

THIS MEETING IS CANCELLED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, March 30, 2015

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:	2011-4282
APPLICANT:	ASSALI TRUST W F & ASSALI ROBI
PARCEL NO.:	0804 009
PARCEL ADDRESS:	0830 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,660,976.00
APPLICANT'S OPINION:	\$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3848
APPLICANT:	LIU, BENJAMIN
PARCEL NO.:	0248 021
PARCEL ADDRESS:	1487 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,428,707.00
APPLICANT'S OPINION:	\$1,458,048.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------|
| APPLICATION: | 2012-3903 |
| APPLICANT: | CHADHA, DILMOHAN |
| PARCEL NO.: | 0604 022 |
| PARCEL ADDRESS: | 2312 - 2314 WEBSTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,939,635.00 |
| APPLICANT'S OPINION: | \$2,364,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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|----------------------|------------------------------|
| APPLICATION: | 2012-3960 |
| APPLICANT: | 2988 PACIFIC LTD PARTNERSHIP |
| PARCEL NO.: | 0963 010 |
| PARCEL ADDRESS: | 2988 PACIFIC AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,235,986.00 |
| APPLICANT'S OPINION: | \$2,541,860.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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|----------------------|---------------------------|
| APPLICATION: | 2012-4112 |
| APPLICANT: | HAYNES, LAUREN |
| PARCEL NO.: | 5668 020 |
| PARCEL ADDRESS: | 0231 - 0233 CORTLAND AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,338,232.00 |
| APPLICANT'S OPINION: | \$975,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 7) Hearing, discussion, and possible action involving:
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|----------------------|--------------------------------|
| APPLICATION: | 2012-4358 |
| APPLICANT: | ASSALI TRUST W F & ASSALI ROBI |
| PARCEL NO.: | 0804 009 |
| PARCEL ADDRESS: | 0830 HAYES ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,754,192.00 |
| APPLICANT'S OPINION: | \$3,750,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4376 |
| APPLICANT: | BOLTON FAMILY TRUST |
| PARCEL NO.: | 2648 017 |
| PARCEL ADDRESS: | 4220 - 4222 18TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,112,962.00 |
| APPLICANT'S OPINION: | \$930,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4473 |
| APPLICANT: | LAPIDOS, JACK |
| PARCEL NO.: | 5523 044 |
| PARCEL ADDRESS: | 0055 MANCHESTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,390,822.00 |
| APPLICANT'S OPINION: | \$1,050,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4482 |
| APPLICANT: | MITCHELL, JOHN |
| PARCEL NO.: | 5982 001 |
| PARCEL ADDRESS: | 2600 - 2602 SAN BRUNO AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$915,027.00 |
| APPLICANT'S OPINION: | \$700,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-0754 |
| APPLICANT: | GILLIAM FAMILY REVOC TRUST |
| PARCEL NO.: | 0918 0020 |
| PARCEL ADDRESS: | 3420 BAKER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,059,152.00 |
| APPLICANT'S OPINION: | \$1,835,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-0758 |
| APPLICANT: | SULLIVAN, DAVID |
| PARCEL NO.: | 0472 008 |
| PARCEL ADDRESS: | 3219 - 3221 GOUGH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,963,809.00 |
| APPLICANT'S OPINION: | \$1,778,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-0764 |
| APPLICANT: | CHENG, CHARLES |
| PARCEL NO.: | 0044 012 |
| PARCEL ADDRESS: | 0070 - 0074 BRET HARTE TER, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,094,392.00 |
| APPLICANT'S OPINION: | \$1,257,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1138 |
| APPLICANT: | J F HOLDINGS LLC |
| PARCEL NO.: | 0947 012 |
| PARCEL ADDRESS: | 2758 - 2760 UNION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,496,267.00 |
| APPLICANT'S OPINION: | \$1,498,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1159 |
| APPLICANT: | COHEN, ROY |
| PARCEL NO.: | 0576 038 |
| PARCEL ADDRESS: | 1896 PACIFIC AVE, #604 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,136,000.00 |
| APPLICANT'S OPINION: | \$1,282,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 16) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1715 |
| APPLICANT: | MELIKYAN, GAYANE |
| PARCEL NO.: | 2315 023 |
| PARCEL ADDRESS: | 2445 RIVERA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$875,000.00 |
| APPLICANT'S OPINION: | \$500,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 17) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1766 |
| APPLICANT: | TAVERNETTI, RICHARD |
| PARCEL NO.: | 0047 003D |
| PARCEL ADDRESS: | 1052 - 1056 CHESTNUT ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,288,013.00 |
| APPLICANT'S OPINION: | \$1,373,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 18) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1962 |
| APPLICANT: | LIU, BENJAMIN |
| PARCEL NO.: | 0248 021 |
| PARCEL ADDRESS: | 1487 SACRAMENTO ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,477,239.00 |
| APPLICANT'S OPINION: | \$1,487,048.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1970 |
| APPLICANT: | ARMENANTE FAMILY 2000 TRUST |
| PARCEL NO.: | 0582 026 |
| PARCEL ADDRESS: | 2361 BROADWAY, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,424,233.00 |
| APPLICANT'S OPINION: | \$3,854,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 20) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-1975
 APPLICANT: 2988 PACIFIC LTD PARTNERSHIP
 PARCEL NO.: 0963 010
 PARCEL ADDRESS: 2988 PACIFIC AVE,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$4,320,667.00
 APPLICANT'S OPINION: \$2,593,860.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 21) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2562
 APPLICANT: BOLTON FAMILY TRUST
 PARCEL NO.: 2648 017
 PARCEL ADDRESS: 4220 - 4222 18TH ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,135,218.00
 APPLICANT'S OPINION: \$1,015,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: POSTPONED
- 22) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2598
 APPLICANT: LAPIDOS, JACK
 PARCEL NO.: 5523 044
 PARCEL ADDRESS: 0055 MANCHESTER ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,418,637.00
 APPLICANT'S OPINION: \$875,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: POSTPONED
- 23) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-2650
 APPLICANT: HAYNES, LAUREN
 PARCEL NO.: 5668 020
 PARCEL ADDRESS: 0231 - 0233 CORTLAND AVE,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,364,995.00
 APPLICANT'S OPINION: \$975,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: POSTPONED

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

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.

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.

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 Derek Evans (415) 554-7702.

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 Joy Lamug sa (415) 554-7712.

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.