518.00        |
| APPLICANT'S OPINION: | \$1,100,000.00        |
| TAXABLE YEAR:        | 2012                  |
| APPEAL TYPE:         | Real Property         |
| ROLL TYPE:           | REGULAR               |
| STATUS:              | WITHDRAWN             |
- 11) Hearing, discussion, and possible action involving:
- |                      |                    |
|----------------------|--------------------|
| APPLICATION:         | 2012-3476          |
| APPLICANT:           | FINOCCHIARO, PAUL  |
| PARCEL NO.:          | 0039 111           |
| PARCEL ADDRESS:      | 0226 FRANCISCO ST, |
| TOPIC:               | Decline in Value   |
| CURRENT ASSESSMENT:  | \$775,380.00       |
| APPLICANT'S OPINION: | \$725,000.00       |
| TAXABLE YEAR:        | 2012               |
| APPEAL TYPE:         | Real Property      |
| ROLL TYPE:           | REGULAR            |

12) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3483  
APPLICANT: KOBLE, LOUISE  
PARCEL NO.: 3776 299  
PARCEL ADDRESS: 0555 04TH ST, #628  
TOPIC: Classification of Property is Incorrect  
CURRENT ASSESSMENT: \$655,995.00  
APPLICANT'S OPINION: \$500,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3520  
APPLICANT: SANO, KAZUHIKO  
PARCEL NO.: 0664 025A  
PARCEL ADDRESS: 0410 AUSTIN ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$905,492.00  
APPLICANT'S OPINION: \$870,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3772  
APPLICANT: EWING, MARGARET  
PARCEL NO.: 3752 402  
PARCEL ADDRESS: 0821 FOLSOM ST, #112  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$520,000.00  
APPLICANT'S OPINION: \$425,000.00  
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 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).

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](http://www.sfgov.org/ethics).

Disability Access – The hearing room is wheelchair accessible.

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