

THIS MEETING IS CANCELLED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Tuesday, September 1, 2015

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:	2014-0849
APPLICANT:	SCHLESINGER, MILTON
PARCEL NO.:	0463A001
PARCEL ADDRESS:	0225 MALLORCA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,327,719.00
APPLICANT'S OPINION:	\$2,163,642.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2014-0928
APPLICANT:	LIVINGSTON, CHANDRA
PARCEL NO.:	3780 065
PARCEL ADDRESS:	915 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,660,831.00
APPLICANT'S OPINION:	\$1,079,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------|
| APPLICATION: | 2014-1012 |
| APPLICANT: | LOUIE, CALVIN |
| PARCEL NO.: | 0144 011 |
| PARCEL ADDRESS: | 438 - 440 BROADWAY, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,029,264.00 |
| APPLICANT'S OPINION: | \$1,319,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 5) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------------------|
| APPLICATION: | 2014-1065 |
| APPLICANT: | 1040 GREENWICH INVESTMENTS, LLC |
| PARCEL NO.: | 0072 023 |
| PARCEL ADDRESS: | 1040 GREENWICH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,961,688.00 |
| APPLICANT'S OPINION: | \$4,177,716.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------------|
| APPLICATION: | 2014-1066 |
| APPLICANT: | MIRIWA CENTER INVESTMENTS |
| PARCEL NO.: | 0161 082 |
| PARCEL ADDRESS: | 0728 PACIFIC AVE, #1 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,782,399.00 |
| APPLICANT'S OPINION: | \$1,079,203.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 7) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------|
| APPLICATION: | 2014-1067 |
| APPLICANT: | WOO REVOCABLE TRUST |
| PARCEL NO.: | 0250 003A |
| PARCEL ADDRESS: | 1025 HYDE ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,920,628.00 |
| APPLICANT'S OPINION: | \$1,152,420.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1068
 - APPLICANT: FANG DA PROPERTIES, INC & BUSH STREET LLC
 - PARCEL NO.: 0271 051
 - PARCEL ADDRESS: 0580 BUSH ST, UNIT #101
 - TOPIC: Decline in Value
 - CURRENT ASSESSMENT: \$666,226.00
 - APPLICANT'S OPINION: \$400,000.00
 - TAXABLE YEAR: 2014
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
 - STATUS: WITHDRAWN
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1069
 - APPLICANT: FANG DA PROPERTIES, INC & BUSH STREET LLC
 - PARCEL NO.: 0271 052
 - PARCEL ADDRESS: 0570 BUSH ST, UNIT #201
 - TOPIC: Decline in Value
 - CURRENT ASSESSMENT: \$623,202.00
 - APPLICANT'S OPINION: \$374,000.00
 - TAXABLE YEAR: 2014
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
 - STATUS: WITHDRAWN
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1070
 - APPLICANT: FANG DA PROPERTIES, INC & BUSH STREET LLC
 - PARCEL NO.: 0271 053
 - PARCEL ADDRESS: 0570 BUSH ST, UNIT #301
 - TOPIC: Decline in Value
 - CURRENT ASSESSMENT: \$623,202.00
 - APPLICANT'S OPINION: \$374,000.00
 - TAXABLE YEAR: 2014
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
 - STATUS: WITHDRAWN
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1071
 - APPLICANT: FANG DA PROPERTIES, INC & BUSH STREET LLC
 - PARCEL NO.: 0271 054
 - PARCEL ADDRESS: 0570 BUSH ST, UNIT #302
 - TOPIC: Decline in Value
 - CURRENT ASSESSMENT: \$672,372.00
 - APPLICANT'S OPINION: \$404,000.00
 - TAXABLE YEAR: 2014
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
 - STATUS: WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1072
APPLICANT: FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.: 0271 055
PARCEL ADDRESS: 0570 BUSH ST, UNIT #401
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,594,289.00
APPLICANT'S OPINION: \$957,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1073
APPLICANT: JULIA APARTMENTS, LP
PARCEL NO.: 0277 006A
PARCEL ADDRESS: 1106 BUSH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,980,564.00
APPLICANT'S OPINION: \$4,188,927.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1074
APPLICANT: HAMPTON GOLDEN GATE ASSOC.
PARCEL NO.: 0346 006
PARCEL ADDRESS: 0366 - 0390 GOLDEN GATE AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$13,929,592.00
APPLICANT'S OPINION: \$8,358,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1075
APPLICANT: CASA ROMA LLC
PARCEL NO.: 0419A009
PARCEL ADDRESS: 0002 CASA WAY,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,307,061.00
APPLICANT'S OPINION: \$2,585,802.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1077
APPLICANT: CROCE, FABIO
PARCEL NO.: 0462A001
PARCEL ADDRESS: 0095 CERVANTES BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,464,907.00
APPLICANT'S OPINION: \$2,080,418.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1080
APPLICANT: POSTMARK PARTNERS, LP
PARCEL NO.: 0576 008
PARCEL ADDRESS: 1808 PACIFIC AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,105,650.00
APPLICANT'S OPINION: \$5,463,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1103
APPLICANT: TOY REAL ESTATE INVESTMENT CO. II LLC
PARCEL NO.: 3721 025
PARCEL ADDRESS: 0171 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,631,729.00
APPLICANT'S OPINION: \$3,381,540.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1104
APPLICANT: AFTONOMOS, LEFKOS
PARCEL NO.: 3726 054
PARCEL ADDRESS: 0519 NATOMA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,159,789.00
APPLICANT'S OPINION: \$1,296,150.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2014-1106
APPLICANT:	GOODE FAMILY TRUST
PARCEL NO.:	3765 388
PARCEL ADDRESS:	0425 1ST ST, #5406
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,533,721.00
APPLICANT'S OPINION:	\$997,000.00
TAXABLE YEAR:	2014
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 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 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.