

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

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

**Room 406, City Hall**

**Tuesday, April 29, 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:	2010-1509
APPLICANT:	JS SULLIVAN - 1080 SUTTER LLC
PARCEL NO.:	0279 011
PARCEL ADDRESS:	1080V SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,837,762.00
APPLICANT'S OPINION:	\$1,900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1512
APPLICANT:	JS SULLIVAN - 870 HARRISON LLC
PARCEL NO.:	3752 019
PARCEL ADDRESS:	0870 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,022,101.00
APPLICANT'S OPINION:	\$1,003,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-3835
  - APPLICANT: 1080 SUTTER STREET LLC
  - PARCEL NO.: 0279 011
  - PARCEL ADDRESS: 1080V SUTTER ST,
  - TOPIC: Decline in Value
  - CURRENT ASSESSMENT: \$3,866,659.00
  - APPLICANT'S OPINION: \$1,900,000.00
  - TAXABLE YEAR: 2011
  - APPEAL TYPE: Real Property
  - ROLL TYPE: REGULAR
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-3837
  - APPLICANT: 870 HARRISON STREET LLC
  - PARCEL NO.: 3752 019
  - PARCEL ADDRESS: 0870 HARRISON ST,
  - TOPIC: Decline in Value
  - CURRENT ASSESSMENT: \$2,037,325.00
  - APPLICANT'S OPINION: \$1,000,000.00
  - TAXABLE YEAR: 2011
  - APPEAL TYPE: Real Property
  - ROLL TYPE: REGULAR
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-2032
  - APPLICANT: KWAN, PAUL
  - PARCEL NO.: 0258 020
  - PARCEL ADDRESS: 0558 - 0560 GRANT AVE,
  - TOPIC: Decline in Value
  - CURRENT ASSESSMENT: \$1,632,119.00
  - APPLICANT'S OPINION: \$1,000,000.00
  - TAXABLE YEAR: 2012
  - APPEAL TYPE: Real Property
  - ROLL TYPE: REGULAR
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-2663
  - APPLICANT: RUEY-RONG, LII
  - PARCEL NO.: 0225 001
  - PARCEL ADDRESS: 0749 GRANT AVE,
  - TOPIC: Decline in Value
  - CURRENT ASSESSMENT: \$4,182,996.00
  - APPLICANT'S OPINION: \$3,000,000.00
  - TAXABLE YEAR: 2012
  - APPEAL TYPE: Real Property
  - ROLL TYPE: REGULAR

- 8) Hearing, discussion, and possible action involving:
- |                      |                           |
|----------------------|---------------------------|
| APPLICATION:         | 2012-2872                 |
| APPLICANT:           | MOSSER, CHARLES ESTATE OF |
| PARCEL NO.:          | 0060 005                  |
| PARCEL ADDRESS:      | 0260V LOMBARD ST,         |
| TOPIC:               | Decline in Value          |
| CURRENT ASSESSMENT:  | \$768,625.00              |
| APPLICANT'S OPINION: | \$10,000.00               |
| TAXABLE YEAR:        | 2012                      |
| APPEAL TYPE:         | Real Property             |
| ROLL TYPE:           | REGULAR                   |
| STATUS:              | WITHDRAWN                 |
- 9) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2012-3233                   |
| APPLICANT:           | VAN NESS CAPITAL GROUP, LLC |
| PARCEL NO.:          | 0618 002                    |
| PARCEL ADDRESS:      | 1801 VAN NESS AVE,          |
| TOPIC:               | Decline in Value            |
| CURRENT ASSESSMENT:  | \$3,199,991.00              |
| APPLICANT'S OPINION: | \$2,100,000.00              |
| TAXABLE YEAR:        | 2012                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | REGULAR                     |
| STATUS:              | POSTPONED                   |
- 10) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2012-3703              |
| APPLICANT:           | CP SF PROPERTY III LLC |
| PARCEL NO.:          | 0463A018               |
| PARCEL ADDRESS:      | 3436 PIERCE ST,        |
| TOPIC:               | Decline in Value       |
| CURRENT ASSESSMENT:  | \$4,883,655.00         |
| APPLICANT'S OPINION: | \$2,003,667.00         |
| TAXABLE YEAR:        | 2012                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 11) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2012-3704              |
| APPLICANT:           | CP SF PROPERTY III LLC |
| PARCEL NO.:          | 0526 002               |
| PARCEL ADDRESS:      | 2455 POLK ST,          |
| TOPIC:               | Decline in Value       |
| CURRENT ASSESSMENT:  | \$3,459,772.00         |
| APPLICANT'S OPINION: | \$2,001,972.00         |
| TAXABLE YEAR:        | 2012                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |

- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3705  
 APPLICANT: CP SF PROPERTY III LLC  
 PARCEL NO.: 0871 010  
 PARCEL ADDRESS: 0016 LAGUNA ST,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$2,958,000.00  
 APPLICANT'S OPINION: \$2,000,000.00  
 TAXABLE YEAR: 2012  
 APPEAL TYPE: Real Property  
 ROLL TYPE: ROLL CORRECTION
- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3823  
 APPLICANT: 544 GOLDEN GATE ASSOCIATES  
 PARCEL NO.: 0763 005  
 PARCEL ADDRESS: 0544 GOLDEN GATE AVE,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$2,666,882.00  
 APPLICANT'S OPINION: \$2,000,000.00  
 TAXABLE YEAR: 2012  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3829  
 APPLICANT: 870 HARRISON STREET LLC  
 PARCEL NO.: 3752 019  
 PARCEL ADDRESS: 0870 HARRISON ST,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$2,078,070.00  
 APPLICANT'S OPINION: \$1,000,000.00  
 TAXABLE YEAR: 2012  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR  
 STATUS: POSTPONED
- 15) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3830  
 APPLICANT: 1080 SUTTER STREET LLC  
 PARCEL NO.: 0279 011  
 PARCEL ADDRESS: 1080V SUTTER ST,  
 TOPIC: Decline in Value  
 CURRENT ASSESSMENT: \$3,943,992.00  
 APPLICANT'S OPINION: \$2,000,000.00  
 TAXABLE YEAR: 2012  
 APPEAL TYPE: Real Property  
 ROLL TYPE: REGULAR  
 STATUS: POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4188  
APPLICANT: BUDDHA PROPERTIES LLC  
PARCEL NO.: 3751 029  
PARCEL ADDRESS: 0750 HARRISON ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,116,331.00  
APPLICANT'S OPINION: \$1,275,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4196  
APPLICANT: PANOSSIAN, ABRAHAM  
PARCEL NO.: 3778 046B  
PARCEL ADDRESS: 0735 BRYANT ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,385,344.00  
APPLICANT'S OPINION: \$2,000,000.00  
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 [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.