

**AGENDA**  
**BOARD OF EQUALIZATION**  
**THE CITY AND BOROUGH OF JUNEAU, ALASKA**  
Wednesday, November 10, 2021 at 5:30 PM  
Virtual Meeting Only via Zoom Webinar  
<https://juneau.zoom.us/j/99741860260>  
or call: 1-253-215-8782 Webinar ID: 997 4186 0260

- I. Call to Order**
- II. Roll Call**
- III. Selection of Presiding Officer**
- IV. Approval of Agenda**
- V. Property Appeals**
- VI. Adjournment**

Attached is a 2021 commercial property appeal being brought before the Board of Equalization for final value determination. The Appellant and the Assessor were unable to reach an agreement for the parcel values. You will find for each parcel the following –

- Appellant's Appeal
- Appellant's Documentation at the time of Appeal
- Board of Equalization Presentation

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**Appeal No. 2021-0307**

**Appellant: Senate Properties LLC**

Parcel No.: 1C070B0J0010

Location: 175 S Franklin St

Type: Commercial – Retail/Office Space

**Appellant's Estimate of Value**

Site: \$750,000

Buildings: \$1,651,000

Total: \$2,401,000

**Original Assessed Value**

Site: \$1,785,000

Buildings: \$1,651,000

Total: \$3,436,000

**Recommended Value**

Site: \$1,785,000

Buildings: \$1,651,000

Total: \$3,436,000

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**Appeal No. 2021-0233**

**Appellant: Goldstein Improvement Company**

Parcel No.: 1C070A020011

Location: 122/124/126 Front St

Type: Commercial – Restaurant & Apartments

**Appellant's Estimate of Value**

Site: \$985,480

Buildings: \$506,800

Total: \$1,492,280

**Original Assessed Value**

Site: \$1,599,150

Buildings: \$506,800

Total: \$2,105,950

**Recommended Value**

Site: \$1,599,150

Buildings: \$506,800

Total: \$2,105,950

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**Appeal No. 2021-0235**

**Appellant: Goldstein Improvement Company**

Parcel No.: 1C070A020030

Location: 130/140 Front St & 106/110 Seward St

Type: Commercial – Restaurant/Retail/Office

**Appellant's Estimate of Value**

Site: \$644,928

Buildings: \$981,200

Total: \$1,626,128

**Original Assessed Value**

Site: \$987,600

Buildings: \$981,200

Total: \$1,968,800

**Recommended Value**

Site: \$987,600

Buildings: \$981,200

Total: \$1,968,800

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**Appeal No. 2021-0246**

**Appellant: Goldstein Improvement Company**

Location: 119 Second St &  
120/124/126/128/130/140 Seward St  
Type: Commercial – Mixed Use

Parcel No.: 1C070A020043

**Appellant's Estimate of Value**

Site: \$1,076,611  
Buildings: \$5,383,368  
Total: \$6,459,979

**Original Assessed Value**

Site: \$1,241,100  
Buildings: \$5,485,752  
Total: \$6,726,852

**Recommended Value**

Site: \$1,241,100  
Buildings: \$5,485,752  
Total: \$6,726,852

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**Appeal No. 2021-0234**

**Appellant: Goldstein Improvement Company**

Location: 214/216 Second St &  
201/205/209/217 Seward St  
Type: Commercial – Retail/Restaurant/Apts

Parcel No.: 1C070A040010

**Appellant's Estimate of Value**

Site: \$823,249  
Buildings: \$640,100  
Total: \$1,463,349

**Original Assessed Value**

Site: \$884,250  
Buildings: \$640,100  
Total: \$1,524,350

**Recommended Value**

Site: \$884,250  
Buildings: \$640,100  
Total: \$1,524,350

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**Appeal No. 2021-0197**

**Appellant: Goldstein Improvement Company**

Location: 224 Second St  
Type: Commercial – Vacant/Parking Lot

Parcel No.: 1C070A040020

**Appellant's Estimate of Value**

Site: \$286,000  
Buildings: \$0  
Total: \$286,000

**Original Assessed Value**

Site: \$405,300  
Buildings: \$0  
Total: \$405,300

**Recommended Value**

Site: \$405,300  
Buildings: \$0  
Total: \$405,300

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**VI. Adjournment**