



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



**Restoration and Addition to Historic Landmark Cottages**  
1338 Filbert Street, San Francisco CA (A GreenPoint rated project)

restored cottages  
contemporary addition  
restored garden  
planned roof at car lot

Geotechnical Engineer  
**ROLLO + RIDLEY**  
www.rolloridley.com

Structural Engineer  
**OFDS ENGINEERS**  
www.ofds.com

Preservation Architect  
**PRESERVATION ARCHITECTURE**  
www.preservation-architecture.com

Landscape Architects  
**MFLA: MARY FRY LANDSCAPE ASSOCIATES**  
www.mfla.com

Waterproofing Consultant  
**HEUMANN SLOAT BLANCO ARCHITECTS LLP**  
www.hsb.com

Consulting Architect  
**BUTTRICK WONG ARCHITECTS**  
www.buttrickwong.com

General Contractor  
**ACHILL BEG CONSTRUCTION, INC.**  
www.achillbeg.com

Shoring Engineers  
**K.O.C ENGINEERING**  
www.kocengineering.com

Accountant/Consultant  
**WILSON IHRIG + ASSOCIATES**  
www.wilsonihrig.com

Real Estate Attorney  
**REUBEN, JUNIUS + ROSE LLP**  
www.rjrllp.com



1338A Filbert Street

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

<b>APN:</b>	0524-031	<b>Lien Date:</b>	7/1/2017
<b>Address:</b>	1338 A Filbert Street	<b>Application Date:</b>	4/28/2016
<b>SF Landmark No.:</b>	232	<b>Application Term:</b>	10 years
<b>Applicant's Name:</b>	1338 Filbert LLC		
<b>Agt./Tax Rep./Atty:</b>	Dominique Lahaussais	<b>Last Sale Date:</b>	6/28/2007
<b>Fee Appraisal Provided:</b>	No	<b>Last Sale Price:</b>	\$735,000

FACTORED BASE YEAR (Roll) VALUE		INCOME CAPITALIZATION APPROACH		SALES COMPARISON APPROACH	
Land	\$806,063	Land	\$603,444	Land	\$2,475,000
Imps.	\$3,698,283	Imps.	\$2,767,754	Imps.	\$2,475,000
Personal Prop	\$0	Personal Prop	\$0	Personal Prop	\$0
<b>Total</b>	<b>\$4,504,346</b>	<b>Total</b>	<b>\$3,371,198</b>	<b>Total</b>	<b>\$ 4,950,000</b>

**Property Description**

<b>Property Type:</b>	Single-Tenant	<b>Year Built:</b>	1906/2016	<b>Neighborhood:</b>	Russian Hill
<b>Type of Use:</b>	Residential	<b>(Total) Rentable Area:</b>	4,063	<b>Land Area:</b>	8,594
<b>Owner-Occupied:</b>	Yes	<b>Stories:</b>	3	<b>Zoning:</b>	RH2
<b>Unit Types:</b>	Condominium	<b>Parking Spaces:</b>	Underground/2 spaces		

**Total No. of Units: 1**

**Special Conditions (Where Applicable)**

The tax relief granted through the Mills Act will apply to only the original structure, not to the excavated garage or new addition. The Mills Act value has been calculated by applying the Restricted Value calculation to the original 1,804 sq ft area in the original structure. The added 2,259 sq ft addition will retain that portion of the factored base year value. Therefore, the Recommended Value Estimate below is a blend of these two calculated values.

**Conclusions and Recommendations**

	Per Unit	Per SF	Total
Factored Base Year Roll	\$4,504,346	\$1,108.63	\$ 4,504,346
Income Approach - Direct Capitalization	\$3,371,198	\$829.73	\$ 3,371,198
Sales Comparison Approach	\$4,950,000	\$1,218.31	\$ 4,950,000
<b>Recommended Value Estimate</b>	<b>\$ 3,371,198</b>	<b>\$ 830</b>	<b>\$ 3,371,198</b>

**Appraiser:** Dennis May

**Principal Appraiser:** Christopher Castle

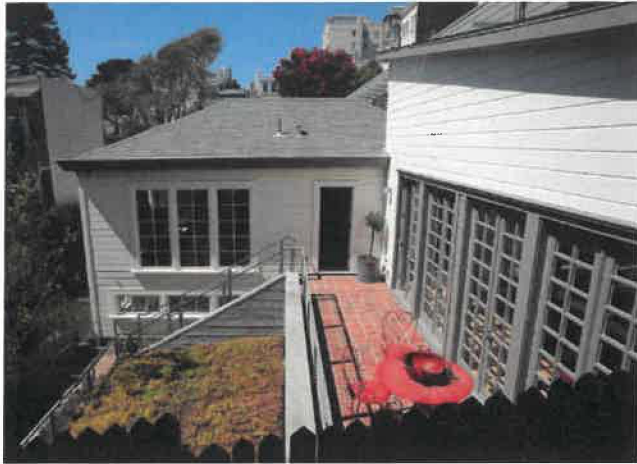
**Hearing Date:**



**SUBJECT PHOTOGRAPHS AND LOCATOR MAP**

**Address: 1338A Filbert Street**

**APN: 0524-031**



**Restoration and Addition to Historic Landmark Cottages**  
 1338 Filbert Street, San Francisco CA

A Greenpoint rated project

**Geotechnical Engineer**  
**ROLLO + RIDLEY**  
 www.rolloandridley.com

**Structural Engineer**  
**GFDS ENGINEERS**  
 www.gfdseng.com

**Preservation Architect**  
**PRESERVATION ARCHITECTURE**  
 www.presarch.com

**Landscape Architect**  
**MFLA MARTA FRY LANDSCAPE ASSOCIATES**  
 www.mfla.com

**Waterproofing Consultant**  
**NEUMANN SLOAT BLANCO ARCHITECTS LLP.**  
 www.nsb.com

**Consulting Architect**  
**BUTTRICK WONG ARCHITECTS**  
 www.buttrickwong.com

**Shoring Engineers**  
**K.O'C ENGINEERING**  
 www.kocengineering.com

**Accessorial Consultant**  
**WILSON IHRIG + ASSOCIATES**  
 www.wilsonihrig.com

**Real Estate Attorney**  
**REUBEN, JUNIUS + ROSE LLP**  
 www.rjrlaw.com

**General Contractor**  
**ACHILL BEG CONSTRUCTION, INC.**  
 www.achillbegconstruction.com



## INCOME APPROACH

**Address:** 1338A Filbert Street  
**Lien Date:** 7/1/2017

	<u>Monthly Rent</u>		<u>Annualized</u>	
Potential Gross Income	\$60/sf X 4,063 sf	\$20,315	x	12
				\$243,780
Less: Vacancy & Collection Loss				3%
				(\$7,313)
Effective Gross Income				\$236,467
Less: Anticipated Operating Expenses (Pre-Property Tax)*				15%
				(\$35,470)
<b>Net Operating Income (Pre-Property Tax)</b>				<b>\$200,997</b>
Income Allocated to Restricted Portion of the Dwelling: 1,804 sf or 44.4%				<b>\$89,243</b>

### **Restricted Capitalization Rate**

2017 interest rate per State Board of Equalization				3.7500%
Risk rate (4% owner occupied / 2% all other property types)				4.0000%
2016 property tax rate**				1.1792%
Amortization rate for improvements only				
Remaining economic life (Years)	60	0.0167		1.3667%
Improvements constitute % of total property value	82%			<b>10.2959%</b>

**VALUE ESTIMATE FOR RESTRICTED PORTION OF DWELLING** **\$866,782**

(1) MILLS ACT VALUE WILL BE COMBINATION OF THE RESTRICTED PORTION VALUE AND THE FACTORED BASE YEAR VALUE OF THE NEW ADDITION PORTION:

\$866,782 + \$2,504,416 (55.6% of FBYV of \$4,504,346) =	\$3,371,198
(2) FACTORED BASE YEAR VALUE	\$4,504,346
(3) MARKET VALUE OF ENTIRE PROPERTY	\$4,950,000

**Notes:**

- \* Annual operating expenses include water service, refuse collection, insurance, and regular maintenance items. Assumes payment of PG&E by lessee.
- \*\* The 2017 property tax rate will be determined in September 2017



## Rent Comparables

**Address:** 1338A Filbert Street

**Lien Date:** 7/1/2016

**Rental Comp #1**



**Listing Agent:** A. Todd 415-364-8633  
**Address:** 3126 Scott Street #3  
**Cross Streets:** Greenwich  
**SF:** 1,367  
**Layout:** 2 bed, 2 BA, leased parking  
**Monthly Rent** \$5,925  
**Rent/Foot/Mo** \$4.33  
**Annual Rent/Foot:** \$52.01

**Rental Comp #2**



**Joseph Johnston** 415-236-6116 X116  
**Address:** 2390 Hyde Street #3  
**Chestnut**  
**SF:** 3,000  
**Layout:** 3 bed, 3.5 BA, 1 car garage space  
**Monthly Rent** \$13,985  
**Rent/Foot/Mo** \$4.66  
**Annual Rent/Foot:** \$55.94

**Rental Comp #3**



**Christian Elbeck** 415-236-6116  
**Address:** 1432 Jefferson Street  
**Buchanan**  
**SF:** 2,800  
**Layout:** 4 bed, 3 BA, 1 car garage space  
**Monthly Rent** \$13,995  
**Rent/Foot/Mo** \$5.00  
**Annual Rent/Foot:** \$59.98

**Rental Comp #4**



**Justin Yonker** 415-806-4676  
**Address:** 639 Chestnut Street  
**Mason**  
**SF:** 1,700  
**Layout:** 3 bed, 2 BA, 1 car garage space  
**Monthly Rent** \$8,950  
**Rent/Foot/Mo** \$5.26  
**Annual Rent/Foot:** \$63.18

**Rental Comp #5**



**Listing Agent:** Christian Elbeck 415-236-6116  
**Address:** 1724 Grant Avenue  
**Cross Streets:** Lombard  
**SF:** 2,800  
**Layout:** 5 bed, 3.5 BA, 1 car garage space

**Rental Comp #6**



**Suzanne C. Gregg** 415-816-9133  
**Address:** 1273 Filbert Street  
**Larkin**  
**SF:** 1,292  
**Layout:** 2 bed, 1.5 BA, 2 car garage spaces

**SALES COMPARISON APPROACH**

	Subject	Sale 1		Sale 2		Sale 3	
APN	0524-031	0105-064		0659-062		0591-022	
							
Address	1338 A Filbert Street	341 Filbert Street		2230 Bush Street		2064 Jackson Street	
Sale Price		\$4,725,000		\$5,250,000		\$7,250,000	
	Description	Description	Adjust.	Description	Adjust.	Description	Adjust.
Date of Valuation/Sale	07/01/17	07/06/16		5/4/2017		04/05/17	
Neighborhood	Russian Hill	Telegraph Hill		Lower Pacific Hts		Pacific Heights	
Proximity to Subject		10 blocks		21 blocks		11 blocks	
Lot Size	n/a	n/a		n/a		n/a	
View	partial bay/GG bridge	panoramic	(\$236,250)	none	\$262,500	panoramic	(\$362,500)
Year Blt/Year Renovated	1906/2016	1995		1919/2008		1909/2013	
Condition	Good/Remodeled	Good		Good		Good/Remodeled	
Construction Quality	Good	Good		Good		Good	
Gross Living Area	4,063	3,010	\$421,200	3,571	\$196,800	2,846	\$486,800
Total Rooms	8	6		6		7	
Bedrooms	4	3		3		3	
Full Bath/Half Bath	4/0	3/1	\$37,500	3/0	\$75,000	2/1	\$112,500
Stories	3	3		2		3	
Parking	2 car	2 car		2car		2 car	
Net Adjustments			\$222,450		\$534,300		\$236,800
Indicated Value			\$4,947,450		\$5,784,300		\$7,486,800
Adjust. \$ Per Sq. Ft.	\$0		\$1,644		\$1,620		\$2,631

**VALUE RANGE: \$4,947,450 to \$7,486,800**

**VALUE CONCLUSION: \$4,950,000**

**REMARKS:** Subject is a 1906 "earthquake cottage," one of four built on one parcel, which has been renovated and additional living space added in a three story structure joining the four cottages. Also, an 8-car garage was excavated and constructed underneath the cottages. The four cottages are now separate condominiums. Difference in GLA is adjusted at \$400 per sq ft, bath adjustment is \$75,000 for full bath, \$37,500 for half bath. View adjusted at 5%. Comp 1 is most similar to subject, more weight place on comp 1 indicated value.





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



Restoration and Addition to Historic Landmark Cottages  
1338 Filbert Street, San Francisco CA

A Greenpoint rated project

restored cottages      contemporary addition

restored garden

Geotechnical Engineer  
**ROLLO + RIDLEY**  
www.rolloridley.com

Structural Engineer  
**OPDS ENGINEERS**  
www.opds.com

Preservation Architect  
**PRESERVATION ARCHITECTURE**  
www.preservationarchitecture.com

Landscape Architect  
**MFLA MARTA FRY LANDSCAPE ASSOCIATES**  
www.mfla.com

Interior Design Consultant  
**NEUMANN SLOAT BLANCO ARCHITECTS LLP.**  
www.neumannsloat.com

Consulting Architect  
**BUTTRICK WONG ARCHITECTS**  
www.buttrickwong.com

Structural Engineers  
**K.O.C ENGINEERING**  
www.kocengineering.com

Acoustical Consultant  
**WILSON IRRIG + ASSOCIATES**  
www.wilsonirrig.com

Real Estate Attorney  
**REUBEN JUNIUS + ROSE LLP**  
www.rjrllp.com

General Contractor  
**ACHILL BEG CONSTRUCTION, INC.**  
www.achillbegconstruction.com



1338B Filbert Street



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

<b>APN:</b>	0524-032	<b>Lien Date:</b>	7/1/2017
<b>Address:</b>	1338B Filbert Street	<b>Application Date:</b>	4/28/2016
<b>SF Landmark No.:</b>	232	<b>Application Term:</b>	10 years
<b>Applicant's Name:</b>	1338 Filbert LLC		
<b>Agt./Tax Rep./Atty:</b>	Dominique Lahaussais	<b>Last Sale Date:</b>	6/28/2007
<b>Fee Appraisal Provided:</b>	No	<b>Last Sale Price:</b>	\$537,000

FACTORED BASE YEAR (Roll) VALUE		INCOME CAPITALIZATION APPROACH		SALES COMPARISON APPROACH	
Land	\$588,919	Land	\$448,096	Land	\$1,837,500
Imps.	\$2,388,148	Imps.	\$1,792,383	Imps.	\$1,837,500
Personal Prop	\$0	Personal Prop	\$0	Personal Prop	\$0
<b>Total</b>	<b>\$2,977,067</b>	<b>Total</b>	<b>\$2,240,479</b>	<b>Total</b>	<b>\$ 3,675,000</b>

**Property Description**

<b>Property Type:</b>	Single-Tenant	<b>Year Built:</b>	1906/2016	<b>Neighborhood:</b>	Russian Hill
<b>Type of Use:</b>	Residential	<b>(Total) Rentable Area:</b>	2,620	<b>Land Area:</b>	8,594
<b>Owner-Occupied:</b>	No	<b>Stories:</b>	3	<b>Zoning:</b>	RH2
<b>Unit Types:</b>	Condominium	<b>Parking Spaces:</b>	Underground/2 spaces		

**Total No. of Units:** 1

**Special Conditions (Where Applicable)**

The tax relief granted through the Mills Act will apply only to the original structure, not to the excavated garage or new addition. The Mills Act value has been calculated by applying the Restricted Value calculation to the original 1,370 sq ft area in the original structure. The 1,250 sq ft addition will retain that portion of the factored base year value. Therefore, the Recommended Value Estimate below is a blend of these two calculated values.

**Conclusions and Recommendations**

	Per Unit	Per SF	Total
Factored Base Year Roll	\$2,977,067	\$1,136.29	\$ 2,977,067
Income Approach - Direct Capitalization	\$2,240,479	\$855.14	\$ 2,240,479
Sales Comparison Approach	\$3,675,000	\$1,402.67	\$ 3,675,000
<b>Recommended Value Estimate</b>	<b>\$ 2,240,479</b>	<b>\$ 855</b>	<b>\$ 2,240,479</b>

**Appraiser:** Dennis May

**Principal Appraiser:** Christopher Castle

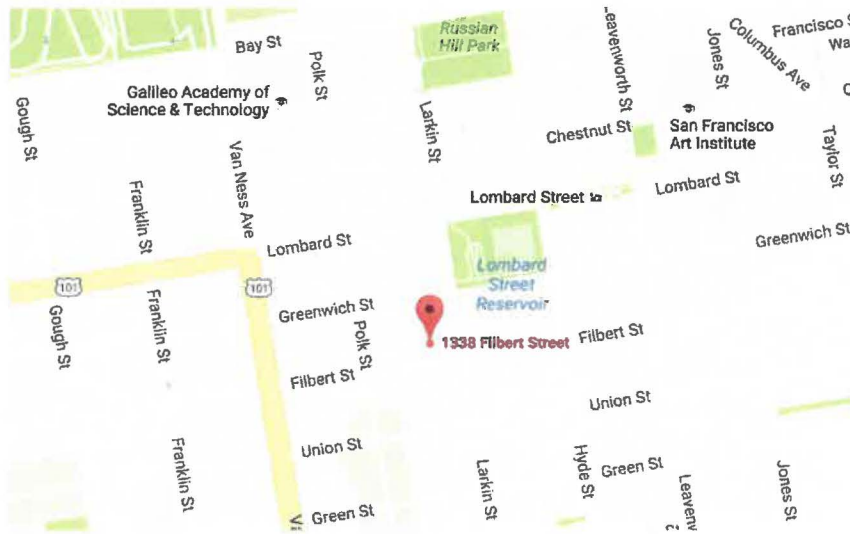
**Hearing Date:**

**SUBJECT PHOTOGRAPHS AND LOCATOR MAP**

**Address: 1338B Filbert Street**

**APN: 0524-032**

**1338 FILBERT STREET, UNIT B**



## INCOME APPROACH

**Address:** 1338B Filbert Street  
**Lien Date:** 7/1/2017

	<u>Monthly Rent</u>	<u>Annualized</u>	
Potential Gross Income	\$60/sf X 2,620 sf	\$13,100	x 12
			\$157,200
Less: Vacancy & Collection Loss			3%
			<u>(\$4,716)</u>
Effective Gross Income			\$152,484
Less: Anticipated Operating Expenses (Pre-Property Tax)*			15%
			<u>(\$22,873)</u>
<b>Net Operating Income (Pre-Property Tax)</b>			<b>\$129,611</b>
<b>Income Allocated to Restricted Portion of the Dwelling: 1,370 sf or 52.3%</b>			<b>\$67,787</b>

### Restricted Capitalization Rate

2017 interest rate per State Board of Equalization	3.7500%
Risk rate (4% owner occupied / 2% all other property types)	2.0000%
2016 property tax rate**	1.1792%
Amortization rate for improvements only	
Remaining economic life (Years)	60
Improvements constitute % of total property value	0.0167
	1.3333%
	<b>8.2625%</b>

**VALUE ESTIMATE FOR RESTRICTED PORTION OF DWELLING** **\$820,418**

- (1) Mills Act value will be a combination of the Restricted Portion value and the factored base year value of the new addition portion:  
**\$820,418 + \$1,420,061 (47.7% of FBYV of \$2,977,067) =** **\$2,240,479**
- (2) Factored Base Year Value **\$2,977,067**
- (3) Market Value of entire property **\$3,675,000**

Notes:

- \* Annual operating expenses include water service, refuse collection, insurance, and regular maintenance items. Assumes payment of PG&E by lessee.
- \*\* The 2017 property tax rate will be determined in September 2017



## Rent Comparables

**Address:** 1338B Filbert Street

**Lien Date:** 7/1/2017

**Rental Comp #1**



**Listing Agent:** A. Todd 415-364-8633  
**Address:** 3126 Scott Street #3  
**Cross Streets:** Greenwich  
**SF:** 1,367  
**Layout:** 2 bed, 2 BA, leased parking  
**Monthly Rent:** \$5,925  
**Rent/Foot/Mo:** \$4.33  
**Annual Rent/Foot:** \$52.01

**Rental Comp #2**



**Joseph Johnston** 415-236-6116 X116  
**Address:** 2390 Hyde Street #3  
**Chestnut**  
**3,000**  
**Layout:** 3 bed, 3.5 BA, 1 car garage space  
**\$13,985**  
**\$4.66**  
**\$55.94**

**Rental Comp #3**



**Christian Elbeck** 415-236-6116  
**Address:** 1432 Jefferson Street  
**Buchanan**  
**2,800**  
**Layout:** 4 bed, 3 BA, 1 car garage space  
**\$13,995**  
**\$5.00**  
**\$59.98**

**Rental Comp #4**



**Justin Yonker** 415-806-4676  
**Address:** 639 Chestnut Street  
**Mason**  
**1,700**  
**Layout:** 3 bed, 2 BA, 1 car garage space  
**\$8,950**  
**\$5.26**  
**\$63.18**

**Rental Comp #5**



**Listing Agent:** Christian Elbeck 415-236-6116  
**Address:** 1724 Grant Avenue  
**Cross Streets:** Lombard  
**SF:** 2,800  
**Layout:** 5 bed, 3.5 BA, 1 car garage space

**Rental Comp #6**



**Suzanne C. Gregg** 415-816-9133  
**Address:** 1273 Filbert Street  
**Larkin**  
**1,292**  
**Layout:** 2 bed, 1.5 BA, 2 car garage spaces

**SALES COMPARISON APPROACH**

	Subject	Sale 1		Sale 2		Sale 3	
APN	0524-032	0105-064		0071-078		0094-049	
							
Address	1338B Filbert Street	341 Filbert Street		10 Southard Place #1		2129 Leavenworth Street	
		\$4,725,000		\$3,595,000		\$3,425,000	
	Description	Description	Adjust.	Description	Adjust.	Description	Adjust.
Date of Valuation/Sale	07/01/17	07/06/16		2/6/2017		06/02/17	
Neighborhood	Russian Hill	Telegraph Hill		Russian Hill		Russian Hill	
Proximity to Subject		10 blocks		2 blocks		2 blocks	
Lot Size	n/a	n/a		n/a		n/a	
View	none	panoramic	(\$236,250)	city and bay	(\$179,750)	Bay	(\$171,250)
Year Blt/Year Renovated	1906/2016	1995		1982		2009	
Condition	Good/Remodeled	Good		Good		Good	
Construction Quality	Good	Good		Good		Good	
Gross Living Area	2,620	3,010	(\$156,000)	2,161	\$183,600	2,540	\$32,000
Total Rooms	6	6		7		6	
Bedrooms	3	3		3		3	
Bathrooms	3/1	3/1		2/1	\$75,000	2/1	\$75,000
Stories	3	3		2		3	
Parking	2 car	2 car		2 car		2 car	
Net Adjustments			(\$392,250)		\$78,850		(\$64,250)
Indicated Value	\$3,675,000		\$4,332,750		\$3,673,850		\$3,360,750
Adjust. \$ Per Sq. Ft.	\$1,403		\$1,439		\$1,700		\$1,323

**VALUE RANGE: \$3,360,750 to \$4,332,750**

**VALUE CONCLUSION: \$3,675,000**

**REMARKS:** Subject is a 1906 "earthquake cottage," one of four built on one parcel, which has been renovated and additional living space added in a three story structure joining the four cottages. Also, an 8-car garage was excavated and constructed underneath the cottages. The four cottages are now separate condominiums. Difference in GLA is adjusted at \$400 per sq ft, bath adjustment is \$75,000 for full bath, \$37,500 for half bath. View adjusted at 5%.





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



**Restoration and Addition to Historic Landmark Cottages**  
1338 Filbert Street, San Francisco CA [A Breckpoint raised project]

restored cottages      contemporary addition      restored garden

Geotechnical Engineer  
**ROLLO + RIDLEY**  
www.rolloandridley.com

Structural Engineer  
**OFDS ENGINEERS**  
www.ofds.com

Preservation Architect  
**PRESERVATION ARCHITECTURE**  
www.preservationarchitecture.com

Landscape Architects  
**RFLA, MARTA FRY LANDSCAPE ASSOCIATES**  
www.rfla.com

Waterproofing Consultant  
**NEUMANN SLOAT BLANCO ARCHITECTS LLP**  
www.neumannsloat.com

Consulting Architect  
**BUTTRICK WONG ARCHITECTS**  
www.buttrickwong.com

Structural Engineers  
**K.O.C ENGINEERING**  
www.kocengineering.com

Acoustical Consultant  
**WILSON IHRIG + ASSOCIATES**  
www.wilsonihrig.com

Real Estate Attorney  
**REUBEN, JUNIUS + ROSE LLP**  
www.rejro.com

General Contractor  
**ACHILL BEG CONSTRUCTION, INC.**  
www.achillbegconstruction.com



1338C Filbert Street

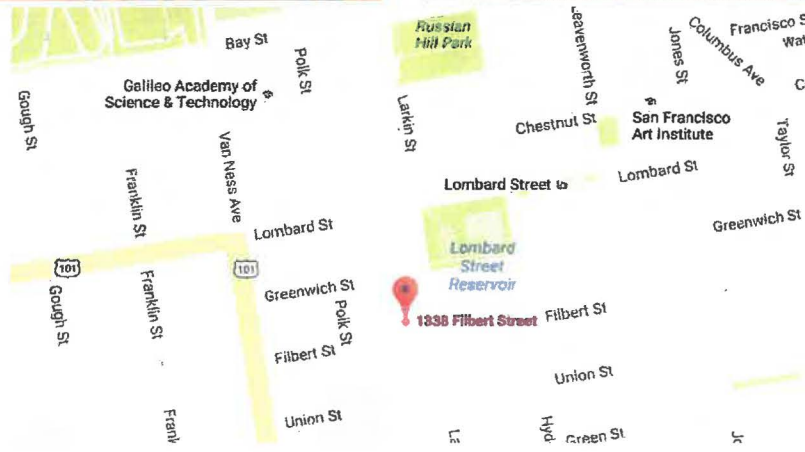
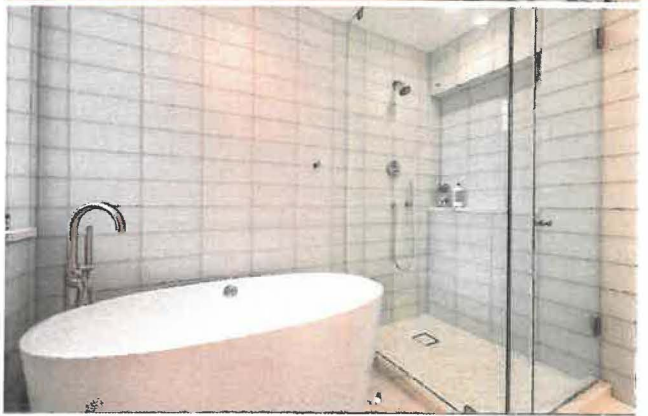


**SUBJECT PHOTOGRAPHS AND LOCATOR MAP**

**Address: 1338C Filbert Street**

**APN: 0524-033**

**1338 FILBERT STREET, UNIT C**



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

<b>APN:</b>	0524-033	<b>Lien Date:</b>	7/1/2017
<b>Address:</b>	1338C Filbert Street	<b>Application Date:</b>	4/28/2016
<b>SF Landmark No.:</b>	232	<b>Application Term:</b>	10 years
<b>Applicant's Name:</b>	1338 Filbert LLC		
<b>Agt./Tax Rep./Atty:</b>	Dominique Lahaussais	<b>Last Sale Date:</b>	6/28/2007
<b>Fee Appraisal Provided:</b>	No	<b>Last Sale Price:</b>	\$375,000

FACTORED BASE YEAR (Roll) VALUE		INCOME CAPITALIZATION APPROACH		SALES COMPARISON APPROACH	
Land	\$411,253	Land	\$505,680	Land	\$1,837,500
Imps.	\$2,376,584	Imps.	\$1,770,200	Imps.	\$1,837,500
Personal Prop	\$0	Personal Prop	\$0	Personal Prop	\$0
<b>Total</b>	<b>\$2,787,837</b>	<b>Total</b>	<b>\$2,275,880</b>	<b>Total</b>	<b>\$ 3,675,000</b>

**Property Description**

<b>Property Type:</b>	Single-Tenant	<b>Year Built:</b>	1906/2016	<b>Neighborhood:</b>	Russian Hill
<b>Type of Use:</b>	Residential	<b>(Total) Rentable Area:</b>	2,617	<b>Land Area:</b>	8,594
<b>Owner-Occupied:</b>	No	<b>Stories:</b>	3	<b>Zoning:</b>	RH2
<b>Unit Types:</b>	Condominium	<b>Parking Spaces:</b>	Underground/2 spaces		

**Total No. of Units:** 1

**Special Conditions (Where Applicable)**

The tax relief granted through the Mills Act will apply only to the original structure, not to the excavated garage or new addition. The Mills Act value has been calculated by applying the Restricted Value calculation to the original 1,084 sq ft area in the original structure. The 1,533 sq ft addition will retain that portion of the factored base year value. Therefore, the Recommended Value Estimate below is a blend of these two calculated values.

**Conclusions and Recommendations**

	Per Unit	Per SF	Total
Factored Base Year Roll	\$ 2,787,837	\$1,065.28	\$ 2,787,837
Income Approach - Direct Capitalization	\$2,275,880	\$869.65	\$ 2,275,880
Sales Comparison Approach	\$3,675,000	\$1,404.28	\$ 3,675,000
<b>Recommended Value Estimate</b>	<b>\$ 2,275,880</b>	<b>\$ 870</b>	<b>\$ 2,275,880</b>

**Appraiser:** Dennis May

**Principal Appraiser:** Christopher Castle

**Hearing Date:**

## INCOME APPROACH

**Address:** 1338C Filbert Street

**Lien Date:** 7/1/2017

	<u>Monthly Rent</u>	<u>Annualized</u>		
Potential Gross Income	\$60/sf X 2,617 sf	\$13,085	x	12
				\$157,020
Less: Vacancy & Collection Loss				3%
				<u>(\$4,711)</u>
Effective Gross Income				\$152,309
Less: Anticipated Operating Expenses (Pre-Property Tax)*				15%
				<u>(\$22,846)</u>
<b>Net Operating Income (Pre-Property Tax)</b>				<b>\$129,463</b>

Income Allocated to Restricted Portion of the Dwelling: 1,084 sf or 41.4% **\$53,598**

**Restricted Capitalization Rate**

2017 interest rate per State Board of Equalization				3.7500%
Risk rate (4% owner occupied / 2% all other property types)				2.0000%
2016 property tax rate**				1.1792%
Amortization rate for improvements only				
Remaining economic life (Years)	60	0.0167		1.4167%
Improvements constitute % of total property value	85%			<b>8.3459%</b>

**VALUE ESTIMATE FOR RESTRICTED PORTION OF DWELLING \$642,208**

- (1) Mills Act value will be a combination of the Restricted Portion value and the factored base year value of the new addition portion:  
 $\$642,808 + \$1,633,672 (58.6\% \text{ of FBV of } \$2,787,837) =$  **\$2,275,880**
- (2) Factored Base Year Value **\$2,787,837**
- (3) Market Value of entire property **\$3,675,000**

**Notes:**

\* Annual operating expenses include water service, refuse collection, insurance, and regular maintenance items. Assumes payment of PG&E by lessee.

\*\* The 2017 property tax rate will be determined in September 2017



## Rent Comparables

**Address:** 1338C Filbert Street

**Lien Date:** 7/1/2017

**Rental Comp #1**



**Listing Agent:**  
**Address:**  
**Cross Streets:**  
**SF:**  
**Layout:**  
**Monthly Rent**  
**Rent/Foot/Mo**  
**Annual Rent/Foot:**

A. Todd 415-364-8633  
3126 Scott Street #3  
Greenwich  
1,367  
2 bed, 2 BA, leased parking  
\$5,925  
\$4.33  
\$52.01

**Rental Comp #2**



Joseph Johnston 415-236-6116 X116  
2390 Hyde Street #3  
Chestnut  
3,000  
3 bed, 3.5 BA, 1 car garage space  
\$13,985  
\$4.66  
\$55.94

**Rental Comp #3**



Christian Elbeck 415-236-6116  
1432 Jefferson Street  
Buchanan  
2,800  
4 bed, 3 BA, 1 car garage space  
\$13,995  
\$5.00  
\$59.98

**Rental Comp #4**



Justin Yonker 415-806-4676  
639 Chestnut Street  
Mason  
1,700  
3 bed, 2 BA, 1 car garage space  
\$8,950  
\$5.26  
\$63.18

**Rental Comp #5**



**Listing Agent:**  
**Address:**  
**Cross Streets:**  
**SF:**  
**Layout:**





Christian Elbeck 415-236-6116  
1724 Grant Avenue  
Lombard  
2,800  
5 bed, 3.5 BA, 1 car garage space

**Rental Comp #6**



Suzanne C. Gregg 415-816-9133  
1273 Filbert Street  
Larkin  
1,292  
2 bed, 1.5 BA, 2 car garage spaces

**SALES COMPARISON APPROACH**

	<b>Subject</b>	<b>Sale 1</b>		<b>Sale 2</b>		<b>Sale 3</b>	
<b>APN</b>	<b>0524-033</b>	<b>0105-064</b>		<b>0071-078</b>		<b>0094-049</b>	
							
<b>Address</b>	<b>1338C Filbert Street</b>	<b>341 Filbert Street</b>		<b>10 Southard Place #1</b>		<b>2129 Leavenworth Street</b>	
		<b>\$4,725,000</b>		<b>\$3,595,000</b>		<b>\$3,425,000</b>	
	<b>Description</b>	<b>Description</b>	<b>Adjust.</b>	<b>Description</b>	<b>Adjust.</b>	<b>Description</b>	<b>Adjust.</b>
<b>Date of Valuation/Sale</b>	07/01/17	07/06/16		2/6/2017		06/02/17	
<b>Neighborhood</b>	Russian Hill	Russian Hill		Russian Hill		Russian Hill	
<b>Proximity to Subject</b>		10 blocks		2 blocks		2 blocks	
<b>Lot Size</b>	n/a	n/a		n/a		n/a	
<b>View</b>	none	panoramic	(\$236,250)	city and bay	(\$179,750)	Bay	(\$171,250)
<b>Year Blt/Year Renovated</b>	1906/2016	1995		1982		2009	
<b>Condition</b>	Good/Remodeled	Good		Good		Good	
<b>Construction Quality</b>	Good	Good		Good		Good	
<b>Gross Living Area</b>	2,617	3,010	(\$157,200)	2,161	\$182,400	2,540	\$30,800
<b>Total Rooms</b>	6	6		7		6	
<b>Bedrooms</b>	3	3		3		6	
<b>Bathrooms</b>	3/1	3/1		2/1	\$75,000	2/1	\$75,000
<b>Stories</b>	3	3		2		3	
<b>Parking</b>	2 car	2 car		2 car		2 car	
<b>Net Adjustments</b>			(\$393,450)		\$77,650		(\$65,450)
<b>Indicated Value</b>	<b>\$2,750,000</b>		<b>\$4,331,550</b>		<b>\$3,672,650</b>		<b>\$3,359,550</b>
<b>Adjust. \$ Per Sq. Ft.</b>	\$1,051		\$1,439		\$1,700		\$1,323

**VALUE RANGE: \$3,359,550 to \$4,331,550**

**VALUE CONCLUSION: \$3,675,000**

**REMARKS:**

Subject is a 1906 "earthquake cottage," one of four built on one parcel, which has been renovated and additional living space added in a three story structure joining the four cottages. Also, an 8-car garage was excavated and constructed underneath the cottages. The four cottages are now separate condominiums. Difference in GLA is adjusted at \$400 per sq ft, bath adjustment is \$75,000 for full bath, \$37,500 for half bath. View adjusted at 5%.





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



Restoration and Addition to Historic Landmark Cottages  
1338 Filbert Street, San Francisco CA

*(A Greenpoint rated project)*

restored cottages  
contemporary addition  
restored garden

Geotechnical Engineer  
**ROLLO • RIDLEY**  
www.rolloridley.com

Structural Engineer  
**GFDS ENGINEERS**  
www.gfds.com

Preservation Architect  
**PRESERVATION ARCHITECTURE**  
www.preservationarchitecture.com

Landscape Architect  
**MFLA/MARTA FRY LANDSCAPE ASSOCIATES**  
www.mfla.com

Waterproofing Consultant  
**NEUMANN SLOAT BLANCO ARCHITECTS LLP**  
www.nsbllp.com

Consulting Architect  
**BUTTRICK WONG ARCHITECTS**  
www.buttrickwong.com

Shoring Engineers  
**K.O'C ENGINEERING**  
www.kocengineering.com

Acoustical Consultant  
**WILSON INHIG • ASSOCIATES**  
www.inhig.com

Real Estate Attorney  
**REUBEN, JUNIUS • ROSE LLP**  
www.rejro.com

General Contractor  
**ACHILL BEG CONSTRUCTION, INC.**  
www.achillbegconstruction.com



1338D Filbert Street

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

<b>APN:</b>	0524-034	<b>Lien Date:</b>	7/1/2017
<b>Address:</b>	1338D Filbert Street	<b>Application Date:</b>	4/28/2016
<b>SF Landmark No.:</b>	232	<b>Application Term:</b>	10 years
<b>Applicant's Name:</b>	1338 Filbert LLC		
<b>Agt./Tax Rep./Atty:</b>	Dominique Lahaussois	<b>Last Sale Date:</b>	6/28/2007
<b>Fee Appraisal Provided:</b>	No	<b>Last Sale Price:</b>	\$390,000

FACTORED BASE YEAR (Roll) VALUE		INCOME CAPITALIZATION APPROACH		SALES COMPARISON APPROACH	
Land	\$427,704	Land	\$363,900	Land	\$1,915,000
Imps.	\$2,726,206	Imps.	\$2,235,385	Imps.	\$1,915,000
Personal Prop	\$0	Personal Prop	\$0	Personal Prop	\$0
<b>Total</b>	<b>\$3,153,910</b>	<b>Total</b>	<b>\$2,599,285</b>	<b>Total</b>	<b>\$ 3,830,000</b>

**Property Description**

<b>Property Type:</b>	Single-Tenant	<b>Year Built:</b>	1906/2016	<b>Neighborhood:</b>	Russian Hill
<b>Type of Use:</b>	Residential	<b>(Total) Rentable Area:</b>	3,005	<b>Land Area:</b>	8,594
<b>Owner-Occupied:</b>	No	<b>Stories:</b>	3	<b>Zoning:</b>	RH2
<b>Unit Types:</b>	Condominium	<b>Parking Spaces:</b>	Underground/2 spaces		

**Total No. of Units:** 1

**Special Conditions (Where Applicable)**

The tax relief granted through the Mills Act will apply only to the original structure, not to the excavated garage or new addition. The Mills Act value has been calculated by applying the Restricted Value calculation to the original 1,210 sq ft area in the original structure. The 1,790 sq ft addition will retain that portion of the factored base year value. Therefore, the Recommended Value Estimate below is a blend of these two calculated values.

**Conclusions and Recommendations**

	Per Unit	Per SF	Total
Factored Base Year Roll	\$3,153,910	\$1,049.55	\$ 3,153,910
Income Approach - Direct Capitalization	\$2,599,285	\$864.99	\$ 2,599,285
Sales Comparison Approach	\$3,830,000	\$1,274.54	\$ 3,830,000
<b>Recommended Value Estimate</b>	<b>\$ 2,599,285</b>	<b>\$ 865</b>	<b>\$ 2,599,285</b>

**Appraiser:** Dennis May

**Principal Appraiser:** Christopher Castle

**Hearing Date:**

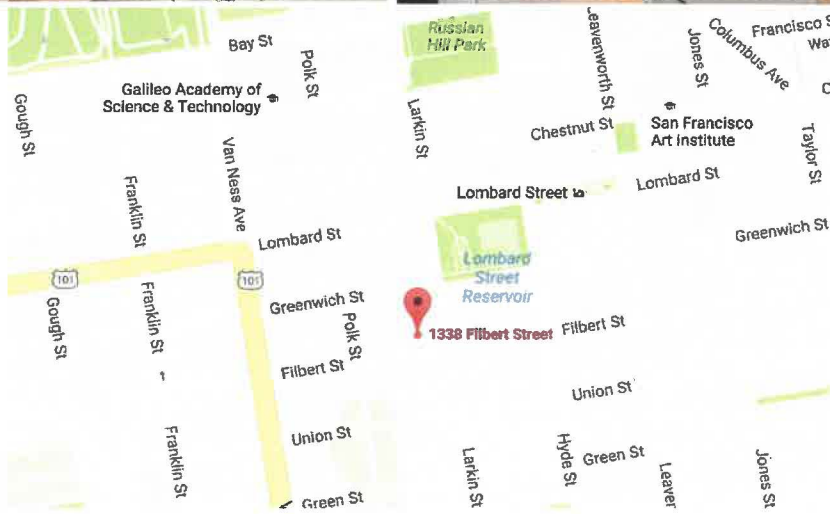


**SUBJECT PHOTOGRAPHS AND LOCATOR MAP**

**Address: 1338D Filbert Street**

**APN: 0524-034**

**1338 FILBERT STREET, UNIT D**



## INCOME APPROACH

**Address:** 1338D Filbert Street  
**Lien Date:** 7/1/2017

		<u>Monthly Rent</u>		<u>Annualized</u>	
Potential Gross Income	\$60/sf X 3,005	\$15,025	x	12	\$180,300
Less: Vacancy & Collection Loss				3%	<u>(\$5,409)</u>
Effective Gross Income					\$174,891
Less: Anticipated Operating Expenses (Pre-Property Tax)*				15%	<u>(\$26,234)</u>
<b>Net Operating Income (Pre-Property Tax)</b>					<b>\$148,657</b>
<b>Income Allocated to Restricted Portion of the Dwelling: 1,210 sf or 40.3%</b>					<b>\$59,909</b>

### Restricted Capitalization Rate

2017 interest rate per State Board of Equalization				3.7500%	
Risk rate (4% owner occupied / 2% all other property types)				2.0000%	
2016 property tax rate**				1.1792%	
Amortization rate for improvements only					
Remaining economic life (Years)	60	0.0167		1.4333%	
Improvements constitute % of total property value		86%			<b>8.3625%</b>

**VALUE ESTIMATE FOR RESTRICTED PORTION OF DWELLING** **\$716,401**

- (1) Mills Act value will be a combination of the Restricted Portion value and the factored base year value of the new addition portion:  
**\$716,401 + \$1,882,884 (59.7% of FBV of \$3,153,910) =** **\$2,599,285**
- (2) Factored Base Year Value **\$3,153,910**
- (3) Market Value of entire property **\$3,830,000**

Notes:

- \* Annual operating expenses include water service, refuse collection, insurance, and regular maintenance items. Assumes payment of PG&E by lessee.
- \*\* The 2017 property tax rate will be determined in September 2017



## Rent Comparables

**Address:** 1338D Filbert Street

**Lien Date:** 7/1/2017

**Rental Comp #1**



**Listing Agent:** A. Todd 415-364-8633  
**Address:** 3126 Scott Street #3  
**Cross Streets:** Greenwich  
**SF:** 1,367  
**Layout:** 2 bed, 2 BA, leased parking  
**Monthly Rent:** \$5,925  
**Rent/Foot/Mo:** \$4.33  
**Annual Rent/Foot:** \$52.01

**Rental Comp #2**



**Listing Agent:** Joseph Johnston 415-236-6116 X116  
**Address:** 2390 Hyde Street #3  
**Cross Streets:** Chestnut  
**SF:** 3,000  
**Layout:** 3 bed, 3.5 BA, 1 car garage space  
**Monthly Rent:** \$13,985  
**Rent/Foot/Mo:** \$4.66  
**Annual Rent/Foot:** \$55.94

**Rental Comp #3**



**Listing Agent:** Christian Elbeck 415-236-6116  
**Address:** 1432 Jefferson Street  
**Cross Streets:** Buchanan  
**SF:** 2,800  
**Layout:** 4 bed, 3 BA, 1 car garage space  
**Monthly Rent:** \$13,995  
**Rent/Foot/Mo:** \$5.00  
**Annual Rent/Foot:** \$59.98

**Rental Comp #4**



**Listing Agent:** Justin Yonker 415-806-4676  
**Address:** 639 Chestnut Street  
**Cross Streets:** Mason  
**SF:** 1,700  
**Layout:** 3 bed, 2 BA, 1 car garage space  
**Monthly Rent:** \$8,950  
**Rent/Foot/Mo:** \$5.26  
**Annual Rent/Foot:** \$63.18

**Rental Comp #5**





**Listing Agent:** Christian Elbeck 415-236-6116  
**Address:** 1724 Grant Avenue  
**Cross Streets:** Lombard  
**SF:** 2,800  
**Layout:** 5 bed, 3.5 BA, 1 car garage space

**Rental Comp #6**



**Listing Agent:** Suzanne C. Gregg 415-816-9133  
**Address:** 1273 Filbert Street  
**Cross Streets:** Larkin  
**SF:** 1,292  
**Layout:** 2 bed, 1.5 BA, 2 car garage spaces

**SALES COMPARISON APPROACH**

	Subject	Sale 1		Sale 2		Sale 3	
APN	0524-034	0105-064		0071-078		0094-049	
							
Address	1338D Filbert Street	341 Filbert Street		10 Southard Place #1		2129 Leavenworth Street	
		\$4,725,000		\$3,595,000		\$3,425,000	
	Description	Description	Adjust.	Description	Adjust.	Description	Adjust.
Date of Valuation/Sale	07/01/17	07/06/16		2/6/2017		06/02/17	
Neighborhood	Russian Hill	Russian Hill		Russian Hill		Russian Hill	
Proximity to Subject		10 blocks		2 blocks		2 blocks	
Lot Size	n/a	n/a		n/a		n/a	
View	none	panoramic	(\$236,250)	city and bay	(\$179,750)	Bay	(\$171,250)
Year Blt/Year Renovated	1906/2016	1995		1982		2009	
Condition	Good/Remodeled	Good		Good		Good	
Construction Quality	Good/Remodeled	Good		Good		Good	
Gross Living Area	3,005	3,010	(\$2,000)	2,161	\$337,600	2,540	\$186,000
Total Rooms	7	6		7		6	
Bedrooms	3	3		3		6	
Bathrooms	3/1	3/1		2/1	\$75,000	2/1	\$75,000
Stories	3	3		2		3	
Parking	2 car	2 car		2 car		2 car	
Net Adjustments			(\$238,250)		\$232,850		\$89,750
Indicated Value	\$3,400,000		\$4,486,750		\$3,827,850		\$3,514,750
Adjust. \$ Per Sq. Ft.	\$1,131		\$1,491		\$1,771		\$1,384

**VALUE RANGE: \$3,514,750 to \$4,486,750**

**VALUE CONCLUSION: \$3,830,000**

**REMARKS:** Subject is a 1906 "earthquake cottage," one of four built on one parcel, which has been renovated and additional living space added in a three story structure joining the four cottages. Also, an 8-car garage was excavated and constructed underneath the cottages. The four cottages are now separate condominiums. Difference in GLA is adjusted at \$400 per sq ft, bath adjustment is \$75,000 for full bath, \$37,500 for half bath. View adjusted at 5%.





# SAN FRANCISCO PLANNING DEPARTMENT

---

## PRE-APPROVAL INSPECTION REPORT

*Report Date:* May 30, 2017  
*Inspection Date:* May 30, 2017; 3:00pm  
*Case No.:* 2017-006300MLS  
*Project Address:* 1338 Filbert Street  
*Zoning:* RH-2 (Residential- House, Two Family)  
*Height & Bulk:* 40-X  
*Block/Lot:* 0524/031  
*Eligibility:* Landmark No. 232 (1338 Filbert Cottages)  
*Property Owner:* 1338 Filbert LLC  
*Contact:* Dominique Lahaussais  
d\_lahaussais@msn.com  
*Staff Contact:* Shannon Ferguson – (415) 575-9074  
shannon.ferguson@sfgov.org  
*Reviewed By:* Tim Frye – (415) 575-6822  
[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PRE-INSPECTION

- Application fee paid
- Record of calls or e-mails to applicant to schedule pre-contract inspection

5/23/17: email property owner to schedule site visit

5/24/17: email property owner to confirm site visit for 5/30/17 at 3:00pm

5/30/17: email follow up with property owner requesting Rehab and Maintenance plan as a Word doc.  
Confirming application will be forwarded to Assessor on June 1.

## INSPECTION OVERVIEW

Date and time of inspection: May 30, 2017; 3:00pm

**Parties Present:** Dominique Lahaussais (property owner); Shannon Ferguson and Rebecca Salgado (SF Planning)

- Provide applicant with business cards
- Inform applicant of contract cancellation policy
- Inform applicant of monitoring process

Inspect property. If multi-family or commercial building, inspection included a:

- Thorough sample of units/spaces
  - Representative
  - Limited
- Review any recently completed and in progress work to confirm compliance with Contract.
  - Review areas of proposed work to ensure compliance with Contract.
  - Review proposed maintenance work to ensure compliance with Contract.
  - Identify and photograph any existing, non-compliant features to be returned to original condition during contract period. **n/a**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> <b>Yes</b> | <input type="checkbox"/> <b>No</b>            | Does the application and documentation accurately reflect the property's existing condition? If no, items/issues noted:   |
| <input checked="" type="checkbox"/> <b>Yes</b> | <input type="checkbox"/> <b>No</b>            | Does the proposed scope of work appear to meet the Secretary of the Interior's Standards? If no, items/issues noted:  |
| <input checked="" type="checkbox"/> <b>Yes</b> | <input type="checkbox"/> <b>No</b>            | Does the property meet the exemption criteria, including architectural style, work of a master architect, important persons or danger of deterioration or demolition without rehabilitation? If no, items/issues noted: |
| <input type="checkbox"/> <b>Yes</b>            | <input checked="" type="checkbox"/> <b>No</b> | Conditions for approval? If yes, see below.   |

**Mills Act Pre-Approval Inspection Report**  
**May 30, 2017**

**Case Number 2017-006300MLS**  
**1338 Filbert Street**

**NOTES AND RECOMMENDATIONS**

None

**CONDITIONS FOR APPROVAL**

None



PHOTOGRAPHS

