



BOARD OF EQUALIZATION AGENDA

July 10, 2025 at 5:30 PM

Zoom Webinar

<https://juneau.zoom.us/j/99741860260> or 1-253-215-8782 Webinar ID: 997 4186 0260

A. CALL TO ORDER

B. ROLL CALL

C. SELECTION OF PRESIDING OFFICERS

1. BOE Hearing Process - Reference Material

D. APPROVAL OF AGENDA

E. PROPERTY APPEALS

- 1. APL 2025-0213 - Parcel: 4B3301000080 Location: 16216 Glacier Hwy
Owner: Douglas Maller Property Type: Single Family Residence**

Appellant's Estimate of Value

Site: \$145,700 Building: \$81,000 Total: \$226,700

Original Assessed Value

Site: \$169,000 Building: \$128,100 Total: \$297,100

Recommended Value

Site: \$169,000 Building: \$146,000 Total: \$315,000

- 2. APL 2025-0228 - Parcel: 4B2301050201 Location: 11435 Glacier Hwy Unit 1A
Owner: Mary Suzanne Haight Property Type: Condominium**

Appellant's Estimate of Value

Site: \$5,000 Building: \$719,200 Total: \$724,200

Original Assessed Value

Site: \$5,000 Building: \$834,500 Total: \$839,500

Recommended Value

Site: \$5,000 Building: \$834,500 Total: \$839,500

F. LATE FILE APPEALS

1. Late File Appeals - BOE Process

- 2. Parcel: 5B1601120010 - 9406 Glacier Hwy - Samuel Garcia Trejo & Mayra Cindy Garcia**

G. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, e-mail: city.clerk@juneau.gov.

Board of Equalization Orientation

The BOE's Purpose:¹

The BOE determines whether an error in valuation occurred regarding annual CBJ property assessments. If the BOE determines there was an error, the BOE alters the property assessment to the correct value **or** remands the matter to the assessor for reconsideration.² The decision to remand is based on whether or not the BOE has sufficient evidence of value in the record or it is necessary for the assessor and appellant to gather more evidence.

Appeal Process:

(a) Assessment Notice

The assessor gives every person named in the assessment roll a notice of assessment containing their property's assessed value, the date payment is due, and date when the Board will meet.³ The notice is sufficiently given if it is mailed first class 30⁴ or more days prior to the BOE hearing, and the notice must be either addressed or delivered to the person's last known address.⁵

(b) The Assessor

The assessor determines properties' "full and true value" in money as of January 1 of the assessment year.⁶ Under state statute, "full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general

¹ This memo's purpose is to provide big picture guidance regarding the BOE process. Pursuant to Ordinance 2022-21, substantial changes were made to the BOE process in late 2022. BOE members should review CBJC 15.05.041—.210 online (or the ordinance itself) to see all changes made (particularly CBJC 15.05.190). As always, BOE members should defer to the guidance of their designated CBJ attorney advisor.

² AS 29.45.200(b); AS 29.45.210(b).

³ AS 29.45.170; CBJC 15.05.120(a).

⁴ CBJC 15.05.120(b). The date the notice is mailed or delivered is the date the notice is given (i.e. the "mailbox rule").

⁵ CBJC 15.05.120(b).

⁶ AS 29.45.110(a); CBJC 15.05.100; CBJC 15.05.020.

price levels.”⁷ The assessor has broad discretion to adopt assessment methods to set values for properties.⁸

(c) The Appellant

The appellant has 30 days to appeal their property assessment, which they must do by submitting a written notice of appeal to the assessor specifying the grounds for their appeal.⁹ If an appeal is filed late, the would-be appellant must show—to the BOE’s satisfaction—they were unable to comply with the 30-day period.¹⁰

(d) Prehearing Information Exchange Between the Assessor and the Appellant

Once the 30-day appeal period closes, the appellant has 15 days to send the assessor all documentary evidence and briefing in their possession that the appellant believes is relevant and wishes the Board to consider.¹¹ During this same 15-day window, the assessor must make available to the appellant all reasonably relevant assessor records requested by the appellant.¹² If the appellant and the assessor agree, the 15-day deadline to supplement the record may be waived up until 10 days prior to the BOE hearing.¹³ Supplementation after the 10-days-out point will require authorization from the BOE’s chair (the chair will determine whether CBJC 01.50.110(e) criteria is satisfied).¹⁴ If an appellant has refused or failed to provide the assessor or assessor’s agent full access to property or records, the appellant shall be precluded from offering evidence on the issue or issues affected by that access and those issues shall be decided in favor of the assessor.¹⁵ *A timeline for this process is provided below.*

⁷ AS 29.45.110(a).

⁸ CBJC 15.05.100. *Fairbanks Gold Mining, Inc. v. Fairbanks North Star Borough Assessor*, 488 P.3d 959, 967 (Alaska 2021) (“The assessor has broad discretion to decide how to complete this task. We will only upset the assessor’s choice of method in cases of ‘fraud or the clear adoption of a fundamentally wrong principle of valuation.’ Accordingly, we review the Board’s approval of the assessor’s valuation method under the deferential ‘reasonable basis standard.’”).

⁹ AS 29.45.190(b); CBJC 15.05.150(b); *see also* AS 29.45.180(a).

¹⁰ CBJC 15.05.150(c)(1).

¹¹ CBJC 15.05.190(a).

¹² CBJC 15.05.190(c)(8)(iii); *see also* AS 29.45.190(d).

¹³ CBJC 15.05.190(c)(8)(ii).

¹⁴ CBJC 15.05.190(c)(8)(ii).

¹⁵ CBJC 15.05.190(c)(8)(iv).

(e) Rules (Robert's, Evidence)

Robert's Rules of Order: Robert's Rules of Order (11th ed.) is the default set of conduct rules governing BOE hearings and meetings. However, Robert's Rules takes the backseat where CBJ Code, ordinances, and resolutions conflict.

Resolution 2976 (A Resolution Repealing and Reestablishing the Assembly Rules of Procedure): These rules of procedure replace Robert's Rules where the two sets are in conflict.

Rules of Evidence: The formal rules of evidence do not apply to hearings. Still, evidence must be relevant to the issues on appeal. Hearsay evidence may be considered as long as it is sufficiently trustworthy and it is more probative on the point for which it is offered than any other evidence the proponent can procure by reasonable efforts.

(f) Presentation

CBJC 15.05.190(c)(7) – (8) are the primary Code provisions on appeal presentations' lengths and content. Three notable Code changes are (1) clarification the BOE may provide parties additional time for good cause,¹⁶(2) limitations on evidence that may be considered at the hearing,¹⁷ and (3) clarification on confidentiality of commercial enterprises' income information.¹⁸

(g) Voting

Once a member makes a motion, and the presiding officer has restated the motion, the members should discuss the motion—this discussion should include statements regarding the evidence and arguments and whether these were or were not persuasive. The point here is to let the parties know (and create a record in case there is an appeal) the reasons for the BOE's decision.

The norm:

- Member makes the motion.
- Presiding officer restates the motion and asks the maker to speak to their motion.

¹⁶ CBJC 15.05.190(c)(7).

¹⁷ CBJC 15.05.190(c)(8)(ii) & (iv).

¹⁸ CBJC 15.05.190(c)(8)(v).

- The maker explains the reasons for their motion.
- The members discuss the arguments/evidence.
- Members then vote.

A change this year is a “deemed denied” default¹⁹ meaning that, unless there is a majority vote to grant, alter, or remand an assessment, the appeal is considered denied and the assessment stands. This means you do not have to vote to deny an appeal.

(h) Sample Motions:

“I move that the Board grant the appeal because the appellant has provided sufficient evidence of error showing the assessed valuation is”

“I move that the Board adjust the assessment to _____ as requested by the _____ because”

“I move that the Board remand the assessment to the assessor for further consideration because the appellant has proved there was error in valuation; however, the Board lacks sufficient evidence of valuation on the record.”

Deemed Denied

*For each of the scenarios above, if the vote fails, then the appeal is deemed denied and no further motions are necessary.

*If the case presentation concludes and no member wishes to make a motion, then the appeal is deemed denied and no further action is necessary.

(i) FAQs/Reminders:

Discretion: BOE members have reasonable discretion to decide which items of evidence and arguments they find persuasive. Likewise, they have the discretion to interpret Code; members may—and are likely to—have varying thresholds of what constitutes “excessive” or “unequal.”

¹⁹ CBJC 15.05.190(b)(2).

Ex Parte Communication: Generally, in the interests of fairness and credibility, BOE members should not discuss appeals with parties outside of appeal hearings. There are some minor exceptions, such as when the chair makes a ruling on supplemental evidence. For further guidance, BOE members should contact their CBJ attorney advisor.

Due Process: In essence, due process is the “opportunity to be heard and the right to adequately represent one’s interests[.]”²⁰ The reasonableness of the opportunity to be heard is based on the nature of the case.²¹ The BOE’s current process has undergone and overcome several recent challenges.²² A cornerstone of due process is fairness to the parties, so best practice is to afford each party equal opportunity (e.g., if one party receives extra time, the other should as well).²³

Absent Appellant: Due process requires a reasonable opportunity—it does not require the appellant take advantage of their reasonable opportunity. If the appellant chooses not to attend after they were properly notified of the hearing, the Board may proceed without them.²⁴

Making a Record: BOE members should articulate the reasons for their motions and votes in order to inform parties (and potentially the superior court) the bases for the BOE’s decision.

²⁰ *Fairbanks North Star Borough Assessor’s Office v. Golden Heart Utilities, Inc.*, 13 P.3d 263, 274 (Alaska 2000).

²¹ *Markham v. Kodiak Island Borough of Equalization*, 441 P.3d 943, 953 (Alaska 2019).

See Griswold v. Homer Bd. of Adjustment, 426 P.3d 1044, 1045 (Alaska 2018) (“[P]rocedural due process under the Alaska Constitution requires notice and opportunity for hearing appropriate to the nature of the case.” (alteration in original) (quoting *Price v. Eastham*, 75 P.3d 1051, 1056 (Alaska 2003))).

²² *See, e.g., James Sydney et al v. CBJ, Bd. of Equalization*, 1JU-21-00929 CI (Alaska Superior Court, Hon. Schally, Decision issued

²³ *See, e.g., CBJC 15.05.190(c)(7)*.

²⁴ AS 29.45.210(a); CBJC 15.05.190(c)(4).

BOE Hearing Guideline

1. Presiding officer appointed by panel.
2. Call to order: “*I call the [May 1, 2023] meeting of the Board of Equalization to order.*”
3. Roll call: “*Will the clerk please do a roll call?*”
4. [If applicable] Presiding officer announces if there will be hearings regarding late-filed appeals and, if so, whether those will take place before or after the appeal hearings.
5. Presiding officer introduces the first appeal for hearing.
 - “*We are on the record with respect to ‘Petition for Review of Assessed Value’ in Appeal [2023-0523] filed by [Coin Shop] with respect to Parcel Id. No. [1CO....].*”
6. Presiding officer recites the hearing rules/procedures.
 - This should be done before each appeal hearing *unless* the appellant was in attendance for an earlier reading. The below statements are intended as guidance:
 - a. *The appellant has the burden of proving error in the assessment, which they can do by sufficiently showing—with factual evidence—the assessed value of their property was unequal, excessive, improper, or too low.*²⁵
 - b. *The formal rules of evidence do not apply to this hearing. However, the presiding officer may exclude evidence irrelevant to the issues on appeal.*
 - c. *The appellant and the assessor will each have 15 minutes total to make their arguments and present their evidence.*
 - d. *The appellant will present first, followed by the assessor.*
 - e. *The appellant may reserve up to 10 minutes of their time for rebuttal after the assessor’s presentation. The appellant’s rebuttal is limited to issues raised by the assessor during the assessor’s presentation.*
 - f. *After the parties’ presentations, Board members may ask the parties questions.*
 - g. *After Board members are done questioning the parties, the presiding officer will call for a motion from the Board members. Once a motion is made, the Board members will discuss the motion and then vote on the motion.*
 - h. *Does either party have questions?*
 - i. *Are the parties ready to proceed?*
7. The Board will hear appeals.
 - The presiding officer should recite hearing rules/procedures as necessary (i.e., if the appellant was not present for an earlier reading).
8. [If applicable]The Board will hear late-filed appeals.
9. After the hearing, the chair will call for discussion and motions. If no motion is made, the appeal is deemed denied. If a motion is made and fails, the appeal is deemed denied.
10. Adjourn.

²⁵ AS 29.45.210(b); CBJC 15.05.190(c)(5)

BOE Training 2024

What do you do?

Board of Equalization hears appeals by homeowners and determines whether an error in valuation was made by the Assessor's office regarding an annual property assessment.

What is the question?

Is the assessment unequal, excessive, improper, or undervalued?

Typical Hearing Process

1. The presiding officer calls the case.
2. The presiding officer introduces board members.
3. The presiding officer reviews rules and process.
4. Appellant presents.
5. Assessor presents.
6. Appellant presents rebuttal.
7. Board deliberations begin – questions to appellant and assessor.
8. Board discussion.
9. Comments and questions by board.
10. The presiding officer will call the question and entertain a motion.
11. If motion made, state why you are making motion.*
12. Roll call. Motion needs 2 of 3 votes to carry.
13. If motion made and fails = deemed denied.
14. The presiding officer makes any concluding remarks.

*Note: If no motion made = deemed denied.

What is the role of the Attorney?

- ❖ Help with issues of process.
- ❖ Help with code questions.
- ❖ Defend BOE decisions in appeals to the Superior Court.

Things to be aware of:

- ✓ You should not communicate with fellow board members outside of the hearing.
- ✓ Do not communicate with the Assessor or Appellant about their case outside of the hearing.
- ✓ You should not do independent research.
- ✓ If you think you have a conflict, let the Clerk and Attorney ASAP



OFFICE OF THE ASSESSOR

155 Heritage Way

Juneau, AK 99801

Room 114

Phone: (907) 586-5215

Email: Assessor.Office@juneau.gov

Location

Board of Equalization (BOE) Meeting and Presentation of Real Property Appeal	
Date of BOE:	07/10/2025
Location:	Zoom Virtual Meeting
Meeting Time:	5:30 PM
Mailing Date of BOE Notice:	06/27/2025
Parcel Identification:	4B3301000080
Property Location:	16216 GLACIER HWY
Appeal Number:	APL20250213
Sent to Email Address on File:	exceltowingak@gmail.com

Appellant: DOUGLAS MALLER
2895 MENDENHALL LOOP RD SP 59
JUNEAU AK 99801

ATTENTION APPELLANT

Under Alaska Statutes and CBJ Code, you, as the appellant, bear the burden of proof. The only grounds for adjustment of an assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in your written appeal or proven at the appeal hearing.

Any evidence or materials not already submitted to the Assessor's Office for inclusion in the Board of Equalization packet must be submitted to the Assessor's Office (preferred method via email to assessor.office@juneau.gov Attn: Assessment Appeal by **4:00 PM April 15, 2025**. Material submitted after **April 15, 2025** will only be accepted per 15.05.190(c)(8)(ii).

Your Board of Equalization hearing is scheduled for: **07/10/2025** beginning at **5:30** and your BOE packet will be emailed to you by 4:00 PM on **July 03, 2025**. For a paper copy of your packet or other questions please contact the City Clerk's Office at (907) 586-5278 or city.clerk@juneau.gov.

You or your representative may be present at the hearing via Zoom Webinar. Participation and login information will be included in the agenda packet sent to you prior to your scheduled appeal hearing. If you choose not to be present or be represented, the Board of Equalization will proceed in the absence of the appellant.

It should be noted that, between the date of this letter and the Board hearing date, your appeal may be resolved between you and the Assessor. If your appeal is resolved, you will not need to appear before the Board.

If you have any questions, please contact the Assessor's Office.



Office of the Assessor
155 Heritage Way
Juneau, Alaska 99801

Petition for Review / Correction of Assessed Value Real Property	
Assessment Year	2025
Parcel ID Number	4B3301000080
Name of Applicant	Chris Bradley
Email Address	juneauglass.ak@gmail.com

2025 Filing Deadline: Tuesday April 1st, 2025

Please attach all supporting documentation

ASSESSOR'S FILES ARE PUBLIC INFORMATION - DOCUMENTS FILED WITH AN APPEAL BECOME PUBLIC INFORMATION

Parcel ID Number	4B3301000080		
Owner Name	Chris Bradley		
Primary Phone #	907 720 4527	Email Address	
Physical Address	16216 GLACIER HWY	Mailing Address	5452 Jenkins Dr.
			Juneau
			99801

Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.

- My property value is excessive/overvalued
- My property value is unequal to similar properties
- My property was valued improperly/incorrectly
- My property has been undervalued
- My exemption(s) was not applied

- THE FOLLOWING ARE NOT GROUNDS FOR APPEAL**
- Your taxes are too high
 - Your value changed too much in one year.
 - You can't afford the taxes

Provide specific reasons and provide evidence supporting the item(s) checked above:

CITY WATER NOT AVAILABLE DUE TO ISSUES THAT ARE THE RESULT OF THE WATER MAIN RE-ROUTING PROJECT. PLEASE CONTACT NORTH40 CONSTRUCTION FOR DETAILS. POC = TRAVIS SEIBEL 321-5666 OR TRAVIS@NORTH40CONET.COM. ALSO, INTERIOR IS NOT FINISHED AS PRESUMED BY ASSESSOR.

Have you attached additional information or documentation? Yes No *PHOTOS*

Values on Assessment Notice:

Site	\$ 169,000	Building	\$ 120,100	Total	\$ 291,100
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Owner's Estimate of Value: *BASED ON 2020 VALUATION*

Site	\$ 145,700	Building	\$ 81,000	Total	\$ 226,700
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Purchase Price of Property:

Price	\$	Purchase Date	
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Has the property been listed for sale? Yes No *(if yes complete next line)*

Listing Price	\$	Days on Market	
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Was the property appraised by a licensed appraiser within the last year? Yes No *(if yes provide copy of appraisal)*

Certification:

I hereby affirm that the foregoing information is true and correct, I understand that I bear the burden of proof and I must provide evidence supporting my appeal, and that I am the owner (or owner's authorized agent) of the property described above.

Signature *C. Bradley* Date *4/1/25*

Contact Us: CBJ Assessors Office

Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	Assessor.Office@juneau.gov	http://www.juneau.org/finance	155 Heritage Way Rm. 114 Juneau AK 99801

City and Borough of Juneau Assessment History Report

4B3301000080
CHRIS BRADLEY
16216 GLACIER HWY
USS 3266 LT 31 TR 2

<u>YEAR_ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2025	\$169,000.00	\$37,600.00	\$90,500.00	\$297,100.00
2024	\$145,700.00	\$37,600.00	\$54,400.00	\$237,700.00
2023	\$145,700.00	\$37,600.00	\$54,400.00	\$237,700.00
2022	\$145,700.00	\$37,600.00	\$50,400.00	\$233,700.00
2021	\$145,700.00	\$37,600.00	\$44,100.00	\$227,400.00
2020	\$145,700.00	\$37,600.00	\$43,400.00	\$226,700.00
2019	\$155,900.00		\$86,000.00	\$241,900.00
2018	\$155,210.00		\$87,956.00	\$243,166.00
2017	\$155,210.00		\$87,956.00	\$243,166.00
2016	\$147,819.00		\$83,768.00	\$231,587.00
2015	\$140,780.00		\$79,779.00	\$220,559.00
2014	\$138,700.00		\$78,600.00	\$217,300.00
2013	\$138,700.00		\$76,400.00	\$215,100.00
2012	\$85,000.00	\$0.00	\$84,200.00	\$169,200.00
2011	\$85,000.00	\$0.00	\$106,300.00	\$191,300.00
2010	\$85,000.00	\$0.00	\$106,300.00	\$191,300.00
2009	\$85,000.00	\$0.00	\$106,300.00	\$191,300.00
2008	\$95,000.00	\$0.00	\$115,500.00	\$210,500.00

Aaron Landvik

AAAO III – Cert #285

Deputy Assessor

Assessor's Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520

aaron.landvik@juneau.gov





OVER GARAGE





APPEAL #2025-0213

2025 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION July 10, 2025

ASSESSOR OFFICE

Appellant: Douglas Maller

Location: 16216 Glacier Hwy

Parcel No.: 4B3301000080

Property Type: Single Family Residence

Appellant’s basis for appeal: “City water not available due to issues that are the result of the water main re-routing project. Please contact North 40 Construction for details. POC Travis Seibel 321-5565 or travis@north40const.com. Also interior is not finished as presumed by assessor.”

Appellant’s Estimate of Value	Original Assessed Value	Recommended Value
Site: \$145,700	Site: \$169,000	Site: \$169,000
Buildings: <u>\$81,000</u>	Buildings: <u>\$128,100</u>	Buildings: <u>\$146,000</u>
Total: \$226,700	Total: \$297,100	Total: \$315,000

Subject Photo



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OVERVIEW

The property is a 384-square-foot, fair-quality residence with a 1,092-square-foot attached garage and an unfinished 1,120-square-foot space above the garage. The lot measures 44,866 square feet. Construction began in 1981 and exhibits both deferred maintenance and ongoing building activity.

The property historically used a cistern for water. Although city water is not currently connected due to infrastructure work, reconnect planning is underway. Importantly, the property has never utilized city water, and market evidence shows that similar homes with cisterns or wells do not sell at a discount compared to those with municipal water service in the area.

A recent sale occurred during the appeal process, and through our sales verification process was deemed non-arm's length due to the nature of the transaction (not publicly marketed), and therefore not considered a reliable indicator of market value.

Upon a site inspection and review of the assessor data, it was identified that the attached garage was not included in the property valuation, and no neighborhood adjustment had been applied. Correcting these oversights resulted in an increased assessed value for the subject property.

Subject Characteristics:

- Land
 - 44,866sf site
 - Moderate Wet Adjustment

- Building
 - Fair Quality Single Family Home
 - Average Condition
 - 384 SF Gross Living Area
 - 1092 SF Attached Garage
 - 1120 SF Unfinished Area Above Garage

Subject Photos

Front:



Continued Photos:

Rear:

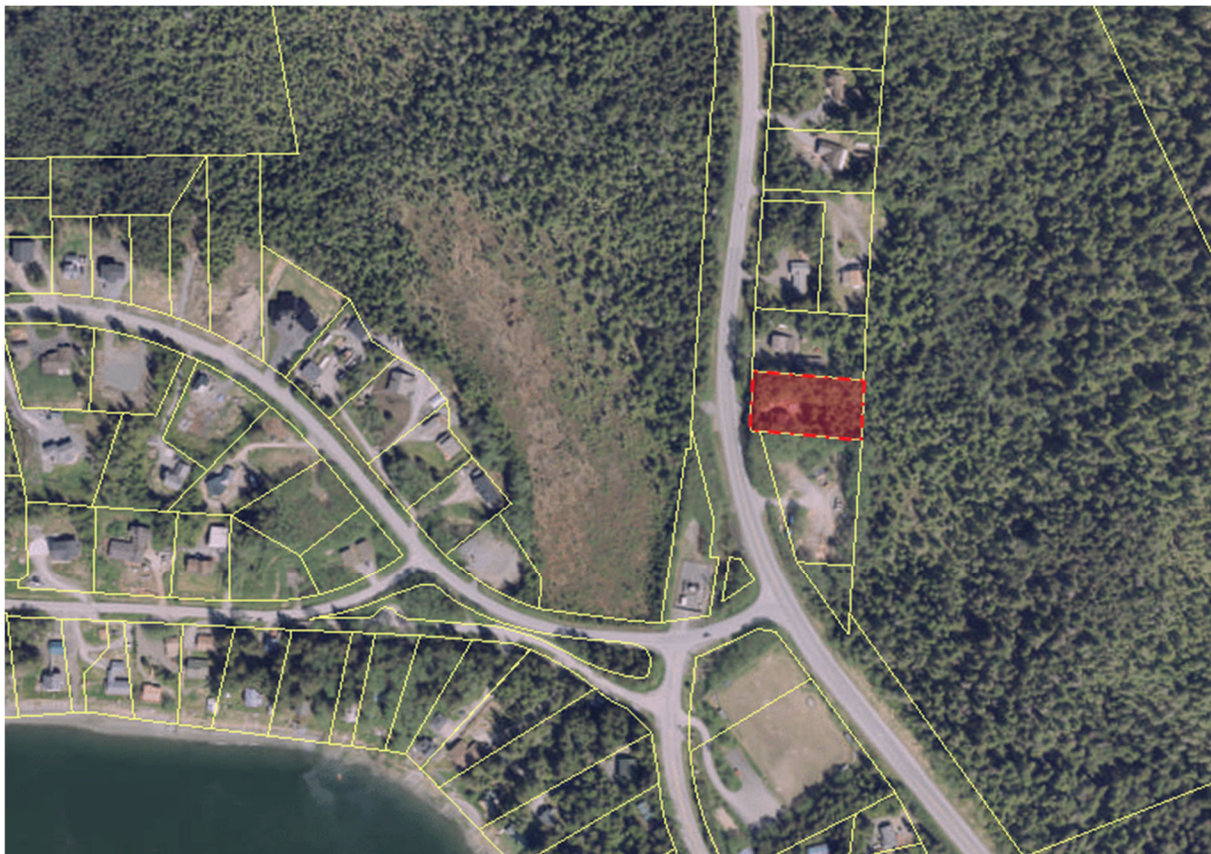
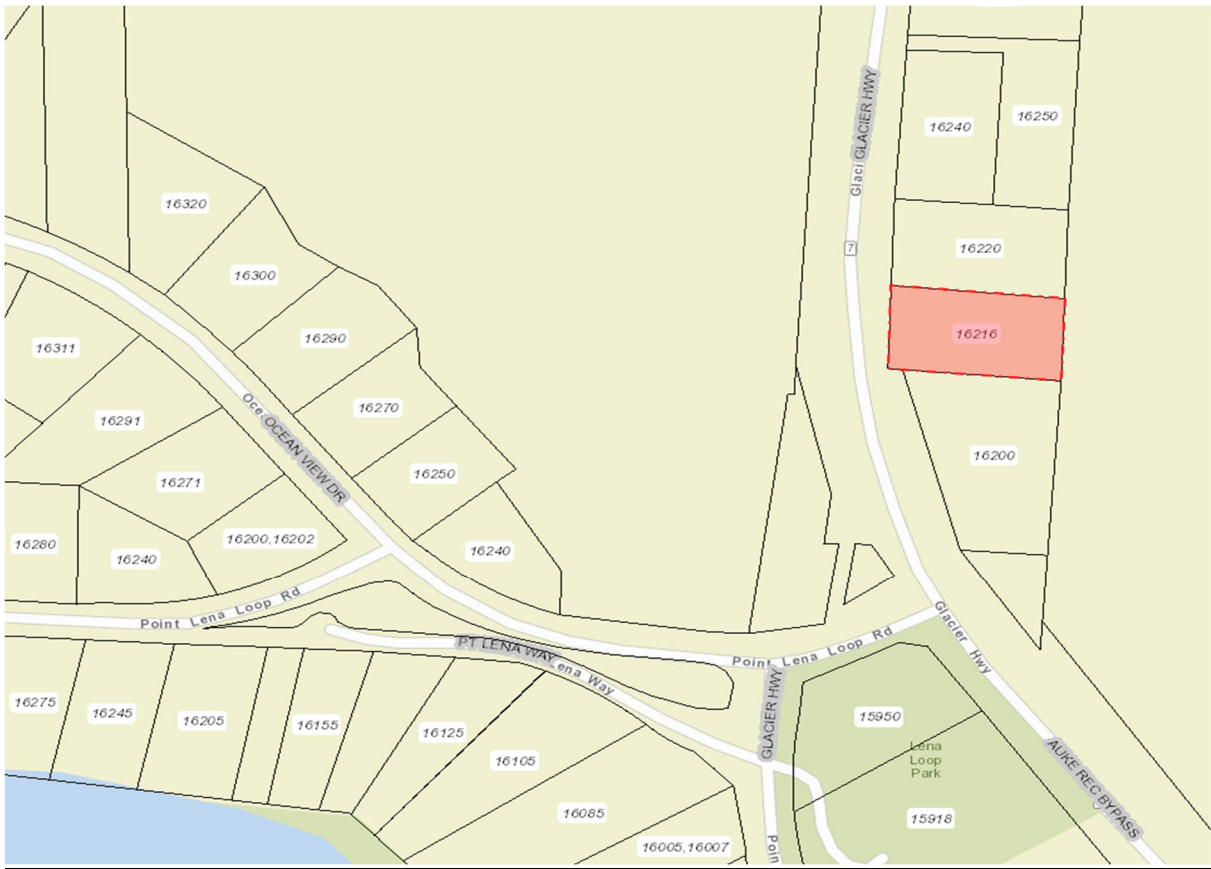


Photos Provided by Appellant:





AREA MAP & AERIAL:



LAND ASSESSMENT

Land values are developed on a neighborhood basis. The land is examined to understand the typical land characteristics in the neighborhood. These characteristics include size, slope, view, water frontage, significant wetlands and others and are used to develop a neighborhood land valuation model. This model is tested and refined in consideration of sales of vacant and developed parcels. The resulting model is then applied to all the land in the neighborhood to establish assessed site values. The subject parcel's base rate value of \$166,399 is in equity with Point Louisa single family residential lots that are of similar square footage. The subject parcel is characteristically average for its neighborhood, except for a moderate wetness adjustment accounted for by a negative adjustment to the overall land value.

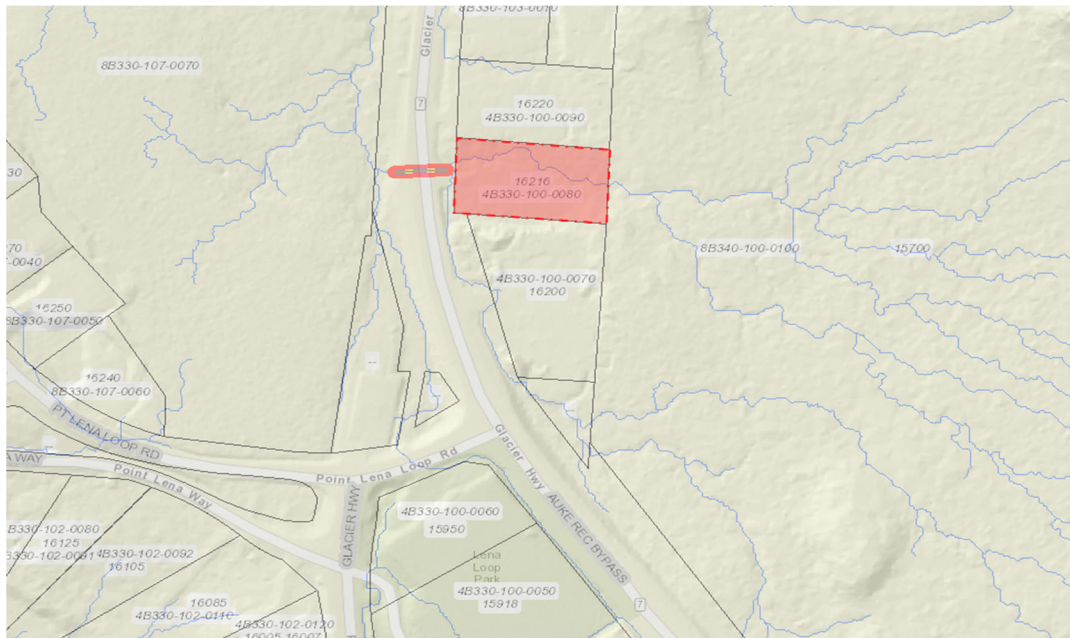
Land Characteristics:

- 44,866sf lot
- Moderate Adjustment for wetness due to stream

Land Base Rate Valuation – Point Louisa

AreaSF	AreaAC	Z	PCN	Base.Value	BaseRate/SF	BaseRate/AC
17,975	0.41	D3	4B3301000022	143,441	7.98	347,609
21,115	0.48	D3	4B3301000021	146,538	6.94	302,306
23,894	0.55	D3	4B3301000010	148,860	6.23	271,379
33,290	0.76	D3	4B3301000030	162,122	4.87	212,137
39,075	0.90	D3	4B3301000040	167,241	4.28	186,437
44,866	1.03	D3	4B3301000080	171,388	3.82	166,399
44,866	1.03	D3	4B3301000090	171,388	3.82	166,399
66,012	1.52	D3	4B3301000070	186,154	2.82	122,839

Stream Modeling



BUILDING VALUATION

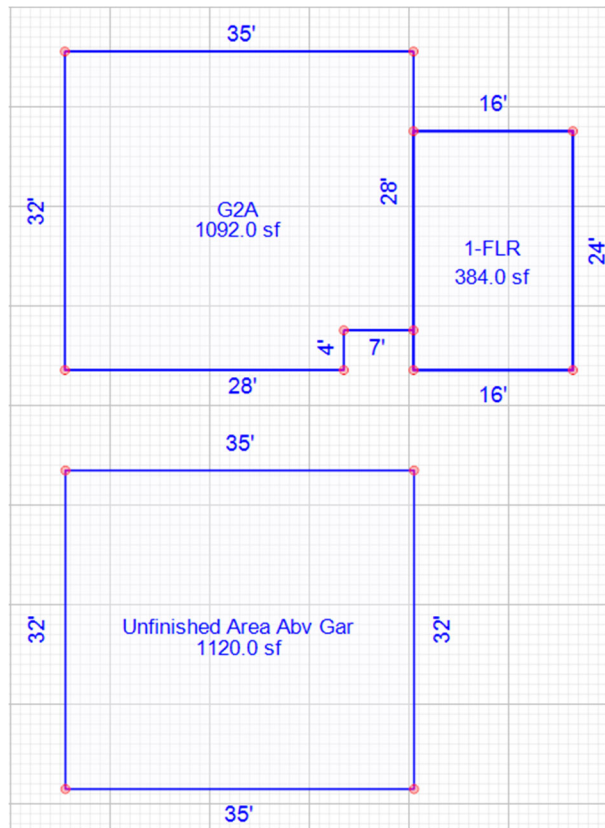
Buildings are valued using a cost approach to value by: (1) calculating the current cost to reproduce improvements such as buildings and (2) subtracting out physical, functional, or economic depreciation evident in the structures. This provides a uniform basis for the valuation of all buildings in the Borough.

For any given residential parcel, the buildings are valued by the Cost Approach and the land value is determined by the neighborhood model. These two values combined produce a total basis value for the parcel. This combined value is then adjusted to market value by application of neighborhood adjustments developed by analysis of neighborhood sales. This sales analysis is done each year to establish assessed values.

Following a site inspection, and a review of assessor data along with information provided by the appellant, it was determined that the existing attached garage had not been included in the property valuation. Additionally, no neighborhood adjustment had been applied, resulting in an inequity compared to other residential properties in the area. Depreciation was also applied to the area above garage to account for its condition and incomplete finish. Correcting these oversights led to an increased assessed value for the subject property.

- Building Characteristics:
 - Fair Quality Single Family Home
 - Average Condition
 - 384 SF Gross Living Area
 - 1120 sf Unfinished Area Above Garage
 - 1092 sf Attached Garage

Sketch of Improvements:



Cost Report

4/28/2025 11:16:45AM

Page 1

Cost Report - Residential

6503				Record	1	
Parcel Code Number	4B3301000080			Building Type	R- Single-family Residence	
Owner Name	MALLER DOUGLAS			Quality	2	
Parcel Address	16216 GLACIER HWY			Construction	Stud Frame	
Effective Year Built	1999			Total Livable	384	
Year Built	1981			Style	One Story	
Improvement	Description	Quantity	Unit Cost	Percent	+/-	Total
Base						
Exterior	Frame, Plywood		123.00	100%		
Roof	Composition Shingle		2.91	100%		
Heating	Electric Baseboard		-0.47	100%		
Adjusted Base Cost		384	125.44			48,169
Other Garage	Attached Garage (SF)	1,092	24.85			27,136
Total						27,136
Additional Feature(s)						
Feature	Fixture	5				7,150
Total						7,150
Sub Total						82,455
Condition	Average					
Local Multiplier				1.22	[X]	100,595
Current Multiplier				1.14	[X]	114,678
Quality Adjustment					[X]	114,678
Neighborhood Multiplier					[X]	114,678
Depreciation - Physical			1.00 [X]	31.00	[-]	35,550
Depreciation - Functional					[-]	0
Depreciation - Economic					[-]	0
Percent Complete				100.00	[-]	79,128
Cost to Cure						
Neighborhood Adjustment				150	[X]	39,564
Replacement Cost less Depreciation						118,692

4/28/2025 11:16:45AM

Page 2

Cost Report - Residential

Miscellaneous Improvements			
HDV			[+] 2,000
Solid Fuel Heater			[+] 2,000
Abv Gar Full Wall			[+] 23,300
Total Miscellaneous Improvements			27,300
Total Improvement Value		[Rounded]	\$146,000

SUMMARY

As a result of this petition for review, the land and buildings are valued using the same methods and standards as all other properties in the Borough. Recent construction of a water main re-route has temporarily impacted the ability of CBJ to connect city water services to the property. This has been completed and a reconnect to city water is currently being planned. Notably, even when city water services were available prior to the re-route, the property relied exclusively on an alternate water source and has never utilized city water services. This use of an alternate water source in place of city service is not believed to negatively affect the property's value or marketability, as other properties with wells or septic systems in the area similarly receive no variances and sell comparably, indicating this circumstance has no impact. As part of the review process, the following changes were made:

- Depreciation has been applied beyond what is typical for a home built in 1981
- Garage structure value was added
- Additional depreciation added to area above garage which is estimated to be 40% complete
- Neighborhood adjustment applied for equity

The appellant states that "value is excessive". State statute requires the Assessor to value property at "full and true value". According to appraisal standards and practices set by the Alaska Association of Assessing Officers, the State of Alaska Office of the State Assessor, and the International Association of Assessing Officers, correct procedures of assessment were followed for the subject. These standards and practices include consideration of any market value increase or decrease as determined by analysis of sales. Values have risen in Juneau; the current valuation of the subject reflects this increase.

As the result of this review, the Assessor believes a change to the 2025 assessment to the amount of \$315,000 would be appropriate but due to state statute it is the recommendation of this office for a no change decision.

Aaron Landvik

From: Aaron Landvik
Sent: Tuesday, April 1, 2025 11:47 AM
To: Assessor Office
Cc: C Bradley
Subject: RE: Petition for Review 4B3301000080

Good morning,

Can you please receive and input this petition for review?

Chris – This e-mail has been forwarded to our admin for processing and is considered timely 😊

Thanks,

Aaron

Aaron Landvik
AAAO III – Cert #285
Deputy Assessor
Assessor's Office
City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov



From: C Bradley <juneauglass.ak@gmail.com>
Sent: Tuesday, April 1, 2025 11:38 AM
To: Aaron Landvik <Aaron.Landvik@juneau.gov>
Subject: Re: Petition for Review 4B3301000080

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello Aaron,

Thank you for your help this morning.

Petition for Review attached. Also included a couple of interior pictures as requested.

Would you please confirm for me that you have received this and that this Petition for Review is considered submitted timely.

Thank you,

Chris Bradley

On Tue, Apr 1, 2025 at 8:13 AM Aaron Landvik <Aaron.Landvik@juneau.gov> wrote:

Good afternoon,

Below is the link to the petition for review form for the 2025 assessment year.

<https://juneau.org/index.php?gf-download=2025%2F03%2F2025-Appeal-Petition-for-Review-RP.pdf&form-id=22&field-id=11&hash=83ba9250fb95c5bc13d4903efead8f780172a25fd4d47c18204d199b4959604b>

Please note the deadline for filing is April 1st, 2025.

Below is the assessment history report for your property.

Kind regards,

Aaron

**City and Borough of Juneau
Assessment History Report**

4B3301000080
CHRIS BRADLEY
16216 GLACIER HWY
USS 3266 LT 31 TR 2

<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2025	\$169,000.00	\$37,600.00	\$90,500.00	\$297,100.00
2024	\$145,700.00	\$37,600.00	\$54,400.00	\$237,700.00
2023	\$145,700.00	\$37,600.00	\$54,400.00	\$237,700.00
2022	\$145,700.00	\$37,600.00	\$50,400.00	\$233,700.00
2021	\$145,700.00	\$37,600.00	\$44,100.00	\$227,400.00
2020	\$145,700.00	\$37,600.00	\$43,400.00	\$226,700.00
2019	\$155,900.00		\$86,000.00	\$241,900.00
2018	\$155,210.00		\$87,956.00	\$243,166.00
2017	\$155,210.00		\$87,956.00	\$243,166.00
2016	\$147,819.00		\$83,768.00	\$231,587.00
2015	\$140,780.00		\$79,779.00	\$220,559.00
2014	\$138,700.00		\$78,600.00	\$217,300.00
2013	\$138,700.00		\$76,400.00	\$215,100.00
2012	\$85,000.00	\$0.00	\$84,200.00	\$169,200.00
2011	\$85,000.00	\$0.00	\$106,300.00	\$191,300.00
2010	\$85,000.00	\$0.00	\$106,300.00	\$191,300.00
2009	\$85,000.00	\$0.00	\$106,300.00	\$191,300.00
2008	\$95,000.00	\$0.00	\$115,500.00	\$210,500.00

Aaron Landvik

AAAO III – Cert #285

Deputy Assessor

Assessor’s Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520

aaron.landvik@juneau.gov



Aaron Landvik

From: Chris Bydlon <chris@prohns.com>
Sent: Tuesday, April 15, 2025 1:29 PM
To: Jeffrey Thole
Cc: Lucas Chambers
Subject: Fw: Inspection Report - Lena Area Waterline - 7/30/2024
Attachments: 2024.07.30 - Glacier Hwy Lena Area Waterline - IDR.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Jeff,

Here is the email chain and IDR that I mentioned in my last email about the water service at 16216 Glacier Hwy.

Please let me know if you need any other information on this.

Chris Bydlon, P.E.
Senior Civil Engineer
o: (907) 780-4004
c: (907) 521-4593
chris@proHNS.com
www.proHNS.com



From: Jeffrey Thole <Jeffrey.Thole@juneau.gov>
Sent: Monday, August 5, 2024 8:44 AM
To: Chris Bydlon <chris@prohns.com>
Cc: Lucas Chambers <lucas@prohns.com>
Subject: RE: Inspection Report - Lena Area Waterline - 7/30/2024

Thanks Chris,

Great work with Mr. Bradley. I'm sure we won't hear much if anything from him. I am going to call him just to let him know he can call me directly with any questions or concerns and thank him for speaking with you.

Jeff

From: Chris Bydlon <chris@prohns.com>
Sent: Monday, August 5, 2024 8:28 AM
To: Jeffrey Thole <Jeffrey.Thole@juneau.gov>
Cc: Lucas Chambers <lucas@prohns.com>
Subject: Re: Inspection Report - Lena Area Waterline - 7/30/2024

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hey Jeff,

I got a phone call back from Chris Bradely (resident at 16216 Glacier Hwy) regarding the note that I left last week. I explained to him the current situation regarding his water service and the challenges that we had run into with reconnecting the existing line in front of his property. I explained that there were plans to replace the culvert in the semi-near future, and that if he was not planning on connecting to this service soon CBJ might wait until that time to reconnect the service in front of his lot. He was polite, but seemed a little guarded (denied having any conversation with North40 and didn't initially answer when I asked if he could confirm that he was on a well). He did eventually confirm that "is not connected to city water". I didn't ask him for any commitment on the spot, but I got a phone number for him and said that CBJ might be reaching out to discuss this situation. Please let me know if you want me to do anything more with this.

Chris Bradley
907-790-4527

Chris Bydlon, P.E.
Civil Engineer
o: (907) 780-4004
c: (907) 521-4593
chris@proHNS.com
www.proHNS.com



From: Jeffrey Thole <Jeffrey.Thole@juneau.gov>
Sent: Wednesday, July 31, 2024 10:14 AM
To: Chris Bydlon <chris@prohns.com>
Subject: RE: Inspection Report - Lena Area Waterline - 7/30/2024

Thanks for attempting to speak with the homeowner. I'm sure he'll come around eventually.

The report attached is for 1st st in douglas. Looks exciting down there, might have to stop by for a peek.

Jeff

From: Chris Bydlon <chris@prohns.com>
Sent: Tuesday, July 30, 2024 6:00 PM

To: Jeffrey Thole <Jeffrey.Thole@juneau.gov>

Cc: Lucas Chambers <lucas@prohns.com>; Raina Ciecko <raina.ciecko@prohns.com>

Subject: Inspection Report - Lena Area Waterline - 7/30/2024

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Jeff, Please see the inspection report from today. I tried to contact the resident at 16216 Glacier Hwy a couple of times, but he was not around. I left a note on his door asking him to contact me, and I'll let you know if/when I hear from him. Also, it sounds like Jason and Loni are figuring out if the water shut-down for the final tie-in will be on Friday or Monday. I'll keep you posted once I hear for certain.

Chris Bydlon, P.E.

Civil Engineer

o: (907) 780-4004

c: (907) 521-4593

chris@proHNS.com

www.proHNS.com



Aaron Landvik

From: Jeffrey Thole
Sent: Tuesday, April 29, 2025 3:42 PM
To: Jason Sanchez
Subject: 16216 Glacier Hwy water connection
Attachments: Fw: Inspection Report - Lena Area Waterline - 7/30/2024; 2024.07.30 - Glacier Hwy Lena Area Waterline - IDR.pdf

Hello Jason,

Attached is the email chain and the Daily Inspection Report from the Glacier Hwy H2o project regarding contacting Mr. Bradley. Perhaps he'll want to connect when AKDOT does it's work but given his reclusiveness and DOT's unclear schedule, I can't imagine it'll be anytime soon.

Thanks,

Jeffrey Thole

Engineering Associate
CIP Project Manager, Engineering & Public Works
Location: 230 S. Franklin Street, 3rd Floor Marine View Building
(907) 586-0800 ext. 4193
Jeffrey.Thole@Juneau.gov
<https://juneau.org/engineering-public-works/engineering-department>



Aaron Landvik

From: Douglas Maller <exceltowingak@gmail.com>
Sent: Tuesday, May 13, 2025 9:36 PM
To: Jason Sanchez
Subject: Re: Request for Extension to Review Property Assessment 16216 Glacier hwy
Attachments: 1000003977.jpg

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Jason,

Thank you for your quick response, and I apologize for the delay in getting back to you.

I'm doing my best to review everything with the limited time I currently have. I was hoping we could set up a time to meet and discuss a few key items:

- The reasoning behind the initial appeal, specifically the lack of city water at the property
- A better understanding of the neighborhood grouping
- The reclassification of the garage, which has remained unchanged for over 40 years

As noted in the attached document, the absence of water service and the unfinished state of the structure had a significant impact on the sale price.

I understand your department is very busy, so I truly appreciate the time you've already spent on this and your willingness to help me better understand the situation.

Best regards,
Douglas Maller

On Fri, May 9, 2025 at 10:45 AM Jason Sanchez <Jason.Sanchez@juneau.gov> wrote:

Douglas,

Just a follow up to the previous emails, please respond if you would like to pursue this review. If I do not receive a response by Wednesday May 14, 2025, I will consider this case closed and will withdraw the appeal.

Best regards,

Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

From: Jason Sanchez

Sent: Tuesday, May 6, 2025 12:46 PM

To: Douglas Maller <exceltowingak@gmail.com>

Subject: RE: Request for Extension to Review Property Assessment 16216 Glacier hwy

Douglas,

I am including our intro email that contains some general information about the valuation process. You may find it helpful in understanding how we come to our valuation of the property. The cost report in the previous email is the only calculating for the cost to build the structure on the property. The land is added to that final value.

Thank you for taking the time to file an appeal. My name is Jason, and I am an Appraiser with the CBJ Assessor's Office. I will be reviewing the appeal for your property at 16216 Glacier Hwy. Once I have completed the review of your property, I will send an email with a proposal of a change or no change to your assessed value. Please review the enclosed information regarding our assessment process and the specific details of your property valuation. If you identify any inaccuracies in the presented information, please let me know and I will make the necessary changes. Feel free to call me at 907-586-5215 ext. 4020 if you have any questions.

Alaska State Statute mandates CBJ to value real property at an estimate of "full market value" as of January 1st of the assessment year (Jan. 1, 2025, in this case). To accomplish this, the Assessor's office visits individual properties throughout the borough on a five-year cycle and compares our assessed values to sale values of like properties in the same neighborhood annually. Rather than relying solely on one valuation method, we employ a hybrid model that combines elements of both the Cost Approach and the Sales Comparison Approach. For each building we use a method called replacement-cost-new-less-depreciation (RCNLD). The RCNLD method enables us to determine the current market cost of reconstructing the structure. We then apply depreciation to account for the age and condition of the structure. The cost data used to develop RCNLD is provided by Marshall & Swift, a firm that supplies Assessor's Offices and appraisers nationwide with regional and local building cost information. We then add the site value to RCNLD value and apply our neighborhood adjustment to get within 5% of market value. The neighborhood adjustment is developed by comparing assessed values to time adjusted sales in your neighborhood to determine market trends.

Site (land) values are developed on a neighborhood basis. The land is examined to understand the typical characteristics in each neighborhood including size, slope, view, water frontage, significant wetlands, and other relevant factors. These characteristics are used to develop a neighborhood land valuation model. This model is tested and refined considering sales of both vacant and developed parcels. The resulting model is then applied to all land in the neighborhood to establish site values

Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

From: Jason Sanchez <Jason.Sanchez@juneau.gov>
Sent: Tuesday, May 6, 2025 12:39 PM
To: Douglas Maller <exceltowingak@gmail.com>
Subject: RE: Request for Extension to Review Property Assessment 16216 Glacier hwy

Hello Douglas,

Thank you for reaching out regarding the 2025 property assessment. Although we are at the end of the process, I can continue the review and if there is supporting evidence to support a lower assessment, we are happy to make the adjustments. I can share with you our data from our cost report that was confirmed by the previous owner Mr. Bradley. See cost report below. Let me know what other information you would like to review, and I can send you over what we have. Basically, the appeal was filed stating the property was over valued due to the lack of city water to the property. We believe the best evidence of how this might impact the value is in the recent sale price. I have attached a buyer market letter requesting information. Did the home sell for less because there was not city water? Would you be willing to share the sale information? We had no record of a listing for this sale which leads us to believe this was a private sale and the property was not exposed to the open market.

Additionally, as I shared with Mr. Bradley, part of my job in performing this review is to ensure that our records are accurate. It's not uncommon to find small errors that can result in a lower valuation during the process. Similarly, the review occasionally can reveal details that have been missed completely by our office and should be corrected for accuracy. During the review I discovered that we were not previously picking up the value for the attached garage properly. An error in our records was calculating for a garage "finish" which represents only the finished interior of the garage (insulation, drywall etc.) Based on the photos Mr. Bradley included with the appeal that show a garage with exposed studs, I removed the "finish" adjustment which left us with no garage valuation at all. This error was corrected which resulted in an increase in the property value. Feel free to reach out with any questions.

5/6/2025 12:31:00PM

Cost Report - Residential

6503		Record	1
Parcel Code Number	4B3301000080	Building Type	R- Single-fami
Owner Name	MALLER DOUGLAS	Quality	2
Parcel Address	16216 GLACIER HWY	Construction	Stud Frame
Effective Year Built	1999	Total Livable	384
Year Built	1981	Style	One Story

Improvement	Description	Quantity	Unit Cost	Percent	+/-
Base					
Exterior	Frame, Plywood		123.00	100%	
Roof	Composition Shingle		2.91	100%	
Heating	Electric Baseboard		-0.47	100%	
Adjusted Base Cost		384	125.44		
Other Garage	Attached Garage (SF)	1,092	24.85		
Total					
Additional Feature(s)					
Feature	Fixture	5			
Total					
Sub Total					
Condition	Average				
Local Multiplier				1.22	[X]
Current Multiplier				1.14	[X]
Quality Adjustment					[X]
Neighborhood Multiplier					[X]
Depreciation - Physical			1.00 [X]	31.00	[-]
Depreciation - Functional					[-]
Depreciation - Economic					[-]
Percent Complete				100.00	[-]
Cost to Cure					
Neighborhood Adjustment				150	[X]
Replacement Cost less Depreciation					

5/6/2025 12:31:00PM

Cost Report - Residential

Miscellaneous Improvements	
HDV	[+]
Solid Fuel Heater	[+]
Abv Gar Full Wall	[+]
Total Miscellaneous Improvements	
Total Improvement Value	[Rounded]

Best regards,

Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

From: Douglas Maller <exceltowingak@gmail.com>

Sent: Saturday, May 3, 2025 1:23 PM

To: Jason Sanchez <Jason.Sanchez@juneau.gov>

Subject: Request for Extension to Review Property Assessment 16216 Glacier hwy

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

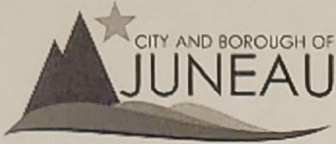
Good afternoon,

I'm writing to respectfully request a short extension, as I understand today is the stated deadline, to discuss the current assessment of a property I recently purchased. The timing is challenging, as this matter involves ongoing discussions with a previous landowner, and I'm still in the process of getting fully up to speed.

There are a few pieces of information I need to track down to ensure the assessment accurately reflects the property's current status for all parties involved. I appreciate your consideration and would be grateful for the additional time needed to complete this review properly.

Thank you for your time and understanding.

Best regards,
Douglas Maller



Office Of The Assessor
155 Heritage Way
Juneau, AK 99801

DOUGLAS MALLER
 2895 MENDENHALL LOOP RD SP 59
 JUNEAU AK 99801

PROPERTY ACQUISITION QUESTIONNAIRE [Buyer] or [Trustee's Deed New Owner]	
Date:	May 06, 2025

ATTENTION OWNER

Parcel Identification Number	4B3301000080
Site Address	16216 GLACIER HWY
Legal Description	USS 3266 LT 31 TR 2

The parcel number, address and legal description listed above refer to property that you recently acquired within the City and Borough of Juneau. Please note the parcel number will be the identifying reference on assessment notices, assessment rolls, tax bills, and official correspondence involving this property. Because of its importance, we suggest you retain this parcel number for your records. This number will change only upon remapping or subdivision of the property.

State law requires the Borough Assessor to appraise property in a fair and equitable manner at its full and true value effective January 1 of each calendar year. Information obtained through this questionnaire will be used to monitor market trends which influence market values. By answering the questions listed below, you are helping to assure accurate and equitable assessments. Please complete the information below and return in the postage paid envelope enclosed with this request within **15 days**. If you have any questions about this survey or you wish to have your mailing address changed, please contact the Assessor office by the telephone or email address listed at the bottom of this page.

Your assistance is greatly appreciated.

Property Acquisition Survey

1.) Date of Sale: 4/13/2025
 Price: \$ 76,000

Buyer's Estimate of Structure(s) Value:

2.) Type of Financing: (Check All that Apply)

- AHFC
- Cash
- VA
- Farmer Home Loan
- Other (Explain on Back of Form)

Estimate of Land Value: 1129000

- Trade
- FHA
- Loan Assumption
- Conventional Loan

Previous Owner Finance

3.) Was Personal Property, other than normal furnishings, included in the sale? If yes, please explain on back of form:

4.) Was this transaction for a reason other than sale, (family transfer, seller/buyer related, foreclosure, judgement)? If Yes, please explain on back.

D. J. Maller
 Owner Signature

5/13/25
 Date

907-209-1386
 Telephone #

Contact US: CBJ Assessor's Office

Phone: (907) 586-5215
 Fax: (907) 586-4520

Email: Assessor.Office@Juneau.org

Physical Location: 155 Heritage Way
 Room 114

Aaron Landvik

From: Jason Sanchez
Sent: Thursday, May 29, 2025 11:22 AM
To: Douglas Maller
Cc: juneauglass.ak@gmail.com; Aaron Landvik
Subject: RE: APL20250213 4B3301000080

Hi Douglas,

I have forwarded your appeal to the assessor, and I have included the deputy assessor on this email. You will be notified once the B.O.E is scheduled. I would like to stop by at some point next week to get a photo of the area where the water main project is as well as the city water supply for the property. Thank you for your patience as we continue to work through this process.

See below my response to your concerns are in red.

Hi Jason,

Thank you again for your prompt response and the time you've dedicated to this matter.

Based on our correspondence, it's clear that I'll need to present my case to the board, so I believe it's best to proceed in that direction and save everyone some time.

To clarify, I'm not opposed to the property's value increasing as improvements are made. My concern is that no improvements have occurred in quite some time. In fact, the condition has worsened — the land is increasingly overgrown, and the roof is now accumulating moss. The only notable change has been negative: the property was not reconnected to city water during nearby highway work. **Making improvements to the property is one reason there could be an increase in value. Our records show there has been no change and no value was added for new improvements. In fact, we have added some depreciation to the structure as a result of the review which leaves the depreciation of the structure well below what is typical. Another part of the equation is the neighborhood adjustment. You may notice an annual increase in your property's assessed value due to these adjustments. Even if you choose not to make any improvements to your buildings, there's still a possibility that your property value could increase. The neighborhood adjustment is based on sales. In the past, the property did not receive the same market adjustments as other single-family residences in the Point Louisa neighborhood due to how we were valuing the deferred maintenance. Going forward, instead of excluding market adjustments, we now account for the building's issues through depreciation. That being said, we have now applied the neighborhood adjustment to your property. This means that your property's value will now move in sync with Point Louisa's market trends. This is the final line item on the cost report labeled "Neighborhood Adjustment".**

Initially, I was told the reconnection was too difficult due to the line's location under a culvert. Later, the explanation changed to "the owner declined the service." However, the attached 2013 documentation shows that the owner filed for and received a permit to install a water line to the existing structure, which was completed and awaiting connection. This clearly suggests that the owner took all appropriate steps to secure water service, contradicting the claim that service was declined. The continued lack of water access has significantly impacted the property's development potential and marketability — placing its real value well below the current proposed assessment. **The line is currently buried under a culvert which complicated the connection. The construction company attempted to coordinate with Mr. Bradley. It appears the decision to move forward was based on Mr. Bradley's statement as well as the fact that a well was in place. I received this information from the project engineer who shared with me a report from North 40 Construction that documented the interaction with Mr. Bradley.**

With that in mind, could you clarify what the process would be to resolve this issue? Is the next step for the city to reconnect the line, or does this fall under another jurisdiction? I would appreciate any guidance on how to move

forward so that the assessment can more accurately reflect the property’s actual utility status. I am still waiting to hear back from the Project Engineer about the steps going forward to complete this work. My understanding now is that AKDOT will replace the culvert in the future and the repair will be made then. As soon as I have this information, I will share it with you.

Additionally, the recent inclusion of a “finished garage” in the assessment is puzzling. This structure has existed since 1991 (see attached documentation), so its sudden appearance — only after Chris filed an appeal — seems less like a long-overlooked detail and more like a retaliatory adjustment. It gives the impression of a punitive response rather than a routine correction. You’re correct about it being a long-overlooked detail. As I mentioned in a previous email, part of my job in performing this review is to ensure that our records are accurate, once the garage finish was removed there was no value at all for the garage. This was corrected for accuracy and the garage was added to the value.

As I’ve said before, I have no issue with reassessment as legitimate improvements are made. However, the structure remains unfinished, with no electricity, plumbing, insulation, or drywall. I’m simply asking for the opportunity to start fresh and bring the property to a point where its assessed value fairly reflects its actual condition and any future progress.

Alaska State Statute mandates CBJ to value real property at an estimate of “full market value” as of January 1st of the assessment year (Jan. 1, 2025, in this case). Our assessment accounts for the unfinished structure at 40%. I’ll also add, we are not looking to match the sale price that you paid for the property. This sale does not appear to have been publicly marketed, and it took place after January 1.

Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

From: Douglas Maller <exceltowingak@gmail.com>

Sent: Wednesday, May 21, 2025 2:51 PM

To: Jason Sanchez <Jason.Sanchez@juneau.gov>

Cc: Juneauglass.ak@gmail.com

Subject: Re: APL20250213 4B3301000080

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Jason,

Thank you again for your prompt response and the time you’ve dedicated to this matter.

Based on our correspondence, it’s clear that I’ll need to present my case to the board, so I believe it’s best to proceed in that direction and save everyone some time.

To clarify, I’m not opposed to the property’s value increasing as improvements are made. My concern is that no improvements have occurred in quite some time. In fact, the condition has worsened — the land is increasingly overgrown, and the roof is now accumulating moss. The only notable change has been negative: the property was not reconnected to city water during nearby highway work.

Initially, I was told the reconnection was too difficult due to the line's location under a culvert. Later, the explanation changed to "the owner declined the service." However, the attached 2013 documentation shows that the owner filed for and received a permit to install a water line to the existing structure, which was completed and awaiting connection. This clearly suggests that the owner took all appropriate steps to secure water service, contradicting the claim that service was declined. The continued lack of water access has significantly impacted the property's development potential and marketability — placing its real value well below the current proposed assessment.

With that in mind, could you clarify what the process would be to resolve this issue? Is the next step for the city to reconnect the line, or does this fall under another jurisdiction? I would appreciate any guidance on how to move forward so that the assessment can more accurately reflect the property's actual utility status.

Additionally, the recent inclusion of a "finished garage" in the assessment is puzzling. This structure has existed since 1991 (see attached documentation), so its sudden appearance — only after Chris filed an appeal — seems less like a long-overlooked detail and more like a retaliatory adjustment. It gives the impression of a punitive response rather than a routine correction.

As I've said before, I have no issue with reassessment as legitimate improvements are made. However, the structure remains unfinished, with no electricity, plumbing, insulation, or drywall. I'm simply asking for the opportunity to start fresh and bring the property to a point where its assessed value fairly reflects its actual condition and any future progress.

Best regards,
Douglas Maller

On Wed, May 21, 2025 at 9:39 AM Jason Sanchez <Jason.Sanchez@juneau.gov> wrote:

Hi Douglas,

Thank you for your response. I will send your appeal to the Assessor for review, and we will schedule a date for the Board of Equalization as soon as possible. If you have any other supporting evidence you would like to submit for consideration, please share it with me. It takes considerable effort from the BOE (who are community volunteers), the Clerk's Office, and the Assessor's Office to prepare for the BOE so if you wish to withdraw, please do let me know. Additionally, if you would like to discuss your case with the Assessor or the Deputy Assessor before moving forward please share a good phone number they can reach you at. I will also include their contact information below.

State statute requires that the burden of proof rests with the appellant. Appellants are expected to provide specific evidence which indicates that their property valuation is one of the following:

EXCESSIVE – To show that an assessment is excessive, an appellant must show that the assessment is more than just overvalued. It must be shown that the assessment is grossly disproportionate when compared to other

assessments (or, it can be shown that there is an intentional or fraudulent purpose to place an excessive valuation on the property.)

UNEQUAL – To show that an assessment is unequal, the appellant must show that there are other properties in the same class as the property being appealed and that there is no basis that would justify different valuations of the property.

IMPROPER – To show that an assessment is improper, it must be shown that the assessor used an improper method of valuation, which amounts to fraud or a clear adoption of a wrong principle of valuation.

UNDERVALUED – Rare, but yes it does happen from time to time.

Only the reasons above are considered valid reasons for an appeal.

This link provides information regarding General Assessments, per CBJ ordinance.

https://library.municode.com/ak/juneau/codes/code_of_ordinances?nodeId=PTIICOOR_TIT15AS

This link provides information from the State of Alaska regarding the appeal process.

[Property Assessments in Alaska, Local Government Online, Division of Community and Regional Affairs](#)

These handouts explain the assessment process.

<https://juneau.org/wp-content/uploads/2020/12/Understanding-Assessment.pdf>

<https://juneau.org/wp-content/uploads/2020/12/For-the-Property-Owner-Who-Wants-to-Know.pdf>

Aaron Landvik

Mary Hammond

Deputy Assessor

Assessor

(907) 586-5215 ext. 4037

(907) 586-5215 ext.4033

Best,

Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

From: Douglas Maller <exceltowingak@gmail.com>
Sent: Wednesday, May 21, 2025 12:08 AM
To: Jason Sanchez <Jason.Sanchez@juneau.gov>
Subject: Re: APL20250213 4B3301000080

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Thanks for the response Jason,

I'd like to reject this purposed change and get a date before the board please.

Thanks for your time,

Douglas Maller

On Mon, May 19, 2025, 1:12 PM Jason Sanchez <Jason.Sanchez@juneau.gov> wrote:

Hello Douglas,

Because I need to keep this process moving forward, I am requesting your contact information to discuss this appeal or if you would like to stop by and discuss the information, please let me know a time that works for you. The data and evidence our office has collected supports our valuation as it currently stands. See proposal below.

Upon review of your appeal, I find our assessment of your property to be undervalued and propose a change to your 2025 Assessment. If you have any questions or would like to discuss this further, please call me at 586-5215 ext. 4020

Proposed change:

2025 Original Value: Site: \$ 169,000 Improvements: \$ 128,100 Total: \$ 297,100

2025 Proposed Value: Site: \$ 169,000 Improvements: \$ 146,000 Total: **\$ 315,000**

Please respond by stating your **acceptance or **rejection** of this change. Upon receipt of your acceptance, I will take this to the Assessor for approval, at which point a letter of correction will be issued. If you reject these proposed changes, I will have the Clerk's Office schedule the case for the next available Board of Equalization, and you will be notified of the date.**

If I do not receive a response to this email by May 21, 2025, I will consider this case closed and your tax bill will reflect the original proposed value.

Best regards,

Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

From: Jason Sanchez
Sent: Wednesday, May 14, 2025 9:43 AM
To: Juneauglass.ak@gmail.com
Cc: exceltowingak@gmail.com
Subject: RE: APL20250213 4B3301000080

Mr. Bradley,

Because you initiated the appeal and due to the change of ownership of the property in the middle of the appeal process, could you please confirm that Douglas Maller will be taking over the appeal going forward. Additionally, as this appears to be an owner financed transaction, Douglas can you share the sale agreement to verify the sale price?

Best regards,

Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

From: Jason Sanchez
Sent: Monday, April 28, 2025 4:27 PM
To: Juneauglass.ak@gmail.com
Subject: RE: APL20250213 4B3301000080

Mr. Bradley,

There was a mistake in my earlier proposal. The correction states that no response will lead to the tax bill reflecting the **new proposed value**. I did finally get in contact with Travis, and he did confirm no water connected to the property and there is no plan going forward to connect the main to your water line because well water was already in use. My understanding from him is the property owner would have to address this with CBJ. This would be outside of the assessor office.

Upon review of your appeal, I find our assessment of your property to be undervalued and propose a change to your 2025 Assessment. If you have any questions or would like to discuss this further, please call me at 586-5215 ext. 4020

Proposed change:

2025 Original Value: Site: \$ 169,000 Improvements: \$ 128,100 Total: \$ 297,100

2025 Proposed Value: Site: \$ 169,000 Improvements: \$ 146,000 Total: **\$ 315,000**

Please respond by stating your **acceptance or **rejection** of this change. Upon receipt of your acceptance, I will take this to the Assessor for approval, at which point a letter of correction will be issued. If you reject these proposed changes, I will have the Clerk’s Office schedule the case for the next available Board of Equalization, and you will be notified of the date.**

If I do not receive a response to this email by May 3rd, 2025, I will consider this case closed and your tax bill will reflect the new proposed value.

Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

From: Jason Sanchez
Sent: Monday, April 28, 2025 12:24 PM
To: Juneauglass.ak@gmail.com
Subject: RE: APL20250213 4B3301000080

Hello Mr. Bradley,

Part of my job in performing this review is to ensure that our records are accurate. It’s not uncommon to find small errors that can result in a lower valuation during the process. Similarly, the review occasionally can reveal details that have been missed completely by our office and should be rectified for accuracy. See cost report below. As I mentioned in our last conversation, we were not previously picking up the value for the attached garage properly. An error in our records was calculating for a garage “finish” which represents only the finished interior of the garage (insulation, drywall etc.) Based on the photos included with your appeal that show a garage with exposed studs, I removed the “finish” adjustment which left us with no garage valuation at all. This error has been corrected and is reflected in the cost report below. I have not been able to reconcile the claim you make of there being no city water to your property and how it impacts the value. I shared with you that CBJ public works says there is water to the property. In discussing this issue with the deputy assessor, the belief is that without other supporting information, there is no better indicator of how this impacts the value of the property than in the recent sale price. Did the home sale for less because there may not be city water to the property? If you have

evidence of this, please share and I will review. See proposal below. As I shared with you on our last call, if you prefer to withdraw the appeal, the tax will be based on the original 2025 assessed value. Reach out if you have any questions.

Upon review of your appeal, I find our assessment of your property to be undervalued and propose a change to your 2025 Assessment. If you have any questions or would like to discuss this further, please call me at 586-5215 ext. 4020

Proposed change:

2025 Original Value: Site: \$ 169,000 Improvements: \$ 128,100 Total: \$ 297,100

2025 Proposed Value: Site: \$ 169,000 Improvements: \$ 146,000 Total: **\$ 315,000**

Please respond by stating your **acceptance or **rejection** of this change. Upon receipt of your acceptance, I will take this to the Assessor for approval, at which point a letter of correction will be issued. If you reject these proposed changes, I will have the Clerk's Office schedule the case for the next available Board of Equalization, and you will be notified of the date.**

If I do not receive a response to this email by May 3rd, 2025, I will consider this case closed and your tax bill will reflect the original assessed value.

Cost Report - Residential

6503		Record
Parcel Code Number	4B3301000080	Building Type
Owner Name	MALLER DOUGLAS	Quality
Parcel Address	16216 GLACIER HWY	Construction
Effective Year Built	1999	Total Livable
Year Built	1981	Style

Improvement	Description	Quantity	Unit Cost	Percent
Base				
Exterior	Frame, Plywood		123.00	100%
Roof	Composition Shingle		2.91	100%
Heating	Electric Baseboard		-0.47	100%
Adjusted Base Cost		384	125.44	

Other Garage	Attached Garage (SF)	1,092	24.85	
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Total

Additional Feature(s)				
Feature	Fixture	5		

Total

Sub Total

Condition	Average			
Local Multiplier				
Current Multiplier				
Quality Adjustment				
Neighborhood Multiplier				
Depreciation - Physical			1.00 [X]	
Depreciation - Functional				
Depreciation - Economic				
Percent Complete				10
Cost to Cure				
Neighborhood Adjustment				

Replacement Cost less Depreciation

Cost Report - Residential

Miscellaneous Improvements

HDV				
Solid Fuel Heater				
Abv Gar Full Wall				
Total Miscellaneous Improvements				

Total Improvement Value [Rounded]

Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

From: Jason Sanchez
Sent: Thursday, April 10, 2025 12:03 PM
To: Juneauglass.ak@gmail.com
Subject: APL20250213 4B3301000080

Hello Chris,

Thank you for taking the time to file an appeal. My name is Jason, and I am an Appraiser with the CBJ Assessor's Office. I will be reviewing the appeal for your property at 16216 Glacier Hwy. Once I have completed the review of your property, I will send an email with a proposal of a change or no change to your assessed value. Please review the enclosed information regarding our assessment process and the specific details of your property valuation. If you identify any inaccuracies in the presented information, please let me know and I will make the necessary changes. Feel free to call me at 907-586-5215 ext. 4020 if you have any questions.

Alaska State Statute mandates CBJ to value real property at an estimate of "full market value" as of January 1st of the assessment year (Jan. 1, 2025, in this case). To accomplish this, the Assessor's office visits individual properties throughout the borough on a five-year cycle and compares our assessed values to sale values of like properties in the same neighborhood annually. Rather than relying solely on one valuation method, we employ a hybrid model that combines elements of both the Cost Approach and the Sales Comparison Approach. For each building we use a method called replacement-cost-new-less-depreciation (RCNLD). The RCNLD method enables us to determine the current market cost of reconstructing the structure. We then apply depreciation to account for the age and condition of the structure. The cost data used to develop RCNLD is provided by Marshall & Swift, a firm that supplies Assessor's Offices and appraisers nationwide with regional and local building cost information. We then add the site value to RCNLD value and apply our neighborhood adjustment to get within 5% of market value. The neighborhood adjustment is developed by comparing assessed values to time adjusted sales in your neighborhood to determine market trends.

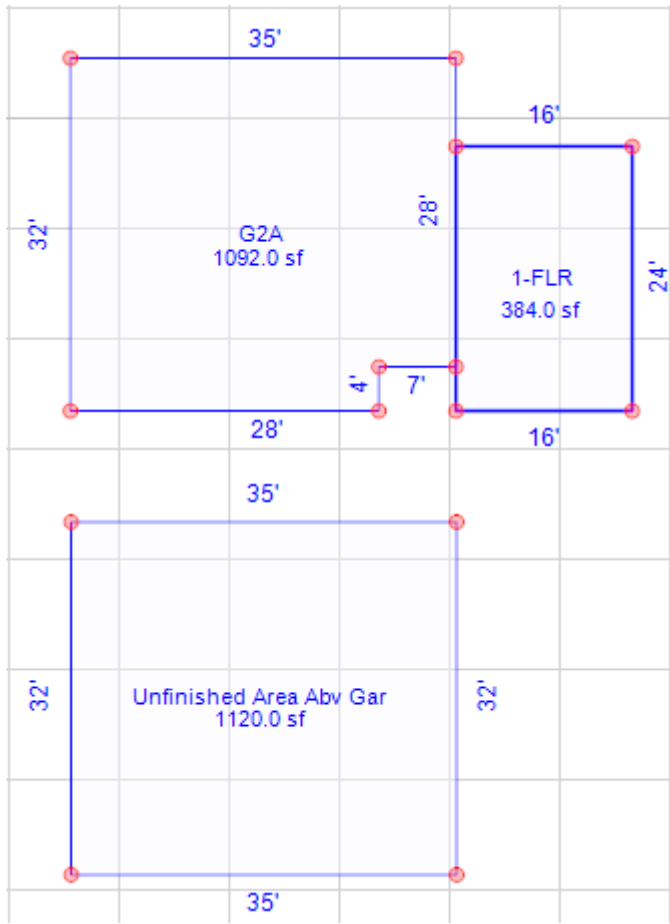
Site (land) values are developed on a neighborhood basis. The land is examined to understand the typical characteristics in each neighborhood including size, slope, view, water frontage, significant wetlands, and other relevant factors. These characteristics are used to develop a neighborhood land valuation model. This model is

tested and refined considering sales of both vacant and developed parcels. The resulting model is then applied to all land in the neighborhood to establish site values.

My initial review of your assessment shows that in the past your home did not receive the same market adjustments as other single-family residences in the Point Louisa neighborhood due to how we were valuing your deferred maintenance. However, we have now adopted a more comprehensive approach that is more equitable. Instead of excluding market adjustments, we will strictly account for your building's issues through depreciation. The cost to build the structure on your property has not changed since 2022. That being said, we have now applied our neighborhood adjustment to your property. This means that your property's value will now move in sync with Point Louisa's market trends. The neighborhood adjustment is a direct result of the sales that take place in that neighborhood. This is the final line item on the cost report labeled "Neighborhood Adjustment". It has a 1.50 multiplier.

Also, as part of our canvassing cycle, we visited your home in 2024 and made an adjustment to the depreciation of your home. It is still well below what is typical for a home built in 1981. If you have evidence to show how we have over valued your home, please share with me by 4/15/2025. I will look into the water issue you mentioned on your appeal form. I am not familiar with this project and what role it might play in our valuations.

Below is the sketch and cost report we have for your home. Note that per industry standards, improvements are measured by the exterior walls.



Cost Report - Residential

6503		Record
Parcel Code Number	4B3301000080	Building Type
Owner Name	BRADLEY CHRIS	Quality
Parcel Address	16216 GLACIER HWY	Construction
Effective Year Built	2002	Total Livable
Year Built	1981	Style

Improvement	Description	Quantity	Unit Cost	Percent
Base				
Exterior	Frame, Plywood		123.00	100%
Roof	Composition Shingle		2.91	100%
Heating	Electric Baseboard		-0.47	100%
Adjusted Base Cost		384	125.44	

Other Garage	Garage Finish, Attached (SF)	1,092	5.88	
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Total

Additional Feature(s)				
Feature	Fixture	5		

Total

Sub Total

Condition	Average			
Local Multiplier				
Current Multiplier				
Quality Adjustment				
Neighborhood Multiplier				
Depreciation - Physical			1.00 [X]	2
Depreciation - Functional				
Depreciation - Economic				
Percent Complete				10
Cost to Cure				
Neighborhood Adjustment				

Replacement Cost less Depreciation

Cost Report - Residential

Miscellaneous Improvements

HDV

Solid Fuel Heater

Miscellaneous Improvement

Area Abv Gar

Total Miscellaneous Improvements

Total Improvement Value

[Rounded]

The deadline for submitting evidence is April 15th 2025.

If I do not receive a response to this email by (10-Days from e-mail) I will consider this case closed.

Jason Sanchez

Appraiser

Assessor's Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4020

jason.sanchez@juneau.gov



Aaron Landvik

From: Jeffrey Thole
Sent: Friday, May 30, 2025 3:08 PM
To: Jason Sanchez
Cc: Aaron Landvik; Suzanne Crabtree; Justin Derr; Bridget LaPenter; John Bohan; Loni VanKirk
Subject: RE: 16216 Glacier Hwy water connection
Attachments: 2024.07.30 - Glacier Hwy Lena Area Waterline - IDR.pdf; 16216 Waterline.pdf; FW: #6291 ... 4B3301000080 (16216 Glacier Hwy); X0004050626.pdf; X0004050627.pdf; X0004051526.pdf; X0004050625.pdf

Hello Jason,

This is definitely an interesting situation. I would think these details should have been hashed out between the owners prior to finalizing the sale. I have attached several files to help establish the timeline between the water service installation in 2013 and now, and how our decision was made during last year's project. I have also CC'd several others here so we are all on the same page as we chase a solution.

In 2013, co-owners Chris Bradley and Keith Imel obtain permit #UTL20130135 to install 1-1/2" waterline with an apparent completion date of 8/21/2013. In July, 2014, Mark Millay with CBJ General Eng. signed off on inspections for the project homeowners connection from the home to the curb stop. In October, 2013, our Utility Billing & Water Meters Division began periodically checking the valve for usage. It was verified to be off each time, and in 2016, noted a large cistern in use as an alternative to the city water service. Below are the billing notes from Govern. This sequence is also detailed in the attached email string.

“CREATED 920901/ANNUAL BILLING
PER 8/31/2013 UTO REPORT, WTR UTO DATE IS 8/21/2014 FINAL ANNUAL BILLED 9/25/2013 ... ACCT CNGD
TO MONTHLY W/FUTURE WTR DATE
suzanne_crabtree - 10/26/2013 12:03:35 PM
nita verified valve is off ... although permit is finalized hes not hooked up, chg uto date
suzanne_crabtree - 2/9/2016 10:12:22 AM
chngd back to annual for now
suzanne_crabtree - 2/9/2016 10:15:26 AM
nita and justin verified valve is off, per justin there is a significant water catchment system being used
suzanne_crabtree - 9/25/2017 3:52:31 PM
PER SITE VISIT ... It is off. I did notice a new cistern on the back of the house, so he is getting water another way.
Looks like its used as a shop of some sort.
suzanne_crabtree - 12/27/2023 7:26:05 AM”

Our water main project took place last year, during the summer of 2024. During that time, Mr. Bradley was unresponsive to our numerous requests to speak with him regarding his waterline connection. Our only noted contact with Mr. Bradley is a brief conversation he had with the foreman from North40 Construction, stating he would not be using the city water service to his property. There is a highlighted description in the attached inspection report. There is a large culvert that runs from the ditch on the north side of the driveway of 16216, under Glacier Hwy to the opposite side, is a fish habitat, and lies several feet above the original water main and the service connection. It was stipulated through the AKDOT and ADF&G permits to push the new water main away from the culvert a minimum of 12', and service connections no closer than a lateral 15'. As a result, and because trenching under the culvert would have been quite dangerous, the section of original water main was abandoned in place. Word was the AKDOT are planning on replacing the asphalt in the semi-near future, at which time we could properly reconnect the service line to the new valve. All this info, paired with the history of the property, lead

to our decision to connect at a later date. Speaking with the AKDOT project rep today, that work may begin in of 2026, but could be pushed back to 2027 as well. The attached as-built from last year's project show the location of the new, disconnected service line and previous connection with associated notes. If we had known Mr. Bradley was considering selling the property, we would have better ensured the connection at the time.

UTL20130135 was finalized as complete. It would seem that requires the CBJ to provide service back to the valve on the property line in accordance with the new owner. It is suggested we pull from the hydrant line on their side of Glacier Hwy ~200' to the south. This would allow us to avoid cutting or boring under the roadway. I can get started on contract negotiations to complete this work. Before the city water is turned on to the property, however, the cistern and/or well will need to be decommissioned.

I hope this helps. Please let me know if you have any questions.

Thank you,

Jeffrey Thole

Engineering Associate
CIP Project Manager, Engineering & Public Works
Location: 230 S. Franklin Street, 3rd Floor Marine View Building
(907) 586-0800 ext. 4193
Jeffrey.Thole@Juneau.gov
<https://juneau.org/engineering-public-works/engineering-department>



From: Jason Sanchez <Jason.Sanchez@juneau.gov>
Sent: Wednesday, May 21, 2025 3:32 PM
To: Jeffrey Thole <Jeffrey.Thole@juneau.gov>
Cc: Aaron Landvik <Aaron.Landvik@juneau.gov>
Subject: RE: 16216 Glacier Hwy water connection

Hello Jeffrey,

I am following up with you on this water main project that has impacted the property at 16216 Glacier Hwy. The property was recently sold and the new owner is pursuing the appeal based on the lack of city services. I shared with him the information from you that Mr. Bradley stated he had no intention of connecting to CBJ services and he shared with me a utility permit from 2013 to install a water line to the existing house (UTL20130135), which was complete and awaiting connection. They are suggesting Mr. Bradley took appropriate steps to secure water service. My question for you is, can you tell me when did this water main project begin? Additionally, the new owner would like to know what the process is to resolve the water main issue and connect to city service going forward. Is this on AKDOT? Thanks for your help on this matter.

Best,

Jason Sanchez

Appraiser
City & Borough of Juneau
(907) 586-5215 ext. 4020

From: Jeffrey Thole <Jeffrey.Thole@juneau.gov>
Sent: Tuesday, April 29, 2025 3:42 PM
To: Jason Sanchez <Jason.Sanchez@juneau.gov>
Subject: 16216 Glacier Hwy water connection

Hello Jason,

Attached is the email chain and the Daily Inspection Report from the Glacier Hwy H2o project regarding contacting Mr. Bradley. Perhaps he'll want to connect when AKDOT does it's work but given his reclusiveness and DOT's unclear schedule, I can't imagine it'll be anytime soon.

Thanks,

Jeffrey Thole

Engineering Associate
CIP Project Manager, Engineering & Public Works
Location: 230 S. Franklin Street, 3rd Floor Marine View Building
(907) 586-0800 ext. 4193
Jeffrey.Thole@Juneau.gov
<https://juneau.org/engineering-public-works/engineering-department>



Aaron Landvik

From: Suzanne Crabtree
Sent: Friday, May 30, 2025 2:27 PM
To: Justin Derr; Jason Sanchez
Subject: RE: 16216 Glacier Hwy Water services
Attachments: RE: #6291 ... 4B3301000080 (16216 Glacier Hwy)

Hi Jason,

The UTL permit was issued in 2013 and marked as complete in 2016.
I am attaching an email string I have going back to 2016.

This property has never paid for city water.

Thanks,
Suzanne

*City & Borough of Juneau - EPW
Utility Billing: 907-586-0898, ext 4201*

From: Justin Derr <Justin.Derr@juneau.gov>
Sent: Friday, May 30, 2025 2:14 PM
To: Jason Sanchez <Jason.Sanchez@juneau.gov>
Cc: Suzanne Crabtree <Suzanne.Crabtree@juneau.gov>
Subject: RE: 16216 Glacier Hwy Water services

Hello,

I do see that this service has never been billed for water. I did include Suzanne with billing in this email in case she knows something different.

Thank you,

Justin Derr
Senior Meter Service Technician
City & Borough of Juneau
Utility Business Unit
Water Utility – Meter Division
2520 Barrett Ave
Juneau, AK 99801
www.juneau.org

Office: 907-586-0601
Cell: 907-723-0449

From: Jason Sanchez <Jason.Sanchez@juneau.gov>
Sent: Friday, May 30, 2025 1:36 PM
To: Justin Derr <Justin.Derr@juneau.gov>
Subject: 16216 Glacier Hwy Water services

Hello Justin,

We spoke recently regarding the lack of city water supply to 16216 Glacier Hwy. I was able to determine that there is a water main re-route project that has impacted the ability to reconnect the supply back to that property. My question for you is do you have any record of the last time the owner had city service? The claim is that a permit was issued to connect to city water in 2013, which was completed and awaiting connection. I have been unable to determine when the project started. Any information you can provide would be helpful. Thanks for your time looking into this.

Best regards,

Jason Sanchez

Appraiser

Assessor's Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4020

jason.sanchez@juneau.gov





OFFICE OF THE ASSESSOR

155 Heritage Way

Juneau, AK 99801

Room 114

Phone: (907) 586-5215

Email: Assessor.Office@juneau.gov

Location

Board of Equalization (BOE) Meeting and Presentation of Real Property Appeal	
Date of BOE:	07/10/2025
Location:	Zoom Virtual Meeting
Meeting Time:	5:30 PM
Mailing Date of BOE Notice:	06/27/2025
Parcel Identification:	4B3301000080
Property Location:	16216 GLACIER HWY
Appeal Number:	APL20250213
Sent to Email Address on File:	exceltowingak@gmail.com

Appellant: DOUGLAS MALLER
2895 MENDENHALL LOOP RD SP 59
JUNEAU AK 99801

ATTENTION APELLANT

Under Alaska Statutes and CBJ Code, you, as the appellant, bear the burden of proof. The only grounds for adjustment of an assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in your written appeal or proven at the appeal hearing.

Any evidence or materials not already submitted to the Assessor's Office for inclusion in the Board of Equalization packet must be submitted to the Assessor's Office (preferred method via email to assessor.office@juneau.gov Attn: Assessment Appeal by **4:00 PM April 15, 2025**. Material submitted after **April 15, 2025** will only be accepted per 15.05.190(c)(8)(ii).

Your Board of Equalization hearing is scheduled for: **07/10/2025** beginning at **5:30** and your BOE packet will be emailed to you by 4:00 PM on **July 03, 2025**. For a paper copy of your packet or other questions please contact the City Clerk's Office at (907) 586-5278 or city.clerk@juneau.gov.

You or your representative may be present at the hearing via Zoom Webinar. Participation and login information will be included in the agenda packet sent to you prior to your scheduled appeal hearing. If you choose not to be present or be represented, the Board of Equalization will proceed in the absence of the appellant.

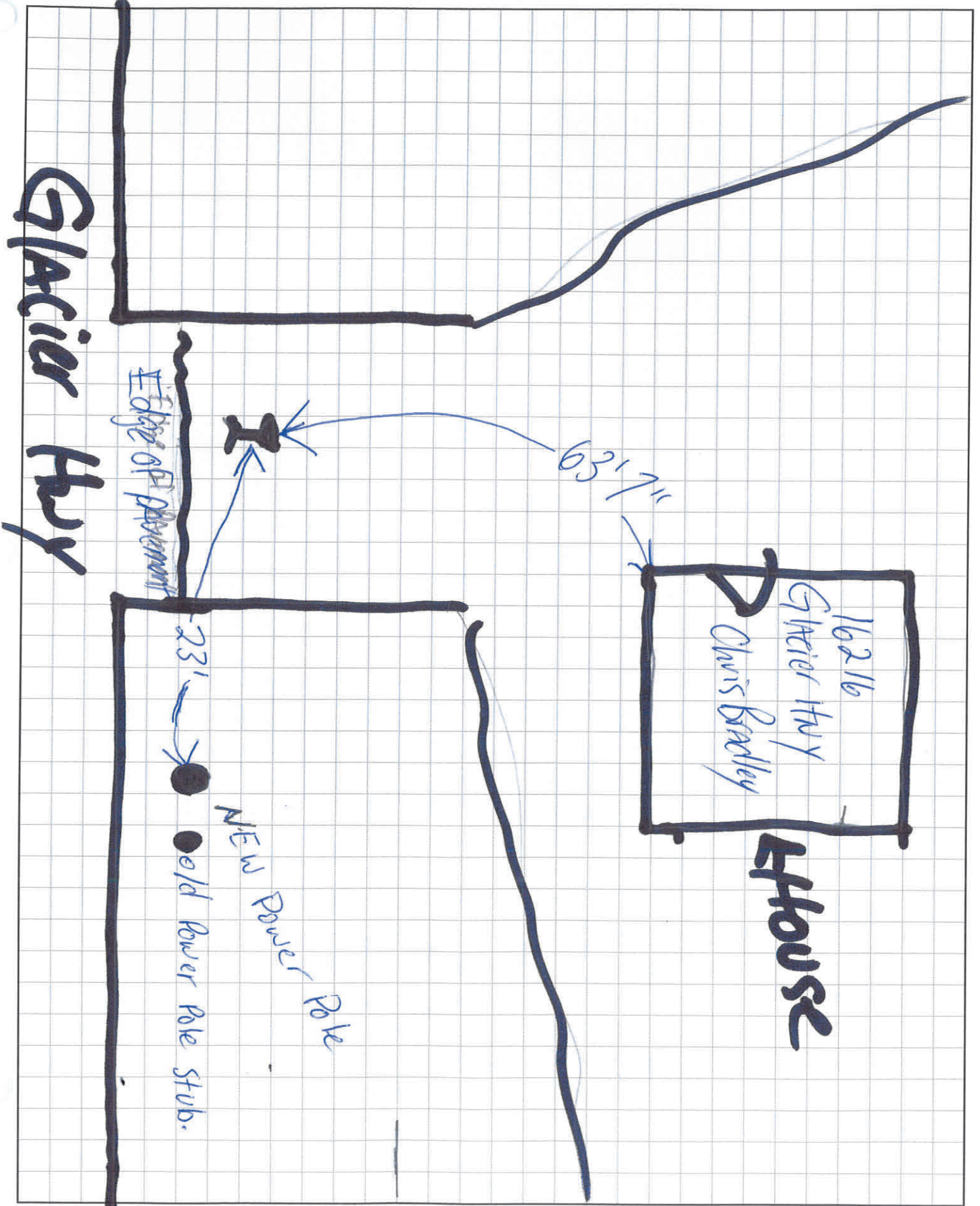
It should be noted that, between the date of this letter and the Board hearing date, your appeal may be resolved between you and the Assessor. If your appeal is resolved, you will not need to appear before the Board.

If you have any questions, please contact the Assessor's Office.

P | N | D

9360 Glacier Highway, Suite 100
Juneau, Alaska 99801
phone 907.586.2093
fax 907.586.2099

Project: _____
Sheet Number: _____ Of: _____
Calculated by: _____ Date: _____
Checked by: _____ Date: _____





UTILITY PERMIT

Permit No.
UTL20130135

* NOTE: "Utility Permit" is a generic term which includes Water Connection Permits, Sewer Connection Permits, Water Inspections and Sewer Inspections.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenant or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Inspections can be arranged by telephoning **586-1703** or by written or faxed notification.
The Online Building Inspection Request Form is at: www.juneau.ak.us/cdd/insp_req.htm.
Work shall not proceed until the inspector has approved the various stages of construction.

Call before 7:00 AM for same day inspections.

Job Address: 16216 GLACIER HWY	Issued Date : 08/21/2013
Permit Number: UTL20130135	Parcel No: 4B3301000080
Project Description: Connection to city water with 1-1/2" customer line for existing house.	UTO Date: 08/21/2014

Parcel Information: **USS 3266 LT 31 TR 2**

Owner : KEITH IMEL CHRIS BRADLEY 16216 GLACIER HWY JUNEAU AK 99801-8301	Applicant : CHRIS BRADLEY 5452 JENKINS DR JUNEAU AK 99801
--	---

Fee Type	Date	Receipt	Amount Paid
ENG- Water Assessment Fee	08/21/2013	00004	\$750.00
Total Fees Paid:			\$750.00

Project Conditions and Holds:

Utility Locates - Call the Utility Locate Council (586-1333) before digging.

Water Connection Inspection - Call for inspection of the water connection prior to backfilling. The CBJ Inspection Request Line is 586-1703.

Water Service Connection - For water service connection follow CBJ Standard Detail 419.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.

E-Size	E-Depth	E-Curb Box
E-Curb Stop	E-Access to Curb Stop V:	E-Thaw Wire
E-Pressure Test	E-Cross Connection Cont	E-Thaw Waiver
E-Billing Authorization	E-ROW Restoration	E-Water Final

Staff Review Sheet

CLARIFIED

Permit Intake Initials: ALL

FIRE ZONE ENG WAT SEW ARCH STRUC PLUM MECH ELEC ACCESS SPEC/INSP

8/21/2013

Case No: **UTL20130135**

Site Address: 16216 GLACIER HWY

Parcel No: 4B3301000080

Desc: Connection to city water with 1-1/2" customer line for existing house.

UTO Date: 08/21/2014

Parcel Tags:

LAND USE

ZONE/UNITS D3 / 1
 WETLAND _____
 FLOOD ELEV _____
 FIRM ZONE _____
 FIRM MAP _____
 LOT SIZE 44,867 SF
1.0 ACRES
 SETBACKS
 Front _____
 Rear _____
 Side _____
 Other _____
 PARKING _____
 ANADROMOUS _____
 EAGLES NEST _____

LAND USE PERMITS

ENGINEERING/PUB WORKS

Dwelling Units: 1
 CITY WATER
 Permit #: _____
 Use: SFD
 Assessment: _____
 Service Size: 2"
 Line Size: 1-1/2"
 Meter Size: _____

CITY SEWER

Permit #: _____
 Use: _____
 Assessment: _____
 Fixture Units: _____

WATER CONNECTION PERMITS

I hereby acknowledge receipt of
 a _____ inch meter yoke.
 X _____
 Date _____

PLAN REVIEW APPROVALS

	Initials	Date
<input type="checkbox"/> Fire		
<input type="checkbox"/> Zoning		
<input type="checkbox"/> Engineering		
<input checked="" type="checkbox"/> Water	<u>ALS</u>	<u>8/21/13</u>
<input type="checkbox"/> Sewer		
<input type="checkbox"/> Architectural		
<input type="checkbox"/> Structural		
<input type="checkbox"/> Plumbing		
<input type="checkbox"/> Mechanical		
<input type="checkbox"/> Electrical		
<input type="checkbox"/> Access		
<input type="checkbox"/> Spcl Insp Form		

APPROVED FOR ISSUANCE

A SAPP
 Signature
8/21/13
 Date

PERMIT ISSUANCE FEES

<input type="checkbox"/> Grading Plan Review Fee	\$
<input type="checkbox"/> Adjusted Plan Review Fee	\$
<input type="checkbox"/> Fast Track Fee	\$
<input type="checkbox"/> Early Start Fee	\$
<input type="checkbox"/> Building Permit Fee	\$
<input checked="" type="checkbox"/> Water Assessment Fee	\$ <u>750.00</u>
<input type="checkbox"/> Sewer Assessment Fee	\$
<input type="checkbox"/> Sewer Inspection Fee	\$
<input type="checkbox"/> Grading Permit Fee	\$
<input type="checkbox"/> Driveway Permit Fee	\$
<input type="checkbox"/> Bond for	\$
<input type="checkbox"/> Other	\$
Total Issuance Fees	\$

PERMIT ISSUANCE PAYMENTS

Date	Receipt	Check	Amount
			\$
			\$
			\$

CONDITIONS AND HOLDS ON PERMIT: (Continued on back of sheet)



UTILITY PERMIT APPLICATION

NOTE: THIS IS NOT A UTILITY PERMIT

* NOTE: "UtilityPermit" is a generic term which includes Water Connection Permits, Sewer Connection Permits and inspections of change or replacement of water or sewer connections.

Case No: **UTL20130135**

Case Description: Connection to city water with 1-1/2" customer line for existing house.

Site Address: 16216 GLACIER HWY

Check No. of Existing Dwelling Units:

Parcel No: 4B3301000080

Legal Description: USS 3266 LT 31 TR 2

Applicant : CHRIS BRADLEY
5452 JENKINS DR
JUNEAU AK 99801

HM

4527
790-5427

Owner: KEITH IMEL
CHRIS BRADLEY
16216 GLACIER HWY
JUNEAU AK 99801-8301

Contractor: OWNER/BUILDER

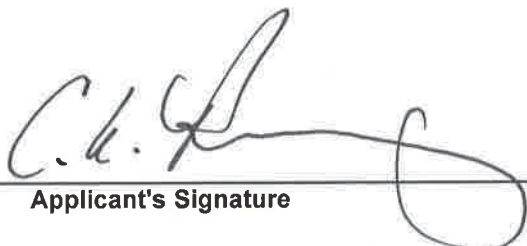
Parcel Tags:

Notes and Conditions:

Call the Utility Locate Council (586-1333) before digging.

Call for inspection of the water connection prior to backfilling. The CBJ Inspection Request Line is 586-1703.

For water service connection follow CBJ Standard Detail 419.


Applicant's Signature

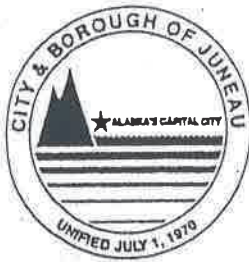
8/21/13

Date

AR2

Staff Acceptance

I hereby certify that I have read and examined this application and know the same to be true and correct. I further certify that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.



Water Service Acknowledgment

Permit # 17720130135

Parcel: 4B330100080

JUNEAU PERMIT CENTER, 4TH FLOOR MARINE VIEW CENTER, (907) 586-5230

The undersigned, being the owner of the property being connected to the water system at 16216 Glacier Hwy, hereby recognizes that the newly installed water service:

 is being connected to an existing buried waterline which does not meet current depth requirements (60 inches), that the requirement is for the purpose of minimizing freezing of said service line, and that the City and Borough representative explained the requirements.

 is being constructed with arctic pipe and does not meet current depth requirements, that the undersigned realizes that he/she is responsible for maintaining the heat tape within the arctic pipe, that the requirement is for the purpose of minimizing freezing of said service line, and that a City and Borough representative explained the requirements.

X
 is being constructed with non-metallic material and cannot be thawed by electric current, and that a City and Borough representative explained the requirements.

 is being connected to an existing waterline with soldered connections before the meter yoke and cannot be thawed by electric current, and that a City and Borough representative explained the requirements.

The undersigned elects to utilize the water service with the knowledge that in the event the line freezes, it may not be possible to thaw the line by electrical current.

The undersigned understands that the City and Borough of Juneau is in no way responsible for maintenance and/or repair of any portion of the service line beyond the public right-of-way line.

CHRIS BRADLEY

Owner's Name (please print)

C. Bradley

Owner's Signature

8/21/13

Date

Inspector's Comments: _____



Community Development & Engineering Departments
Mail: 155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0770 FAX: 586-3365

JUNEAU PERMIT CENTER, 4TH FLOOR MARINE VIEW CENTER, 230 South Franklin Street

Water Line Information

To be provided for any new building, addition, or remodel with added plumbing fixtures

- NEW FIXTURES:** List the number of each type of fixture that is new to this building. (Where no fixtures were before—this does not include fixtures being replaced.)

WFU	No. of Fixtures		WFU	No. of Fixtures	
8.0	2	Bathtub (w/ or w/o showerhead)	3.0	2	Dishwasher
		Bathtub with 3/4" valve	4.0	1	Clotheswasher hook-up
		Bidet			Bar Sink
2.0	2	Lavatory (bathroom sink)	4.5	3	Kitchen Sink
		Shower	1.5	1	Laundry Sink
5.0	2	Toilet	32.0	2	Hose Bibb (for hose connection)
		Urinal			
STAFF USE Total Additional WFU:					30.0

- EXISTING FIXTURES:** List the number of each type of existing fixture in the building. (Fixtures to be left unchanged or replaced.)

WFU	No. of Fixtures		WFU	No. of Fixtures	
		Bathtub (w/ or w/o showerhead)			Dishwasher
		Bathtub with 3/4" valve	4.0	1	Clotheswasher hook-up
		Bidet			Bar Sink
1.0	1	Lavatory (bathroom sink)	1.5	1	Kitchen Sink
2.0	1	Shower			Laundry Sink
2.5	1	Toilet	3.5	2	Hose Bibb (for hose connection)
		Urinal			
STAFF USE Total Existing WFU:					14.5
STAFF USE Grand Total WFU:					44.5

- What is the **size** of the incoming water street service line? (pipe size from city main to curb-stop at property line.) _____ Inches
- What is the **size** of the building service line? (pipe size from curb-stop entering the building.) _____ Inches
- What is the **distance** from the water shutoff box at the property line or well pump to the farthest plumbing fixture fed by this water service? 80 Feet
- If known, what is the water **pressure** at the house, or low water pressure setting on the well pump? _____ PSI
- What is the **height** measured vertically (above + or below -) of the highest fixture (new or existing) measured from the street level at the water shutoff box or well pump? 18 Feet

STAFF USE PSI Adjustment:		<u>8-9</u>
STAFF USE Hydrant Pressure (PSI)	<u>72</u>	STAFF USE Total PSI: <u>604</u> <u>63</u>

TABLE 6-6
Fixture Unit Table for Determining Water Pipe and Meter Sizes

Inch	mm
1/2	15
3/4	20
1	25
1-1/4	32
1-1/2	40
2	50
2-1/2	65

Pressure Range – 30 to 45 psi (207 to 310 kPa)**

Meter and Street Service, Inches	Building Supply and Branches, Inches	Maximum Allowable Length in Feet (meters)														
		40 (12)	60 (18)	80 (24)	100 (30)	150 (46)	200 (61)	250 (76)	300 (91)	400 (122)	500 (152)	600 (183)	700 (213)	800 (244)	900 (274)	1000 (305)
3/4	1/2***	6	5	4	3	2	1	1	0	0	0	0	0	0	0	0
3/4	3/4	16	16	14	12	9	6	5	4	4	3	2	2	2	2	1
3/4	1	29	25	23	21	17	15	13	10	8	6	6	6	6	6	6
1	1	36	31	27	25	20	17	15	12	10	8	6	6	6	6	6
3/4	1-1/4	36	33	31	28	24	23	21	17	16	13	12	12	11	11	11
1	1-1/4	54	47	42	38	32	28	25	19	17	14	12	12	11	11	11
1-1/2	1-1/4	78	68	57	48	38	32	28	21	18	15	12	12	11	11	11
1	1-1/2	85	84	79	65	56	48	43	38	32	26	22	21	20	20	20
1-1/2	1-1/2	150	124	105	91	70	57	49	36	31	26	23	21	20	20	20
2	1-1/2	151	129	129	110	80	64	53	38	32	27	23	21	20	20	20
1	2	85	85	85	85	85	85	82	80	66	61	57	52	49	46	43
1-1/2	2	220	205	190	176	155	138	127	120	104	85	70	61	57	54	51
2	2	370	327	292	265	217	185	164	147	124	96	70	61	57	54	51
2	2-1/2	445	418	390	370	330	300	280	265	240	220	198	175	158	143	133

Pressure Range – 46 to 60 psi (317 to 414 kPa)**

3/4	1/2***	7	7	6	5	4	3	2	2	1	1	1	0	0	0	0
3/4	3/4	20	20	19	17	14	11	9	8	6	5	4	4	3	3	3
3/4	1	39	39	36	33	28	23	21	19	17	14	12	10	9	8	8
1	1	39	39	39	36	30	25	23	20	18	15	12	10	9	8	8
3/4	1-1/4	39	39	39	39	39	39	34	32	27	25	22	19	19	17	16
1	1-1/4	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
1-1/2	1-1/4	78	78	78	78	66	52	44	39	33	29	24	20	19	17	16
1	1-1/2	85	85	85	85	85	85	80	67	55	49	41	37	34	32	30
1-1/2	1-1/2	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2	1-1/2	151	151	151	151	150	117	98	84	67	55	42	38	35	32	30
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	83	80
1-1/2	2	370	370	340	318	272	240	220	198	170	150	135	123	110	102	94
2	2	370	370	370	370	368	318	280	250	205	165	142	123	110	102	94
2	2-1/2	654	640	610	580	535	500	470	440	400	365	335	315	285	267	250

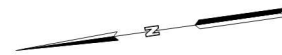
Pressure Range – Over 60 psi (414 kPa)**

3/4	1/2***	7	7	7	6	5	4	3	3	2	1	1	1	1	1	0
3/4	3/4	20	20	20	20	17	13	11	10	8	7	6	6	5	4	4
3/4	1	39	39	39	39	35	30	27	24	21	17	14	13	12	12	11
1	1	39	39	39	39	38	32	29	26	22	18	14	13	12	12	11
3/4	1-1/4	39	39	39	39	39	39	39	39	34	28	26	25	23	22	21
1	1-1/4	78	78	78	78	74	62	53	47	39	31	26	25	23	22	21
1-1/2	1-1/4	78	78	78	78	78	74	65	54	43	34	26	25	23	22	21
1	1-1/2	85	85	85	85	85	85	85	85	81	64	51	48	46	43	40
1-1/2	1-1/2	151	151	151	151	151	151	130	113	88	73	51	51	46	43	40
2	1-1/2	151	151	151	151	151	151	142	122	98	82	64	51	46	43	40
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85
1-1/2	2	370	370	370	370	360	335	305	282	244	212	187	172	153	141	129
2	2	370	370	370	370	370	370	370	340	288	245	204	172	153	141	129
2	2-1/2	654	654	654	654	654	650	610	570	510	460	430	404	380	356	329

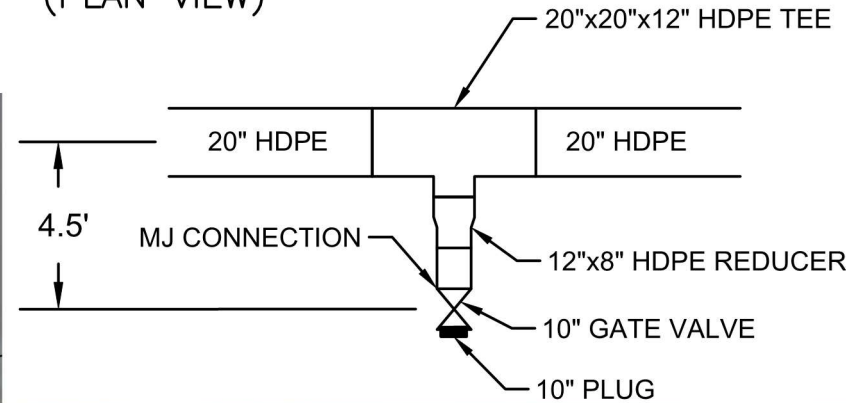
**Available static pressure after head loss.

***Building supply, three-quarter (3/4) inch (20 mm) nominal size minimum.

1-1/2" or 1-1/4" - \$2,250 - WATER PERMIT, includes meter



**DETAIL 2/7
(PLAN VIEW)**



(E) 1" COPPER WATER LINE
TO 16200 GLACIER HWY
USS 3266 LT 30
(REDDEKOPP)

(E) 6" DIP HYDRANT
LEG, GATE VALVE

Could potentially
install new service to
existing hydrant leg
and run service along
shoulder of road to
16216 Glacier Hwy

AS-BUILT

PROJECT AS-BUILT DRAWINGS HAVE BEEN REVIEWED BY THE PROJECT ENGINEER AND REPRESENT TO THE BEST OF MY KNOWLEDGE THE PROJECT AS CONSTRUCTED AS CONSTRUCTED.

PROJECT ENGINEER: CHRIS BYDLON P.E.
DATE: 3/5/2025

Abandoned water service still exists, but was located by CBJ water department as very close to (possibly directly under culvert) on west side of Glacier Hwy

New water service installed in 2024

10' DIMENSION TAKEN PARALLEL FROM EDGE OF PAVEMENT

SEE NOTE 2

SEE DETAIL 2/7

SEE NOTE 1

ELEV = 97.77

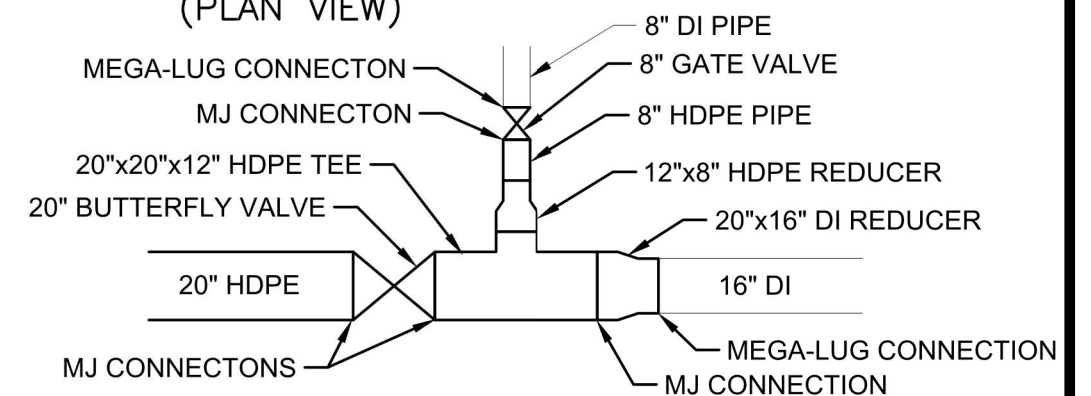
SWING-TIE TO SW CORNER OF SUBSTATION FENCE

SEE DETAIL 1/7

(E) 16" DIP

ELEV = 97.68

**DETAIL 1/7
(PLAN VIEW)**



NOTES:

- 2" POLY WATERLINE INSTALLED FROM 20" HDPE WATERLINE TO EXISTING COPPER WATER SERVICE AND CONNECTED ABOVE ABANDONED DI WATERLINE.
- THE EXISTING WATER SERVICE WAS NOT IN USE AT THE TIME OF CONSTRUCTION. DUE TO THE EXPENSE THAT WOULD HAVE BEEN INVOLVED WITH REPLACING THE CULVERT AND/OR PAVEMENT, IT WAS DECIDED TO LEAVE THIS UNUSED SERVICE LINE DISCONNECTED UNTIL THE CULVERT IS REPLACED (AT WHICH TIME A NEW SERVICE WILL BE INSTALLED ACROSS GLACIER HWY)
- ELEVATIONS BASED ON TBM SHOWN ON SHEET 6 (FIRE HYDRANT NEAR 16220 GLACIER HWY)

Revisions

Date	Description	Intls.
-	-	-



**GLACIER HIGHWAY LENA AREA
WATER LINE REPLACEMENT
CONTRACT NO. BE24-241**

PLAN

DATE: 01/18/2024

DRAWN BY: STAFF

SCALE: As Shown

SHEET:
7 of 7



INSPECTOR'S DAILY REPORT

Project Name: <u>Glacier Highway Lena Area Water Line</u>	Date: <u>7/30/2024</u>	Location: <u>Juneau, AK</u>
Project No.: <u>BE24-241</u>	Weather: <u>Rain</u>	
Contractor: <u>North40 Construction Corp.</u>	Project Engineer: <u>Chris Bydlon, P.E.</u>	

Equipment on Site	
(1) CAT 320C Excavator	
(1) CAT 316E Excavator	
(1) 10 CY Dump Truck	
(1) McElroy Pipe Fusion Machine	
(1) 3-Inch Pump	

Contractor's Work Force
(4) North40 Employees

Construction Activities:

- North40 excavated to attempt to locate the existing service for 16216 Glacier Hwy and connect it to the new service saddle that was installed as part of this project. Due to the conflicts a curb-stop and valve box were installed instead of connecting to the existing service (see "Construction/Design Issues/Concerns" section of report for more details on this service line).
- North40 and proHNS collected a water sample and delivered it to Admiralty Environmental for bacteria testing.

Project Schedule:

- This week: Continue water line testing. Begin connecting service lines. Possibly make final connection at BOP.
- Next week: Possibly make final connection at BOP. Begin punchlist type work.

Discussions:

- proHNS received verbal confirmation that the water sample that had been dropped off the previous day had tested "absent" for fecal coliform or e-coli. Chris called Jason and passed along this message.
- Jason said that he was still coordinating with the CBJ Water Department about the specific date of the water shut-down for the final water main tie-in. Jason said that the Water Department would prefer doing the shutdown Monday, but that would leave his crew with nothing to do on Friday or Saturday, so he was still figuring out his final plan for this work.

Construction/Design Issues/Concerns:

- North40 began excavating to attempt to locate the water service for 16216 Glacier Hwy, but they believed it was directly beneath the existing culvert based on Water Department locates. The CBJ Water Department consulted with North40 and CBJ about options here. CBJ Project Manager Jeffrey Thole called Chris Bydlon and informed him that John Bohan had authorized not reconnecting this service. The main reason for this decision was that this resident has a well and is currently not connected to the CBJ Water System. North40 indicated that they spoke to the resident earlier in the project, and that he said he has no intention of connecting to the CBJ Water system. Additionally, Jeffrey said that AKDOT has plans in the near future to replace this culvert, which would be a more practical time to connect and replace the service line. Jeffrey did say that he would like to get the resident to agree to this in writing, but that it was okay to proceed with installing a curb-stop in the meantime. Chris told Jeff that he would attempt to make contact with the resident to discuss this plan and see if he would agree to it in writing. The resident was not home, so Chris left them a note on his

Construction/Design Issues/Concerns (continued):

door. Chris told Jason that this seemed like a good solution. Jason said that what was in the plans was impossible. Jason also noted that the curb stop/valve box would be extra work and that some of the excavation associated with the service for 16216 Glacier Hwy would also be extra work.

Inspector On-Site:

Chris Bydlon – 09:40 to 10:15 & 11:35 to 13:25

INSPECTION PHOTOS



North40 preparing to install the 2-inch water service for 16216 Glacier Hwy.

INSPECTION PHOTOS



D-1 bedding installed around the water service to 16216 Glacier Hwy.



A valve box installed at the corp. stop for the water service to 16216 Glacier Hwy. This was NOT connected to the existing water service, which is currently not in use (see "Construction/Design Issues/Concerns" section for more info)

INSPECTION PHOTOS

Could you please contact me regarding the waterline replacement project that is currently happening in Glacier Hwy. There is a question about your utilities that CBJ would like to discuss.

Chris Bydlon
Project Engineer
907-521-4593
chris@proHNS.com

A note that was left at 16216 Glacier Hwy regarding the water service that is not currently in use.



A note that was left at 16216 Glacier Hwy regarding the water service that is not currently in use.



Office of the Assessor
155 Heritage Way
Juneau, Alaska 99801

Petition for Review / Correction of Assessed Value Real Property	
Assessment Year	
Parcel ID Number	
Name of Applicant	
Email Address	

2025 Filing Deadline: Tuesday April 1st, 2025

Please attach all supporting documentation

ASSESSOR'S FILES ARE PUBLIC INFORMATION – DOCUMENTS FILED WITH AN APPEAL BECOME PUBLIC INFORMATION

Parcel ID Number					
Owner Name					
Primary Phone #		Email Address			
Physical Address		Mailing Address			
Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.					
<input type="checkbox"/> My property value is excessive/overvalued <input type="checkbox"/> My property value is unequal to similar properties <input type="checkbox"/> My property was valued improperly/incorrectly <input type="checkbox"/> My property has been undervalued <input type="checkbox"/> My exemption(s) was not applied			THE FOLLOWING ARE <u>NOT</u> GROUNDS FOR APPEAL <ul style="list-style-type: none"> Your taxes are too high Your value changed too much in one year. You can't afford the taxes 		
Provide specific reasons and provide evidence supporting the item(s) checked above:					
Have you attached additional information or documentation?				[] Yes [] No	
Values on Assessment Notice:					
Site	\$	Building	\$	Total	\$
Owner's Estimate of Value:					
Site	\$	Building	\$	Total	\$
Purchase Price of Property:					
Price	\$	Purchase Date			
Has the property been listed for sale? [] Yes [] No <i>(if yes complete next line)</i>					
Listing Price	\$	Days on Market			
Was the property appraised by a licensed appraiser within the last year? [] Yes [] No <i>(if yes provide copy of appraisal)</i>					
Certification:					
I hereby affirm that the foregoing information is true and correct, I understand that I bear the burden of proof and I must provide evidence supporting my appeal, and that I am the owner (or owner's authorized agent) of the property described above.					
Signature				Date	

Contact Us: CBJ Assessors Office			
Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	Assessor.Office@juneau.gov	http://www.juneau.org/finance	155 Heritage Way Rm. 114 Juneau AK 99801

PARCEL #: _____ APPEAL #: _____ DATE FILED: _____

Appraiser to fill out

Appraiser			Date of Review		
Comments:					
Post Review Assessment					
Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				
APPELLANT RESPONSE TO ACTION BY ASSESSOR					
I hereby <input type="checkbox"/> Accept <input type="checkbox"/> Reject the following assessment valuation in the amount of \$_____					
If rejected, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.					
Appellant's Signature _____ Date: _____					

Appellant Accept Value	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>(if no skip to Board of Equalization)</i>
Govern Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Spreadsheet Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Corrected Notice of Assessed Value Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No

BOARD OF EQUALIZATION

Scheduled BOE Date	<input type="checkbox"/> Yes <input type="checkbox"/> No				
10-Day Letter Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No				
The Board of Equalization certifies its decision, based on the Findings of Fact and Conclusion of Law contained within the recorded hearing and record on appeal, and concludes that the appellant <input type="checkbox"/> Met <input type="checkbox"/> Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.					
Notes:					
Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				

Contact Us: CBJ Assessors Office

Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	Assessor.Office@juneau.gov	http://www.juneau.org/finance	155 South Seward St. Rm. 114 Juneau AK 99801

April 15, 2025

Jason Sanchez, Appraiser
Assessor's Office
City and Borough of Juneau
155 S Seward Street
Juneau, Alaska 99801

RE: Assessment Appeal for 11435 Glacier Highway, Unit 1A

Dear Mr. Sanchez:

Many thanks for the excellent data provided in the 2025 Residential Assessment Report. I have not seen that level of information in the past and it is appreciated. It is within the Assessor's information that provides part of the basis for why the proposed assessment amount on Cannery Cove condominium unit 1A is over its market value.

Regarding the report, I was not completely clear on a number of the data points. I won't belabor my observations here, but will note a few as it relates to the analysis. That said, there appear to be some very large inconsistencies that I can point out in further conversation or correspondence. Perhaps I'm interpreting the information incorrectly.

The Cannery Cove condo unit 1A is currently held by the Estate of Mary Suzanne Haight. Mom passed away in 2023. In an attempt to sell it, we listed the property at \$850K since November 2024. We have received no offers. As of last week it was lowered to \$825K. Given the nation is on the precipice of a recession and interest rates have yet to adjust, I would be shocked if any offers come in at this new listing price. We will have it there at this listing until July and if nothing happens will lower it further. As it is, our recent experience clearly shows an assessment of \$840K is too high.

We cannot overlook the current economic outlook. The current federal reserve bank rate is approximately 4.3%. If the country is plunged into a recession we can expect the fed rate to fall which will spur home purchases. Unfortunately, that will still take time. During the last recession, which reports indicate started at the end of 2007, drops in the interest rate took over a year and a half to fall below 1%. In September 2007, the rate was 4.7%. It wasn't until December 2008 that it hit a mark of 0.08%. Under this scenario it will take perhaps until the end of 2027 before we see low interest rates. Even still, if in a recession demand for a condo like this will be even more limited.

In the assessor's report there are some key data points that contradict the current assessment of the Cannery Cove condos. In 2024, the city assessed value was \$724,200.

This was up from \$603,800 in 2023. This increase of 20% was nothing short of huge and unfortunately, I failed to pick up the difference at the time. In the assessor's report, we learn the average property sales of all types of properties actually declined from 2023 to 2024 (\$435,000 to \$430,000 a -1.1% decline). Similarly, we learned from a very consistent data set of condo sales from 2022 through 2024 (between 107 and 123 annual observations) that the value of condos also dropped from 2023 to 2024 (\$335,000 to \$275,000) by almost 18%. Yet the Cannery Cove condos assessment increased 20% - a difference of 38%. Again, I regret not being more attuned to this action at the time.

On page 13 the report finds that the new 2025 area wide property assessments for condos goes from 2024 \$268,000 to \$279,300.¹ This is despite previous indication that condo values fell in 2024 and the overall sales activity in the Juneau area was down 24% from 2022. Yet again, Cannery Cove condos increase in value this time by 16%. This defies the assessor's own information.

The 13 units at Cannery Cove constitute 0.9% of the 1,341 condos in Juneau, less than 1%, yet make up an estimated 2.55% in 2024 of the total assessed value for condominiums (\$9.2 million Cannery Cove total value to \$359.2 million all Juneau condo value). Based on the projected condo assessed value of \$279,300 for 2025, we see that Cannery Cove condos are now expected to account for 2.83% of the 2025 value. This increases the total Cannery Cove assessed value to \$10.6 million – a change of \$1.4 million. The total anticipated increase in condo assessed values in Juneau from 2024 to 2025 is \$15 million. Are we to believe that the 13 owners at Cannery Cove, less than 1% of the condo owners in Juneau, are expected to absorb 10% of the assessed value increase?

Mom bought the condo in 2020 for just under \$500K. If we take the 6%² annual increase that the Assessor's office is proposing to increase condo from 2024 to 2025 (page 13), and compound that price to 2025 we arrive at an assessed value at \$709K. This is more proximate to last year's assessed value at \$724,200. I propose the assessed value be based off the assessor's own number of 6% (note again I calculate that at 4.3%) to arrive at a figure of \$767,700. Please note that if compounds the 2020 purchase price by 4.3%, the 2025 assessed value would be \$724,200.

These massive annual increases (almost a 40% increase in two years!) make it feel like owners of the Cannery Cove condos are bearing the brunt of property tax increases. It feels

¹ The condo average figure for 2024 on page 7 at \$275,000 contrasts with the same figure on page 13 of \$268,100. Perhaps they measuring something different, but both are identified as median sales price.

² I actually calculate this at 4.3% ($\$279,300/\$268,100 - 1.0$). This makes a big difference in the analysis.

punitive; it feels unfair. The Assessor's Office should strive to make modest incremental increases (or decreases if warranted) in its work.

Thank you for considering this information, and I'd be happy to continue the conversation.

Sincerely,



Glenn Haight
(907) 321-8982
ghlongridge@gmail.com

cc: Cannery Cove HOA



APPEAL #2025-0228

2025 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION July 10th, 2025

ASSESSOR OFFICE

Appellant: Estate of Mary Suzanne Haight

Location: 11435 Glacier Hwy Unit 1A

Parcel No.: 4B2301050201

Property Type: Condominium

Appellant’s basis for appeal:” The assessed value of this property was \$724.2K in 2024. And amazingly it is \$839.5K in 2025. A 16% increase in value. There was no basis provided for this massive increase in value. What evidence is there that property values increased in Juneau by this amount? We are attempting to sell this property north of the proposed assessment value but are not getting any offers. Clearly it isn't worth the amount assessed. Also, without knowing what other units are getting assessed (that will come out later) we do not know the extent to which this gross overvaluation is impacting other tenants. Previous assessments for Cannery Cove condos uniformly tied to square footage. If we find this is now no longer the standard (we will check with the other owners) it will suggest unfair targeting for excess property assessments.”

Appellant’s Estimate of Value	Original Assessed Value	Recommended Value
Site: \$5,000	Site: \$5,000	Site: \$5,000
Buildings: <u>\$719,200</u>	Buildings: <u>\$834,500</u>	Buildings: <u>\$834,500</u>
Total: \$724,200	Total: \$839,500	Total: \$839,500

Subject Photo:



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Cannery Cove Unit Assessed values.....	13
Cannery Condominium's Sale Data:.....	13
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Overview

The subject is a 1,292 square foot condominium of good quality and good condition. The Condo is located at 11435 Glacier Hwy Unit 1A within the Cannery Cove condo development. The original structure was completed in 2015 and appears to have had adequate maintenance and updates. The condo development abuts Auke Bay and provides a waterfront setting. Condos within this development represent the upper end of the condo market within Juneau in both location and quality, this is supported by sales data. This property was listed at \$825,000 but appears to be no longer listed.

Subject Characteristics:

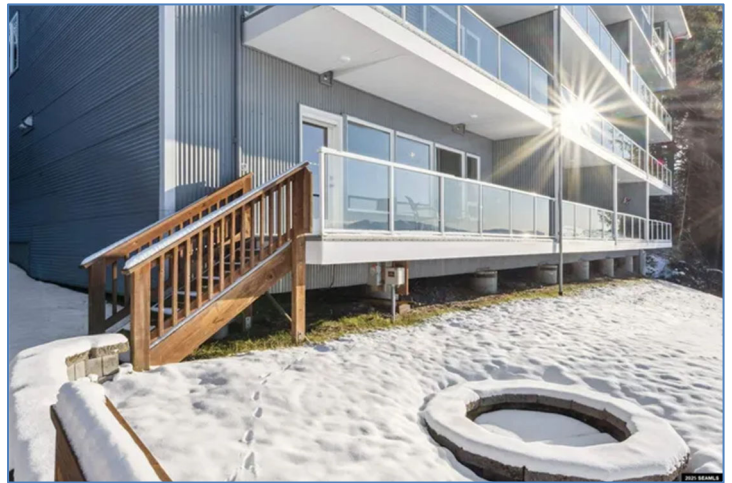
- Land
 - Standard \$5,000 land value place holder for condominium unit

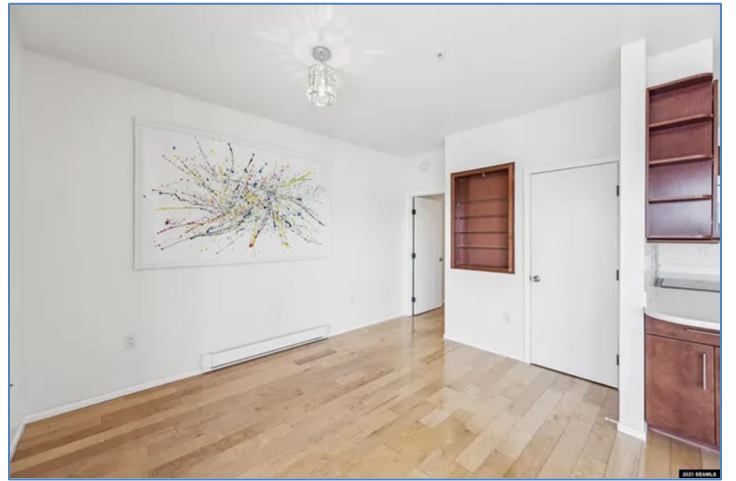
- Building
 - Good Quality
 - Good Condition
 - 1,292 SF GLA total
 - 1st level location offering walk-out beach access

Photos

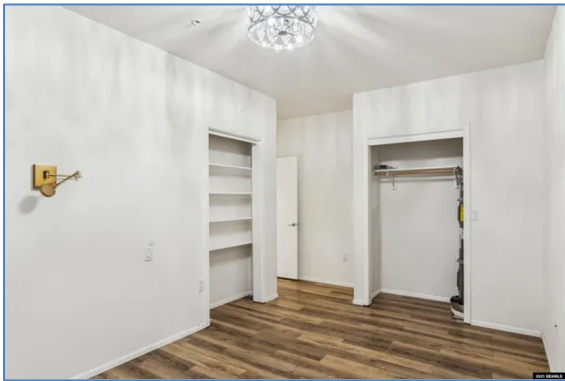
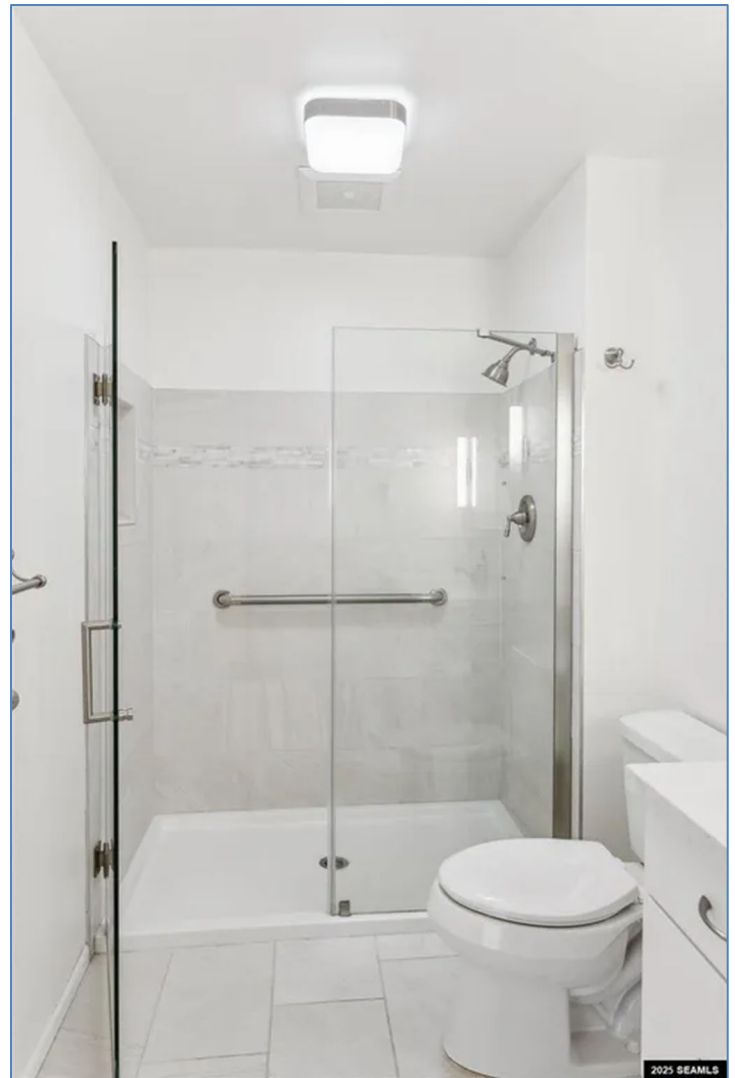


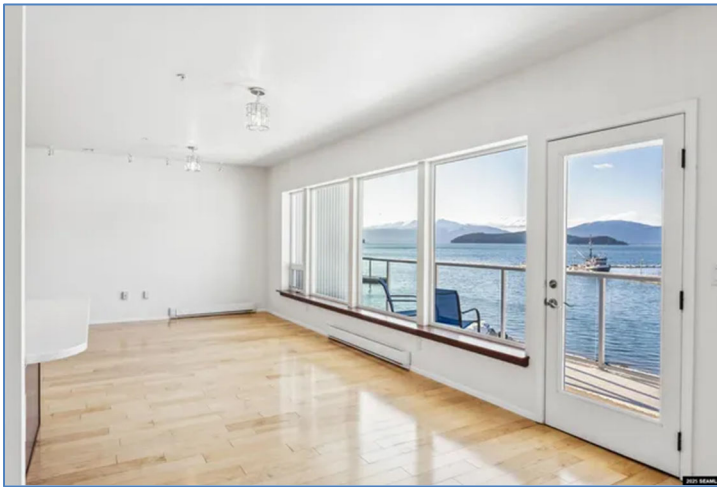
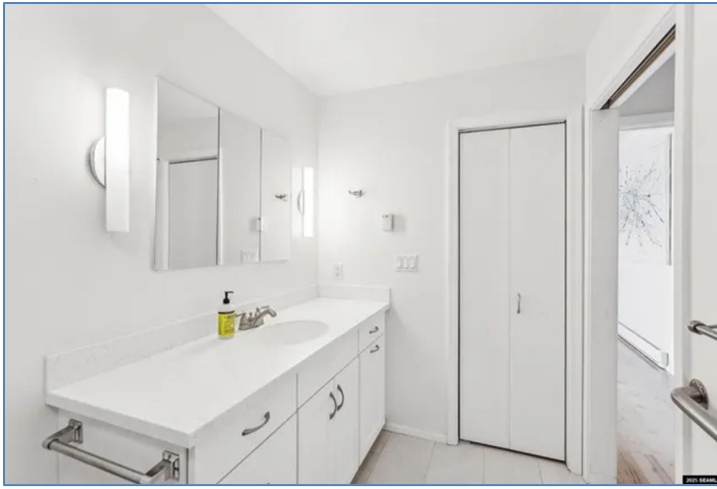
Photo(s) Provided by Appellant through MLS:





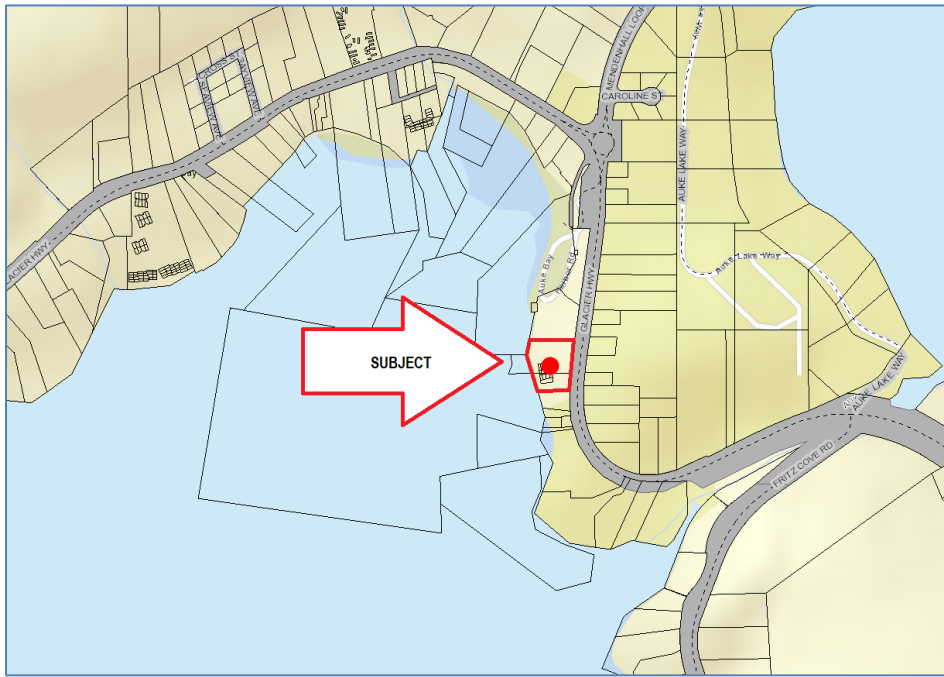








Area Map & Aerial



Land Assessment

Land is assigned a nominal value of \$5,000 for every condo unit in Juneau.

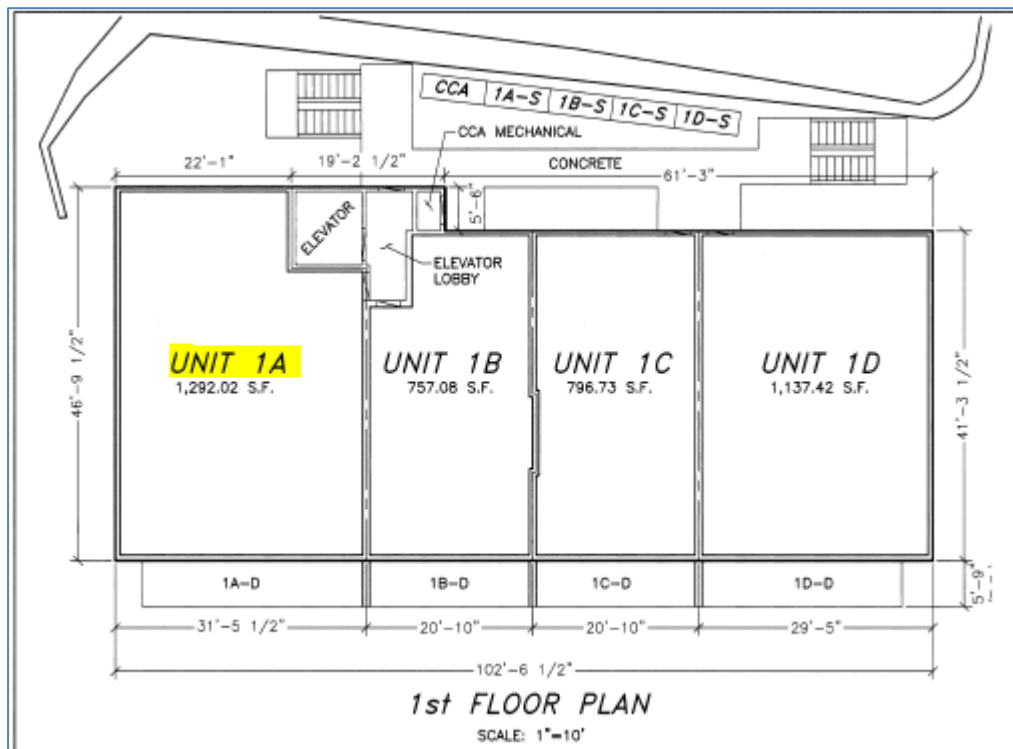
Condo Valuation

For residential condominium units, the original assessment is determined using the direct sales approach. Market trends based on our sales analysis are applied to the subject condo association annually to estimate full market value if recent sales are not available.

Time adjustments are applied to unit sale prices to account for any market fluctuations occurring between the sale date and the valuation date (January 1, 2025). Sales analysis is done annually to establish assessed values.

Building/Unit Characteristics:

- Good Quality
- Good Condition
- 1,292 SF GLA
- 1st level location offering walk-out beach access



Cannery Cove Unit Assessed values

Parcel ID	Neighborhood	LivingArea	2025AV	Rate/UnitAreaSF		
4B2301050201	CANC_R_8	1292	\$ 839,500	\$ 650	APPELLANT	
4B2301050202	CANC_R_8	757	\$ 492,000	\$ 650		
4B2301050203	CANC_R_8	797	\$ 517,900	\$ 650		
4B2301050204	CANC_R_8	1137	\$ 738,800	\$ 650		
4B2301050205	CANC_R_8	1294	\$ 840,900	\$ 650		
4B2301050206	CANC_R_8	1585	\$ 1,029,900	\$ 650		
4B2301050207	CANC_R_8	1137	\$ 738,800	\$ 650		
4B2301050208	CANC_R_8	1267	\$ 823,300	\$ 650		
4B2301050209	CANC_R_8	1116	\$ 725,200	\$ 650		
4B2301050210	CANC_R_8	1608	\$ 1,044,900	\$ 650		
4B2301050211	CANC_R_8	1642	\$ 1,066,900	\$ 650		
4B2301050212	CANC_R_8	1064	\$ 607,500	\$ 571	SHB \$650/SF	691,600
4B2301050213	CANC_R_8	1643	\$ 1,067,600	\$ 650		
*** a clerical resulted in 4B2301050212 inadvertently being valued at an incorrect rate, this will be corrected in the following assessment cycle						

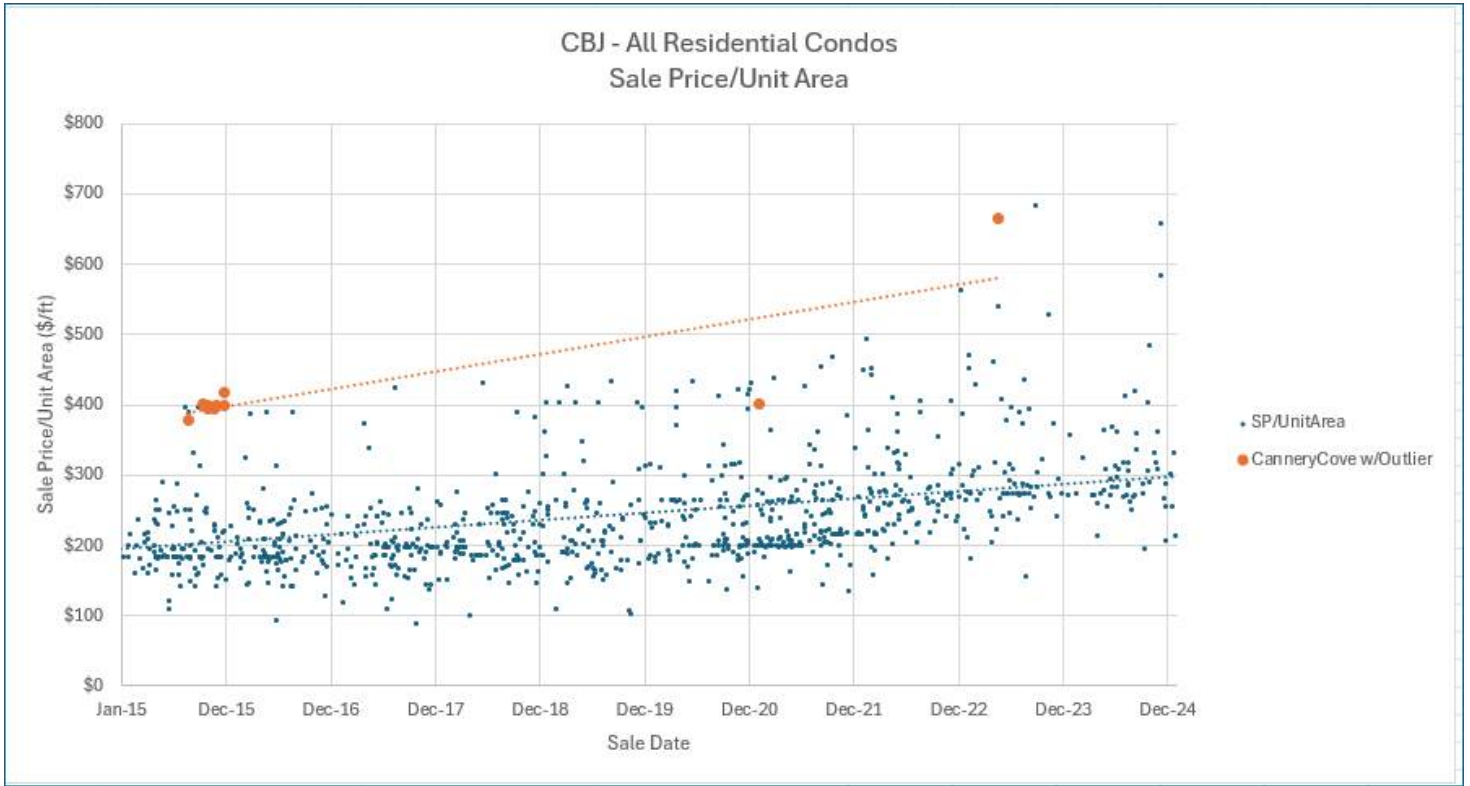
Cannery Condominium's Sale Data:

Within the City and Borough of Juneau, condominiums are valued based on actual sales data from the same development complex. When recent sales data is unavailable, we apply value changes based on the broader condominium market trends throughout the borough.

This direct sales methodology captures the amenities and benefits of any specific condo development. This is especially true of Cannery Cove condos which represent the luxury end of the condo market within Juneau as evidenced by the sale price/foot premium that the market is willing to pay for these units. In 2015, the sale price for these condos (\$400/sf) was approximately double the average sale price for other condos within the borough (\$200/sf).

PARCEL NUMBER	NBHD	SALE_DATE	SALE_PRI	UnitArea	SP/UnitArea	
4B2301050204	CANNERY COVE R 8	08/20/15	\$430,000	1137	\$378	
4B2301050203	CANNERY COVE R 8	10/09/15	\$319,000	797	\$400	
4B2301050212	CANNERY COVE R 8	10/14/15	\$425,600	1064	\$400	
4B2301050205	CANNERY COVE R 8	10/30/15	\$510,138	1294	\$394	
4B2301050209	CANNERY COVE R 8	10/30/15	\$445,000	1116	\$399	
4B2301050211	CANNERY COVE R 8	11/20/15	\$647,030	1642	\$394	
4B2301050206	CANNERY COVE R 8	11/23/15	\$632,000	1585	\$399	
4B2301050207	CANNERY COVE R 8	12/21/15	\$454,000	1137	\$399	
4B2301050208	CANNERY COVE R 8	12/23/15	\$529,000	1267	\$418	
4B2301050201	CANNERY COVE R 8	01/15/21	\$520,000	1292	\$402	Outlier - No change in SP since 2015
4B2301050207	CANNERY COVE R 8	04/27/23	\$756,844	1137	\$666	

The chart below illustrates the change in Sale Price/Unit Area for all condos within Juneau (BLUE) and the same value for the Cannery Cove Condos (ORANGE).



The current valuation of Cannery Cove condominiums is based primarily upon the most recent sale of Unit 2C (4B2301050207) which occurred in 2023. This unit sold originally in 2015 for \$454,000 (\$399/sf) and sold again in 2023 for \$756,844 (\$666/sf). The subject property, unit 1A (4B2301050201) had a sale which occurred in 2021 and appears to be an outlier as it sold for the same rate in 2021 as it originally sold in 2015 while the greater Juneau condo value increased by about 31% during that same time. A weighted sale approach of the two referenced sales was applied to determine the current value. The 2021 outlier-ish sale of the subject property was factored in at a 25% weight while the 2023 sale was given a 75% weight.

Resale analysis is incredibly helpful in the valuation of condos as the fundamental characteristics of the property remain relatively unchanged over time. From 2015 to 2023 the sale price of unit 2C (4B2301050207) increased by 66.71. Since the time of the 2023 sale, analysis of all residential parcels within the borough indicates a further increase of 2.52%.

Once these factors are combined, the resultant time adjustment factor for Cannery Cove condos from their initial sales in 2015 to January 1, 2025 is a 70.91% increase. This is supported by direct sales within the development.

The assessed value for unit 2C (4B2301050207) for 2025 is 738,800. This indicates that our assessed value for 2025 is 95% of the expected sale price as of 01/01/25. This is within the acceptable bounds of 0.90 – 1.10 as set out by the International Association of Assessment Officers (IAAO) and meets the requirements of state statute that we assess at full market value as of January 1st.

Resale 4B2301050207				AV	738,800
SaleDate	SalePrice			Eff Appraisal Date or Sale Date	4/27/2023
12/21/2015	454000			SP	756,844
4/27/2023	756844			A/S	0.98
Years	7.35	1.6671	Chg -> 4/27/23	Effective Date (AY25 Valuation Date)	1/1/2025
		1.0252	Chg 4/27/23 -> Current	SaleMonth	16
		1.7091	TotalTimeFctr	# of Months	22
		425600		Adj Index	1.0252
		727,379		Adj SP	775,943
		691,010	0.95	Adj A/S	0.9521
\$/SF	\$649		1064	Eff Month Rate (linear)	0.11%
				Eff Annual Rate (linear)	1.37%

Looking at the sale price and time adjusted sale price for 4B2301050207 indicates a SP/Unit Area = \$666. Once the time adjustment factor is applied the time adjusted sale price per unit area is \$682.

Sale Price	756,844
Time Adj SP	775,943
Unit Area	1137
SP/UnitArea	\$666
TASP/Unit Area	\$682

Applying the same price per square foot rates from the 2023 sale and time adjusting for current market conditions indicates a valuation of \$881,722 for the subject property as of January 1, 2025.

Unit Area	1292	
SP/UnitArea	\$666	\$860,020
TASP/Unit Area	\$682	\$881,722

Assessment History

In absence of recent sales, assessments were conservatively held flat between 2015 and 2022. The 2023 sale provided new market data, justifying the increase in value. Retrospectively, an increase in assessed values should have been applied from 2016 -> 2022 for Cannery Coves at an incremental rate similar to those applied to the greater condo group within the borough.

From 2015 -> 2022 condo prices within the borough increased by 37% but no adjustments to the assessed values were made due to lack of sales data to support the change. In hindsight, in the absence of specific sale information for Cannery Cove, values should have increased.

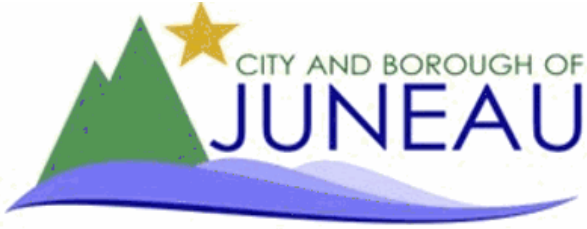
City and Borough of Juneau Assessment History Report				
4B2301050201 MARY SUZANNE HAIGHT 11435 GLACIER HWY				
<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2025	\$5,000.00	\$0.00	\$834,500.00	\$839,500.00
2024	\$5,000.00	\$0.00	\$719,200.00	\$724,200.00
2023	\$5,000.00	\$0.00	\$598,800.00	\$603,800.00
2022	\$5,000.00		\$511,800.00	\$516,800.00
2021	\$5,000.00		\$511,800.00	\$516,800.00
2020	\$5,000.00		\$511,800.00	\$516,800.00
2019	\$5,000.00		\$511,800.00	\$516,800.00
2018	\$5,000.00		\$511,800.00	\$516,800.00
2017	\$5,000.00		\$511,000.00	\$516,000.00
2016	\$5,000.00		\$511,000.00	\$516,000.00

Summary

As a result of this petition for review **no changes were made**; the land and buildings are valued by using the same methods and standards as similar properties across the borough.

The appellant states that “value is excessive, unequal, and valued improperly.” State statute requires the Assessor to value property at “full and true value”. According to appraisal standards and practices set by the Alaska Association of Assessing Officers, the State of Alaska Office of the State Assessor, and the International Association of Assessing Officers, correct procedures of assessment were followed for the subject. These standards and practices include consideration of any market value increase or decrease as determined by analysis of sales. Values have risen in Juneau; the current valuation of the subject reflects this increase.

The Assessor Office proposes **no change** to the appellant’s 2025 Assessment.



OFFICE OF THE ASSESSOR

155 Heritage Way

Juneau, AK 99801

Room 114

Phone: (907) 586-5215

Email: Assessor.Office@juneau.gov

Location

Board of Equalization (BOE) Meeting and Presentation of Real Property Appeal	
Date of BOE:	07/10/2025
Location:	Zoom Virtual Meeting
Meeting Time:	5:30PM
Mailing Date of BOE Notice:	06/27/2025
Parcel Identification:	4B2301050201
Property Location:	11435 GLACIER HWY UNIT 1A
Appeal Number:	APL20250228
Sent to Email Address on File:	ghlongridge@gmail.com

Appellant: MARY SUZANNE HAIGHT
11435 GLACIER HWY UNIT 1A
JUNEAU, AK 99801

ATTENTION APELLANT

Under Alaska Statutes and CBJ Code, you, as the appellant, bear the burden of proof. The only grounds for adjustment of an assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in your written appeal or proven at the appeal hearing.

Any evidence or materials not already submitted to the Assessor's Office for inclusion in the Board of Equalization packet must be submitted to the Assessor's Office (preferred method via email to assessor.office@juneau.gov Attn: Assessment Appeal by **4:00 PM April 15, 2025**. Material submitted after **April 15, 2025** will only be accepted per 15.05.190(c)(8)(ii).

Your Board of Equalization hearing is scheduled for: **07/10/2025** beginning at **5:30PM** and your BOE packet will be emailed to you by 4:00 PM on **July 03, 2025**. For a paper copy of your packet or other questions please contact the City Clerk's Office at (907) 586-5278 or city.clerk@juneau.gov.

You or your representative may be present at the hearing via Zoom Webinar. Participation and login information will be included in the agenda packet sent to you prior to your scheduled appeal hearing. If you choose not to be present or be represented, the Board of Equalization will proceed in the absence of the appellant.

It should be noted that, between the date of this letter and the Board hearing date, your appeal may be resolved between you and the Assessor. If your appeal is resolved, you will not need to appear before the Board.

If you have any questions, please contact the Assessor's Office.

Aaron Landvik

From: Glenn Haight <ghlongridge@gmail.com>
Sent: Wednesday, April 2, 2025 9:22 PM
To: Assessor Office
Subject: Re: Appeal of assessment value for 4B2301050201 - Cannery Cove Condo Unit 1A
Attachments: Assessment appeal for 4B2301050201 property tax assessment for 2025.pdf

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Miranda

Thanks again for sending the form. Please see the attached and again if you need any additional information please let me know. I'll remedy that as quickly as possible.

Glenn

On Wed, Apr 2, 2025 at 10:32 AM Glenn Haight <ghlongridge@gmail.com> wrote:
Thank you Miranda.

I will prepare and send in this evening.

Have a great day!

On Wed, Apr 2, 2025 at 9:42 AM Assessor Office <Assessor.Office@juneau.gov> wrote:
Hi Glenn,

If you would like to appeal your property value, please complete the attached Petition for Review. Because you emailed in the evening of the appeal deadline (April 1, 2025), a late file form is not required. Any adjustment made to a property requires proper documentation ie a Petition for Review. Along with the appeal form, please provide any information you have to support your claims.

Thank you,
Miranda Kellerhals
Business Personal Property Appraiser I
Assessor's Office
City and Borough of Juneau
155 Heritage Way
Juneau, AK 99801
907-586-5215 ext 4035-Office
907-586-4520-Fax
miranda.kellerhals@juneau.gov

-----Original Message-----

From: Gehaight <ghlongridge@gmail.com>

Sent: Tuesday, April 1, 2025 9:24 PM

To: Assessor Office <Assessor.Office@juneau.gov>

Subject: Appeal of assessment value for 4B2301050201 - Cannery Cove Condo Unit 1A

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Greetings CBJ Assessors Office

Today im in receipt of the Assessors office value of my Mom, deceased Mary Suzanne Haight, condo unit. I'm the personal representative of the estate. In the interest of time please let me know if you need additional information on my status.

The assessors office is boldly increasing the value of the property a whole 16%, from \$724.2 in 2024 to \$839.5 in 2025. In what world do we think the value of this property exploded as much from one year to the next. If you would like to discuss a different assessment please let me know. I would love to see your math.

Otherwise, please schedule me in for a meeting with the BOE.

Thank you,
Glenn Haight
Ghlongridge@gmail.com
907-321-8982

Sent from my iWhatever.

Aaron Landvik

From: Aaron Landvik
Sent: Thursday, May 22, 2025 9:07 AM
To: 'ghlongridge@gmail.com'
Subject: 4B2301050201 2025 APL 2025-0228

Good morning,

Last week I provided your with the information that was utilized in determining the assessed value for Cannery Cove but have yet to hear back from you.

Upon review of your appeal, I find our assessment of your property to be fair, equitable, market derived and propose no change to your 2025 Assessment.

If you have any further evidence, please submit it by the withdrawal date below for review.

Period	Site Value	Improvement/ Building Value	Assessed Value
2025 Asmt	\$ 5,000	\$ 834,500	\$ 839,500
2025 Proposed	\$ 5,000	\$ 834,500	\$ 839,500

Please respond by email stating your acceptance of no change to the assessed value. Upon receipt of your acceptance, I will withdraw the appeal.

If you reject this no change proposal, I will have the Clerk’s Office schedule the case for the next available Board of Equalization, and you will be notified of the date.

If I do not receive a response to this email by May 27th, 2025, I will consider this case closed and withdraw your appeal.

Aaron Landvik
AAAO III – Cert #285
Deputy Assessor
Assessor’s Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov



From: Aaron Landvik
Sent: Wednesday, May 14, 2025 11:28 AM
To: ghlongridge@gmail.com
Subject: Cannery Cove valuation

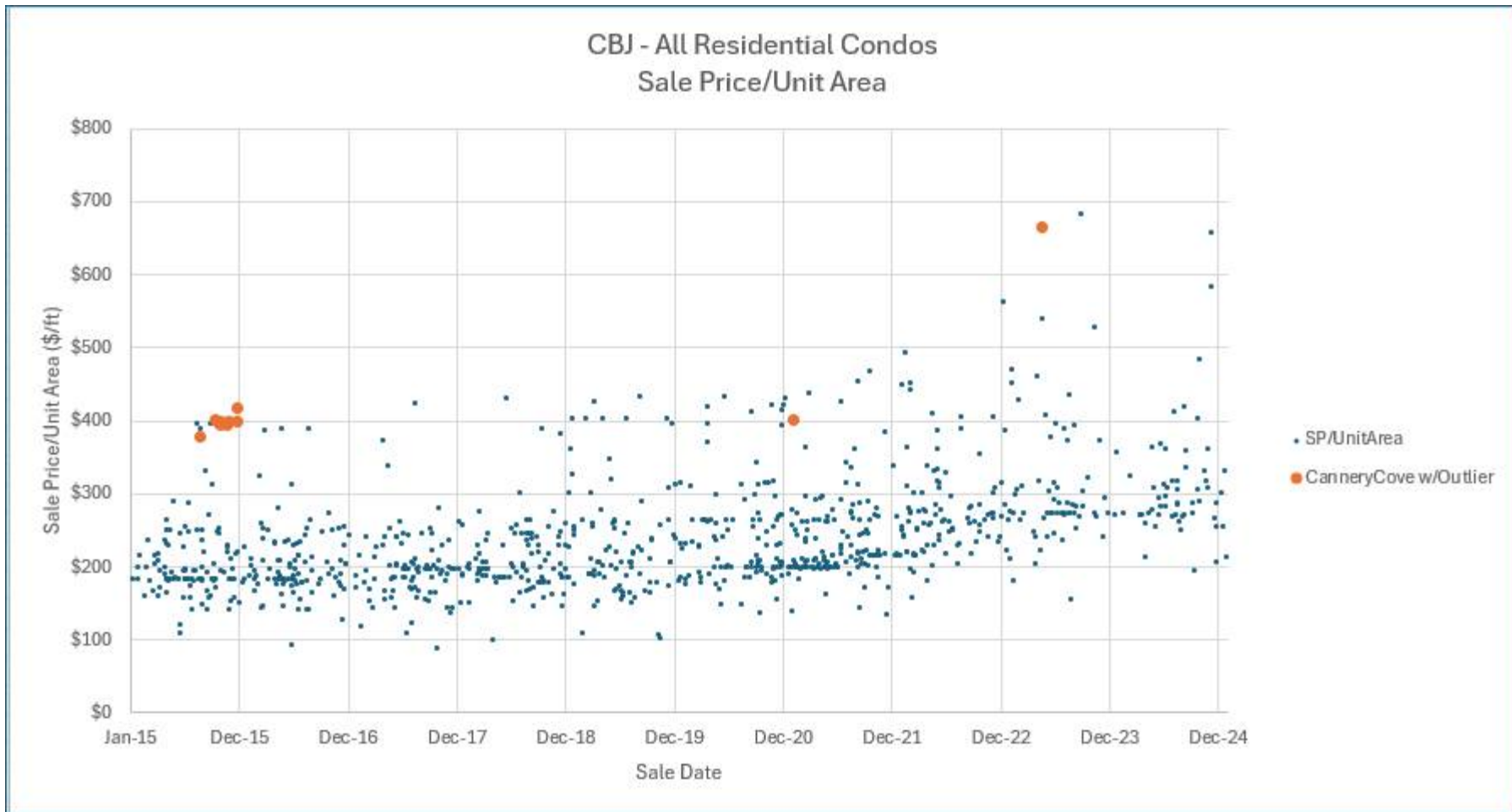
Good morning,

My apologies for the delay in contacting you regarding your appeal of the 2025 Assessed value it was my hopes that the current listing would transfer and we would have a current data point to work with.

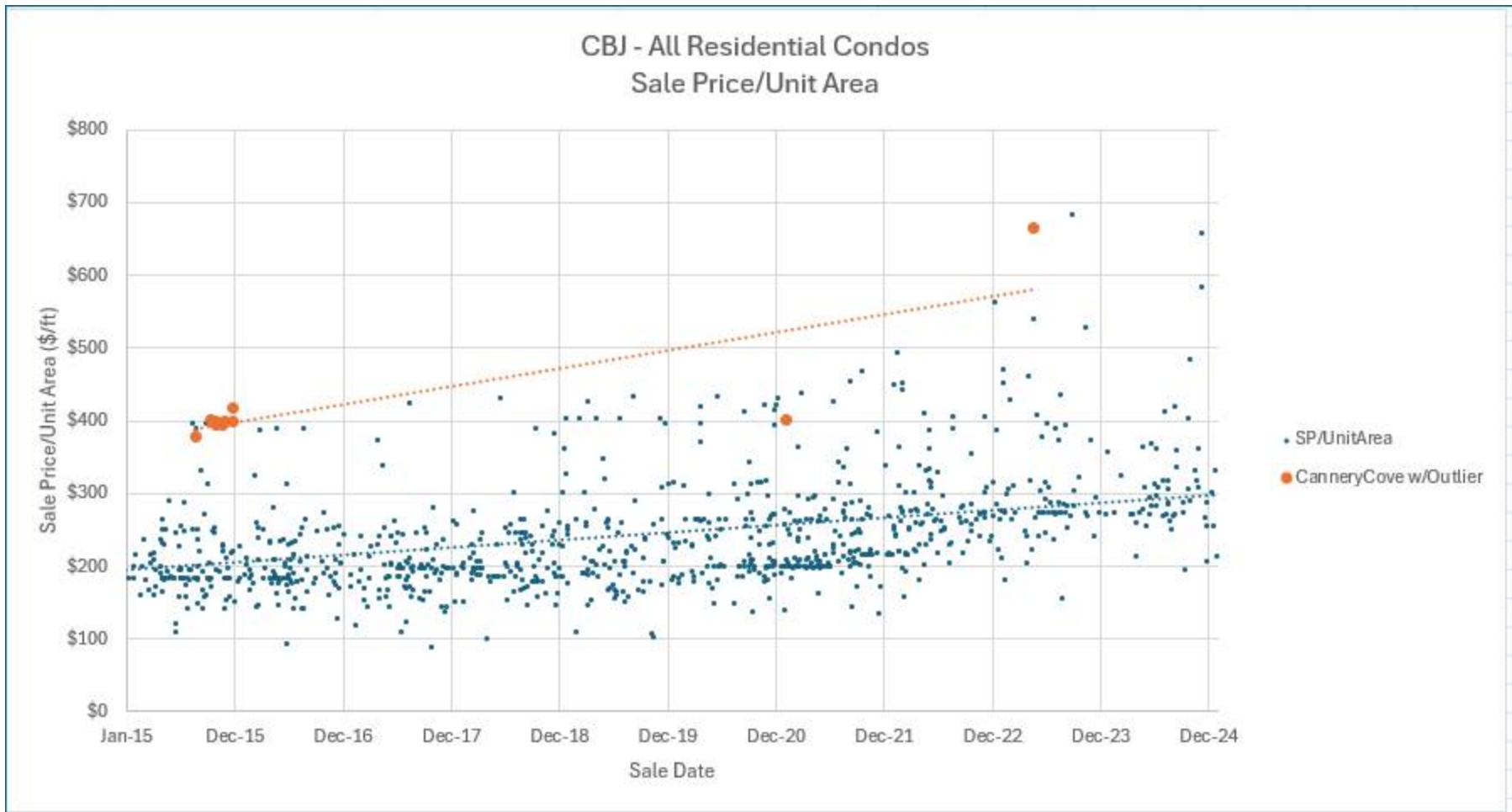
How did you/the sales agent determine the listing price for the unit? Prior to the listing was a CMA (comparative market analysis) performed on the property? Are you able to request/provide a CMA which supports your estimate of value?

Within the City and Borough of Juneau, condominiums are valued directly upon the sale data within the same development complex. If we do not have sales data, we should incrementally increase valuations based upon the greater condo market within the borough. This direct sales methodology captures the amenities and benefits of any specific condo development. This is especially true of Cannery Cove condos which represent the luxury end of the condo market within Juneau. This is evidenced by the sale price/foot premium that the market is willing to pay for these units. In 2015, the sale price for these condos (\$400/sf) was approximately double the average sale price for other condos within the borough (\$200/sf).

This chart illustrates the change in Sale Price/Unit Area for all condos within Juneau (BLUE) and the same value for the Cannery Cove Condos (ORANGE).



This is the same chart but now trendlines have been included.



Current valuations for Cannery Cove condominiums is based primarily upon the sale of Unit 2C (4B2301050207). This unit sold originally in 2015 for \$454,000 (\$399/sf) and sold again in 2023 for \$756,844 (\$666/sf). An additional sale which occurred in 2021 appears to be a bit of an outlier as it sold for the same rate in 2021 as it originally sold in 2015 while the greater Juneau condo value increased by about 31%.

This outlier-ish sale

For the purpose of determining a valuation for the current assessment year, I applied a weighted sale approach to determine value. The 2021 outlier-ish sale was factored in at a 25% weight while the most recent sale was given a 75% weight.

Resale analysis is considered to be incredibly helpful in the valuation of condos as the fundamental characteristics of the property remain relatively static.

From 2015 -> 2023 the sale price of unit 2C increased by a factor of 1.6671 (66.71%). Our job is to assess the property as of January 1st of each year. Sale analysis of all residential parcels within the borough indicates an increase of 2.52% since the date of sale 4/27/23.

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Years	7.35	1.6671	Chg -> 4/27/23
		1.0252	Chg 4/27/23 -> Current
		1.7091	TotalTimeFctr
		425600	
		727,379	
		691,010	0.95
	\$/SF	\$649	1064

AV	738,800
Eff Appraisal Date or Sale Date	4/27/2023
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City and Borough of Juneau Assessment History Report				
4B2301050201 MARY SUZANNE HAIGHT 11435 GLACIER HWY				
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Aaron Landvik
AAAO III – Cert #285
Deputy Assessor

Assessor's Office
City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov



Aaron Landvik

From: Aaron Landvik
Sent: Wednesday, May 14, 2025 11:28 AM
To: ghlongridge@gmail.com
Subject: Cannery Cove valuation

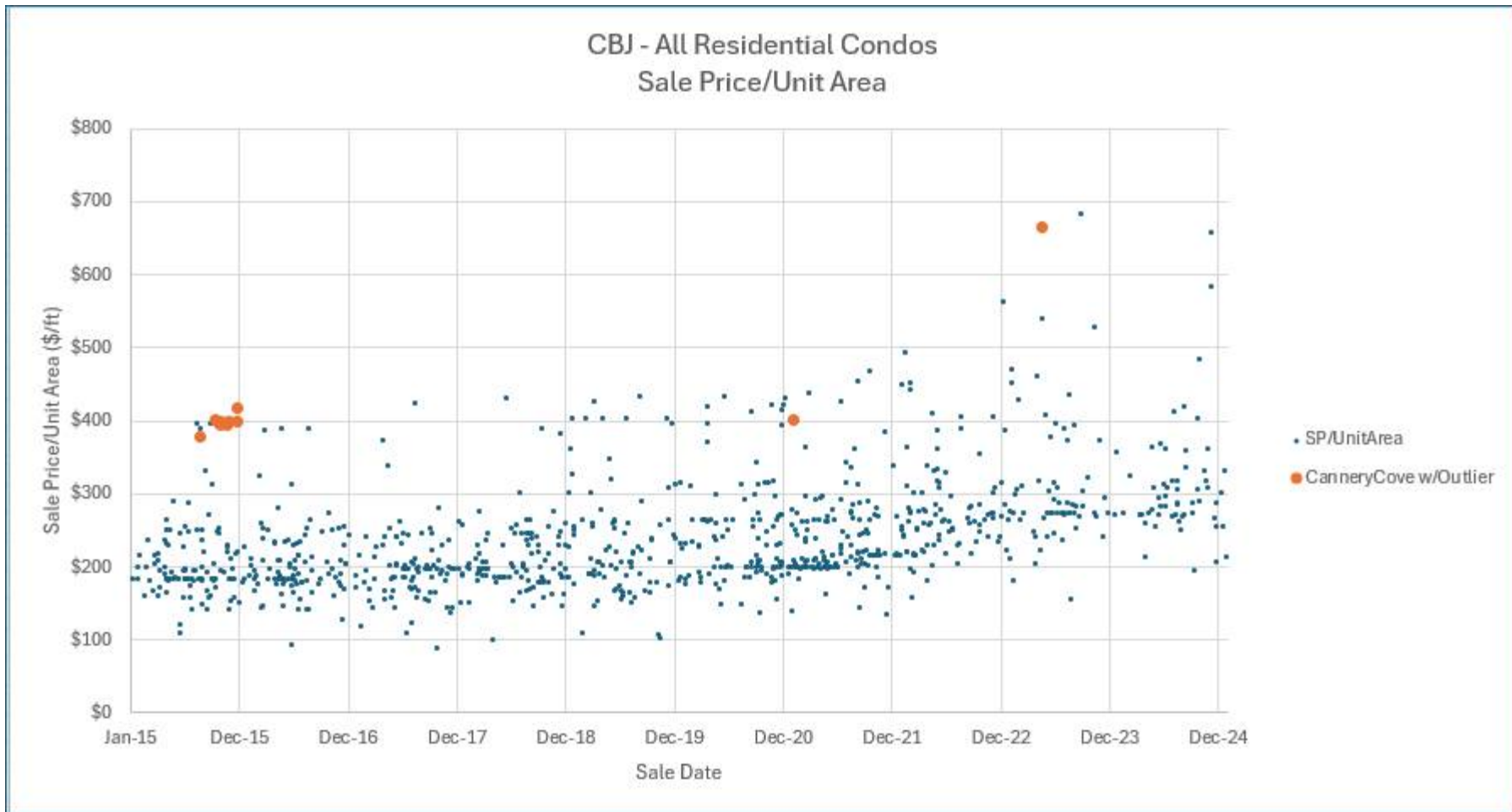
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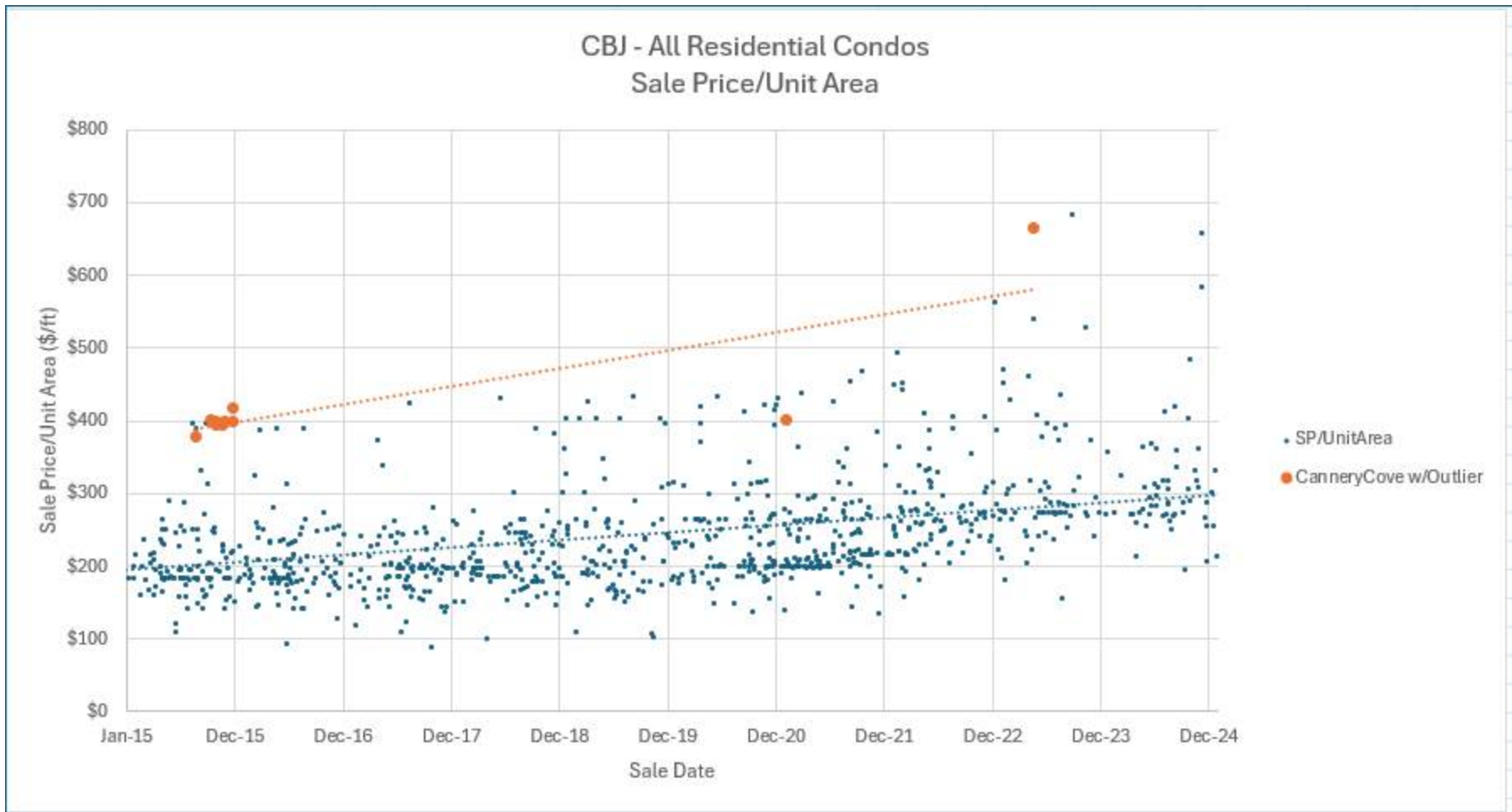
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**City and Borough of Juneau
Assessment History Report**

4B2301050201
MARY SUZANNE HAIGHT
11435 GLACIER HWY

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Aaron Landvik
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aaron.landvik@juneau.gov



Aaron Landvik

From: Glenn Haight <ghlongridge@gmail.com>
Sent: Tuesday, June 24, 2025 9:34 PM
To: Aaron Landvik
Subject: Re: 4B2301050201 2025 APL 2025-0228

Follow Up Flag: Follow up
Flag Status: Completed

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Good morning Aaron,

I haven't heard back on this message from a month ago. Hopefully it didn't get lost in the email spam.

Your response is appreciated.

I hope your summer is going well.

Thanks,
Glenn

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Inventory is up. Unsold homes are up. Pending sales are down. More listings are coming on the market. Listings are spending more time on the market. More income needed to buy a home. Highest level of price reductions since 2016. This can't be ignored.

Back to the analysis. The data as reflected in the final table takes trends from 2015-2022, but omits 2023 and 2024. The City's own data indicates average condo values increased from 2022 to 2023, but in 2024 fell below the average value in 2022. Yet the final table on the analysis continues to mark up the values. This is contrary to the City's own information.

On that table it is unclear how the value jumped from \$511,800 in 2022 to \$598,800 in 2023. That is a 17% increase, inconsistent with the finding that condo prices increased 37% in the Borough during that time span. A 37% increase over 7 years is more like a 5.29% increase each year. Applied to a value of \$511,000 in 2016, the actual value in 2023 is \$723,836. If we continue to apply that rate through to 2025, which again is inconsistent with the actual fall in condo values from 2023 to 2024, it increases to \$812,355. A closer review of that analysis is in order.

The analysis rests primarily on the sale of Unit 2C in 2022 at 666/sq ft and gives it 75% weight over another sale which is deemed an outlier. It may well be that both are outliers. The 2022 Unit 2C purchase was made during the tail end of the rush for property and could reflect what was pressured buying behavior influenced by post-pandemic high savings, low interest rates and property scarcity. We are not in that time now, again as reflected in the city's own numbers.

If we are trying to achieve something that is fair, equitable and market driven, I would harken back to the earlier sales of these units in 2015 as reflected in the Sales Price/Unit Area graph with the trendlines. While I don't have access to the actual data, it appears the "other condo" sales trendline hits almost precisely \$300/sq ft at the end of 2024. Double that, as it was in 2015, gets a square foot at \$600. Apply that to the square footage of 1,292 and it results in \$775,200, which is effectively what I recommended at \$767,700.

Thanks again for the opportunity to respond and this additional information. If this response doesn't move the Assessor's office please schedule me for a Board of Equalization meeting. My schedule in June is open.

Thanks,
Glenn Haight
Trustee to the Estate of Mary Suzanne Haight
907-321-8982

On Thu, May 22, 2025 at 9:07 AM Aaron Landvik <Aaron.Landvik@juneau.gov> wrote:

Good morning,

Last week I provided your with the information that was utilized in determining the assessed value for Cannery Cove but have yet to hear back from you.

Upon review of your appeal, I find our assessment of your property to be fair, equitable, market derived and propose no change to your 2025 Assessment.

If you have any further evidence, please submit it by the withdrawal date below for review.

Period	Site Value	Improvement/ Building Value	Assessed Value
2025 Asmt	\$ 5,000	\$ 834,500	\$ 839,500
2025 Proposed	\$ 5,000	\$ 834,500	\$ 839,500

Please respond by email stating your acceptance of no change to the assessed value. Upon receipt of your acceptance, I will withdraw the appeal.

If you reject this no change proposal, I will have the Clerk’s Office schedule the case for the next available Board of Equalization, and you will be notified of the date.

If I do not receive a response to this email by May 27th, 2025, I will consider this case closed and withdraw your appeal.

Aaron Landvik

AAAO III – Cert #285

Deputy Assessor

Assessor’s Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520

aaron.landvik@juneau.gov



From: Aaron Landvik

Sent: Wednesday, May 14, 2025 11:28 AM

To: ghlongridge@gmail.com

Subject: Cannery Cove valuation

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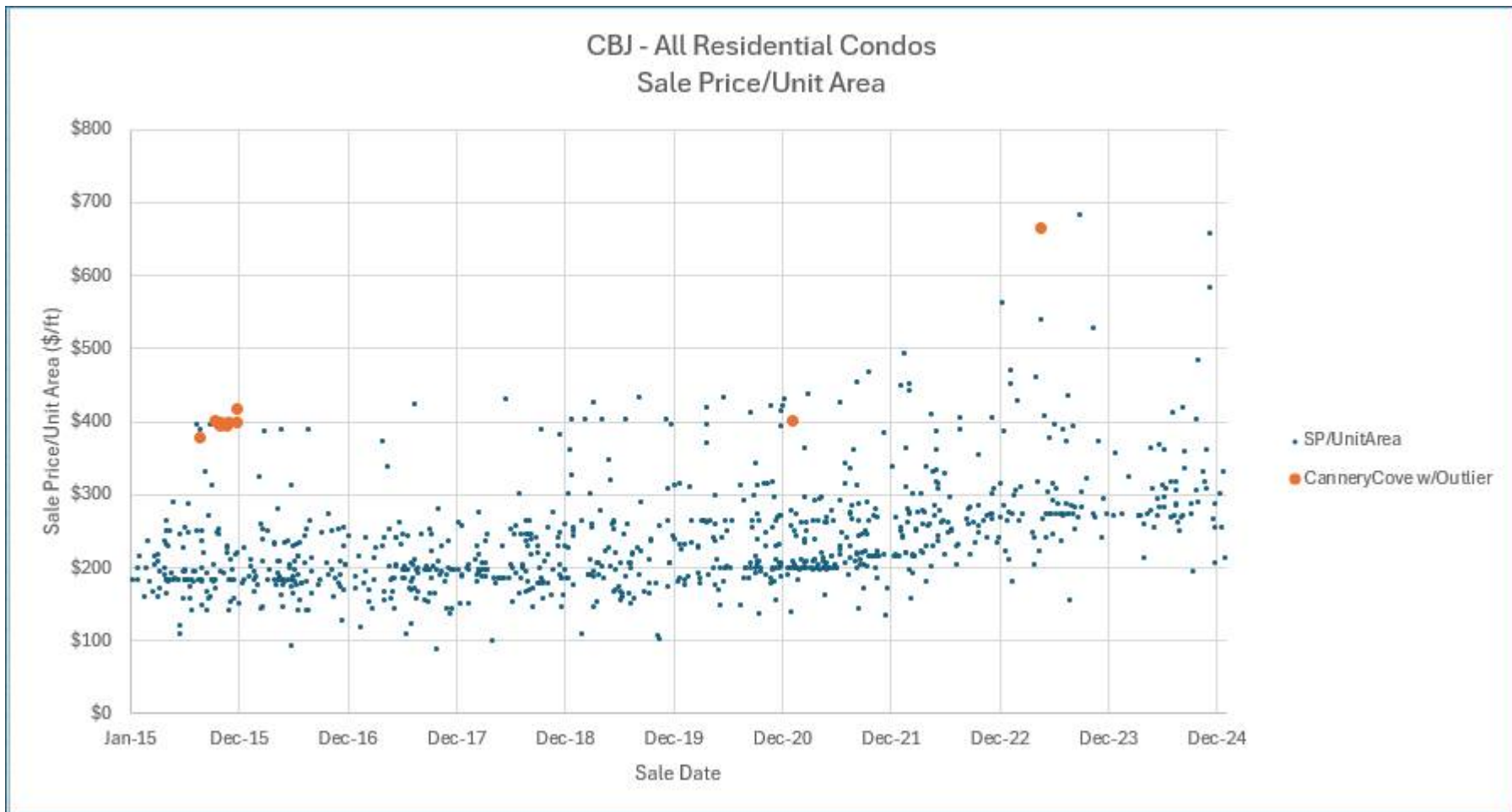
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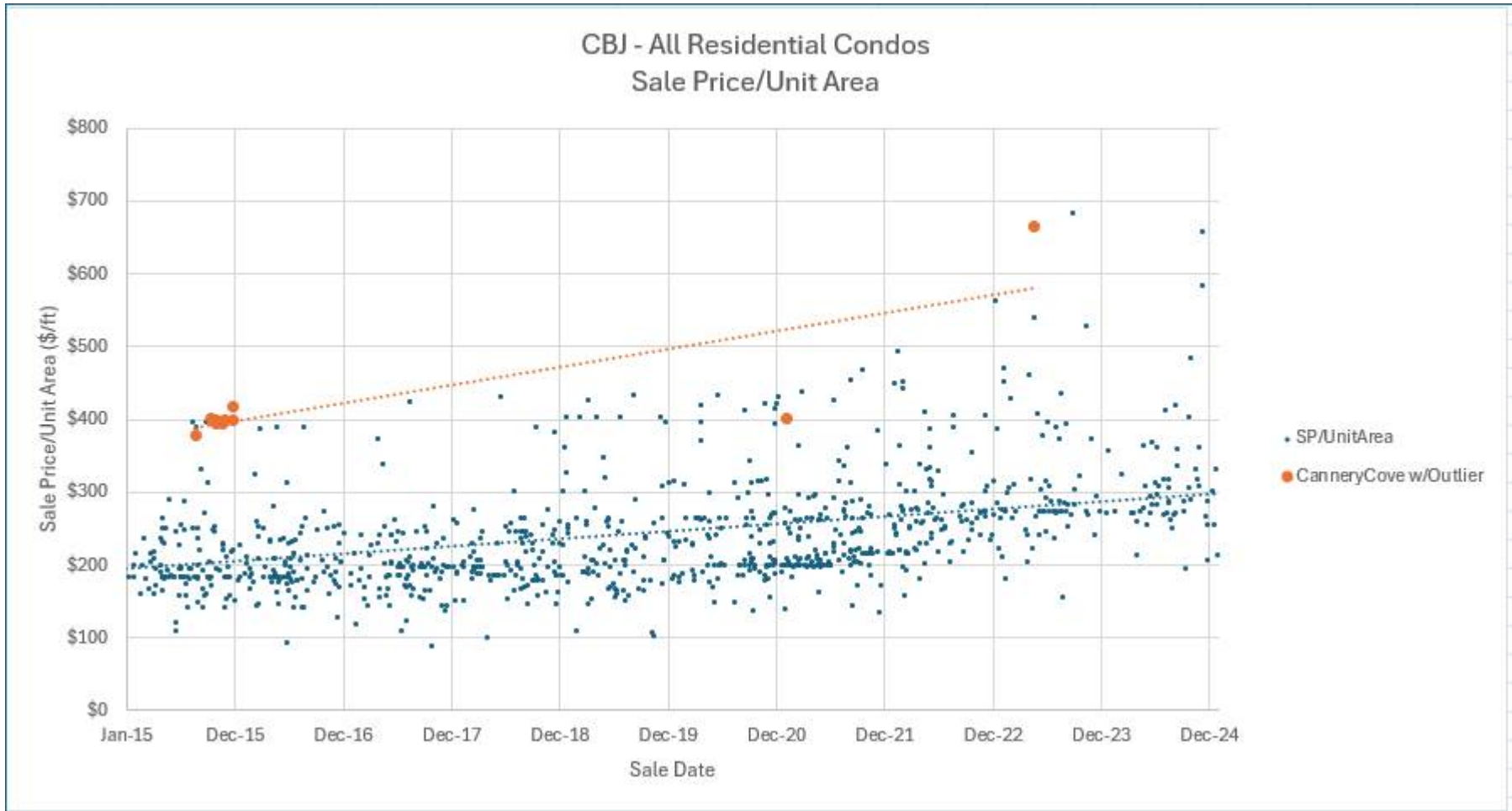
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4B2301050201
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aaron.landvik@juneau.gov



Aaron Landvik

From: Aaron Landvik
Sent: Friday, June 27, 2025 12:40 PM
To: Glenn Haight
Subject: RE: 4B2301050201 2025 APL 2025-0228

Hi Glenn,

You are correct that an appraisal would cost money but often, relators will provide a comparative market analysis for \$0.

I am in the process of finalizing your board of equalization packet which will be provided to you next week.

Aaron Landvik

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Sent: Friday, June 27, 2025 10:38 AM
To: Aaron Landvik <Aaron.Landvik@juneau.gov>
Subject: Re: 4B2301050201 2025 APL 2025-0228

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Good morning Aaron,

Sadly there's been very little interest, at least per our real estate agent. Our contract with her ends on Monday so we'll either FSBO it or see about another agent.

I've not paid to have any analysis on the property. That would be \$800-1,000 I'd bet, and would just as soon get it sold for whatever the market will bear.

Anyhoo - I've got the notice and will join on the 10th.

Thank you,
Glenn

On Thu, Jun 26, 2025 at 11:30 AM Aaron Landvik <Aaron.Landvik@juneau.gov> wrote:

Hi Glenn,

The clerk's office has had a really difficult time getting a quorum of BOE members together. Today I've been informed that a quorum has been achieved for July 10th. An official notification will be following shortly.

Have you had any better luck at attracting potential buyers? I was really hoping that the property would sell in the interim and the buyers would have a purchase appraisal in hand for our office to review.

At one point, I think we talked about the possibility of requesting a Comparative Market Analysis for the property, by chance did you follow up on this?

Kind regards,

Aaron

Aaron Landvik

AAAO III – Cert #285

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Inventory is up. Unsold homes are up. Pending sales are down. More listings are coming on the market. Listings are spending more time on the market. More income needed to buy a home. Highest level of price reductions since 2016. This can't be ignored.

Back to the analysis. The data as reflected in the final table takes trends from 2015-2022, but omits 2023 and 2024. The City's own data indicates average condo values increased from 2022 to 2023, but in 2024 fell below the average value in 2022. Yet the final table on the analysis continues to mark up the values. This is contrary to the City's own information.

On that table it is unclear how the value jumped from \$511,800 in 2022 to \$598,800 in 2023. That is a 17% increase, inconsistent with the finding that condo prices increased 37% in the Borough during that time span. A 37% increase over 7 years is more like a 5.29% increase each year. Applied to a value of \$511,000 in 2016, the actual value in 2023 is \$723,836. If we continue to apply that rate through to 2025, which again is inconsistent with the actual fall in condo values from 2023 to 2024, it increases to \$812,355. A closer review of that analysis is in order.

The analysis rests primarily on the sale of Unit 2C in 2022 at 666/sq ft and gives it 75% weight over another sale which is deemed an outlier. It may well be that both are outliers. The 2022 Unit 2C purchase was made during the tail end of the rush for property and could reflect what was pressured buying behavior influenced by post-pandemic high savings, low interest rates and property scarcity. We are not in that time now, again as reflected in the city's own numbers.

If we are trying to achieve something that is fair, equitable and market driven, I would harken back to the earlier sales of these units in 2015 as reflected in the Sales Price/Unit Area graph with the trendlines. While I don't have access to the actual data, it appears the "other condo" sales trendline hits almost precisely \$300/sq ft at the end of 2024. Double that, as it was in 2015, gets a square foot at \$600. Apply that to the square footage of 1,292 and it results in \$775,200, which is effectively what I recommended at \$767,700.

Thanks again for the opportunity to respond and this additional information. If this response doesn't move the Assessor's office please schedule me for a Board of Equalization meeting. My schedule in June is open.

Thanks,

Glenn Haight

Trustee to the Estate of Mary Suzanne Haight

907-321-8982

On Thu, May 22, 2025 at 9:07 AM Aaron Landvik <Aaron.Landvik@juneau.gov> wrote:

Good morning,

Last week I provided your with the information that was utilized in determining the assessed value for Cannery Cove but have yet to hear back from you.

Upon review of your appeal, I find our assessment of your property to be fair, equitable, market derived and propose no change to your 2025 Assessment.

If you have any further evidence, please submit it by the withdrawal date below for review.

Period	Site Value	Improvement/ Building Value	Assessed Value
2025 Asmt	\$ 5,000	\$ 834,500	\$ 839,500
2025 Proposed	\$ 5,000	\$ 834,500	\$ 839,500

Please respond by email stating your acceptance of no change to the assessed value. Upon receipt of your acceptance, I will withdraw the appeal.

If you reject this no change proposal, I will have the Clerk's Office schedule the case for the next available Board of Equalization, and you will be notified of the date.

If I do not receive a response to this email by May 27th, 2025, I will consider this case closed and withdraw your appeal.

Aaron Landvik

AAAO III – Cert #285

Deputy Assessor

Assessor's Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520

aaron.landvik@juneau.gov



From: Aaron Landvik

Sent: Wednesday, May 14, 2025 11:28 AM

To: ghlongridge@gmail.com

Subject: Cannery Cove valuation

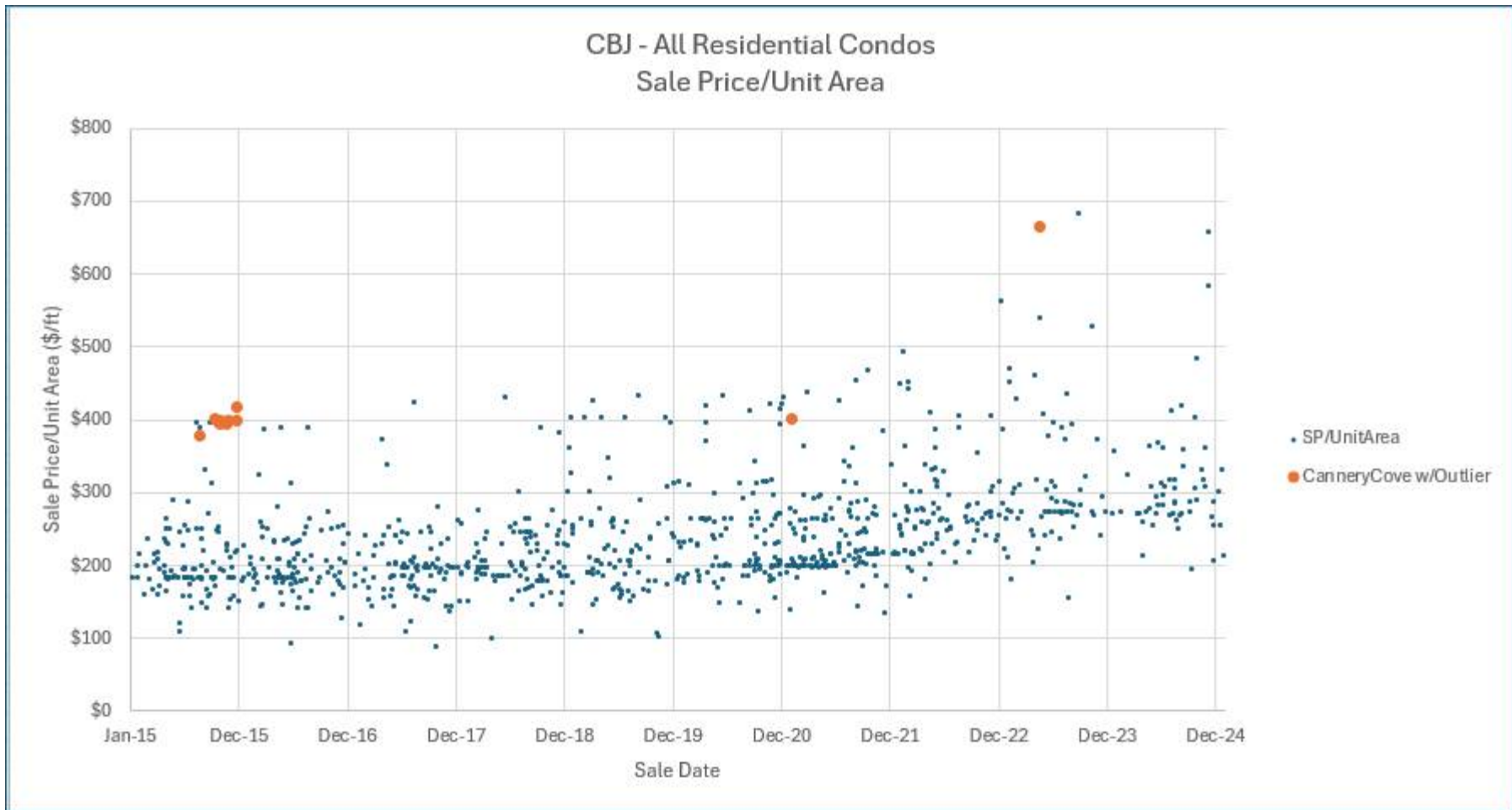
Good morning,

My apologies for the delay in contacting you regarding your appeal of the 2025 Assessed value it was my hopes that the current listing would transfer and we would have a current data point to work with.

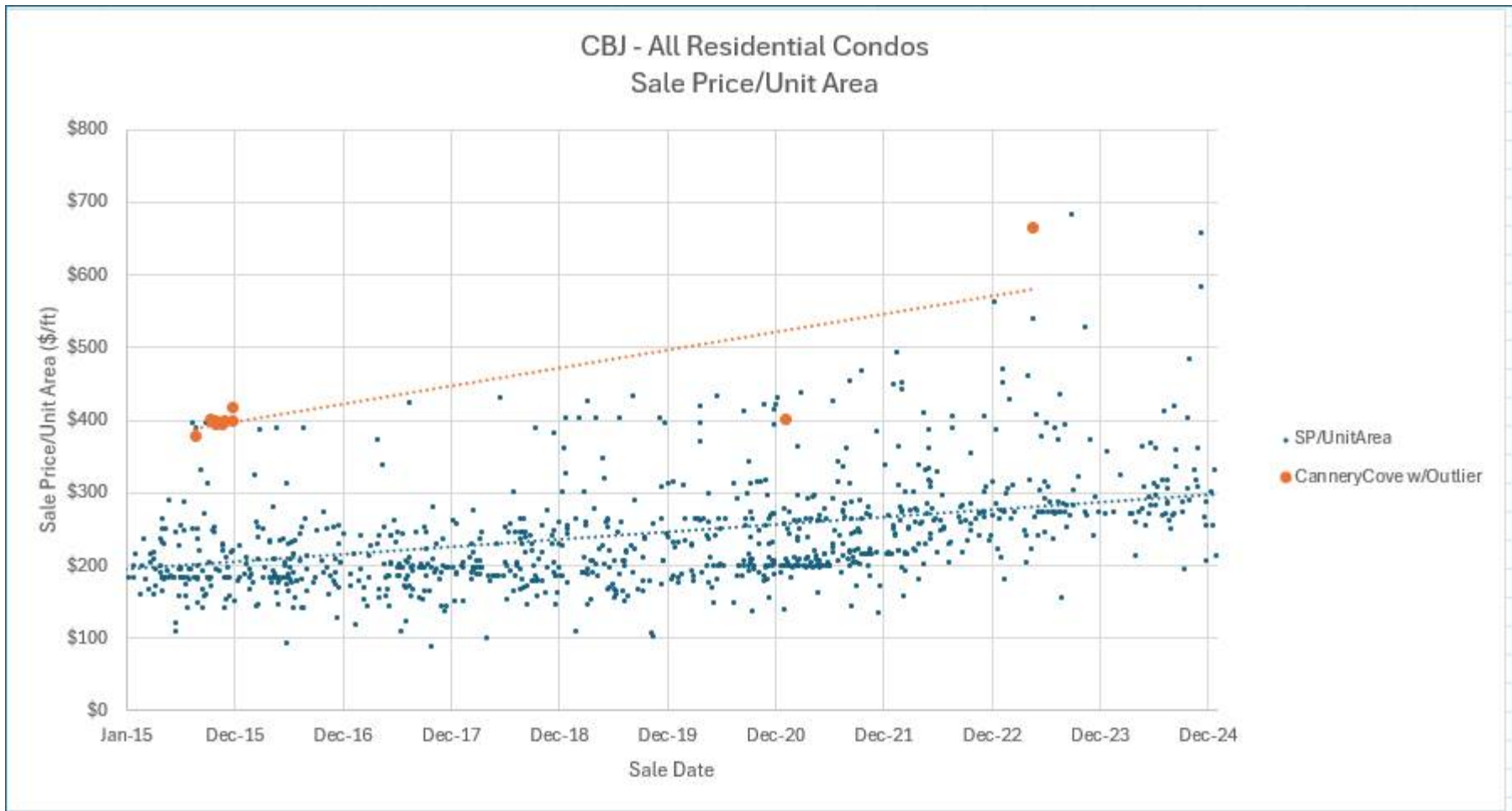
How did you/the sales agent determine the listing price for the unit? Prior to the listing was a CMA (comparative market analysis) performed on the property? Are you able to request/provide a CMA which supports your estimate of value?

Within the City and Borough of Juneau, condominiums are valued directly upon the sale data within the same development complex. If we do not have sales data, we should incrementally increase valuations based upon the greater condo market within the borough. This direct sales methodology captures the amenities and benefits of any specific condo development. This is especially true of Cannery Cove condos which represent the luxury end of the condo market within Juneau. This is evidenced by the sale price/foot premium that the market is willing to pay for these units. In 2015, the sale price for these condos (\$400/sf) was approximately double the average sale price for other condos within the borough (\$200/sf).

This chart illustrates the change in Sale Price/Unit Area for all condos within Juneau (BLUE) and the same value for the Cannery Cove Condos (ORANGE).



This is the same chart but now trendlines have been included.



Current valuations for Cannery Cove condominiums is based primarily upon the sale of Unit 2C (4B2301050207). This unit sold originally in 2015 for \$454,000 (\$399/sf) and sold again in 2023 for \$756,844 (\$666/sf). An additional sale which occurred in 2021 appears to be a bit of an outlier as it sold for the same rate in 2021 as it originally sold in 2015 while the greater Juneau condo value increased by about 31%.

This outlier-ish sale

For the purpose of determining a valuation for the current assessment year, I applied a weighted sale approach to determine value. The 2021 outlierish sale was factored in at a 25% weight while the most recent sale was given a 75% weight.

Resale analysis is considered to be incredibly helpful in the valuation of condos as the fundamental characteristics of the property remain relatively static.

From 2015 -> 2023 the sale price of unit 2C increased by a factor of 1.6671 (66.71%). Our job is to assess the property as of January 1st of each year. Sale analysis of all residential parcels within the borough indicates an increase of 2.52% since the date of sale 4/27/23.

Once these factors are combined, the resultant time adjustment factor for Cannery Cove condos from their initial sales in 2015 to 01/01/25 is 1.7091 (70.91% increase). This is supported by direct sales within the development.

The assessed value for unit 4B2301050207 for 2025 is 738,800. This indicates that our assessed value for 2025 is 95% of expected sale price as of 01/01/25. This is within the acceptable bounds of 0.90 – 1.10 as set out by the International Association of Assessment Officers (IAAO) and meets the requirements of state statute that we assess at full market value as of January 1st.

Resale 4B2301050207			
	SaleDate	SalePrice	
	12/21/2015	454000	
	4/27/2023	756844	
Years	7.35	1.6671	Chg -> 4/27/23
		1.0252	Chg 4/27/23 -> Current
		1.7091	TotalTimeFctr
		425600	
		727,379	
		691,010	0.95
	\$/SF	\$649	1064

AV	738,800
Eff Appraisal Date or Sale Date	4/27/2023
SP	756,844
A/S	0.98
Effective Date (AY25 Valuation Date)	1/1/2025
SaleMonth	16
# of Months	22
Adj Index	1.0252
Adj SP	775,943
Adj A/S	0.9521
Eff Month Rate (linear)	0.11%
Eff Annual Rate (linear)	1.37%

Looking at the sale price and time adjusted sale price indicates a SP/Unit Area = \$666, once time adjustment factor is applied the TASP/Unit Area = \$682

Sale Price	756,844
Time Adj SP	775,943
Unit Area	1137
SP/UnitArea	\$666
TASP/Unit Area	\$682

Your unit is 1292 sf, applying the rates from the most recent sale these are the indicated sale price (value as of 04/27/23) and time adjusted sale price (value as of 01/01/25) for your unit.

Unit Area	1292	
SP/UnitArea	\$666	\$860,020
TASP/Unit Area	\$682	\$881,722

Retrospectively, we should have increased assessed values from 2016 -> 2022 for Cannery Coves at an incremental rate similar to those applied to the greater condo group within the borough.

From 2015 -> 2022 condo prices within the borough increased by 37% but we did not make any adjustments to the assessed values as we did not have any data to support the change. In hindsight, in the absence of specific sale information for Cannery Cove we should have adjusted assessed values upward.

City and Borough of Juneau
Assessment History Report

4B2301050201
MARY SUZANNE HAIGHT
11435 GLACIER HWY

<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2025	\$5,000.00	\$0.00	\$834,500.00	\$839,500.00
2024	\$5,000.00	\$0.00	\$719,200.00	\$724,200.00
2023	\$5,000.00	\$0.00	\$598,800.00	\$603,800.00
2022	\$5,000.00		\$511,800.00	\$516,800.00
2021	\$5,000.00		\$511,800.00	\$516,800.00
2020	\$5,000.00		\$511,800.00	\$516,800.00
2019	\$5,000.00		\$511,800.00	\$516,800.00
2018	\$5,000.00		\$511,800.00	\$516,800.00
2017	\$5,000.00		\$511,000.00	\$516,000.00
2016	\$5,000.00		\$511,000.00	\$516,000.00

Aaron Landvik

AAAO III – Cert #285

Deputy Assessor

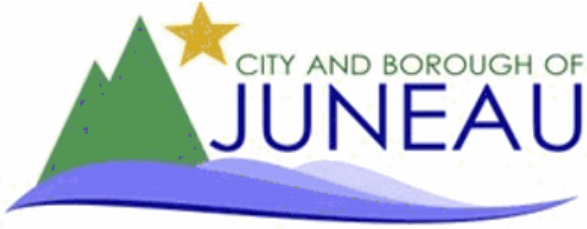
Assessor's Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520

aaron.landvik@juneau.gov





OFFICE OF THE ASSESSOR

155 Heritage Way

Juneau, AK 99801

Room 114

Phone: (907) 586-5215

Email: Assessor.Office@juneau.gov

Location

Board of Equalization (BOE) Meeting and Presentation of Real Property Appeal	
Date of BOE:	07/10/2025
Location:	Zoom Virtual Meeting
Meeting Time:	5:30PM
Mailing Date of BOE Notice:	06/27/2025
Parcel Identification:	4B2301050201
Property Location:	11435 GLACIER HWY UNIT 1A
Appeal Number:	APL20250228
Sent to Email Address on File:	ghlongridge@gmail.com

Appellant: MARY SUZANNE HAIGHT
11435 GLACIER HWY UNIT 1A
JUNEAU, AK 99801

ATTENTION APPELLANT

Under Alaska Statutes and CBJ Code, you, as the appellant, bear the burden of proof. The only grounds for adjustment of an assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in your written appeal or proven at the appeal hearing.

Any evidence or materials not already submitted to the Assessor's Office for inclusion in the Board of Equalization packet must be submitted to the Assessor's Office (preferred method via email to assessor.office@juneau.gov Attn: Assessment Appeal by **4:00 PM April 15, 2025**. Material submitted after **April 15, 2025** will only be accepted per 15.05.190(c)(8)(ii).

Your Board of Equalization hearing is scheduled for: **07/10/2025** beginning at **5:30PM** and your BOE packet will be emailed to you by 4:00 PM on **July 03, 2025**. For a paper copy of your packet or other questions please contact the City Clerk's Office at (907) 586-5278 or city.clerk@juneau.gov.

You or your representative may be present at the hearing via Zoom Webinar. Participation and login information will be included in the agenda packet sent to you prior to your scheduled appeal hearing. If you choose not to be present or be represented, the Board of Equalization will proceed in the absence of the appellant.

It should be noted that, between the date of this letter and the Board hearing date, your appeal may be resolved between you and the Assessor. If your appeal is resolved, you will not need to appear before the Board.

If you have any questions, please contact the Assessor's Office.

LATE-FILED APPEALS

1. Intro

We are on the record with respect to a Request for Approval of Late-Filed Appeal filed by _____ with respect to Parcel Id. No. _____

The sole issue to be considered today is whether or not your late appeal will be accepted and heard. No discussion about your assessment itself or the merit of your appeal is appropriate at this hearing. If the panel accepts your late-filed appeal, it will be scheduled for a future hearing.

At this time, **the burden of proof is on you, as the taxpayer, to prove you were unable to comply with the 30-day filing deadline due to a situation beyond your control.** "Unable" to comply with the filing requirement does not include situations in which you forgot or overlooked the assessment notice, were out of town during the filing period, or similar situations. Because the property owner is responsible for keeping a current address on file with the assessor's office, it also does not apply if you did not get the notice because you failed to notify the Assessor of your current address. Rather, "unable to comply" means situations beyond your control that prevent you from recognizing what is at stake and dealing with it, like a physical or mental disability serious enough to prevent you from dealing rationally with your private affairs.

We have your written Request for Approval of Late File on hand. As this is your opportunity to present evidence on why you didn't comply with the 30 day deadline, do you have further information to provide the BOE on that issue?

2. Taxpayer presentation & BOE question, if any
3. Close hearing, move to BOE action
4. Member makes motion, Chair restates
5. Members speak to motion/make findings
6. BOE votes on motion
7. Chair announces whether motion carries/fails:
 - Whether late-filed appeal will be accepted & set for a hearing
 - Whether late-filed appeal will be rejected/denied for untimeliness.

SAMPLE MOTIONS FOR LATE-FILE APPEALS

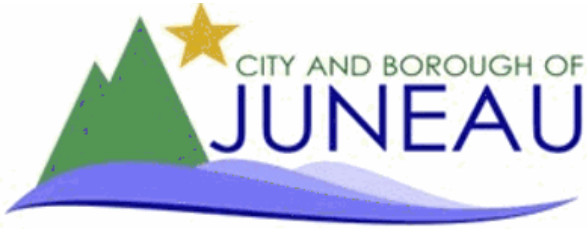
Best to word motions in the positive & ask for yes vote;

TO ACCEPT LATE-FILED APPEAL

**I MOVE THAT THE BOARD ACCEPT AND HEAR THE LATE-FILED APPEAL
AND I ASK FOR A YES VOTE FOR THE REASONS PROVIDED BY THE
APPELLANT**

* If the positive motion fails, the request is deemed denied.

*If no member of the BOE offers a positive motions to accept the late-filed appeal, the request is deemed denied.



OFFICE OF THE ASSESSOR

155 Heritage Way

Juneau, AK 99801

Room 114

Phone: (907) 586-5215

Email: Assessor.Office@juneau.gov

Location

Board of Equalization (BOE) Meeting and Presentation of Real Property Appeal	
Date of BOE:	07/10/2025
Location:	Zoom Virtual Meeting
Meeting Time:	5:30PM
Mailing Date of BOE Notice:	06/27/2025
Parcel Identification:	5B1601120010
Property Location:	9406 GLACIER HWY
Appeal Number:	N/A
Sent to Email Address on File:	cindy.garcia0383@gmail.com

Appellant: SAMUEL GARCIA TREJO
 MAYRA CINDY GARCIA
 1410 GLACIER HWY
 JUNEAU AK 99801

ATTENTION APELLANT

Under Alaska Statutes and CBJ Code, you, as the appellant, bear the burden of proof. The only grounds for adjustment of an assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in your written appeal or proven at the appeal hearing.

Any evidence or materials not already submitted to the Assessor's Office for inclusion in the Board of Equalization packet must be submitted to the Assessor's Office (preferred method via email to assessor.office@juneau.gov Attn: Assessment Appeal by **4:00 PM April 15, 2025**. Material submitted after **April 15, 2025** will only be accepted per 15.05.190(c)(8)(ii).

Your Board of Equalization hearing is scheduled for: **07/10/2025** beginning at **5:30PM** and your BOE packet will be emailed to you by 4:00 PM on **July 03, 2025**. For a paper copy of your packet or other questions please contact the City Clerk's Office at (907) 586-5278 or city.clerk@juneau.gov.

You or your representative may be present at the hearing via Zoom Webinar. Participation and login information will be included in the agenda packet sent to you prior to your scheduled appeal hearing. If you choose not to be present or be represented, the Board of Equalization will proceed in the absence of the appellant.

It should be noted that, between the date of this letter and the Board hearing date, your appeal may be resolved between you and the Assessor. If your appeal is resolved, you will not need to appear before the Board.

If you have any questions, please contact the Assessor's Office.



OFFICE OF THE ASSESSOR
 155 HERITAGE WAY JUNEAU,
 ALASKA 99801

Late File Appeal	
Assessment Year	
Parcel ID	
Appellant Name	
Mailing Address	
Phone Number	
Email Address	

Statutory and Policy Guidelines:

- Alaska Statute Sec 29.45.190. Appeal.
- CBJ Code 15.05.160 – Time for appeal and service of notice.

Summary:

When a person submits a late appeal after the 30 day appeal period, the Board of Equalization (BOE) must decide whether the appellant was “unable” to comply. If the BOE decides that the appellant was “unable” to comply, the appeal can then be reviewed by the CBJ Assessor’s Office. The steps are as follows:

1. Apply for late file:
 - _____ compose a *letter explaining why your appeal was untimely*
 - _____ complete a *Petition for Review/Appeal form* and attach to your letter
 - _____ submit both documents to Assessor’s Office
2. A BOE hearing will be held: 10 days before the BOE hearing, the Assessor’s Office will mail you a certified letter with the date and location of the hearing. Whether or not to attend is your decision, it is not mandatory.
3. A decision is made: The BOE will either *allow* or *not allow* your appeal to be reviewed by the CBJ Assessor’s Office; if allowed, the review process will begin, if not allowed, the case will be closed. If you wish to appeal the BOE’s decision, your case will go to Superior Court.

The ‘unable to appeal’ term does not include situations in which the taxpayer forgot, overlooked, did not receive the assessment notice, or was out of town. Rather, it covers situations beyond the control of the taxpayer and, as a practical matter, prevents the taxpayer from recognizing what is at stake and dealing with it. Such situations would include a physical or mental disability serious enough to prevent the person from dealing rationally with his or her private affairs.

SUBMIT APPLICATION TO: CBJ Assessor’s Office			
Phone:	Email:	Website	Physical Location
Phone#: (907) 586-5215 ext 4906 E-Fax#: (907) 586-4520	Assessor.Office@juneau.gov	http://www.juneau.org/finance/	155 Heritage Way RM 114 Juneau, AK 99801

ALASKA STATUTES, Section Sec 29.45.190. Appeal.

Sec. 29.45.190. Appeal.

(a) A person whose name appears on the assessment roll or the agent or assigns of that person may appeal to the board of equalization for relief from an alleged error in valuation not adjusted by the assessor to the taxpayer's satisfaction.

(b) The appellant shall, within 30 days after the date of mailing of notice of assessment, submit to the assessor a written appeal specifying grounds in the form that the board of equalization may require. Otherwise, the right of appeal ceases unless the board of equalization finds that the taxpayer was unable to comply.

(c) The assessor shall notify an appellant by mail of the time and place of hearing.

(d) The assessor shall prepare for use by the board of equalization a summary of assessment data relating to each assessment that is appealed.

(e) A city in a borough may appeal an assessment to the borough board of equalization in the same manner as a taxpayer. Within five days after receipt of the appeal, the assessor shall notify the person whose property assessment is being appealed by the city.

15.05.160 Time for appeal and service of notice.

(a) Notice of appeal, in writing, specifying the grounds for the appeal, shall be filed with the board of equalization within 30 days after notice of assessment is mailed to the person appealing. If notice of appeal is not mailed within 30 days, the right of appeal ceases as to any matter within the jurisdiction of the board, unless it is shown to the satisfaction of the board of equalization that the taxpayer was unable to appeal within that time.

(b) A copy of the notice of appeal shall be sent to the assessor, by the person appealing, and the notice filed shall include a certificate that a copy was mailed or delivered to him or her.
(CBJ Code 1970, § 15.05.160; Serial No. 70-33, § 3, 1971)

To: City and Borough of Juneau
Office of Assessor

From: Mayra Cindy Garcia and Samuel Garcia Trejo

Regarding: 2025 Tax Assessment Value

Parcel : 5b1601120010

Address: 9406 Glacier Hwy Juneau AK 99801

We purchase 9406 Glacier Hwy on 5/09/25. The property had a burned house that needed to be demolished and disposed of. The property was deem condemned and in unlivable conditions for over a year by the City of Juneau. The latest fire was in May 2024. The reason why we are submitting a Late File Appeal is because we did not own the property as of April 1st, 2025. We do plan to build something on the property; however, we do not want to pay property taxes in September on a \$547,800 house that does not exist. Attached are the purchase agreement that shows the purchase price.

Once we build something, the City can come and reassess the property.

Thank you,

Mayra Cindy Garcia

907-957-4603

1410 Glacier Hwy Juneau AK 99801

From: [Cindy Garcia](#)
To: [Assessor Office](#)
Subject: Re: 9406 Glacier Hwy
Date: Tuesday, June 24, 2025 2:28:11 PM
Attachments: [image001.png](#)
[9406 Glacier Hwy Deed 2584212 WD Recorded.pdf](#)
[9406 Glacier Hwy Letter.docx](#)
[9406 Glacier Hwy 2025-Late File Appeal.pdf](#)
[9406 Glacier Hwy 2025-Appeal-Petition-for-Review-RP.pdf](#)
[1298735 - 9406 GLACIER HIGHWAY - OFR065125.pdf](#)

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello,

Please see attachments.

Thank you,

Mayra Cindy Garcia
907-957-4603

On Tue, Jun 24, 2025 at 1:51 PM Cindy Garcia <cindy.garcia0383@gmail.com> wrote:

Hi Miranda,

The house has been vacant and condemned by the city for a couple of years. I just added the latest fire date which was in May of 2024. We just purchased the land which had a burned house on it and demolished it.

I know that property taxes will be due in September, so I want to make sure we are not paying property taxes for a 500K house that does not exist.

Thank you,

Cindy Garcia

On Tue, Jun 24, 2025 at 11:08 AM Assessor Office <Assessor.Office@juneau.gov> wrote:

Hi Cindy,

My apologies. Unfortunately, we cannot process the disaster relief application for this property because the fire occurred more than 120 days ago.

Property values are based on the property's status as of January 1 of the current assessment year. Because the building was still standing on January 1, 2025, we can't remove the value from your current assessment. However, you could submit a late file appeal which would need to be approved by the Board of Equalization before processing could begin. I have attached the late file appeal form and the petition for review for your convenience.

If you have any questions, please feel free to contact us.

Thank you,

Miranda Kellerhals

Business Personal Property Appraiser I

Assessor's Office

City and Borough of Juneau

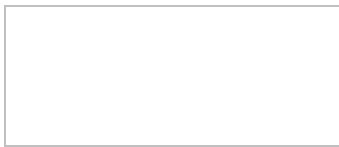
155 Heritage Way

Juneau, AK 99801

907-586-5215 ext 4035-Office

907-586-4520-Fax

miranda.kellerhals@juneau.gov



From: Cindy Garcia <cindy.garcia0383@gmail.com>

Sent: Monday, June 23, 2025 3:32 PM

To: Assessor Office <Assessor.Office@juneau.gov>

Subject: Re: 9406 Glacier Hwy

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello,

Attached is the Disaster Relief form, I also included the purchase agreement that includes the purchase price and the fire reports on the property. There were multiple report so I entered the latest on the form.

Thank you,

Cindy Garcia

907-957-4603

On Mon, Jun 23, 2025 at 2:49 PM Assessor Office <Assessor.Office@juneau.gov> wrote:

Hi Cindy,

Please complete the attached disaster relief form. If possible, include photos or

insurance documents for verification.

If you have any questions, please feel free to contact us.

Thank you,

Miranda Kellerhals

Business Personal Property Appraiser I

Assessor's Office

City and Borough of Juneau

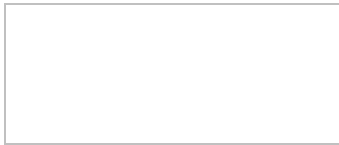
155 Heritage Way

Juneau, AK 99801

907-586-5215 ext 4035-Office

907-586-4520-Fax

miranda.kellerhals@juneau.gov



From: Cindy Garcia <cindy.garcia0383@gmail.com>

Sent: Thursday, June 19, 2025 11:19 AM

To: Assessor Office <Assessor.Office@juneau.gov>

Subject: 9406 Glacier Hwy

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello,

We purchased 9406 Glacier Hwy. The house that was there was burned and had to be disposed of. I am wondering if there is a way to adjust the property taxes on the property until a new structure is built.

Thank you,

Mayra Cindy Garcia

907-957-4603



Office of the Assessor
155 Heritage Way
Juneau, Alaska 99801

Petition for Review / Correction of Assessed Value Real Property	
Assessment Year	
Parcel ID Number	
Name of Applicant	
Email Address	

2025 Filing Deadline: Tuesday April 1st, 2025

Please attach all supporting documentation

ASSESSOR'S FILES ARE PUBLIC INFORMATION – DOCUMENTS FILED WITH AN APPEAL BECOME PUBLIC INFORMATION

Parcel ID Number					
Owner Name					
Primary Phone #		Email Address			
Physical Address		Mailing Address			
Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.					
<input type="checkbox"/> My property value is excessive/overvalued <input type="checkbox"/> My property value is unequal to similar properties <input type="checkbox"/> My property was valued improperly/incorrectly <input type="checkbox"/> My property has been undervalued <input type="checkbox"/> My exemption(s) was not applied			THE FOLLOWING ARE <u>NOT</u> GROUNDS FOR APPEAL <ul style="list-style-type: none"> Your taxes are too high Your value changed too much in one year. You can't afford the taxes 		
Provide specific reasons and provide evidence supporting the item(s) checked above:					
Have you attached additional information or documentation?				[] Yes [] No	
Values on Assessment Notice:					
Site	\$	Building	\$	Total	\$
Owner's Estimate of Value:					
Site	\$	Building	\$	Total	\$
Purchase Price of Property:					
Price	\$	Purchase Date			
Has the property been listed for sale? [] Yes [] No (if yes complete next line)					
Listing Price	\$	Days on Market			
Was the property appraised by a licensed appraiser within the last year? [] Yes [] No (if yes provide copy of appraisal)					
Certification:					
I hereby affirm that the foregoing information is true and correct, I understand that I bear the burden of proof and I must provide evidence supporting my appeal, and that I am the owner (or owner's authorized agent) of the property described above.					
Signature				Date	

Contact Us: CBJ Assessors Office			
Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	Assessor.Office@juneau.gov	http://www.juneau.org/finance	155 Heritage Way Rm. 114 Juneau AK 99801

PARCEL #: _____ APPEAL #: _____ DATE FILED: _____

Appraiser to fill out

Appraiser			Date of Review		
Comments:					
Post Review Assessment					
Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				
APPELLANT RESPONSE TO ACTION BY ASSESSOR					
I hereby <input type="checkbox"/> Accept <input type="checkbox"/> Reject the following assessment valuation in the amount of \$_____					
If rejected, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.					
Appellant's Signature _____ Date: _____					

Appellant Accept Value	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>(if no skip to Board of Equalization)</i>
Govern Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Spreadsheet Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Corrected Notice of Assessed Value Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No

BOARD OF EQUALIZATION

Scheduled BOE Date	<input type="checkbox"/> Yes <input type="checkbox"/> No				
10-Day Letter Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No				
The Board of Equalization certifies its decision, based on the Findings of Fact and Conclusion of Law contained within the recorded hearing and record on appeal, and concludes that the appellant <input type="checkbox"/> Met <input type="checkbox"/> Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.					
Notes:					
Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				

Contact Us: CBJ Assessors Office

Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	Assessor.Office@juneau.gov	http://www.juneau.org/finance	155 South Seward St. Rm. 114 Juneau AK 99801



Record in Juneau Recording District.

Return to:

Samuel Garcia Trejo and Mayra Cindy Garcia
1410 Glacier Hwy
Juneau, AK 99801

STA 2584212

6A343

SPECIAL WARRANTY DEED

The GRANTOR, FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 6555 Excellence Way, Plano, TX 75023, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys, releases and quitclaims to GRANTEE,

SAMUEL GARCIA TREJO and MAYRA CINDY GARCIA, husband and wife, as Tenants by the Entirety, with rights of survivorship, whose address is 1410 Glacier Hwy, Juneau, AK 99801, all of the Grantor's right, title, and interest in the real property described herein, and warrants and covenants with the Grantee that the granted premises are free from all encumbrances made or suffered by the Grantor, and that the Grantor will warrant and defend the same to the Grantee against the lawful claims and demand of all persons claiming by, through, or under the Grantor. The real property conveyed by this deed is located in the State of Alaska, and is more particularly described as follows:

All that portion of Lots 1, 2 and 3, Block 29, Subdivision of J.W. McKinley Property, being a fraction of U.S. Survey No. 381 according to plat thereof filed November 19, 1952 in the front pocket of Book 46 of Deeds in the Juneau Recording District, State of Alaska, and more particularly described as follows:

Commencing at Corner No.1, being the Northeast corner of said Lot 1, thence South 62°56' East 231.94 feet to Corner No. 2; thence South 41°19' West 55.77 feet to Corner No. 3; thence South 59°10'29" West 95.97 feet, more or less, to Corner No. 4, being the Northeast line of the Glacier Highway and the Southwest line of Lot 3; thence along the Northeast line of Glacier Highway and the Southwest line of Lots 1, 2 and 3, North 31°11' West 176.00 feet, more or less, to Corner No. 5, being the Southwest corner of Lot 1; thence North 0°08'30" West 51.41 feet to Corner No. 1, the true point of beginning.

SUBJECT TO ALL reservations, easements, exceptions, restrictions, covenants, conditions, plat notes, by-laws and rights-of-way of record, if any.

By accepting this Special Warranty Deed, Grantee acknowledges that Grantee has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed, this conveyance is made without warranty or representation, either expresses or implied, and is on an "AS IS" and "WHERE IS" basis.

Dated: APRIL 24, 2025

GRANTOR: *CEH*

FEDERAL HOME LOAN MORTGAGE CORPORATION

By **SERVICELINK, LLC, Attorney in Fact**

By: Charles E. Hogue Jr.

Its: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania)
) ss.
COUNTY OF Allegheny)

The foregoing instrument was acknowledged before me on APRIL 24, 2025, by Charles E. Hogue Jr., the ASSISTANT VICE PRESIDENT of **SERVICELINK, LLC**, a Pennsylvania limited liability company, as Attorney in Fact on behalf of **FEDERAL HOME LOAN MORTGAGE CORPORATION**.

Alyssa Marie Bresnay
Notary Public in and for Pennsylvania
My Commission Expires: My Commission Expires
May 24, 2028

Commonwealth of Pennsylvania - Notary Seal
Alyssa Marie Bresnay, Notary Public
Allegheny County
My commission expires May 24, 2028
Commission number 1447805
Member, Pennsylvania Association of Notaries





Auction Contract Package Submission Checklist

The auction company must complete this checklist and include it in the Contract Package that is emailed to the closing agent **within four business days** of offer acceptance for review and execution.

Asset Number: 1298735 Date complete Contract Package sent to closing agent: 04/10/2025
 Property Address: 9406 GLACIER HIGHWAY, Juneau, AK 99801
 Buyer(s) Name: Samuel Garcia Trejo, Mayra Cindy Garcia

Review the documents in the Contract Package before sending it to the closing agent to ensure the following:

- All documents and addenda are legible, properly executed and/or initialed by all buyer(s) and brokers (if applicable). Verify that the buyer’s legal name is correct on all documents.
- The terms of the Occupied Auction Purchase and Sale Agreement (or the auction company’s Purchase and Sale Agreement), HomeSteps addenda and Commission Disbursement Authorization form match the approved offer submitted to the Radian Auction team.
- The complete legal description was added to Exhibit A of the Purchase and Sale Agreement and initialed by the buyer(s).

The contract package must include the following:

Scheduled Closing Date matches the following guidelines from the Scheduled Closing Date entered during Offer:

Day 1 Auction

- Cash (includes Line of Credit): 51 days
- Conventional: 49 days
- FHA/VA: 54 days
- FHA 203K: 71 days
- USDA: 61 days
- Other (Hard Money Loan or Private Funds): 41 days

UTM Auction

- Cash (includes Line of Credit): 41 days
- Conventional: 49 days
- FHA/VA: 54 days
- FHA 203K: 71 days
- USDA: 61 days
- Other (Hard Money Loan or Private Funds): 41 days

No Broker or Aged Auctions

- Cash (includes Line of Credit): 30 days
- Conventional: 49 days
- FHA/VA: 54 days
- FHA 203K: 71 days
- USDA: 61 days
- Other (Hard Money Loan or Private Funds): 41 days
- Co-op (NY only): 96 days

The Contract Package must include the following as applicable:

Earnest Money deposit must be in certified funds, from the buyer shown in the approved offer submitted to the Radian Auction team, in the form of a cashier’s check or wire transfer drawn on a United States regulated financial institution authorized to engage in banking activities within the United States. **Cash, money orders, crypto currency, personal checks and/or foreign currency are not acceptable.** Select a box below on how the earnest money deposit will be handled:

- The earnest money deposit will be wired to the closing agent/buyer’s title company.
- The listing broker will hold the earnest money deposit, copy attached.
- The closing agent/buyer’s title company will hold the earnest money deposit and the earnest money will be hand delivered or sent via overnight mail, copy attached.

HomeSteps Auction Commission Disbursement Authorization (CDA) Form – The license numbers for the listing broker must be added. The buyer must sign if the Purchase and Sale Agreement calls for the buyer to pay for the Buyer’s Premium.

Agreement of Purchaser (First Look Program) for owner occupant or Neighborhood Stabilization Non-Profit, Neighborhood Stabilization Program (NSP) or Government Agency – Retail/ and Day 1 Auction transactions.

- Retail – HomeSteps Approved Offer Screen under Special Provisions will show “FMFL”.
- Day 1 Auction – HomeSteps Approved Offer Screen under Special Provisions will show “Day 1-First Look”.



- Occupied Auction Purchase and Sale Agreement (For Day 1 Auction and UTM Auctions).**
- Auction Company's Purchase and Sale Agreement (For No Broker, Special Handling or Aged Auctions).**
- HomeSteps Addendum #1 Contract to Sale (CA or non-CA) must be included for No Broker, Special Handling or Aged Auctions.** Information must be filled in for the loan amount in paragraph 14 (if applicable) and the closing agent in paragraph 17. The buyer must also initial the bottom of each page and in sections 1 and 9.
- HomeSteps Addendum to Contract – Lead-Based Paint Disclosure (required on properties built prior to 1978, on all Day 1 Auction assets and as applicable for all other auction transactions) –** It must be listed on the HomeSteps Property Condition Addendum and Release (PCAR) under the Inspection/Disclosure section and initialed by the buyer(s).
- HomeSteps Property Condition Addendum and Release (For Day 1 and UTM Auctions, the auction version must be used) –** Listing broker must sign and date page 4. Buyer(s) must initial next to each inspection/report and must sign and date the addendum. All inspections listed on the PCAR must be attached to the PCAR and submitted with the contract package.
- HomeSteps Addendum for Manufactured Home –** Required for manufactured homes under \$75K where we are requiring a Hold Harmless addendum. Required for all Day 1 and UTM Auction assets and as applicable for all other auction transactions.
- State/County Seller's Disclosure** specific to the property's state must be completed and attached and shown on the PCAR.
- HomeSteps State Specific Addendum or Agreement, as applicable.**
 - Alabama Indemnity Agreement – Only for properties in redemption
 - New York/Pennsylvania: Rider to Contract of Sale
 - Occupied Property Addendum to Contract of Sale – Required on occupied properties in Massachusetts and Rhode Island
 - Release and Hold Harmless Agreement (for entry to the property only)
 - MI & MN Property Selling During Redemption Period, Indemnity and Hold Harmless Agreement – Only for properties in redemption
 - MN Torrens Rider Indemnification and Hold Harmless – Only for Torrens registered properties that the certificate of title has not been issued
- Investor Purchase – Corporation, Partnership or LLC entities –** The following are required to be submitted with the contract package:
 - Signatures:** Investor buyer(s) must execute the contract and all addenda as follows: Business Name – Principal Signature – Principal Name Printed – Title of Principal
 - Partnership or LLC entity**
 - Certificate of Good Standing
 - Certificate of Formation
 - Operating Agreement
 - If the Operating Agreement does not designate the authorized signatories
 - All members of the LLC must sign contract
 - An LLC consent signed by all members must be provided designating an authorized signor
 - Corporation**
 - Certificate of Good Standing
 - Articles of Incorporation
 - Bylaws
 - Corporate Resolution authorizing the signor to execute contract

Reminder: The closing agent will utilize the HSC contract package review process in HomeSteps Connect; an email will be sent to notify you of any documents missing or requiring correction.



Wire Instructions

Closing Company Information

Name	SERVICELINK
Address	1355 CHERRINGTON PARKWAY MOON TOWNSHIP, PA 15108
Contact Person	FreddieMac Closing Team
Email Address	sl-fredmaccontracts@servicelinkfnf.com
Phone No.	(888) 414-6616

Wire Information

Bank Name	Wells Fargo Bank
ABA / Routing #	121000248
Account Name	SERVICELINK
Account No.	4943126607
Bank Address	420 Montgomery Street, San Francisco, CA, 94104
Phone No.	888-414-6616

Please reference the Auction.com ID and property address:

ZS59

9406 GLACIER HIGHWAY, Juneau, AK 99801

Additional Notes

MUST REFERENCE LOAN NUMBER, PROPERTY ADDRESS, AND BUYER NAME.



Important Transaction Details

Auction Event [O-1547F](#) Auction Date [04-08-2025](#)
 Auction Item No. [ZS59](#)

Property Address [9406 GLACIER HIGHWAY](#)
 City [Juneau](#)
 State [AK](#)
 Zip [99801](#)
 County [JUNEAU](#)

Winning Bid	\$ 178,600.00	Earnest Money Deposit	\$ 9,376.50
Buyer's Premium	\$ 8,930.00	Fee Payable to Auction	\$ 0.00
Total Purchase Price	\$ 187,530.00	Subject to Confirmation:	Yes

* Buyer Paid Document Preparation Fee [\\$55.00](#)

Buyer Name [Samuel Garcia Trejo](#)
 Co-Buyer Name [Mayra Cindy Garcia](#)
 Company Name [N/A](#) Purchase Type [Owner Occupied](#)
 Mailing Address [1410 Glacier Hwy](#)
[Juneau, AK 99801](#)
 Are you a Licensed Agent? [No](#)
 Home Phone [\(907\) 957-8274](#)
 Mobile Phone [N/A](#)
 Email [samydiana@gmail.com](#)

Finance Type [Cash](#)
 Lender Name [Cash](#)
 Officer [N/A](#) Email [N/A](#)
 Phone [N/A](#)

Seller's Closing Company [SERVICELINK](#)
 Contact [FreddieMac Closing Team](#)
 Phone [\(888\) 414-6616](#) Email [sl-fredmaccontracts@servicelinkfnf.com](#)
 Buyer's Closing Company [N/A](#)
 Contact [N/A](#) Email [N/A](#)
 Phone [N/A](#)

Seller's Agent [VALLEY MARKET REAL ESTATE](#)
 Contact [AMANDA SALMON](#)
 Phone [907-841-2124](#) Email [salmonsellsalaska@gmail.com](#)
 Buyer's Agent [N/A](#)
 Contact [N/A](#) Email [N/A](#)
 Phone [N/A](#)

Anticipated Close of Escrow Date* Refer to the Closing Date in the Agreement.

*Actual close of escrow date will be confirmed at time of Seller execution of the Agreement.



Important Transaction Details

IF PROPERTY SOLD "SUBJECT TO CONFIRMATION"

The escrow/closing agent or auctioneer shall notify you of the acceptance of your winning bid. If accepted, the procedure set forth in the Addendum "Subject To" shall be sent to the email address that was provided in the Agreement.

1. **ACCEPTED BIDS** - see "After Completing Contracting Package" for the next steps. You should call the escrow/closing agent and confirm the closing date.
2. **REJECTED BIDS** – Please see the Addendum "Subject To."

AFTER COMPLETING CONTRACTING PACKAGE

CASH TRANSACTIONS –

The Seller executed purchase documents will be sent to you as soon as available. If you are able to close early, please contact the escrow/closing agent to make arrangements. Obtain instructions from the escrow/closing agent and be prepared to complete requested tasks.

FINANCING TRANSACTIONS –

The Seller executed purchase documents will be sent to you as soon as available. Contact your lender for details to arrange for financing and provide all the necessary supporting documents. FINANCING MAY NOT BE A CONTINGENCY TO YOUR OBLIGATION TO CLOSE. PROMPTLY COMPLY WITH ALL OF THE INSTRUCTIONS FROM YOUR LENDER AND CLOSER.

FREQUENTLY ASKED QUESTIONS

Q. When is the Bid Deposit hold removed?

A. The financial institution holding the bid deposit is notified to release the hold the Saturday after the auction event ends. You can follow up with your bank regarding a time frame on processing the release.

Q. Can the Bid Deposit be used for the Earnest Money Deposit?

A. The bid deposit cannot be used for the earnest money deposit. The earnest money deposit cannot be taken from your credit card. You will need to follow the wire instructions as provided to you.

Q. How can I expedite my transaction?

A. The Agreement should be returned signed within 24 hours of receipt. Buyer must provide proof of funds and deposit the earnest money deposit with closing agent. If you are purchasing the property as an entity, we will also need all entity documents. Failure to timely provide the signed Agreement and required items may result in the transaction being cancelled.

Proof of Funds or Pre-Qualification

- Proof of funds or a pre-qualification letter in the Buyer's or entity name must be dated within 30 days and cover the Total Purchase Price.
- Acceptable forms of proof of funds: bank statements, cashier's checks, hard money loans (not collateralized by the property), 401K, retirement accounts, CDs, and IRAs (can be combined).
- Pre-qualification letters will be required on all financed purchases.

Earnest Money Deposit

- Physical confirmation of earnest money deposit is required. Earnest money deposit must be certified funds. Check the wire instructions for details.
- For wires, provide confirmation from the bank that the wire was initiated (with the Federal Reference Number).
- For cashier's checks, provide copies of the cashier's check made payable to the closing company and the receipt for the certified mail.
- Refer to the Agreement for time frame of when to send in earnest money deposit.

Entity Documents

- Regardless of the type of entity making the purchase, formal documents are required within one day of auction.

Q. Where do I send the required documents?

A. All required documents can be uploaded on the Buyer Dashboard. You can reach the Buyer Experience Team at 1-800-793-6107 for assistance if needed.

Q. Who is the main point of contact for my file in the Contracts Department?

A. You can reach the Buyer Experience Team at 1-800-793-6107. Please make sure that you have the offer number or Item number, buyer's name, and property address ready.

Q. Can I close sooner than the close of escrow date listed in the Agreement?

A. You may request to close sooner with the assigned closing company once you receive the fully executed Agreement, but it is not guaranteed.

Have additional questions? Please visit us at www.auction.com/help, or call the Buyer Experience Team at 800-793-6107.



ATTENTION: BUYER-SELLER REQUIREMENTS

The Purchase Agreement (the "Agreement") should be returned signed within 24 hours of receipt. The following required items are due to Auction.com ("ADC") by the next business day after Buyer's execution of the Agreement, but no later than 4 calendar days after receipt of the Agreement. These include your Proof of Funds ("POF") and Earnest Money Deposit ("EMD") receipt. If you are purchasing as an entity, ADC will also need all the entity documents. Failure to timely provide the signed Agreement and required items may result in the transaction being cancelled.

Buyer Vesting Change Requests. Buyer vesting changes are not allowed post Buyer execution of the Agreement. Any changes made to the Agreement after Buyer execution may result in cancellation of the sale by the Seller

Freddie Mac has strict guidelines regarding the POF and EMD. Please read and acknowledge the below seller requirements for your documents. Failing to provide the required documents within the specified time may result in the transaction being cancelled.

Proof of Funds

Buyer Initials

Initial	DS
SGT	MCG

- POF or a pre-qualification letter must be in the name of the Buyer or entity vesting on the Agreement.
 - If you are purchasing as an individual, the funds must be in the name of that individual exactly as listed on the Agreement.
 - If you are purchasing as an entity, the funds must be in the name of that entity exactly as listed on the Agreement.
- Must be dated within 30 days of the winning bid and cover the total purchase price.

Acceptable forms of POF: Bank statements, cashier's checks, hard money loans (not secured by the property), 401K, retirement accounts, CDs, and IRAs (can be combined), loan acceptance letter with no contingencies (for non-cash transactions).

Unacceptable forms of POF: Gift letters, personal checks, loan acceptance letter with contingences, funds from non-contract buyer

Earnest Money Deposit

Buyer Initials _____

- EMD must come from the name of the Buyer

Initial	DS
SGT	MCG

 or entity vesting on the Agreement.
 - If you are purchasing as an individual, the funds must be debited from the account of that individual exactly as named on the Agreement.
 - If you are purchasing as an entity, the funds must be debited from the account of that entity exactly as named on the Agreement.
 - Physical confirmation of EMD is required to submit your offer to the Seller. EMD must be in certified funds (cashier's check or wireONLY).
- For wires:
 - The proof is the confirmation from the bank that the wire was initiated (including Fed Ref #).
 - Must include the name on the account from which the funds will be debited from, the exact EMD amount, and the beneficiary of the funds (Seller's closing office). The name on the account the funds are wired from must match the name on the Agreement exactly.
- For cashier's checks:
 - The proof is copies of the cashier's check made payable to the closing company and the receipt for the certified mail.
 - Must include the name on the account from which the funds will be debited from, the exact EMD amount, and the beneficiary of the funds (Seller's closing office). The name on the account the funds are wired from must match the name on the Agreement exactly.

Entity Documents

Buyer Initials _____

- Regardless of the type of entity making the

Initial	DS
SGT	MCG

 purchase, formal documents are required within one day of auction end and must be provided before the Agreement can be submitted to the Seller for review and execution.
- Required documents must be uploaded to your Auction.com Buyer dashboard.
- Limited liability company and corporation must provide:
 - Certification of Good Standing.
 - Certificate of Formation or Articles of Incorporation.
 - Operating Agreement or Bylaws that include the ownership interest and real estate signing authority.
- Trust's, IRA's, all other entity types:
 - Review requirements at www.auction.com/help, or contact the Buyer Experience Team at 800-793-6107.

Have additional questions? Please visit us at www.auction.com/help, or call the Buyer Experience Team at 800-793-6107.



AGREEMENT OF PURCHASER

Day 1 Auction
(Primary Residence)

In addition to the representations in section 24 of Purchase and Sale Agreement dated 04-08-2025 between Seller

- Federal Home Loan Mortgage Corporation (Freddie Mac or HomeSteps)
- Federal Home Loan Mortgage Corporation (Freddie Mac or HomeSteps), as Trustee for

and Purchaser and all other contractual documents, for the property located at 9406 GLACIER HIGHWAY, Juneau, AK 99801

(“Property”), I certify, agree, represent and acknowledge that:

1. All the information provided in this Agreement of Purchaser and any supporting documents requested by Seller and provided to Seller by me are true and accurate.
2. I understand that Seller will rely upon the information provided by me in determining whether to complete the sale of the Property to me.
3. I intend to occupy this residence as my primary residence.
4. I will occupy the Property no later than 60 days following (as applicable below):
 - Closing Date, if vacant
 - Possession of the property, if occupied
 - Redemption Period expiration date
 - Confirmation of Sale approval date
5. I will not re-sell, convey, otherwise grant any interest in the Property, list for sale or rent the Property in whole or in part to a third party within one year after the date of occupancy as a primary residence.
6. In the event that I list for sale or rent the Property in whole or in part to another party within one year after the date of Closing or as applicable in paragraph 4 in breach of this Agreement, I agree to pay Seller as liquidated damages the greater of either \$10,000 or (a) any gains that accrue to me as the result of said transaction, represented as the positive difference between the total sales price listed in the above-referenced Purchase and Sale Agreement and the sales price at which the Property is resold or (b) the total rent(s) to be paid or paid by the tenant of the Property over the course of the tenancy as shown in the lease agreement. I agree to provide Seller any documents related to these amounts, including but not limited to, the sales contract or lease agreement, upon request. I also understand that, notwithstanding the preceding, Seller may elect to receive the lesser of these figures, but if and only if Seller determines, *in its sole discretion*, that I executed this agreement in good faith.
7. I agree and understand that if Seller determines that I made any misrepresentations in the Purchase and Sale Agreement this Agreement of Purchaser or otherwise, Seller may refuse to enter into any future transactions with me for the purchase, sale or financing of real property and may place my name on Seller’s Exclusionary List in order to accomplish this purpose.

- 8. I agree and understand that any misstatement or misrepresentation in this Agreement of Purchaser will constitute a breach by me of the Purchase and Sale Agreement and will permit Seller the right to cancel the Purchase and Sale Agreement and to exercise any remedies available under the Purchase and Sale Agreement and applicable law or equity.
- 9. I agree that should I refuse to honor any demand made by Seller pursuant to the Purchase and Sale Agreement, this Agreement of Purchaser or applicable law that Seller shall have the right to initiate legal action against me to enforce Seller's rights and that I will pay all costs and expenses, including, but not limited to, reasonable attorneys' fees and costs of collection and enforcement, incurred by Seller in furtherance thereof.
- 10. I understand that any misstatement or misrepresentation in this Agreement of Purchaser may subject me to criminal and/or civil liability, and that Seller may refer evidence of such misstatement or misrepresentation to the appropriate law enforcement agencies.
- 11. I agree that the representations I have made and the matters to which I have agreed in this Agreement of Purchaser will not merge with the deed conveying title to the Property and they will survive closing of this transaction.

Signed by:	
<i>Samuel Garcia Trejo</i> 84C5461A7D8143D...	4/8/2025
Purchaser Signature	Date
<i>Mayra Cindy Garcia</i> 47B34C2CAC6448...	4/8/2025
Purchaser Signature	Date



OCCUPIED AUCTION PURCHASE AND SALE AGREEMENT
NOT FOR USE WITH BOND MONEY – NON-CA

This Purchase and Sale Agreement (the "Agreement") is entered into by and between the parties herein provided, and is effective the date it is executed by the Purchaser (the "Effective Date").

For purpose of this addendum (Addendum) the Seller is:

- Federal Home Loan Mortgage Corporation (Freddie Mac or HomeSteps)
- Federal Home Loan Mortgage Corporation (Freddie Mac or HomeSteps), as Trustee for

(Insert Name/Address of Trust and Trust #)

1. **PARTIES: FEDERAL HOME LOAN MORTGAGE CORPORATION** (the "Seller") agrees to sell and convey to Purchaser(s)

Samuel Garcia Trejo, Mayra Cindy Garcia

(the "Purchaser"), whose address is

1410 Glacier Hwy, Juneau, AK 99801

and Purchaser agrees to purchase from Seller the Property as described below.

Purchaser contact information:

Home telephone number: (907) 957-8274

Cell phone number: N/A

Email address: samydiana@gmail.com

Purchaser is (please select one):

- Owner occupant
- Investor

2. **DESCRIPTION OF PROPERTY:** All property sold under this Agreement is called the "Property". Being all that certain real property located at: 9406 GLACIER HIGHWAY, Juneau, AK 99801 (the street address) and more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all improvements and fixtures thereon owned by Seller. Purchaser acknowledges that he has reviewed the legal description prior to signing this Agreement and acknowledges that a copy has been provided and attached by initialing below. If the legal description of the Property is not complete or is inaccurate, this Agreement shall remain valid and the legal description shall be completed or corrected to meet the requirements of the title company issuing the owner's title policy referenced below.

3. **PURCHASE PRICE:** The Purchase Price payable to Seller by Purchaser for the purchase of the Property shall be delivered to the Closing Agent at Closing by cashier's checks drawn on a United States regulated financial institution authorized to engage in banking activities within the United States made payable to the

Freddie Mac Occupied PSA 11-2023 Version (Rev. 1.12.2024)

Seller's Initials SS

Purchaser's Initials SGT MCG

Closing Agent or by wire transfer from a United States regulated financial institution authorized to engage in banking activities within the United States consistent with Paragraph 17. The Buyer's Premium shall be paid to Auctioneer at Closing by Closing Agent.

Buyer's premium fee will **not** be added to the High Bid for cash transactions, for "other financing" (hard money loan) transactions, nor for investor financed loans. The "Purchase Price" is the High Bid. The Buyer's Premium equals **five** percent (**5%**) of the High Bid amount or **\$2,500**, whichever is greater. The payment of the Buyer's Premium fee shall be a condition of Closing.

High Bid (Total Purchase Price): \$ 178,600.00
Buyer's Premium (Paid By Buyer) \$ 8,930.00

Buyer's premium fee will be added to the High Bid for owner occupant transactions using financing only. In these transactions only, the "Purchase Price" is the sum of the High Bid amount plus the Buyer's Premium. The Buyer's Premium equals **five** percent (**5%**) of the High Bid amount or **\$2,500**, whichever is greater. The payment of the Buyer's Premium fee shall be a condition of Closing.

High Bid \$ 178,600.00
Buyer's Premium (Paid by Seller to include Total Purchase Price) + \$ 8,930.00
Total Purchase Price = \$ 187,530.00

4. **EARNEST MONEY DEPOSIT:** \$9,376.50 is hereby tendered by Purchaser and is to be deposited as Earnest Money and must be by cashier's checks drawn on a United States regulated financial institution authorized to engage in banking activities within the United States made payable to the Closing Agent or by wire transfer from a United States regulated financial institution authorized to engage in banking activities within the United States consistent with Paragraph 17 with [SERVICELINK](#), the "Closing Agent", by the next business day, after Effective Date (date signed by Purchaser). If the purchase and sale hereunder is consummated in accordance with the terms and provisions hereof, the Earnest Money Deposit shall be applied to the cash portion of the Purchase Price at Closing, in all other events, the Earnest Money Deposit shall be disposed of by Seller as herein provided.

5. **CONDITIONS OF SALE.** Purchaser acknowledges that Seller obtained the Property by foreclosure, deed in lieu of foreclosure, forfeiture or similar process. This Agreement is subject to each of the following conditions: (i) final acquisition of the Property by Seller; (ii) the ability of Seller to provide insurable title; (iii) the mortgage insurance company's approval of the sale; and (iv) if required by Seller, the repurchase of the Property by the prior mortgage servicer from Seller. In the event any of these conditions are applicable, at Seller's option and at Seller's sole discretion, Seller may notify Purchaser that this Agreement is canceled, the deposit shall be returned to Purchaser and Seller shall have no further obligation to sell or convey the Property to Purchaser.

IT IS THE EXPRESS INTENTION OF THE SELLER AND THE PURCHASER THAT THE ONLY WARRANTIES, REPRESENTATIONS, OR STATEMENTS (IF ANY) MADE BY THE SELLER AND RELIED UPON BY THE PURCHASER ARE THOSE THAT MAY BE CONTAINED IN THIS AGREEMENT.

6. **TITLE.** The extent of Seller's obligation with respect to title shall be to provide insurable title to Purchaser. "Insurable title" shall include any exceptions or conditions to coverage under the ALTA form owner's title policy as shown on the title commitment if one is ordered by Purchaser including, but not limited to, exceptions to coverage as against rights or claims of any person in possession of the Property, rights or claims of any person under whom a possessor claims and the rights or claims of any person claiming through such persons. Title to the Property may run from the owner of record or from Seller by act of power of attorney on behalf of the recorded owner. Conveyance will be by deed that covenants that grantor grants only that title

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Seller's Initials SS

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which grantor may have and that grantor will only defend title against persons claiming by, through or under grantor. Such deed may be known as a SPECIAL WARRANTY, LIMITED WARRANTY, QUIT CLAIM OR BARGAIN AND SALE DEED, or other local form of Deed acceptable to the recording agent and Seller. The agent responsible for settling the transaction, disbursing funds and closing escrow ("Closing Agent") is responsible for providing or obtaining the legal description of the property. The legal description shall be the same legal description as contained in the foreclosure deed or the deed-in-lieu of foreclosure, as applicable, or any revision thereto.

- 7. **UNWRITTEN STATEMENTS.** Unwritten or oral statements, representations, promises, negotiations, or agreements shall not be considered to be part of this Agreement unless incorporated in writing into this Agreement.
- 8. **TIME IS OF THE ESSENCE: CLOSING.** IT IS AGREED THAT TIME IS OF THE ESSENCE WITH RESPECT TO ALL DATES SPECIFIED IN THIS AGREEMENT AND ANY ADDENDA OR AMENDMENTS THERETO. Settlement/closing shall be held in the offices of a Closing Agent selected by Purchaser, in accordance with the provisions of Paragraph 20 herein, unless otherwise required by applicable law. Closing shall occur on or before May 29, 2025, or within seven (7) calendar days of Purchaser's loan approval, whichever is earlier, unless the closing date is extended in writing signed by the Seller and Purchaser. The earnest money deposit shall be held by the Closing Agent in escrow or Broker in a noninterest bearing account. At closing, Purchaser must pay any amounts due by cashier's checks drawn on a United States regulated financial institution authorized to engage in banking activities within the United States made payable to the Closing Agent or by wire transfer from a United States regulated financial institution authorized to engage in banking activities within the United States consistent with Paragraph 17. The sale may not be closed in escrow without the prior written consent of Seller. In the event closing does not occur by the closing date specified in this Section 8, or any written extension, this Agreement is automatically terminated. Upon such termination Seller, without further communication with Purchaser and in Seller's sole discretion, will have the right to instruct the Closing Agent to cancel the settlement and the Seller shall be entitled to the remedy described in Paragraph 22 of this Agreement. In the event Seller agrees to Purchaser's request for a written extension of this Agreement, Purchaser agrees to pay to Seller a **per diem** of \$100.00 per calendar day through and including the new closing date specified in the written extension. Purchaser agrees that it will not provide any instructions to the Closing Agent that are inconsistent with this Addendum and, in that event Purchaser does so, such instructions are null and void *ab initio*.
- 9. **PRORATIONS.** Seller and Purchaser agree to prorate the following expenses as of closing: utility charges, water and sewer charges, fuel/heating oil (if applicable) real estate taxes and assessments, common area charges, co-operative fees, maintenance fees, and rents, if any. Rental payments will be prorated outside and after closing, and will not be reflected on the settlement statement. Prorated rental payments are to be returned to the tenant from whom they were received, once requested, and not returned to Purchaser. Payment of homeowner's association or special assessments shall be paid current and prorated between Purchaser and Seller as of the closing date with payments not yet due and owing to be assumed by Purchaser without credit toward purchase price. HOWEVER, Seller shall not be responsible for homeowner's association assessments that accrued prior to the date Seller acquired the Property. In determining prorations, the day of closing shall be charged to Purchaser. All prorations at closing, including prorations for taxes, are final. If the property is a single-family property with no more than one dwelling unit, then rents (if any) shall not be prorated.
- 10. **OCCUPANCY STATUS.** In the event the Property is occupied by occupant(s), Seller makes no representations regarding (i) compliance of the Property with any rent control or registration laws, (ii) the existence of any written leases, (iii) the remaining term of any tenancy, (iv) the amount of monthly rent, and (v) whether the tenant(s) are current in payment of rent. In addition, Seller does not hold any security deposits for any tenant(s) and shall not transfer any security deposits to Purchaser, and after closing Purchaser shall be solely responsible for the return of any security deposits (and interest thereon, if applicable) upon the demand of any tenant(s). Seller does not warrant that the Property will be vacant by the date of closing and

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shall not be responsible for any eviction expenses incurred by Purchaser before or after closing. Seller does not warrant that the current occupant, if any, will continue to occupy the Property after closing or enter into a new lease agreement with Purchaser. Purchaser agrees to be solely responsible for all matters relating to occupancy of the Property after closing. Seller has not and will not authorize Purchaser to enter the Property prior to Closing. After Closing, Purchaser may only contact tenants and or occupants of the Property as allowed by applicable law. Purchaser acknowledges and agrees that you are aware that you may be subject to criminal and/or civil action should Purchaser violate any tenant or occupant rights. Seller reserves the right to terminate this Agreement, for cause, retain any earnest money deposit and bar Purchaser from bidding at future auctions if Purchaser fails to adhere to this Section 10.

11. DELIVERY OF POSSESSION. Subject to the rights of persons in possession of the Property, if any, Seller shall deliver possession of Property to Purchaser at closing and funding of sale, or upon successful completion of closing and settlement in accordance with local practice and custom. Purchaser may not occupy the Property prior to closing and funding. In the event Purchaser alters the Property or occupies the Property or permits it to be occupied by any other person prior to closing, then Purchaser shall be in default of this Agreement and Seller may terminate this Agreement and Purchaser shall be liable to Seller for damages caused by such alteration or occupation of the Property prior to closing. Purchaser's deposit and rights to any improvements to the Property shall be forfeited to Seller and Purchaser hereby waives any and all claims for damages or compensation for improvements made by Purchaser to the Property including but not limited to any claims based on unjust enrichment. The remedies available to Seller described in this paragraph shall not be limited by the remedies described in paragraph 22 of this Agreement.

12. CONDITION OF PROPERTY.

- a. PURCHASER UNDERSTANDS THAT SELLER OBTAINED THE PROPERTY BY FORECLOSURE, DEED IN LIEU OF FORECLOSURE, FORFEITURE OR SIMILAR PROCESS AND CONSEQUENTLY, SELLER HAS LITTLE OR NO DIRECT KNOWLEDGE REGARDING THE CONDITION OF THE PROPERTY. Purchaser accepts the Property in "AS IS" condition at the date of this Agreement, including, without limitation, any defects or environmental conditions affecting the Property, known or unknown. To the extent Seller makes any repairs or upgrades to the condition of the Property, Purchaser accepts such items in "AS IS" condition at the date of closing.
- b. PURCHASER ACKNOWLEDGES THAT NEITHER SELLER NOR ITS AGENTS HAVE MADE ANY WARRANTIES, IMPLIED OR EXPRESSED, RELATING TO THE CONDITION OF THE PROPERTY. Seller and its agents shall not be responsible for the repair, replacement or modification of any deficiencies, malfunctions or mechanical defects in the material, workmanship and mechanical components of the appurtenant structures and improvements prior or subsequent to closing.

Seller makes no representation or warranty as to whether the Property is connected to or served by a public sewer, a water supply or legal ingress/egress access. Seller makes no representation or warranty as to the condition of personal property, title to personal property or whether any personal property is encumbered by liens. Purchaser agrees that Seller shall have no liability for any claim or losses Purchaser or Purchaser's successors and/or assigns may incur as a result of any condition or other defect which may now or hereafter exist with respect to the Property.

- c. Purchaser understands and acknowledges that neither Seller nor its agents and contractors are expert in the detection or remediation of mold, mildew, fungus, high-sulfur content building materials, such as drywall, illegal or industrial chemicals and substances and associated environmental conditions or related adverse health effects. Purchaser agrees that neither Seller nor its agents shall be liable for any claims or losses that Purchaser, Purchaser's family members, Purchaser's successors and/or assigns, or persons occupying the Property as guests, tenants or licensees of Purchaser may incur as a result of the discovery, after the delivery of possession of the Property to Purchaser, of mold, mildew, fungus, high-

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sulfur content building materials or associated environmental conditions regardless of whether those conditions existed prior to the delivery of possession or developed thereafter.

- d. Purchaser understands and agrees that the Property may contain local or state building code violations as well as violations of condominium association, homeowner’s association or other community association rules, restrictions, covenants and bylaws that may or may not have resulted in fines or assessments. Seller disclaims knowledge or liability for any such violations, fines or assessments and Purchaser agrees to accept the Property with all such violations, fines or assessments except to the extent that such violation(s), fines or assessments would conflict with Seller’s obligations regarding title under paragraph 6.
- e. Purchaser understands that the property might be in a flood zone. Purchaser is solely responsible for evaluating flood risk. The FEMA website can help you evaluate your flood risk for the property: <https://www.fema.gov/flood-maps/products-tools/know-your-risk/homeowners-renters>.

13. **COMPLIANCE CERTIFICATES.** Any obligation of Seller to obtain a compliance certificate relating to the Property (such as a certification relating to smoke detectors) shall not apply in the event the Property is not in habitable condition, unless otherwise required by law.

14. **TERMITES/WOOD DESTROYING INSECTS.** Seller shall not be required to repair or treat any damage caused by termites or other wood destroying insects.

15. **REPAIRS.** PURCHASER SHALL NOT HAVE THE RIGHT TO MAKE ANY REPAIRS TO THE PROPERTY PRIOR TO CLOSING.

16. **INDEMNIFICATION.** Purchaser agrees to indemnify Seller and fully protect, defend and hold Seller, its tenants, agents, employees and contractors, harmless from and against any and all claims, costs, liens, loss, damages, attorney's fees and expenses of every kind and nature that may be sustained by or made against Seller or any damage to the Property of any adjoining property, or any injury to Purchaser or any other persons that may result from or arise out of inspections made by Purchaser or its agents, employees and contractors prior to closing.

17. **FINANCING AND PAYMENT AT CLOSING.** The type of financing shall be as follows (check paragraph (a) or (b) below as applicable):

- a. Purchaser shall apply for financing from a third party financial institution in the form of a first mortgage secured by the Property in the amount of \$N/A. Purchaser agrees to accept a prevailing rate of interest at the time of closing. *Also check one of the following as applicable:*
 Conventional, FHA, VA,
 Other: N/A.
- b. Purchaser shall not use any third party financing to purchase the Property. Purchaser agrees that it will wire the closing funds from a United States regulated financial institution authorized to engage in banking activities within the United States or provide a cashier’s check drawn on a United States regulated financial institution authorized to engage in banking activities within the United States. Funds from any third parties will not be accepted by the Closing Agent nor will hard currency of any kind. If there is an underestimation of the amount necessary to close, the Purchaser may pay the difference using a personal check for no more than \$500.00.

18. **APPLICATION FOR FINANCING:** If this sale is being financed, Purchaser shall have five (5) business days from the final execution date of this Agreement to make loan application. This Agreement may be canceled by Seller in the event Purchaser is not "prequalified" by a lender within seven (7) business days from the final execution date of this Agreement.

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19. NOT CONTINGENT UPON PURCHASER'S SALE OF REAL ESTATE: In no event shall this Agreement be contingent upon the ability of the Purchaser to sell or close other real estate owned by Purchaser.

20. CLOSING COSTS/CONCESSIONS:

- a. REGARDLESS OF LOCAL CUSTOM, REQUIREMENTS OR PRACTICE, AND NOTWITHSTANDING ANYTHING, TO THE CONTRARY IN THIS AGREEMENT OR ANY ADDENDA, SELLER WILL NOT PAY ANY FEES, COSTS OR EXPENSES NOT EXPRESSLY PROVIDED FOR IN THIS AGREEMENT.
- b. Purchaser shall pay all of a purchaser's customary closing costs (which shall include lender charges, survey and any FHA/VA non-allowables), except for Seller's contribution toward such closing costs. The amount to be contributed by Seller toward closing costs shall not exceed \$0.00. Seller's contribution may be applied to any or all of the following actual expenses: FHA or VA non-allowables, non-recurring closing costs, discount points, loan origination fees, other customary and reasonable lender fees and pre-paid expenses, survey, and appraisal. In the event the total of closing costs are less than the amount of Seller's contribution toward closing costs, then Seller's contribution shall be limited to the total of such actual closing costs. In any event, Seller will not be obligated to make a contribution toward any closing costs if Purchaser does not pursue and obtain the financing specified in Section 17 of this Agreement.
- c. The parties agree to the following with respect to the selection of a Closing Agent and title insurance agent.
 - 1. Seller hereby notifies Purchaser that Purchaser has the right to make an independent selection of the Closing Agent and title insurance agent used in connection with the sale of the Property.
 - 2. If Purchaser agrees to use the Closing Agent recommended by Seller, then Seller agrees to pay for an owner's policy of title insurance from a title insurance agent of Seller's choosing. Seller will not be obligated to pay any portion of the cost of an owner's policy of title insurance (i) if the Purchaser does not select the Closing Agent recommended by Seller; (ii) it is prohibited by applicable local, state, or federal law or (iii) the Purchaser's lender, if any, prohibits it. Seller will not give the cash equivalent of the owner's policy premium to the Purchaser under any circumstances.
 - 3. Purchaser acknowledges that Purchaser is not required by Seller to purchase either an owner's or lender's policy of title insurance. However, the lender, if any, from which Purchaser obtains a mortgage may impose a requirement to purchase a lender's policy of title insurance upon Purchaser. Purchaser agrees it will contact its lender, if any, for more information if Purchaser has any questions regarding the obligation to purchase a lender's policy of title insurance.
 - 4. Purchaser acknowledges the notice and information provided in this section 20c, 3, and makes the following selection (Purchaser must choose one):

Selection of a Closing Agent not recommended by Seller. Purchaser selects the following company to act as Closing Agent: N/A, located at N/A; email: N/A; phone: N/A. The Purchaser will be responsible for payment of the owner's policy of title insurance, if any.

Selection of a company recommended by Seller. Purchaser selects the following company, which has been recommended by Seller, to be the Closing Agent in connection with Purchaser's purchase of the Property: SERVICELINK. The Seller will pay for the owner's policy of title insurance. Purchaser shall be responsible to purchase and pay for a lender's policy of title insurance if Purchaser so chooses or is required to purchase one.

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21. **TRANSFER TAXES/TAX STAMPS:** Seller is exempt from payment of state taxes and tax stamps on deeds, mortgages and notes (12 U.S.C 1452(e)) and if payment of such state taxes or stamps is necessary to record the deed or mortgage, the tax will be paid by Purchaser and will not be considered part of closing costs.

22. **DEFAULT/REMEDIES:** In the event that either party fails or refuses to proceed to settlement for any reason (except for reasons permitted or authorized by this Agreement or this or other addenda), Purchaser and Seller acknowledge and agree that the economic consequences of such action by either party, considered at the time of contract formation, are speculative and uncertain. In such event, Purchaser and Seller agree that the recovery of liquidated damages is a suitable and preferable alternative to remedies that might otherwise be available at law or in equity. Therefore, in the event that Seller fails or refuses to proceed to settlement in violation of this Agreement, Purchaser's sole and exclusive remedy shall be the recovery of liquidated damages in the amount of one thousand dollars (\$1,000.00). Seller shall promptly tender said sum upon demand from Purchaser. In the event that Purchaser fails or refuses to proceed to settlement in violation of this Agreement, Seller's sole and exclusive remedy shall be the recovery of liquidated damages in the amount of one thousand dollars (\$1,000.00). Purchaser shall promptly tender said sum upon demand from Seller. Purchaser and Seller each agree to accept the specified liquidated damages as full and complete compensation for any and all claims, whether founded upon contract, tort, statute, or otherwise, that may arise in connection with the failure or refusal of the other party to proceed to settlement in violation of this Agreement, and Purchaser and Seller expressly waive and disclaim any and all further claims and remedies including but not limited to injunctive relief, specific performance, the filing of a notice of lis pendens, and claims for monetary compensation including but not limited to benefit-of-the-bargain damages, lost profits, lost rental income, expenses incurred in preparing for settlement, and all other costs, expenses, compensation and damages of whatever nature whether founded upon law or in equity.

23. **ASSIGNMENT:** Purchaser may not assign this Purchase and Sale Agreement without the express written consent of Seller. Any attempted assignment by Purchaser shall be void and shall constitute a material breach of this Agreement.

24. **PURCHASER'S REPRESENTATIONS.** Purchaser represents that:

- a. Purchaser intends does not intend to occupy the Property as Purchaser's primary residence.
- b. Purchaser is is not related by blood or marriage to the previous owner of the Property.
- c. Purchaser is is not currently a HomeSteps Supplier, which includes employees, (as defined in "HomeSteps' Supplier Code of Conduct") approved to perform paid services for HomeSteps or a family member of a HomeSteps Supplier.
- d. FREDDIE MAC EMPLOYEES AND THEIR IMMEDIATE HOUSEHOLD MEMBERS ARE PROHIBITED FROM PURCHASING HOMESTEPS PROPERTIES. Purchaser or a member of Purchaser's immediate household is is not an employee of Freddie Mac. (An immediate household member means a member of the employee's family who currently resides in the employee's home, a non-resident spouse, and a non-resident minor child or dependent for whom the employee has responsibility.)
- e. The Purchaser represents and warrants that it is not a direct or indirect holder or group (as defined in Section 13(d) and Section 14(d) of the Securities Exchange Act of 1934) of holders of ten percent (10%) or more of any class of capital stock of Freddie Mac.
- f. If Purchaser is a HomeSteps Supplier, or an employee and/or immediate family member of a HomeSteps Supplier, Purchaser represents that Purchaser has not accessed HomeSteps' information including the

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Property's valuation and/or analysis, provided ancillary services such as "trash-outs" and maintenance (including but not limited to lawn care or repairs to the Property), or participated in the management of the Property at any time during the entire property management and sale process; and Purchaser represents that Purchaser will not engage in any such activities. Purchaser further represents that Purchaser has disclosed to HomeSteps that it is a Supplier and/or family member of a HomeSteps Supplier, and obtained written consent, which may or may not be provided in HomeSteps' sole discretion, to purchase the Property.

- g. The Purchaser has has not previously purchased a property owned by Seller.
- h. Purchaser further agrees that it will not enter into any contract for deed or lease with option to purchase agreements regarding the resale of the Property, unless Purchaser is a non-profit organization or has obtained Freddie Mac's prior written consent. Purchaser acknowledges that, in addition to any other remedy available to Freddie Mac, any violation of this agreement may result in Freddie Mac refusing to sell additional REO properties to Purchaser and/or its affiliates.

PURCHASER ACKNOWLEDGES THAT SELLER WILL RELY ON THE FOREGOING REPRESENTATIONS, AND ANY MISREPRESENTATION SHALL CONSTITUTE A MATERIAL BREACH OF THIS AGREEMENT.

25. ACCEPTANCE OF DEED/MERGER: The acceptance of a deed by Purchaser shall be deemed to be a full performance and discharge of every agreement and obligation on the part of Seller to be performed pursuant to the provisions of this Agreement. Upon the acceptance of a deed this Agreement shall be deemed to be merged into the deed and the Seller's obligations to Purchaser shall be governed solely by the terms of the deed and shall be a bar against any action by the Purchaser against the Seller for any claim based upon this Agreement.

26. REAL ESTATE COMMISSION. The real estate commission due the Broker, subject to any existing referral agreement, shall be per pre-negotiated commission between Freddie Mac and Broker.

The Closing Agent is authorized and directed to pay Broker's fee, subject to any existing referral agreement the Broker may have with a referring or cooperating broker, from the sale proceeds at closing. No fee shall be paid to Broker unless closing is completed.

27. HOMEOWNERS ASSOCIATION ASSESSMENTS. Seller shall not be responsible for any homeowner's or condominium association assessments that accrued prior to the date Seller acquired the Property.

28. CONDOMINIUM/PUD/HOMEOWNERS ASSOCIATION: If the Property is a condominium, planned unit development, homeowner's association or co-operative, unless otherwise required by law, Purchaser, at Purchaser's own expense, is responsible for obtaining and reviewing the covenants, conditions, restrictions and/or bylaws. And, Purchaser is responsible to obtain at Purchaser's own expense any approval required from the owners association for Purchaser's purchase of the Property.

29. NOTICES. Any notices required to be given hereunder shall be deemed delivered when actually received when delivered by hand or overnight delivery. Such notices shall be deemed delivered five days after mailing when mailed by first class mail, postage prepaid. Notices sent by fax or electronic mail shall be deemed delivered when received with confirmation of successful transmission to the appropriate designated fax number or e-mail address during regular business hours (Monday through Friday from 9:00 am to 5:00 p.m. recipient's local time). Fax transmissions and e-mail received outside regular business hours shall be deemed delivered the next business day. All notices to Seller will be deemed sent or delivered to the Seller when sent or delivered to Seller's Broker. All notices to Purchaser will be deemed sent or delivered to Purchaser when sent or delivered to Purchaser or Purchaser's agent or attorney. All notices or disclosures that may be delivered by Seller may be delivered by Seller's Broker.

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- 30. **KEYS.** Purchaser acknowledges that the Property may be on a master key system to enable access by Seller and its suppliers. Purchaser acknowledges that Seller recommends that Purchaser re-key the Property after closing.
- 31. **ATTORNEY REVIEW.** Purchaser acknowledges that Purchaser has had an opportunity to consult with legal counsel regarding this Agreement and all addenda. Accordingly, the Parties agree that the terms of this Agreement are not to be construed against any party because that party drafted the document or construed in favor of any party because that party failed to understand the legal effect of the provisions of this Agreement.
- 32. **SEVERABILITY.** The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, all of which shall remain in full force and effect.
- 33. **ALTERNATIVE DISPUTE RESOLUTION.** Purchaser and Seller agree that the parties shall not use a form of alternative dispute resolution that seeks to impose a binding method of resolution or settlement regarding disputes relating to the Agreement.
- 34. **LEGAL FEES.** In the event that this Agreement contains a provision that in the event of recourse to legal action to enforce this Agreement the prevailing party shall be entitled to recover attorney's fees, then Purchaser and Seller agree that such attorney's fees provision shall be of no force or effect, and is hereby revoked. Purchaser and Seller agree that each party shall be responsible for its own attorney's fees in any action to enforce the provisions of this Agreement.
- 35. **MISCELLANEOUS PROVISIONS.** This Agreement may be executed in one or more counterparts. This Agreement sets forth the complete understanding of Seller and Purchaser and supersedes all previous negotiations, representations, and agreements between them. This Agreement may only be amended by a written agreement signed by Seller and Purchaser. Time is of the essence in the performance of this Agreement. However, if the final date of any period which is set out in any provision of this Agreement falls on a Saturday, Sunday or legal holiday under the law of the United States or the State in which the Property is located, in such event, the time of such period shall be extended to the next day which is not a Saturday, Sunday or legal holiday. This Agreement shall bind and inure to the benefit of Seller and Purchaser and their respective heirs, executors, administrators, personal representatives, successors and assigns. This Agreement may not be assigned by Purchaser without the prior written consent of Seller. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provisions shall be fully severable.

This Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Agreement; and, the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by such illegal, invalid or unenforceable provision or by its severance from this Agreement. Seller may determine in its sole discretion to review, accept and/or reject any and all offers. All offers become the property of Seller, and rejected offers will not be returned to Purchaser. Purchaser agrees that the submission of this offer to Seller and Seller's receipt of same shall not create or cause to arise in favor of Purchaser any claim to, or interest in, the Property. The Purchaser agrees Seller's acceptance of this offer may be evidenced solely by Seller's endorsement hereon of Seller's acceptance of this offer pursuant to Seller's procedures, therefore.

IT IS UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO THAT SELLER SHALL NET NO LESS THAN \$1.00 FROM THE CLOSING OF THIS TRANSACTION OR THIS CONTRACT MAY BE VOIDED AT SELLER'S SOLE DISCRETION, WITH PURCHASER RECEIVING REFUND OF ALL DEPOSIT MONIES THEREBY RELEASING BOTH PARTIES FROM THE AGREEMENT.

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By signing below, the Purchaser hereby acknowledges that he/she has conducted due diligence about the Property, has read this Agreement in its entirety and that he/she is not relying on any other outside information other than his/her own findings regarding the Property that he/she is purchasing. By signing below, Purchaser also acknowledges, consents to, and has read the terms of the sale as described in the sale day Auction Brochure and/or in the property specific Online Bidding Terms & Conditions carefully.

36. ADDITIONAL CONDITIONS.

Day 1-First Look Auctioncom

THE UNDERSIGNED APPROVE, ACCEPT AND ACKNOWLEDGE THAT THE PROVISIONS, TERMS AND CONDITIONS CONTAINED WITHIN THIS OCCUPIED AUCTION PURCHASE AND SALE AGREEMENT TAKE PRIORITY AND CONTROL OVER ANY PREVIOUSLY EXECUTED, OR CONFLICTING CONTRACTS AND/OR DISCLOSURES.

SELLER:

- Federal Home Loan Mortgage Corporation (Freddie Mac or HomeSteps)
- Federal Home Loan Mortgage Corporation (Freddie Mac or HomeSteps), as Trustee for

DocuSigned by:
Sheree Stelly
9E4B6384AEC442C...

BY: ServiceLink LLC by Power of Attorney

TITLE: Sheree Stelly, AVP

DATE: 4/16/2025 | 10:45 AM CDT

PURCHASER(S):

Samuel Garcia Trejo

Signed by:
Samuel Garcia Trejo
BY: 84C5461A7D8143D...

DATE: 4/8/2025

Mayra Cindy Garcia

DocuSigned by:
Mayra Cindy Garcia
BY: 47B34C2CACC6448...

DATE: 4/8/2025

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Exhibit A
LEGAL DESCRIPTION OF PROPERTY

All that portion of Lots 1, 2 and 3, Block 29, Subdivision of J.W.? McKinley Property, being a fraction of U.S. Survey No. 381 according to plat thereof filed November 19, 1952 in the front pocket of Book 46 of Deeds in the Juneau Recording District, State of Alaska, and more particularly described as follows: Commencing at Corner No.1, being the Northeast corner of said Lot 1, thence South 62degrees56' East 231.94 feet to Corner No. 2; thence South 41degrees19' West 55.77 feet to Corner No. 3; thence South 59degrees10'29" West 95.97 feet, more or less, to Corner No. 4, being the Northeast line of the Glacier Highway and the Southwest line of Lot 3; thence along the Northeast line of Glacier Highway and the Southwest line of Lots 1, 2 and 3, North 31degrees11' West 176.00 feet, more or less, to Corner No. 5, being the Southwest corner of Lot 1; thence North 0degrees08'30" West 51.41 feet to Corner No. 1, the true point of beginning.

Please see preliminary title report or title commitment for full and complete legal description.

SELLER'S INITIALS SS

BUYER'S INITIALS SGT MCG

AUCTION ITEM NUMBER ZS59

ALASKA REO RIDER

Buyer acknowledges that Seller has or may have acquired the Property through foreclosure, deed-in-lieu of foreclosure, or similar process as described in AS 09.45 et. seq. Buyer hereby waives the provisions of AS 34.70.010 et. seq. as provided by AS 34.70.110 regarding the delivery of a disclosure statement, such waiver being a material condition of the sale of the Property by Seller. Further, regardless of how Seller obtained title, Seller has never occupied the Property, and Seller is not familiar with the condition of the Property, other than as may be disclosed in any inspection reports obtained by or on behalf of Seller, Seller's representatives or agents or that Seller may have received otherwise. Any such reports furnished by Seller or its agents in connection herewith shall be for informational purposes only, are not made part of the Agreement, and Seller makes no representations or warranties about their accuracy or completeness. Buyer acknowledges that in consideration of Seller's execution of the Agreement, Buyer, on behalf of itself and all other parties having any claims, covenants that neither Buyer nor any such other party will sue, commence, prosecute or in any way participate in any judicial, administrative, or other regulatory proceedings for breach of contract based on any disclosures relating to any alleged breach or violation of any state law, rule or regulation by Seller, or any other party engaged on Seller's behalf, including, without limitation any real estate broker or agent representing Seller.

EXECUTION OF DISCLOSURES BY BUYER. Buyer shall execute, deliver and deposit with the Escrow/Closing Agent, at or prior to the date set for Closing, all federal, state and local disclosures concerning the Property that Buyer is required to execute under applicable laws and regulations or required by the Escrow/Closing Agent.

SEPARATE DOCUMENTS PROVIDED TO BUYER.

Lead Based Paint – Hazards Disclosure (if pre-1978)
Pamphlet: "Protect Your Family from Lead in Your Home"
Alaska Real Estate Commission Consumer Pamphlet

WAIVER OF RIGHTS - SELLER RESIDENTIAL REAL PROPERTY TRANSFER DISCLOSURE STATEMENT.

Buyer(s) understands Buyer's rights as set forth in AS 34.70.010 et. seq. and does hereby waive Buyer's rights regarding the requirements set forth therein which provides for a written disclosure statement. Buyer(s) understand that Buyer(s) are purchasing the property "AS IS, WHERE IS, WITH ALL FAULTS AND LIMITATIONS." Buyer(s) further waive Buyer's right to rescind or terminate such offer for failure to provide such report as set forth in AS 34.70.020.

BUYER: Signed by: Samuel Garcia Trejo
Buyer Signature: 84C5461A7D8143D...

Samuel Garcia Trejo

Buyer Printed Name: _____

Dated: 4/8/2025

CO-BUYER DocuSigned by: Mayra Cindy Garcia
Co-Buyer Signature: 47B34C2CACC6448...

Mayra Cindy Garcia

Co-Buyer Printed Name: _____

Dated: 4/8/2025

LICENSEE RELATIONSHIPS.

AS 08.88.396(a)(2) and 08.88.615(a)(8) require all real estate brokers and their salespersons, to disclose the following:

THE FOLLOWING AGENCY RELATIONSHIP IS CONFIRMED:

AUCTION.COM REPRESENTS THE SELLER EXCLUSIVELY.

AGRICULTURAL FACILITY OR OPERATION. Under AS 34.70.050, Buyer is independently responsible for determining and investigating whether, in the vicinity of the property that is the subject of Buyer's real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

AIRPORT NOISE. Buyers should investigate the impact of airport flight paths and the noise levels at different times of the day over that property. For more information on airport noise, visit the Alaska Department of Transportation & Public Utilities.

BUILDING AND ZONING CODES. Buyer should consult the local jurisdiction for information on building and zoning codes or information about transportation beltways and/or planned or anticipated land use within proximity of the Property. Seller makes no representations or warranties regarding compliance or conformity with any building codes, laws, rules or regulations.

ENVIRONMENTAL HAZARDS. Seller is not aware of a defect or hazard however this does not mean that it does not exist. **It is the buyer's responsibility to be informed and take additional steps to further investigate.**

Some potential hazards that may be found in the state include:

- Radon
- Floods
- Methamphetamine Labs
- Wood-Burning Devices
- Underground Storage Tanks
- Well & Septic Systems
- Contaminated Soils
- Groundwater

For more information on environmental hazards, visit www.epa.gov.

FAIR HOUSING ACT DISCLOSURE. Under the Federal Fair Housing Act, it is illegal to discriminate in the rental or sale of housing on the basis of race, color, national origin, religion, sex, handicap or familial status.

MOLD. Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or desires additional information regarding mold, Buyer should contact an appropriate professional. Real property (including, but not limited to, the basement) is or may be affected by water or moisture damage, toxic mold, and/or other environmental hazards or conditions. Buyer is being advised that exposure to certain species of mold may pose serious health risks, and those individuals with immune system deficiencies, infants and children, the elderly, individuals with allergies or respiratory problems, and pets are particularly susceptible to experiencing adverse health effects from mold exposure. Buyer acknowledges that Seller has advised Buyer to make his/her own evaluation of the Property and to have the Property thoroughly inspected. Buyer has been further advised by Seller that all areas contaminated with mold, and/or other environmental hazards or conditions, should be properly and thoroughly remediated. Additionally, Buyer has been advised by Seller that habitation of the Property without complete remediation may subject the inhabitants to potentially serious health risks and/or bodily injury. Buyer acknowledges that it is the sole responsibility of Buyer to conduct any remediation on the Property. Buyer represents and warrants to Seller that Buyer has made his own inspection and evaluation of the Property to Buyer's complete satisfaction and Buyer accepts the Property AS IS, WHERE IS, WITH ALL FAULTS AND.

PERMITS AND REPAIRS. If the Property is located in a jurisdiction that requires a certificate of occupancy, smoke detector certification, septic certification or any similar certification or permit or any form of improvement or repair to the Property (collectively, "**Permits and Repairs**"), Buyer acknowledges and agrees that Buyer shall be responsible for obtaining any and all of the Permits and Repairs at Buyer's sole cost and expense, including but not limited to any certificate of use or other certification required by the ordinance. Buyer shall make application for all Permits and Repairs within ten (10) days of the Seller's Acceptance Date, such date to be the date of execution of the Agreement and any Exhibits and Addenda hereto. Seller makes no representations or warranties regarding compliance or conformity with any building codes, laws, rules or regulations.

PROPERTY TAX DISCLOSURE SUMMARY. Buyer should not rely on the Seller's current property taxes as the amount of property taxes that the Buyer may be obligated to pay in the year subsequent to purchase. A change of ownership, use, or property improvements may trigger reassessments of the Property that could result in higher

property taxes. If Buyer has any questions concerning valuation, Buyer is advised to contact the county property appraiser's office for information.

RADON. Radon is a naturally occurring radioactive gas that when accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines may have been found in buildings in the state where the Property is located. Additional information regarding radon and radon testing may be obtained from your county or state health unit. Buyer represents and warrants that he/she/it has not relied on the accuracy or completeness of any representations that have been made by the Seller and/or Seller's broker or auctioneer as to the presence of radon and that the Buyer has not relied on the Seller's or Seller's broker's failure to provide information regarding the presence or effects of any radon found on the Property. Real estate brokers and agents are generally not qualified to advise buyers on radon treatment or its health and safety risks.

SEX OFFENDER REGISTRY. Pursuant to AS 18.65.087, the Alaska Department of Public Safety maintains information about specified registered sex offenders which is made available to the public at <https://sor.dps.alaska.gov>. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. The public is authorized to gain access to certain sex offender information through the Alaska Sex Offender Registry or by contacting local law enforcement offices in the community where the Property is located. Under AS 34.70.050, Buyer is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Buyer's potential real estate transaction.

SQUARE FOOTAGE. Buyer acknowledges that the square footage of the Property has not been measured by Seller, Seller's broker or its auctioneer (including the square footage of the lot and home) and the square footage quoted on any marketing tools such as advertisements, brochures, MLS data, the auction website and any other information provided is based on information supplied to Seller and is deemed approximate and not guaranteed. Buyer further acknowledges that Buyer has not relied upon any such marketing tool and that such tools are not representations and/or warranties of Seller or its agent

RECEIPT OF DISCLOSURES. Buyer acknowledges and agrees that Buyer has received and/or had adequate opportunity to read and understand all disclosures and documents regarding the Property made available by Seller, Seller's broker or its auctioneer in print or electronic form (the "**Disclosures**"), prior to entering into the Agreement including without limitation:

- (a) The pamphlet "Protect Your Family from Lead in Your Home";
- (b) The documents and information made available on the internet at www.auction.com;
- (c) The written disclosures made available at the Property and at the location where the sale of the Property is conducted;
- (d) Any real estate brokerage relationship disclosures, such disclosures made available and provided to Buyer during the registration process, prior to bidding at auction and prior to entering into any Agreement for the purchase and sale of the Property; and,
- (e) The disclosures listed herein and on Exhibits attached to the Agreement, which Exhibits are incorporated into the Agreement by reference herein.

Buyer understands and acknowledges that any information provided by or on behalf of Seller with respect to the Property, including without limitation, all information in any Disclosures or brochure was obtained from a variety of sources and that Seller and Seller's broker(s) and auctioneer have not made any independent investigation or verification of such information and make no representations as to the accuracy or completeness of such information

"AS IS, WHERE IS, WITH ALL FAULTS AND LIMITATIONS" SALE. Buyer acknowledges and agrees that neither Seller nor any person acting as Seller's representative or agent has occupied the Property and that Buyer is acquiring the Property "AS IS, WHERE IS, WITH ALL FAULTS AND LIMITATIONS" in its present state and condition, with all defects and faults, whether known or unknown, presently existing or that may hereafter arise including, without limitation:

- (a) The value, any appraised value, nature, quality or condition of the Property, including, without limitation, the water, soil and geology;
- (b) The income to be derived from the Property;

- (c) The compliance of or by the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body;
- (d) The habitability, marketability, tenant ability or fitness for a particular purpose of the Property.

Buyer shall hold harmless, indemnify and defend Seller and its representatives and agents from any claim arising from or relating to the Property. Buyer hereby fully and irrevocably releases Seller and its representatives and agents from any and all claims of any kind whatsoever, whether known or unknown, arising from or relating to the Property. This release includes claims that Buyer does not know or suspect to exist in Buyer's favor and which would materially affect Buyer's release of Seller if such claims were known by Buyer. The obligations and agreements of Buyer under this section shall survive the close of escrow or the earlier termination of the Agreement.

WAIVER OF SPECIFIC PERFORMANCE REMEDY. As a material part of the consideration to be paid or received by Buyer and Seller under the Agreement, Buyer waives all rights to file and maintain an action against Seller for specific performance and to record a Lis Pendens or notice of pendency of action against the Property if a dispute arises concerning the Agreement. Buyer agrees that the Property is not unique and in the event of Seller's default, Buyer can be adequately and fairly compensated solely by receiving a return of Earnest Money Deposit and cancellation of Buyer's obligation to purchase the Property. Upon return of the Earnest Money Deposit to Buyer, the Agreement shall be terminated, and Buyer and Seller irrevocably instruct the Closing Agent to return all funds and documents to the party that deposited them without further direction.

BUYER: Signed by:
 Buyer Signature: Samuel Garcia Trejo
84C5461A7D8143D

Samuel Garcia Trejo

Buyer Printed Name: _____

Dated: 4/8/2025

CO-BUYER DocuSigned by:
 Co-Buyer Signature: Mayra Cindy Garcia
47B34C2CACC6448

Mayra Cindy Garcia

Co-Buyer Printed Name: _____

Dated: 4/8/2025



Asset ID 1298735

Commission Disbursement Authorization Auction

Closing Attorney/Escrow Name: SERVICELINK
Property Address: 9406 GLACIER HIGHWAY, Juneau, AK 99801
Buyers Name: Samuel Garcia Trejo, Mayra Cindy Garcia
Sales Price: \$ 178,600.00 Winning Bid Amount: \$ 178,600.00
(Commission and Buyer's Premium calculated on the Winning Bid)

INSTRUCTIONS TO PAY BUYER'S PREMIUM AND BROKER COMMISSION

BUYER'S PREMIUM

5% Buyer's Premium of Winning Bid \$ 8,930.00 or minimum of \$2,500.00 whichever is greater payable to Auction.com, Auction Company.
Buyer's Premium paid by Buyer Seller at closing.

Signature of Buyer Samuel Garcia Trejo Date 4/8/2025
Signature of Buyer Mayra Cindy Garcia Date 4/8/2025

BROKER COMMISSION

Listing Broker Amount: \$2,000.00 minimum or 2% \$ 3,572.00 of Winning Bid whichever is greater.
Company Name: VALLEY MARKET REAL ESTATE
Address: 603 W RECON CIR
City/State: PALMER, AK 99645
Listing Broker Name: AMANDA SALMON

Selling Broker* Amount: \$1,500.00 minimum or 1.5% \$ N/A of Winning Bid whichever is greater.
Company Name: N/A
Address: N/A
City/State: N/A
Selling Broker Name: N/A

*If buyer is a licensed real estate agent, seller will not pay the selling broker compensation.

Commission Paid by Seller to Brokers \$ 3,572.00
(Does not include incentives and/or bonuses)
Buyer's Premium (Auction Company Fee) Paid by Seller \$ 0.00
Total Commission and Buyer's Premium Paid by Seller \$ 3,572.00

The Listing and Selling Brokers hereby approve the above commission and agent compensation (if applicable), and demand is hereby made for the same at the close of escrow. Notwithstanding the foregoing, Listing Broker understands and agrees that in accordance with Section 11 of the HomeSteps Master Listing and Services Agreement, Freddie Mac may withhold part or all of the above commission and/or agent compensation (including those amounts that are payable to the Selling Broker, if Listing Broker is acting in a dual capacity) in order to offset any amounts owed or claims to be owed by the Listing Broker to Freddie Mac. In the event that such claim amount has not been determined with certainty, Freddie Mac is entitled to offset from the commission and/or agent compensation, the amount Freddie Mac estimates, in its sole discretion, it could suffer as a loss.


Listing Broker Name: AMANDA SALMON Selling Broker Name: N/A
License No: 15813 License No: N/A
Amanda Salmon 4/8/2025 N/A N/A
Signature of Authorized Party Date Signature of Authorized Party Date

Federal Home Loan Mortgage Corporation
 Federal Home Loan Mortgage Corporation as Trustee for _____

Seller: Shere Selly Date: 4/16/2025 | 10:45 AM CDT

ServiceLink LLC by Power of Attorney

Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

Brokerage Name:	Auction.com, LLC			
Licensee Name:	Lee Leslie	Signature:		Date:
Consumer Name:		Signature:		Date:
Consumer Name:		Signature:		Date:

An addendum ___ **IS X IS NOT** attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –



THE STATE
of

ALASKA Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure

This is not a contract. This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initialed below:

Specific Assistance	Representation
<p>The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests for information, and the Licensee may "Represent" another party in the transaction while providing you with Specific Assistance. Unless you and the Licensee agree otherwise, information you provide the Licensee is not confidential. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> a. Exercise of reasonable skill and care; b. Honest and good faith dealing; c. Timely presentation of all written communications; d. Disclosing all material information known by the Licensee regarding the physical condition of a property; and e. Timely accounting of all money and property received by the Licensee. <p>(Buyer) Consumer Initials: <u>Set M/G</u> Date: <u>4/8/2025</u></p>	<p>The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> a. All duties owed by the Licensee providing Specific Assistance; b. Not intentionally taking actions which are adverse or detrimental to the Consumer; c. Timely disclosure of conflicts of interest to the Consumer; d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee; e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; and f. Making a good faith and continuous effort. <p>Consumer Initials: <u>N/A</u> Date: <u>N/A</u></p>

Neutral Licensee
<p>Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral License is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:</p> <ul style="list-style-type: none"> a. All duties owed by the Licensee providing Specific Assistance; b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and c. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property. <p>Consumer Initials: <u>N/A</u> / <u> </u> Date: <u>N/A</u> (Must attach Waiver of Right to be Represented)</p>

Duties Not Owed by Licensee
<p>AS 08.88.630 - Duties not owed by licensee. Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to</p> <ul style="list-style-type: none"> (1) conduct an independent inspection of the real estate that is the subject of the licensee relationship; (2) conduct an independent investigation of a person's financial condition; or (3) independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable.

Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

Brokerage Name:	Auction.com, Inc.		
Licensee Name:	Lee Leslie	Signature:	Date:
Consumer Name:	Samuel Garcia Trejo	Signature:	Date: 4/8/2025
Consumer Name:	Mayra Cindy Garcia	Signature:	Date: 4/8/2025

An addendum ___ **IS X IS NOT** attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

- THIS CONSUMER DISCLOSURE IS NOT A CONTRACT -



THE STATE
of

ALASKA Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

State of Alaska Residential Real Property Transfer Disclosure Statement Waiver by Agreement

Prepared in compliance with Alaska Statute (AS) 34.70.010 – 34.70.200

Legal Description:	See Exhibit A attached to Purchase and Sale Agreement.
Property Address/City:	9406 GLACIER HIGHWAY, Juneau, AK 99801

Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.



Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: <https://dps.alaska.gov/Home>



Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.



By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Seller Signature:	Signed by: <i>Sheree Stelly</i> ServiceLink LLC by Power of Attorney	Date: 4/16/2025 10:45 AM
Buyer Signature:	<i>Samuel Garcia Trejo</i> 84C5461A7D8143D...	Date: 4/8/2025
Buyer Printed Name:	DocuSigned by: <i>Mayra Cindy Garcia</i>	
Buyer Signature:	<i>Mayra Cindy Garcia</i> 47B34C2CACC6448...	Date: 4/8/2025
Buyer Printed Name:	Mayra Cindy Garcia	



Offer ID: 103368

Date: April 8, 2025

Billed To: Samuel Garcia Trejo
 Property Address: 9406 GLACIER HIGHWAY, Juneau, AK 99801
 Mailing Address: 1 Mauchly Irvine, CA 92618

Item Description	QTY	Fee	Amount
Contract Document Generate	1	55.00	55.00

Payment is not due until closing time. Any payments received prior to closing will be returned.

At closing, the Auction Fee should be reflected on the Settlement Statement as payable to Auction.com. When possible, funds should be sent in a single wire, along with any other fee due to Auction.com.

EFT Instructions

Account Name: Auction.com, LLC-REO
 Account/Beneficiary Address: Division 1 MauchlyIrvine, CA 92618
 Bank Name: Wells Fargo Bank, N.A.
 Bank Address: 420 Montgomery St.San Francisco, CA 94104
 ABA Routing No. (Wire/ACH):121000248
 SWIFT Code: WFBBIOS6S
 Account No. 4125536268
 Comments: Reference the Offer Number, Property Address, and Buyer's full name.

Terms	NET 30 Days
Subtotal	55.00
Sales Tax	0.00
Payment/credit	0.00
Additional Charges	0.00
Balance	55.00

Listing Broker's Lead-Based Paint Addendum Compliance Checklist

This checklist must be filled out and attached with each Lead-Based Paint Addendum as page one to ensure all requirements of the addendum are completed. Listing brokers must include the checklist with the addendum in the contract package that is sent to the closing agent.

The checklist and the addendum signed by the outsourcer sales specialist will be uploaded into the HomeSteps Connect (HSC) Document View/Upload tab under Disclosures at the time of asset listing. If it has not been uploaded, listing brokers should contact the outsourcer's sales specialist to have one completed. The addendum is required on all assets when applicable in addition to any required local or state lead-based paint disclosure.

Listing broker must verify the following:

- The Lead-Based Addendum has not been altered.
- The Lead-Based Paint Addendum is complete and legible.
- The purchaser's legal name(s) were added and match the purchaser(s) name shown on the contract of sale and the HSC Approved Offer screen.
- The property address, city, state and zip code were added and match the property address shown in HSC and on the contract of sale.
- Section 2A – Seller's Disclosure has been completed and initialed by the outsourcer sales specialist.
- Section 2B – The appropriate checkboxes were selected concerning the lead-based paint disclosure.
- Section 3 – Purchaser's Acknowledgement:
 - Purchaser has received the *Protect Your Family from Lead In Your Home* pamphlet.
 - Purchaser has initialed all three of the line items.
 - Purchaser has checked either the risk assessment (i) or the inspection paragraph (ii).
- Section 4 – Real Estate Agent's Acknowledgment:
 - The agent has initialed the agent's acknowledgement.
- Section 5 – Risk Assessment or Inspection Contingency:
 - The timeline about risk assessment and/or inspections allowed by the purchaser was read thoroughly and understood.
- The below individuals have executed and added the date of execution, and have printed their names on the signature line area:
 - Outsourcer sales specialist
 - All purchaser(s)
 - Listing and selling brokers

Listing brokers should keep a copy of this checklist in their property file for future reference.



Asset # 1298735

**ADDENDUM TO CONTRACT OF SALE
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
Risk Assessment or Inspection Contingency**

For purpose of this addendum (Addendum,) the Seller is:

- Federal Home Loan Mortgage Corporation (Freddie Mac or HomeSteps)
- Federal Home Loan Mortgage Corporation (Freddie Mac or HomeSteps), as Trustee for
_____ (Insert Name of Trust and Trust Number)

This Addendum is to be made a part of the agreement (Contract of Sale) dated April 08, 2025 between Seller and Samuel Garcia Trejo, Mayra Cindy Garcia (Purchaser), for the property located at 9406 GLACIER HIGHWAY JUNEAU, JUNEAU AK, 99801.

IN THE EVENT ANY PROVISION OF THIS ADDENDUM CONFLICTS IN WHOLE OR IN PART WITH THE TERMS OF THE CONTRACT OF SALE, THE PROVISIONS OF THIS ADDENDUM SHALL CONTROL.

1. Lead Warning Statement.

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

2. Seller's Disclosure. The seller discloses the following (check applicable boxes):

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

BN (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check (i) or (ii) below):

(i) Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

BN (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

3. Purchaser's Acknowledgement. Purchaser acknowledges the following – **Purchaser must initial all three spaces:**

Initial	DS
SGT	MCG

 Purchaser has received copies of all information listed above.

Initial	DS
SGT	MCG

 Purchaser has received the pamphlet Protect Your Family from Lead In Your Home.

- | | |
|---------|-----|
| Initial | DS |
| SGT | MCG |

 Purchaser has (check (i) or (ii) below):
- (i) Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead based paint hazards, as stated in Section 5 on the following page; or
 - (ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

4. Agent has informed the Seller of the Seller’s obligations under 42.U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Agent’s Acknowledgement (initial): AMS Listing Broker

5. **Risk Assessment or Inspection Contingency.**

The Contract of Sale is contingent upon a risk assessment or inspection by the Purchaser of the property for the presence of lead-based paint and/or lead-based paint hazards at the Purchaser’s expense until 9:00p.m. on the tenth (10th) calendar day after the date of the Contract Sale. (Intact lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet Protect Your Family From Lead in Your Home for more information). The Purchaser is not obligated under the Contract of Sale to purchase the property until the above 10-day deadline has expired.

THIS CONTINGENCY WILL TERMINATE AT THE ABOVE 10-DAY DEADLINE UNLESS THE PURCHASER (OR PURCHASER’S AGENT) DELIVERS TO THE SELLER (OR SELLER’S AGENT) A WRITTEN CONTRACT ADDENDUM LISTING THE SPECIFIC EXISTING DEFICIENCIES AND CORRECTIONS NEEDED, TOGETHER WITH A COPY OF THE INSPECTION AND/OR RISK ASSESSMENT REPORT.

The Seller may, at the Seller’s option, within five (5) calendar days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Seller does not notify the Purchaser of the Seller’s election to correct the condition within such 5-day period, the Seller is deemed to have elected to not correct the condition. If the Seller does not elect to make the corrections, or if the Seller makes a counter-offer, the Purchaser shall have three (3) calendar days to respond to the counter-offer or remove this contingency and take the property in “as is” condition or this Contract of Sale shall become void. The Purchaser may remove this contingency at any time without cause.

6. **Certification of Accuracy.**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

THE UNDERSIGNED APPROVE AND ACCEPT THIS ADDENDUM AND ACKNOWLEDGE THIS ADDENDUM TO BE A PART OF THE CONTRACT OF SALE.

SELLER:

- Federal Home Loan Mortgage Corporation
- Federal Home Loan Mortgage Corporation as Trustee for

By Radian Real Estate Management, as Power of Attorney

Broc Nixon

Broc Nixon, Sales Specialist

Print Name and Title

Date: 04/01/2025

Both real estate agents must sign.

LISTING REAL ESTATE AGENT:

AMANDA SALMON

2031B8AE8AC84EB...

AMANDA SALMON

Print Name and Title

Date: 4/8/2025

PURCHASER (s): Sign legal name as shown on the contract:

Samuel Garcia Trejo

84C5461A7D8143D...

Samuel Garcia Trejo

Print Name

Date: 4/8/2025

Mayra Cindy Garcia

47B34C2CAC6448...

Mayra Cindy Garcia

Print Name

Date: 4/8/2025

SELLING REAL ESTATE AGENT:

N/A

N/A

Print Name and Title

Date: N/A



Asset #: 1298735
Property Address: 9406 GLACIER HIGHWAY
JUNEAU, AK 99801

**PROPERTY CONDITION ADDENDUM AND RELEASE
(AUCTION VERSION ONLY)**

For purpose of this addendum (Addendum) the Seller is:

- Federal Home Loan Mortgage Corporation (Freddie Mac or HomeSteps)
- Federal Home Loan Mortgage Corporation (Freddie Mac or HomeSteps), as Trustee for

This Property Condition Addendum and Release (“Addendum”) is made a part of the contract of purchase and sale (“Contract”) dated _____, 20____, between Seller and Samuel Garcia Trejo and Mayra Cindy Garcia (“Buyer”) for the property located at: 9406 GLACIER HIGHWAY, JUNEAU, AK, 99801

(“Property”), and to the extent that any provision of this Addendum conflicts in whole or in part with any provision of the Contract, the provisions of this Addendum shall control.

Buyer acknowledges that Seller, or Seller’s agents, contractors or representatives, have provided Buyer the following reports or other documents (“Reports”) containing information regarding the condition of the Property:

INITIALS	INSPECTION TYPE /DISCLOSURE INFORMATION	DATE	DATE COMMUNICATED TO BUYER
	Fire damage, no reports	3/27/25	4/9/25 4/14/2025 8:03 PM CDT
	Lead Based Paint Addendum	4/1/25	4/9/25 4/14/2025 8:03 PM CDT
	Fire Report, 2023-00003076	4/10/25	4/14/2025 8:03 PM CDT
	Evidence of drug use, no reports	4/10/25	4/14/2025 8:03 PM CDT
	Fire Report, 2024-00002438	4/14/25	4/14/2025 8:03 PM CDT
	Fire Report, 2023-00001089	4/14/25	4/14/2025 8:03 PM CDT
	Hold Harmless for Entry, Unsafe Structure, Fire Damage	4/14/25	4/14/2025 8:03 PM CDT



Buyer acknowledges and agrees that the Reports and the disclosures provided herein have been provided for informational purposes to permit Buyer to take such further action as Buyer deems appropriate with respect to inspecting or investigating the condition of the Property. Buyer acknowledges and agrees that Seller, and Seller's agents, contractors or representatives, have not made any representation or warranty concerning: (i) the accuracy of the information contained in the Reports; (ii) the completeness of the information contained in the Reports; (iii) the qualifications or competence of the persons making the Reports; or (iv) that the Seller took any steps to remediate the condition(s) or the sufficiency of any such remediation.

Mold, mildew or fungus: If one or more of the Reports noted herein identify mold, mildew or fungus as a potential condition, Seller discloses and Buyer acknowledges, by executing this document, that one or more of the Reports may indicate that one or more species of mold, mildew or microscopic fungi may be, or may have been, present within the dwelling or other structures or improvements located at the Property.

High-sulfur content building materials (Contaminated Drywall): If one or more of the Reports noted herein identify contaminated drywall as a potential condition, Seller discloses and Buyer acknowledges, by executing this document, that contaminated drywall may be, or may have been, present within the dwelling or other structures or improvements located at the Property.

Illegal or industrial chemicals and substances associated with environmental conditions (Methamphetamines, Asbestos, etc.): If one or more of the Reports noted herein identify illegal or industrial chemicals as a potential condition, Seller discloses and Buyer acknowledges, by executing this document, that illegal or industrial chemicals may be, or may have been, present within the dwelling or other structures or improvements located at the Property.

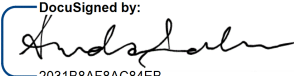
The condition(s) noted above may pose health/safety risks and by executing this document, Buyer represents that he/she/they are aware that the Property may contain the condition(s) listed above. Buyer acknowledges that the Property is being purchased in its "AS IS" condition, and that Buyer has taken into account the potential condition(s) disclosed herein and the contents of the Reports in agreeing to the purchase price for the Property, and the other terms and conditions of the transaction.



Buyer, for him/herself, heirs and assigns, tenants, licensees, and on behalf of any and all of Buyer's minor children, (a) expressly waives the opportunity to inspect the Property to determine its condition including but not limited to the state or extent of the matters listed herein and waives any further obligation by Seller to make further inspections for that purpose and (b) agrees to fully and forever waive, release, discharge and hold harmless Seller, Seller's agents, representatives, employees and contractors, from any and all claims, causes of action, injuries, illnesses, damages, losses, costs or expenses of any kind, whether based upon contract, tort or statutory liability, sustained or arising directly or indirectly from, or in connection with any known or unknown condition of the Property or, if applicable, Seller's, Seller's agent's, representative's, employee's or contractor's attempted remediation of the condition(s).

Seller's Agent Attestation:

Seller's agent (s) acknowledges that they have provided the Seller all documents which would constitute a Report including but not limited to, Inspection Reports, and all disclosures required by applicable law to be signed by the Seller. Seller's agent(s) acknowledges all known Reports and Disclosures are provided herein.

By: 
2031B8AF8AC84EB...

Date: 4/14/2025 | 7:30 PM CDT

Seller's Agent(s)
(Listing Broker or Listing Agent representing HomeSteps or Freddie Mac as the seller)

SELLER:

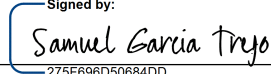
BUYER(S):

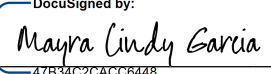
Federal Home Loan Mortgage Corporation

By: 
0E4B6364AEC442C...
ServiceLink LLC by Power of Attorney

Title: Sheree Stelly, AVP

Date: 4/16/2025 | 10:45 AM CDT

By: 
275F696D50684DD... Samuel Garcia Trejo
4/14/2025 | 8:03 PM CDT

By: 
47B34C2CAC6448... Mayra Cindy Garcia
4/14/2025 | 5:24 PM PDT

Date: _____



RELEASE AND HOLD HARMLESS AGREEMENT

SELLER: Federal Home Loan Mortgage Corporation d/b/a HomeSteps
 Federal Home Loan Mortgage Corporation, as Trustee for

BROKER / VENDOR: _____

ASSET NO.: 1298735 DATE: 04/10/2025

PROPERTY ADDRESS: 9406 GLACIER HIGHWAY JUNEAU, JUNEAU AK, 99801

The undersigned acknowledges that:

1. This Agreement shall never at any time or for any purpose be considered an admission of liability or responsibility on the part of any of the parties.
2. The Seller has disclosed to the undersigned and that the property presents a risk of personal injury or death;
3. The Seller has disclosed to the undersigned the condition of the property that the property may have the following possible health/safety risk(s):
 - Illegal or industrial chemicals and substances and associated environmental conditions
 - Mold, mildew or fungus
 - High-sulfur content building materials (defective drywall)
 - Existing petroleum surface storage tank or underground storage tank
 - Other: UNSAFE/ENTRY, DUE TO FIRE
4. The undersigned desires and intends to enter the property for the purpose of viewing, inspecting, or purchasing said property;

Therefore, having been appraised of the possible health risks, and having conducted independent inquires with appropriate professionals, if desired, the undersigned elects to enter into the subject property.

The undersigned, having read this Release and Hold Harmless Agreement (“Agreement”), in consideration of being granted access to the subject property and other good and valuable consideration received from or on behalf of Seller, the receipt and sufficiency of which is hereby acknowledged, hereby agrees to release and hold harmless Seller, its agents, employees, contractors, and representatives from and against any claims, damages, losses, costs or expenses of any kind, financial or otherwise, sustained or arising from the undersigned’s entry onto, physical inspection of the subject property.

The undersigned agrees that this Agreement shall be binding upon him/her/them, his/her/their heirs, representatives, executors, administrators, assigns, and insurance carrier, and shall inure to the benefit of Seller, its agents, employees, servants, successors and assigns.

THE UNDERSIGNED HAVE READ THE FOREGOING AGREEMENT AND FULLY UNDERSTAND IT:

Dated this _____ day of 4/14/2025 8:03 PM CDT

Signed by: 275F696D50684DD...	DocuSigned by: 47B34C2CACC6448...
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NFIRS-1 Basic

A

11100	AK	05	02	2024	CCFR Station 3 (3)	2024-00002438	0
FDID	State	Month	Day	Year	Station	Number	Exposure

B Location Type

Census tract:

Street Address
 Intersection
 In Front Of
 Rear Of
 Adjacent To
 Directions
 US National Grid

9406		GLACIER	HWY-Highway	
Number	Prefix	Street or Highway	Street Type	Suffix

	Juneau	AK	99801
Apt./Suite/Room	City	State	Zip Code

Cross Street

<p>C Incident Type</p> <p><input style="width: 100%;" type="text" value="122-Fire in motor home, camper, recreational vehicle"/></p>	<p>E1 Dates and Times</p> <p>Alarm <input style="width: 20px;" type="text" value="05"/> <input style="width: 20px;" type="text" value="02"/> <input style="width: 20px;" type="text" value="2024"/> <input style="width: 20px;" type="text" value="06:20"/></p> <p>Arrival <input style="width: 20px;" type="text" value="05"/> <input style="width: 20px;" type="text" value="02"/> <input style="width: 20px;" type="text" value="2024"/> <input style="width: 20px;" type="text" value="06:26"/></p> <p>Controlled <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Last Unit Cleared <input style="width: 20px;" type="text" value="05"/> <input style="width: 20px;" type="text" value="02"/> <input style="width: 20px;" type="text" value="2024"/> <input style="width: 20px;" type="text" value="13:26"/></p>	<p>E2 Shifts and Alarms</p> <p><input style="width: 20px;" type="text" value="B"/> <input style="width: 20px;" type="text" value="3_4"/></p> <p style="font-size: small;">Shift or Platoon Alarms District</p>
<p>D Aid Given Or Received</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <input style="width: 40px;" type="text"/> <input style="width: 40px;" type="text"/> Their FDID Their State </div> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <input style="width: 100%;" type="text"/> Their Incident Number </div> <p> <input type="checkbox"/> 1 Mutual Aid Received <input type="checkbox"/> 2 Auto. Aid Received <input type="checkbox"/> 3 Mutual Aid Given <input type="checkbox"/> 4 Auto. Aid Given <input type="checkbox"/> 5 Other Aid Given <input checked="" type="checkbox"/> None </p>		<p>E3 Special Studies</p> <p><input style="width: 40px;" type="text"/> <input style="width: 40px;" type="text"/></p> <p style="font-size: small;">ID# Value</p>

<p>F Actions Taken</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">11-Extinguishment by fire service personnel</div> <p>Primary Action Taken</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">12-Salvage & overhaul</div> <p>Additional Action Taken</p>	<p>G1 Resources</p> <p><input checked="" type="checkbox"/> Apparatus or Personnel Module is used.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Apparatus</td> <td style="text-align: center;">Personnel</td> </tr> <tr> <td>Suppression <input type="text" value="0"/></td> <td><input type="text" value="0"/></td> </tr> <tr> <td>EMS <input type="text" value="0"/></td> <td><input type="text" value="0"/></td> </tr> <tr> <td>Other <input type="text" value="13"/></td> <td><input type="text" value="29"/></td> </tr> </table> <p><input type="checkbox"/> Resource counts include aid received resources.</p>	Apparatus	Personnel	Suppression <input type="text" value="0"/>	<input type="text" value="0"/>	EMS <input type="text" value="0"/>	<input type="text" value="0"/>	Other <input type="text" value="13"/>	<input type="text" value="29"/>	<p>G2 Estimated Dollar Losses and Values</p> <p>Losses: Required for all fires if known. Optional for all non-fires. None</p> <p>Property: \$ <input type="text"/> <input checked="" type="checkbox"/></p> <p>Contents: \$ <input type="text"/> <input checked="" type="checkbox"/></p> <p>Pre-Incident Values: Optional None</p> <p>Property: \$ <input type="text"/> <input checked="" type="checkbox"/></p> <p>Contents: \$ <input type="text"/> <input checked="" type="checkbox"/></p>
Apparatus	Personnel									
Suppression <input type="text" value="0"/>	<input type="text" value="0"/>									
EMS <input type="text" value="0"/>	<input type="text" value="0"/>									
Other <input type="text" value="13"/>	<input type="text" value="29"/>									

<p>Completed Modules</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2 - Fire <input type="checkbox"/> 3 - Structure Fire <input type="checkbox"/> 4 - Civilian Fire Cas. <input type="checkbox"/> 5 - Fire Service Cas. <input type="checkbox"/> 6 - EMS <input type="checkbox"/> 7 - HazMat <input type="checkbox"/> 8 - Wildland Fire <input type="checkbox"/> 9 - Apparatus <input type="checkbox"/> 10 - Personnel <input type="checkbox"/> 11 - Arson 	<p>H1 Casualties <input checked="" type="checkbox"/> None</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Deaths</td> <td style="text-align: center;">Injuries</td> </tr> <tr> <td>Fire Service <input type="text" value="0"/></td> <td><input type="text" value="0"/></td> </tr> <tr> <td>Civilian <input type="text" value="0"/></td> <td><input type="text" value="0"/></td> </tr> </table> <p>H2 Detector Required for Confined Fires</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Detector Alerted Occupants <input type="checkbox"/> 2 - Detector Did Not Alert Them <input type="checkbox"/> 3 - Unknown 	Deaths	Injuries	Fire Service <input type="text" value="0"/>	<input type="text" value="0"/>	Civilian <input type="text" value="0"/>	<input type="text" value="0"/>	<p>H3 Hazardous Materials Release</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Natural Gas <input type="checkbox"/> 2 - Propane Gas <input type="checkbox"/> 3 - Gasoline <input type="checkbox"/> 4 - Kerosene <input type="checkbox"/> 5 - Diesel Fuel / Fuel Oil <input type="checkbox"/> 6 - Household Solvents <input type="checkbox"/> 7 - Motor Oil <input type="checkbox"/> 8 - Paint <input type="checkbox"/> 0 - Other <input checked="" type="checkbox"/> None 	<p>I Mixed Use Property</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Not Mixed <input type="checkbox"/> 10 - Assembly Use <input type="checkbox"/> 20 - Education Use <input type="checkbox"/> 33 - Medical Use <input type="checkbox"/> 40 - Residential Use <input type="checkbox"/> 51 - Row Of Stores <input type="checkbox"/> 53 - Enclosed Mall <input type="checkbox"/> 58 - Business and Residential <input type="checkbox"/> 59 - Office Use <input type="checkbox"/> 60 - Industrial Use <input type="checkbox"/> 63 - Military Use <input type="checkbox"/> 65 - Farm Use <input type="checkbox"/> 00 - Other Mixed Use
Deaths	Injuries								
Fire Service <input type="text" value="0"/>	<input type="text" value="0"/>								
Civilian <input type="text" value="0"/>	<input type="text" value="0"/>								

J Property Use None

<ul style="list-style-type: none"> 131 <input type="checkbox"/> Church, Place of Worship 161 <input type="checkbox"/> Restaurant or Cafeteria 162 <input type="checkbox"/> Bar/Tavern or Nightclub 213 <input type="checkbox"/> Elementary School, Kindergarten 215 <input type="checkbox"/> High School, Junior High 241 <input type="checkbox"/> College, Adult Education 311 <input type="checkbox"/> Nursing Home 331 <input type="checkbox"/> Hospital 	<ul style="list-style-type: none"> 341 <input type="checkbox"/> Clinic, Clinic-Type Infirmary 342 <input type="checkbox"/> Doctor/Dentist Office 361 <input type="checkbox"/> Prison or Jail, Not Juvenile 419 <input type="checkbox"/> 1- or 2-Family Dwelling 429 <input type="checkbox"/> MultiFamily Dwelling 439 <input type="checkbox"/> Rooming/Boarding House 449 <input type="checkbox"/> Commerical Hotel or Motel 459 <input type="checkbox"/> Residential, Board and Care 464 <input type="checkbox"/> Dormitory/Barracks 519 <input type="checkbox"/> Food and Beverage Sales 	<ul style="list-style-type: none"> 539 <input type="checkbox"/> Household Goods, Sales, Repairs 571 <input type="checkbox"/> Gas or Service Station 579 <input type="checkbox"/> Motor Vehicle/Boat Sales/Repairs 599 <input type="checkbox"/> Business Office 615 <input type="checkbox"/> Electric-Generating Plant 629 <input type="checkbox"/> Laboratory/Science Laboratory 700 <input type="checkbox"/> Manufacturing Plant 819 <input type="checkbox"/> Livestock/Poultry Storage (Barn) 882 <input type="checkbox"/> Non-Residential Parking Garage 891 <input type="checkbox"/> Warehouse
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<p>Outside</p> <ul style="list-style-type: none"> 124 <input type="checkbox"/> Playground or Park 655 <input type="checkbox"/> Crops or Orchard 669 <input type="checkbox"/> Forest (Timberland) 807 <input type="checkbox"/> Outdoor Storage Area 919 <input type="checkbox"/> Dump or Sanitary Landfill 931 <input type="checkbox"/> Open Land or Field 936 <input type="checkbox"/> Vacant Lot 	<ul style="list-style-type: none"> 938 <input type="checkbox"/> Graded/Cared for Plot of Land 946 <input type="checkbox"/> Lake, River, Stream 951 <input type="checkbox"/> Railroad Right-of-Way 960 <input type="checkbox"/> Other Street 961 <input type="checkbox"/> Highway/Divided Highway 962 <input type="checkbox"/> Residential Street/Driveway 981 <input type="checkbox"/> Construction Site 984 <input type="checkbox"/> Industrial Plant Yard 	<p>Property Use:</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">965-Vehicle parking area</div> <p>Description</p> <p>Look up and enter a Property Use code and description only if you have NOT checked a Property Use box.</p>
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K2

Owner

Local Option	Person/Entity Type	Business Name (if applicable)	Phone Number

Mr., Ms., Mrs.	First Name	MI	Last Name	Suffix

Number	Prefix	Street or Highway	Street Type	Suffix

Post Office Box	Apt./Suite/Room	City

State	Zip Code

L Remarks:

Units responded to a report of a fire in a travel trailer that was threatening a house. On arrival, units found a travel trailer fully involved in fire. The travel trailer was parked within 6 feet of a house and the fire had significant extension into the house. Report from on-scene persons stated that everyone was out of both the trailer and the house.

F3, E31 and M3 arrived on scene on the Del Rey side of the structure. The Del Rey side was the back of the house but had better access to the trailer and the house.

F3 established Del Rey Command in the Defensive Strategy with Del Rey as the A-Side. Fire was throughout both the trailer and the exposure 2 story house. 360 was completed with no change to the strategy. Electrical power was secure but the overhead line from the pole was still energized. AEL&P was contacted to cut electrical power to the house at the pole.

E31 and M3 established water supply and deployed handlines to the B-side to start controlling the fire. As additional personnel arrived on scene, hose lines were pulled to the A-Side and C/D corner of the house to control the fire. The deck gun was deployed to control fire in division 2. T32 ladder was set up for defense form Glacier Hwy (C-Side) but was not used.

Fire was controlled sufficiently to move to offensive interior operations. Personnel were deployed to the garden apartment for fire control and primary search finding no fire or victims in the apartment.

C-Side supervisor was deploy...

Full primary narrative can be found in NFIRS 15 - Supplemental

M Authorization

1800	Russell, Sam	Assistant Chief	Headquarters	05/08/2024
Officer In Charge ID	Signature	Position or Rank	Assignment	Date
1800	Russell, Sam	Assistant Chief	Headquarters	05/08/2024
Member Making Report ID	Signature	Position or Rank	Assignment	Date

NFIRS-2 Fire

A	11100	AK	05	02	2024	CCFR Station 3 (3)	2024-00002438	0
	FDID	State	Month	Day	Year	Station	Number	Exposure

<p>B</p> <p>Property Details</p> <p>B1 <input type="text" value="1"/> <input type="checkbox"/> Not Residential <small>Estimated number of residential living units in the building of origin whether or not all units became involved</small></p> <p>B2 <input type="text"/> <input type="checkbox"/> Buildings Not Involved <small>Number of buildings involved</small></p> <p>B3 <input type="text"/> <input checked="" type="checkbox"/> None <input type="checkbox"/> Less than 1 acre <small>Acres burned (outside fires)</small></p>	<p>C</p> <table style="width:100%;"> <tr> <td style="width:50%;">On-Site Materials Or Products</td> <td style="width:50%;">On-Site Materials Storage Use</td> </tr> </table>	On-Site Materials Or Products	On-Site Materials Storage Use
On-Site Materials Or Products	On-Site Materials Storage Use		

<p>D</p> <p>Ignition</p> <p>D1 <input type="text" value="76-Wall surface: exterior"/> <small>Area of Fire Origin</small></p> <p>D2 <input type="text" value="69-Flame/torch used for lighting"/> <small>Heat Source</small></p> <p>D3 <input type="text" value="32-Bedding; blanket, sheet, comforter"/> <small>Item First Ignited</small></p> <p>D4 <input type="text" value="71-Fabric, fiber, cotton, blends, rayon, wool"/> <small>Type of Material First Ignited</small></p>	<p>E1</p> <p>Cause of Ignition</p> <p><input checked="" type="checkbox"/> 1 - Intentional <input type="checkbox"/> 2 - Unintentional <input type="checkbox"/> 3 - Failure of Equipment or Heat Source <input type="checkbox"/> 4 - Act of Nature <input type="checkbox"/> 5 - Cause Under Investigation <input type="checkbox"/> U - Cause Undetermined After Investigation</p> <hr/> <p>E2</p> <p>Factors Contributing to Ignition</p> <p><input type="text" value="None"/> <small>Factor Contributing to Ignition</small></p>	<p>E3</p> <p>Human Factors Contributing to Ignition</p> <p><small>Check all applicable boxes</small></p> <p><input checked="" type="checkbox"/> None <input type="checkbox"/> 1 - Asleep <input type="checkbox"/> 2 - Possibly impaired by alcohol or drugs <input type="checkbox"/> 3 - Unattended person <input type="checkbox"/> 4 - Possibly Mentally Disabled <input type="checkbox"/> 5 - Physically Disabled <input type="checkbox"/> 6 - Multiple Persons Involved</p> <hr/> <p><input type="checkbox"/> 7 - Age Was A Factor</p> <p><small>Estimated Age of Person Involved</small> <input type="text"/></p> <p><input type="checkbox"/> Male <input type="checkbox"/> Female</p>
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<p>F1</p> <p>Equipment Involved In Ignition</p> <p><input checked="" type="checkbox"/></p> <p><input type="text"/> <small>Equipment Involved</small></p> <p>Brand <input type="text"/> Model <input type="text"/> Serial # <input type="text"/> Year <input type="text"/></p>	<p>F2</p> <p>Equipment Power Source</p> <p><input checked="" type="checkbox"/></p> <p><input type="text"/> <small>Equipment Power Source</small></p> <hr/> <p>F3</p> <p>Equipment Portability</p> <p><input type="checkbox"/> 1 - Portable <input type="checkbox"/> 2 - Stationary <small>Portable equipment normally can be moved by one or two persons.</small></p>	<p>G</p> <p>Fire Suppression Factors</p>
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H1 Mobile Property Involved <input type="checkbox"/> 1 - Not involved in ignition, but burned <input type="checkbox"/> 2 - Involved in ignition, but did not burn <input type="checkbox"/> 3 - Involved in ignition and burned <input checked="" type="checkbox"/> None	H2 Mobile Property Type and Make <input type="text"/> Mobile Property Type <input type="text"/> Mobile Property Make	Local Use <input type="checkbox"/> Pre-Fire Plan Available <input type="checkbox"/> Arson Report Attached <input type="checkbox"/> Police Report Attached <input type="checkbox"/> Coroner Report Attached <input type="checkbox"/> Other Reports Attached <hr/> <hr/> <hr/> <hr/> <hr/>
<input type="text"/> Mobile Property Model		<input type="text"/> Year
<input type="text"/> State	<input type="text"/> License Plate Number	<input type="text"/> VIN

NFIRS-3 Structure Fire

<p>I1</p> <p>Structure Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Enclosed Building <input checked="" type="checkbox"/> 2 - Portable/Mobile Structure <input type="checkbox"/> 3 - Open Structure <input type="checkbox"/> 4 - Air-Supported Structure <input type="checkbox"/> 5 - Tent <input type="checkbox"/> 6 - Open Platform <input type="checkbox"/> 7 - Underground Structure <input type="checkbox"/> 8 - Connective Structure <input type="checkbox"/> 0 - Other 	<p>I2</p> <p>Building Status</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Under Construction <input checked="" type="checkbox"/> 2 - In Normal Use <input type="checkbox"/> 3 - Idle, Not Routinely Used <input type="checkbox"/> 4 - Under Major Renovation <input type="checkbox"/> 5 - Vacant and Secured <input type="checkbox"/> 6 - Vacant and Unsecured <input type="checkbox"/> 7 - Being Demolished <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined 	<p>I3</p> <p>Building Height</p> <div style="border: 1px solid black; width: 30px; text-align: center; margin: 5px 0;">1</div> <p>Number of Stories At/Above Grade</p> <div style="border: 1px solid black; width: 30px; text-align: center; margin: 5px 0;">0</div> <p>Number of Stories Below Grade</p>	<p>I4</p> <p>Main Floor Size</p> <div style="border: 1px solid black; width: 50px; text-align: center; margin: 5px 0;">300</div> <p>Total Square Feet</p> <p style="text-align: center;">OR</p> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 10px;"> <div style="border: 1px solid black; width: 40px; height: 20px;"></div> BY <div style="border: 1px solid black; width: 40px; height: 20px;"></div> </div> <p>Length (ft) X Width (ft)</p>
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<p>J1</p> <p>Fire Origin</p> <div style="border: 1px solid black; width: 40px; text-align: center; margin: 5px 0;">1</div> <p>Story of Fire Origin</p> <p><input type="checkbox"/> Below Grade</p>	<p>J3</p> <p>Number of Stories Damaged By Flame</p> <ul style="list-style-type: none"> <input type="checkbox"/> Number of Stories w/Minor Damage (1-24%) <input type="checkbox"/> Number of Stories w/Significant Damage (25-49%) <input type="checkbox"/> Number of Stories w/Heavy Damage (50-74%) <input type="checkbox"/> Number of Stories w/Extreme Damage (75-100%) <p style="font-size: small; margin-top: 5px;">*Count the roof as part of the highest story</p>	<p>K</p> <p>Type of Material Contributing Most to Flame Spread</p> <p>K1 <input type="checkbox"/></p> <p>Item Contributing Most to Flame Spread</p> <p>K2 <input type="checkbox"/></p> <p>Type of Material Contributing Most To Flame Spread</p>
<p>J2</p> <p>Fire Spread</p> <ul style="list-style-type: none"> <input type="checkbox"/> Confined to Object of Origin <input type="checkbox"/> 2 - Confined to Room of Origin <input type="checkbox"/> 3 - Confined to Floor of Origin <input type="checkbox"/> 4 - Confined to Building of Origin <input checked="" type="checkbox"/> 5 - Beyond Building of Origin 		

<p>L1</p> <p>Presence of Detectors</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> N - None Present <input type="checkbox"/> 1 - Present <input type="checkbox"/> U - Undetermined 	<p>L3</p> <p>Detector Power Supply</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Battery Only <input type="checkbox"/> 2 - Hardwire Only <input type="checkbox"/> 3 - Plug-In <input type="checkbox"/> 4 - Hardwire With Battery <input type="checkbox"/> 5 - Plug-In With Battery <input type="checkbox"/> 6 - Mechanical <input type="checkbox"/> 7 - Multiple Detectors & Power Supplies <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined 	<p>L5</p> <p>Detector Effectiveness</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Alerted Occupants, Occupants Responded <input type="checkbox"/> 2 - Alerted Occupants, Occupants Failed to Respond <input type="checkbox"/> 3 - There Were No Occupants <input type="checkbox"/> 4 - Failed to Alert Occupants <input type="checkbox"/> U - Undetermined
<p>L2</p> <p>Detector Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Smoke <input type="checkbox"/> 2 - Heat <input type="checkbox"/> 3 - Combination of Smoke and Heat <input type="checkbox"/> 4 - Sprinkler, Water Flow Detection <input type="checkbox"/> 5 - More Than One Type Present <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined 	<p>L4</p> <p>Detector Operation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Fire Too Small To Activate <input type="checkbox"/> 2 - Operated <input type="checkbox"/> 3 - Failed To Operate <input type="checkbox"/> U - Undetermined 	<p>L6</p> <p>Detector Failure Reason</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Power Failure, Shutoff, or Disconnect <input type="checkbox"/> 2 - Improper Installation or Placement <input type="checkbox"/> 3 - Defective <input type="checkbox"/> 4 - Lack of Maintenance, Dirty <input type="checkbox"/> 5 - Battery Missing or Disconnected <input type="checkbox"/> 6 - Battery Discharged or Dead <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined

<p>M1</p> <p>Presence of Automatic Extinguishing System</p> <p><input checked="" type="checkbox"/> N - None Present <input type="checkbox"/> 1 - Present <input type="checkbox"/> 2 - Partial System Present <input type="checkbox"/> U - Undetermined</p>	<p>M3</p> <p>Operation of Automatic Extinguishing System</p> <p><input type="checkbox"/> 1 - Operated/Effective <input type="checkbox"/> 2 - Operated/Not Effective <input type="checkbox"/> 3 - Fire Too Small To Activate <input type="checkbox"/> 4 - Failed To Operate <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined</p> <p>Required if fire was within designed range</p>	<p>M5</p> <p>Reason for Automatic Extinguishing System Failure</p> <p><input type="checkbox"/> 1 - System Shut Off <input type="checkbox"/> 2 - Not Enough Agent Discharged <input type="checkbox"/> 3 - Agent Discharged But Did Not Reach Fire <input type="checkbox"/> 4 - Wrong Type of System <input type="checkbox"/> 5 - Fire Not In Area Protected <input type="checkbox"/> 6 - System Components Damaged <input type="checkbox"/> 7 - Lack of Maintenance <input type="checkbox"/> 8 - Manual Intervention <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined</p> <p>Required if system failed or not effective</p>
<p>M2</p> <p>Type of Automatic Extinguishing System</p> <p><input type="checkbox"/> 1 - Wet-Pipe Sprinkler <input type="checkbox"/> 2 - Dry-Pipe Sprinkler <input type="checkbox"/> 3 - Other Sprinkler System <input type="checkbox"/> 4 - Dry Chemical System <input type="checkbox"/> 5 - Foam System <input type="checkbox"/> 6 - Halogen-Type System <input type="checkbox"/> 7 - Carbon Dioxide System <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined</p> <p>Required if fire was within designed range of AES</p>	<p>M4</p> <p>Number of Sprinkler Heads Operating</p> <p><input type="text"/></p> <p>Required if system operated</p>	

NFIRS-9 Apparatus or Resources

A	11100	AK	05	02	2024	CCFR Station 3 (3)	2024-00002438	0
	FDID	State	Month	Day	Year	Station	Number	Exposure

B Apparatus/Resource	Dates/Times	Sent	Number of People	Apparatus Use	Actions Taken
ID: <input type="text" value="E11"/> Type: <input type="text" value="11-Engine"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:25"/> Arrival: <input type="text" value="05/02/2024"/> <input type="text" value="06:35"/> Clear: <input type="text" value="05/02/2024"/> <input type="text" value="08:10"/>	<input type="checkbox"/> Sent <input type="text" value="2"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="11-Extinguishment by fire service personnel"/> <input type="text" value="12-Salvage & overhaul"/>
ID: <input type="text" value="E31"/> Type: <input type="text" value="11-Engine"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:27"/> Arrival: <input type="text" value="05/02/2024"/> <input type="text" value="06:27"/> Clear: <input type="text" value="05/02/2024"/> <input type="text" value="08:44"/>	<input type="checkbox"/> Sent <input type="text" value="2"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="11-Extinguishment by fire service personnel"/> <input type="text" value="12-Salvage & overhaul"/>
ID: <input type="text" value="FIRE1"/> Type: <input type="text" value="92-Chief officer car"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:32"/> Arrival: <input type="text" value="05/02/2024"/> <input type="text" value="06:32"/> Clear: <input type="text" value="05/02/2024"/> <input type="text" value="08:36"/>	<input type="checkbox"/> Sent <input type="text" value="1"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="81-Incident command"/>
ID: <input type="text" value="FIRE3"/> Type: <input type="text" value="92-Chief officer car"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:26"/> Arrival: <input type="text" value="05/02/2024"/> <input type="text" value="06:26"/> Clear: <input type="text" value="05/02/2024"/> <input type="text" value="13:26"/>	<input type="checkbox"/> Sent <input type="text" value="1"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="81-Incident command"/>
ID: <input type="text" value="FIRE4"/> Type: <input type="text" value="92-Chief officer car"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:30"/> Arrival: <input type="text" value="05/02/2024"/> <input type="text" value="06:35"/> Clear: <input type="text" value="05/02/2024"/> <input type="text" value="08:44"/>	<input type="checkbox"/> Sent <input type="text" value="1"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="81-Incident command"/>
ID: <input type="text" value="FIRE6"/> Type: <input type="text" value="92-Chief officer car"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:26"/> Arrival: <input type="text" value=""/> <input type="text" value=""/> Clear: <input type="text" value="05/02/2024"/> <input type="text" value="06:27"/>	<input type="checkbox"/> Sent <input type="text" value="1"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="86-Investigate"/>
ID: <input type="text" value="M1"/> Type: <input type="text" value="76-ALS unit"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:25"/> Arrival: <input type="text" value="05/02/2024"/> <input type="text" value="06:35"/> Clear: <input type="text" value="05/02/2024"/> <input type="text" value="08:44"/>	<input type="checkbox"/> Sent <input type="text" value="3"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="11-Extinguishment by fire service personnel"/> <input type="text" value="21-Search"/> <input type="text" value="12-Salvage & overhaul"/>
ID: <input type="text" value="M3"/> Type: <input type="text" value="76-ALS unit"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:21"/> Arrival: <input type="text" value="05/02/2024"/> <input type="text" value="06:27"/> Clear: <input type="text" value="05/02/2024"/> <input type="text" value="08:44"/>	<input type="checkbox"/> Sent <input type="text" value="3"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="11-Extinguishment by fire service personnel"/> <input type="text" value="12-Salvage & overhaul"/>
ID: <input type="text" value="M30"/> Type: <input type="text" value="76-ALS unit"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:59"/> Arrival: <input type="text" value="05/02/2024"/> <input type="text" value="07:02"/> Clear: <input type="text" value="05/02/2024"/> <input type="text" value="08:25"/>	<input type="checkbox"/> Sent <input type="text" value="2"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="92-Standby"/>
ID: <input type="text" value="POV"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:20"/> Clear: <input type="text" value="05/02/2024"/> <input type="text" value="08:25"/>	<input type="checkbox"/> Sent <input type="text" value="10"/>		<input type="checkbox"/> Suppression	<input type="text" value="11-Extinguishment by fire service personnel"/>

Type:	99-Privately owned vehicle	Arrival:	05/02/2024	06:26	<input type="checkbox"/> EMS	<input checked="" type="checkbox"/> Other	12-Salvage & overhaul	
		Clear:	05/02/2024	08:33				
ID:	R1	Dispatch:	05/02/2024	06:20	<input type="checkbox"/> Sent	1	<input type="checkbox"/> Suppression	56-Provide air supply
Type:	71-Rescue unit	Arrival:	05/02/2024	06:26	<input type="checkbox"/> EMS		<input checked="" type="checkbox"/> Other	
		Clear:	05/02/2024	08:27				
ID:	T32	Dispatch:	05/02/2024	06:37	<input type="checkbox"/> Sent	1	<input type="checkbox"/> Suppression	74-Provide apparatus
Type:	13-Quint	Arrival:	05/02/2024	06:41	<input type="checkbox"/> EMS		<input checked="" type="checkbox"/> Other	
		Clear:	05/02/2024	08:33				
ID:	U31	Dispatch:	05/02/2024	07:02	<input type="checkbox"/> Sent	1	<input type="checkbox"/> Suppression	11-Extinguishment by fire service personnel
Type:	60-Support apparatus, other	Arrival:	05/02/2024	07:06	<input type="checkbox"/> EMS		<input checked="" type="checkbox"/> Other	12-Salvage & overhaul
		Clear:	05/02/2024	08:44				

NFIRS-10 Personnel

A	11100	AK	05	02	2024	CCFR Station 3 (3)	2024-00002438	0
	FDID	State	Month	Day	Year	Station	Number	Exposure

B Apparatus/Resource		Dates/Times	Sent	Number of People	Apparatus Use	Actions Taken
ID: <input type="text" value="E11"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:25"/>	<input type="checkbox"/> Sent	<input type="text" value="2"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	11-Extinguishment by fire service personnel	
Type: <input type="text" value="11-Engine"/>	Arrival: <input type="text" value="05/02/2024"/> <input type="text" value="06:35"/>				12-Salvage & overhaul	
	Clear: <input type="text" value="05/02/2024"/> <input type="text" value="08:10"/>					
Personnel ID	Name	Rank	Role	Attend	Actions Taken	
1351	Clancy, Brent	Captain		<input type="checkbox"/>	<input type="text"/>	
4698	Inman, Sara	Firefighter		<input type="checkbox"/>	<input type="text"/>	

ID: <input type="text" value="E31"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:27"/>	<input type="checkbox"/> Sent	<input type="text" value="2"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	11-Extinguishment by fire service personnel
Type: <input type="text" value="11-Engine"/>	Arrival: <input type="text" value="05/02/2024"/> <input type="text" value="06:27"/>				12-Salvage & overhaul
	Clear: <input type="text" value="05/02/2024"/> <input type="text" value="08:44"/>				
Personnel ID	Name	Rank	Role	Attend	Actions Taken
3952	Hoyt, Connor	Firefighter		<input type="checkbox"/>	<input type="text"/>
2106	Flynn, Peter	Engineer		<input type="checkbox"/>	<input type="text"/>

ID: <input type="text" value="FIRE1"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:32"/>	<input type="checkbox"/> Sent	<input type="text" value="1"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	81-Incident command
Type: <input type="text" value="92-Chief officer car"/>	Arrival: <input type="text" value="05/02/2024"/> <input type="text" value="06:32"/>				
	Clear: <input type="text" value="05/02/2024"/> <input type="text" value="08:36"/>				
Personnel ID	Name	Rank	Role	Attend	Actions Taken
1280	Etheridge, Rich	Fire Chief	5588002-Officer	<input type="checkbox"/>	<input type="text"/>

ID: <input type="text" value="FIRE3"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:26"/>	<input type="checkbox"/> Sent	<input type="text" value="1"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	81-Incident command
Type: <input type="text" value="92-Chief officer car"/>	Arrival: <input type="text" value="05/02/2024"/> <input type="text" value="06:26"/>				
	Clear: <input type="text" value="05/02/2024"/> <input type="text" value="13:26"/>				
Personnel ID	Name	Rank	Role	Attend	Actions Taken
1800	Russell, Sam	Assistant Chief	5588002-Officer	<input type="checkbox"/>	<input type="text"/>

ID: <input type="text" value="FIRE4"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:30"/>	<input type="checkbox"/> Sent	<input type="text" value="1"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	81-Incident command
Type: <input type="text" value="92-Chief officer car"/>	Arrival: <input type="text" value="05/02/2024"/> <input type="text" value="06:35"/>				
	Clear: <input type="text" value="05/02/2024"/> <input type="text" value="08:44"/>				
Personnel ID	Name	Rank	Role	Attend	Actions Taken
1602	Jager, Daniel	Assistant Chief	5588002-Officer	<input type="checkbox"/>	<input type="text"/>

ID: <input type="text" value="FIRE6"/>	Dispatch: <input type="text" value="05/02/2024"/> <input type="text" value="06:26"/>	<input type="checkbox"/> Sent	<input type="text" value="1"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	86-Investigate
Type: <input type="text" value="92-Chief officer car"/>	Arrival: <input type="text" value=""/> <input type="text" value=""/>				

Clear:		05/02/2024	06:27			
Personnel ID	Name	Rank	Role	Attend	Actions Taken	
000	Ross, Theresa	Fire	Mashal	<input checked="" type="checkbox"/>	86-Investigate	

ID:	M1	Dispatch:	05/02/2024	06:25	<input checked="" type="checkbox"/> Sent	3	<input type="checkbox"/> Suppression	11-Extinguishment by fire service personnel
Type:	76-ALS unit	Arrival:	05/02/2024	06:35			<input type="checkbox"/> EMS	21-Search
		Clear:	05/02/2024	08:44			<input checked="" type="checkbox"/> Other	12-Salvage & overhaul

Personnel ID	Name	Rank	Role	Attend	Actions Taken
5239	Tavasci, Ben	Firefighter		<input type="checkbox"/>	
4588	Hay, Dylan	Paramedic		<input type="checkbox"/>	
5468	Ryals, Terry	Firefighter		<input type="checkbox"/>	

ID:	M3	Dispatch:	05/02/2024	06:21	<input checked="" type="checkbox"/> Sent	3	<input type="checkbox"/> Suppression	11-Extinguishment by fire service personnel
Type:	76-ALS unit	Arrival:	05/02/2024	06:27			<input type="checkbox"/> EMS	12-Salvage & overhaul
		Clear:	05/02/2024	08:44			<input checked="" type="checkbox"/> Other	

Personnel ID	Name	Rank	Role	Attend	Actions Taken
4973	Jubb, Joshua	Paramedic		<input type="checkbox"/>	
4701	Short, Matthew	Firefighter		<input type="checkbox"/>	
2963	Smith, Carmen	Paramedic		<input type="checkbox"/>	

ID:	M30	Dispatch:	05/02/2024	06:59	<input checked="" type="checkbox"/> Sent	2	<input type="checkbox"/> Suppression	92-Standby
Type:	76-ALS unit	Arrival:	05/02/2024	07:02			<input type="checkbox"/> EMS	
		Clear:	05/02/2024	08:25			<input checked="" type="checkbox"/> Other	

Personnel ID	Name	Rank	Role	Attend	Actions Taken
3913	Pantiskas, Andrew	EMS Officer		<input type="checkbox"/>	
3315	Pierson, Michael	Volunteer		<input type="checkbox"/>	

ID:	POV	Dispatch:	05/02/2024	06:20	<input checked="" type="checkbox"/> Sent	10	<input type="checkbox"/> Suppression	11-Extinguishment by fire service personnel
Type:	99-Privately owned vehicle	Arrival:	05/02/2024	06:26			<input type="checkbox"/> EMS	12-Salvage & overhaul
		Clear:	05/02/2024	08:33			<input checked="" type="checkbox"/> Other	

Personnel ID	Name	Rank	Role	Attend	Actions Taken
3435	Arnoldt, Kenneth	Volunteer		<input type="checkbox"/>	
3557	Boyd, Peter	Volunteer		<input type="checkbox"/>	
5510	Li, Alex	Volunteer		<input type="checkbox"/>	
4923	Piatt, Ella	Volunteer		<input type="checkbox"/>	
3433	Cannard, Sarah	Firefighter		<input type="checkbox"/>	
4960	Odom, Garrett	Firefighter		<input type="checkbox"/>	
2634	Rhey, Shaun	Firefighter		<input type="checkbox"/>	
2696	Wilcock, Anne	Captain		<input type="checkbox"/>	
4929	Spieth, Amie	Volunteer		<input type="checkbox"/>	
1352	Fuette, Mark	Firefighter		<input type="checkbox"/>	

ID:	R1	Dispatch:	05/02/2024	06:20	<input type="checkbox"/> Sent	1	<input type="checkbox"/> Suppression	56-Provide air supply
Type:	71-Rescue unit	Arrival:	05/02/2024	06:26			<input type="checkbox"/> EMS	
		Clear:	05/02/2024	08:27			<input checked="" type="checkbox"/> Other	

Personnel ID	Name	Rank	Role	Attend	Actions Taken
1487	Jenkins, Noah	Captain		<input type="checkbox"/>	

ID:	T32	Dispatch:	05/02/2024	06:37	<input type="checkbox"/> Sent	1	<input type="checkbox"/> Suppression	74-Provide apparatus
Type:	13-Quint	Arrival:	05/02/2024	06:41			<input type="checkbox"/> EMS	
		Clear:	05/02/2024	08:33			<input checked="" type="checkbox"/> Other	

Personnel ID	Name	Rank	Role	Attend	Actions Taken
4214	Spragg, Tell	Firefighter		<input type="checkbox"/>	

ID:	U31	Dispatch:	05/02/2024	07:02	<input type="checkbox"/> Sent	1	<input type="checkbox"/> Suppression	11-Extinguishment by fire service personnel
Type:	60-Support apparatus, other	Arrival:	05/02/2024	07:06			<input type="checkbox"/> EMS	12-Salvage & overhaul
		Clear:	05/02/2024	08:44			<input checked="" type="checkbox"/> Other	

Personnel ID	Name	Rank	Role	Attend	Actions Taken
4814	Hernandez, Noe	Firefighter		<input type="checkbox"/>	

NFIRS-1S Supplemental

A

11100	AK	05	02	2024	CCFR Station 3 (3)	2024-00002438	0
FDID	State	Month	Day	Year	Station	Number	Exposure

Primary Narrative:

Units responded to a report of a fire in a travel trailer that was threatening a house. On arrival, units found a travel trailer fully involved in fire. The travel trailer was parked within 6 feet of a house and the fire had significant extension into the house. Report from on-scene persons stated that everyone was out of both the trailer and the house.

F3, E31 and M3 arrived on scene on the Del Rey side of the structure. The Del Rey side was the back of the house but had better access to the trailer and the house.

F3 established Del Rey Command in the Defensive Strategy with Del Rey as the A-Side. Fire was throughout both the trailer and the exposure 2 story house. 360 was completed with no change to the strategy. Electrical power was secure but the overhead line from the pole was still energized. AEL&P was contacted to cut electrical power to the house at the pole.

E31 and M3 established water supply and deployed handlines to the B-side to start controlling the fire. As additional personnel arrived on scene, hose lines were pulled to the A-Side and C/D corner of the house to control the fire. The deck gun was deployed to control fire in division 2. T32 ladder was set up for defense form Glacier Hwy (C-Side) but was not used.

Fire was controlled sufficiently to move to offensive interior operations. Personnel were deployed to the garden apartment for fire control and primary search finding no fire or victims in the apartment.

C-Side supervisor was deployed to run interior operations made through the C-Side of the structure (front door side). Personnel were deployed into the main structure for fire control and primary search. No victims were found. Crews continued to perform fire control and overhaul until the fire was extinguished.

All suppression units cleared the scene and incident command was terminated. The scene was secured until the Fire Marshal could arrive to conduct the investigation.

Additional Narrative (#1 of 1):

CAMPER ON FIRE - CLOSE TO THE HOUSE. FLAMES.

additional c report 9450 del rae

additional c reports house now.

E31: FULLY INVOLVED TRAILER. HOUSE INVOLVEMENT. TAKING WATER SUPPLY. REQUEST LADDER TRUCK. E31 IS COMMAND

FIRE3: LARGE COLUMN OF SMOKE

FIRE3: OPERATING FROM THE DEL RAE SIDE OF THE BUILDING.

E31: HOUSE IS FULLY INVOLVED ON ALL SIDES. DOES HAVE BASEMENT. NEED ADDITIONAL LINES ON C/D. RECEIVED REPORT FROM BYSTANDER THAT ALL RESIDENTS ARE CLEAR. HAVEN'T CONFIRMED DIRECTLY.

FIRE3: CONFIRMS

FIRE3: DEFENSIVE STRATEGY AS FIRE IS FULLY INVOLVED.

AELP ADVISED WILL CUT POWER

FIRE3: FIRE3 IS DEL RAE COMMAND

FIRE3: FIRE1 IS STAGING

E11: ON SCENE LEVEL 1

E31: CROSSTALK: FIRE REACHED ATTIC, FIRE HAS REACHED THE ROOF

UN FI

T32: SHUTTING DOWN GLACIER HWY FOR WATER SUPPLY

FIRE1: PUTTING UP DECK GUN AND STARTING TO HIT DIVISION 2

E31: PRIMARY ALL CLEAR COMPLETE AND DEALING WITH HOT SPOTS. CALL ANIMAL CONTROL TO RESPOND TO ROUND UP 4-5 CATS.

ANIMAL CONTROL ADVISED.

LONI (723-4975) WITH CITY WATER REPORTS HE IS UNABLE TO SHUT OFF THE WATER FOR THE HOUSE BECAUSE IT APPEARS TO HAVE A CAR ON TOP OF IT AK LIC JHG159. HE STATES THAT THE CAR APPEARS TO BE PARTIALLY IN THE RIGHT OF WAY AND ON PRIVATE PROPERTY



NFIRS-1 Basic

A

11100	AK	02	21	2023	CCFR Station 3 (3)	2023-00001089	0
FDID	State	Month	Day	Year	Station	Number	Exposure

B Location Type

Census tract:

Street Address
 Intersection
 In Front Of
 Rear Of
 Adjacent To
 Directions
 US National Grid

9406	Prefix	GLACIER	HWY-Highway	Suffix
Number	Prefix	Street or Highway	Street Type	Suffix

Apt./Suite/Room	JUNEAU	AK	99801
City	State	Zip Code	

Cross Street

<p>C Incident Type</p> <p><input style="width: 100%; border: 1px solid black;" type="text" value="151-Outside rubbish, trash or waste fire"/></p>	<p>E1 Dates and Times</p> <p>Alarm <input style="width: 20px;" type="text" value="02"/> <input style="width: 20px;" type="text" value="21"/> <input style="width: 20px;" type="text" value="2023"/> <input style="width: 20px;" type="text" value="07:50"/></p> <p>Arrival <input style="width: 20px;" type="text" value="02"/> <input style="width: 20px;" type="text" value="21"/> <input style="width: 20px;" type="text" value="2023"/> <input style="width: 20px;" type="text" value="07:59"/></p> <p>Controlled <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Last Unit Cleared <input style="width: 20px;" type="text" value="02"/> <input style="width: 20px;" type="text" value="21"/> <input style="width: 20px;" type="text" value="2023"/> <input style="width: 20px;" type="text" value="08:07"/></p>	<p>E2 Shifts and Alarms</p> <p><input style="width: 20px;" type="text" value="B"/> <input style="width: 20px;" type="text" value="3_4"/></p> <p>Shift or Alarms District Platoon</p>						
<p>D Aid Given Or Received</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 50%; text-align: center;">Their FDID</td> <td style="width: 50%; text-align: center;">Their State</td> </tr> <tr> <td colspan="2" style="text-align: center;"><input style="width: 100%; border: 1px solid black;" type="text"/></td> </tr> <tr> <td colspan="2" style="text-align: center;">Their Incident Number</td> </tr> </table> <p> <input type="checkbox"/> 1 Mutual Aid Received <input type="checkbox"/> 2 Auto. Aid Received <input type="checkbox"/> 3 Mutual Aid Given <input type="checkbox"/> 4 Auto. Aid Given <input type="checkbox"/> 5 Other Aid Given <input checked="" type="checkbox"/> None </p>	Their FDID	Their State	<input style="width: 100%; border: 1px solid black;" type="text"/>		Their Incident Number			<p>E3 Special Studies</p> <p><input style="width: 50px;" type="text"/> <input style="width: 50px;" type="text"/></p> <p>ID# Value</p>
Their FDID	Their State							
<input style="width: 100%; border: 1px solid black;" type="text"/>								
Their Incident Number								

<p>F Actions Taken</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">86-Investigate</div> <p>Primary Action Taken</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">85-Enforce codes</div> <p>Additional Action Taken</p>	<p>G1 Resources</p> <p><input checked="" type="checkbox"/> Apparatus or Personnel Module is used.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td></td> <td style="text-align: center;">Apparatus</td> <td style="text-align: center;">Personnel</td> </tr> <tr> <td>Suppression</td> <td style="border: 1px solid black; text-align: center;">0</td> <td style="border: 1px solid black; text-align: center;">0</td> </tr> <tr> <td>EMS</td> <td style="border: 1px solid black; text-align: center;">0</td> <td style="border: 1px solid black; text-align: center;">0</td> </tr> <tr> <td>Other</td> <td style="border: 1px solid black; text-align: center;">2</td> <td style="border: 1px solid black; text-align: center;">4</td> </tr> </table> <p><input type="checkbox"/> Resource counts include aid received resources.</p>		Apparatus	Personnel	Suppression	0	0	EMS	0	0	Other	2	4	<p>G2 Estimated Dollar Losses and Values</p> <p>Losses: Required for all fires if None known. Optional for all non-fires.</p> <p>Property: \$ <input style="width: 100px;" type="text"/> <input checked="" type="checkbox"/></p> <p>Contents: \$ <input style="width: 100px;" type="text"/> <input checked="" type="checkbox"/></p> <p>Pre-Incident Values: Optional None</p> <p>Property: \$ <input style="width: 100px;" type="text"/> <input checked="" type="checkbox"/></p> <p>Contents: \$ <input style="width: 100px;" type="text"/> <input checked="" type="checkbox"/></p>
	Apparatus	Personnel												
Suppression	0	0												
EMS	0	0												
Other	2	4												

<p>Completed Modules</p> <p><input type="checkbox"/> 2 - Fire</p> <p><input type="checkbox"/> 3 - Structure Fire</p> <p><input type="checkbox"/> 4 - Civilian Fire Cas.</p> <p><input type="checkbox"/> 5 - Fire Service Cas.</p> <p><input type="checkbox"/> 6 - EMS</p> <p><input type="checkbox"/> 7 - HazMat</p> <p><input type="checkbox"/> 8 - Wildland Fire</p> <p><input type="checkbox"/> 9 - Apparatus</p> <p><input type="checkbox"/> 10 - Personnel</p> <p><input type="checkbox"/> 11 - Arson</p>	<p>H1 Casualties <input checked="" type="checkbox"/> None</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td></td> <td style="text-align: center;">Deaths</td> <td style="text-align: center;">Injuries</td> </tr> <tr> <td>Fire Service</td> <td style="border: 1px solid black; text-align: center;">0</td> <td style="border: 1px solid black; text-align: center;">0</td> </tr> <tr> <td>Civilian</td> <td style="border: 1px solid black; text-align: center;">0</td> <td style="border: 1px solid black; text-align: center;">0</td> </tr> </table> <p>H2 Detector</p> <p>Required for Confined Fires</p> <p><input type="checkbox"/> 1 - Detector Alerted Occupants</p> <p><input type="checkbox"/> 2 - Detector Did Not Alert Them</p> <p><input type="checkbox"/> 3 - Unknown</p>		Deaths	Injuries	Fire Service	0	0	Civilian	0	0	<p>H3 Hazardous Materials Release</p> <p><input type="checkbox"/> 1 - Natural Gas</p> <p><input type="checkbox"/> 2 - Propane Gas</p> <p><input type="checkbox"/> 3 - Gasoline</p> <p><input type="checkbox"/> 4 - Kerosene</p> <p><input type="checkbox"/> 5 - Diesel Fuel / Fuel Oil</p> <p><input type="checkbox"/> 6 - Household Solvents</p> <p><input type="checkbox"/> 7 - Motor Oil</p> <p><input type="checkbox"/> 8 - Paint</p> <p><input type="checkbox"/> 0 - Other</p> <p><input checked="" type="checkbox"/> None</p>	<p>I Mixed Use Property</p> <p><input checked="" type="checkbox"/> Not Mixed</p> <p><input type="checkbox"/> 10 - Assembly Use</p> <p><input type="checkbox"/> 20 - Education Use</p> <p><input type="checkbox"/> 33 - Medical Use</p> <p><input type="checkbox"/> 40 - Residential Use</p> <p><input type="checkbox"/> 51 - Row Of Stores</p> <p><input type="checkbox"/> 53 - Enclosed Mall</p> <p><input type="checkbox"/> 58 - Business and Residential</p> <p><input type="checkbox"/> 59 - Office Use</p> <p><input type="checkbox"/> 60 - Industrial Use</p> <p><input type="checkbox"/> 63 - Military Use</p> <p><input type="checkbox"/> 65 - Farm Use</p> <p><input type="checkbox"/> 00 - Other Mixed Use</p>
	Deaths	Injuries										
Fire Service	0	0										
Civilian	0	0										

J Property Use None

<p>Structures</p> <p>131 <input type="checkbox"/> Church, Place of Worship</p> <p>161 <input type="checkbox"/> Restaurant or Cafeteria</p> <p>162 <input type="checkbox"/> Bar/Tavern or Nightclub</p> <p>213 <input type="checkbox"/> Elementary School, Kindergarten</p> <p>215 <input type="checkbox"/> High School, Junior High</p> <p>241 <input type="checkbox"/> College, Adult Education</p> <p>311 <input type="checkbox"/> Nursing Home</p> <p>331 <input type="checkbox"/> Hospital</p>	<p>341 <input type="checkbox"/> Clinic, Clinic-Type Infirmary</p> <p>342 <input type="checkbox"/> Doctor/Dentist Office</p> <p>361 <input type="checkbox"/> Prison or Jail, Not Juvenile</p> <p>419 <input type="checkbox"/> 1- or 2-Family Dwelling</p> <p>429 <input type="checkbox"/> MultiFamily Dwelling</p> <p>439 <input type="checkbox"/> Rooming/Boarding House</p> <p>449 <input type="checkbox"/> Commerical Hotel or Motel</p> <p>459 <input type="checkbox"/> Residential, Board and Care</p> <p>464 <input type="checkbox"/> Dormitory/Barracks</p> <p>519 <input type="checkbox"/> Food and Beverage Sales</p>	<p>539 <input type="checkbox"/> Household Goods, Sales, Repairs</p> <p>571 <input type="checkbox"/> Gas or Service Station</p> <p>579 <input type="checkbox"/> Motor Vehicle/Boat Sales/Repairs</p> <p>599 <input type="checkbox"/> Business Office</p> <p>615 <input type="checkbox"/> Electric-Generating Plant</p> <p>629 <input type="checkbox"/> Laboratory/Science Laboratory</p> <p>700 <input type="checkbox"/> Manufacturing Plant</p> <p>819 <input type="checkbox"/> Livestock/Poultry Storage (Barn)</p> <p>882 <input type="checkbox"/> Non-Residential Parking Garage</p> <p>891 <input type="checkbox"/> Warehouse</p>
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<p>Outside</p> <p>124 <input type="checkbox"/> Playground or Park</p> <p>655 <input type="checkbox"/> Crops or Orchard</p> <p>669 <input type="checkbox"/> Forest (Timberland)</p> <p>807 <input type="checkbox"/> Outdoor Storage Area</p> <p>919 <input type="checkbox"/> Dump or Sanitary Landfill</p> <p>931 <input type="checkbox"/> Open Land or Field</p> <p>936 <input type="checkbox"/> Vacant Lot</p>	<p>938 <input checked="" type="checkbox"/> Graded/Cared for Plot of Land</p> <p>946 <input type="checkbox"/> Lake, River, Stream</p> <p>951 <input type="checkbox"/> Railroad Right-of-Way</p> <p>960 <input type="checkbox"/> Other Street</p> <p>961 <input type="checkbox"/> Highway/Divided Highway</p> <p>962 <input type="checkbox"/> Residential Street/Driveway</p> <p>981 <input type="checkbox"/> Construction Site</p> <p>984 <input type="checkbox"/> Industrial Plant Yard</p>	<p>Property Use: <input style="width: 100px;" type="text"/></p> <p>Description</p> <p>Look up and enter a Property Use code and description only if you have NOT checked a Property Use box.</p>
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K2

Owner

Local Option	Person/Entity Type	Business Name (if applicable)	Phone Number

Mr., Ms., Mrs.	First Name	MI	Last Name	Suffix

Number	Prefix	Street or Highway	Street Type

Post Office Box	Apt./Suite/Room	City

State	Zip Code

L Remarks:

E31, M3 responded non-emergent to a residence on Glacier Hwy for a report of a fire smoldering in the back of a tree service truck. On arrival, found a fire burning in a burn barrel full of trash, next to the service truck, truck was unaffected. Spoke with the resident who reported "it just caught fire this morning," advised him the fire needed to be extinguished. Resident used his garden hose to put the fire out while crew were still on scene. Units returned to service.

M Authorization

2696	Wilcock, Anne	Captain	CCFR Station 3	03/02/2023
Officer In Charge ID	Signature	Position or Rank	Assignment	Date
2696	Wilcock, Anne	Captain	CCFR Station 3	03/02/2023
Member Making Report ID	Signature	Position or Rank	Assignment	Date

NFIRS-2 Fire

A	11100	AK	02	21	2023	CCFR Station 3 (3)	2023-00001089	0
	FDID	State	Month	Day	Year	Station	Number	Exposure

<p>B</p> <p>Property Details</p> <p>B1 <input type="text"/> <input type="checkbox"/> Not Residential <small>Estimated number of residential living units in the building of origin whether or not all units became involved</small></p> <p>B2 <input type="text"/> <input type="checkbox"/> Buildings Not Involved <small>Number of buildings involved</small></p> <p>B3 <input type="text"/> <input checked="" type="checkbox"/> None <input type="checkbox"/> Less than 1 acre <small>Acres burned (outside fires)</small></p>	<p>C</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">On-Site Materials Or Products</td> <td style="width: 50%;">On-Site Materials Storage Use</td> </tr> </table>	On-Site Materials Or Products	On-Site Materials Storage Use
On-Site Materials Or Products	On-Site Materials Storage Use		

<p>D</p> <p>Ignition</p> <p>D1 <small>Area of Fire Origin</small></p> <p>D2 <small>Heat Source</small></p> <p>D3 <small>Item First Ignited</small></p> <p>D4 <small>Type of Material First Ignited</small></p>	<p>E1</p> <p>Cause of Ignition</p> <p><input type="checkbox"/> 1 - Intentional <input type="checkbox"/> 2 - Unintentional <input type="checkbox"/> 3 - Failure of Equipment or Heat Source <input type="checkbox"/> 4 - Act of Nature <input type="checkbox"/> 5 - Cause Under Investigation <input type="checkbox"/> U - Cause Undetermined After Investigation</p> <hr/> <p>E2</p> <p>Factors Contributing to Ignition</p>	<p>E3</p> <p>Human Factors Contributing to Ignition</p> <p><small>Check all applicable boxes</small></p> <p><input checked="" type="checkbox"/> None <input type="checkbox"/> 1 - Asleep <input type="checkbox"/> 2 - Possibly impaired by alcohol or drugs <input type="checkbox"/> 3 - Unattended person <input type="checkbox"/> 4 - Possibly Mentally Disabled <input type="checkbox"/> 5 - Physically Disabled <input type="checkbox"/> 6 - Multiple Persons Involved</p> <hr/> <p><input type="checkbox"/> 7 - Age Was A Factor</p> <p><small>Estimated Age of Person Involved</small> <input style="width: 50px;" type="text"/></p> <p><input type="checkbox"/> Male <input type="checkbox"/> Female</p>
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<p>F1</p> <p>Equipment Involved In Ignition</p> <p><input checked="" type="checkbox"/></p> <p><input type="text"/></p> <p><small>Equipment Involved</small></p> <p>Brand <input style="width: 50px;" type="text"/></p> <p>Model <input style="width: 50px;" type="text"/></p> <p>Serial # <input style="width: 50px;" type="text"/></p> <p>Year <input style="width: 50px;" type="text"/></p>	<p>F2</p> <p>Equipment Power Source</p> <p><input checked="" type="checkbox"/></p> <p><input type="text"/></p> <p><small>Equipment Power Source</small></p> <hr/> <p>F3</p> <p>Equipment Portability</p> <p><input type="checkbox"/> 1 - Portable <input type="checkbox"/> 2 - Stationary</p> <p><small>Portable equipment normally can be moved by one or two persons.</small></p>	<p>G</p> <p>Fire Suppression Factors</p>
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H1 Mobile Property Involved <input type="checkbox"/> 1 - Not involved in ignition, but burned <input type="checkbox"/> 2 - Involved in ignition, but did not burn <input type="checkbox"/> 3 - Involved in ignition and burned <input checked="" type="checkbox"/> None	H2 Mobile Property Type and Make <input type="text"/> Mobile Property Type <input type="text"/> Mobile Property Make	Local Use <input type="checkbox"/> Pre-Fire Plan Available <input type="checkbox"/> Arson Report Attached <input type="checkbox"/> Police Report Attached <input type="checkbox"/> Coroner Report Attached <input type="checkbox"/> Other Reports Attached <hr/> <hr/> <hr/> <hr/> <hr/>
<input type="text"/> Mobile Property Model		<input type="text"/> Year
<input type="text"/> State	<input type="text"/> License Plate Number	<input type="text"/> VIN

NFIRS-9 Apparatus or Resources

A

11100	AK	02	21	2023	CCFR Station 3 (3)	2023-00001089	0
FDID	State	Month	Day	Year	Station	Number	Exposure

B

Apparatus/Resource	Dates/Times	Sent	Number of People	Apparatus Use	Actions Taken
ID: <input type="text" value="E31"/> Type: <input type="text" value="11-Engine"/>	Dispatch: <input type="text" value="02/21/2023"/> <input type="text" value="07:53"/> Arrival: <input type="text" value="02/21/2023"/> <input type="text" value="07:59"/> Clear: <input type="text" value="02/21/2023"/> <input type="text" value="08:07"/>	<input type="checkbox"/> Sent	<input type="text" value="2"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="86-Investigate"/> <input type="text" value="85-Enforce codes"/>
ID: <input type="text" value="M3"/> Type: <input type="text" value="76-ALS unit"/>	Dispatch: <input type="text" value="02/21/2023"/> <input type="text" value="07:53"/> Arrival: <input type="text" value="02/21/2023"/> <input type="text" value="07:59"/> Clear: <input type="text" value="02/21/2023"/> <input type="text" value="08:07"/>	<input type="checkbox"/> Sent	<input type="text" value="2"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="86-Investigate"/>

NFIRS-10 Personnel

A

11100	AK	02	21	2023	CCFR Station 3 (3)	2023-00001089	0
FDID	State	Month	Day	Year	Station	Number	Exposure

B

Apparatus/Resource	Dates/Times	Sent	Number of People	Apparatus Use	Actions Taken
ID: <input type="text" value="E31"/>	Dispatch: <input type="text" value="02/21/2023"/> <input type="text" value="07:53"/>	<input type="checkbox"/> Sent	<input type="text" value="2"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="86-Investigate"/> <input type="text" value="85-Enforce codes"/>
Type: <input type="text" value="11-Engine"/>	Arrival: <input type="text" value="02/21/2023"/> <input type="text" value="07:59"/>				
	Clear: <input type="text" value="02/21/2023"/> <input type="text" value="08:07"/>				

Personnel ID	Name	Rank	Role	Attend	Actions Taken
2696	Wilcock, Anne	Captain		<input type="checkbox"/>	<input type="text"/>
1454	Lawhorne, Kendall	Engineer		<input type="checkbox"/>	<input type="text"/>

ID: <input type="text" value="M3"/>	Dispatch: <input type="text" value="02/21/2023"/> <input type="text" value="07:53"/>	<input type="checkbox"/> Sent	<input type="text" value="2"/>	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="86-Investigate"/>
Type: <input type="text" value="76-ALS unit"/>	Arrival: <input type="text" value="02/21/2023"/> <input type="text" value="07:59"/>				
	Clear: <input type="text" value="02/21/2023"/> <input type="text" value="08:07"/>				

Personnel ID	Name	Rank	Role	Attend	Actions Taken
2654	Wheeler, Andrew	Paramedic		<input type="checkbox"/>	<input type="text"/>
2548	Edmunds, David	Firefighter		<input type="checkbox"/>	<input type="text"/>

NFIRS-1S Supplemental

A

11100	AK	02	21	2023	CCFR Station 3 (3)	2023-00001089	0
FDID	State	Month	Day	Year	Station	Number	Exposure

Primary Narrative:

E31, M3 responded non-emergent to a residence on Glacier Hwy for a report of a fire smoldering in the back of a tree service truck. On arrival, found a fire burning in a burn barrel full of trash, next to the service truck, truck was unaffected. Spoke with the resident who reported "it just caught fire this morning," advised him the fire needed to be extinguished. Resident used his garden hose to put the fire out while crew were still on scene. Units returned to service.

Additional Narrative (#1 of 1):

SMALL FIRE SMOLDERING ON AN EVERYBODY'S TREE SERVICES TRUCK
C STATES IT HAS BEEN GOING ON FOR HOURS NOW
C STATES IT HAS BEEN GOING ON SINCE 4:30AM
E31 THERE IS ACTUALLY A TRASH FIRE NEXT TO THE TRUCK. WE ARE GOING TO WORK ON CONTAINING IT.



NFIRS-1 Basic

A

11100	AK	05	18	2023	CCFR Station 3 (3)	2023-00003076	0
FDID	State	Month	Day	Year	Station	Number	Exposure

B Location Type

Census tract:

Street Address
 Intersection
 In Front Of
 Rear Of
 Adjacent To
 Directions
 US National Grid

9406		GLACIER	HWY-Highway	
Number	Prefix	Street or Highway	Street Type	Suffix

	JUNEAU	AK	99801
Apt./Suite/Room	City	State	Zip Code

Cross Street

<p>C Incident Type</p> <p><input style="width: 100%;" type="text" value="111-Building fire"/></p>	<p>E1 Dates and Times</p> <p>Alarm <input style="width: 20px;" type="text" value="05"/> <input style="width: 20px;" type="text" value="18"/> 2023 <input style="width: 20px;" type="text" value="05:14"/></p> <p>Arrival <input style="width: 20px;" type="text" value="05"/> <input style="width: 20px;" type="text" value="18"/> 2023 <input style="width: 20px;" type="text" value="05:21"/></p> <p>Controlled <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Last Unit Cleared <input style="width: 20px;" type="text" value="05"/> <input style="width: 20px;" type="text" value="18"/> 2023 <input style="width: 20px;" type="text" value="06:46"/></p>	<p>E2 Shifts and Alarms</p> <p><input style="width: 20px;" type="text" value="C"/> <input style="width: 20px;" type="text" value="3_4"/></p> <p style="font-size: small;">Shift or Alarms District Platoon</p>						
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Their FDID	Their State							
<input style="width: 100%;" type="text"/>								
Their Incident Number								

<p>F Actions Taken</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">11-Extinguishment by fire service personnel</div> <p>Primary Action Taken</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">81-Incident Command</div> <p>Additional Action Taken</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">12-Salvage & overhaul</div> <p>Additional Action Taken</p>	<p>G1 Resources</p> <p><input checked="" type="checkbox"/> Apparatus or Personnel Module is used.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Apparatus</td> <td style="text-align: center;">Personnel</td> </tr> <tr> <td>Suppression <input type="text" value="0"/></td> <td><input type="text" value="0"/></td> </tr> <tr> <td>EMS <input type="text" value="0"/></td> <td><input type="text" value="0"/></td> </tr> <tr> <td>Other <input type="text" value="10"/></td> <td><input type="text" value="20"/></td> </tr> </table> <p><input type="checkbox"/> Resource counts include aid received resources.</p>	Apparatus	Personnel	Suppression <input type="text" value="0"/>	<input type="text" value="0"/>	EMS <input type="text" value="0"/>	<input type="text" value="0"/>	Other <input type="text" value="10"/>	<input type="text" value="20"/>	<p>G2 Estimated Dollar Losses and Values</p> <p>Losses: Required for all fires if known. Optional for all non-fires. None</p> <p>Property: \$ <input type="text"/> <input checked="" type="checkbox"/></p> <p>Contents: \$ <input type="text"/> <input checked="" type="checkbox"/></p> <p>Pre-Incident Values: Optional None</p> <p>Property: \$ <input type="text"/> <input checked="" type="checkbox"/></p> <p>Contents: \$ <input type="text"/> <input checked="" type="checkbox"/></p>
Apparatus	Personnel									
Suppression <input type="text" value="0"/>	<input type="text" value="0"/>									
EMS <input type="text" value="0"/>	<input type="text" value="0"/>									
Other <input type="text" value="10"/>	<input type="text" value="20"/>									

<p>Completed Modules</p> <p><input type="checkbox"/> 2 - Fire</p> <p><input type="checkbox"/> 3 - Structure Fire</p> <p><input type="checkbox"/> 4 - Civilian Fire Cas.</p> <p><input type="checkbox"/> 5 - Fire Service Cas.</p> <p><input type="checkbox"/> 6 - EMS</p> <p><input type="checkbox"/> 7 - HazMat</p> <p><input type="checkbox"/> 8 - Wildland Fire</p> <p><input type="checkbox"/> 9 - Apparatus</p> <p><input type="checkbox"/> 10 - Personnel</p> <p><input type="checkbox"/> 11 - Arson</p>	<p>H1 Casualties <input checked="" type="checkbox"/> None</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Deaths</td> <td style="text-align: center;">Injuries</td> </tr> <tr> <td>Fire Service <input type="text" value="0"/></td> <td><input type="text" value="0"/></td> </tr> <tr> <td>Civilian <input type="text" value="0"/></td> <td><input type="text" value="0"/></td> </tr> </table> <p>H2 Detector</p> <p>Required for Confined Fires</p> <p><input type="checkbox"/> 1 - Detector Alerted Occupants</p> <p><input type="checkbox"/> 2 - Detector Did Not Alert Them</p> <p><input type="checkbox"/> 3 - Unknown</p>	Deaths	Injuries	Fire Service <input type="text" value="0"/>	<input type="text" value="0"/>	Civilian <input type="text" value="0"/>	<input type="text" value="0"/>	<p>H3 Hazardous Materials Release</p> <p><input type="checkbox"/> 1 - Natural Gas</p> <p><input type="checkbox"/> 2 - Propane Gas</p> <p><input type="checkbox"/> 3 - Gasoline</p> <p><input type="checkbox"/> 4 - Kerosene</p> <p><input type="checkbox"/> 5 - Diesel Fuel / Fuel Oil</p> <p><input type="checkbox"/> 6 - Household Solvents</p> <p><input type="checkbox"/> 7 - Motor Oil</p> <p><input type="checkbox"/> 8 - Paint</p> <p><input type="checkbox"/> 0 - Other</p> <p><input checked="" type="checkbox"/> None</p>	<p>I Mixed Use Property</p> <p><input checked="" type="checkbox"/> Not Mixed</p> <p><input type="checkbox"/> 10 - Assembly Use</p> <p><input type="checkbox"/> 20 - Education Use</p> <p><input type="checkbox"/> 33 - Medical Use</p> <p><input type="checkbox"/> 40 - Residential Use</p> <p><input type="checkbox"/> 51 - Row Of Stores</p> <p><input type="checkbox"/> 53 - Enclosed Mall</p> <p><input type="checkbox"/> 58 - Business and Residential</p> <p><input type="checkbox"/> 59 - Office Use</p> <p><input type="checkbox"/> 60 - Industrial Use</p> <p><input type="checkbox"/> 63 - Military Use</p> <p><input type="checkbox"/> 65 - Farm Use</p> <p><input type="checkbox"/> 00 - Other Mixed Use</p>
Deaths	Injuries								
Fire Service <input type="text" value="0"/>	<input type="text" value="0"/>								
Civilian <input type="text" value="0"/>	<input type="text" value="0"/>								

<p>J Property Use <input type="checkbox"/> None</p> <p>Structures</p> <p>131 <input type="checkbox"/> Church, Place of Worship</p> <p>161 <input type="checkbox"/> Restaurant or Cafeteria</p> <p>162 <input type="checkbox"/> Bar/Tavern or Nightclub</p> <p>213 <input type="checkbox"/> Elementary School, Kindergarten</p> <p>215 <input type="checkbox"/> High School, Junior High</p> <p>241 <input type="checkbox"/> College, Adult Education</p> <p>311 <input type="checkbox"/> Nursing Home</p> <p>331 <input type="checkbox"/> Hospital</p>	<p>341 <input type="checkbox"/> Clinic, Clinic-Type Infirmary</p> <p>342 <input type="checkbox"/> Doctor/Dentist Office</p> <p>361 <input type="checkbox"/> Prison or Jail, Not Juvenile</p> <p>419 <input checked="" type="checkbox"/> 1- or 2-Family Dwelling</p> <p>429 <input type="checkbox"/> MultiFamily Dwelling</p> <p>439 <input type="checkbox"/> Rooming/Boarding House</p> <p>449 <input type="checkbox"/> Commerical Hotel or Motel</p> <p>459 <input type="checkbox"/> Residential, Board and Care</p> <p>464 <input type="checkbox"/> Dormitory/Barracks</p> <p>519 <input type="checkbox"/> Food and Beverage Sales</p>	<p>539 <input type="checkbox"/> Household Goods, Sales, Repairs</p> <p>571 <input type="checkbox"/> Gas or Service Station</p> <p>579 <input type="checkbox"/> Motor Vehicle/Boat Sales/Repairs</p> <p>599 <input type="checkbox"/> Business Office</p> <p>615 <input type="checkbox"/> Electric-Generating Plant</p> <p>629 <input type="checkbox"/> Laboratory/Science Laboratory</p> <p>700 <input type="checkbox"/> Manufacturing Plant</p> <p>819 <input type="checkbox"/> Livestock/Poultry Storage (Barn)</p> <p>882 <input type="checkbox"/> Non-Residential Parking Garage</p> <p>891 <input type="checkbox"/> Warehouse</p>
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<p>Outside</p> <p>124 <input type="checkbox"/> Playground or Park</p> <p>655 <input type="checkbox"/> Crops or Orchard</p> <p>669 <input type="checkbox"/> Forest (Timberland)</p> <p>807 <input type="checkbox"/> Outdoor Storage Area</p> <p>919 <input type="checkbox"/> Dump or Sanitary Landfill</p> <p>931 <input type="checkbox"/> Open Land or Field</p> <p>936 <input type="checkbox"/> Vacant Lot</p>	<p>938 <input type="checkbox"/> Graded/Cared for Plot of Land</p> <p>946 <input type="checkbox"/> Lake, River, Stream</p> <p>951 <input type="checkbox"/> Railroad Right-of-Way</p> <p>960 <input type="checkbox"/> Other Street</p> <p>961 <input type="checkbox"/> Highway/Divided Highway</p> <p>962 <input type="checkbox"/> Residential Street/Driveway</p> <p>981 <input type="checkbox"/> Construction Site</p> <p>984 <input type="checkbox"/> Industrial Plant Yard</p>	<p>Property Use: <input style="width: 100%;" type="text"/></p> <p>Description</p> <p>Look up and enter a Property Use code and description only if you have NOT checked a Property Use box.</p>
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K2

Owner	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>
Local Option	Person/Entity Type	Business Name (if applicable)	Phone Number
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>
Mr., Ms., Mrs.	First Name	MI	Last Name
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>
Number	Prefix	Street or Highway	Street Type
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>
Post Office Box	Apt./Suite/Room	City	
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	
State	Zip Code		
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>		

L Remarks:

Response:

Units responded emergent to a report of a house fire on the 9000 block of Glacier Hwy.

Initial Assessment:

On arrival, units found a working fire with flames showing on the exterior AB corner of the building and smoke showing from the Division 1 roof ridge, gable, and eave vents.

360 survey completed. Structure is a 2-story single-family home with a daylight basement and an attached carport on the B-side. Division 1 has a front room with its own roof structure. Structure has light smoke on the interior. Utilities secured on 360. Occupant reports everyone is out of the structure. No other significant hazards noted.

Incident Action Plan:

Extinguish Fire in Division 1 Attic

Incident Structure:

F3 established Glacier Command. E31 established as the working pumper on the incident. JPD was requested to divert traffic around the scene to protect the operation. F2 assigned as Staging Officer. F4 assigned A-Side Tactical Supervisor. Red Cross was notified of the event but was cancelled when occupants left the scene.

Actions:

Units pulled 1.75" preconnected hose line to extinguish exterior fire and move into the front room. Water supply was established using a hydrant across Glacier Hwy from the incident. Units found fire in the roof of the AB corner of the structure. Fire was contained to the Division 1 front room.

Units pulled down the ceiling in the front room to extinguish fire in the roof and complete overhaul.

Primary search was completed in t...

Full primary narrative can be found in NFIRS 1S - Supplemental

M Authorization

1800	Russell, Sam	Assistant Chief	Headquarters	05/21/2023
Officer In Charge ID	Signature	Position or Rank	Assignment	Date
1800	Russell, Sam	Assistant Chief	Headquarters	05/21/2023
Member Making Report ID	Signature	Position or Rank	Assignment	Date

NFIRS-2 Fire

A	11100	AK	05	18	2023	CCFR Station 3 (3)	2023-0003076	0
	FDID	State	Month	Day	Year	Station	Number	Exposure

<p>B</p> <p>Property Details</p> <p>B1 <input type="text" value="1"/> <input type="checkbox"/> Not Residential Estimated number of residential living units in the building of origin whether or not all units became involved</p> <p>B2 <input type="text" value="1"/> <input type="checkbox"/> Buildings Not Involved Number of buildings involved</p> <p>B3 <input type="text"/> <input checked="" type="checkbox"/> None <input type="checkbox"/> Less than 1 acre Acres burned (outside fires)</p>	<p>C</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">On-Site Materials Or Products</td> <td style="width: 50%;">On-Site Materials Storage Use</td> </tr> </table>	On-Site Materials Or Products	On-Site Materials Storage Use
On-Site Materials Or Products	On-Site Materials Storage Use		

<p>D</p> <p>Ignition</p> <p>D1 <input type="text" value="76-Wall surface: exterior"/> Area of Fire Origin</p> <p>D2 <input type="text" value="Undetermined"/> Heat Source</p> <p>D3 <input type="text" value="51-Box, carton, bag, basket, barrel"/> Item First Ignited</p> <p>D4 <input type="text" value="41-Plastic"/> Type of Material First Ignited</p>	<p>E1</p> <p>Cause of Ignition</p> <p><input type="checkbox"/> 1 - Intentional <input type="checkbox"/> 2 - Unintentional <input type="checkbox"/> 3 - Failure of Equipment or Heat Source <input type="checkbox"/> 4 - Act of Nature <input checked="" type="checkbox"/> 5 - Cause Under Investigation <input type="checkbox"/> U - Cause Undetermined After Investigation</p> <hr/> <p>E2</p> <p>Factors Contributing to Ignition</p> <p><input type="text" value="Undetermined"/> Factor Contributing to Ignition</p>	<p>E3</p> <p>Human Factors Contributing to Ignition</p> <p>Check all applicable boxes</p> <p><input checked="" type="checkbox"/> None <input type="checkbox"/> 1 - Asleep <input type="checkbox"/> 2 - Possibly impaired by alcohol or drugs <input type="checkbox"/> 3 - Unattended person <input type="checkbox"/> 4 - Possibly Mentally Disabled <input type="checkbox"/> 5 - Physically Disabled <input type="checkbox"/> 6 - Multiple Persons Involved</p> <hr/> <p><input type="checkbox"/> 7 - Age Was A Factor</p> <p>Estimated Age of Person Involved <input type="text"/></p> <p><input type="checkbox"/> Male <input type="checkbox"/> Female</p>
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<p>F1</p> <p>Equipment Involved In Ignition</p> <p><input checked="" type="checkbox"/></p> <p><input type="text"/> Equipment Involved</p> <p>Brand <input type="text"/> Model <input type="text"/> Serial # <input type="text"/> Year <input type="text"/></p>	<p>F2</p> <p>Equipment Power Source</p> <p><input checked="" type="checkbox"/></p> <p><input type="text"/> Equipment Power Source</p> <hr/> <p>F3</p> <p>Equipment Portability</p> <p><input type="checkbox"/> 1 - Portable <input type="checkbox"/> 2 - Stationary Portable equipment normally can be moved by one or two persons.</p>	<p>G</p> <p>Fire Suppression Factors</p> <p><input type="text" value="None"/> Fire Suppression Factor</p>
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H1 Mobile Property Involved <input type="checkbox"/> 1 - Not involved in ignition, but burned <input type="checkbox"/> 2 - Involved in ignition, but did not burn <input type="checkbox"/> 3 - Involved in ignition and burned <input checked="" type="checkbox"/> None	H2 Mobile Property Type and Make <input type="text"/> Mobile Property Type <input type="text"/> Mobile Property Make	Local Use <input type="checkbox"/> Pre-Fire Plan Available <input type="checkbox"/> Arson Report Attached <input type="checkbox"/> Police Report Attached <input type="checkbox"/> Coroner Report Attached <input type="checkbox"/> Other Reports Attached <hr/> <hr/> <hr/> <hr/> <hr/>
<input type="text"/> Mobile Property Model		<input type="text"/> Year
<input type="text"/> State	<input type="text"/> License Plate Number	<input type="text"/> VIN

NFIRS-3 Structure Fire

<p>I1</p> <p>Structure Type</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 1 - Enclosed Building <input type="checkbox"/> 2 - Portable/Mobile Structure <input type="checkbox"/> 3 - Open Structure <input type="checkbox"/> 4 - Air-Supported Structure <input type="checkbox"/> 5 - Tent <input type="checkbox"/> 6 - Open Platform <input type="checkbox"/> 7 - Underground Structure <input type="checkbox"/> 8 - Connective Structure <input type="checkbox"/> 0 - Other 	<p>I2</p> <p>Building Status</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Under Construction <input checked="" type="checkbox"/> 2 - In Normal Use <input type="checkbox"/> 3 - Idle, Not Routinely Used <input type="checkbox"/> 4 - Under Major Renovation <input type="checkbox"/> 5 - Vacant and Secured <input type="checkbox"/> 6 - Vacant and Unsecured <input type="checkbox"/> 7 - Being Demolished <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined 	<p>I3</p> <p>Building Height</p> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center; margin: 0 auto;">2</div> <p style="text-align: center; font-size: small;">Number of Stories At/Above Grade</p> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center; margin: 0 auto;">1</div> <p style="text-align: center; font-size: small;">Number of Stories Below Grade</p>	<p>I4</p> <p>Main Floor Size</p> <div style="border: 1px solid black; width: 40px; height: 20px; text-align: center; margin: 0 auto;">1500</div> <p style="text-align: center; font-size: small;">Total Square Feet</p> <p style="text-align: center; font-weight: bold; font-size: small;">OR</p> <div style="display: flex; justify-content: space-around; align-items: center; margin: 0 auto;"> <div style="border: 1px solid black; width: 30px; height: 15px;"></div> BY <div style="border: 1px solid black; width: 30px; height: 15px;"></div> </div> <p style="text-align: center; font-size: small;">Length (ft) X Width (ft)</p>
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<p>J1</p> <p>Fire Origin</p> <div style="border: 1px solid black; width: 30px; height: 20px; text-align: center; margin: 0 auto;">1</div> <p style="font-size: small;">Story of Fire Origin</p> <p><input type="checkbox"/> Below Grade</p>	<p>J3</p> <p>Number of Stories Damaged By Flame</p> <div style="border: 1px solid black; width: 30px; height: 20px; margin-bottom: 5px;"></div> <p style="font-size: small;">Number of Stories w/Minor Damage (1-24%)</p> <div style="border: 1px solid black; width: 30px; height: 20px; text-align: center; margin-bottom: 5px;">1</div> <p style="font-size: small;">Number of Stories w/Significant Damage (25-49%)</p> <div style="border: 1px solid black; width: 30px; height: 20px; margin-bottom: 5px;"></div> <p style="font-size: small;">Number of Stories w/Heavy Damage (50-74%)</p> <div style="border: 1px solid black; width: 30px; height: 20px; margin-bottom: 5px;"></div> <p style="font-size: small;">Number of Stories w/Extreme Damage (75-100%)</p> <p style="font-size: x-small; margin-top: 10px;">*Count the roof as part of the highest story</p>	<p>K</p> <p>Type of Material Contributing Most to Flame Spread</p> <p>K1 <input style="width: 20px; height: 20px;" type="text"/></p> <p style="font-size: x-small;">Item Contributing Most to Flame Spread</p> <p>K2 <input style="width: 20px; height: 20px;" type="text"/></p> <p style="font-size: x-small;">Type of Material Contributing Most To Flame Spread</p>
<p>J2</p> <p>Fire Spread</p> <ul style="list-style-type: none"> <input type="checkbox"/> Confined to Object of Origin <input type="checkbox"/> 2 - Confined to Room of Origin <input type="checkbox"/> 3 - Confined to Floor of Origin <input checked="" type="checkbox"/> 4 - Confined to Building of Origin <input type="checkbox"/> 5 - Beyond Building of Origin 		

<p>L1</p> <p>Presence of Detectors</p> <ul style="list-style-type: none"> <input type="checkbox"/> N - None Present <input type="checkbox"/> 1 - Present <input checked="" type="checkbox"/> U - Undetermined 	<p>L3</p> <p>Detector Power Supply</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Battery Only <input type="checkbox"/> 2 - Hardwire Only <input type="checkbox"/> 3 - Plug-In <input type="checkbox"/> 4 - Hardwire With Battery <input type="checkbox"/> 5 - Plug-In With Battery <input type="checkbox"/> 6 - Mechanical <input type="checkbox"/> 7 - Multiple Detectors & Power Supplies <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined 	<p>L5</p> <p>Detector Effectiveness</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Alerted Occupants, Occupants Responded <input type="checkbox"/> 2 - Alerted Occupants, Occupants Failed to Respond <input type="checkbox"/> 3 - There Were No Occupants <input type="checkbox"/> 4 - Failed to Alert Occupants <input type="checkbox"/> U - Undetermined
<p>L2</p> <p>Detector Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Smoke <input type="checkbox"/> 2 - Heat <input type="checkbox"/> 3 - Combination of Smoke and Heat <input type="checkbox"/> 4 - Sprinkler, Water Flow Detection <input type="checkbox"/> 5 - More Than One Type Present <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined 	<p>L4</p> <p>Detector Operation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Fire Too Small To Activate <input type="checkbox"/> 2 - Operated <input type="checkbox"/> 3 - Failed To Operate <input type="checkbox"/> U - Undetermined 	<p>L6</p> <p>Detector Failure Reason</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 - Power Failure, Shutoff, or Disconnect <input type="checkbox"/> 2 - Improper Installation or Placement <input type="checkbox"/> 3 - Defective <input type="checkbox"/> 4 - Lack of Maintenance, Dirty <input type="checkbox"/> 5 - Battery Missing or Disconnected <input type="checkbox"/> 6 - Battery Discharged or Dead <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined

<p>M1</p> <p>Presence of Automatic Extinguishing System</p> <p><input checked="" type="checkbox"/> N - None Present <input type="checkbox"/> 1 - Present <input type="checkbox"/> 2 - Partial System Present <input type="checkbox"/> U - Undetermined</p>	<p>M3</p> <p>Operation of Automatic Extinguishing System</p> <p><input type="checkbox"/> 1 - Operated/Effective <input type="checkbox"/> 2 - Operated/Not Effective <input type="checkbox"/> 3 - Fire Too Small To Activate <input type="checkbox"/> 4 - Failed To Operate <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined</p> <p>Required if fire was within designed range</p>	<p>M5</p> <p>Reason for Automatic Extinguishing System Failure</p> <p><input type="checkbox"/> 1 - System Shut Off <input type="checkbox"/> 2 - Not Enough Agent Discharged <input type="checkbox"/> 3 - Agent Discharged But Did Not Reach Fire <input type="checkbox"/> 4 - Wrong Type of System <input type="checkbox"/> 5 - Fire Not In Area Protected <input type="checkbox"/> 6 - System Components Damaged <input type="checkbox"/> 7 - Lack of Maintenance <input type="checkbox"/> 8 - Manual Intervention <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined</p> <p>Required if system failed or not effective</p>
<p>M2</p> <p>Type of Automatic Extinguishing System</p> <p><input type="checkbox"/> 1 - Wet-Pipe Sprinkler <input type="checkbox"/> 2 - Dry-Pipe Sprinkler <input type="checkbox"/> 3 - Other Sprinkler System <input type="checkbox"/> 4 - Dry Chemical System <input type="checkbox"/> 5 - Foam System <input type="checkbox"/> 6 - Halogen-Type System <input type="checkbox"/> 7 - Carbon Dioxide System <input type="checkbox"/> 0 - Other <input type="checkbox"/> U - Undetermined</p> <p>Required if fire was within designed range of AES</p>	<p>M4</p> <p>Number of Sprinkler Heads Operating</p> <p><input type="text"/></p> <p>Required if system operated</p>	

NFIRS-9 Apparatus or Resources

A							
11100	AK	05	18	2023	CCFR Station 3 (3)	2023-00003076	0
FDID	State	Month	Day	Year	Station	Number	Exposure

B Apparatus/Resource	Dates/Times	Sent	Number of People	Apparatus Use	Actions Taken
ID: <input type="text" value="E11"/> Type: <input type="text" value="11-Engine"/>	Dispatch: <input type="text" value="05/18/2023"/> <input type="text" value="05:19"/> Arrival: <input type="text" value="05/18/2023"/> <input type="text" value="05:29"/> Clear: <input type="text" value="05/18/2023"/> <input type="text" value="06:31"/>	<input checked="" type="checkbox"/> Sent <input type="text" value="2"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="11-Extinguishment by fire service personnel"/> <input type="text" value="12-Salvage & overhaul"/>
ID: <input type="text" value="E31"/> Type: <input type="text" value="11-Engine"/>	Dispatch: <input type="text" value="05/18/2023"/> <input type="text" value="05:15"/> Arrival: <input type="text" value="05/18/2023"/> <input type="text" value="05:21"/> Clear: <input type="text" value="05/18/2023"/> <input type="text" value="06:31"/>	<input checked="" type="checkbox"/> Sent <input type="text" value="2"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="11-Extinguishment by fire service personnel"/> <input type="text" value="12-Salvage & overhaul"/>
ID: <input type="text" value="FIRE2"/> Type: <input type="text" value="92-Chief officer car"/>	Dispatch: <input type="text" value="05/18/2023"/> <input type="text" value="05:20"/> Arrival: <input type="text" value="05/18/2023"/> <input type="text" value="05:29"/> Clear: <input type="text" value="05/18/2023"/> <input type="text" value="06:31"/>	<input checked="" type="checkbox"/> Sent <input type="text" value="1"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="81-Incident command"/> <input type="text" value="82-Notify other agencies."/>
ID: <input type="text" value="FIRE3"/> Type: <input type="text" value="92-Chief officer car"/>	Dispatch: <input type="text" value="05/18/2023"/> <input type="text" value="05:17"/> Arrival: <input type="text" value="05/18/2023"/> <input type="text" value="05:22"/> Clear: <input type="text" value="05/18/2023"/> <input type="text" value="06:31"/>	<input checked="" type="checkbox"/> Sent <input type="text" value="1"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="81-Incident command"/> <input type="text" value="82-Notify other agencies."/>
ID: <input type="text" value="FIRE4"/> Type: <input type="text" value="92-Chief officer car"/>	Dispatch: <input type="text" value="05/18/2023"/> <input type="text" value="05:25"/> Arrival: <input type="text" value="05/18/2023"/> <input type="text" value="05:25"/> Clear: <input type="text" value="05/18/2023"/> <input type="text" value="06:46"/>	<input checked="" type="checkbox"/> Sent <input type="text" value="1"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="81-Incident command"/> <input type="text" value="86-Investigate"/>
ID: <input type="text" value="M1"/> Type: <input type="text" value="76-ALS unit"/>	Dispatch: <input type="text" value="05/18/2023"/> <input type="text" value="05:19"/> Arrival: <input type="text" value="05/18/2023"/> <input type="text" value="05:28"/> Clear: <input type="text" value="05/18/2023"/> <input type="text" value="06:04"/>	<input checked="" type="checkbox"/> Sent <input type="text" value="3"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="11-Extinguishment by fire service personnel"/> <input type="text" value="12-Salvage & overhaul"/>
ID: <input type="text" value="M3"/> Type: <input type="text" value="76-ALS unit"/>	Dispatch: <input type="text" value="05/18/2023"/> <input type="text" value="05:15"/> Arrival: <input type="text" value="05/18/2023"/> <input type="text" value="05:21"/> Clear: <input type="text" value="05/18/2023"/> <input type="text" value="06:46"/>	<input checked="" type="checkbox"/> Sent <input type="text" value="2"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="11-Extinguishment by fire service personnel"/> <input type="text" value="12-Salvage & overhaul"/>
ID: <input type="text" value="POV"/> Type: <input type="text" value="99-Privately owned vehicle"/>	Dispatch: <input type="text" value="05/18/2023"/> <input type="text" value="05:14"/> Arrival: <input type="text" value="05/18/2023"/> <input type="text" value="05:21"/> Clear: <input type="text" value="05/18/2023"/> <input type="text" value="06:46"/>	<input checked="" type="checkbox"/> Sent <input type="text" value="7"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="11-Extinguishment by fire service personnel"/> <input type="text" value="12-Salvage & overhaul"/>
ID: <input type="text" value="R1"/> Type: <input type="text" value="71-Rescue unit"/>	Dispatch: <input type="text" value="05/18/2023"/> <input type="text" value="05:37"/> Arrival: <input type="text" value="05/18/2023"/> <input type="text" value="05:38"/> Clear: <input type="text" value="05/18/2023"/> <input type="text" value="06:46"/>	<input checked="" type="checkbox"/> Sent <input type="text" value="1"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="75-Provide equipment"/> <input type="text" value="11-Extinguishment by fire service personnel"/>
ID: <input type="text" value="U31"/> Type: <input type="text" value="60-Support apparatus, other"/>	Dispatch: <input type="text" value="05/18/2023"/> <input type="text" value="05:14"/> Arrival: <input type="text" value="05/18/2023"/> <input type="text" value="05:21"/> Clear: <input type="text" value="05/18/2023"/> <input type="text" value="06:46"/>	<input checked="" type="checkbox"/> Sent <input type="text" value="0"/>		<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	<input type="text" value="11-Extinguishment by fire service personnel"/> <input type="text" value="74-Provide apparatus"/>

NFIRS-10 Personnel

A	11100	AK	05	18	2023	CCFR Station 3 (3)	2023-00003076	0
	FDID	State	Month	Day	Year	Station	Number	Exposure

B Apparatus/Resource		Dates/Times		Sent	Number of People	Apparatus Use	Actions Taken	
ID:	E11	Dispatch:	05/18/2023	05:19	<input type="checkbox"/> Sent	2	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	11-Extinguishment by fire service personnel 12-Salvage & overhaul
Type:	11-Engine	Arrival:	05/18/2023	05:29				
		Clear:	05/18/2023	06:31				
Personnel ID	Name	Rank	Role	Attend	Actions Taken			
2634	Rhey, Shaun	Firefighter		<input type="checkbox"/>				
1631	Adams, John	Captain		<input type="checkbox"/>				

ID:	E31	Dispatch:	05/18/2023	05:15	<input type="checkbox"/> Sent	2	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	11-Extinguishment by fire service personnel 12-Salvage & overhaul
Type:	11-Engine	Arrival:	05/18/2023	05:21				
		Clear:	05/18/2023	06:31				
Personnel ID	Name	Rank	Role	Attend	Actions Taken			
4359	Madaras, Sylvia	Firefighter		<input type="checkbox"/>				
1489	Johns, Jayme	Captain		<input type="checkbox"/>				

ID:	FIRE2	Dispatch:	05/18/2023	05:20	<input type="checkbox"/> Sent	1	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	81-Incident command 82-Notify other agencies.
Type:	92-Chief officer car	Arrival:	05/18/2023	05:29				
		Clear:	05/18/2023	06:31				
Personnel ID	Name	Rank	Role	Attend	Actions Taken			
1015	Quinto, Eduardo	Assistant Chief	5588002-Officer	<input type="checkbox"/>				

ID:	FIRE3	Dispatch:	05/18/2023	05:17	<input type="checkbox"/> Sent	1	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	81-Incident command 82-Notify other agencies.
Type:	92-Chief officer car	Arrival:	05/18/2023	05:22				
		Clear:	05/18/2023	06:31				
Personnel ID	Name	Rank	Role	Attend	Actions Taken			
1800	Russell, Sam	Assistant Chief	5588002-Officer	<input type="checkbox"/>				

ID:	FIRE4	Dispatch:	05/18/2023	05:25	<input type="checkbox"/> Sent	1	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	81-Incident command 86-Investigate
Type:	92-Chief officer car	Arrival:	05/18/2023	05:25				
		Clear:	05/18/2023	06:46				
Personnel ID	Name	Rank	Role	Attend	Actions Taken			
1602	Jager, Daniel	Fire Marshal	5588002-Officer	<input type="checkbox"/>				

ID:	M1	Dispatch:	05/18/2023	05:19	<input type="checkbox"/> Sent	3	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other	11-Extinguishment by fire service personnel 12-Salvage & overhaul
Type:	76-ALS unit	Arrival:	05/18/2023	05:28				

		Clear:	05/18/2023	06:04		
Personnel ID	Name	Rank	Role	Attend	Actions Taken	
4775	Habig, Jenna	Firefighter		<input type="checkbox"/>		
2602	Balstad, Logan	Paramedic		<input type="checkbox"/>		
4288	Guizio, Connor	Firefighter		<input type="checkbox"/>		

ID:	M3	Dispatch:	05/18/2023	05:15	<input type="checkbox"/> Sent	2	<input type="checkbox"/> Suppression	11-Extinguishment by fire service personnel
Type:	76-ALS unit	Arrival:	05/18/2023	05:21			<input type="checkbox"/> EMS	12-Salvage & overhaul
		Clear:	05/18/2023	06:46			<input checked="" type="checkbox"/> Other	

Personnel ID	Name	Rank	Role	Attend	Actions Taken	
2963	Smith, Carmen	Paramedic		<input type="checkbox"/>		
4960	Odom, Garrett	Firefighter		<input type="checkbox"/>		

ID:	POV	Dispatch:	05/18/2023	05:14	<input type="checkbox"/> Sent	7	<input type="checkbox"/> Suppression	11-Extinguishment by fire service personnel
Type:	99-Privately owned vehicle	Arrival:	05/18/2023	05:21			<input type="checkbox"/> EMS	12-Salvage & overhaul
		Clear:	05/18/2023	06:46			<input checked="" type="checkbox"/> Other	

Personnel ID	Name	Rank	Role	Attend	Actions Taken	
3557	Boyd, Peter	Volunteer		<input type="checkbox"/>	11-Extinguishment by fire service personnel	12-Salvage & overhaul
5323	Carr, Emma	Firefighter		<input type="checkbox"/>	11-Extinguishment by fire service personnel	12-Salvage & overhaul
2106	Flynn, Peter	Engineer		<input type="checkbox"/>	11-Extinguishment by fire service personnel	12-Salvage & overhaul
1352	Fuette, Mark	Firefighter		<input type="checkbox"/>	11-Extinguishment by fire service personnel	12-Salvage & overhaul
4588	Hay, Dylan	Paramedic		<input type="checkbox"/>	11-Extinguishment by fire service personnel	12-Salvage & overhaul
4849	McGoey, William	Volunteer		<input type="checkbox"/>	11-Extinguishment by fire service personnel	12-Salvage & overhaul
4929	Spieth, Amie	Volunteer		<input type="checkbox"/>	11-Extinguishment by fire service personnel	12-Salvage & overhaul

ID:	R1	Dispatch:	05/18/2023	05:37	<input type="checkbox"/> Sent	1	<input type="checkbox"/> Suppression	75-Provide equipment
Type:	71-Rescue unit	Arrival:	05/18/2023	05:38			<input type="checkbox"/> EMS	11-Extinguishment by fire service personnel
		Clear:	05/18/2023	06:46			<input checked="" type="checkbox"/> Other	

Personnel ID	Name	Rank	Role	Attend	Actions Taken	
2696	Wilcock, Anne	Captain		<input type="checkbox"/>	75-Provide equipment	11-Extinguishment by fire service personnel

ID:	U31	Dispatch:	05/18/2023	05:14	<input type="checkbox"/> Sent	0	<input type="checkbox"/> Suppression	11-Extinguishment by fire service personnel
Type:	60-Support apparatus, other	Arrival:	05/18/2023	05:21			<input type="checkbox"/> EMS	74-Provide apparatus
		Clear:	05/18/2023	06:46			<input checked="" type="checkbox"/> Other	
Personnel ID	Name	Rank	Role	Attend	Actions Taken			

NFIRS-1S Supplemental

A

11100	AK	05	18	2023	CCFR Station 3 (3)	2023-00003076	0
FDID	State	Month	Day	Year	Station	Number	Exposure

Primary Narrative:

Response:

Units responded emergent to a report of a house fire on the 9000 block of Glacier Hwy.

Initial Assessment:

On arrival, units found a working fire with flames showing on the exterior AB corner of the building and smoke showing from the Division 1 roof ridge, gable, and eave vents.

360 survey completed. Structure is a 2-story single-family home with a daylight basement and an attached carport on the B-side. Division 1 has a front room with its own roof structure. Structure has light smoke on the interior. Utilities secured on 360. Occupant reports everyone is out of the structure. No other significant hazards noted.

Incident Action Plan:

Extinguish Fire in Division 1 Attic

Incident Structure:

F3 established Glacier Command. E31 established as the working pumper on the incident. JPD was requested to divert traffic around the scene to protect the operation. F2 assigned as Staging Officer. F4 assigned A-Side Tactical Supervisor. Red Cross was notified of the event but was cancelled when occupants left the scene.

Actions:

Units pulled 1.75" preconnected hose line to extinguish exterior fire and move into the front room. Water supply was established using a hydrant across Glacier Hwy from the incident. Units found fire in the roof of the AB corner of the structure. Fire was contained to the Division 1 front room.

Units pulled down the ceiling in the front room to extinguish fire in the roof and complete overhaul.

Primary search was completed in the structure to confirm building all clear. PPV ventilation and removal of the gable vent were conducted to ventilate the structure after fire control. A QRae meter was used to confirm air quality was acceptable prior to allowing entry without SCBA.

Units returned to service. Fire Marshal remained on scene to conduct initial investigation.

Additional Narrative (#1 of 1):

HOUSE ON FIRE. STARTED NEAR PROPANE TANK.
 FLAMES STARTED AT PROPANE TANK. FLAME WENT UP UNDER THE ROOF.
 C'S BOYFRIEND WENT BACK INSIDE.
 E31: CONFIRMED WORKING STRUCTURE FIRE. TWO STORY.
 FIRE3: ASSUMING IC. ALL UNITS GOING TO CHANNEL 2.
 FIRE3: WILL HAVE GLACIER HWY BLOCKED WITH A 5" HOSE LINE AND WILL NEED SOMEONE HERE FOR TRAFFIC CONTROL ON EITHER SIDE.
 FIRE2: REQUESTING RED CROSS FOR 3-4 RESIDENTS. THE HOUSE WON'T BE INHABITABLE.
 FIRE3: MAJORITY OF THE FIRE OUT. DOING OVERHAUL.
 FIRE3: WE BELIEVE THE FIRE IS OUT. WE'RE VENTILATING NOW AND DOING AIR MONITORING AND SHOULD BE DONE SOON.
 RED CROSS NOTIFIED (ABOUT 15 MINUTES AGO).
 FIRE3: FIRE IS OUT. COMMAND TERMINATED.

Certificate Of Completion

Envelope Id: 8C985CB5-5B78-4ED6-9A3F-4F0D4CB6065B
 Subject: Auction.com Purchase Agreement for OFR06512533; 9406 Glacier Hwy
 environment:
 Seller Name:
 Offer Number:
 Address:
 Document Type:
 Source Envelope:
 Document Pages: 35
 Certificate Pages: 5
 AutoNav: Enabled
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 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
 Envelope Originator:
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 1 Mauchly
 Irvine, CA 92618-2305
 online_contracts@auction.com
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 4/8/2025 8:25:24 AM
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 online_contracts@auction.com
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Signer Events

Mayra Cindy Garcia
 cindy.garcia0383@gmail.com
 Security Level: Email, Account Authentication
 (None), Authentication

Signature

DocuSigned by:

 47B34C2CACCC6448...
 Signature Adoption: Pre-selected Style
 Using IP Address: 107.116.255.37
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Timestamp

Sent: 4/8/2025 8:25:32 AM
 Viewed: 4/8/2025 8:30:45 AM
 Signed: 4/8/2025 8:32:27 AM

Authentication Details

ID Check:
 Transaction: 31036465822645
 Result: passed
 Vendor ID: LexisNexis
 Type: iAuth
 Recipient Name Provided by: Recipient
 Information Provided for ID Check: Address,
 SSN9, SSN4, DOB
 Performed: 4/8/2025 8:30:04 AM

Question Details:
 passed livedat.subdivision.real
 passed property.association.single.real
 passed property.purchasedwhen.fake
 passed property.street.in.city.real
 passed property.association.single.real
 passed county.lived.single.real

Electronic Record and Signature Disclosure:
 Accepted: 4/8/2025 8:30:45 AM
 ID: 58f44a16-dcee-4ae0-a262-c6001cf9be99

Samuel Garcia Trejo
 samydiana@gmail.com
 Security Level: Email, Account Authentication
 (None), Authentication

Signed by:

 84C5461A7D8143D...

Sent: 4/8/2025 8:25:32 AM
 Viewed: 4/8/2025 8:39:21 AM
 Signed: 4/8/2025 8:45:26 AM

Signature Adoption: Pre-selected Style
 Using IP Address: 107.116.255.37
 Signed using mobile

Authentication Details

ID Check:
 Transaction: 31036466128285
 Result: passed
 Vendor ID: LexisNexis
 Type: iAuth
 Recipient Name Provided by: Recipient
 Information Provided for ID Check: Address,
 SSN9, SSN4, DOB
 Performed: 4/8/2025 8:38:54 AM

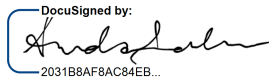
Question Details:
 passed property.city.real
 passed vehicle.historical.association.real
 passed corporate.association.fake
 passed property.association.single.real
 passed county.lived.single.real
 passed property.association.single.real

Electronic Record and Signature Disclosure:
 Accepted: 4/8/2025 8:39:21 AM
 ID: 46a173e1-4a3c-4bab-a289-a3127fdb8250

Signer Events

AMANDA SALMON
 salmonsellsalaska@gmail.com
 Valley Market Real Estate
 Security Level: Email, Account Authentication
 (None)

Signature



Signature Adoption: Drawn on Device
 Using IP Address: 104.28.116.190
 Signed using mobile

Timestamp

Sent: 4/8/2025 8:45:29 AM
 Viewed: 4/8/2025 9:05:05 AM
 Signed: 4/8/2025 9:06:12 AM

Electronic Record and Signature Disclosure:
 Accepted: 4/8/2025 9:05:05 AM
 ID: e4b374be-3380-4fb8-8da5-6788f36e681c

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	4/8/2025 8:25:32 AM
Certified Delivered	Security Checked	4/8/2025 9:05:05 AM
Signing Complete	Security Checked	4/8/2025 9:06:12 AM
Completed	Security Checked	4/8/2025 9:06:12 AM

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