



**Office of the Assessor / Recorder - City and County of San Francisco
Mills Act Valuation**



2209 Webster St

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**OFFICE OF THE ASSESSOR-RECORDER - CITY & COUNTY OF SAN FRANCISCO
MILLS ACT VALUATION**

APN:	0612-007	Lien Date:	7/1/2023
Address:	2209 Webster St	Application Date:	4/20/2023
SF Landmark No.:	Contributory Building	Application Term:	10 year rolling
Applicant's Name:	Michael Foley & Chiao Mei Lin	Last Sale Date:	6/2/2022
Agt./Tax Rep./Atty:		Last Sale Price:	\$2,100,000
Fee Appraisal Provided:			

FACTORED BASE YEAR (Roll) VALUE		INCOME CAPITALIZATION APPROACH		SALES COMPARISON APPROACH	
Land	\$1,071,000	Land	\$379,011	Land	\$1,980,000
Imps.	\$1,071,000	Imps.	\$252,674	Imps.	\$1,320,000
Personal Prop	\$0	Personal Prop	\$0	Personal Prop	\$0
Total	\$2,142,000	Total	\$631,685	Total	\$3,300,000

Property Description

Property Type:	SFR	Year Built:	1900	Neighborhood:	Pacific Heights
Type of Use:	Residential	(Total) Rentable Area:	2,136	Land Area:	1,977
Owner-Occupied:	Yes	Stories:	2	Zoning:	RH2
Unit Types:		Parking Spaces:	0		
Total No. of Units:	1				

Special Conditions (Where Applicable)

Conclusions and Recommendations

	Per Unit	Per SF	Total
Factored Base Year Roll	\$2,142,000	\$1,003	\$2,142,000
Income Approach - Direct Capitalization	\$631,685	\$296	\$631,685
Sales Comparison Approach	\$3,300,000	\$1,545	\$3,300,000
Recommended Value Estimate	\$631,685	\$296	\$631,685

Appraiser: Larry Chan

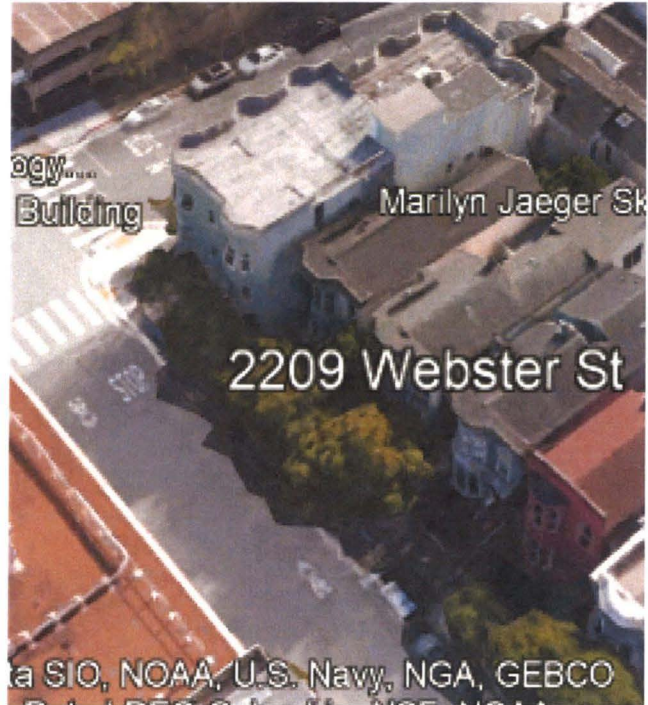
Principal Appraiser: Robert Spencer

Hearing Date:

SUBJECT PHOTOGRAPHS AND LOCATOR MAP

Address: 2209 Webster St

APN: 0612-007



INCOME APPROACH

Address: 2209 Webster St
Lien Date: 7/1/2023

	<u>Monthly Rent</u>		<u>Annualized</u>	
Potential Gross Income	\$7,120	x	12	\$85,440
Less: Vacancy & Collection Loss			2%	(\$1,709)
Effective Gross Income				\$83,731
Less: Anticipated Operating Expenses (Pre-Property Tax)*			10%	(\$8,373)
Net Operating Income (Pre-Property Tax)				\$75,358

Restricted Capitalization Rate

2023 interest rate per State Board of Equalization			5.7500%	
Risk rate (4% owner occupied / 2% all other property types)			4.0000%	
2022 property tax rate **			1.1797%	
Amortization rate for improvements only				
Remaining economic life (Years)	40	0.0250	1.0000%	
Improvements constitute % of total property value	40%			11.9297%

RESTRICTED VALUE ESTIMATE **\$631,685**

Notes:

- * Annual operating expenses include water service, refuse collection, insurance, and regular maintenance items. Assumes payment of PG&E by lessee.
- ** The 2023 property tax rate will be announced in mid-late September 2023

Rent Comparables

Address: 2209 Webster St
Lien Date: 7/1/2023

Rental Comp #1



Rental Comp #2



Rental Comp #3




Listing Agent: Compass
Address: 2235 Webster St
Cross Streets: Washington
SF: 1,350
Layout: 2bd/1.5 ba No garage
Monthly Rent \$4,500
Rent/Foot/Mo \$3.33
Annual Rent/Foot: \$40.00

Craigslist
53 Manzanita St
Mayfair St
3,433
6bd/4.5ba, 2 car garage
\$15,900
\$4.63
\$55.58

Craigslist
Wilmot St
Webster St
3,800
4bd/3ba, 3 car garage
\$15,500
\$4.08
\$48.95

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SALES COMPARISON APPROACH

	Subject	Sale 1		Sale 2		Sale 3		
APN	0612-007	0612-010		0636-003		0562-001D		
								
Address	2209 Webster St	2430 Clay St		2019 Webster St		2737 Steiner St		
		\$4,600,000		\$4,200,000		\$4,200,000		
	Description	Description	Adjust.	Description	Adjust.	Description	Adjust.	
Date of Valuation/Sale	07/01/23	06/01/23		2/21/2023		05/19/23		
Neighborhood	Pacific Heights			Pacific Heights		Pacific Heights		
Proximity to Subject		1 block						
Lot Size	1,977	3,290	(\$131,300)	2,012	(\$35,000)	1,716	\$26,100	
View	0					Bay	(\$100,000)	
Year Blt/Year Renovated	1900	1900		1900		1941		
Condition	Fair	Good		Good		Good		
Construction Quality	Good			Good		Good		
Gross Living Area	2,136	2,544	(\$204,000)	2,094	(\$21,000)	2,434	(\$149,000)	
Total Rooms	7			8		8		
Bedrooms	3			4		4		
Bathrooms	3		(\$20,000)	3.5		3		
Stories	2			3		3		
Parking	0	3	(\$300,000)	2	(\$200,000)	2	(\$200,000)	
Net Adjustments			(\$1,155,300)		(\$776,000)		(\$922,900)	
Indicated Value	\$3,600,000		\$3,444,700		\$3,424,000		\$3,277,100	
Adjust. \$ Per Sq. Ft.	\$1,200		\$1,354		\$1,635		\$1,346	

VALUE RANGE: **\$3,277,100 to \$3,444,700**

VALUE CONCLUSION: **\$3,300,000**

REMARKS:

Lot size adjustment: \$100 / foot; GLA adjustment: \$500 / foot; Adjustment for bath counts: \$40,000 for full bath, \$20,000 for partial bath. Adjustment for garage parking: \$100,000 per space.

EVENUE AND TAXATION CODE - RTC

DIVISION 1. PROPERTY TAXATION [50 - 5911] (Division 1 enacted by Stats. 1939, Ch. 154.)

PART 2. ASSESSMENT [201 - 1367] (Part 2 enacted by Stats. 1939, Ch. 154.)

CHAPTER 3. Assessment Generally [401 - 681] (Chapter 3 enacted by Stats. 1939, Ch. 154.)

ARTICLE 1.9. Historical Property [439 - 439.4] (Article 1.9 added by Stats. 1977, Ch. 1040.)

When valuing enforceably restricted historical property, the county assessor shall not consider sales data on similar property, whether or not enforceably restricted, and shall value that restricted historical property by the capitalization of income method in the following manner:

- (a) The annual income to be capitalized shall be determined as follows:
- (1) Where sufficient rental information is available, the income shall be the fair rent that can be imputed to the restricted historical property being valued based upon rent actually received for the property by the owner and upon typical rentals received in the area for similar property in similar use where the owner pays the property tax. When the restricted historical property being valued is actually encumbered by a lease, any cash rent or its equivalent considered in determining the fair rent of the property shall be the amount for which the property would be expected to rent were the rental payment to be renegotiated in the light of current conditions, including applicable provisions under which the property is enforceably restricted.
 - (2) Where sufficient rental information is not available, the income shall be that which the restricted historical property being valued reasonably can be expected to yield under prudent management and subject to applicable provisions under which the property is enforceably restricted.
 - (3) If the parties to an instrument that enforceably restricts the property stipulate therein an amount that constitutes the minimum annual income to be capitalized, then the income to be capitalized shall not be less than the amount so stipulated.

For purposes of this section, income shall be determined in accordance with rules and regulations issued by the board and with this section and shall be the difference between revenue and expenditures. Revenue shall be the amount of money or money's worth, including any cash rent or its equivalent, that the property can be expected to yield to an owner-operator annually on the average from any use of the property permitted under the terms by which the property is enforceably restricted. Expenditures shall be any outlay or average annual allocation of money or money's worth that can be fairly charged against the revenue expected to be received during the period used in computing the revenue. Those expenditures to be charged against revenue shall be only those that are ordinary and necessary in the production and maintenance of the revenue for that period. Expenditures shall not include depletion charges, debt retirement, interest on funds invested in the property, property taxes, corporation income taxes, or corporation franchise taxes based on income.

- (b) The capitalization rate to be used in valuing owner-occupied single-family dwellings pursuant to this article shall not be derived from sales data and shall be the sum of the following components:
- (1) An interest component to be determined by the board and announced no later than October 1 of the year preceding the assessment year and that was the yield rate equal to the effective average interest rate on conventional mortgages as most recently published by the Federal Home Loan Mortgage Corporation, or as that entity may be known in the future, as of September 1, rounded to the nearest one-fourth of 1 percent.

- (2) A historical property risk component of 4 percent.
- (3) A component for property taxes that shall be a percentage equal to the estimated total tax rate applicable to the property for the assessment year times the assessment ratio.
- (4) A component for amortization of the improvements that shall be a percentage equivalent to the reciprocal of the remaining life.

- (c) The capitalization rate to be used in valuing all other restricted historical property pursuant to this article shall not be derived from sales data and shall be the sum of the following components:
- (1) An interest component to be determined by the board and announced no later than October 1 of the year preceding the assessment year and that was the yield rate equal to the effective average interest rate on conventional mortgages as determined by the Federal Home Loan Mortgage Corporation, or as that entity may be known in the future, as of September 1, rounded to the nearest one-fourth of 1 percent.

- (2) A historical property risk component of 2 percent.
- (3) A component for property taxes that shall be a percentage equal to the estimated total tax rate applicable to the property for the assessment year times the assessment ratio.
- (4) A component for amortization of the improvements that shall be a percentage equivalent to the reciprocal of the remaining life.

(d) Unless a party to an instrument that creates an enforceable restriction expressly prohibits the valuation, the valuation resulting from the capitalization of income method described in this section shall not exceed the lesser of either the valuation that would have resulted by calculation under Section 110, or the valuation that would have resulted by calculation under Section 110.1, as though the property was not subject to an enforceable restriction in the base year.

(e) The value of the restricted historical property shall be the quotient of the income determined as provided in subdivision (a) divided by the capitalization rate determined as provided in subdivision (b) or (c).

(f) The ratio prescribed in Section 401 shall be applied to the value of the property determined in subdivision (d) to obtain its assessed value.

Amended by Stats. 2020, Ch. 371, Sec. 27. (SB 1473) Effective January 1, 2021.)