

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Monday, August 19, 2013

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:	2012-0616
APPLICANT:	GHEITH, YOUSEF
PARCEL NO.:	5358 029
PARCEL ADDRESS:	5102 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,119,995.00
APPLICANT'S OPINION:	\$642,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0711
APPLICANT:	KONG, JUAN
PARCEL NO.:	1593 021
PARCEL ADDRESS:	0659 - 0665 47TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,786,661.00
APPLICANT'S OPINION:	\$1,550,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0715
 APPLICANT: KELLER-GROVER PROPERTIES, LLC
 PARCEL NO.: 3534 058
 PARCEL ADDRESS: 0291 - 0293 DUBOCE AVE,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$3,905,185.00
 APPLICANT'S OPINION: \$3,050,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0716
 APPLICANT: KELLER-GROVER PROPERTIES, LLC
 PARCEL NO.: 3534 062
 PARCEL ADDRESS: 0255 - 0259 DUBOCE AVE,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$462,455.00
 APPLICANT'S OPINION: \$312,480.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0717
 APPLICANT: KELLER-GROVER PROPERTIES, LLC
 PARCEL NO.: 3534 061
 PARCEL ADDRESS: 0263 - 0265 DUBOCE AVE,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$462,455.00
 APPLICANT'S OPINION: \$312,480.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-0718
 APPLICANT: KELLER-GROVER PROPERTIES, LLC
 PARCEL NO.: 3534 059
 PARCEL ADDRESS: 0275 - 0277 DUBOCE AVE,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$924,912.00
 APPLICANT'S OPINION: \$624,963.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0732 |
| APPLICANT: | LIN, CHYONG YAU |
| PARCEL NO.: | 7172 003 |
| PARCEL ADDRESS: | 0001 HEAD ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$355,552.00 |
| APPLICANT'S OPINION: | \$85,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0744 |
| APPLICANT: | KEMP, EMILY |
| PARCEL NO.: | 6652 025A |
| PARCEL ADDRESS: | 1721 NOE ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,059,385.00 |
| APPLICANT'S OPINION: | \$940,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0760 |
| APPLICANT: | PEI ASSET POOL V LLC |
| PARCEL NO.: | 6423 236 |
| PARCEL ADDRESS: | 1828- 1838 & 1848-1858 GENEVA AVE. |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$18,153,597.00 |
| APPLICANT'S OPINION: | \$16,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-0785 |
| APPLICANT: | MCCLUNG, DAVID |
| PARCEL NO.: | 1230 034 |
| PARCEL ADDRESS: | 5110 CLAYTON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,050,000.00 |
| APPLICANT'S OPINION: | \$850,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0808
APPLICANT: CHIN, FLORENCE
PARCEL NO.: 1914 014B
PARCEL ADDRESS: 1654 30TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,230,290.00
APPLICANT'S OPINION: \$964,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0816
APPLICANT: LEIDER, RICHARD
PARCEL NO.: 6731 047
PARCEL ADDRESS: 0201 SUSSEX ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,000,990.00
APPLICANT'S OPINION: \$717,900.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0826
APPLICANT: LEUNG, WAI
PARCEL NO.: 3148 004
PARCEL ADDRESS: 4592 - 4594 MISSION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,013,329.00
APPLICANT'S OPINION: \$700,000.00
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.

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 – The hearing room is wheelchair accessible.

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