

CITY BOROUGH OF JUNEAU BOARD OF EQUALIZATION
Tuesday, November 9, 2021 at 5:30 PM via Zoom Webinar
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AGENDA
BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA
Tuesday, November 9, 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. Late File Appeals**
- VI. Property Appeals**
- VII. 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

Appeal No. 2021-0530

Appellant: Grant Properties LLC
Parcel No.: 5B1201000033

Location: 5011/5015 Short St
Type: Industrial – Warehouses

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: \$1,421,359	Site: \$2,228,400	Site: \$2,228,400
Buildings: \$1,315,900	Buildings: \$1,315,900	Buildings: \$1,315,900
Total: \$2,737,259	Total: \$3,544,300	Total: \$3,544,300

Appeal No. 2021-0531

Appellant: Grant Properties LLC
Parcel No.: 5B1201000052

Location: 5220 Stark St
Type: Commercial - Vacant

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: \$544,000	Site: \$742,500	Site: \$742,500
Buildings: \$0	Buildings: \$0	Buildings: \$0
Total: \$544,000	Total: \$742,500	Total: \$742,500

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Appeal No. 2021-0534

Appellant: Midway Business Center LLC

Parcel No.: 5B1201020150

Location: 5434 Shaune Dr

Type: Commercial – Garage/warehouse/mini-storage

Appellant's Estimate of Value

Site: \$324,000

Buildings: \$648,000

Total: \$972,000

Original Assessed Value

Site: \$436,400

Buildings: \$648,000

Total: \$1,084,400

Recommended Value

Site: \$436,400

Buildings: \$648,000

Total: \$1,084,400

Appeal No. 2021-0535

Appellant: Midway Business Center LLC

Parcel No.: 5B1201020160

Location: 5422 Shaune Dr

Type: Commercial – Garage/warehouse/mini-storage

Appellant's Estimate of Value

Site: \$324,000

Buildings: \$648,000

Total: \$972,000

Original Assessed Value

Site: \$436,400

Buildings: \$648,000

Total: \$1,084,400

Recommended Value

Site: \$436,400

Buildings: \$648,000

Total: \$1,084,400

Appeal No. 2021-0538

Appellant: Jeffrey Grant

Parcel No.: 5B2101000030

Location: NBN James Blvd

Type: Commercial – Vacant

Appellant's Estimate of Value

Site: \$1,040,076

Buildings: \$0

Total: \$1,040,076

Original Assessed Value

Site: \$1,310,550

Buildings: \$0

Total: \$1,310,550

Recommended Value

Site: \$1,310,550

Buildings: \$0

Total: \$1,310,550

Appeal No. 2021-0537

Appellant: Gastineau Mobile Home Park Inc

Parcel No.: 6D0701040000

Location: 5050 N Douglas Hwy

Type: Commercial – Mobile Home Park

Appellant's Estimate of Value

Site: \$191,200

Buildings: \$106,900

Total: \$298,100

Original Assessed Value

Site: \$280,800

Buildings: \$106,900

Total: \$387,700

Recommended Value

Site: \$280,800

Buildings: \$106,900

Total: \$387,700

VI. Adjournment

BOARD OF EQUALIZATION ORIENTATION

NOTE: Members are encourage to review, from your training material, the April 19, 2013 Memorandum prepared by former City Attorney John Hartle, for further helpful guidance.

A. Quasi-Judicial Role & Responsibilities - CBJ 15.05.185

1. Be a fair & impartial tribunal - no bias/preconceived ideas; no ex parte contact
 - a. Member may not deliberate or vote on any matter in which member has a personal or financial interest (defined in CBJ 01.45.360); conflict of interest check needed prior to hearing to allow substitution; may call legal advisor
 - b. **Avoid expressing opinions or including commentary in questions to the parties.**
 - c. **Opinions on the evidence/position of parties should await BOE deliberations.**
2. Afford both parties due process - fair notice and opportunity to be heard

Must allow both sides time to review new evidence presented at hearing
3. Decide appeals on *evidence presented* in packet and at hearing.
4. Make record of proceeding that clearly and accurately reflects:
 - a. Taxpayer/Appellant's claim and factual evidence offered to support it
 - b. Assessor's process/position and factual evidence offered to support both
 - c. That each side had adequate opportunity to present relevant evidence/review & rebut other party's evidence
 - d. BOE's thorough deliberations & consideration of the evidence
 - e. BOE's findings of fact & conclusions of law re burden of proof & the evidence relied on as basis of decision
 - f. Rationale & evidentiary basis of BOE's decision, to enable meaningful review by the Superior Court in the event of an appeal

B. Legal Standard for Granting Appeal on Merits for *Error in Valuation*

1. Starting point: under AK law, Assessor's **assessments are presumed to be correct.**
2. **Burden of proof on Appellant to prove error - unequal, excessive, improper, or under valuation based on facts** that are stated in a valid written appeal or proven at the appeal hearing
3. If and only if Appellant meets burden does burden shift to Assessor to rebut Appellant's evidence of error

4. Law does not bind Assessor to follow a particular formulas, rules or methods of valuation, but grants broad discretion in selecting valuation methods-as long as reasonable basis
5. Technical evidentiary rules don't apply
Relevant evidence admissible if sort relied on by responsible persons
May exclude irrelevant, repetitious evidence
6. **Only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under valuation based on facts**

C. Alternative Actions for Appeals Heard on the Merits

- a. **Deny appeal** because Appellant failed to prove error in valuation with factual evidence.
- b. **Grant appeal & adjust assessment *as requested by Appellant***. (only if Appellant's valuation evidence supports proposed assessment value)
- c. **Grant appeal & *adjust (lower or raise) assessment differently***. (if and only if supported by sufficient evidence of value in record.)
- d. **Grant appeal & *remand to Assessor for reconsideration of value*** (remand is mandatory if error found, but insufficient evidence of value in record.)

D. LATE-FILED APPEALS – Legal Standard for Accepting

1. Potential *merit* of appeal is irrelevant.
2. Jurisdictional authority to hear only *timely-filed appeals*
3. Appeal must be filed w/in 30 days from date assessment notice is mailed
4. Only “accepted” late-filed appeals may proceed to a hearing on the merits.
5. If 30 day deadline missed, RIGHT to appeal CEASES and BOE **cannot accept or hear** appeal, **unless BOE finds that taxpayer was unable to comply due to situation beyond taxpayer's control** (See Hartle memo)
6. Burden to prove inability to comply is on Taxpayer.
7. BOE Action Alternatives: **Deny** Late-file or **Accept, so hearing can be scheduled.**

BOE HEARING GUIDELINE

- I. Call to Order
 - II. Roll Call - Chairs asks clerk to call the roll
 - III. Appeals will be heard first, followed by *Timeliness* Hearings on Late-filed Appeals
 - IV. Introduce first Appeal case for hearing:

We're on the record with respect to 'Petition for Review of Assessed Value' filed by _____ with respect to Parcel Id. No. _____
 - IV. Review Hearing Rules/Procedure (For each appeal, unless all in attendance at beginning)
 - A. Time allocated to each side: approx. 15 min, including BOE questions
 - B. State name for record and speak clearly in to mic, use surnames/maintain decorum
 - C. Appellant taxpayer goes 1st
Has **burden to prove an error—an unequal, excessive, improper or under valuation** based on presented factual evidence
 - D. Assessor - presents Assessor's evidence in response
 - E. Appellant rebuttal, if time reserved
 - F. Hearing closes after presentations
 - G. BOE action/deliberation
 - H. Any questions? Parties ready to proceed?
 - V. Hearing - party presentations & all BOE questioning
 - VI. Close Hearing, move to BOE action
 - A. BOE reviews/discusses evidence presented, or goes directly to B.
 - B. Member makes motion, Chair restates motion
 - C. Members speak to the motion/make findings
 - D. BOE votes/takes action on motion
 - E. Chair announces whether motion carries/fails
 - VII. Call next appeal, repeat IV – VI
 - VIII. Late-Filed Appeals, if any (SEE LATE-FILED APPEALS – PROCESS)
 - IX. Adjourn
-

BOE Action Options:

1. **Deny appeal** because Appellant failed to prove error in valuation with factual evidence.
2. **Grant appeal & adjust assessment as requested by Appellant.** (if Appellant's evidence supports proposed assessment value)
3. **Grant appeal & adjust (lower or raise) assessment differently.** (if and only if supported by sufficient evidence of value in record.)
4. **Grant appeal & remand to Assessor for reconsideration of value** (remand is mandatory if error found, but insufficient evidence of value in record.)

SAMPLE MOTIONS

1. To DENY appeal

I MOVE that the Board *GRANT* the appeal and I ASK for a NO VOTE

Because . . .

Appellant didn't prove/provide evidence of error in assessment
and/or

For the evidence/reasons provided by the Assessor . . .

2. To GRANT appeal & ADJUST assessment AS REQUESTED

I MOVE that the Board *GRANT* the appeal and ADJUST the assessment *AS REQUESTED BY APPELLANT* to \$_____, and I ask for a YES VOTE

Because . . .

Appellant proved there was error . . .

[specify . . . **unequal, excessive, improper, or under valuation**]
based on facts

AND

We find requested assessment is supported by sufficient evidence in the record

3. To GRANT appeal & ADJUST assessment OTHERWISE

I MOVE that the Board *GRANT* the appeal and ADJUST the assessment to \$_____, and I ASK FOR A YES VOTE

Because . . .

Appellant proved there was error . . .

[specify . . . **unequal, excessive, improper, or under valuation**]
based on facts

AND

We find sufficient evidence of value in record to support this assessment

4. To GRANT appeal & REMAND for RECONSIDERATION of ASSESSMENT

I MOVE that the Board *GRANT* the appeal and REMAND to the ASSESSOR for RECONSIDERATION of the ASSESSMENT, and I ASK FOR A YES VOTE

Because . . .

Appellant proved there was error . . .

[specify . . . **unequal, excessive, improper, or under valuation**]
based on facts

AND

We find insufficient evidence of value in the record

**FROM THE OFFICE OF THE CITY CLERK
LINKS TO BOE HEARING PACKETS 2021
UPDATED: November 3, 2021 (living document)**

At the request of the Appellants Representative – Attorney at Law Robert Spitzfaden below are links to access the BOE Hearing Packets from previous BOE Hearings to be included as part of the appeal records as well as the recordings of previous hearings. Each packet is quite large so it requires downloading the packet through a file-share program.

Hard copies of BOE packets are available in the City Clerk's Office at City Hall, 155 S. Seward St Room 202. Below are links to the Zend To file-share that will allow you to download the packet to your computer as well as a link to the BOE website with the same links and the Zoom link for BOE Hearings.

For additional needs please contact the City Clerk's Office at 907-586-5278 or city.clerk@juneau.org

Link to November 9, 2021 BOE Hearing Packet (live link until 11/16)

Go to: <https://juneau.org/clerk/boards-committees/boards-master-list/boe> for 11/9 packet link

Link to November 4, 2021 BOE Hearing Packet (live link until 11/12)

Go to: <https://juneau.org/clerk/boards-committees/boards-master-list/boe> for 11/4 packet link

Link to November 2, 2021 BOE Hearing Packet & Additional Material (live link until 11/9):

<https://fileshare.ci.juneau.ak.us/pickup.php?claimID=hjhfhndg4fdWkXd&claimPasscode=ir76hM8tTupN5Ttk>

Link to October 28, 2021 BOE Hearing Packet & Additional Material (live link until 11/9):

<https://fileshare.ci.juneau.ak.us/pickup.php?claimID=6TFmNz9Jt2Boatsw&claimPasscode=68RZD9PkCbrMacmj>

Link to October 21, 2021 BOE Hearing Packet & Additional Material (live link until 11/9):

<https://fileshare.ci.juneau.ak.us/pickup.php?claimID=dCJT2PC7JUEieWkX&claimPasscode=QeBdUrbHKUuEx6fg>

Link to October 20, 2021 BOE Hearing Packet & Additional Material (live link until 11/9):

<https://fileshare.ci.juneau.ak.us/pickup.php?claimID=3gnzWRYzxBdeArvV&claimPasscode=U6zqHuZTShhUJuv6>

Zoom Cloud Recording of November 2, 2021 BOE Hearing:

https://juneau.zoom.us/rec/share/6cw7NPo8IxiZ-k_0FvnL3h8aDIoaWHBlmEPMb71NrckJt3pzKv8juDBRW1lXpc26.o1ol8KeNsQsu_ayr

Access Passcode: gg\$2X@Ni

Zoom Cloud Recording of October 28, 2021 BOE Hearing:

https://juneau.zoom.us/rec/share/pTLs5B5uBnPU0fEJ34V_F3P2iaPAvzDwJMIPwnPIVIOcL4JOJTvgZEefXW5nAdk.SVklDOKj4pWf8nW Passcode: +!H1+xmE

Zoom Cloud Recording of October 21, 2021 BOE Hearing:

<https://juneau.zoom.us/rec/share/Hc9toKLCIKRSXMs9lRYBSopOeHGSH9iLswx6T09tGcrbpevzUUxKjQX1u0fjatL9Mf0lTxOBLVBoARv>

Access Passcode: %20&apx%

Zoom Cloud Recording of October 20, 2021 BOE Hearing:

https://juneau.zoom.us/rec/share/u5rwjVBRagO3YJYCvn1VkjVHRjED5a5Gtmc-dBKLxBg_X19tpq6RzRDMk7JAKIYc.SjNY2FAzl0MkhGSy

Access Passcode: 0ZkV3* @*

Zoom Webinar Link for attending BOE Hearings: <https://juneau.zoom.us/j/99741860260> or
to call in: 1-253-215-8782 Webinar ID: 997 4186 0260

Board of Equalization webpage: <https://juneau.org/clerk/boards-committees/boards-master-list/boe>

From: [Bob Spitzfaden](#)
To: [City Clerk](#)
Subject: RE: Zoom Cloud Recordings of BOE Hearings for Oct 20 & 21, 2021
Date: Wednesday, October 27, 2021 2:47:22 PM

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

Please ensure the below listed recordings are part of the record in the Board hearings of taxpayer appeals to be held on October 28 and November 4, 9 and 10.

Robert S. Spitzfaden

From: City Clerk <City.Clerk@juneau.org>
Sent: Monday, October 25, 2021 7:57 PM
To: 'PeggyAnn' <peggyann@gci.net>; 'engstrom.sally@yahoo.com' <engstrom.sally@yahoo.com>; 'mail@cooganalaska.com' <mail@cooganalaska.com>; 'Bob Spitzfaden' <spitz@gci.net>
Cc: City Clerk <City.Clerk@juneau.org>
Subject: Zoom Cloud Recordings of BOE Hearings for Oct 20 & 21, 2021

Hello,

Below are links to the cloud recordings for October 20 & 21, 2021 BOE Hearings as well as a link to the Board of Equalization webpage that has upcoming agenda's and links to packets as they become available, if you are interested.

The below video recording links are 'live' through 11:59pm 11/1/2021 (and downloadable)

BOE Hearing 10/20/2021 Cloud Recording:

https://juneau.zoom.us/rec/share/wSu_tBcPBB5D0E4S92pZX0eUb8ruA3Dok-t0aBJB_DPnbTKbljeisbMyITo7M0Y5.M1G6Djx47F3UqPB

Access Passcode: 0ZkV3*@*

BOE Hearing 10/21/2021 Cloud Recording:

<https://juneau.zoom.us/rec/share/Hc9toKLCIKRSXMs9lRYBSopOeHGSH9iLswx6T09tGcrbp evzUUxKjQX1u0fjatL9Mf0lTxOBLVBoARv>

Access Passcode: %20&apx%

BOE Webpage: <https://juneau.org/clerk/boards-committees/boards-master-list/boe>

Thank you,
Diane 'Di' Cathcart
Deputy Municipal Clerk
907.586.5278

From: [Bob Spitzfaden](#)
To: [City Clerk](#)
Subject: October 21 record
Date: Wednesday, October 27, 2021 3:12:25 PM

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

Please ensure that pages 3-568 of the updated Board of Equalization record of October 20, 2021 are part of the record for the Board hearings on October 28, November 2, 4, 9 and 10.

I am representing the appellants in all of those cases.

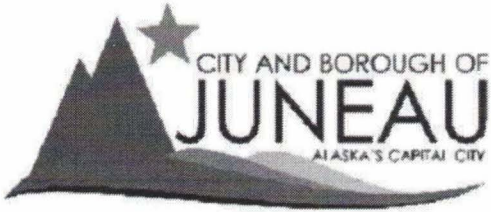
Robert S. Spitzfaden

From: [Bob Spitzfaden](#)
To: [City Clerk](#)
Subject: April report
Date: Wednesday, October 27, 2021 3:20:33 PM
Attachments: [assessment valuations summary report april 2021.pdf](#)

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

Please ensure the attached report is provided to the Board and part of the record for the hearings of October 28, November 2,4,9 and 10 as I represent all of those appellants.

Robert S. Spitzfaden



Finance Department
Assessor Division
155 S Seward St.
Juneau AK 99801
(907)586-5215

Assessment Valuations Summary Report

City and Borough of Juneau

For Assessment Year 2021

Assessment Date (Effective Valuation Date): January 1,

2021 Report Date: April, 2021

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Special Message for 2021

We are in the process of a major review of the valuation models, the assessed values and the assessment level for all Juneau commercial properties.

Commercial property valuations are challenging in Juneau. We are a somewhat isolated market with a limited number of commercial properties available and a fairly low number of sales. Up until late this last year there was no requirement that the sales price be disclosed in real estate transactions. So, besides starting with a low number of sales we only had data on a portion of those.

It would seem that those challenges resulted in assessed values for commercial properties, on a whole, not being increased for the past 10 or more years causing the commercial property assessed values to lag behind the market. This caused a tax shift. A tax shift occurs when the tax burden that should be paid by one party is shifted to being paid by another party. In this case the shift was from commercial properties onto residential properties.

To rectify this tax shift the commercial property assessed values must be brought up to market. This means that commercial properties will see increases that should have occurred in smaller increments for the past 10 plus years being applied in a few years. Because the increases will represent multi-year corrections they may seem to be significant increases.

This first year we are addressing the land component. Next year we will refine the land adjustments and also start making adjustments to the improvement portion of the commercial values. The more sales, market and lease information we can gather the better our basis for market analysis. For sales, the primary year we look at is the last year. For property types with fewer sales, which include all commercial property types, we expand the sales data up to 5 years back until we have a large enough sample. For special studies we occasionally go back 10 or more years.

Overall residential assessed property values increased 3.16% from 2020 to 2021
Overall commercial assessed property values increased 17.97% from 2020 to 2021
Overall vacant land assessed property value decreased by 12.98% from 2020 to 2021
Business Personal Property Values increased 0.5% from 2020 to 2021
Overall Taxable value increase before appeals 7.00%
Estimated taxable value increase after appeals 6.49%

Scope

Scope of Work

The valuation of all taxable property within the City and Borough of Juneau (CBJ).

Client & Intended Users

The intended user(s) of this report are the Borough Assessor's Office.

Intended Use

This report is intended for use by the Assessor's Office in the administration of ad valorem property taxation.

It is not intended to serve as an all encompassing report but as a summary report of the relevant valuations. Additional supporting documentation can be found on the CBJ Assessor webpage at <https://juneau.org/finance/assessor-office>

Effective Date

The effective date of this report and the associated values is January 1, 2021 for all property types.

For ad valorem tax purposes the Assessor is required by law to annually value all property as of January 1st of each year, at one hundred percent of the true and fair market value.

Identification of Property

The subject properties of this report are all taxable real and personal properties within The City and Borough of Juneau.

CBJ 15.05.100 Determination of full and true value:

Property shall be assessed at its full and true value in money, as of January 1 of the assessment year. In determining the full and true value of property in money, the person making the return, or the assessor, as the case may be, shall not adopt a lower or different standard of value because same is to serve as a basis of taxation, nor shall the assessor adopt as a criterion of value the price for which the property would sell at auction, or at a forced sale, either separately or in the aggregate with all of the property in the taxing district, but the assessor shall value the property at a sum which the assessor believes it is fairly worth in money at the time of assessment.

(CBJ Code 1970, § 15.05.100; Serial No. 70-33, § 3, 1971)

State law reference(s)—Full and true value, AS 29.45.110.

Valuation Summary

Assessment Process Overview

Sales Data Procedures

Sales data was gathered and considered through a sales validation and verification process.

Sales utilized for analysis are from the range of January 1, 2016 to December 31, 2020 for commercial property. There were a total of 54 qualified sales with confirmed sale prices for the main analysis set, 53 after eliminating one non-market sale during the analysis.

Sales utilized for analysis are from the range of January 1, 2018 to December 31, 2020 for residential property. There were a total of 1,025 qualified sales of residential properties with confirmed sale prices for the main analysis set, 1,030 after additional sales data was qualified.

Model Specification & Calibration Procedures

Mass appraisal models utilized in generating values have gone through the processes and Specification and Calibration.

Three Approaches to Value

Cost Approach – is calibrated through trends in costs.

Sales Comparison Approach – utilizes market sales.

Income Approach – utilizes industry standard and/or individual property data.

For many classes of properties our CAMA utilizes a model that is a hybrid of the Cost and Sales Comparison approaches; a Market Adjusted Cost Approach.

Analysis and Valuation Overview

Summary of Market Indications

- A lot of work was done this year cleaning up the commercial property sales data. There is still more work to be done but good progress was made. That resulted in us having 57 market sales from the past 5 years for which we had sales prices. Removing the 3 boathouse sales left 54 sales as the main set for analysis. One additional sale was eliminated as non-market while doing the analysis so the final set was 53 sales plus 3 boathouse sales that were dealt with separately.
- Below is a table that summarizes some of the ratios from comparing assessed values to sales. A ratio of 1.00 would be right at market, a ratio under 1.00 indicates that properties are undervalued. This analysis compares 01/01/2020 assessed values to 01/01/2021 market value.

<i>Property Class</i>	<i>Count</i>	<i>Mean</i>	<i>Median</i>
Commercial Land	12	0.4095	0.3928
Commercial Improved Properties (Core Types)	35	0.7748	0.8112
Commercial Properties Overall	57	0.7149	0.7411
Residential Properties (for class equity comparison)	1025	0.9791	0.9809

- The residential market appeared strong in 2020 with growth in single family homes, attached homes, and residential condos.

Property Type	2018 Median Sale Price	2019 Median Sale Price	2020 Median Sale Price
Single Family Homes	420,000	419,900	440,450
Attached Homes	298,500	309,000	325,000
Residential Condos	216,500	230,700	240,000

Summary of Performance Tests and Measures (Statistics) Commercial

This summary report shows statistics from the starting point for assessment year 2021. We had a starting ratio of 0.7839 for the mean and 0.7881 for the median for improved commercial properties and a mean of 0.3800 and median of 0.3922 for vacant commercial properties.

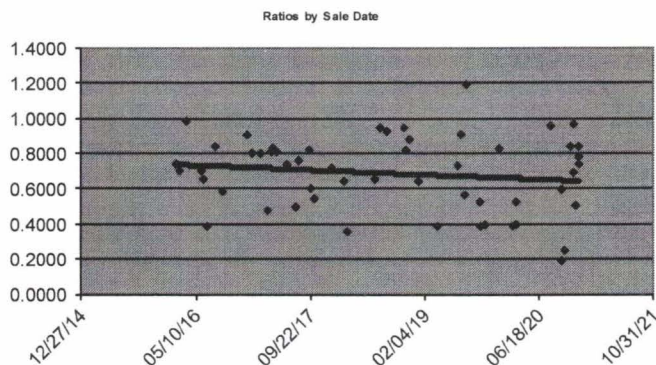
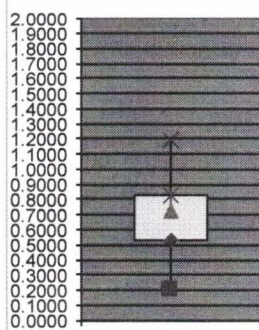
AY2021- Comm- Set 2- 20210316- No19- All, 5 Yr, 5% Trend					
Summary Report					
Statistics			IAAO Standards for COD		
Current	Proposed				
54	54	Count	(Number of Records with Ratio)	SFR	15.0 or less
0.1959	0.3419	Minimum Ratio		SFR-newer/homog	10.0 or less
1.1908	1.6221	Maximum Ratio		Income Properties	20.0 or less
0.9950	1.2801	Range		Income-Urban area	15.0 or less
0.6879	0.8989	Mean	(This is the average ratio for your sample.)	Vacant Land	20.0 or less
0.7286	0.8375	Median	(This is the mid-point value for your sample. Preferred measure of central tendency.)		
0.5418	0.7694	Weighted Mean			
2.3448	4.4163	Sum of the Square of Deviations			
0.1720	0.2321	AAD			
0.2103	0.2887	Standard Deviation			
23.6036	27.7094	COD	(Good indicator of confidence level.)	Coefficients (0=Normal Distribution)	
30.5772	32.1131	COV		Kurtosis	-0.3111
1.2696	1.1683	PRD- Price-Related or Factor Differential		Skewness	-0.2814
		(PRD s/b between 0.98 & 1.03, IAAO)		Alt.Cyhelsky's Skew	-0.1481
		(PRD over 1=Regressive)		Alt.Pearson's Skew	-0.5808

Trending Factors

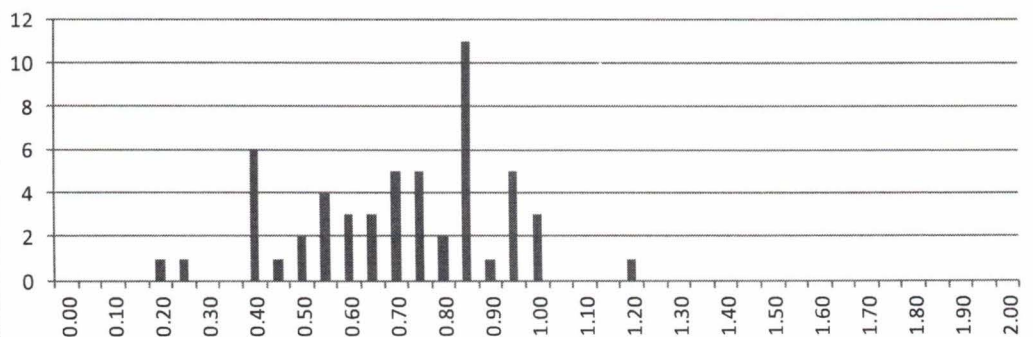
0.98 Target Level
1.4246 Factor on Mean
1.3450 Factor on Median
1.8087 Factor on Weighted Mean

Normal / Skewed Distribution Evaluation

0.0407 Differential Mean to Median
23 Number of data points below the mean.
31 Number of data points above the mean.
*Note- # below/above works on data sets up to 5,000 pts.

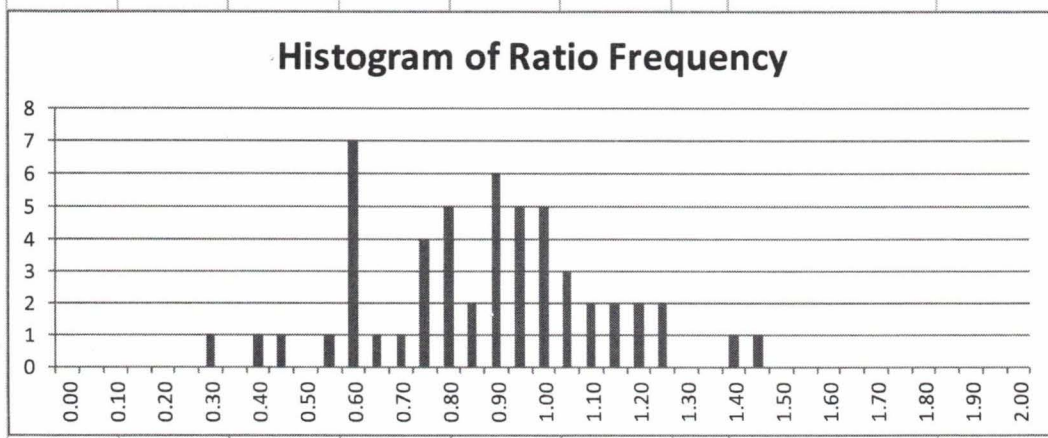
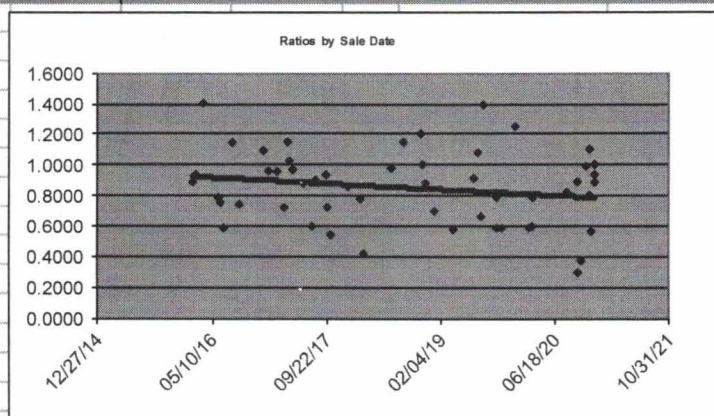
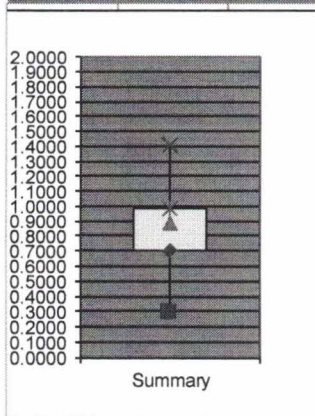


Histogram of Ratio Frequency



This second summary report shows the statistics after calibrating the values. After calibration we had an overall mean of 0.8526 and an overall median of 0.8853 for commercial properties. We had a mean of 0.9142 and median of 0.9228 for improved commercial properties and a mean of 0.6631 and median of 0.5902 for vacant commercial properties.

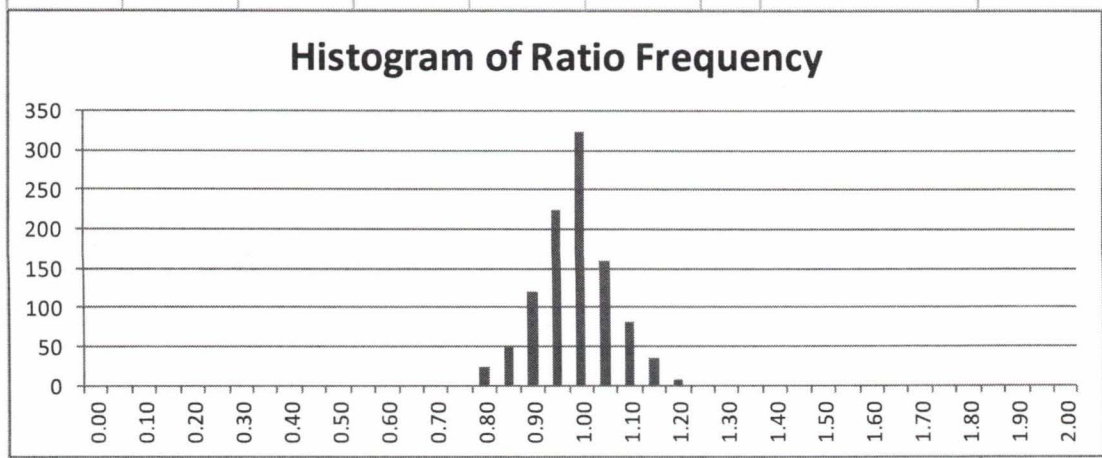
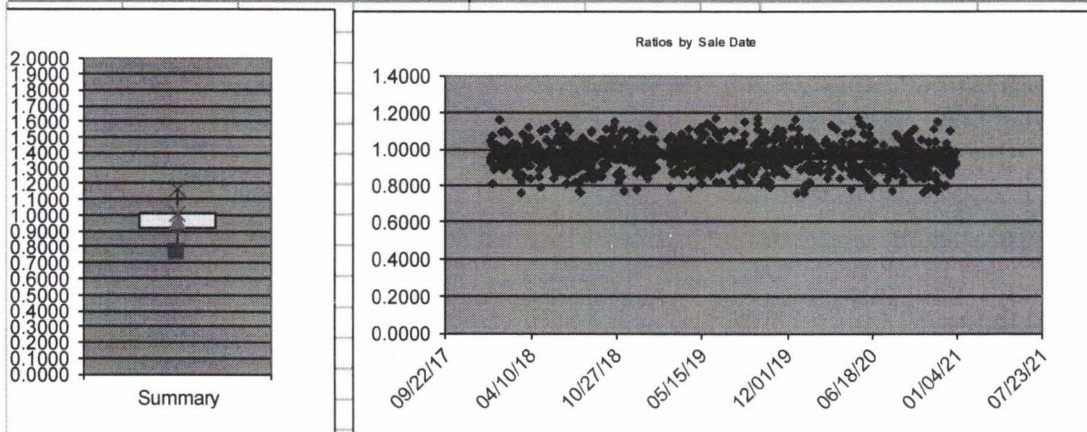
AY2021- Comm- Set 2 Updated AVs Live1- 20210316- No 19- All, 5 Yr, 5% Trend					
Summary Report					
		IAAO Standards for COD			
Statistics		SFR			
Current	Proposed			SFR-newer/homog	15.0 or less
53	53	Count	(Number of Records with Ratio)		Income Properties
0.2932	0.2932	Minimum Ratio			20.0 or less
1.4091	1.4091	Maximum Ratio			Income-Urban area
1.1159	1.1159	Range			15.0 or less
0.8526	0.8526	Mean	(This is the average ratio for your sample.)		
0.8853	0.8853	Median	(This is the mid-point value for your sample. Preferred measure of central tendency.)		
0.6981	0.6981	Weighted Mean			
3.0313	3.0313	Sum of the Square of Deviations			
0.1908	0.1908	AAD			
0.2414	0.2414	Standard Deviation			
21.5490	21.5490	COD	(Good indicator of confidence level.)		Coefficients (0=Normal Distribution)
28.3180	28.3180	COV			Kurtosis
1.2214	1.2214	PRD- Price-Related or Factor Differential			-0.0245
		(PRD s/b between 0.98 & 1.03, IAAO)			Skewness
		(PRD over 1=Regressive)			0.0181
					Alt.Cyhelsky's Skew
					-0.0943
					Alt.Pearson's Skew
					-0.4059
Trending Factors		Normal / Skewed Distribution Evaluation			
0.85 Target Level		0.0327 Differential Mean to Median			
0.9969 Factor on Mean		24 Number of data points below the mean.			
0.9601 Factor on Median		29 Number of data points above the mean.			
1.2176 Factor on Weighted Mean		*Note- # below/above works on data sets up to 5,000 pts.			



Summary of Performance Tests and Measures (Statistics) Residential

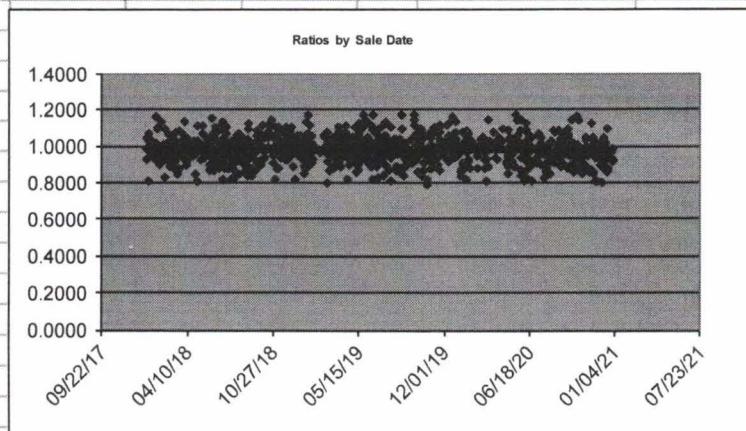
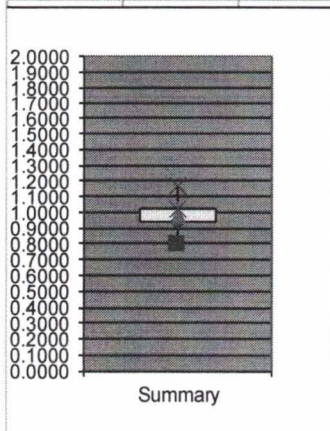
This summary report shows statistics for residential properties from the starting point for assessment year 2021 showing mean and median ratios of 0.96.

AY2021			
Summary Report Before Calibration			
Statistics		IAAO Standards for COD	
Current		SFR	15.0 or less
1025	Count	SFR-newer/homog	10.0 or less
0.7611	Minimum Ratio	Income Properties	20.0 or less
1.1691	Maximum Ratio	Income-Urban area	15.0 or less
0.4080	Range	Vacant Land	20.0 or less
0.9629	Mean	(This is the average ratio for your sample.)	
0.9653	Median	(This is the mid-point value for your sample. Preferred measure of central tendency.)	
0.9638	Weighted Mean		
5.8049	Sum of the Square of Deviations		
0.0579	AAD		
0.0753	Standard Deviation	Coefficients (0=Normal Distribution)	
5.9992	COD	Kurtosis	#DIV/0!
7.8193	COV	Skewness	#DIV/0!
0.9990	PRD- Price-Related or Factor Differential	Alt. Cyhelsky's Skew	-0.0263
	(PRD s/b between 0.98 & 1.03, IAAO)	Alt. Pearson's Skew	-0.0969
	(PRD over 1=Regressive)		
Trending Factors		Normal / Skewed Distribution Evaluation	
0.85 Target Level		0.0024 Differential Mean to Median	
0.8828 Factor on Mean		499 Number of data points below the mean.	
0.8805 Factor on Median		526 Number of data points above the mean.	
0.8819 Factor on Weighted Mean		*Note- # below/above works on data sets up to 5,000 pts.	

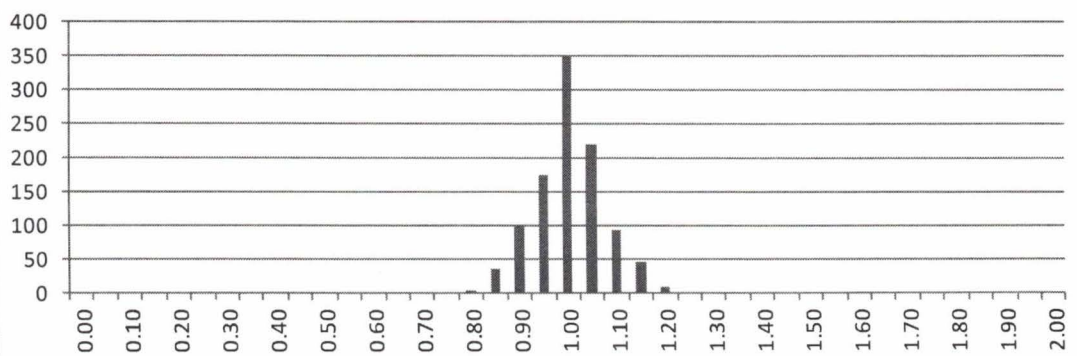


This second summary report shows the statistics for residential properties after calibrating the values for assessment year 2021 showing mean and median ratios of 0.98.

AY2021					
Summary Report After Calibration					
				IAAO Standards for COD	
Statistics				SFR	15.0 or less
Current				SFR-newer/homog	10.0 or less
1030	Count	(Number of Records with Ratio)		Income Properties	20.0 or less
0.7940	Minimum Ratio			Income-Urban area	15.0 or less
1.1745	Maximum Ratio			Vacant Land	20.0 or less
0.3805	Range				
0.9791	Mean	(This is the average ratio for your sample.)			
0.9809	Median	(This is the mid-point value for your sample. Preferred measure of central tendency.)			
0.9756	Weighted Mean				
5.0141	Sum of the Square of Deviations				
0.0533	AAD				
0.0698	Standard Deviation			Coefficients (0=Normal Distribution)	
5.4347	COD	(Good indicator of confidence level.)		Kurtosis	#DIV/0!
7.1297	COV			Skewness	#DIV/0!
1.0035	PRD- Price-Related or Factor Differential			Alt.Cyhelsky's Skew	-0.0214
	(PRD s/b between 0.98 & 1.03, IAAO)			Alt.Pearson's Skew	-0.0793
	(PRD over 1=Regressive)				
Trending Factors			Normal / Skewed Distribution Evaluation		
0.85 Target Level			0.0018 Differential Mean to Median		
0.8682 Factor on Mean			504 Number of data points below the mean.		
0.8665 Factor on Median			526 Number of data points above the mean.		
0.8712 Factor on Weighted Mean			*Note- # below/above works on data sets up to 5,000 pts.		



Histogram of Ratio Frequency



Overview Reconciliation & Conclusions

If we were a larger jurisdiction with thousands of sales and hundreds of sales in particular subsets, then we could make more drastic changes to correct the imbalance between residential and commercial properties more quickly but with limited sales we need to be a little more cautious.

Over the next few years we will work to:

- Bring more uniformity between the commercial and residential property classes
- Bring more uniformity between the commercial subclasses
- Correct the imbalance in the distribution of the value between the land component and the building component(s).

This year will just be a first step. For most properties the increase will be applied to just the land component this year. For some classes of properties that have no land component or only a token land value, the increase will be applied to the buildings. This will bring all commercial properties closer to market. Next year we will take another step towards parity with residential properties. This will likely involve a further increase in land and, at least in some cases, a reduction in the building component.

The adjustment being applied this year will result in a 50% increase in the land component for most commercial properties. One class of properties, boathouses, will actually see a 20% reduction this year.

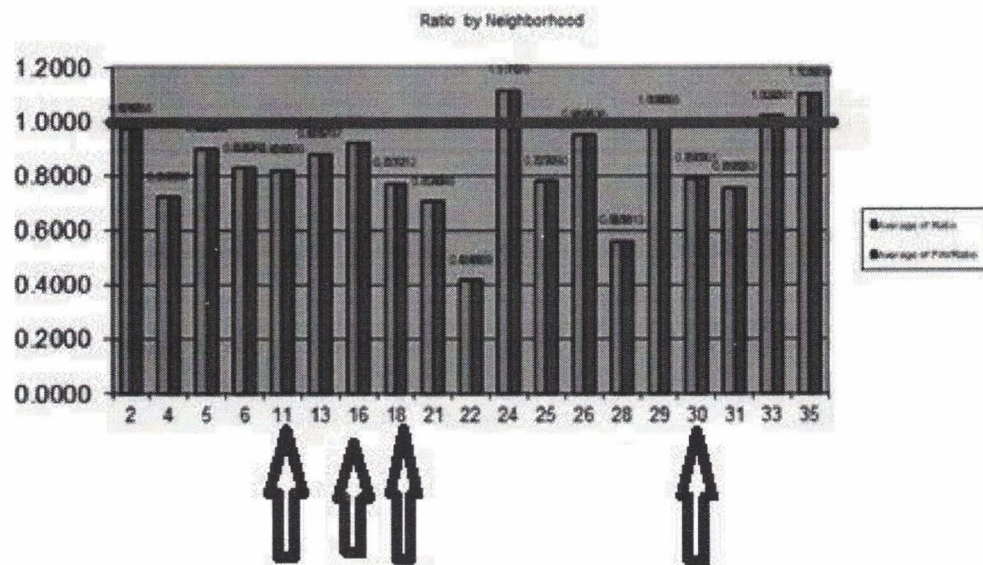
Submarkets, Stratifications and Characteristics Adjustments

Commercial

In doing the analysis we looked at subtypes or submarkets to determine if any type of property needed to be excluded from the general adjustment of 50% increase in land value. Influences that we looked at included market areas, property types and zoning. The one property type that warranted special treatment was boathouses. They were reduced by 20% on the building value. In addition, Warehouse Condos typically do not have a full land value so most of them saw a 20% increase to the building portion.

In looking at market areas special attention was paid to the downtown area as it would seem that they would be most impacted by the Covid restrictions. Below is a graph of market areas. The ones with arrows are market areas for which we had 5 or more sales. No special treatment was indicated for the downtown area, in fact, downtown was lower than the new overall ratio.

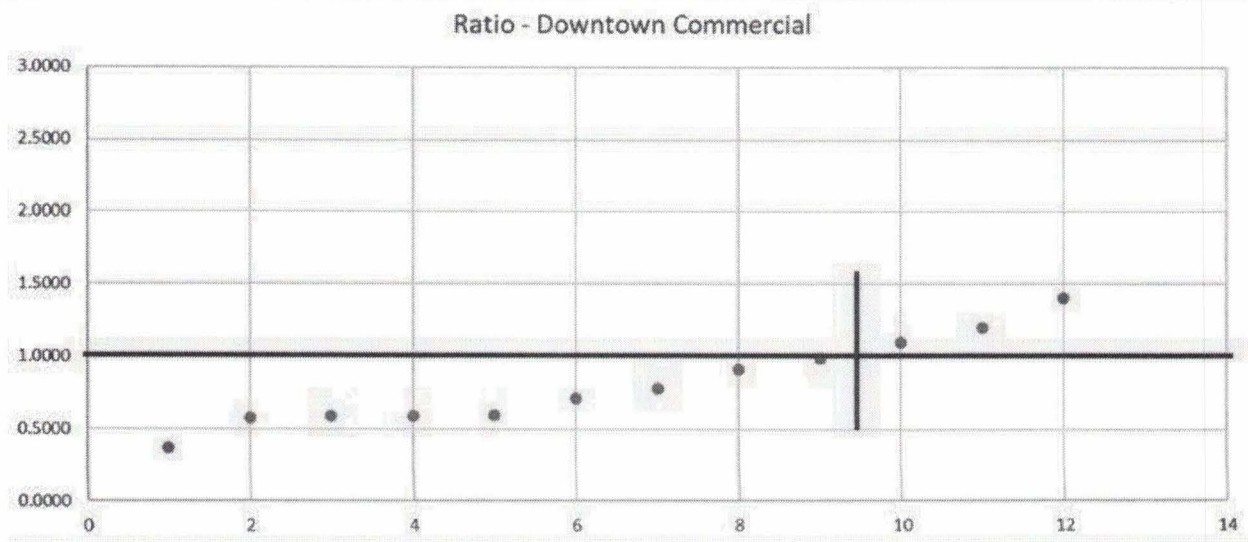
The following charts are from the audit analysis AFTER the calibration adjustments.



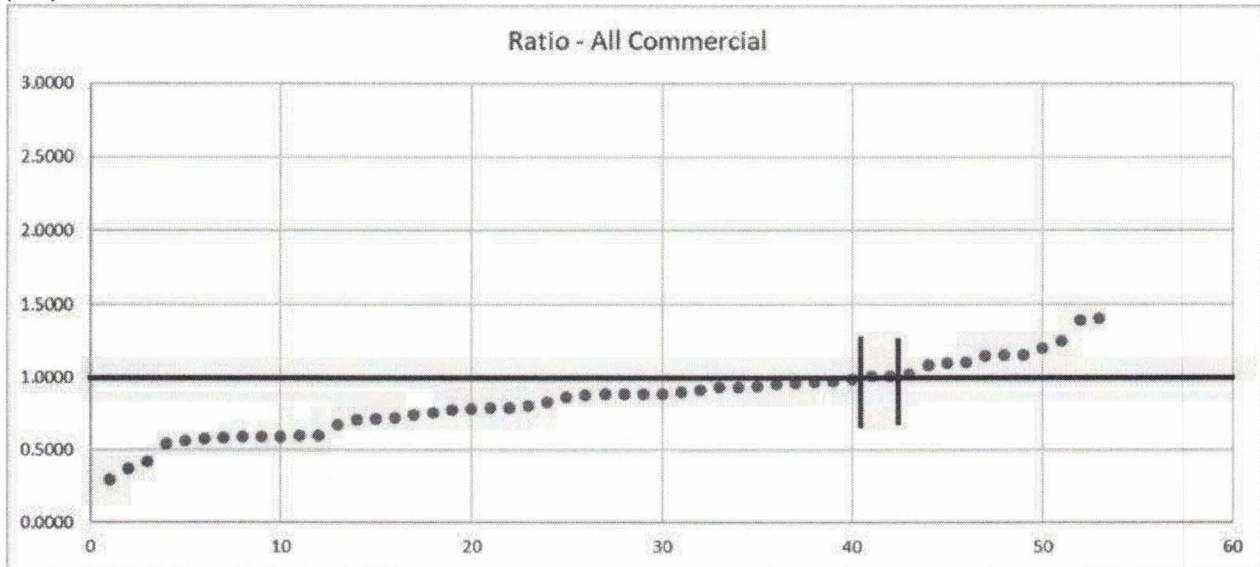
11 - Downtown Commercial - 12 Sales
16 - Lemon Creek Commercial - 9 Sales
18 - Mendenhall Peninsula Commercial - 5 Sales
30 - South Valley Commercial - 5 Sales

*** Ratios are from after AY2021 Calibrations.**

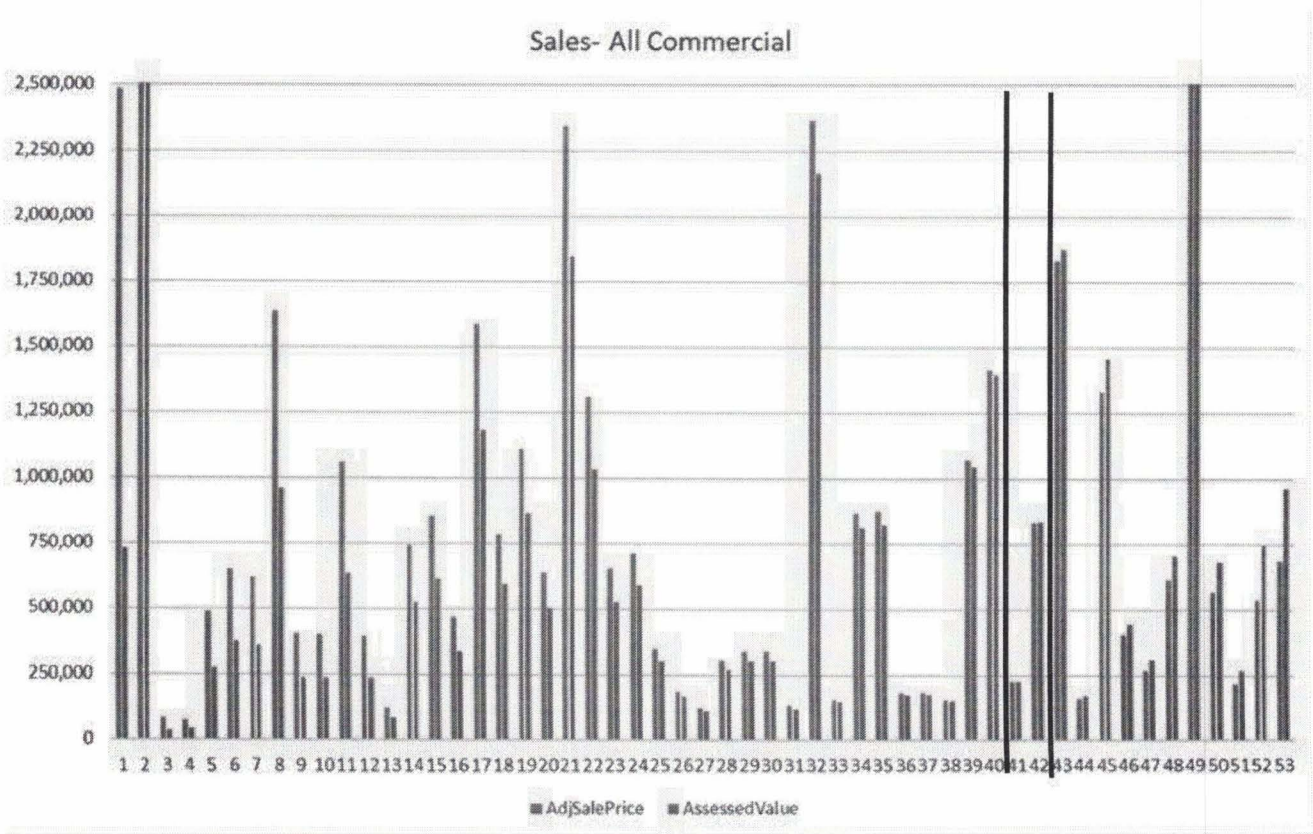
Below is a scatter diagram for the 12 downtown sales. Nine indicate assessments below market and only three have a ratio above 1. (Again, this is after the calibration adjustments, not the starting point.)



The chart below shows the ratios for the entire data set after the adjustments. The red horizontal line indicates market. There are two sales right at market. They are bracketed in red. Sales to the right have a ratio above 1. From this chart you can see that even after the adjustments about 80% of the sales have ratios indicating that our assessed values are below market, with an overall assessment level for commercial properties of 0.85.

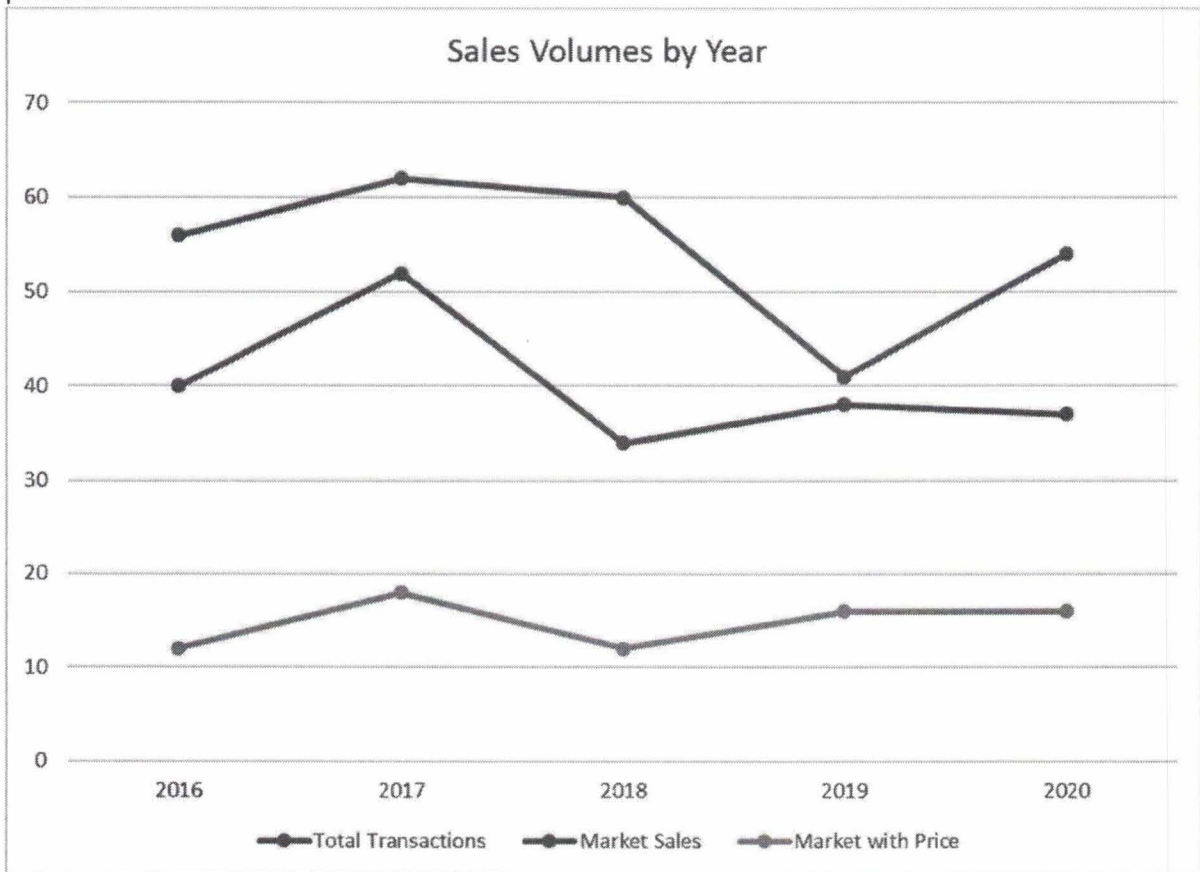


The bar chart below shows the adjusted sale price in orange and the 2021 assessed value in blue. Here the two at market are bracketed in black. Again, we are below market on about 80% of the sales, with an overall assessment level for commercial properties of 0.85.

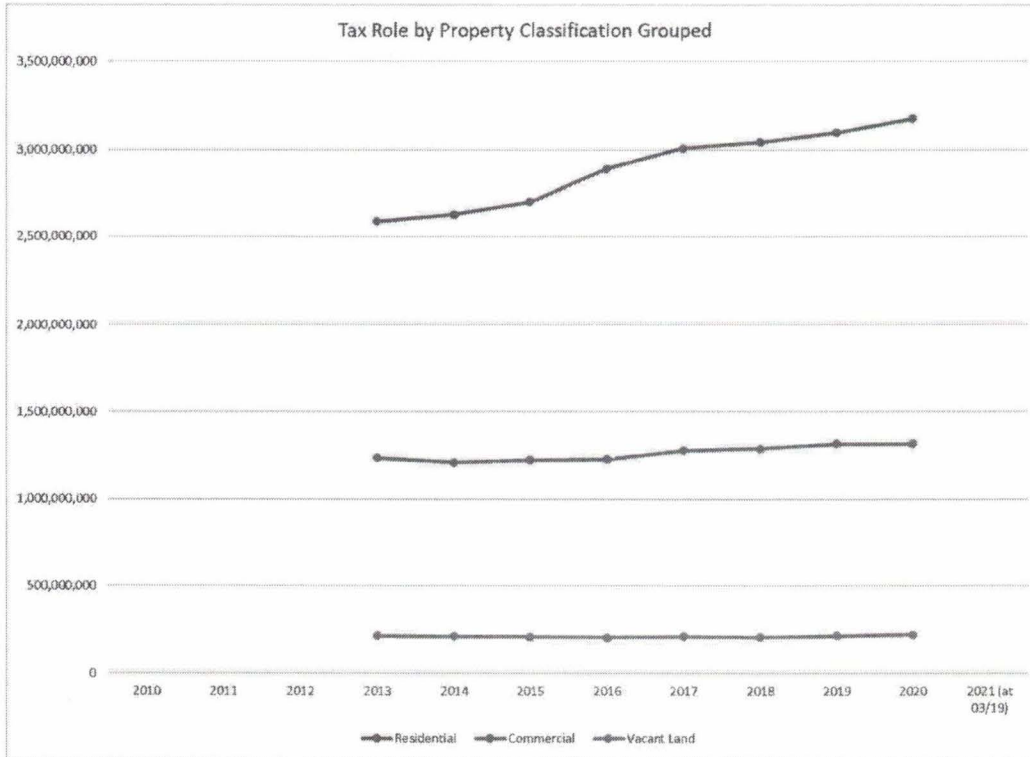


General Charts of Commercial Market Information

This first chart shows the number of sales per year in three groups- total transactions, market sales and market sales for which we know the sales price. You can see that the sales volume held steady through 2020 in spite of the pandemic.

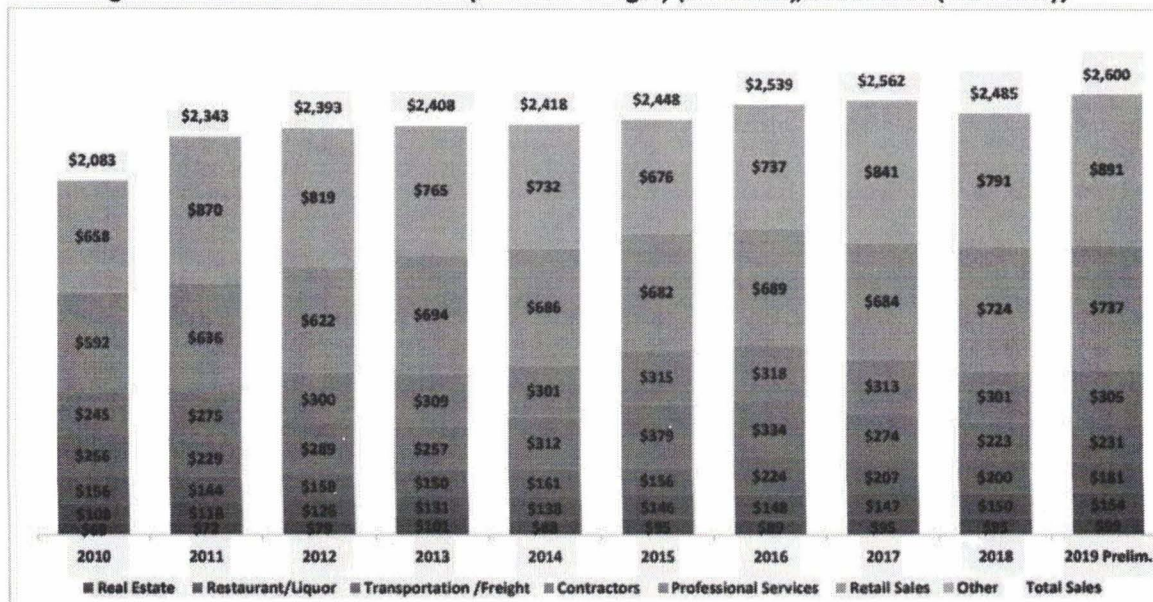


The second chart (below) shows the change in total assessed values by classification over the past 8 years. It includes both new construction and market trend increases. You can see that the residential assessed values have been increased each year while the land assessments and commercial assessments have remained flat. Economic data from the same time period would suggest that over the past 8 years the actual market value of residential property, land and commercial property have all actually increased.



The next chart is from the JEDC Economic Indicators Report 2020 and shows the growth in sales for Juneau businesses over the past 10 years.

Figure 52: Business Sales in Juneau by Business Category (in Millions), 2010– 2019 (Preliminary)

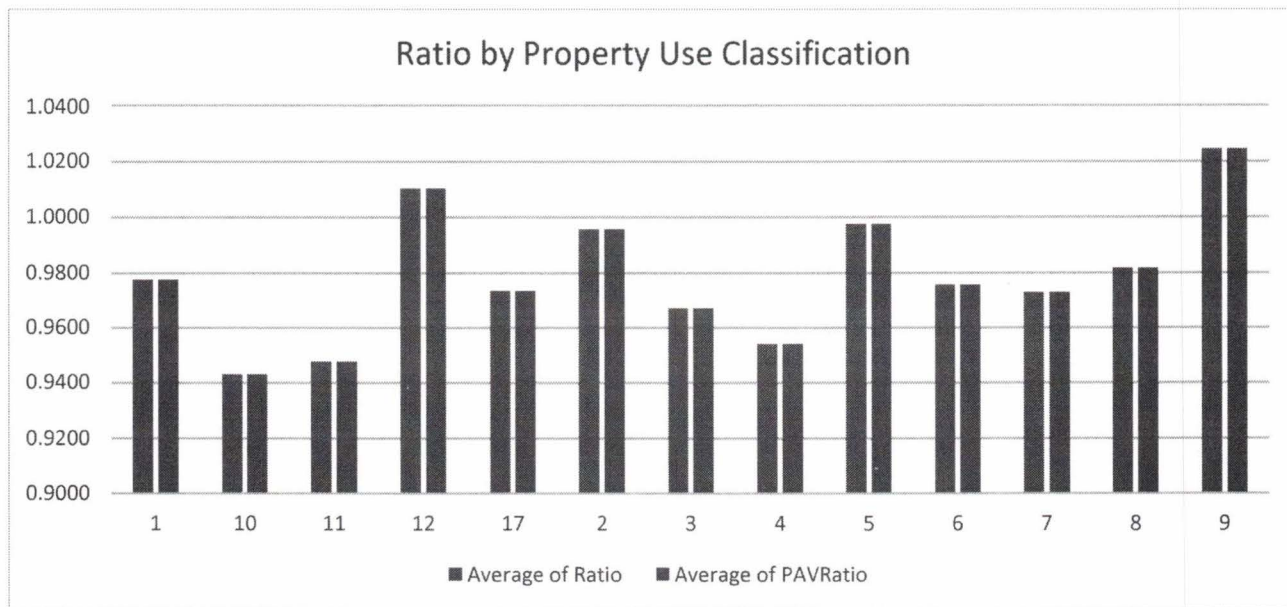


Source: City & Borough of Juneau Sales Tax Office and CBJ Comprehensive Annual Financial Report, July 1, 2018- June 30, 2019, Statistical Section. **Note:** "Other" category includes mineral sales, wholesale equipment, food suppliers, and fuel companies.

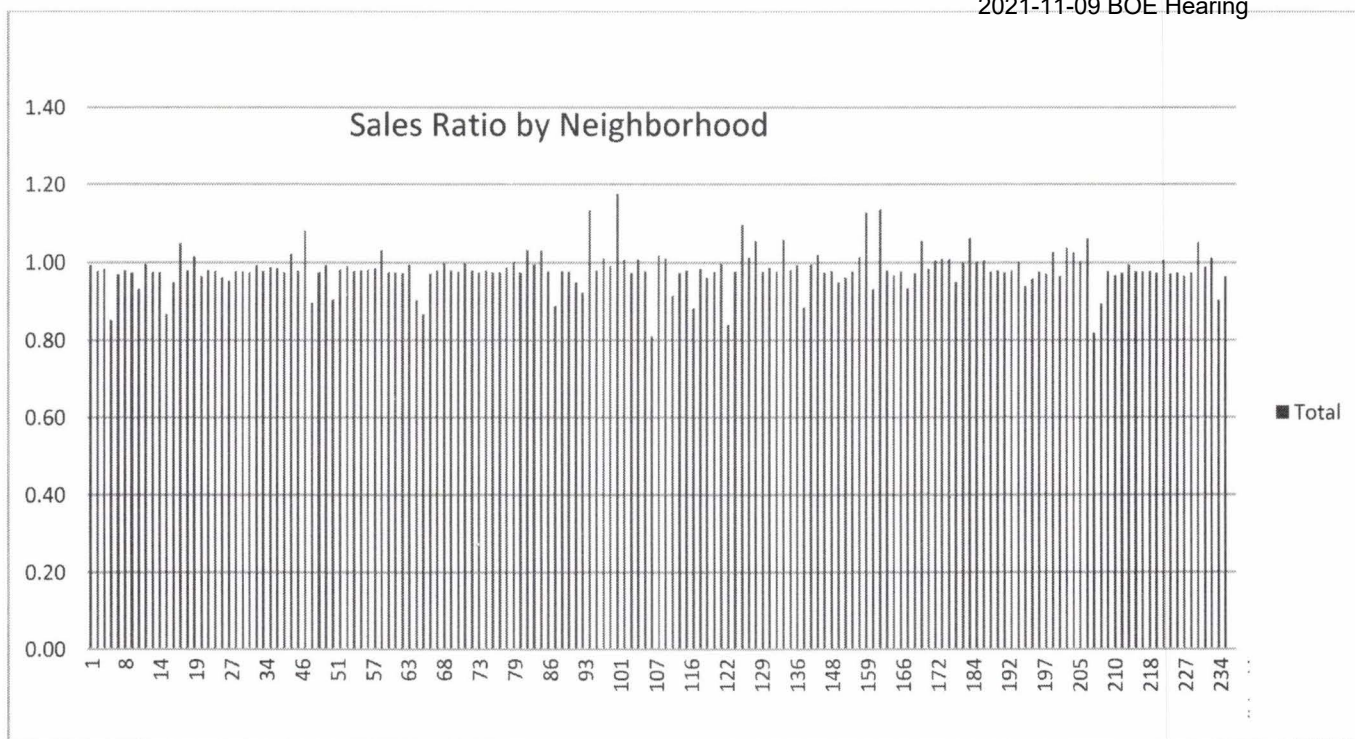
Residential

The following charts are from the audit analysis AFTER the calibration adjustments.

This chart shows the average assessed value to sales (a/s) ratio by property type.



- Prior to calibration four plex properties had an a/s ratio of .92 indicating the need for an upward market adjustment to this property type.
- The chart appears to indicate that mobile homes in parks and on fee simple land are undervalued. Additional calibration of the mobile homes model will need to be done before making market adjustments to this property type.
- All other property types appear to be within 5% above or below market value and within 5% of the overall ratio which attests to uniformity and assessment level.



This chart shows sales ratios by neighborhood.

- Care was taken to review neighborhoods with sales ratios above 1 which showed that there was not enough data to make downward adjustments to these property groups.
- Neighborhoods saw adjustments ranging from 0.5% to 26%
- The largest adjustment was for Mountain Meadow Estates which received a 26% increase. This neighborhood had not seen an increase in assessment since 2015. Prior to calibration the neighborhood had a ratio of 0.76.

General Reconciliation & Conclusions Summary

After consideration of the data, the various models, and the performance measurements and tests, we have applied the above outlined submarket valuation “Summaries” and “Reconciliations & Conclusions” to the subject properties.

All three approaches were considered for all properties. Similar appraisal methodologies were applied to similarly classed properties in order to promote equity and uniformity. For some classes of properties one or more of the approaches were not given significant weight. Additional information in this regard can be found in the supporting documentation.

Statements & Definitions

Type and Definition of Value (Interest Being Appraised)

The value being assessed is fee simple ownership interest at 100% of market value as of the effective date. Market value is the amount of money a willing buyer, not obligated to purchase, would pay and a willing seller, not obligated to sell, would accept for a property.

Highest and Best use Definition

A properties use may or may not represent its highest and best use. The highest and best use is the most profitable use given the probable legal, physical, and financial constraints.

Statement of Assumptions and Limiting Conditions

1. This report and the associated assessed values are intended for ad valorem taxation purposes and may not be applicable for any other use.
2. The following are general statements. Records pertaining to individual properties may list specific exceptions.
3. It is assumed that:
 - a. Title is free and clear.
 - b. There are no encroachments.
 - c. There are no hidden defects or conformity issues.
 - d. There is no contamination or hazardous materials present.
4. Property attributes observed upon exterior inspection are assumed to be representative of interior attributes when interior inspections were not feasible.

Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, impartial, and unbiased professional analyses, opinions and conclusions of the Assessor's Office.
- I and the Assessor's Office staff have no present or prospective interest in the property that is the subject of this report except any personal real estate holdings we may have within the county. No individual inspected their own property.
- We have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions and conclusions were developed, and the report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- We have made a personal inspection of the properties that are the subject of this report as outlined in our revaluation plan.
- The Assessor's Office staff provided significant mass appraisal assistance to the person (the Assessor) signing this certification.



Mary Hammond
City and Borough of Juneau Assessor

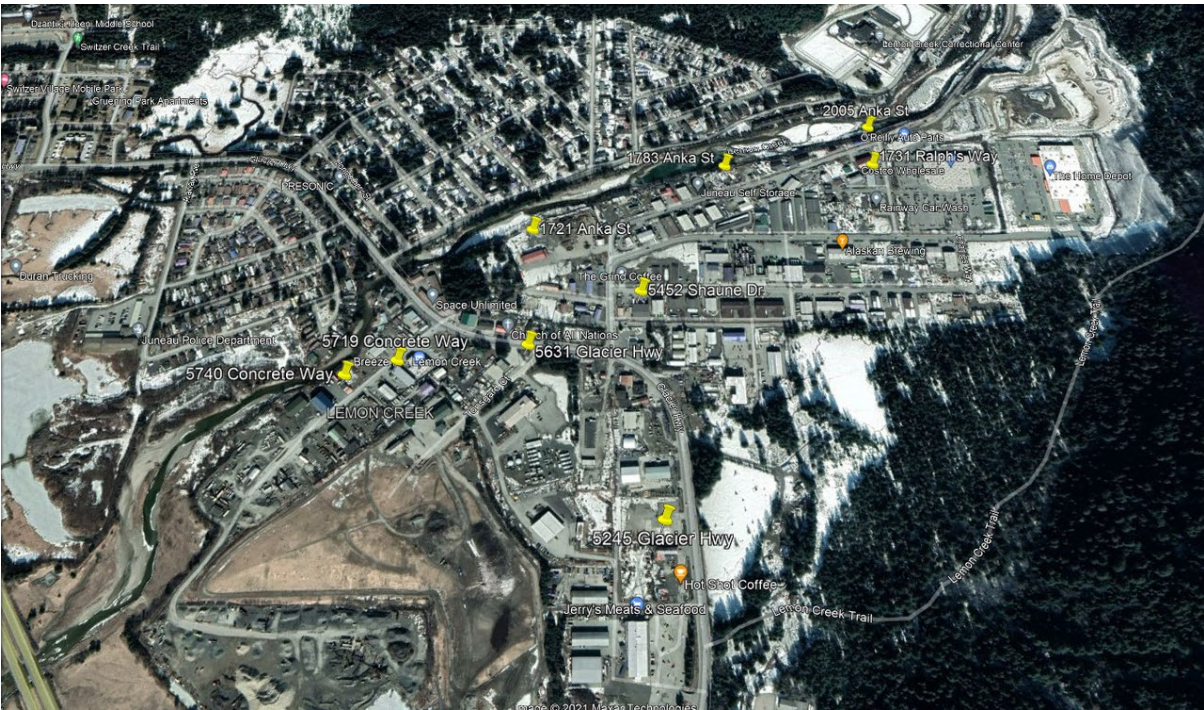
From: [Bob Spitzfaden](#)
To: [City Clerk](#)
Subject: Maps
Date: Wednesday, October 27, 2021 4:17:13 PM

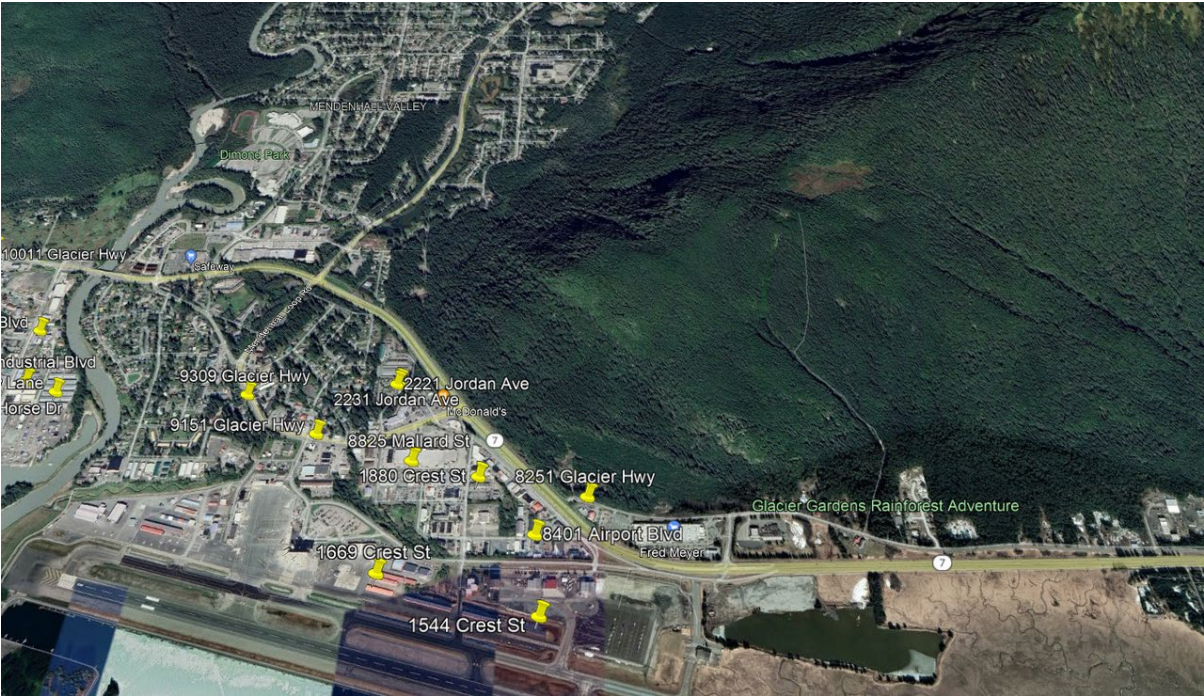
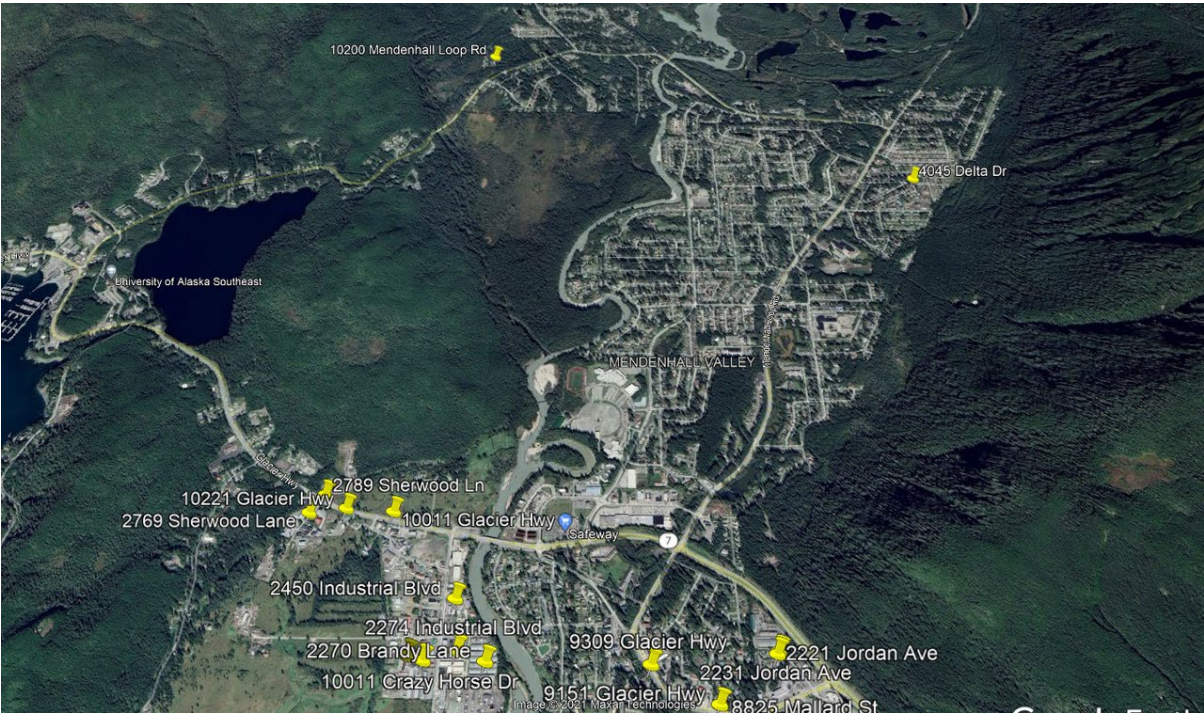
EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Please make part of the record for the October 28 and November 2,4,9 and 10 Board hearings, the following maps. I represent all of the appellants.

Robert S. Spitzfaden







Bob Spitzfaden

From: Teresa Bowen <Teresa.Bowen@juneau.org>
Sent: Thursday, September 30, 2021 12:02 PM
To: 'Bob Spitzfaden'
Cc: Robert Palmer
Subject: Commercial taxpayer appeals- updated information
Attachments: 2021-09-30 Response to emailed questions.pdf; AY2021- Com Sales List 20210929a.pdf; list of taxpayers appealing to boe.pdf; Agenda_2021_9_1_Meeting(1582).pdf

Good afternoon, Mr. Spitzfaden.

There are four attachments to this email. The first is a compilation of your recent emailed questions with our response included. The second is an updated sales disclosure list showing all sales prices except those received after the effective date of CBJ 15.05.105. The third is the list that you provided of your clients with notes on who have received final determination letters, which are not current appeals, and those whose appeals have concluded. The final attachment is from the 9/9/2021 Assembly Finance Meeting, which was made publicly available as part of the meeting and is well known to your clients. I'm sure you already have it, but I am providing it just in case.

Since receiving your first correspondence on July 28th, the City has consistently responded to your requests for additional information, listened to your arguments and responded favorably when we found merit to your requests, provided your clients information at public meetings, and have sent you additional information as it became available, even if not requested- such as BOE packets. The CBJ Assessor has consistently corresponded with taxpayers during this time as well.

To date, we have not received any information that demonstrates the CBJ employed a fundamentally wrong method of valuation. You do not appear to actually argue that the methodology is fundamentally wrong, as your arguments have been focused on attacking the ratio study rather than proposing a different methodology. You have produced no evidence that the CBJ Assessor was wrong or committed fraud in finding that the full and true value of commercial properties has increased over the past decade.

As you are very well aware, Alaska affords very broad discretion to the Assessor in setting the methodology in determining full and true value. As Alaska has not mandated sales disclosures- and the CBJ has only required it for less than a year- the State assessing standards provide that annual modeling move values in accordance with economic trends in the local real estate market even in absence of qualified sale disclosures. The proposition that the commercial property market in Juneau has stagnated over the past decade and not increased in value is not supported by evidence. The CBJ Assessor has considered all information provided by taxpayers, as well as all relevant evidence concerning market trends, and fully explained the increase at BOE trainings and during contested BOE appeals. The methodology is sound and in line with 50 years of Alaska case law:

Fairbanks Gold Mining, Inc. v. Fairbanks North Star Borough Assessor, 488 P.3d 959 (Alaska 2021)

Kelley v. Municipality of Anchorage, 442 P.3d 725 (Alaska 2019)

Brandner v. Municipality of Anchorage, 327 P.3d 200 (Alaska 2014)

Horan v. Kenai Peninsula Borough, 247 P.3d 990 (Alaska 2011)

Fairbanks North Star Borough Assessor v. Golden Heart Utilities, Inc., 13 P.3d 263 (Alaska 2000)

North Star Alaska Housing Corporation v. Fairbanks North Star Borough, 778 P.2d 1140 (Alaska 1989)

Hoblitt v. Greater Anchorage Borough, 473 P.2d 630 (Alaska 1970)

Twentieth Century Investment Co. v. City of Juneau, 359 P.2d 783 (Alaska 1961)

We have continuously explained and defended this methodology and have not yet received evidence or expert opinion to the contrary. We have defended our methods twice at contested BOE hearings with commercial taxpayers.

Moving to the BOE, it is extremely concerning to the CBJ is that the list of clients you have produced include taxpayers who have not filed an appeal, had late filed appeals already denied, or have apparently signed on after having their appeal denied on the merits. In your taxpayer list, we have highlighted the taxpayers who have not filed an appeal (Doug Trucano and Russ Kegler. Doug Trucano only had one late-filed appeal, which was denied by the BOE in July). Richard Harris already went through a merits appeal at the BOE and had his appeal denied. Some have taxpayers have settled on the value on some of their parcels, and not on others.

While the idea of a consolidated hearing on methodology was attractive based on the theoretical possibility that it can streamline future appeals, it is clear that it's being considered as a way to allow taxpayers to avoid the requirements under code. It is also clear that most taxpayers have individual appeals that will still attack the methodology, negating any benefit of the consolidated hearing. We also have taxpayers who are not represented by you and do not intend to be bound by any decision on the consolidated appeal, which will cause confusion at the BOE.

Therefore, after discussion with City management on process, the City will strictly follow the BOE process outlined in CBJ 15.05. For each taxpayer that has a final determination letter, we will schedule them for the BOE as required by code. They will be allowed to present argument on the methodology at their hearing. If they do not appear at their hearing, the BOE will be allowed to decide their appeal on the merits as provided under CBJ 15.05.180.

These are the same rights afforded to every taxpayer in the CBJ. We are holding to the uniform process that provides your clients their right to due process required by law and code, and will ensure every taxpayer is treated equally and fairly.

Teresa Bowen
Assistant Attorney
City and Borough of Juneau Law Department
155 S. Seward Street, Juneau, Alaska 99801
Phone: (907)586-5242, ext. 4110

Answers to Mr. Spitzfaden's emailed questions dated 9/27 and 9/28

1. If you subtract 18 from 74, you get 56 sales. Are those 56 sales, the sales used by the assessor to conduct the ratio study? But I thought the ratio study included 57 sales? If the 56 are not the sales used for the ratio study, just what 56 sales were used? What needs to be supplied are the sales prices for each sale included in the ratio study, since I understand the ratio study as the basis for determining assessed values. Studies and data collected and utilized by the assessor for the BOE hearing which were collected after the ration study do not appear to me to be relevant.

This was addressed in a prior email: the 74 properties was a list generated by Ken Williamson, not the CBJ Assessor. The Assessor has not reconciled Mr. Williamson's list to any of the CBJ Assessor's lists- they simply responded to his question. In regards to what sales were used in the ratio study, please see the list of sales previously provided and updated to include all sales disclosed prior to the effective date of CBJ 15.05.105.

2. What does it meant "included in separate study"? Does that mean those 3 sales were not included in the ratio study? Or were they included but also included in some other study? And if some other study, what study?

This was addressed in my a email and in other previous correspondence. Mr. Williamson provided boathouse sales, which were considered separately from the rest of the commercial property types. These sales were used to determine assessed values for boathouses, as was explained in Mr. Dahle's presentation to the BOE.

3. None of the sales prices yet produced, appear to be prices for land sales. That is there is a total price for the sale, but not broken down into component land and improvements. As the issue here is assessed value of commercial land, please provide the land sale prices separate from the improvement price. If the assessor lacked actual land sale prices, but instead made his own determination of the land price of a sale, please provide the method and data on which such a determination was made. Again what my clients are after is the actual land sale prices (or determination if there are not actual land sales) used in the ratio study that resulted in the assessed values

Per the CBJ Assessor, and as has been provided previously and in the BOE training, the study was not a land study and did not include extracted land values from sales of improved properties. It was an overall ratio study in which land sales was one of the subsets analyzed. Land sales that appear in the previously provided AY2021 Analysis Sales List include 1C110K120101, 1C110K120120, 1C110K120140, 1C110K120150, 1C110K120051, 1C060K010031, 4B170110146, 5B1201000060, 1C110K120130, 4B1701090056, and 5B1201300110. These are all believed to have been vacant land at the time of their sales. The ratio study considered the sale price against the assessed value of the land and excluded the value of improvements, which were added after the sale.

The analysis testing and feedback were used to determine that a 50% adjustment to commercial land values was a fair and equitable way to bring overall commercial property values closer to market value.

4. *The ordinance, 15.05.105, only applies prospectively—not retroactively. The rule is that there must be an express declaration of retroactivity for there to be retroactivity. Am Jur 2nd Statutes section 235 pages 463 and 464 (2012); Id. section 237 (presume statute applied prospectively); McQuillen, Municipal Corporations, section 20.73 (3rd ED 2007 revised volume)(at the time of ordinance taking effect, prospective operation is preferred and presumed). By its terms, the ordinance only affords confidentiality to information secured pursuant to the ordinance. Information secured prior to the ordinance's effective date, was not procured pursuant to the ordinance. So 15.05.105 can afford no basis for withholding sales prices secured prior to the effective date of said ordinance in November, 2020. The City asserts no other authority for withholding sale prices secured by the assessor prior to the ordinance's effective date*

CBJ 15.05.105 provides for confidentiality of disclosed sales prices, which we take seriously. Understanding your argument provides a fair reading of the code, we are attaching all disclosed sales prices up until the effective date of Ordinance 2020-47(am), which was November 26, 2020.

5. *Perhaps if there is testimony from the buyer, that the buyer was promised confidentiality, matters might be different, but if that is the case, let us see the testimony from the taxpayer—not the assessor's office. Disclose the names of the buyers promised confidentiality, so we can contact them.*

The Assessor has not promised confidentiality individually to buyers disclosing sales prices. Confidentiality is a function of city code. There are still certain sales disclosed after CBJ 15.05.105 was enacted. We have provided you the address and sales date for each of those properties if you want to contact those property owners for information.

6. *Alaska law is clear that the BOE's decision must facilitate the court's review, assist the parties, and restrain the agency within proper bounds. Horan v. Kenai Peninsula Borough Board Of Equalization 247 P.3d 990,997, 1001 (AK. 2011)(record did not reflect reasonable certainty as to what board used as comparison properties for its finding that the assessor's valuation was grossly disproportionate compared to similar properties). The Board's decision must be supported by substantial evidence reflected in the administrative record. Button v. Haines Borough, 208 P3d 194, 200-01 (AK 2009)(relevant evidence as a reasonable mind might accept as adequate to support a conclusion). If sales data is withheld, which it is claimed was used in the ratio study to establish the assessed values, and that data is not in the record, then the decision would not be supported by substantial evidence; the BOE decision would not facilitate court review or assist the parties or restrain the assessor within proper bounds—because no one would know all the land sale prices the assessor utilized in the ratio study. Only supplying some of the sale price data used, would do no good, because that sales data would not result in the same assessed value—how could it when the data is different.*

Please see our response to #4 above.

7. *Refusal to disclose sale price data claimed by the assessor to have been used in the ratio study and therefore the establishment of assessed value, smacks of spoliation of evidence, entitling the taxpayers to a ruling that the withheld evidence would be favorable to their position – in this case that the evidence withheld would have shown a fundamentally wrong method of valuation. Doubleday v. State, Commercial Fisheries Entry Com’n, 238 P.3d 100, 105-06 (AK 2010)*

There is no spoliation of evidence. The City has preserved all records and data received at the Assessor’s office. The case you cite, which concerns the denial of fishery permits, regarded a claim that the State destroyed or lost records, which has not occurred here. As the court further noted in your cited case, appellants must demonstrate that the absence of records hinder the ability to establish a prima facie case, and that the records are missing through an intentional or negligent act of the adverse party. An appellant must show how the evidence could effect the outcome of a case. In this case, the CBJ Assessor determined the full and true value of commercial properties has appreciated over the past decade and used a simple methodology to demonstrate that case. The taxpayers have not yet demonstrated otherwise.

8. *Perhaps the assessor will assert some or all of the land sale prices used were not actual land sale prices, but instead some sort of extraction of land prices from sales that included both land and improvements, without the sale breaking down the land price and the improvement price. In such event, the extraction method and data need to be disclosed.*

Please see the response to #3 above.

9. *I am unclear about what is meant by the list being a living document. As I understand it, the list of 57 properties are those the assessor used to do the ratio study and establish assessed values of commercial land. Those values were what were used to assess taxes. And it is those 57 sales that are at issue on whether the assessor adopted a fundamentally wrong method of valuation. The document cannot live, it cannot change. it is the basis for the assessments. To change it after assessments were finalized, would mean the original ratio study was wrong because it used improper sales prices, and it must be redone with the revised list, and whatever resulted would then be the assessed value. But if that is the case, and the City wants to go down that road, then the existing administrative process has to stop until a new ratio study is done.*

Let me clarify that prior email. The list of sales prices provided to the City is a living document—as we continually strive to qualify sales or reject sales. The properties used in the ratio study are set for AY2020 and have not changed. As more sales are qualified, this will assist the Assessor in determining full and true value in future assessment years. There is no basis to stop the existing administrative process, nor is such an action justified under Alaska law.

10. *On another matter, I note that there appear to be a number of sales in the list of 57 that are condo sales. Condominiums do not include land. If you want I can supply you numerous documents from City personnel to that effect. Since the ratio study, was only for land values, and condos do not include land, I am at a loss to see how condo sales can be included in the ratio study for commercial land. Please advise if it is correct that the ratio study includes condominium sales.*

There are commercial condos included in the sales list, some of which are office condos which have apportioned land values and some which are warehouse condos which only have a placeholder \$5,000 land value. Please see the response to #3 above. We have also added a condo column to the sales disclosure prices so you may see where land was apportioned or assigned value.

AY2021 Analysis Sales List

Sale Date	Sale Price	Trended SP	AVTotal	Main Parcel	Count	Number	Street	Condo	Neighborhood
07/25/18	27,500	30,930	27,200	1C020K01G200	1	1435	HARBOR WAY	NO	AURORA BASIN C 19
06/28/19	25,000	26,936	27,200	1C020K01G280	1	1435	HARBOR WAY	NO	AURORA BASIN C 19
02/28/19	25,000	27,356	27,200	1C020K01G290	1	1435	HARBOR WAY	NO	AURORA BASIN C 19
10/09/20	20,000,000	20,235,200	7,524,300	1C060K010031	1	0	EGAN DR	NO	DOWNTOWN C
10/30/20	1,400,000	1,412,348	1,394,150	1C060K660110	1	711	W WILLOUGHBY AV	NO	DOWNTOWN C
12/15/16	1,100,000	1,327,612	1,457,000	1C060U040040	1	800	GLACIER AVE	NO	DOWNTOWN C
03/30/16	550,000	683,826	963,600	1C070A030040	1	100	N FRANKLIN ST	NO	DOWNTOWN C
12/09/20	confidential	confidential	190,200	1C070A050001	1	230	SEWARD ST	5K	SOMMERS ON SEWARD_C_24
11/02/18	510,600	567,144	682,450	1C070B0J0020	1	195	S FRANKLIN ST	NO	DOWNTOWN C
07/01/19	2,200,000	2,369,400	2,164,900	1C070B0N0011	1	259	S FRANKLIN ST	NO	DOWNTOWN C
03/10/20	612,788	638,268	501,300	1C110K120051	1	0	Eastaugh Way	NO	DOWNTOWN C
03/16/17	716,000	855,033	613,650	1C110K120101	1	170	MILL ST	NO	DOWNTOWN C
10/02/19	378,818	403,055	237,150	1C110K120120	1	0	MILL ST	NO	DOWNTOWN C
10/25/19	378,818	401,835	237,150	1C110K120130	1	190	MILL ST	NO	DOWNTOWN C
03/10/20	378,818	394,569	237,150	1C110K120140	1	0	MILL ST	NO	DOWNTOWN C
04/01/19	597,938	651,597	374,400	1C110K120150	1	0	MILL ST	NO	DOWNTOWN C
11/13/20	400,000	402,744	445,400	1D060L030011	2	201	CORDOVA ST	NO	WEST JUNEAU C
10/12/17	65,000	75,711	41,200	3B1501020030	1	1669	CREST ST	NO	SOUTH VALLEY C
11/30/18	168,750	186,776	164,000	3B1501040120	1	1544	CREST ST	NO	SOUTH VALLEY C
09/19/17	750,000	876,000	823,100	4B1601010040	1	2450	INDUSTRIAL BLVD	NO	MENDE PENINSULA C
06/13/17	104,000	122,899	108,800	4B1601050030	1	2274	INDUSTRIAL BLVD	5K	RIVERVIEW YACHT C 24
07/30/19	115,000	123,388	83,000	4B1601050160	1	2276	INDUSTRIAL BLVD	5K	RIVERVIEW YACHT C 24
03/05/18	73,000	83,557	35,000	4B1601080070	1	2278	INDUSTRIAL BLVD	5K	P & J BUSINESS C 24
07/31/17	112,500	132,188	119,000	4B1601120130	1	2270	BRANDY LN	5K	BRANDY LANE YACHT C 24
11/17/20	650,000	654,095	527,700	4B1701020020	1	10011	GLACIER HWY	NO	MENDE PENINSULA C
02/28/20	1,567,000	1,634,569	961,350	4B1701090056	1	10009	CRAZY HORSE DR	NO	MENDE PENINSULA C
12/04/20	confidential	confidential	145,000	4B1701090218	1	10011	CRAZY HORSE DR	5K	SAFE HARBOR C 24
02/14/17	150,000	179,757	172,300	4B1701090223	1	10011	CRAZY HORSE DR	5K	SAFE HARBOR C 24
04/24/17	130,000	154,534	149,800	4B1701090228	1	10011	CRAZY HORSE DR	5K	SAFE HARBOR C 24
01/10/17	150,000	180,492	172,300	4B1701090228	1	10011	CRAZY HORSE DR	5K	SAFE HARBOR C 24
06/30/16	501,624	617,218	361,800	4B1701100146	1	2789	SHERWOOD LN	NO	MENDE PENINSULA C
03/01/16	697,000	869,424	813,000	4B1701100170	1	10221	GLACIER HWY	NO	MENDE PENINSULA C
09/20/17	400,000	467,144	336,200	4B1701103003	1	2769	SHERWOOD LN	5K	BEAR DEN YACHT CONDO C 24
06/29/18	950,000	1,071,961	1,045,750	4B2901020010	1	10200	MENDENHALL LOO	NO	AUKE MOUNTAIN C
10/04/19	2,205,832	2,346,343	1,849,500	5B1201000060	1	5245	GLACIER HWY	NO	LEMON CREEK C
08/02/19	500,000	536,260	746,600	5B1201020100	1	5452	SHAUNE DR	NO	LEMON CREEK C
04/05/17	4,140,000	4,932,313	5,106,550	5B1201040052	2	1721	ANKA ST	NO	LEMON CREEK C
08/02/16	500,000	612,910	704,850	5B1201060061	2	5631	GLACIER HWY	NO	LEMON CREEK C
09/24/20	2,450,000	2,483,957	1,554,550	5B1201060160	2	5740	CONCRETE WAY	NO	LEMON CREEK C
11/23/20	486,000	488,654	274,300	5B1201060260	1	5719	CONCRETE WAY	APN	SEAGULLS EDGE C 24
09/24/20	300,000	304,158	269,550	5B1201300110	1	1783	Anka St	NO	LEMON CREEK C
12/24/19	205,000	215,734	269,550	5B1201300110	1	1783	Anka St	NO	LEMON CREEK C
07/21/17	900,000	1,058,760	632,250	5B1201330160	3	2005	ANKA ST	NO	LEMON CREEK C
06/03/16	1,060,000	1,308,273	1,036,450	5B1201450110	1	1731	RALPH'S WAY	NO	LEMON CREEK C
06/15/16	637,500	785,744	593,500	5B1501000002	1	8251	GLACIER HWY	APN	SOUTHEAST INSURANCE C 24
08/07/20	700,000	714,406	591,700	5B1501010001	2	1880	CREST ST	APN	BUILDERS PLAZA C 24
09/02/16	1,300,000	1,587,924	1,183,050	5B1501020170	1	8401	AIRPORT BLVD	NO	SOUTH VALLEY C
11/16/18	750,000	831,585	837,600	5B1501040030	1	8825	MALLARD ST	NO	SOUTH VALLEY C
12/07/20	confidential	confidential	234,498	5B15011107E0	1	2221	JORDAN AVE	SEP	JORDAN CREEK C 24
02/10/16	273,000	341,299	234,498	5B15011107E0	1	2221	JORDAN AVE	SEP	JORDAN CREEK C 24
12/22/17	300,000	346,452	230,384	5B15011109B0	1	2231	JORDAN AVE	SEP	JORDAN CREEK C 24
02/15/18	968,750	1,111,292	851,400	5B1601000023	1	9151	GLACIER HWY	NO	SOUTH VALLEY C
07/16/19	145,000	155,861	169,350	5B1601140043	1	9309	GLACIER HWY	APN	PROFESSIONAL PLAZA C 24
08/21/18	240,100	269,142	308,850	5B1601140070	1	9309	GLACIER HWY	APN	PROFESSIONAL PLAZA C 24
01/04/19	672,000	740,490	521,900	5B2401610150	1	4045	DELTA DR	NO	NORTHEAST VALLEY C
04/11/17	1,540,000	1,833,432	1,877,700	7B0901030071	1	3161	CHANNEL DR	NO	TWIN LAKES C

(1) These were the sales available to us for our market analysis for assessment year 2021.

(2) Some sales prices are confidential, specifically when the only sale source is the buyer.

(3) Note that this list was updated 08/24/21 to add AV. The original list was 57 sales, however, through the analysis process one sale, 1C060U050022, was eliminated. It was further updated 09/23/21 when a change in directive from the law department allowed us to add some sales prices. Update 9/29/2021 only sales prior to 11/26/2020 confidential.

(4) AV Adj for condition at time of sale - 1C060U040040, 1C070A030040, 4B1701100170, 1C110K120130, 1C110K120101, 4B1701100146, 5B1201060160, 5B1201000060, 7B0901030071

(5) 5B1201020100 is included on this list, however, it has since been determined not to be a market sale; seller & buyer related. Removal of this sale would further lower the mean and median ratios.

(6) Note- multi-parcel sales are normally considered non-market, however, with commercial sales they are sometimes included as an economic unit.

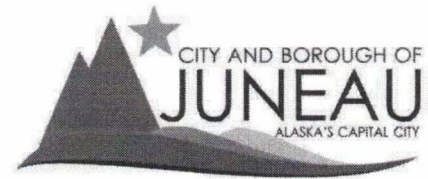
(7) Note that the sale price used in the original study for 5B1201040052, which included 5B1201040051, was \$3,726,000 which was reported by the buyer, however, subsequent information showed the sale price to be \$4,140,000 with the cash distribution reduced for the value of 12 months of continued occupancy by the seller after the execution of the sale. Also, this sale was discovered to be a non-market sale due to duress of the seller. Removal of this sale would lower the mean and median ratios

(8) The trending applied to bring the sales to 01/01/2021 was 5% per year. The analysis indicates that a trend of 7.5% would be appropriate but to be conservative we selected 5%.

(9) Column added to identify condo parcels NO = not condo; APN= apportioned land value; 5K= place holder land value; SEP = land is valued under different parcel.

FIRST	LAST	CORPORATION OWNERSHIP NAME	PARCEL ID #'S
Blue	Bergmann	Alaskan Fudge	1C070B0J0020 Still pending final determination 4B1601010010 - Krusty Krab Co LLC 4B1601010022 - Gold Creek Properties LLC
Bruce	Abel		1C060K700040 - Gold Creek Properties LLC 5B1501010051 - 8525 Holdings LLC Has final determination letter 5B1501010060 - 8525 Holdings LLC and submitted additional 5B1501010070 - 8525 Holdings LLC documentation for consideration
Colter	Boehm	Bobcat of Juneau	5B1201000121 Still has evidence being reviewed
Daniel	Glidman	Goldstein Improvement	Bob has them Has final determination letter
Dave	Hanna	JLC Properties Inc.	5B1201060201 5B1201060191 2D040C050074 Receiving final determination this week
Doug	Trucano	Trucano Family Partnership	6D0601020040 No appeal filed.
Doug	Trucano	Douglas Trucano	7B0901010010 & 1C070H020120 Late-file request by Trucano
Doug	Trucano	Nowel Avenue Development, LLC	1D060L010010 & 5B120106081 Construction on different property denied by BOE on 7/29/2020.
Doug	Trucano	A&J Building, LLC	1C070I010011
Graham	Rountree	Graham & Janice Rountree	1G070K81020 Has final determination letter and received Assessor's BOE record previously
James	Sidney	West Glacier Dev't	4B1701100040, 4B1701100060, 4B1701100070, 4B1701100100, 4B1701100110, 4B2201020020, 4B2201020030, 4B2201020040, 4B2201020050, 4B2901150050 Receiving final determination this week
Jeff	Grant	Jeff Grant	5B21001000030 Has final determination letter
Hugh & Shari	Grant	DJG Development LLC	5B1201070010, 1D00L050011, 5B1501000010
Hugh & Shari	Grant	FRANKLIN STREET PROPERTIES	1C070A170091, 1C070A170092, 1C070A170093, 1C070A170094, 1C070A170095, 1C070A10070
Hugh & Shari	Grant	Grant Rentals	1D060L020140
Hugh & Shari	Grant	Grant Properties LLC	5B1201000033, 5B1201000052
Hugh & Shari	Grant	GRANT'S PLAZA LLC	5B1201000031, 5B1201000032
Hugh & Shari	Grant	Midway Bus Ctr LLC	5B1201020150, 5B1201020160
Hugh & Shari	Grant	Gastineau MHP	6D0701060000, 6D0701040000
Michael	Tripp	Timberwolf Ventures	1C100I050010 Has final determination letter
PeggyAnn	McConnochie	Alaskan Kiwis LLC	1C060K630020 Has final determination letter
Reed	Stoops	Franklin Docks Enterprises, Swope LLC	REVISED: 1C100K830031, 1C100K830040, 1C100K830041, 1C070B0L0010 Still reviewing evidence
Richard	Harris	R.H. Rentals L.L.C.	1C070k810010 Appeal denied by BOE on 9/14/2021
Russ	Kegler	Perseverance Glass	5B1501010110 No appeal filed.
Sally	Engstrom	Sally Engstrom	1 C070B0L0020
Scott	Jenkins	R & S Rentals	5B1601210041 Has final determination letter
Scott	Jenkins	Igloo Construction	5B1201350010 Still reviewing evidence
			5B1401020073
			5B1401050140
			5B1401050130 Still reviewing submitted evidence
			5B1401050120
			5B1401050110
Spike	Bicknell	Bicknell LLC	5B1401050090
			5B1401050080
			5B1401050070
			5B1401050060
			5B1401050050
			5B1401050040
			5B1401050030
Tawna & Paul	Curry	PDC Holdings	5B1501020210 Still reviewing submitted evidence
Wayne	Coogan	Coogan Alaska LLC	5B1301080000, 5B2101310000, 4B2901150040, 4B2901150060, 1D060L040032 Has final determination letter

MEMORANDUM



DATE: August 27, 2021
TO: Assembly Finance Committee
FROM: Jeff Rogers, Finance Director
SUBJECT: Update on Commercial Assessment Appeals

155 Municipal Way
Juneau, AK 99801
Phone: (907) 586-5215
Fax: (907) 586-0358

As part of the annual determination of full-and-true value required by AS 29.45.110, the CBJ Assessor identified through a Ratio Study process that commercial land assessments were significantly lower than known qualified sales prices. As a result of this statistical analysis, the Assessor increased the base land assessment of all commercial parcels by 50%. This increase resulted in 207 commercial appeals, which are now being reviewed by the Assessor, and the Board of Equalization process is underway.

For information about the assessment process and adjustments made in the 2021 assessment year, I recommend you to the following resources:

- A. 2021 Assessment Presentation, presented to the AFC on April 21, 2021
- B. 2021 Assessment Value Summary Report, presented to the AFC on April 21, 2021
- C. Board of Equalization 2021 Training Packet and Recorded Video

At a summary level, I believe these are three primary takeaways for the Assembly:

1. 2021 commercial assessment changes are intended to correct a *systemic economic inequity*
2. CBJ is following the appeal process defined in state and local law
3. Information is key, and *disclosure of sales prices* would significantly improve assessment equity

#1 Correcting Systemic Economic Inequity

Commercial land assessments remained generally flat from 2011 to 2021 while residential assessments inched upward with market conditions. For example, if someone bought a \$300,000 home in 2011, they saw their assessed value march upward by as much as 5% per year. Someone else who bought a \$300,000 parcel of vacant land in 2011 has likely seen no increase in assessed value, even though the market value of the parcel has almost certainly appreciated. In that example, in 2020, the homeowner might have paid property tax on over \$400,000 of assessed value while the commercial landowner was still paying property tax on the \$300,000 assessment from a decade ago. In that narrow example, the residential homeowner could be paying 33% more property tax than the commercial landowner, even though their parcels were assessed similarly ten years ago and could have more similar market values today. Over time, this failure to keep commercial property assessments in line with market prices shifted the property tax burden from commercial landowners to residential homeowners. As a result, commercial landowners simply have not paid their fair share of property tax over the past decade. This tax shift represents a *systemic economic inequity* that the 2021 assessments are intended to correct.

#2 Appeal Process is Defined by State and Local Law

Property tax assessments and appeals are subject to a process that is highly defined in the law under AS 29.45.190 – 29.45.210 and code requirements of CBJ 15.05. If a property owner believes their property is improperly assessed, they have recourse to the Assessor and then to the Board of Equalization (BOE). For each appeal, the law requires the Assessor to produce summary of assessment data relating to each assessment that is appealed under AS 29.45.190(d) and CBJ 15.05.170. The work to prepare this information for the BOE, by parcel and by appellant, is ongoing and will be completed before hearings are scheduled for each individual appellant. This information will be timely available to appellants before their hearings. The law further allows appellants and the Assessor to appeal decisions of the BOE to superior court. CBJ is following that defined process. All commercial appellants are encouraged to share information with the Assessor that will assist with equitably determining the

full-and-true value of their parcels. As a reminder, under AS 29.45.210(b) (and CBJ 15.05.190): “The appellant bears the burden of proof. The only grounds for adjustment of value are proof of unequal, excessive, improper, or under valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing. If a valuation is found to be too low, the board of equalization may raise the value.”

#3 How Can We Do It Better?: More Disclosed Sales Prices

The most significant factor that would improve the accuracy of all assessments is *disclosure of sales prices*. As reported to the Assembly Finance Committee on June 2, 2021, the ordinance requiring disclosure of sales prices has not significantly changed behavior—the Assessor receives approximately the same number of disclosures today as they did before the law required them. Many current commercial appellants have taken issue with the relatively small sample (53 sales) used in the commercial ratio study. Indeed, the Assessor could draw better conclusions from the analysis of a larger sample size, which can only be achieved by the disclosure of a greater number of sales prices. That said, we can’t simply wish for more or better data, because that is exactly why commercial land assessments haven’t increased for the past decade. The Assessor had to act on the sales data that was available and qualified—and that sales data pointed to significant undervaluing of commercial land borough-wide.

The Universe of Commercial Appeals and the History of their Land Assessment

Attached you’ll find a report of 188 commercial appeals. This list represents all of the active (open, unresolved) appeals at the time the data was pulled from the system—some appeals on the list may have been corrected or withdrawn since the time this data was run. It’s a lot of data, but we have attempted to demonstrate the land valuation history of these 188 appealed parcels over the past ten years. In the columns on the left hand side, you’ll see the land assessment for each parcel from 2011 to 2021—ten years. In the columns on the right hand side, you’ll see the *cumulative* land assessment increase/decrease of those parcels since 2011.

These commercial appeals have been sorted from greatest-to-least *cumulative* land assessment increase/decrease since 2011. Here is a brief summary:

1 st Page	48 appealed parcels	<i>Cumulative increases</i> in land assessment from 2011 to 2020
2 nd Page	47 appealed parcels	<i>No cumulative change</i> in land assessment from 2011 to 2020
3 rd – 4 th Page	61 appealed parcels	<i>Cumulative decreases</i> in land assessment from 2011 to 2020
4 th Page	16 appealed parcels	<i>Cumulative decreases</i> in land assessment, even after 50% increase in 2021
4 th Page	16 appealed parcels	Brand new parcels in the 2021 assessment year

Every one of these appeals will be handled with equal professional rigor and integrity by the Assessor. However, this report helps to demonstrate that less than one-quarter of these appealed commercial land parcels has seen any land valuation increase in the past decade. Speaking generally, parcels nearer to the top of the list (1st page) may be somewhat more likely to be over-assessed as a result of the 50% increase because they had some level of land assessment increase in the past decade. These parcels may be more likely to receive a correction to their land assessment through the Assessor’s process of review upon appeal. Conversely, parcels on the remaining three pages are less likely to be over-assessed in 2021 because the 50% increase is correcting a decade of no appreciation in land assessment. In fact, many parcels that had cumulative land assessment decreases from 2011 to 2020 may still be under-assessed even after the 50% increase in 2021.

This report gives the Assembly Finance Committee a snapshot of the problem that the Assessor confronted in 2021—most commercial land assessments had not increased in a decade or more. This failure to keep pace with market values created a *systemic economic inequity* by shifting the property tax burden from commercial landowners to residential homeowners. CBJ has and will continue to closely follow the law in the administration of valuation appeals. And the single most important thing for improving the equity of assessments going forward is the disclosure of sales prices.

Summary

There are approximately 14,000 properties in the borough to be assessed each year. More than 98% of those

property owners did not appeal their 2021 assessments. While no one wishes for more appeals than absolutely necessary, this year's appeals are the direct consequence of inadequate information and inadequate adjustment over the last decade.

Because of public feedback from appellants, we have discussed this topic frequently with the public and with the Assembly. State statutes and local ordinances create a process for assessing properties and hearing appeals that is outside the domain of elected officials and their Managers—the tax valuation assessment process has been intentionally designed to be free from the influence of elected officials and their direct employees.

The Assembly and the Manager should remain neutral on the Assessor's valuations. The Assessor has made her best judgements in the face of a decade of stagnated values and a dearth of qualified sales information. The Assessor will always strive for accuracy and equity, and they must ensure public faith in the process. Likewise, appellants may be justified in their appeals. Both parties will have the chance to make their case. As proscribed by law, all commercial appellants are being afforded a legitimate opportunity to provide corrective information to the Assessor and to the BOE.

No action by the Assembly is appropriate at this time.

Cumulative Increase in Assessed Land Values since 2011
Active 2021 Commercial Assessment Appeals Only

Parcel	Assessed Land Value											Cumulative % Change in Assessed Land Value Since 2011									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
5B1601020110	\$ 191,300	\$ 191,300	\$ 597,900	\$ 597,900	\$ 597,900	\$ 645,800	\$ 645,800	\$ 645,800	\$ 688,800	\$ 688,800	\$ 1,033,200	0%	213%	213%	213%	238%	238%	238%	260%	260%	440%
5B1201060201	\$ 146,900	\$ 146,900	\$ 500,800	\$ 500,800	\$ 500,800	\$ 500,800	\$ 500,800	\$ 526,300	\$ 500,900	\$ 526,300	\$ 789,450	0%	241%	241%	241%	241%	258%	258%	241%	258%	437%
5B1201060191	\$ 241,500	\$ 241,500	\$ 500,900	\$ 500,900	\$ 500,900	\$ 500,900	\$ 500,900	\$ 500,900	\$ 500,900	\$ 526,400	\$ 789,600	0%	107%	107%	107%	107%	107%	107%	107%	118%	227%
4B2901150060	\$ 115,600	\$ 115,600	\$ 247,000	\$ 247,000	\$ 247,000	\$ 247,000	\$ 247,000	\$ 247,000	\$ 251,800	\$ 251,800	\$ 377,700	0%	114%	114%	114%	114%	114%	114%	118%	118%	227%
1C070A170093	\$ 67,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 163,500	63%	63%	63%	63%	63%	63%	63%	63%	63%	144%
1C070A170094	\$ 67,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 163,500	63%	63%	63%	63%	63%	63%	63%	63%	63%	144%
1C070A170095	\$ 67,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 163,500	63%	63%	63%	63%	63%	63%	63%	63%	63%	144%
1C070A170092	\$ 30,000	\$ 48,400	\$ 48,400	\$ 48,400	\$ 48,400	\$ 48,400	\$ 48,400	\$ 48,400	\$ 48,400	\$ 48,400	\$ 72,600	61%	61%	61%	61%	61%	61%	61%	61%	61%	142%
1C070A170091	\$ 18,000	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 42,450	57%	57%	57%	57%	57%	57%	57%	57%	57%	136%
5B1601020171	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 2,261,250	0%	0%	0%	0%	0%	0%	0%	0%	0%	125%
4B2201020050	\$ 110,000	\$ 110,000	\$ 72,900	\$ 72,900	\$ 73,629	\$ 40,000	\$ 163,500	\$ 172,400	\$ 162,000	\$ 162,000	\$ 243,000	0%	-34%	-34%	-33%	-64%	49%	57%	47%	47%	121%
2D040T200010	\$ 100,000	\$ 100,000	\$ 126,000	\$ 126,000	\$ 126,000	\$ 126,000	\$ 131,900	\$ 131,900	\$ 131,900	\$ 131,900	\$ 197,850	0%	26%	26%	26%	26%	32%	32%	32%	32%	98%
4B1701030180	\$ 41,000	\$ 41,000	\$ 41,000	\$ 41,000	\$ 41,000	\$ 41,000	\$ 45,600	\$ 53,200	\$ 57,500	\$ 57,500	\$ 79,800	0%	0%	0%	0%	0%	11%	30%	40%	40%	95%
4B1701030170	\$ 33,300	\$ 33,300	\$ 33,300	\$ 33,300	\$ 33,300	\$ 33,300	\$ 33,300	\$ 43,200	\$ 46,600	\$ 46,600	\$ 64,800	0%	0%	0%	0%	0%	11%	30%	40%	40%	95%
4B1701030160	\$ 49,000	\$ 49,000	\$ 49,000	\$ 49,000	\$ 49,000	\$ 49,000	\$ 54,400	\$ 63,500	\$ 68,500	\$ 68,500	\$ 95,250	0%	0%	0%	0%	0%	11%	30%	40%	40%	94%
5B1501000010	\$ 372,000	\$ 372,000	\$ 372,000	\$ 372,000	\$ 372,000	\$ 372,000	\$ 372,000	\$ 372,000	\$ 372,000	\$ 372,000	\$ 720,700	0%	0%	0%	0%	0%	0%	0%	0%	0%	94%
4B2201020040	\$ 115,000	\$ 115,000	\$ 63,900	\$ 63,900	\$ 63,900	\$ 64,100	\$ 145,100	\$ 145,100	\$ 145,100	\$ 145,100	\$ 217,650	0%	-44%	-44%	-44%	-44%	26%	26%	26%	26%	89%
4B2201020030	\$ 135,000	\$ 135,000	\$ 130,100	\$ 130,100	\$ 130,100	\$ 47,300	\$ 167,200	\$ 167,200	\$ 167,200	\$ 167,200	\$ 250,800	0%	-4%	-4%	-4%	-65%	24%	24%	24%	24%	86%
1D060L020140	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,800	\$ 30,800	\$ 32,300	\$ 32,300	\$ 55,000	0%	0%	0%	0%	0%	3%	3%	8%	8%	83%
4B2201020020	\$ 135,000	\$ 135,000	\$ 122,700	\$ 122,700	\$ 123,927	\$ 44,500	\$ 180,000	\$ 189,600	\$ 164,900	\$ 164,900	\$ 247,350	0%	-9%	-9%	-8%	-67%	33%	40%	22%	22%	83%
7B0901010062	\$ 93,400	\$ 93,400	\$ 101,900	\$ 99,800	\$ 99,800	\$ 116,600	\$ 116,600	\$ 112,300	\$ 112,300	\$ 112,300	\$ 168,450	0%	9%	7%	7%	25%	25%	20%	20%	20%	80%
5B1501060041						\$ 522,500	\$ 627,000	\$ 627,000	\$ 670,800	\$ 670,800	\$ 940,500					0%	20%	20%	28%	28%	80%
4B1701100040	\$ 80,000	\$ 80,000	\$ 44,700	\$ 80,000	\$ 80,000	\$ 39,200	\$ 79,600	\$ 86,400	\$ 93,300	\$ 93,300	\$ 139,950	0%	-44%	0%	0%	-51%	-1%	8%	17%	17%	75%
1C110K120021	\$ 403,600	\$ 403,600	\$ 403,600	\$ 403,600	\$ 403,600	\$ 403,600	\$ 403,600	\$ 468,800	\$ 468,800	\$ 468,800	\$ 703,200	0%	0%	0%	0%	0%	0%	16%	16%	16%	74%
1C100I070110	\$ 81,600	\$ 81,600	\$ 81,600	\$ 81,600	\$ 81,600	\$ 81,600	\$ 81,600	\$ 93,300	\$ 93,300	\$ 93,300	\$ 139,950	0%	0%	0%	0%	0%	0%	14%	14%	14%	72%
3R0401000040	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 34,200	0%	0%	0%	0%	0%	0%	0%	0%	0%	71%
1C070K820022				\$ 625,500	\$ 681,500	\$ 681,500	\$ 681,500	\$ 654,200	\$ 654,200	\$ 708,800	\$ 1,063,200			0%	9%	9%	9%	5%	5%	13%	70%
5B2101310000	\$ 2,546,000	\$ 2,865,900	\$ 2,865,900	\$ 2,865,900	\$ 2,865,900	\$ 2,865,900	\$ 2,865,900	\$ 2,865,900	\$ 2,865,900	\$ 2,865,900	\$ 4,298,850	13%	13%	13%	13%	13%	13%	13%	13%	13%	69%
5B1201040051	\$ 601,200	\$ 601,200	\$ 601,200	\$ 601,200	\$ 601,200	\$ 601,200	\$ 601,200	\$ 471,000	\$ 471,000	\$ 671,400	\$ 1,007,100	0%	0%	0%	0%	0%	-22%	-22%	12%	12%	68%
1C070A040020	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 245,700	\$ 245,700	\$ 270,200	\$ 405,300	0%	0%	0%	0%	0%	0%	0%	0%	10%	65%
5B1201390020	\$ 177,200	\$ 177,200	\$ 177,200	\$ 193,300	\$ 193,300	\$ 193,300	\$ 193,300	\$ 193,300	\$ 193,300	\$ 193,300	\$ 289,950	0%	0%	9%	9%	9%	9%	9%	9%	9%	64%
5B1501010051	\$ 467,400	\$ 509,800	\$ 509,800	\$ 509,800	\$ 509,800	\$ 509,800	\$ 509,800	\$ 509,800	\$ 509,800	\$ 509,800	\$ 764,700	9%	9%	9%	9%	9%	9%	9%	9%	9%	64%
5B1501100020	\$ 721,400	\$ 721,400	\$ 832,400	\$ 776,900	\$ 776,900	\$ 776,900	\$ 776,900	\$ 776,900	\$ 776,900	\$ 776,900	\$ 1,165,350	0%	15%	8%	8%	8%	8%	8%	8%	8%	62%
4B1701030081	\$ 486,100	\$ 486,100	\$ 486,100	\$ 486,100	\$ 486,100	\$ 486,100	\$ 486,100	\$ 520,900	\$ 562,500	\$ 562,500	\$ 781,350	0%	0%	0%	0%	0%	7%	16%	16%	16%	61%
4B1701040052	\$ 543,000	\$ 543,000	\$ 543,000	\$ 543,000	\$ 543,000	\$ 543,000	\$ 543,000	\$ 581,700	\$ 581,700	\$ 581,700	\$ 872,550	0%	0%	0%	0%	0%	7%	7%	7%	7%	61%
5B1301080000	\$ 1,958,000	\$ 2,082,600	\$ 2,082,600	\$ 2,082,600	\$ 2,082,600	\$ 2,082,600	\$ 2,082,600	\$ 2,082,600	\$ 2,082,600	\$ 2,082,600	\$ 3,123,900	6%	6%	6%	6%	6%	6%	6%	6%	6%	60%
5B1601020170	\$ 1,542,100	\$ 1,542,100	\$ 1,542,100	\$ 1,542,100	\$ 1,542,100	\$ 1,542,100	\$ 1,542,100	\$ 1,542,100	\$ 1,628,400	\$ 1,628,400	\$ 2,442,600	0%	0%	0%	0%	0%	0%	0%	6%	6%	58%
1C070A810010	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 949,200	\$ 1,423,800	0%	0%	0%	0%	0%	0%	0%	0%	5%	58%
2D040T040020	\$ 300,000	\$ 348,900	\$ 348,900	\$ 348,900	\$ 348,900	\$ 348,900	\$ 348,900	\$ 348,900	\$ 314,000	\$ 314,000	\$ 471,000	16%	16%	16%	16%	16%	16%	16%	5%	5%	57%
1C110K120012	\$ 270,800	\$ 270,800	\$ 270,800	\$ 270,800	\$ 270,800	\$ 270,800	\$ 270,800	\$ 283,100	\$ 283,100	\$ 283,100	\$ 424,650	0%	0%	0%	0%	0%	5%	5%	5%	5%	57%
5B1201070010	\$ 17,900	\$ 17,900	\$ 17,900	\$ 17,900	\$ 17,900	\$ 17,900	\$ 17,900	\$ 17,900	\$ 17,900	\$ 17,900	\$ 28,050	0%	0%	0%	0%	0%	0%	0%	0%	0%	57%
1C070A020043	\$ 795,600	\$ 795,600	\$ 795,600	\$ 795,600	\$ 795,600	\$ 795,600	\$ 795,600	\$ 795,600	\$ 795,600	\$ 827,400	\$ 1,241,100	0%	0%	0%	0%	0%	0%	0%	0%	4%	56%
1C100I070081	\$ 488,800	\$ 488,800	\$ 488,800	\$ 488,800	\$ 488,800	\$ 488,800	\$ 488,800	\$ 506,300	\$ 506,300	\$ 506,300	\$ 759,450	0%	0%	0%	0%	0%	4%	4%	4%	4%	55%
5B1201000033	\$ 1,458,300	\$ 1,476,000	\$ 1,476,000	\$ 1,476,000	\$ 1,476,000	\$ 1,476,000	\$ 1,476,000	\$ 1,485,600	\$ 1,485,600	\$ 1,485,600	\$ 2,228,400	1%	1%	1%	1%	1%	2%	2%	2%	2%	53%
1C060K580052	\$ 832,300	\$ 832,300	\$ 832,300	\$ 832,300	\$ 832,300	\$ 832,300	\$ 832,300	\$ 832,300	\$ 832,300	\$ 832,300	\$ 1,264,200	0%	0%	0%	0%	0%	0%	0%	0%	0%	52%
1C100K830030	\$ 3,530,500	\$ 3,530,500	\$ 3,530,500	\$ 3,530,500	\$ 3,530,500	\$ 3,530,500	\$ 3,540,000	\$ 3,575,000	\$ 3,575,000	\$ 3,575,000	\$ 5,362,500	0%	0%	0%	0%	0%	1%	1%	1%	1%	52%
1C100K830040	\$ 3,407,900	\$ 3,407,900	\$ 3,407,900	\$ 3,407,900	\$ 3,407,900	\$ 3,407,900	\$ 3,407,900	\$ 3,450,500	\$ 3,450,500	\$ 3,450,500	\$ 5,175,750	0%	0%	0%	0%	0%	1%	1%	1%	1%	52%
1C100K830025	\$ 3,709,500	\$ 3,709,500	\$ 3,709,500	\$ 3,709,500	\$ 3,709,500	\$ 3,709,500	\$ 3,709,500	\$ 3,752,900	\$ 3,752,900	\$ 3,752,900	\$ 5,629,350	0%	0%	0%	0%	0%	1%	1%	1%	1%	52%

Cumulative Increase in Assessed Land Values since 2011
Active 2021 Commercial Assessment Appeals Only

Parcel	Assessed Land Value											Cumulative % Change in Assessed Land Value Since 2011										
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
	Parcels below this line experienced no increase in land value from 2011 to 2020																					
1C060K580053	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,400	\$ 181,400	\$ 181,400	\$ 272,100	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1B0301020021				\$ 604,800	\$ 604,800	\$ 604,800	\$ 604,800	\$ 604,800	\$ 604,800	\$ 604,800	\$ 907,200				0%	0%	0%	0%	0%	0%	50%	
1B0301050100	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 54,900	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1B0301050110	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 150,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1B0301100040	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 828,900	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C060K580054	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 272,400	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C060K580055	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 309,900	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C060K600080	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 280,800	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070A090040	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 367,500	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070A100011	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 756,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070A160040	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 983,250	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070B0J0010	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,785,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070B0L0020	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 878,400	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070H030010	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,582,950	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070H040010	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 96,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070K820010	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 4,403,700	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C110I070010	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 107,850	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1D060L040032					\$ 255,300	\$ 255,300	\$ 255,300	\$ 255,300	\$ 255,300	\$ 255,300	\$ 382,950				0%	0%	0%	0%	0%	0%	50%	
2D0301020050	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 114,750	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
2D040T320111	\$ 125,100	\$ 125,100	\$ 125,100	\$ 93,800	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 187,650	0%	0%	-25%	0%	0%	0%	0%	0%	0%	50%	
3C030M010010	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 114,900	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
3M0000MSU01	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 618,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
4B1701050091	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 130,350	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
4B1701050131	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 125,400	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
4B1701100060	\$ 135,000	\$ 135,000	\$ 59,600	\$ 135,000	\$ 135,000	\$ 24,100	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 202,500	0%	-56%	0%	0%	-82%	0%	0%	0%	0%	50%	
4B1701100100	\$ 135,000	\$ 135,000	\$ 59,600	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 202,500	0%	-56%	0%	0%	0%	0%	0%	0%	0%	50%	
4B2901150040	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 1,125,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1201000052	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 742,500	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1201000121								\$ 1,169,100	\$ 1,169,100	\$ 1,169,100	\$ 1,753,650							0%	0%	0%	50%	
5B1201020021	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 228,300	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1201020022	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 162,900	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1201020023	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 199,500	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1201020030	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 295,350	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1201060152	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 434,550	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1201390010	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 435,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1301070035	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 561,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1501010014	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 755,250	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1501010060	\$ 198,100	\$ 198,100	\$ 198,100	\$ 198,100	\$ 198,100	\$ 198,100	\$ 198,100	\$ 198,100	\$ 198,100	\$ 198,100	\$ 297,150	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1501010070	\$ 658,700	\$ 658,700	\$ 658,700	\$ 658,700	\$ 658,700	\$ 658,700	\$ 658,700	\$ 658,700	\$ 658,700	\$ 658,700	\$ 988,050	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1501020210	\$ 193,700	\$ 193,700	\$ 193,700	\$ 193,700	\$ 193,700	\$ 193,700	\$ 193,700	\$ 193,700	\$ 193,700	\$ 193,700	\$ 290,550	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1501060030	\$ 91,200	\$ 91,200	\$ 91,200	\$ 91,200	\$ 91,200	\$ 91,200	\$ 91,200	\$ 91,200	\$ 91,200	\$ 91,200	\$ 136,800	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1601020180	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 784,050	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1601020190	\$ 261,400	\$ 261,400	\$ 261,400	\$ 261,400	\$ 261,400	\$ 261,400	\$ 261,400	\$ 261,400	\$ 261,400	\$ 261,400	\$ 392,100	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B1601210041	\$ 537,500	\$ 537,500	\$ 537,500	\$ 537,500	\$ 537,500	\$ 537,500	\$ 537,500	\$ 537,500	\$ 537,500	\$ 537,500	\$ 806,250	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B2101030000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,963,500	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C060K630020	\$ 309,000	\$ 309,000	\$ 309,000	\$ 309,000	\$ 309,000	\$ 309,000	\$ 309,000	\$ 308,700	\$ 308,700	\$ 308,700	\$ 463,050	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
2D040C050074							\$ 465,500	\$ 465,500	\$ 465,500	\$ 465,000	\$ 697,500						0%	0%	0%	0%	50%	

Active 2021 Commercial Assessment Appeals Only

[illegible]

Cumulative Increase in Assessed Land Values since 2011
Active 2021 Commercial Assessment Appeals Only

Parcel	Assessed Land Value											Cumulative % Change in Assessed Land Value Since 2011										
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
5B1201040052	\$ 2,843,600	\$ 2,843,600	\$ 2,843,600	\$ 2,843,600	\$ 2,843,600	\$ 2,843,600	\$ 2,339,700	\$ 2,339,700	\$ 2,339,700	\$ 2,339,700	\$ 3,509,550	0%	0%	0%	0%	0%	-18%	-18%	-18%	-18%	23%	
3R0401000050	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 75,200	0%	0%	0%	0%	0%	0%	0%	0%	0%	21%	
1C060K700052	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 67,500	\$ 101,250	0%	0%	0%	0%	0%	0%	0%	0%	-21%	19%	
4B1701030110	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 65,500	\$ 65,500	\$ 70,700	\$ 70,700	\$ 98,250	0%	0%	0%	0%	0%	-23%	-23%	-17%	-17%	15%	
5B2101000030	\$ 1,155,600	\$ 1,155,600	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,900	\$ 834,400	\$ 834,400	\$ 917,300	\$ 917,300	\$ 1,310,550	0%	-31%	-31%	-31%	-31%	-28%	-28%	-21%	-21%	13%	
1C070B0L0010	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 708,000	\$ 708,000	\$ 708,000	\$ 1,062,000	0%	0%	0%	0%	0%	0%	-25%	-25%	-25%	12%	
1C070B0J0020	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 288,500	\$ 288,500	\$ 288,500	\$ 432,750	0%	0%	0%	0%	0%	0%	-28%	-28%	-28%	8%	
5B1601420020	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 439,700	\$ 452,900	\$ 452,900	\$ 679,350	0%	0%	0%	0%	0%	0%	-31%	-29%	-29%	6%	
5B1601420040	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 322,300	\$ 332,000	\$ 332,000	\$ 498,000	0%	0%	0%	0%	0%	0%	-31%	-29%	-29%	6%	
4B1701110110	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	

Parcels below this line have a lower land value in 2021 than in 2011, even with the 50% increase in 2021

1C070A520080	\$ 65,000	\$ 65,000	\$ 43,100	\$ 43,100	\$ 43,100	\$ 43,100	\$ 43,100	\$ 43,100	\$ 43,100	\$ 43,100	\$ 64,650	0%	-34%	-34%	-34%	-34%	-34%	-34%	-34%	-34%	-1%
5B1601430017	\$ 2,546,700	\$ 2,546,700	\$ 2,546,700	\$ 2,546,700	\$ 2,546,700	\$ 2,546,700	\$ 2,546,700	\$ 1,680,800	\$ 1,680,900	\$ 1,680,900	\$ 2,521,350	0%	0%	0%	0%	0%	0%	-34%	-34%	-34%	-1%
1C100I070050	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 93,500	\$ 93,500	\$ 93,500	\$ 70,100	\$ 70,100	\$ 105,150	0%	0%	0%	0%	-14%	-14%	-14%	-36%	-36%	-4%
1C100I070030	\$ 142,500	\$ 142,500	\$ 142,500	\$ 142,500	\$ 142,500	\$ 122,100	\$ 122,100	\$ 122,100	\$ 91,600	\$ 91,600	\$ 137,400	0%	0%	0%	0%	-14%	-14%	-14%	-36%	-36%	-4%
1C100I070040	\$ 144,600	\$ 144,600	\$ 144,600	\$ 144,600	\$ 144,600	\$ 123,900	\$ 123,900	\$ 123,900	\$ 92,900	\$ 92,900	\$ 139,350	0%	0%	0%	0%	-14%	-14%	-14%	-36%	-36%	-4%
4B1701030090	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 60,000	\$ 50,700	\$ 54,700	\$ 54,700	\$ 76,050	0%	0%	0%	0%	0%	-25%	-37%	-32%	-32%	-5%
5B1601440082				\$ 966,600	\$ 805,500	\$ 805,500	\$ 805,500	\$ 598,100	\$ 598,100	\$ 598,100	\$ 897,150			0%	-17%	-17%	-17%	-38%	-38%	-38%	-7%
7B0901020010	\$ 1,464,800	\$ 1,464,800	\$ 1,464,800	\$ 1,464,800	\$ 1,464,800	\$ 1,464,800	\$ 1,464,800	\$ 868,400	\$ 868,400	\$ 868,400	\$ 1,302,600	0%	0%	0%	0%	0%	0%	-41%	-41%	-41%	-11%
4B1701030100	\$ 124,100	\$ 124,100	\$ 124,100	\$ 124,100	\$ 124,100	\$ 124,100	\$ 85,900	\$ 72,600	\$ 78,400	\$ 78,400	\$ 108,900	0%	0%	0%	0%	0%	-31%	-41%	-37%	-37%	-12%
5B1601020121	\$ 2,161,000	\$ 2,161,000	\$ 1,080,500	\$ 1,080,500	\$ 1,080,500	\$ 1,080,500	\$ 1,080,500	\$ 1,080,500	\$ 1,188,600	\$ 1,188,600	\$ 1,782,900	0%	-50%	-50%	-50%	-50%	-50%	-50%	-45%	-45%	-17%
5B1301070036	\$ 574,000	\$ 574,000	\$ 574,000	\$ 287,000	\$ 287,000	\$ 287,000	\$ 287,000	\$ 287,000	\$ 287,000	\$ 287,000	\$ 430,500	0%	0%	-50%	-50%	-50%	-50%	-50%	-50%	-50%	-25%
5B1601000040	\$ 2,548,800	\$ 2,548,800	\$ 1,274,400	\$ 1,274,400	\$ 1,274,400	\$ 1,274,400	\$ 1,274,400	\$ 1,274,400	\$ 1,274,400	\$ 1,274,400	\$ 1,911,600	0%	-50%	-50%	-50%	-50%	-50%	-50%	-50%	-50%	-25%
5B1201060112	\$ 533,200	\$ 533,200	\$ 533,200	\$ 533,200	\$ 226,600	\$ 226,600	\$ 226,600	\$ 226,600	\$ 226,600	\$ 226,600	\$ 339,900	0%	0%	0%	-58%	-58%	-58%	-58%	-58%	-58%	-36%
1C100I070020	\$ 234,700	\$ 234,700	\$ 234,700	\$ 234,700	\$ 234,700	\$ 117,300	\$ 117,300	\$ 117,300	\$ 88,000	\$ 88,000	\$ 132,000	0%	0%	0%	0%	-50%	-50%	-50%	-63%	-63%	-44%
5B2101320021						\$ 849,000	\$ 599,100	\$ 269,800	\$ 269,800	\$ 269,800	\$ 404,700					0%	-29%	-68%	-68%	-68%	-52%
1C100I070060	\$ 1,475,800	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 272,300	\$ 272,300	\$ 272,300	\$ 408,450	-82%	-82%	-82%	-82%	-82%	-82%	-82%	-82%	-82%	-72%

Parcels below this line were new in assessment year 2021

1C070K770012	\$ 2,322,000	0%
5B1401020073	\$ 1,055,550	0%
5B1401050020	\$ 936,150	0%
5B1401050030	\$ 962,400	0%
5B1401050040	\$ 391,950	0%
5B1401050050	\$ 784,050	0%
5B1401050060	\$ 705,450	0%
5B1401050070	\$ 3,361,800	0%
5B1401050080	\$ 781,650	0%
5B1401050090	\$ 784,050	0%
5B1401050110	\$ 392,700	0%
5B1401050120	\$ 393,150	0%
5B1401050130	\$ 631,050	0%
5B1401050140	\$ 503,100	0%
5B1601380034	\$ 771,300	0%
5B1601380036	\$ 9,802,800	0%



October 25, 2021

Robert S. Spitzfaden Esq.
217 2nd St
Ste 204
Juneau, Alaska 99801-9801

Re: Reaction to the Board of Equalization appeals

Dear Mr. Spitzfaden,

As of today, here are some of my impressions from the hearings of the appeals before the Board of Equalization that you are handling for commercial property owners. First, let me say that I have no stake in the outcome of this analysis—I own no commercial property and I have not asked for compensation to provide this letter. These are just my personal opinions and not opinions formed as a paid advocate.

After reviewing the summary report, board training video, and appeal hearings, I still do not fully understand the methods, assumptions, and logic behind the adjustments to the 2021 assessed values commercial properties. Almost no explanations have been written down by the assessor's office. There is no written record of the statistical methods that I could find. Statistics have not been clearly labeled and explained, and figures and tables have no accompanying captions and explanations. Indeed, some statistics have only been labeled with cryptic unexplained acronyms. I have tried to find written descriptions of the methods, and I have tried to talk to staff at the assessor's office about these, but I have been unsuccessful. Please see my section on *My attempts to understand the methods*, below, for more information on this. After now hearing staff from the assessor's office testify at the appeal hearings, I believe I have some general understanding of what they did and why they did it. Most importantly, I heard Mr. Michael Dahle state repeatedly that the methods in question are a response to an upward trend the value of commercial real estate in Juneau. I had a look at this hypothesis using the data that I have available. Using the 53 real estate sales values (cited below) that made up the sample that was used to develop the adjustments, I cannot detect such a trend. See my section on *Trend in commercial real estate sales*, below, for more on this. Finally, I want to stress that I have strong reservations about the representativeness of the sample (again, cited below) that was used to underpin the analysis and reach the conclusion that the assessments should be raised. See more about this in the section on *Representativeness of the sample of 53 sales*.

My attempts to understand the methods

While I was at sea this summer bringing up a boat from Tacoma, I was asked for help interpreting the last two pages of assessor's report that does not seem to have a title, date

published, and author, although the words “AV 2021 Summary Report – CBJ Commercial Property Valuations” appear at the top of the first page. My ability to comment was somewhat limited by the fact I was at sea, but my first response was that I had no idea what these various statistics mean, as, again, there were no written methods, there was inadequate labeling of the statistics and graphics, and some of the statistics were referred to by confusing acronyms that were not defined. The person who asked my advice then provided me a video of Board of Equalization training in hopes that this would allow me to understand the methods. I was able to watch that video when we were in port and had internet access. Unfortunately, that video also did not provide a clear and detailed explanation of the methods.

Without some explanation of the statistical methods, without some clear description of what the statistics are and what they mean, without an explanation of what the graphics and tables mean, the new assessments are essentially just random numbers to a taxpayer trying to make sense of why the taxes went up. Without some ability to follow the logic and understand the process, a taxpayer cannot tell the difference between an assessment increase due to a fair and equitable process versus an increase due to vindictiveness, personal animus, or just whimsy.

When I returned to Juneau, I contacted Michael Dahle’s office several times to try to better understand the reasoning behind the new assessments. On some occasions, but not all occasions, I noted the date and time of the communication. On August 17, I left a voicemail describing what I wanted to discuss with Mr. Dahle. At 4:00 pm on that same day I called again and this time I spoke to a person who said she would have Michael Dahle call me. On August 18, at 2:18 pm I called again and spoke to someone named Jillian Olson. I explained what that I would like to go over the methods and she said that she would have Mr. Dahle give me a call. At 2:46 pm that same day I received an e-mail from Ms. Olson. In it she noted that I had not filed an appeal, and she stated that Mr. Dahle was too busy to talk to me. However, late in the day, on August 20th, I believe it was, Mr. Dahle did call me. I pointed out that I was driving, and that I was about to go into a meeting, and I asked if we could speak on the phone the following Monday. He said that he would give me a call on that day. When I did not hear from him on that Monday, I called near the end of the day. I could not reach him, and I left another message. I never detected any further attempt by Mr. Dahle to contact me.

Trend in commercial real estate sales

You supplied me with a spreadsheet titled “sept 30 sale list.xlsx.” This appears to be the exact information I also have on a paper page with the words “AY2021 Analysis Sales List” in the upper left-hand corner. I note this page has the notation “AY2021 – Com Sales List20210928a. MktData: 9/29/2021 @ 12:59 PM, Page1” at the bottom of the page. If we were to accept for the moment that this sample is a representative of all commercial properties in Juneau, which I believe is a questionable assumption—but one that does appear to be a necessary for the assessor’s analysis—then an annual trend in sales prices should be obvious in this sample of 53 sales, as it contains sales from 2016 through the end of 2020. I note that the median sale price in 2016 was \$786 thousand, in 2017 it was \$346 thousand, in 2018 it was \$418 thousand, in 2019 it was \$402 thousand, and in 2020 it was \$654 thousand. For there to be an upward trend in sale



prices, the annual median sale price should tend to move upward year after year—maybe not every year, but at least in most years.

Note that there are four occurrences in which we can see a year-to-year change in this record. From 2016 to 2017 the median decreased (substantially), from 2017 to 2018 it increased slightly, from 2018 to 2019 the median again decreased (slightly), and then from 2019 to 2020 it again increased. During this period the medians twice decreased and twice increased: this is not indicative of an upward trend. Also, note that at the end of the series the median value was lower than at the median value at the beginning of the series. Again, this supports the notion there was no upward trend.

Let's try looking at all of the sales in a series. If we plot all of the sales one after another in time order we find that there are two outliers that dominate the graph (a \$4 million sale in 2017 and a \$20 million sale in 2020). So conventional methods for estimating trend are unsuitable because these methods will be very influenced by outliers. However, if there is a trend in the whole sales series, then we would expect the number of times a sale price is followed by a sale of larger size to occur more often than what you would get by chance. In other words, if we think having a sale followed by a sale of larger size as like getting a "heads" when we flip a coin, and a "tails" otherwise, then we can use probability to test whether we have more sales followed by higher priced sales than we would expect to see by chance in 53-1 flips of a coin. It turns out there 24 occurrences of a sale is followed by a sale of larger size—very, very close to half of the time. If we were to formalize this into a statistical test we would say that there is no statistically detectable trend (at the conventional significance level of 0.05) using this method.

Let's look at this another way. If we divide the series into two groups, with the first 26 sales in the first half, the last 26 in the second half, with the 27th sale deleted so that we have the same number sales in both the early and late groups. It turns out the median price is just about the same in both groups. Indeed, the median price is slightly higher in the earlier group, but not by very much. If anything, this analysis provides very weak support for the idea prices went down. Again, I just don't see support for the idea there was an upward—or really any—trend in prices.

I assume that the assessor's office has information that I don't have access to, and maybe some of that information contains evidence of a trend. However, they have not yet presented any evidence that supports the hypothesis that there was an upward trend in sale prices that I have seen in the Board of Equalization hearings.

Or if the assessor's office has presented this evidence, it was not presented clearly and it was not well explained. Indeed, this has been a huge problem with trying to understand the whole analysis. Again, almost no explanations have been written down. Statistics have not been clearly labeled and explained, and figures and tables have no accompanying captions and explanations.

If the assessor's office does have other evidence that sales prices trended upwards, then this might be highly noteworthy, and certainly relevant to the question of whether this sample of 53 sales is representative of the larger population of commercial properties. I note that this assumption that sale prices have been trending upwards is central to the logic of how the



assessments were adjusted upward in 2021 and it is certainly central to the whole idea that there needed to be an adjustment at all.

Representativeness of the sample of 53 sales

The idea you can just take a small sample and use that to represent some kind of larger population is based on the idea that the sample is *representative* of the population, in some sense. The field of scientific sampling has been developing for over 100 years, and we rely on these methods for many useful things in our lives. Your doctor does not have to drain all the blood out of your body to know your blood cholesterol level. Small blood samples have been repeatedly tested and shown by evidence to be adequate for the purpose by professional associations of clinical pathologists. Sampling for quality control in manufacturing process saves enormous amounts of money and ensures the safety of drugs, foods, air transportation, and on and on.

However, it should be obvious that not just any sample will capture the essential characteristics of the entire population under study. A sample of 100 people at a single political party's convention would not be suitable to make an accurate prediction about the outcome of an election with candidates from more than one party. A sample of 50 people at a sexually transmitted disease clinic would not be a good sample to use to estimate the incidence of syphilis in some larger population of people in a city. There is a well-developed theory about how to sample. Central to this theory is the idea of a *random sample*. With random sampling, the sample size controls what is called the *precision*—which is a mathematical description of how well, in some sense, the sample matches the population. I want to emphasize that here *random sample* is a term of art, and it does not mean what it means in common, colloquial speech. A *random sample*, in the scientific sense, is a sample that can be shown mathematically to be representative of the population for many purposes if the sample size is large enough.

If you will let me get a little technical, to produce a random sample of size n , the first requirement is that someone be able to carefully define what the population is and what it is not, so that someone else could know for sure if a sampling unit is either in or is outside the population. For example, if we are sampling land use with a satellite image, the population might be a set of one-kilometers square rectangles with some vegetation on them in Wisconsin. Then, for example, we will know that a specific farm in Minnesota or parts of Lake Mendota are not in the population. The next step is to uniquely label each of the N things in that make up the population. Then someone, at least in principle, will need to take those labels to produce a list of every possible combination of n labels taken out of the population of N labels. So, this list of combinations—that is, list of possible samples—would be very long. Finally, the last step would be to choose one of those combinations of n labels by a process that is really random, in the mathematical sense of the word. Often something other than a random sample is simply assumed to be a random sample. Sometimes this is appropriate and other times not. From some of the things Mr. Dahle has said in testimony I infer that he is treating the sample of 53 sales as both a representative sample, and more restrictively as a random sample from some kind of hypothetical population that has yet to be described, at least to me.



Obviously, a sample might not be representative of a larger population if too few sampling units from the population were included in the sample. If you take a coin that comes up "heads" with the same frequency as "tails," and you flip it 4 times, you don't necessarily get half heads and half tails. In fact, with just four tosses most of the time you won't get half heads and half tails. However, if you flip it 40,000 times you will get almost exactly half of the coin tosses to come up "heads." I think there are very good reasons to suspect that this of sample 53 commercial properties is far too small for the intended purpose. I also suspect that it is highly non-representative of all commercial properties because the sales look like they might be clustered in locations where property sold for one reason or another.

I heard Mr. Dahle tell the Board of Equalization that what he calls the C.O.V., or what is usually called the coefficient of variation, is a measure of the "confidence" in the analysis. That is true for a random sample, but that would certainly not be true if one was using a highly non-representative sample from a population. Again, a somewhat related problem is that I have never heard the assessor's office exactly define the population they are sampling. So, it is impossible to know if a sample is representative of the population if one cannot understand what is in the population and what is not.

Though I am not an expert in real estate, even I understand that commercial properties on Thane Road have different forces shaping their value those in the tourist-affected downtown, the downtown business area, the hospital-Twin Lakes area, the Costco-Lemon Creek area, and so on. This adds to my suspicion that a small sample of 53 sales cannot really be even marginally representative of all commercial properties in Juneau. I have not done it, but you might want to carefully look for spatial clustering in the sample of 53 sales. Such clustering would be strong evidence that the sample is not representative.

The issue of deleting values that are not favorable

After I heard Mr. Dahle's training session for the Board of Equalization, I inferred from what I thought I heard him say, that he—perhaps well-meaningly—deleted observations that he thought were not representative of some hypothetical population that he was thinking of. I attempted to contact Mr. Dahle last summer to clear this up, as I mentioned elsewhere, above. I have now heard Mr. Dahle testify that he did not do that. If observations were what is colloquially called "cherry picked" to support this analysis, this would certainly disqualify this analysis from being anything that could be considered a valid statistical analysis. Now that I have heard Mr. Dahle testify that he did not do this, I am somewhat comforted. However, as a matter of due diligence you might want to try and calculate some of the ratios of the 74 sales that were not included in the analysis to ensure that these don't disproportionately have high ratios of assessed value to adjusted sales values.

To be clear, the idea of choosing data points to delete based on professional judgement, or personal opinion, or to get a more favorable result—which leads to invalid inference—is completely different from deleting points because of a procedure or policy established well ahead of time to ensure outliers don't have undue influence on the analysis. I infer from what Mr. Dahle has said that the assessor's office does have some kind of procedures and set of rules



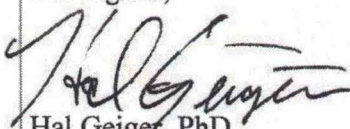
for classifying data points as outliers—and want to be clear that I am definitely not trying to criticize that practice.

In conclusion

I have worked professionally in scientific sampling, statistics, and biostatistics since 1980, when I was hired as a mathematical statistician by the United States Government. In 1982 I moved to Juneau to work as a biometrician (the word the State of Alaska uses for someone with expertise in statistics and biomathematics) with the Alaska Department of Fish and Game, and in the 1990s I served as Chief Biometrician for the Division of Commercial Fisheries. From 2007 until 2020 I operated biostatistical consulting firm in Juneau. I have a master's degree in statistics from Oregon State University and PhD from the College of Fisheries and Oceans at the University of Alaska Fairbanks. I have published papers on scientific sampling and statistics in the peer-reviewed scientific literature, and I have served two terms as president of the Alaska chapter of the American Statistical Association. My C.V. is available on request.

As I said, I have no opinion as to whether commercial property assessed values should go up or go down, and I have no stake in the outcome of the appeals. However, I am interested this process just as an example of a very public and important use of statistical methods in my community. I certainly have tried to appreciate the enormity of the charge that the assessor's office has been given, and I certainly have tried to appreciate that in order to be effective in their very necessary and important work they will definitely make some people very unhappy. Further, I appreciate that it is completely impossible for the assessor's office to perfectly develop assessments in such a way that there can be no room for any criticism. But with all that said, I am struck by the lack of strong evidence that there has been an upward trend in commercial property sales values—the idea that is central to the logic that the assessments needed to be raised.

Best regards,



Hal Geiger, PhD
Chief Scientist



Dr. Harold J. Geiger
7655 North Douglas Hwy.
Juneau, Alaska 99801
(907)723-3234
geiger@ak.net

October 2021

EMPLOYMENT

Currently retired.

October 2007 – September 2020: Chief scientist for the St. Hubert Research Group, a small business in Southeast Alaska assisting with scientific writing; assisting with the planning and analysis of scientific sampling studies; and assisting with problems in statistics, fisheries, and environmental science.

July 2001 – July 2007: Salmon stock assessment research supervisor for the Southeast Region of the Alaska Department of Fish and Game, Commercial Fisheries Division.

May 1997 – July 2001: Chief biometrician, Alaska Department of Fish and Game, Commercial Fisheries Division.

March 1988 – May 1997: Statewide salmon biometrician, Alaska Department of Fish and Game, Commercial Fisheries Division.

December 1982 – March 1988: Biometrician, Alaska Dept. of Fish and Game, FRED Division.

Sept. 1980 – December 1982: Mathematical statistician, Statistical Reporting Service of the U.S. Dept. of Agriculture, Madison Wisconsin.

September 1978 – June 1980: Teaching assistant, Department of Statistics, and research assistant, Department of Agricultural and Resource Economics, Oregon State University.

EDUCATION

Ph.D. (fisheries), University of Alaska Fairbanks.

M.S. (statistics), Oregon State University.

B.S. (mathematics), Oregon State University.

OTHER

Member of the Alaska Board of Veterinary Examiners. Appointed in 2016 and reappointed in 2019.

Member of the Board of Directors of Bartlett Regional Hospital in Juneau, Alaska. Appointed 2021.

Board of directors of the Foundation for End of Life Care—a nonprofit foundation dedicated to supporting hospice care. Joined the Board in 2007. Previously served as board president and secretary.

Board member and treasurer of Palliative Care Alaska Network. Served from 2018 to 2020.

Member from 2018 to 2021 of the board of directors of Haven House, a reentry service in Juneau, Alaska for women leaving prison.

Chair of an invited panel to review Stock Assessment and Operational Models for San Francisco Bay Herring, October 10 and 11, 2016, Santa Rosa, California. Organized by the California Department of Fish and Wildlife.

Invited panel member for an independent review of the research leading up to the proposed Pebble Bay Mine, October of 2012 in Anchorage, Alaska. Organized by the Keystone Center, a non-profit research group.

Received the American Fisheries Society's Stevan R. Phelps Award for best genetics paper in an American Fisheries Society Journal in 2007: "Geiger, H.J., I. Wang, P. Malecha, K. Hebert, W. W. Smoker, and A.J. Gharrett. 2007. What causes variability in pink salmon family size? Transactions of the American Fisheries Society 136(6): 1688-1698."

The 2005 President of the Alaska Chapter of the American Fisheries Society.

Board of directors of Juneau Jazz and Classics—a nonprofit organization that brings music to Southeast Alaska—from 2003 to 2015.

Convenor of the 1997 Alaska Riverine Sonar Workshop—an international symposium on the use of river-based sonar. Co-convenor (together with Dr. Peter Dahl, of the University of Washington) of the 1999 Riverine Sonar Workshop held at the University of Washington.

Awarded Chapter Service Recognition Award in 1996 by the national Council of Chapters of the American Statistical Association, "...in recognition of service to the Alaska Chapter."

Two-term president of the Alaskan Chapter of the American Statistical Association: 1986 and 1993.

Technical advisor to the U.S. section of North Pacific Anadromous Fishery Commission, an international treaty commission, from its origin in 1992 to 2000.

SELECTED PUBLICATIONS

Short, J.W., **H.J. Geiger**, L.W. Fritz, and J.J. Warrenchuk, 2021. First-Year Survival of Northern Fur Seals (*Callorhinus ursinus*) Can Be Explained by Pollock (*Gadus chalcogrammus*) Catches in the Eastern Bering Sea. *Journal of Marine Science and Engineering*, 9(9), p.975.

Short, J.W., **H.J. Geiger**, J.C. Haney, C.M. Voss, M.L. Vozzo, V. Guillory, and C.H. Peterson. 2017. Anomalously High Recruitment of the 2010 Gulf Menhaden (*Brevoortia patronus*) Year Class: Evidence of Indirect Effects from the Deepwater Horizon Blowout in the Gulf of Mexico. *Archives of Environmental Contamination and Toxicology*. doi: 10.1007/s00244-017-0374-0

Shaul, L.D., and **H.J. Geiger**. 2016. Effects of climate and competition for offshore prey on growth, survival, and reproductive potential of Coho salmon in Southeast Alaska. *North Pacific Anadromous Fisheries Commission Bulletin* 6: 329–347.

Haney, J.C., **H.J. Geiger**, and J.W. Short. 2014. Bird mortality from the Deepwater Horizon oil spill. I. Exposure in the offshore Gulf of Mexico. *Marine Ecology Progress Series* 513: 225-237.

Haney, J.C., **H.J. Geiger**, and J.W. Short. 2014. Bird mortality from the Deepwater Horizon oil spill. II. Carcass sampling and exposure probability in the coastal Gulf of Mexico. *Marine Ecology Progress Series* 513: 239–252.

Portley, N. and **H.J. Geiger**. 2014. Limit Reference Points for Pacific Salmon Fisheries. *North American Journal of Fisheries Management* 34(2): 401-410.

Ishida, Y., A. Yamada, H. Adachi, I. Yagisawa, K. Tadokoro, and **H.J. Geiger**. 2009. Salmon distribution in Northern Japan during the Jomon Period, 2,000–8,000 years ago, and its implications for future global warming. *North Pacific Anadromous Fish Commission Bulletin No. 5*: 287-292.

Geiger, H.J., I. Wang, P. Malecha, K. Hebert, W. W. Smoker, and A.J. Gharrett. 2007. What causes variability in pink salmon family size? *Transactions of the American Fisheries Society* 136(6): 1688-1698.

Geiger, H.J., T. Perry, M. Fukuwaka, and V. Radchenko. 2002. Status of salmon stocks and fisheries in the North Pacific Ocean. *In* The Proceedings of the Joint Meeting on Causes of Marine Mortality of Salmon in the North Pacific and North Atlantic Oceans and in the Baltic Sea. *North Pacific Anadromous Fish Commission Technical Report Number 4*.

Geiger, H.J., W.W. Smoker, L.A. Zhivitovsky, and A.J. Gharrett. 1997. Variability of family size in pink salmon has implications for conservation biology and human use. *The Canadian Journal of Fisheries and Aquatic Sciences* Vol. 54(11): 2684–2690.

Geiger, H.J., B.G. Bue, S. Sharr, A.C. Wertheimer, and T.M. Willette. 1996. A life history approach to estimating damage to Prince William Sound pink salmon from the Exxon Valdez oil spill. pp. 487–489. *In* S.D. Rice, R.B. Spies, D.A. Wolfe, and B.A. Wright, [eds.], *Proceedings of the 1993 Exxon Valdez Oil Spill Symposium*. American Fisheries Society Symposium 18.

From: [Bob Spitzfaden](#)
To: [City Clerk](#)
Cc: [Teresa Bowen](#); [Robert Palmer](#)
Subject: Objection To Page Limit
Date: Monday, November 1, 2021 6:15:25 PM

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

Please pass along the following objection on my clients behalf to a page limitation with respect to the record in the various appeals to the Board.

The law does not support a page limit.

1. *The City Attorney, John Hartle, issued a letter to the Board dated April 19, 2013 establishing standards and procedures. The letter was provided by the Assessor's present counsel to undersigned counsel in connection with the pending appeals. The Hartle letter provides in relevant part: "The appellant may present written evidence, oral testimony, and witnesses at the hearing." Note there is no limitation on the amount of written evidence or on the number of witnesses nor the length of time the appellant may take to present witnesses.*
2. *The same letter provides: "The appellant may appear through an agent or representative, and may present written and/or oral testimony or other materials to the Board in support of the appeal." Again no limitation on written evidence, number of witnesses nor length of presentation.*
3. *Same letter: "The appellant may present written evidence, oral testimony, and witnesses at the hearing." Again, no limitations.*
4. *The same letter directs the Board to consider all relevant evidence, such direction being based upon Alaska Supreme Court rulings. "This assumes that the assessor has reviewed the critical facts. Our court requires the*
5. *assessor to review all "directly relevant" evidence of the property value and "prevailing market conditions." Faulk v. Bd. of Equalization, Kenai Peninsula Borough, 934 P.2d 750, 752 (Alaska 1997). Thus, it is important that the assessor, and the Board, make sure that all relevant evidence is considered." Again no limitation, and in fact a direct order contrary to the Board and the Assessor's counsel claims that the Board can limit the number of pages presented for the Board to consider, as well as limit the number of minutes the appellant has to present its oral and written evidence.*
6. *It is not only the City Attorney, John Hartle, and the current Assessor's attorney who included the Hartle letter, that requires appellants have the necessary time to present their case without limitation on the number of pages or the length of time. Due process imposes constitutional limitations on the Board's attempt to limit the appellants ability to have a fair opportunity to present a meaningful case, as the following directs.*
7. *"We thus conclude that some **opportunity to be heard** was required". Emphasis added. "**Due process** requires a **"meaningful" opportunity to be heard.**" Emphasis added. 462 P.3d 19 ,Supreme Court of Alaska, Davin J. ANDERSON, Appellant, v. ALASKA HOUSING FINANCE CORPORATION, Appellee. Supreme Court No. S-17077 April 17, 2020. Limiting the pages of*

relevant evidence and the time to present relevant witnesses does not allow for a meaningful opportunity to be heard.

8. *"When determining the requirements of due process, we look to the test enunciated by the United States Supreme Court in Mathews v. Eldridge." "[T]he crux of due process is having a meaningful opportunity to be heard and represent one's interests." 466 P.3d 352 Supreme Court of Alaska. Alisa BURNS, Appellant, v. John Everett BURNS, Appellee. Supreme Court No. S-17394 June 26, 2020. Limiting documentary and witness evidence deprives the taxpayers of the right to a meaningful opportunity to be heard and to represent their interests.*
9. *"The proceeding or hearing requisite to due process must be appropriate, fair, adequate, and such as is practicable and reasonable in the particular case. A fair trial in fair tribunal is a basic requirement of due process." Am Jur 2d Constitutional Law section 997. Note the hearing must be fair and adequate. That is not the case when the time to present testimony and the number of pages allowed in the record is so constrained that the appellants cannot present all the testimony necessary (Dahle, Hammond, Wold, Geiger, various appellants) or all the documentary evidence (see the pages already included in the record for the hearings on October 20, 21 and 28).*
10. *"The fundamental requirement of due process is the opportunity to be heard at a meaningful time and in a meaningful manner." Am Jur 2d Constitutional Law section 990. It is not meaningful in time or manner, if relevant evidence is deliberately excluded.*
11. *"The fundamental requirement of procedural due process is that a person to be deprived of a property interest be given an opportunity to be heard at a meaningful time and in a meaningful manner. The government must provide a litigant with a fair opportunity, under the Due Process Clause, to mount a meaningful defense to the proposed deprivation of its property." There is no fair opportunity or a meaningful defense if the Board limits the time and pages.*

The crux of the citations above is that the Board must consider all relevant evidence, whether testamentary or documentation, without limits on the number of pages or the time of testimony.

Robert S. Spitzfaden



Office of the Assessor
155 S Seward Street
Juneau AK 99801

Petition for Review / Correction of Assessed Value Real Property

Assessment Year	2021
Parcel ID Number	5B1201000033

For Office Use:	Review #	Appeal #
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2021 Filing Deadline: MONDAY, MAY 3

Please attach all supporting documentation

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

Parcel ID Number	5B1201000033		
Owner Name	Grant Properties LLC	Name of Applicant	Hugh Grant / Jeff Grant
Primary Phone #	780-4566	Email Address	djgalaska@yahoo.com
Physical Address	5165 Glacier Hwy. Juneau, Alaska 99801	Mailing Address	5165 Glacier Hwy. Juneau, Alaska 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

Received

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

Partial wetlands - approx 30%
Proximity to garbage dump, visible eyesore and extreme stench at times
Property owner maintains public road (grading and snow removal)

MAY 04 2021

CBJ-Assessors Office

Have you attached additional information or documentation? ☐ Yes ☐ No

Values on Assessment Notice:

Site	\$2,228,400.00	Building	\$1,315,900.00	Total	\$3,544,300.00
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Owner's Estimate of Value:

Site	\$1,421,359.00	Building	\$1,315,900.00	Total	\$2,737,259.00
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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 *Hugh Grant* Date 05/03/2021

Please provide information that justifies the change in value for this property

Thank you,
Hugh Grant

Hugh Grant

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



155 S. Seward St. Rm. 114
Juneau, AK 99801
Phone: (907)586-5215
Fax: (907)586-4520

9/14/2021

Grant Properties LLC
5165 Glacier Highway
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1201000033
RESPONSE DEADLINE: 9/21/2021

PARCEL: 5B1201000033
PHYSICAL LOCATION: 5011 Short St

Grant Properties LLC,

This letter is in response to the 2021 Petition for Review that you filed regarding the above indicated parcel. The basis for appealing as indicated on the Petition for Review form is: **My property value is excessive**

- Excessive – grossly disproportionate when compared to other assessments
- Unequal – treated differently than other properties in the same property class
- Improper – valuation methodology was improper
- Undervalued – valued less than market or disproportionately lower than other assessments

State statute requires that the burden of proof is upon the appellant to provide evidence that one of the above conditions has been met (AS 29.45.210).

Based upon the evidence that you provided we have made the following determination regarding 2021 assessment valuation of **5B1201000033**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$3,544,300
2021 Owner estimate of value:	\$2,737,259
2021 Final determination:	\$3,544,300

The basis for the 2021 assessed values is a market analysis based upon available sales data which adhered to IAAO assessment standards.

Appellant failed to provide evidence which satisfies the appeal criteria as laid out above. The Assessor Office recommends NO CHANGE to the 2021 assessed value as the appellant failed to meet the burden of proof as required by state statute. The Assessor Office sees no basis for change.

APPELLANT RESPONSE FOR ASSESSMENT YEAR 2021 PETITION FOR REVIEW

Please indicate if you accept the recommended value or wish to have your Petition for Review heard by the Board of Equalization. (*INITIAL ONE*)

_____ **YES**, I accept the recommended value determination provided by the Assessor

_____ **NO**, I do not accept the recommended valuation provided by the Assessor.
Please schedule my Petition for Review for the Board of Equalization.

I understand that I will be expected to provide specific evidence to the Board which clearly illustrates that my parcel valuation is: excessive, unequal, valued with improper methodology or is less than market value.

Be advised that if you choose to proceed to the Board of Equalization, they may, in accordance with law, apply an increase of the assessed value to full market value.

Appellant signature

Date

If we do not receive a response from you by **9/21/2021**, the Petition for Review will be scheduled for the Board of Equalization where you will be expected to present **specific evidence** as to why your parcel is not valued correctly.

Sincerely,



Mary Hammond
Assessor
City & Borough of Juneau



**Office Of The Assessor
155 South Seward Street
Juneau, AK 99801**

GRANT PROPERTIES LLC
5165 GLACIER HWY
JUNEAU AK 99801

Page 062
2021-11-09 BOE Hearing
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Tuesday, November 9, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	5B1201000033
Property Location	5011 SHORT ST
Appeal No.	APL20210530
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

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 you would like to include in your appeal must be submitted to the City Clerk's Office {preferred method via email to city.clerk@juneau.org Attn.: Assessment Appeal} by **4:00 PM Tuesday, November 2, 2021** and will be included in the packets for the Board so the members have an opportunity to review the materials before the hearing.

Your Board of Equalization packet will be ready for you to pick up in the Clerk's office after **2:00 PM Wednesday, November 3, 2021** or it will be emailed and/or mailed to the above address(es) on this notice.

You or your representative may be present at the hearing {via Zoom Webinar, participation/log in information will be listed on the agenda packet you receive for the hearing your appeal is scheduled for}. 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.

Attachment: CBJ Law Department Memorandum April 19, 2013.

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	assessor.office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



APPEAL #2021-0530

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 9, 2021

ASSESSOR OFFICE

Appellant: Grant Properties LLC

Location: 5011/5015 Short St

Parcel No.: 5B1201000033

Property Type: Industrial – Warehouses

Appellant's basis for appeal: My property value is excessive/overvalued

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 1,421,359	\$ 2,228,400	\$ 2,228,400
Buildings:	\$ 1,315,900	\$ 1,315,900	\$ 1,315,900
Total:	\$ 2,737,259	\$ 3,544,300	\$ 3,544,300

Subject Photo



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OVERVIEW

The subject is a complex of two warehouse structures located in Lemon Creek, one of which is utilized in a distribution capacity while a portion of the other appears to be utilized for product manufacture.

Subject Characteristics:

- Land
 - 218,671 SF lot = 5.02 AC
 - Approximately 2/3 can be described as a level developed lot
 - The remainder, located toward the South end of the property, appears to be impacted by slough, tidal influences.
- Buildings
 - Building 1 – Commercial warehouse
 - 16,456 SF GBA Commercial warehouse
 - Building 2 – Commercial warehouse
 - 12,120 SF GBA
 - 10,320 SF GBA Commercial warehouse
 - 1,800 SF GBA Mezzanine office

SUBJECT PHOTOS



Building 1 – Front left

Building 1 – Front right



Building 2 – Front right,
mezzanine office



Building 2 – Front left,
mezzanine office



Building 2 – 2009 Interior photo

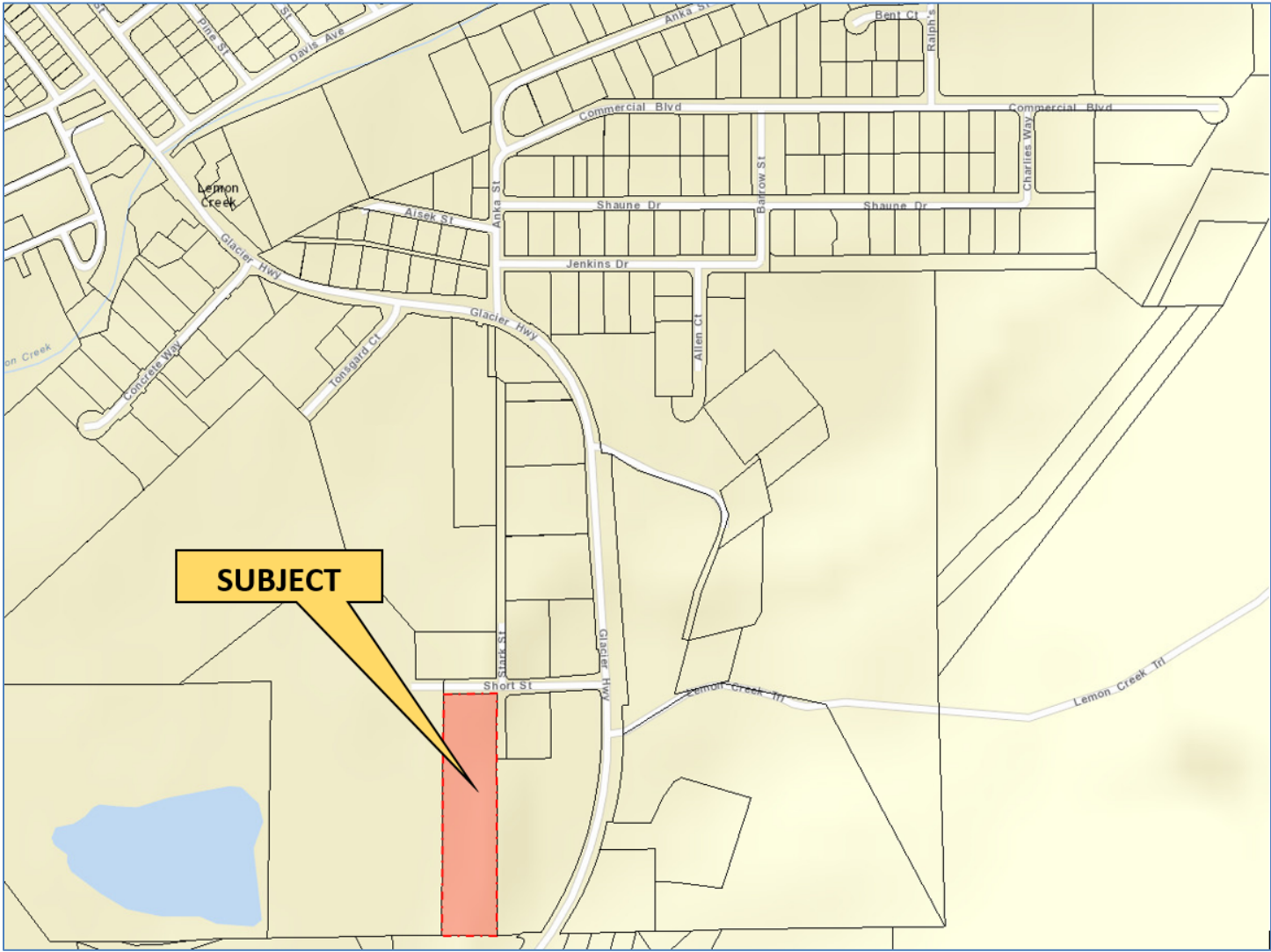


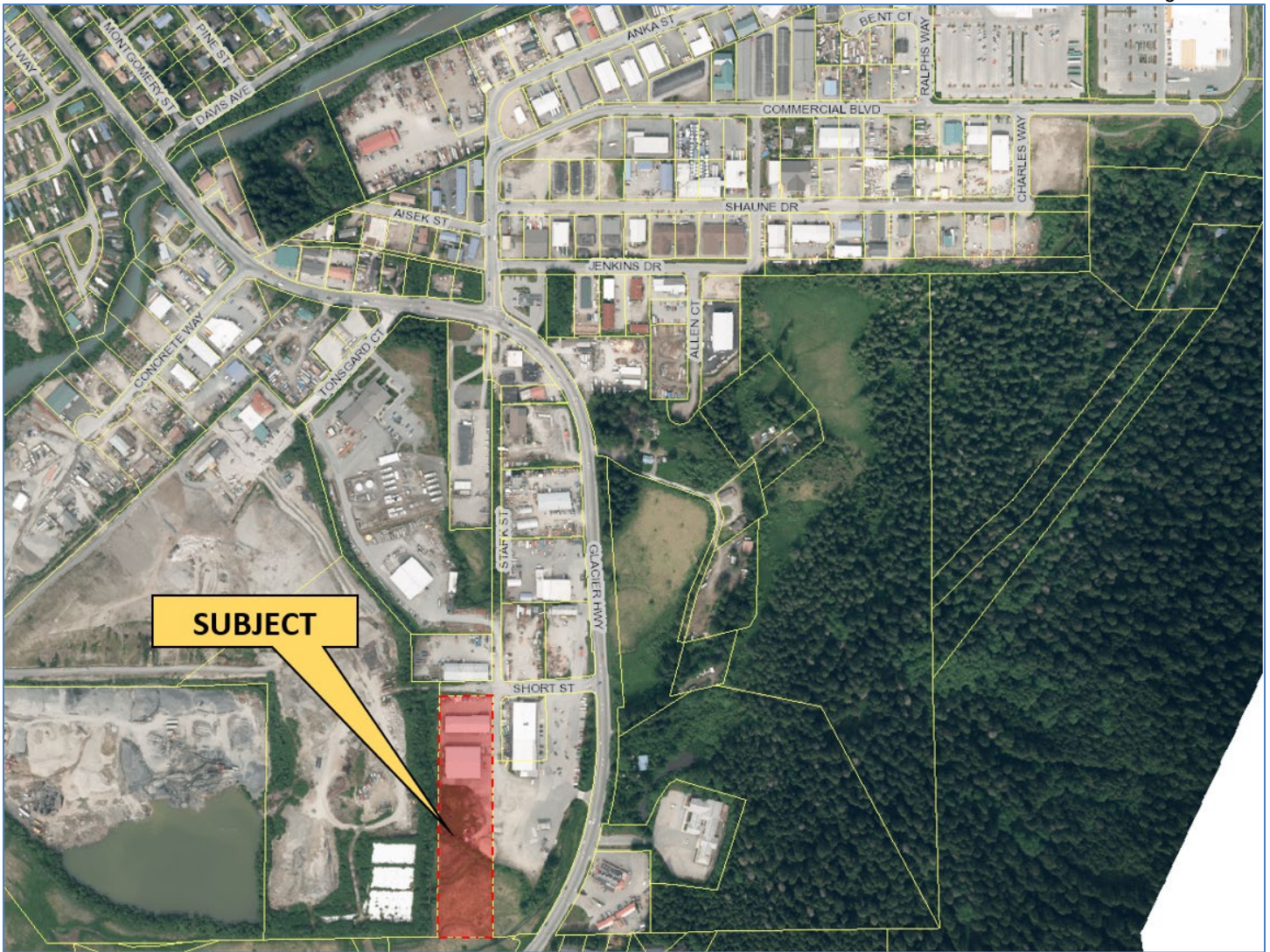
Interior Building 2

Undeveloped remainder portion
of parcel



AREA MAP & AERIAL





ASSESSED VALUES

Remember that the total assessed value is the primary test against market. The distribution of that value between the Land Component and the Building Component is secondary and can vary from one model to another. The total assessed value is tested against market indicators (sales, lease rates, etc.) and is adjusted to market value by application of market area and feature adjustments.

All three approaches to value (Cost, Sales Comparison and Income) are considered for commercial properties

LAND

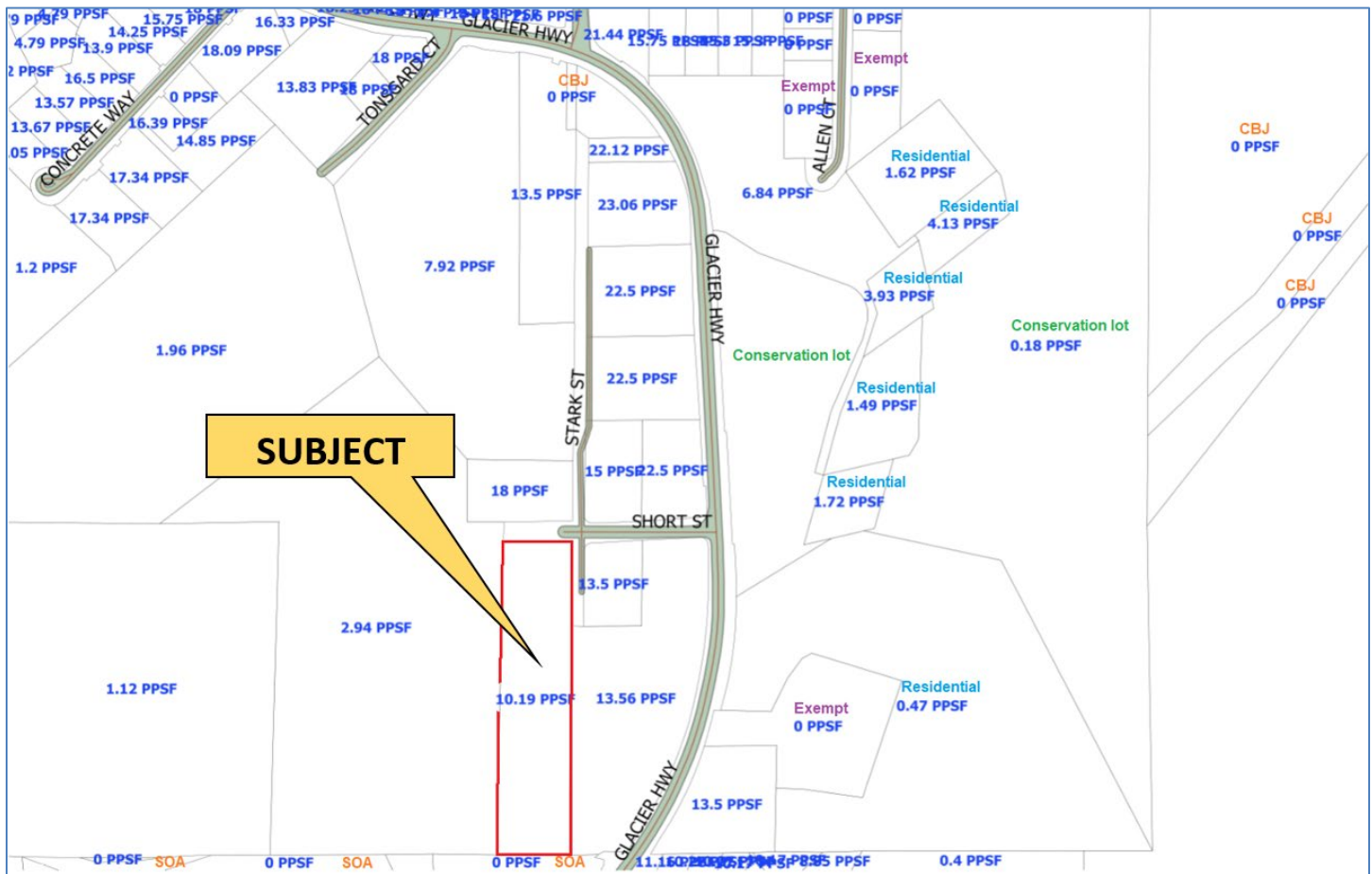
Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation model. This model is tested and refined in consideration of sales of both vacant and developed parcels. The resulting model is then applied to all of the land in the market area to establish assessed site values.

The subject site features are mostly level developed lot with, per the appellant, a portion designated wetlands. The subject parcel's land value is equitable and is not excessive.

Land Characteristics:

- 218,671 SF lot = 5.02 AC
- Approximately 2/3 can be described as a level, developed lot
- The remainder, located toward the South end of the property, appears to be impacted by slough, tidal influences.

Land Values



BUILDING(S)

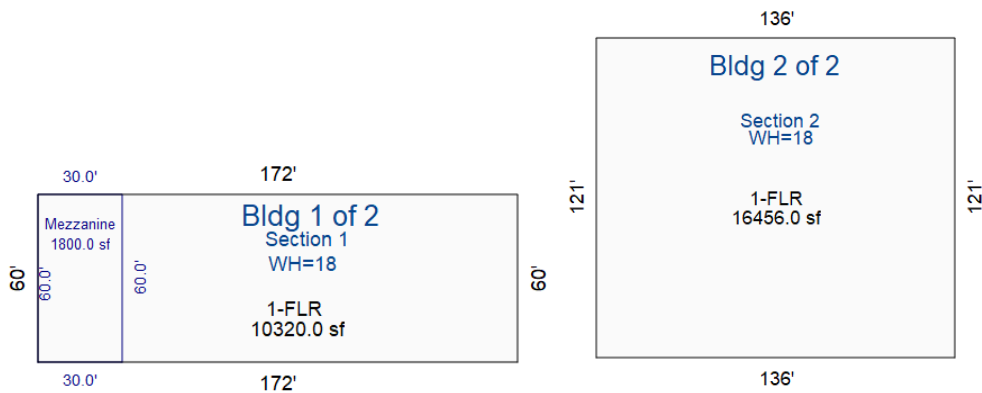
The building component may be based on market adjusted cost tables, residual from sales after extraction of the land value or other appropriate means.

Ratio studies are performed to determine market adjustments.

Building Characteristics:

- Building 1 – Commercial warehouse
 - 16,456 SF GBA Commercial warehouse
- Building 2 – Commercial warehouse
 - 12,120 SF GBA
 - 10,320 SF GBA Commercial warehouse
 - 1,800 SF GBA Mezzanine office

Sketch of Improvements:



COST REPORT

The cost report below was utilized in the review process in response to the filing of the Petition for Review by the appellant. The cost report indicates that the building component is not overvalued.

6601		Record		1	
Parcel Code Number	5B1201000033	Number of Stories (Building)			
Owner Name	GRANT PROPERTIES LLC	Number of Sections		1	
Parcel Address	5011 SHORT ST	Perimeter		464	
Effective Year Built	2018	Class		D	
Year Built	2006	Height		18	
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank		Average	
Building Type	Distribution Warehouse	Total Area		10,320.00	

Section 1	Description	Units	Percent	Cost	+/-	Total
	Base Cost	10320		42.50		438,600
	Exterior Wall	Stud -Textured Plywood	10320	9.62		99,299
	Heating & Cooling	Heating & Cooling	10320	606.00		606
	Heating & Cooling	Heat Pump	10320	11.20		115,584
	Architect Fee		10320	6.70		69,144
	Mezzanine	Office	1800	40.50		72,900
Sub Total						\$796,132.63

Local Multiplier	1.43	[X]	\$1,138,470.00
Current Multiplier	1.05	[X]	\$1,195,394.00
Neighborhood Multiplier		[X]	\$1,195,394.00
Depreciation - Physical	3.00	[-]	\$35,862.00
Depreciation - Functional		[-]	\$0.00
Depreciation - Economic		[-]	\$0.00
Percent Complete	100.00	[-]	\$1,159,532.00
Cost to Cure			
Neighborhood Adjustment			

Replacement Cost less Depreciation	\$1,159,532
------------------------------------	-------------

6601		Record		3			
Parcel Code Number	5B1201000033	Number of Stories (Building)					
Owner Name	GRANT PROPERTIES LLC	Number of Sections		1			
Parcel Address	5011 SHORT ST	Perimeter		514			
Effective Year Built	2018	Class		D			
Year Built	2006	Height		18			
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank		Average			
Building Type	Distribution Warehouse	Total Area		16,456.00			
Section 3		Description	Units	Percent	Cost	+/-	Total
Base Cost			16456		42.50		699,380
Exterior Wall		Stud Walls-Wood Siding	16456	50%	11.32		186,300
Exterior Wall		Stud -Metal Siding	16456	50%			
Heating & Cooling		Heating & Cooling	16456		606.00		606
Heating & Cooling		Forced Air Unit	16456		5.10		83,926
Architect Fee			16456		6.70		110,255
Sprinklers		Sprinklers	16456		3.25		53,482
Sub Total							\$1,133,948.49
Local Multiplier					1.43	[X]	\$1,621,546.00
Current Multiplier					1.05	[X]	\$1,702,623.00
Neighborhood Multiplier						[X]	\$1,702,623.00
Depreciation - Physical					3.00	[-]	\$51,079.00
Depreciation - Functional						[-]	\$0.00
Depreciation - Economic						[-]	\$0.00
Percent Complete					100.00	[-]	\$1,651,544.00
Cost to Cure							
Neighborhood Adjustment							
Replacement Cost less Depreciation		# of Units 1.00					\$1,651,544
Total Improvement Value		\$2,811,100					

INCOME APPROACH

The income approach was not the basis for setting the assessed value for 2021. The appellant did not submit P&L information for the Review process.

COMMERCIAL MARKET & ASSESSMENT ANALYSIS

The 2021 sales analysis for commercial properties included 57 qualified sales from 5 years of sales covering January 1, 2016 through December 31, 2020. The sales volume for the commercial market remained steady through 2020 and there was no indication of declining prices.

- Assessment Year 2021 Summary for Commercial Properties
 - Level of Assessment – 85% overall, 60% for vacant land, and 91% for improved properties
 - Coefficient of Dispersion (COD) – 22% for the combined group, 20% for vacant land, and 17% for improved properties (For these types of property groups the Standard that we work towards would be 20% or less for the subsets of land and improved properties. The combined set would be expected to have a higher COD.)
 - Applied Time Trend for Sales Analysis – 5% per year (0.42% per month)

SUBJECT ASSESSMENT HISTORY

City and Borough of Juneau Assessment History Report

5B1201000033
GRANT PROPERTIES LLC
5011 SHORT ST
USS 204 FR

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$2,228,400.00		\$1,315,900.00	\$3,544,300.00
2020	\$1,485,600.00		\$1,315,900.00	\$2,801,500.00
2019	\$1,485,600.00		\$1,315,900.00	\$2,801,500.00
2018	\$1,485,600.00		\$1,315,900.00	\$2,801,500.00
2017	\$1,476,000.00		\$1,315,900.00	\$2,791,900.00
2016	\$1,476,000.00		\$1,315,900.00	\$2,791,900.00
2015	\$1,476,000.00		\$1,315,900.00	\$2,791,900.00
2014	\$1,476,000.00		\$1,315,900.00	\$2,791,900.00
2013	\$1,476,000.00		\$1,315,900.00	\$2,791,900.00
2012	\$1,476,000.00	\$0.00	\$1,315,900.00	\$2,791,900.00
2011	\$1,458,300.00	\$0.00	\$1,015,000.00	\$2,473,300.00
2010	\$1,458,300.00	\$0.00	\$1,015,000.00	\$2,473,300.00

SUMMARY

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.

The assessed value was reviewed in response to the Petition for Review. Our findings are as follows.

The land and buildings are valued using the same methods and standards as all other properties in the Borough.

Additional Details:

- The appellant states that their assessed value is excessive/overvalued.
 - We find that the value is equitable and is not excessive.
- The appellant states that proximity to garbage dump, visible eyesore and extreme stench at times; Partial wetlands.
 - Sales in the vicinity of the landfill indicate that the assessed values are not excessive in this neighborhood.
 - A portion of the parcel designated as wetlands on the subject parcel was considered in the assessed value.

CONCLUSION

The 2021 Assessed values were based on a simple methodology, analysis through ratio studies and subsequent trending of values based on the analysis findings. Underlying this standard compliant trending are the locational and feature influenced specific models that have been applied to Juneau commercial properties for many years. The ratio studies indicate that after our adjustments to values the level of assessment for commercial properties was 85% overall, 60% for vacant land, and 91% for improved properties.

For the subject property:

- The percentage change from 2020 to 2021 was an increase of 26.5%.

We find that no change to the 2021 assessed value of \$3,544,300 is warranted and ask that the BOE uphold the assessed value. The analysis and ratio studies indicate that our 2021 values for improved commercial properties is at 91%. Based on that, the indicated market value for this property is around \$3,894,835.



Office of the Assessor
155 S Seward Street
Juneau AK 99801

Petition for Review / Correction of Assessed Value Real Property

Assessment Year	2021
Parcel ID Number	5B1201000052

For Office Use:	Review #	Appeal #
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2021 Filing Deadline: MONDAY, MAY 3

Please attach all supporting documentation

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

Parcel ID Number	5B1201000052		
Owner Name	Grant Properties LLC	Name of Applicant	Hugh Grant / Jeff Grant
Primary Phone #	780-4566	Email Address	djgalaska@yahoo.com
Physical Address	5165 Glacier Hwy. Juneau, Alaska 99801	Mailing Address	5165 Glacier Hwy. Juneau, Alaska 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:

Proximity to garbage dump, visible eyesore and extreme stench at times
Property owner maintains public road (grading and snow removal)

Received

MAY 04 2021

CBJ Assessors Office

Have you attached additional information or documentation?

☐ Yes ☐ No

Values on Assessment Notice:

Site	\$742,500.00	Building	\$	Total	\$742,500.00
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Owner's Estimate of Value:

Site	\$544,000.00	Building	\$	Total	\$544,000.00
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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

Hugh Grant

Date 05/03/2021

Please provide information that justifies the change in value for this property

Thank you,
Hugh Grant

Hugh Grant

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



155 S. Seward St. Rm. 114
Juneau, AK 99801
Phone: (907)586-5215
Fax: (907)586-4520

9/14/2021

Grant Properties LLC
5165 Glacier Highway
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1201000052
RESPONSE DEADLINE: 9/21/2021

PARCEL: 5B1201000052
PHYSICAL LOCATION: 5220 Stark St

Grant Properties LLC,

This letter is in response to the 2021 Petition for Review that you filed regarding the above indicated parcel. The basis for appealing as indicated on the Petition for Review form is: **My property value is excessive**

- Excessive – grossly disproportionate when compared to other assessments
- Unequal – treated differently than other properties in the same property class
- Improper – valuation methodology was improper
- Undervalued – valued less than market or disproportionately lower than other assessments

State statute requires that the burden of proof is upon the appellant to provide evidence that one of the above conditions has been met (AS 29.45.210).

Based upon the evidence that you provided we have made the following determination regarding 2021 assessment valuation of **5B1201000052**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$742,500
2021 Owner estimate of value:	\$544,000
2021 Final determination:	\$742,500

The basis for the 2021 assessed values is a market analysis based upon available sales data which adhered to IAAO assessment standards.

Appellant failed to provide evidence which satisfies the appeal criteria as laid out above. The Assessor Office recommends NO CHANGE to the 2021 assessed value as the appellant failed to meet the burden of proof as required by state statute. The Assessor Office sees no basis for change.

APPELLANT RESPONSE FOR ASSESSMENT YEAR 2021 PETITION FOR REVIEW

Please indicate if you accept the recommended value or wish to have your Petition for Review heard by the Board of Equalization. (*INITIAL ONE*)

_____ **YES**, I accept the recommended value determination provided by the Assessor

_____ **NO**, I do not accept the recommended valuation provided by the Assessor.
Please schedule my Petition for Review for the Board of Equalization.

I understand that I will be expected to provide specific evidence to the Board which clearly illustrates that my parcel valuation is: excessive, unequal, valued with improper methodology or is less than market value.

Be advised that if you choose to proceed to the Board of Equalization, they may, in accordance with law, apply an increase of the assessed value to full market value.

Appellant signature

Date

If we do not receive a response from you by **9/21/2021**, the Petition for Review will be scheduled for the Board of Equalization where you will be expected to present **specific evidence** as to why your parcel is not valued correctly.

Sincerely,



Mary Hammond
Assessor
City & Borough of Juneau



**Office Of The Assessor
155 South Seward Street
Juneau, AK 99801**

GRANT PROPERTIES LLC
5165 GLACIER HWY
JUNEAU AK 99801

Page 080
2021-11-09 BOE Hearing
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Tuesday, November 9, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	5B1201000052
Property Location	5220 STARK ST
Appeal No.	APL20210531
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

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 you would like to include in your appeal must be submitted to the City Clerk's Office {preferred method via email to city.clerk@juneau.org Attn.: Assessment Appeal} by **4:00 PM Tuesday, November 2, 2021** and will be included in the packets for the Board so the members have an opportunity to review the materials before the hearing.

Your Board of Equalization packet will be ready for you to pick up in the Clerk's office after **2:00 PM Wednesday, November 3, 2021** or it will be emailed and/or mailed to the above address(es) on this notice.

You or your representative may be present at the hearing {via Zoom Webinar, participation/log in information will be listed on the agenda packet you receive for the hearing your appeal is scheduled for}. 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.

Attachment: CBJ Law Department Memorandum April 19, 2013.

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	assessor.office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



ASSESSOR OFFICE

APPEAL #2021-0531

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 9, 2021

Appellant: Grant Properties LLC

Location: 5220 Stark St

Parcel No.: 5B1201000052

Property Type: Commercial - Vacant

Appellant's basis for appeal: My property value is excessive/overvalued

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 544,000	\$ 742,500	\$ 742,500
Buildings:	\$ 0	\$ 0	\$ 0
Total:	\$ 544,000	\$ 742,500	\$ 742,500

Subject Photo



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OVERVIEW

The subject is a vacant commercial property located in the Lemon Creek commercial area.

Subject Characteristics:

- Land
 - 49,492 SF lot
 - Level, developable lot
- Building
 - None

SUBJECT PHOTOS

	From Stark St
--	---------------

From corner of Stark St and
unnamed alley



From rear



AREA MAP & AERIAL





ASSESSED VALUES

Remember that the total assessed value is the primary test against market. The distribution of that value between the Land Component and the Building Component is secondary and can vary from one model to another. The total assessed value is tested against market indicators (sales, lease rates, etc.) and is adjusted to market value by application of market area and feature adjustments.

All three approaches to value (Cost, Sales Comparison and Income) are considered for commercial properties

LAND

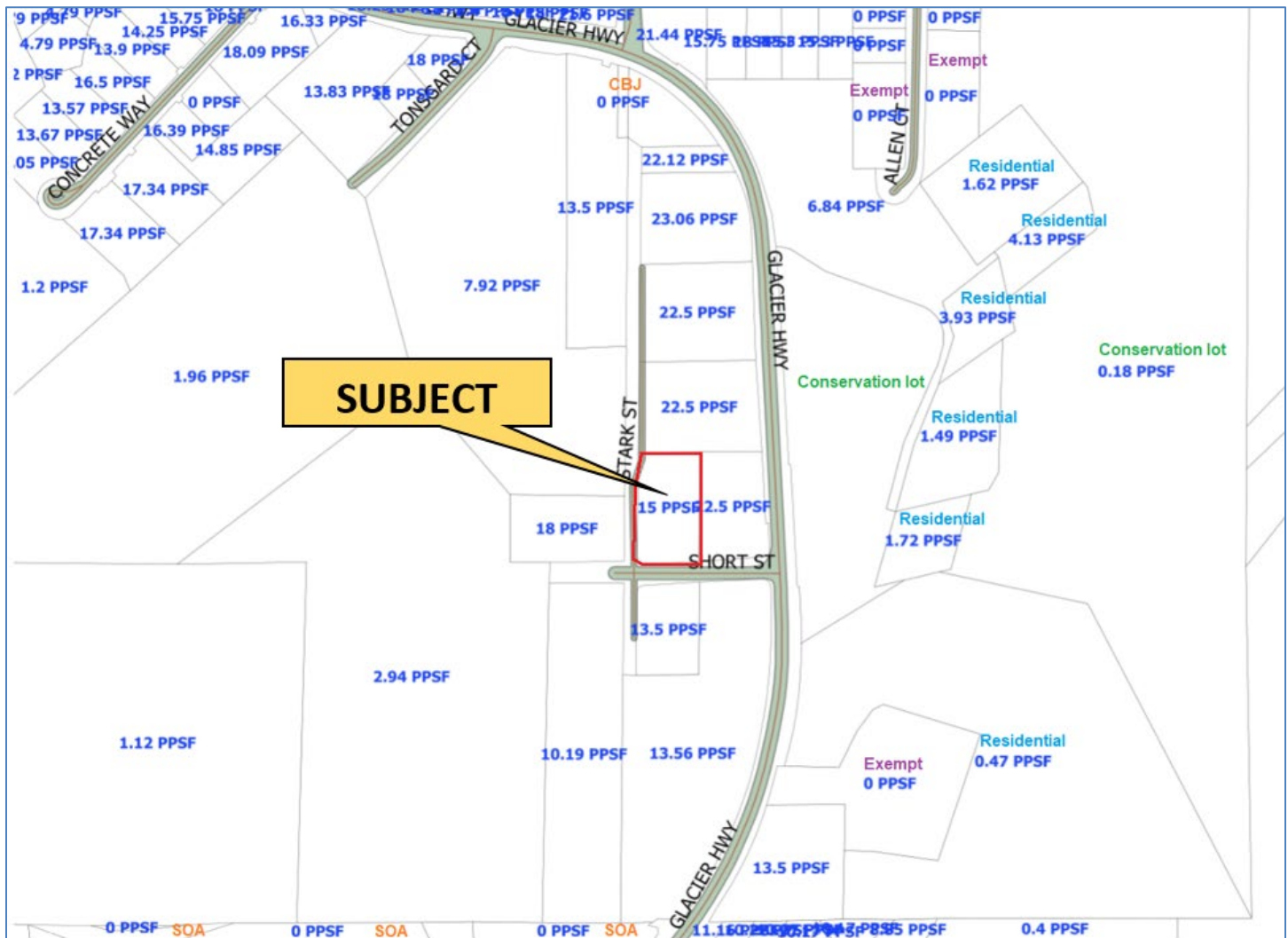
Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation model. This model is tested and refined in consideration of sales of both vacant and developed parcels. The resulting model is then applied to all of the land in the market area to establish assessed site values.

The subject site features a level, developable lot that is in the Lemon Creek commercial area. The subject parcel's land value is equitable and is not excessive.

Land Characteristics:

- 49,492 SF lot
- Level, developable lot

Land Values



BUILDING(S)

The building component may be based on market adjusted cost tables, residual from sales after extraction of the land value or other appropriate means.

Ratio studies are performed to determine market adjustments.

Building Characteristics:

- None

COST REPORT

The cost report was not developed for this parcel because it is vacant.

INCOME APPROACH

The income approach was not the basis for setting the assessed value for 2021. The appellant did not submit P&L information for the Review process.

COMMERCIAL MARKET & ASSESSMENT ANALYSIS

The 2021 sales analysis for commercial properties included 57 qualified sales from 5 years of sales covering January 1, 2016 through December 31, 2020. The sales volume for the commercial market remained steady through 2020 and there was no indication of declining prices.

- Assessment Year 2021 Summary for Commercial Properties
 - Level of Assessment – 85% overall, 60% for vacant land, and 91% for improved properties
 - Coefficient of Dispersion (COD) – 22% for the combined group, 20% for vacant land, and 17% for improved properties (For these types of property groups the Standard that we work towards would be 20% or less for the subsets of land and improved properties. The combined set would be expected to have a higher COD.)
 - Applied Time Trend for Sales Analysis – 5% per year (0.42% per month)

SUBJECT ASSESSMENT HISTORY

City and Borough of Juneau Assessment History Report

5B1201000052
GRANT PROPERTIES LLC
5220 STARK ST
MEYER LT 2

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$742,500.00			\$742,500.00
2020	\$495,000.00			\$495,000.00
2019	\$495,000.00			\$495,000.00
2018	\$495,000.00			\$495,000.00
2017	\$495,000.00			\$495,000.00
2016	\$495,000.00			\$495,000.00
2015	\$495,000.00			\$495,000.00
2014	\$495,000.00			\$495,000.00
2013	\$495,000.00			\$495,000.00
2012	\$495,000.00	\$0.00	\$0.00	\$495,000.00
2011	\$495,000.00	\$0.00	\$0.00	\$495,000.00
2010	\$495,000.00	\$0.00	\$0.00	\$495,000.00

SUMMARY

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.

The assessed value was reviewed in response to the Petition for Review. Our findings are as follows.

The land and buildings are valued using the same methods and standards as all other properties in the Borough.

Additional Details:

- The appellant states that their assessed value is excessive/overvalued.
 - We find that the value is equitable and is not excessive.
- The appellant states that there are factors that need to be considered including proximity to the garbage dump which is a visible eyesore and extreme stench, property owner maintains public road (grading/snow removal).
 - Sales in the vicinity of the landfill indicate that the assessed values are not excessive in this neighborhood.
 - It is unclear how the owners maintaining the public road pertains to value.

CONCLUSION

The 2021 Assessed values were based on a simple methodology, analysis through ratio studies and subsequent trending of values based on the analysis findings. Underlying this standard compliant trending are the locational and feature influenced specific models that have been applied to Juneau commercial properties for many years. The ratio studies indicate that after our adjustments to values the level of assessment for commercial properties was 85% overall, 60% for vacant land, and 91% for improved properties.

For the subject property:

- The percentage change from 2020 to 2021 was an increase of 50%.

We find that no change to the 2021 assessed value of \$742,500 is warranted and ask that the BOE uphold the assessed value. The analysis and ratio studies indicate that our 2021 values for vacant commercial properties is at 60%. Based on that, the indicated market value for this property is around \$1,237,500.



Office of the Assessor
155 S Seward Street
Juneau AK 99801

Petition for Review / Correction of Assessed Value Real Property

Assessment Year	2021
Parcel ID Number	5B1201020150

For Office Use:	Review #	Appeal #
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2021 Filing Deadline: MONDAY, MAY 3

Please attach all supporting documentation

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

Parcel ID Number	5B1201020150		
Owner Name	Midway Business Ctr LLC	Name of Applicant	Hugh Grant / Jeff Grant
Primary Phone #	780-4566	Email Address	djgalaska@yahoo.com
Physical Address	5165 Glacier Hwy. Juneau, Alaska 99801	Mailing Address	5165 Glacier Hwy. Juneau, Alaska 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:

Proximity to garbage dump, extreme stench at times
Proximity to housing for homeless

Received

MAY 04 2021

Have you attached additional information or documentation? ☐ Yes ☐ No

Values on Assessment Notice:

Site	\$436,400.00	Building	\$648,000.00	Total	\$1,084,400.00
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Owner's Estimate of Value:

Site	\$324,000.00	Building	\$648,000.00	Total	\$ 972,000.00
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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	
---------------	----	----------------	--

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 *Hugh Grant* Date **05/03/2021**

Please provide information that justifies the change in value for this property

Thank you,
Hugh Grant

Hugh Grant

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



155 S. Seward St. Rm. 114
Juneau, AK 99801
Phone: (907)586-5215
Fax: (907)586-4520

9/14/2021

Midway Business Center LLC
5165 Glacier Highway
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1201020150
RESPONSE DEADLINE: 9/21/2021

PARCEL: 5B1201020150
PHYSICAL LOCATION: 5434 Shaune Dr

Midway Business Center LLC,

This letter is in response to the 2021 Petition for Review that you filed regarding the above indicated parcel. The basis for appealing as indicated on the Petition for Review form is: **My property value is excessive**

- Excessive – grossly disproportionate when compared to other assessments
- Unequal – treated differently than other properties in the same property class
- Improper – valuation methodology was improper
- Undervalued – valued less than market or disproportionately lower than other assessments

State statute requires that the burden of proof is upon the appellant to provide evidence that one of the above conditions has been met (AS 29.45.210).

Based upon the evidence that you provided we have made the following determination regarding 2021 assessment valuation of **5B1201020150**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$1,084,400
2021 Owner estimate of value:	\$972,000
2021 Final determination:	\$1,084,400

The basis for the 2021 assessed values is a market analysis based upon available sales data which adhered to IAAO assessment standards.

Appellant failed to provide evidence which satisfies the appeal criteria as laid out above. The Assessor Office recommends NO CHANGE to the 2021 assessed value as the appellant failed to meet the burden of proof as required by state statute. The Assessor Office sees no basis for change.

APPELLANT RESPONSE FOR ASSESSMENT YEAR 2021 PETITION FOR REVIEW

Please indicate if you accept the recommended value or wish to have your Petition for Review heard by the Board of Equalization. (*INITIAL ONE*)

_____ **YES**, I accept the recommended value determination provided by the Assessor

_____ **NO**, I do not accept the recommended valuation provided by the Assessor.
Please schedule my Petition for Review for the Board of Equalization.

I understand that I will be expected to provide specific evidence to the Board which clearly illustrates that my parcel valuation is: excessive, unequal, valued with improper methodology or is less than market value.

Be advised that if you choose to proceed to the Board of Equalization, they may, in accordance with law, apply an increase of the assessed value to full market value.

Appellant signature

Date

If we do not receive a response from you by **9/21/2021**, the Petition for Review will be scheduled for the Board of Equalization where you will be expected to present **specific evidence** as to why your parcel is not valued correctly.

Sincerely,



Mary Hammond
Assessor
City & Borough of Juneau



**Office Of The Assessor
155 South Seward Street
Juneau, AK 99801**

**MIDWAY BUSINESS CENTER LLC
5165 GLACIER HWY
JUNEAU AK 99801**

Page 004
2021-11-09 BOE Hearing
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Tuesday, November 9, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	5B1201020150
Property Location	5434 SHAUNE DR
Appeal No.	APL20210534
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

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 you would like to include in your appeal must be submitted to the City Clerk's Office {preferred method via email to city.clerk@juneau.org Attn.: Assessment Appeal} by **4:00 PM Tuesday, November 2, 2021** and will be included in the packets for the Board so the members have an opportunity to review the materials before the hearing.

Your Board of Equalization packet will be ready for you to pick up in the Clerk's office after **2:00 PM Wednesday, November 3, 2021** or it will be emailed and/or mailed to the above address(es) on this notice.

You or your representative may be present at the hearing {via Zoom Webinar, participation/log in information will be listed on the agenda packet you receive for the hearing your appeal is scheduled for}. 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.

Attachment: CBJ Law Department Memorandum April 19, 2013.

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	assessor.office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



APPEAL #2021-0534

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 9, 2021

ASSESSOR OFFICE

Appellant: Midway Business Center LLC

Location: 5434 Shaune Dr

Parcel No.: 5B1201020150

Property Type: Commercial – Garage/warehouse/mini-storage

Appellant's basis for appeal: My property value is excessive/overvalued

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 324,000	\$ 436,400	\$ 436,400
Buildings:	\$ 648,000	\$ 648,000	\$ 648,000
Total:	\$ 972,000	\$ 1,084,400	\$ 1,084,400

Subject Photo



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OVERVIEW

The subject is a two-story mixed use building consisting of service garage and mini-warehouse located in Lemon Creek.

Subject Characteristics:

- Land
 - 36,000 SF lot
 - Level, developed lot
- Building
 - 22,400 SF GBA
 - 8,000 SF GBA Service garage
 - 7,200 SF GBA Mini-warehouse 1st level
 - 7,200 SF GBA Mini-warehouse 2nd level

SUBJECT PHOTOS



Front right

Right rear



Rear center right



Rear center left



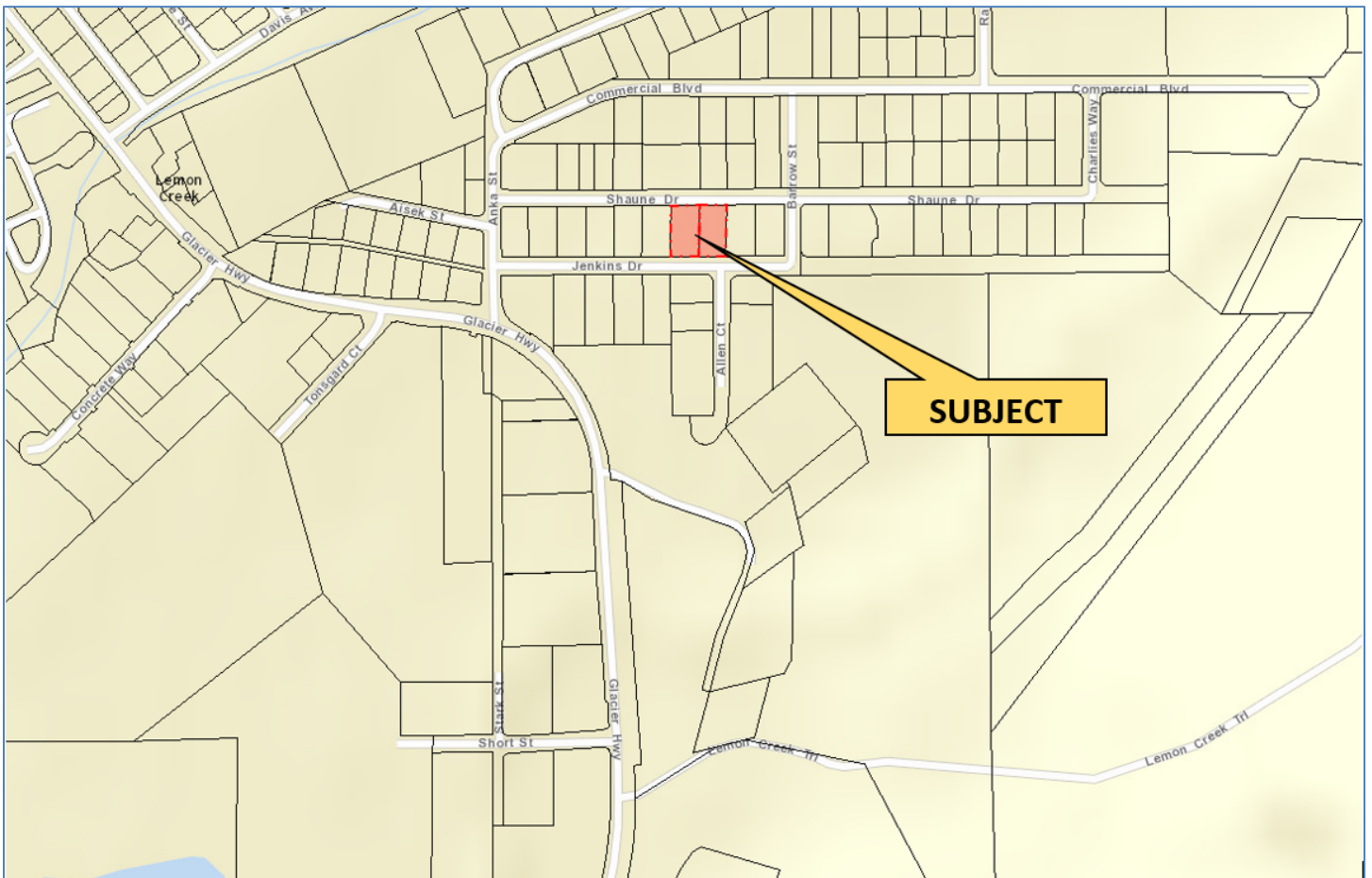
Rear left



Front left



AREA MAP & AERIAL





ASSESSED VALUES

Remember that the total assessed value is the primary test against market. The distribution of that value between the Land Component and the Building Component is secondary and can vary from one model to another. The total assessed value is tested against market indicators (sales, lease rates, etc.) and is adjusted to market value by application of market area and feature adjustments.

All three approaches to value (Cost, Sales Comparison and Income) are considered for commercial properties

LAND

Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation model. This model is tested and refined in consideration of sales of both vacant and developed parcels. The resulting model is then applied to all of the land in the market area to establish assessed site values.

The subject site features a level, developed lot that is in the Lemon Creek commercial area. The subject parcel's land value is equitable and is not excessive.

Land Characteristics:

- 36,000 SF lot
- Level, developed lot

Land Values



BUILDING(S)

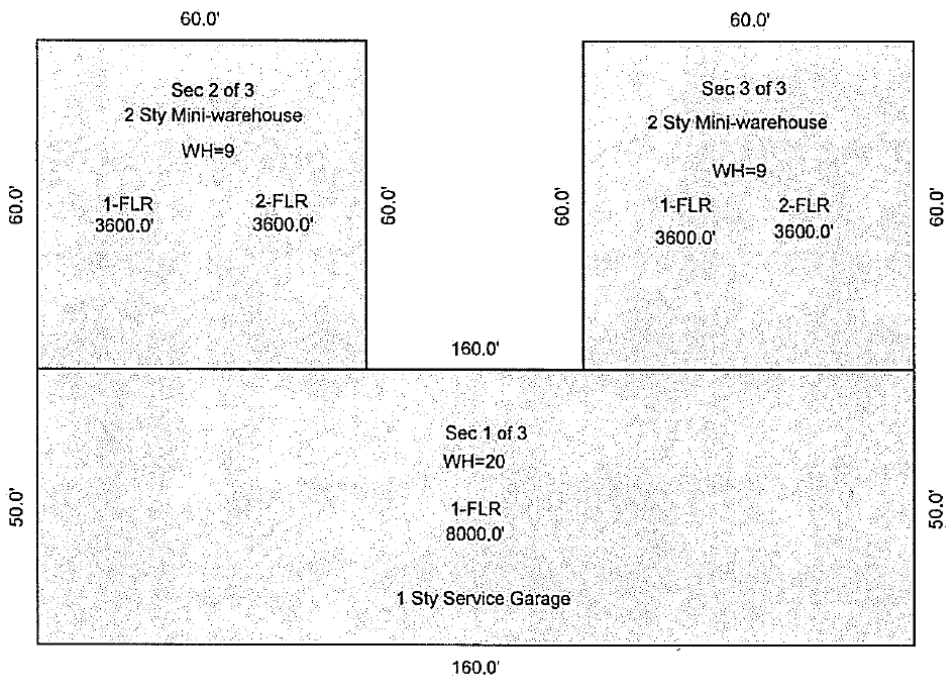
The building component may be based on market adjusted cost tables, residual from sales after extraction of the land value or other appropriate means.

Ratio studies are performed to determine market adjustments.

Building Characteristics:

- 22,400 SF GBA
 - 8,000 SF GBA Service garage
 - 7,200 SF GBA Mini-warehouse 1st level
 - 7,200 SF GBA Mini-warehouse 2nd level

Sketch of Improvements:



COST REPORT

The cost report below was utilized in the review process in response to the filing of the Petition for Review by the appellant. The cost report indicates that the building component is not overvalued.

6654		Record	1
Parcel Code Number	5B1201020150	Number of Stories (Building)	01
Owner Name	MIDWAY BUSINESS CENTER LLC	Number of Sections	1
Parcel Address	5434 SHAUNE DR	Perimeter	420
Effective Year Built	2006	Class	D
Year Built	1983	Height	20
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank	Average
Building Type	Service Repair Garage	Total Area	8,000.00

Section 1	Description	Units	Percent	Cost	+/-	Total
	Base Cost	8000		47.75		382,000
	Exterior Wall Stud Walls-Wood Siding	8000		10.82		86,561
	Heating & Cooling Heating & Cooling	8000		606.00		606
	Heating & Cooling Space Heater	8000		2.30		18,400
	Architect Fee	8000		6.30		50,400
	Sub Total					\$537,967.20
	Local Multiplier		1.43	[X]		\$769,293.00
	Current Multiplier		1.05	[X]		\$807,758.00
	Neighborhood Multiplier			[X]		\$807,758.00
	Depreciation - Physical		35.00	[-]		\$282,715.00
	Depreciation - Functional			[-]		\$0.00
	Depreciation - Economic			[-]		\$0.00
	Percent Complete		100.00	[-]		\$525,043.00
	Cost to Cure					
	Neighborhood Adjustment					
	Replacement Cost less Depreciation					\$525,043

6654		Record	2
Parcel Code Number	5B1201020150	Number of Stories (Building)	02
Owner Name	MIDWAY BUSINESS CENTER LLC	Number of Sections	1
Parcel Address	5434 SHAUNE DR	Perimeter	480
Effective Year Built	2006	Class	D
Year Built	1983	Height	10
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank	Average
Building Type	Mini-Warehouse	Total Area	14,400.00

Section 2	Description	Units	Percent	Cost	+/-	Total
	Base Cost	14400		33.75		486,000
	Exterior Wall Stud Walls-Wood Siding	14400		9.18		132,226
	Heating & Cooling Heating & Cooling	14400		649.00		649
	Heating & Cooling Space Heater	14400		2.30		33,120
	Architect Fee	14400		6.30		90,720
	Sub Total					\$742,715.13
	Local Multiplier		1.43	[X]		\$1,062,083.00
	Current Multiplier		1.05	[X]		\$1,115,187.00
	Neighborhood Multiplier			[X]		\$1,115,187.00
	Depreciation - Physical		26.00	[-]		\$289,949.00
	Depreciation - Functional			[-]		\$0.00
	Depreciation - Economic			[-]		\$0.00
	Percent Complete		100.00	[-]		\$825,238.00
	Cost to Cure					
	Neighborhood Adjustment					
	Replacement Cost less Depreciation					\$825,238

Total Improvement Value	\$1,350,300
--------------------------------	--------------------

INCOME APPROACH

The income approach was not the basis for setting the assessed value for 2021. The appellant did not submit P&L information for the Review process.

COMMERCIAL MARKET & ASSESSMENT ANALYSIS

The 2021 sales analysis for commercial properties included 57 qualified sales from 5 years of sales covering January 1, 2016 through December 31, 2020. The sales volume for the commercial market remained steady through 2020 and there was no indication of declining prices.

- Assessment Year 2021 Summary for Commercial Properties
 - Level of Assessment – 85% overall, 60% for vacant land, and 91% for improved properties
 - Coefficient of Dispersion (COD) – 22% for the combined group, 20% for vacant land, and 17% for improved properties (For these types of property groups the Standard that we work towards would be 20% or less for the subsets of land and improved properties. The combined set would be expected to have a higher COD.)
 - Applied Time Trend for Sales Analysis – 5% per year (0.42% per month)

SUBJECT ASSESSMENT HISTORY

City and Borough of Juneau Assessment History Report 5B1201020150 MIDWAY BUSINESS CENTER LLC 5434 SHAUNE DR SSG LTS 15 & 16				
<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$648,000.00		\$436,400.00	\$1,084,400.00
2020	\$432,000.00		\$436,400.00	\$868,400.00
2019	\$432,000.00		\$436,400.00	\$868,400.00
2018	\$432,000.00		\$436,400.00	\$868,400.00
2017	\$432,000.00		\$436,400.00	\$868,400.00
2016	\$445,000.00		\$436,400.00	\$881,400.00
2015	\$445,000.00		\$436,400.00	\$881,400.00
2014	\$445,000.00		\$436,400.00	\$881,400.00
2013	\$445,000.00		\$436,400.00	\$881,400.00
2012	\$445,000.00	\$0.00	\$565,400.00	\$1,010,400.00
2011	\$445,000.00	\$0.00	\$565,400.00	\$1,010,400.00
2010	\$445,000.00	\$0.00	\$565,400.00	\$1,010,400.00

SUMMARY

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.

The assessed value was reviewed in response to the Petition for Review. Our findings are as follows.

The land and buildings are valued using the same methods and standards as all other properties in the Borough.

Additional Details:

- The appellant states that their assessed value is excessive/overvalued.
 - We find that the value is equitable and is not excessive.
- The appellant states that the property value is affected by its proximity to the garbage dump, its accompanying stench.
 - Sales in the vicinity of the landfill indicate that the assessed values are not excessive in this neighborhood.
- The appellant states that the property value is affected by housing for homeless.
 - To date we have no evidence that nearby housing for homeless has reduced property values.

CONCLUSION

The 2021 Assessed values were based on a simple methodology, analysis through ratio studies and subsequent trending of values based on the analysis findings. Underlying this standard compliant trending are the locational and feature influenced specific models that have been applied to Juneau commercial properties for many years. The ratio studies indicate that after our adjustments to values the level of assessment for commercial properties was 85% overall, 60% for vacant land, and 91% for improved properties.

For the subject property:

- The percentage change from 2020 to 2021 was an increase of 24.9%.

We find that no change to the 2021 assessed value of \$1,084,400 is warranted and ask that the BOE uphold the assessed value. The analysis and ratio studies indicate that our 2021 values for improved commercial properties is at 91%. Based on that, the indicated market value for this property is around \$1,191,648.



Office of the Assessor
155 S Seward Street
Juneau AK 99801

Petition for Review / Correction of Assessed Value Real Property

Assessment Year	2021
Parcel ID Number	5B1201020160

For Office Use:	Review #	Appeal #
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2021 Filing Deadline: MONDAY, MAY 3

Please attach all supporting documentation

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

Parcel ID Number	5B1201020160		
Owner Name	Midway Business Ctr LLC	Name of Applicant	Hugh Grant / Jeff Grant
Primary Phone #	780-4566	Email Address	djgalaska@yahoo.com
Physical Address	5165 Glacier Hwy. Juneau, Alaska 99801	Mailing Address	5165 Glacier Hwy. Juneau, Alaska 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

Received

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

*Proximity to: Garbage dump - extreme stench at times
Housing for homeless*

MAY 04 2021

Have you attached additional information or documentation? ☐ Yes ☐ No

Values on Assessment Notice:

Site	\$436,400.00	Building	\$648,000.00	Total	\$1,084,400.00
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Owner's Estimate of Value:

Site	\$324,000.00	Building	\$648,000.00	Total	\$972,000.00
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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 *Hugh Grant* Date 05/03/2021

Please provide information that justifies the change in value for this property

Thank you,
Hugh Grant

Hugh Grant

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



155 S. Seward St. Rm. 114
Juneau, AK 99801
Phone: (907)586-5215
Fax: (907)586-4520

9/14/2021

Midway Business Center LLC
5165 Glacier Highway
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1201020160
RESPONSE DEADLINE: 9/21/2021

PARCEL: 5B1201020160
PHYSICAL LOCATION: 5422 Shaune Dr

Midway Business Center LLC,

This letter is in response to the 2021 Petition for Review that you filed regarding the above indicated parcel. The basis for appealing as indicated on the Petition for Review form is: **My property value is excessive**

- Excessive – grossly disproportionate when compared to other assessments
- Unequal – treated differently than other properties in the same property class
- Improper – valuation methodology was improper
- Undervalued – valued less than market or disproportionately lower than other assessments

State statute requires that the burden of proof is upon the appellant to provide evidence that one of the above conditions has been met (AS 29.45.210).

Based upon the evidence that you provided we have made the following determination regarding 2021 assessment valuation of **5B1201020160**:

VALUE DETERMINATION

Recommended Action:	No Change
2021 Initial valuation:	\$1,084,400
2021 Owner estimate of value:	\$972,000
2021 Final determination:	\$1,084,400

The basis for the 2021 assessed values is a market analysis based upon available sales data which adhered to IAAO assessment standards.

Appellant failed to provide evidence which satisfies the appeal criteria as laid out above. The Assessor Office recommends NO CHANGE to the 2021 assessed value as the appellant failed to meet the burden of proof as required by state statute. The Assessor Office sees no basis for change.

APPELLANT RESPONSE FOR ASSESSMENT YEAR 2021 PETITION FOR REVIEW

Please indicate if you accept the recommended value or wish to have your Petition for Review heard by the Board of Equalization. (*INITIAL ONE*)

_____ **YES**, I accept the recommended value determination provided by the Assessor

_____ **NO**, I do not accept the recommended valuation provided by the Assessor.
Please schedule my Petition for Review for the Board of Equalization.

I understand that I will be expected to provide specific evidence to the Board which clearly illustrates that my parcel valuation is: excessive, unequal, valued with improper methodology or is less than market value.

Be advised that if you choose to proceed to the Board of Equalization, they may, in accordance with law, apply an increase of the assessed value to full market value.

Appellant signature

Date

If we do not receive a response from you by **9/21/2021**, the Petition for Review will be scheduled for the Board of Equalization where you will be expected to present **specific evidence** as to why your parcel is not valued correctly.

Sincerely,



Mary Hammond
Assessor
City & Borough of Juneau



**Office Of The Assessor
155 South Seward Street
Juneau, AK 99801**

**MIDWAY BUSINESS CENTER LLC
5165 GLACIER HWY
JUNEAU AK 99801**

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2021-11-09 BOE Hearing
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Tuesday, November 9, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	5B1201020160
Property Location	5422 SHAUNE DR
Appeal No.	APL20210535
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

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 you would like to include in your appeal must be submitted to the City Clerk's Office {preferred method via email to city.clerk@juneau.org Attn.: Assessment Appeal} by **4:00 PM Tuesday, November 2, 2021** and will be included in the packets for the Board so the members have an opportunity to review the materials before the hearing.

Your Board of Equalization packet will be ready for you to pick up in the Clerk's office after **2:00 PM Wednesday, November 3, 2021** or it will be emailed and/or mailed to the above address(es) on this notice.

You or your representative may be present at the hearing {via Zoom Webinar, participation/log in information will be listed on the agenda packet you receive for the hearing your appeal is scheduled for}. 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.

Attachment: CBJ Law Department Memorandum April 19, 2013.

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	assessor.office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



ASSESSOR OFFICE

APPEAL #2021-0535

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 9, 2021

Appellant: Midway Business Center LLC

Location: 5422 Shaune Dr

Parcel No.: 5B1201020160

Property Type: Commercial – Garage/warehouse/mini-storage

Appellant's basis for appeal: My property value is excessive/overvalued

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Subject Photo



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The subject is a two-story mixed use building consisting of service garage and mini-warehouse located in Lemon Creek.

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Right rear



Rear center right



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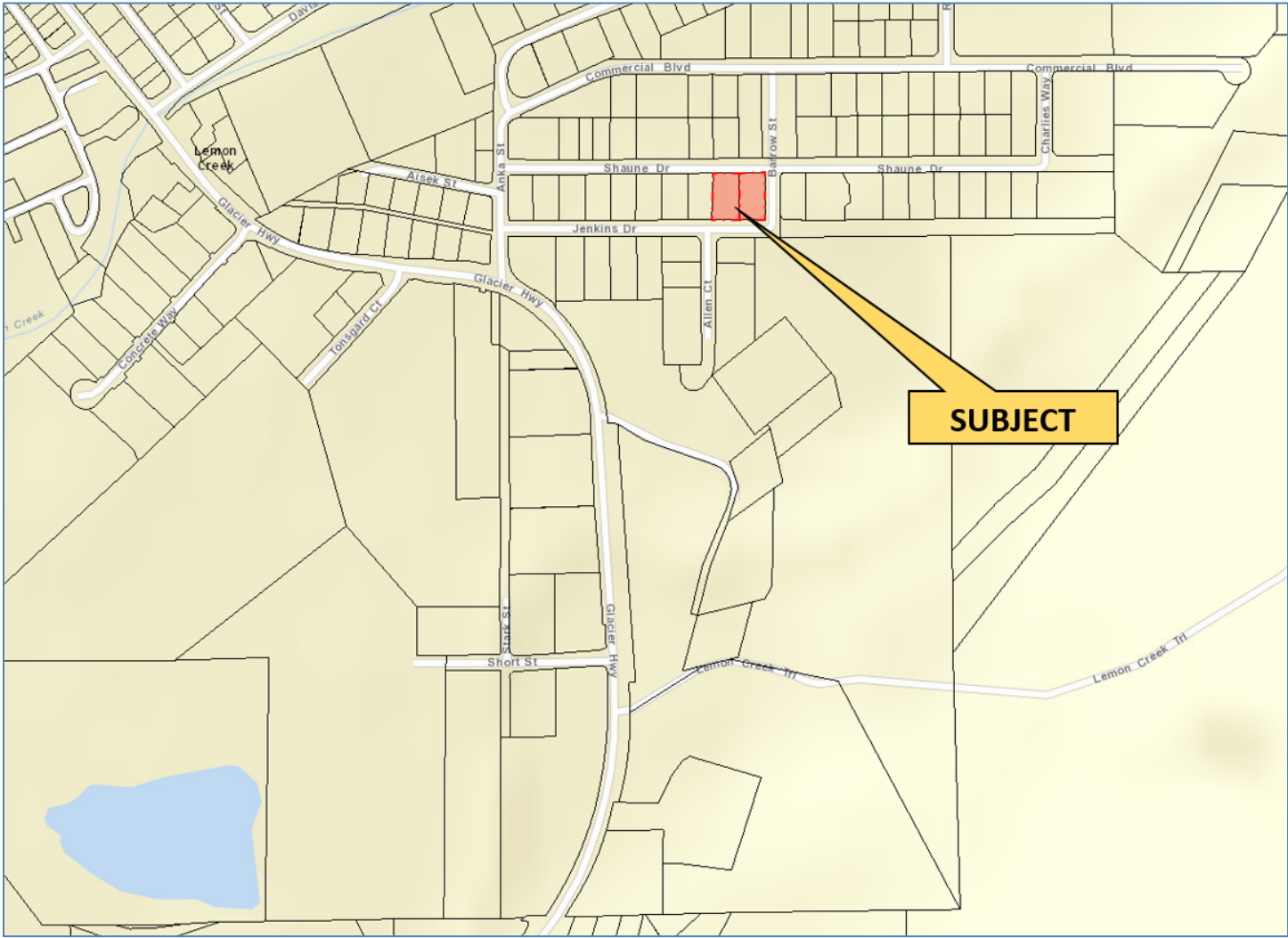
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AREA MAP & AERIAL





ASSESSED VALUES

Remember that the total assessed value is the primary test against market. The distribution of that value between the Land Component and the Building Component is secondary and can vary from one model to another. The total assessed value is tested against market indicators (sales, lease rates, etc.) and is adjusted to market value by application of market area and feature adjustments.

All three approaches to value (Cost, Sales Comparison and Income) are considered for commercial properties

LAND

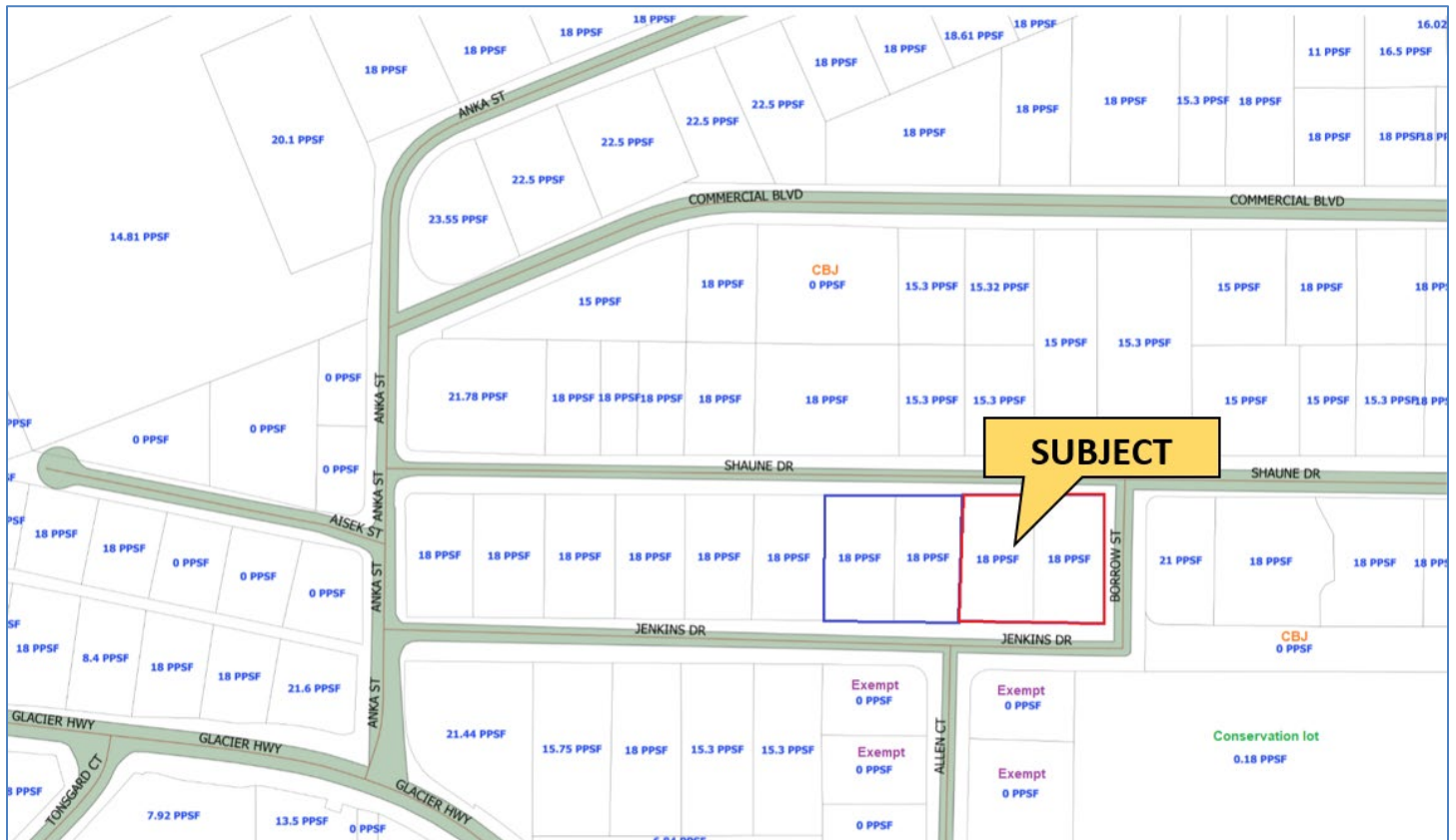
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The subject site features are a level, developed lot that is in the Lemon Creek commercial area. The subject parcel's land value is equitable and is not excessive.

Land Characteristics:

- 36,000 SF lot
- Level, developed lot

Land Values



BUILDING(S)

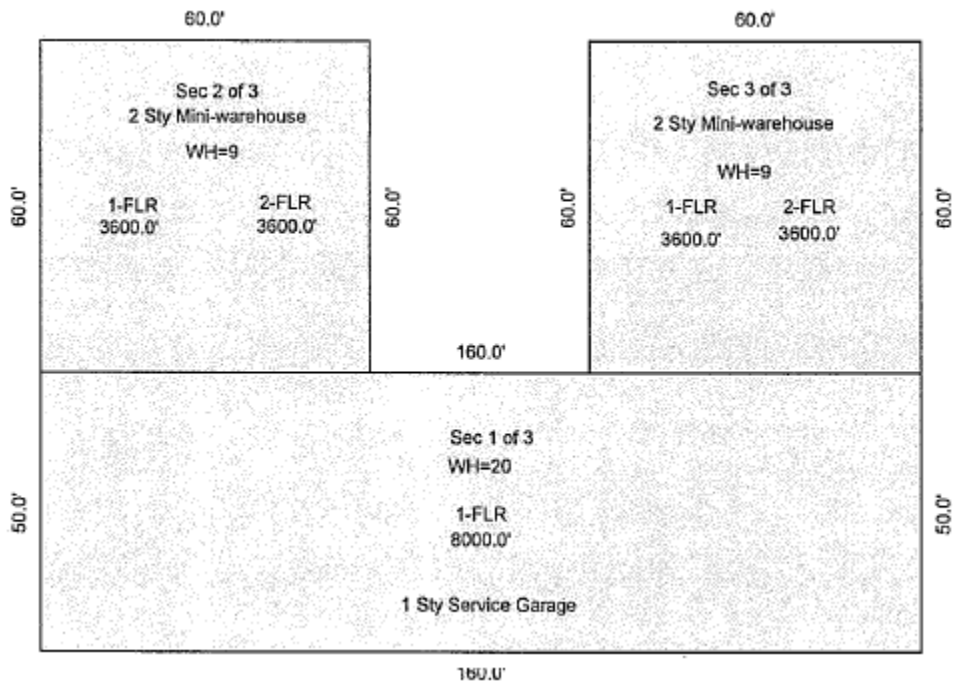
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Building Characteristics:

- 22,400 SF GBA
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Sketch of Improvements:



COST REPORT

The cost report below was utilized in the review process in response to the filing of the Petition for Review by the appellant. The cost report indicates that the building component is not overvalued.

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Percent Complete						100.00 [-] \$525,043.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						\$525,043

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Parcel Code Number	5B1201020160	Number of Stories (Building)		02	
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Building Type	Mini-Warehouse	Total Area		14,400.00	

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	Percent Complete		100.00	[-]		\$825,238.00
	Cost to Cure					
	Neighborhood Adjustment					
Replacement Cost less Depreciation						\$825,238
Total Improvement Value						\$1,350,300

INCOME APPROACH

The income approach was not the basis for setting the assessed value for 2021. The appellant did not submit P&L information for the Review process.

COMMERCIAL MARKET & ASSESSMENT ANALYSIS

The 2021 sales analysis for commercial properties included 57 qualified sales from 5 years of sales covering January 1, 2016 through December 31, 2020. The sales volume for the commercial market remained steady through 2020 and there was no indication of declining prices.

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 - Applied Time Trend for Sales Analysis – 5% per year (0.42% per month)

SUBJECT ASSESSMENT HISTORY

City and Borough of Juneau Assessment History Report

5B1201020160
MIDWAY BUSINESS CENTER LLC
5422 SHAUNE DR
SSG LTS 17 & 18

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$648,000.00		\$436,400.00	\$1,084,400.00
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2010	\$445,000.00	\$0.00	\$565,400.00	\$1,010,400.00

SUMMARY

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.

The assessed value was reviewed in response to the Petition for Review. Our findings are as follows.

The land and buildings are valued using the same methods and standards as all other properties in the Borough.

Additional Details:

- The appellant states that their assessed value is excessive/overvalued.
 - We find that the value is equitable and is not excessive.
- The appellant states that the property value is affected by its proximity to the garbage dump, its accompanying stench.
 - Sales in the vicinity of the landfill indicate that the assessed values are not excessive in this neighborhood.
- The appellant states that the property value is affected by housing for homeless.
 - To date we have no evidence that nearby housing for homeless has reduced property values.

CONCLUSION

The 2021 Assessed values were based on a simple methodology, analysis through ratio studies and subsequent trending of values based on the analysis findings. Underlying this standard compliant trending are the locational and feature influenced specific models that have been applied to Juneau commercial properties for many years. The ratio studies indicate that after our adjustments to values the level of assessment for commercial properties was 85% overall, 60% for vacant land, and 91% for improved properties.

For the subject property:

- The percentage change from 2020 to 2021 was an increase of 24.9%.

We find that no change to the 2021 assessed value of \$1,084,400 is warranted and ask that the BOE uphold the assessed value. The analysis and ratio studies indicate that our 2021 values for improved commercial properties is at 91%. Based on that, the indicated market value for this property is around \$1,191,648.



Office of the Assessor
155 S Seward Street
Juneau AK 99801

Petition for Review / Correction of Assessed Value Real Property

Assessment Year 2021

Parcel ID Number 5B21001000030

For Office Use:

Review #

Appeal #

RECEIVED

MAY 04 2021

In Mail

2021 Filing Deadline: MONDAY, MAY 3

Please attach all supporting documentation

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

Parcel ID Number	5B21001000030		
Owner Name	Jeff Grant	Name of Applicant	Jeff Grant
Primary Phone #	780-4566	Email Address	djgalaska@yahoo.com
Physical Address	5165 Glacier Hwy. Juneau, Alaska 99801	Mailing Address	5165 Glacier Hwy. Juneau, Alaska 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: <i>This is too high for undeveloped land.</i> <i>*Please provide documentation on your valuation*</i> <i>Thank You</i>			
Have you attached additional information or documentation?		☐ Yes ☐ No	
Values on Assessment Notice:			
Site	\$1,310,550.00	Building	\$
Total	\$1,310,550.00		
Owner's Estimate of Value:			
Site	\$1,040,076.00	Building	\$
Total	\$1,040,076.00		
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 <i>Jeffrey N Grant</i>		Date 05/03/2021	

Contact Us: CBJ Assessors Office

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



155 S. Seward St. Rm. 114
Juneau, AK 99801
Phone: (907)586-5215
Fax: (907)586-4520

9/14/2021

Jeff Grant
5165 Glacier Highway
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B2101000030
RESPONSE DEADLINE: 9/21/2021

PARCEL: 5B2101000030
PHYSICAL LOCATION: James Blvd

Jeff Grant,

This letter is in response to the 2021 Petition for Review that you filed regarding the above indicated parcel. The basis for appealing as indicated on the Petition for Review form is: **My property value is excessive**

- Excessive – grossly disproportionate when compared to other assessments
- Unequal – treated differently than other properties in the same property class
- Improper – valuation methodology was improper
- Undervalued – valued less than market or disproportionately lower than other assessments

State statute requires that the burden of proof is upon the appellant to provide evidence that one of the above conditions has been met (AS 29.45.210).

Based upon the evidence that you provided we have made the following determination regarding 2021 assessment valuation of **5B2101000030**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$1,310,550
2021 Owner estimate of value:	\$1,040,076
2021 Final determination:	\$1,310,550

The basis for the 2021 assessed values is a market analysis based upon available sales data which adhered to IAAO assessment standards.

Appellant failed to provide evidence which satisfies the appeal criteria as laid out above. The Assessor Office recommends NO CHANGE to the 2021 assessed value as the appellant failed to meet the burden of proof as required by state statute. The Assessor Office sees no basis for change.

APPELLANT RESPONSE FOR ASSESSMENT YEAR 2021 PETITION FOR REVIEW

Please indicate if you accept the recommended value or wish to have your Petition for Review heard by the Board of Equalization. (*INITIAL ONE*)

_____ **YES**, I accept the recommended value determination provided by the Assessor

_____ **NO**, I do not accept the recommended valuation provided by the Assessor.
Please schedule my Petition for Review for the Board of Equalization.

I understand that I will be expected to provide specific evidence to the Board which clearly illustrates that my parcel valuation is: excessive, unequal, valued with improper methodology or is less than market value.

Be advised that if you choose to proceed to the Board of Equalization, they may, in accordance with law, apply an increase of the assessed value to full market value.

Appellant signature

Date

If we do not receive a response from you by **9/21/2021**, the Petition for Review will be scheduled for the Board of Equalization where you will be expected to present **specific evidence** as to why your parcel is not valued correctly.

Sincerely,



Mary Hammond
Assessor
City & Borough of Juneau



**Office Of The Assessor
155 South Seward Street
Juneau, AK 99801**

JEFFREY GRANT
5165 GLACIER HWY
JUNEAU AK 99801

Page 128
2021-11-09 BOE Hearing
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Tuesday, November 9, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	5B2101000030
Property Location	JAMES BLVD
Appeal No.	APL20210538
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

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 you would like to include in your appeal must be submitted to the City Clerk's Office {preferred method via email to city.clerk@juneau.org Attn.: Assessment Appeal} by **4:00 PM Tuesday, November 2, 2021** and will be included in the packets for the Board so the members have an opportunity to review the materials before the hearing.

Your Board of Equalization packet will be ready for you to pick up in the Clerk's office after **2:00 PM Wednesday, November 3, 2021** or it will be emailed and/or mailed to the above address(es) on this notice.

You or your representative may be present at the hearing {via Zoom Webinar, participation/log in information will be listed on the agenda packet you receive for the hearing your appeal is scheduled for}. 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.

Attachment: CBJ Law Department Memorandum April 19, 2013.

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	assessor.office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



ASSESSOR OFFICE

APPEAL #2021-0538

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 9, 2021

Appellant: Jeffrey Grant

Location: NBN James Blvd

Parcel No.: 5B2101000030

Property Type: Commercial – Vacant

Appellant's basis for appeal: My property values is excessive/overvalued

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 1,040,076	\$ 1,310,550	\$ 1,310,550
Buildings:	\$ 0	\$ 0	\$ 0
Total:	\$ 1,040,076	\$ 1,310,550	\$ 1,310,550

Subject Photo



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OVERVIEW

The subject is a level developable, vacant commercial property located within the Central Valley commercial area. A portion of the property has been paved, another portion appears to have been developed and utilized as ancillary tennis courts in the early 2000's.

Subject Characteristics:

- Land
 - 2.653 AC lot = 115,564 SF
 - Level, developable
- Building
 - None

SUBJECT PHOTOS



From James Blvd/paved parking

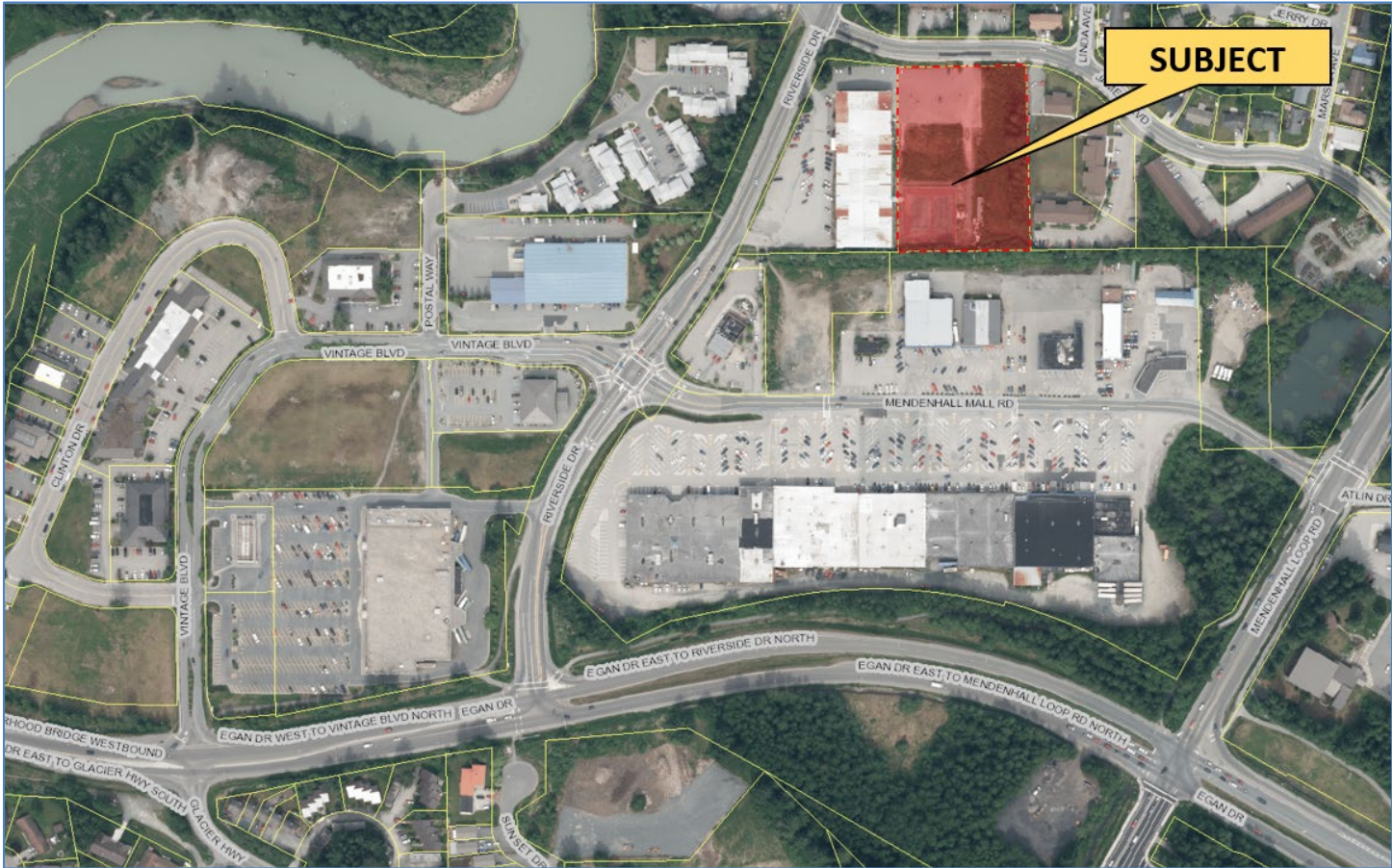
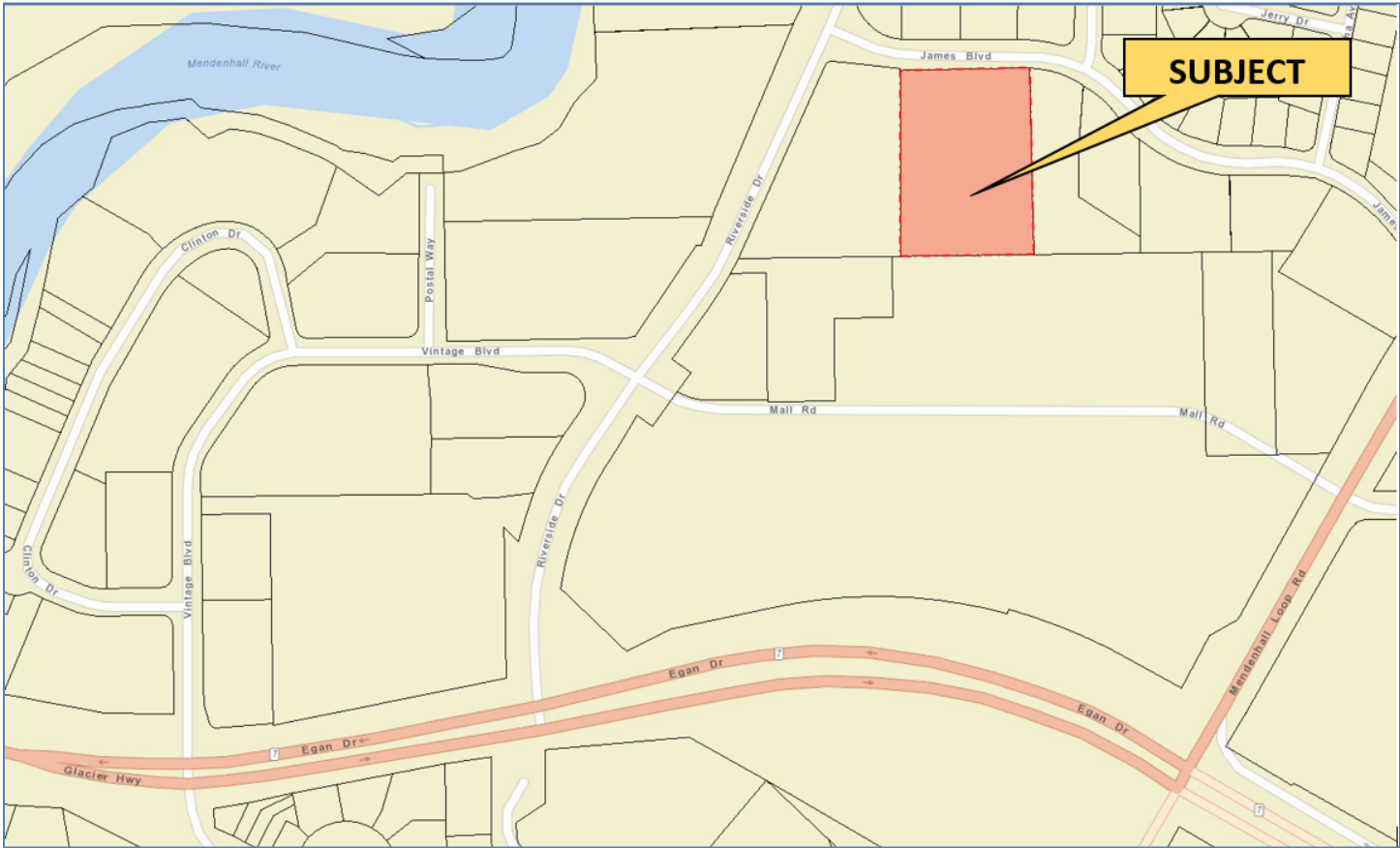
Front



Looking toward tennis courts



AREA MAP & AERIAL



ASSESSED VALUES

Remember that the total assessed value is the primary test against market. The distribution of that value between the Land Component and the Building Component is secondary and can vary from one model to another. The total assessed value is tested against market indicators (sales, lease rates, etc.) and is adjusted to market value by application of market area and feature adjustments.

All three approaches to value (Cost, Sales Comparison and Income) are considered for commercial properties

LAND

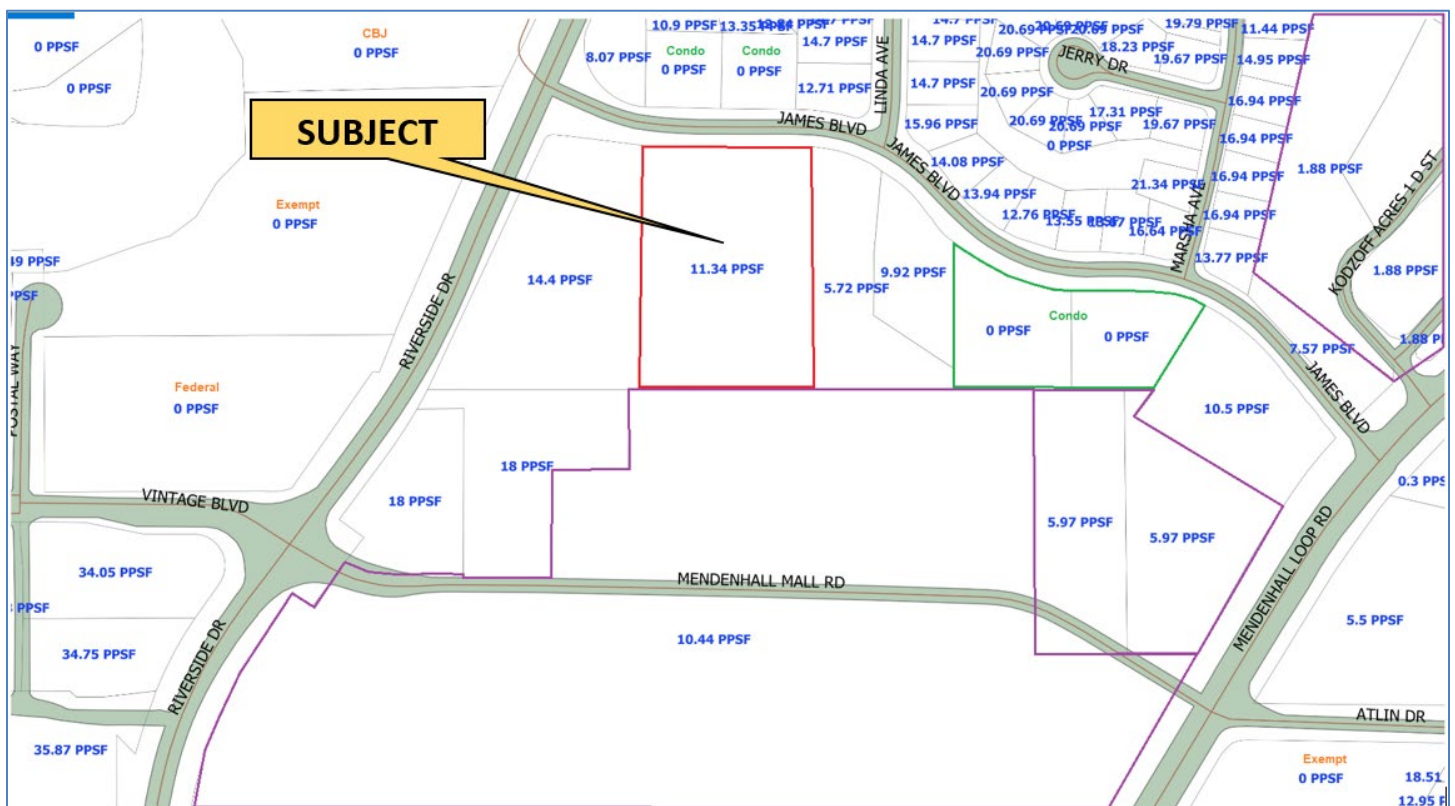
Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation model. This model is tested and refined in consideration of sales of both vacant and developed parcels. The resulting model is then applied to all of the land in the market area to establish assessed site values.

The subject site features are a level, developable lot located within the Central Valley commercial area. The subject parcel's land value is equitable and is not excessive.

Land Characteristics:

- 2.653 AC lot = 115,564 SF
- Level, developable

Land Values



BUILDING(S)

The building component may be based on market adjusted cost tables, residual from sales after extraction of the land value or other appropriate means.

Ratio studies are performed to determine market adjustments.

Building Characteristics:

- None

COST REPORT

The cost report was not developed for this appeal because the parcel is vacant.

INCOME APPROACH

The income approach was not the basis for setting the assessed value for 2021. The appellant did not submit P&L information for the Review process.

COMMERCIAL MARKET & ASSESSMENT ANALYSIS

The 2021 sales analysis for commercial properties included 57 qualified sales from 5 years of sales covering January 1, 2016 through December 31, 2020. The sales volume for the commercial market remained steady through 2020 and there was no indication of declining prices.

- Assessment Year 2021 Summary for Commercial Properties
 - Level of Assessment – 85% overall, 60% for vacant land, and 91% for improved properties
 - Coefficient of Dispersion (COD) – 22% for the combined group, 20% for vacant land, and 17% for improved properties (For these types of property groups the Standard that we work towards would be 20% or less for the subsets of land and improved properties. The combined set would be expected to have a higher COD.)
 - Applied Time Trend for Sales Analysis – 5% per year (0.42% per month)

SUBJECT ASSESSMENT HISTORY

City and Borough of Juneau Assessment History Report

5B2101000030
JEFFREY GRANT
JAMES BLVD
USS 1284 LT B

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$1,310,550.00			\$1,310,550.00
2020	\$917,300.00			\$917,300.00
2019	\$917,300.00			\$917,300.00
2018	\$834,400.00			\$834,400.00
2017	\$834,400.00			\$834,400.00
2016	\$800,900.00			\$800,900.00
2015	\$800,000.00			\$800,000.00
2014	\$800,000.00			\$800,000.00
2013	\$800,000.00			\$800,000.00
2012	\$1,155,600.00	\$0.00	\$344,000.00	\$1,499,600.00
2011	\$1,155,600.00	\$0.00	\$344,000.00	\$1,499,600.00
2010	\$1,155,600.00	\$0.00	\$344,000.00	\$1,499,600.00

SUMMARY

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.

The assessed value was reviewed in response to the Petition for Review. Our findings are as follows.

The land and buildings are valued using the same methods and standards as all other properties in the Borough.

Additional Details:

- The appellant states that their assessed value is too high for undeveloped land and is excessive/overvalued.
 - We find the value is equitable and not excessive.

CONCLUSION

The 2021 Assessed values were based on a simple methodology, analysis through ratio studies and subsequent trending of values based on the analysis findings. Underlying this standard compliant trending are the locational and feature influenced specific models that have been applied to Juneau commercial properties for many years. The ratio studies indicate that after our adjustments to values the level of assessment for commercial properties was 85% overall, 60% for vacant land, and 91% for improved properties.

For the subject property:

- The percentage change from 2020 to 2021 was an increase of 42.9%.

We find that no change to the 2021 assessed value of \$1,310,550 is warranted and ask that the BOE uphold the assessed value. The analysis and ratio studies indicate that our 2021 values for vacant commercial properties is at 60%. Based on that, the indicated market value for this property is around \$2,184,250.

5165 Glacier Hwy
Juneau, AK 99801

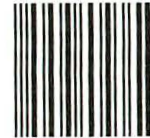
CERTIFIED MAIL



7020 0640 0001 7336 0159



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99801

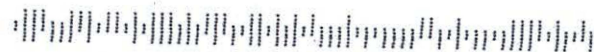
U.S. POSTAGE PAID
FCM LETTER
JUNEAU, AK
99801
MAY 03, 21
AMOUNT

\$4.15

R2305K135519-05

City & Borough of Juneau
155 S. Seward St.
Juneau, AK 99801

9980181397 0001



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

certified



Office of the Assessor
155 S Seward Street
Juneau AK 99801

Petition for Review / Correction of Assessed Value Real Property

Assessment Year	2021
Parcel ID Number	6D0701040000

For Office Use:	Review #	Appeal #
-----------------	----------	----------

2021 Filing Deadline: MONDAY, MAY 3

Please attach all supporting documentation

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

Parcel ID Number	6D0701040000		
Owner Name	Gastineau Mobile Home Park LLC	Name of Applicant	Hugh Grant / Jeff Grant
Primary Phone #	780-4566	Email Address	djgalaska@yahoo.com
Physical Address	5165 Glacier Hwy. Juneau, Alaska 99801	Mailing Address	5165 Glacier Hwy. Juneau, Alaska 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

Received

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

Excessive valuation

MAY 04 2021

CBJ-Assessors Office

Have you attached additional information or documentation? ☐ Yes ☐ No

Values on Assessment Notice:

Site	\$280,800.00	Building	\$106,900.00	Total	\$387,700.00
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Owner's Estimate of Value:

Site	\$191,200.00	Building	\$106,900.00	Total	\$298,100.00
------	--------------	----------	--------------	-------	--------------

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

Hugh Grant

Date 05/03/2021

Please provide information that justifies the change in value for this property

Thank you,
Hugh Grant

Hugh Grant

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



155 S. Seward St. Rm. 114
Juneau, AK 99801
Phone: (907)586-5215
Fax: (907)586-4520

9/14/2021

Gastineau Mobile Home Park Inc
5165 Glacier Highway
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 6D0701040000
RESPONSE DEADLINE: 9/21/2021

PARCEL: 6D0701040000
PHYSICAL LOCATION: 5050 N Douglas Hwy

Gastineau Mobile Home Park Inc,

This letter is in response to the 2021 Petition for Review that you filed regarding the above indicated parcel. The basis for appealing as indicated on the Petition for Review form is: **My property value is excessive**

- Excessive – grossly disproportionate when compared to other assessments
- Unequal – treated differently than other properties in the same property class
- Improper – valuation methodology was improper
- Undervalued – valued less than market or disproportionately lower than other assessments

State statute requires that the burden of proof is upon the appellant to provide evidence that one of the above conditions has been met (AS 29.45.210).

Based upon the evidence that you provided we have made the following determination regarding 2021 assessment valuation of **6D0701040000**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$387,700
2021 Owner estimate of value:	\$298,100
2021 Final determination:	\$387,700

The basis for the 2021 assessed values is a market analysis based upon available sales data which adhered to IAAO assessment standards.

Appellant failed to provide evidence which satisfies the appeal criteria as laid out above. The Assessor Office recommends NO CHANGE to the 2021 assessed value as the appellant failed to meet the burden of proof as required by state statute. The Assessor Office sees no basis for change.

APPELLANT RESPONSE FOR ASSESSMENT YEAR 2021 PETITION FOR REVIEW

Please indicate if you accept the recommended value or wish to have your Petition for Review heard by the Board of Equalization. (*INITIAL ONE*)

_____ **YES**, I accept the recommended value determination provided by the Assessor

_____ **NO**, I do not accept the recommended valuation provided by the Assessor.
Please schedule my Petition for Review for the Board of Equalization.

I understand that I will be expected to provide specific evidence to the Board which clearly illustrates that my parcel valuation is: excessive, unequal, valued with improper methodology or is less than market value.

Be advised that if you choose to proceed to the Board of Equalization, they may, in accordance with law, apply an increase of the assessed value to full market value.

Appellant signature

Date

If we do not receive a response from you by **9/21/2021**, the Petition for Review will be scheduled for the Board of Equalization where you will be expected to present **specific evidence** as to why your parcel is not valued correctly.

Sincerely,



Mary Hammond
Assessor
City & Borough of Juneau



**Office Of The Assessor
155 South Seward Street
Juneau, AK 99801**

**GASTINEAU MOBILE HOME PARK INC
5165 GLACIER HWY
JUNEAU AK 99801**

Page 145
2021-11-09 BOE Hearing
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Tuesday, November 9, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	6D0701040000
Property Location	5050 N DOUGLAS HWY
Appeal No.	APL20210537
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

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 you would like to include in your appeal must be submitted to the City Clerk's Office {preferred method via email to city.clerk@juneau.org Attn.: Assessment Appeal} by **4:00 PM Tuesday, November 2, 2021** and will be included in the packets for the Board so the members have an opportunity to review the materials before the hearing.

Your Board of Equalization packet will be ready for you to pick up in the Clerk's office after **2:00 PM Wednesday, November 3, 2021** or it will be emailed and/or mailed to the above address(es) on this notice.

You or your representative may be present at the hearing {via Zoom Webinar, participation/log in information will be listed on the agenda packet you receive for the hearing your appeal is scheduled for}. 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.

Attachment: CBJ Law Department Memorandum April 19, 2013.

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	assessor.office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



ASSESSOR OFFICE

APPEAL #2021-0537

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 9, 2021

Appellant: Gastineau Mobile Home Park Inc Location: 5050 N Douglas Hwy

Parcel No.: 6D0701040000

Property Type: Commercial – Mobile Home Park

Appellant's basis for appeal: My property value is excessive/overvalued.

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 191,200	\$ 280,800	\$ 280,800
Buildings:	\$ 106,900	\$ 106,900	\$ 106,900
Total:	\$ 298,100	\$ 387,700	\$ 387,700

Subject Photo



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OVERVIEW

The subject is an 8-space mobile home park and 2-story residential building located along on N Douglas Highway. There is only one space rented at this time by a fifth wheel, which is assessed separately.

Subject Characteristics:

- Land
 - 23,900 SF lot
 - Level, 8 space mobile home park
- Building
 - 720 SF GLA Upper/street level
 - 720 SF Daylight basement apartment

SUBJECT PHOTOS



Back looking toward highway

Front left from highway



Front right from highway



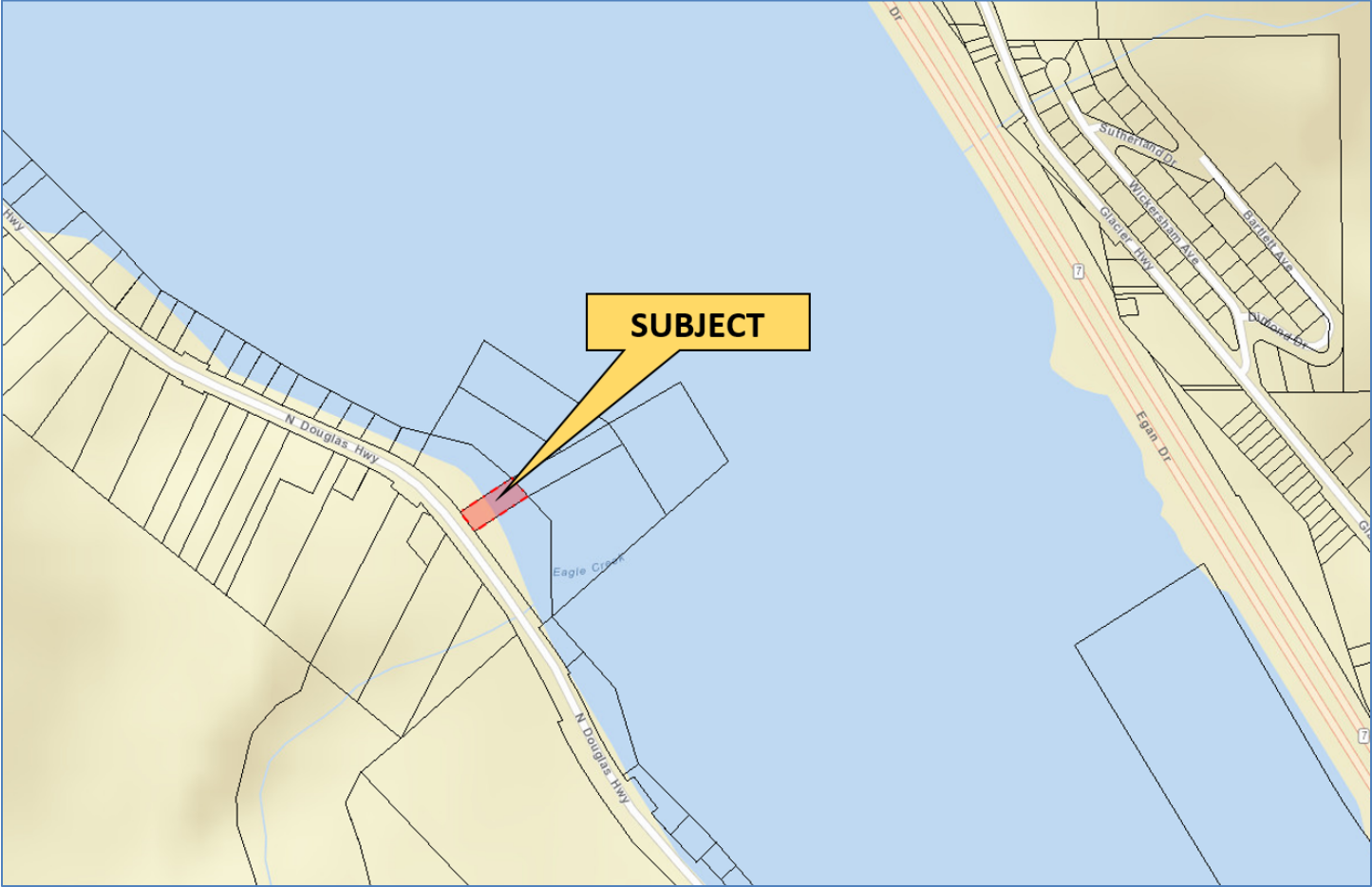
View



Site/view



AREA MAP & AERIAL





ASSESSED VALUES

Remember that the total assessed value is the primary test against market. The distribution of that value between the Land Component and the Building Component is secondary and can vary from one model to another. The total assessed value is tested against market indicators (sales, lease rates, etc.) and is adjusted to market value by application of market area and feature adjustments.

All three approaches to value (Cost, Sales Comparison and Income) are considered for commercial properties

LAND

Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation model. This model is tested and refined in consideration of sales of both vacant and developed parcels. The resulting model is then applied to all of the land in the market area to establish assessed site values.

The subject site features are a level lot that currently operates as a mobile home park. The subject parcel's land value is equitable and is not excessive.

BUILDING(S)

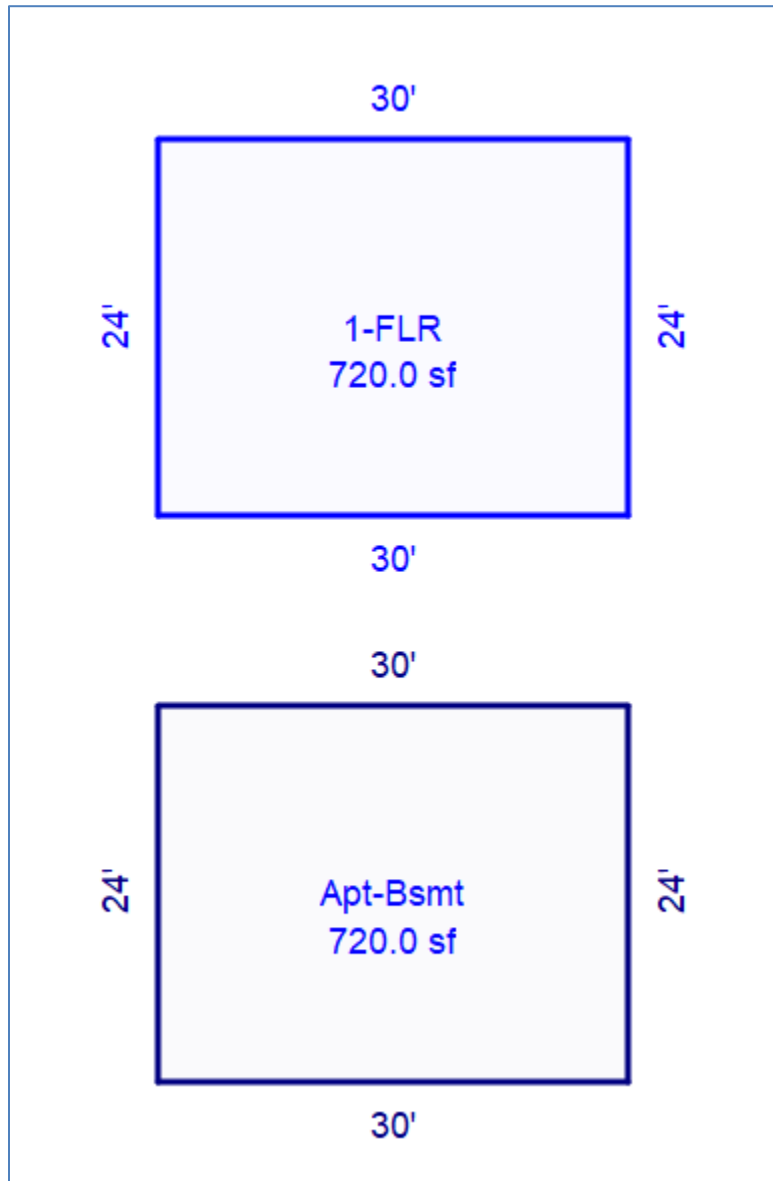
The building component may be based on market adjusted cost tables, residual from sales after extraction of the land value or other appropriate means.

Ratio studies are performed to determine market adjustments.

Building Characteristics:

- 720 SF GLA Upper/street level
- 720 SF Daylight basement apartment

Sketch of Improvements:



COST REPORT

The cost report below was utilized in the review process in response to the filing of the Petition for Review by the appellant. The cost report indicates that the building component is not overvalued.

10/27/2021 8:50:38AM

Page 1

Cost Report - Residential

12475				Record	1	
Parcel Code Number	6D0701040000			Building Type	R- Single-family Residence	
Owner Name	GASTINEAU MOBILE HOME PARK INC			Quality	2	
Parcel Address	5050 N DOUGLAS HWY			Construction	Stud Frame	
Effective Year Built	1997			Total Livable	720	
Year Built	1967			Style	One Story	
Improvement	Description	Quantity	Unit Cost	Percent	+/-	Total
Base						
Exterior	Frame, Wood Shingle		90.50	100%		
Roof	Built-up Rock		2.26	100%		
Heating	Baseboard, Hot Water		2.17	100%		
Adjusted Base Cost		720	94.93			68,350
Basement Area						
Basement	Total Basement Area (SF)	720	21.80			15,696
Basement	Partition Finish Area (SF)	720	25.50			18,360
Total						34,056
Additional Feature(s)						
Feature	Fixture	8				9,440
Total						9,440
Sub Total						111,846
Condition	Badly Worn					
Local Multiplier				1.24	[X]	138,689
Current Multiplier				1.08	[X]	149,784
Quality Adjustment				1.09	[X]	163,265
Neighborhood Multiplier					[X]	163,265
Depreciation - Physical			1.10 [X]	31.00	[-]	55,673
Depreciation - Functional					[-]	0
Depreciation - Economic					[-]	0
Percent Complete				100.00	[-]	107,592
Cost to Cure						
Neighborhood Adjustment					[X]	
Replacement Cost less Depreciation						107,592
Miscellaneous Improvements						
Small Extra Kitchen					[+]	4,800
Basement Entry					[+]	1,900
Total Miscellaneous Improvements						6,700
Total Improvement Value				[Rounded]		\$114,300

INCOME APPROACH

The income approach was not the basis for setting the assessed value for 2021. The appellant did not submit P&L information for the Review process.

COMMERCIAL MARKET & ASSESSMENT ANALYSIS

The 2021 sales analysis for commercial properties included 57 qualified sales from 5 years of sales covering January 1, 2016 through December 31, 2020. The sales volume for the commercial market remained steady through 2020 and there was no indication of declining prices.

- Assessment Year 2021 Summary for Commercial Properties
 - Level of Assessment – 85% overall, 60% for vacant land, and 91% for improved properties
 - Coefficient of Dispersion (COD) – 22% for the combined group, 20% for vacant land, and 17% for improved properties (For these types of property groups the Standard that we work towards would be 20% or less for the subsets of land and improved properties. The combined set would be expected to have a higher COD.)
 - Applied Time Trend for Sales Analysis – 5% per year (0.42% per month)

SUBJECT ASSESSMENT HISTORY

City and Borough of Juneau Assessment History Report 6D0701040000 GASTINEAU MOBILE HOME PARK INC 5050 N DOUGLAS HWY USS 2960 LT 1 FR				
<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$280,800.00		\$106,900.00	\$387,700.00
2020	\$187,200.00		\$106,900.00	\$294,100.00
2019	\$187,200.00		\$106,900.00	\$294,100.00
2018	\$187,200.00		\$106,900.00	\$294,100.00
2017	\$187,200.00		\$106,900.00	\$294,100.00
2016	\$187,200.00		\$106,900.00	\$294,100.00
2015	\$187,200.00		\$106,900.00	\$294,100.00
2014	\$187,200.00		\$106,900.00	\$294,100.00
2013	\$187,200.00		\$106,900.00	\$294,100.00
2012	\$234,000.00	\$0.00	\$134,600.00	\$368,600.00
2011	\$220,000.00	\$0.00	\$134,600.00	\$354,600.00
2010	\$220,000.00	\$0.00	\$134,600.00	\$354,600.00

SUMMARY

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.

The assessed value was reviewed in response to the Petition for Review. Our findings are as follows.

The land and buildings are valued using the same methods and standards as all other properties in the Borough.

Additional Details:

- The appellant states that their assessed value is excessive/overvalued.
 - We find that the value is equitable and is not excessive.

CONCLUSION

The 2021 Assessed values were based on a simple methodology, analysis through ratio studies and subsequent trending of values based on the analysis findings. Underlying this standard compliant trending are the locational and feature influenced specific models that have been applied to Juneau commercial properties for many years. The ratio studies indicate that after our adjustments to values the level of assessment for commercial properties was 85% overall, 60% for vacant land, and 91% for improved properties.

For the subject property:

- The percentage change from 2020 to 2021 was an increase of 31.8%.

We find that no change to the 2021 assessed value of \$387,700 is warranted and ask that the BOE uphold the assessed value. The analysis and ratio studies indicate that our 2021 values for improved commercial properties is at 91%. Based on that, the indicated market value for this property is around \$426,044.



BOARD OF EQUALIZATION

2021 REAL PROPERTY APPEAL PACKETS

ADDENDUMS A & B (Revised 11/02/2021)

ASSESSOR OFFICE

ADDENDUM A – General Information

General Information

1. Regardless of the number of sales, we are required to set assessed values each year. In setting assessed values we must do so for all taxable properties in the Borough.
2. We work with the best data that we have available at the time.
3. We strive to treat all properties equitably.
4. We have done our work with the highest of ethical standards.
5. We have followed the applicable assessment standards.
6. All sales are considered. Only some sales are deemed to be a market sale. Of those that are market sales we only have prices on some of them. The word “considered” is also sometimes used to refer to the sales that were “included” in the ratio studies as a market sale. When the word is applied in this more restrictive manner do not interpret this to mean that other sales were not considered in the broader sense and application of the word “considered.”
7. Accusations have been made against Michael Dahle, Deputy Assessor and the Assessor’s Office so let us make a few very clear statements.
 - We did not cherry pick sales. We applied appropriate sales validation standards.
 - Nothing nefarious or underhanded was done.
 - We did not do anything fraudulent.
 - While people may not understand the assessment process, everything we did was within what is normal and what is proper.
 - The methodologies, analysis and ratio studies were all proper. No values were adjusted in an improper method and no properties were treated in a non-uniform manner.
 - It is normal as you are going through the analysis process that additional information may come to light that changes validation and verification conclusions or data within the data set.
8. In response to a Petition for Review, we review the assessed values for each appeal and if there is an error or an indication of the property’s assessed value being excessive, inequitable, and improper we make the appropriate corrections.
9. We welcome any new or additional market information, which will be applied with next year’s analysis.
10. For any given year we typically get sales prices on 35 to 40 percent of the commercial property market sales. That leaves anywhere from more than half to up to two thirds of the sales prices unknown. If one wants to get into speculation, the majority of the sales for which we do not have sales prices likely indicate that our values are low, otherwise, it is probable that the sales prices would be being submitted to us in order to lower values.

11. A common thread in the Petitions for Review and the Appeals that we are seeing is that the appellants have focused on a few (one to three), particular, low sales and claim that their property should be valued off one or two of those specific sales. We see the same three, particular, low sales referenced over and over. One of the advantages of mass appraisal and of the analysis work that the Assessor's Office does is that we do not focus on one sale (low or high) but instead look at all of the sales. We then set values based off of the mean and median indicators for all of the sales. That way we are not isolating to the lowest sale or the highest sale in determining what the market value is. Within this process we look at the overall market as well as indicators for sub-groups such as locational factors, property features, types of property, etc. (Please see Addendum B for additional review of these sales.)
12. Others have focused on one sale that was a market sale (the NCL/sub-port sale), claiming it is inappropriately skewing the results. That is not true. It is a market sale. It also does not qualify as an outlier per IAAO standards. (Again, please see Addendum B for additional review.)
13. While the inclusions and exclusions that were made were appropriate, we analyzed whether or not changing the inclusion or exclusion of these sales would have had any impact on the valuations. Making those changes did not significantly change the ratios and would not have resulted in any different action in setting the assessed values. (See Addendum B.)
14. Maintaining standards in the sales validation process is critical. All of what we do in the area of valuations is dependent on the quality and accuracy of the sales data. Having good, clean, accurate sales data is critical.
15. There is no one set format when it comes to income approaches. It is common, when used for property tax assessment purposes, that the following expenses are excluded: property taxes, depreciation, debt service, income taxes, capital improvements, owner business expenses and replacement reserves. Those factors can vary considerably from one investor or property owner to another. Excluding them produces a more consistent model that reflects the market overall. Note that items such as the cap rate need to be developed or calibrated for each specific model structure. Different models may arrive at different NOI amounts, different cap rates, different standard expense percentages, etc. due to what income or expenses are included or excluded.
16. For the income approach our model uses a cap rate of 6%. Our research indicated that an appropriate cap rate would have been 5%. Testing against local sales and market information that we had available, we found that using 6% produced values in line with the 85% to 90% level of valuation that we were achieving with the ratio study and trending. (Remember that the cap rate is an inverse number to the value so when we raised the cap rate from 5% to 6% we lowered the indicated property value.)
17. Another common thread that we see is related to marketing time and price. Part of the definition or criteria for a sale being a market sale is that it has gotten market exposure for a reasonable amount of time. In The Appraisal Institutes Dictionary of Real Estate Appraisal part of the definition of the requirements for a sale to be considered a market sale is that there was "**reasonable exposure in a competitive market**, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress." [Emphasis added] If a property is sold under duress, which needing to sell quickly would fall under, it is to be considered not a market sale. Under the market sale guidelines a sale that occurs in less than usual market time is also suspect. So, one of the aspects that is to be inspected besides exposure is marketing time. It should be noted that the typical marketing time for commercial properties is substantially longer than for residential properties.

18. Some questions have been asked about Comparables in appraisal and assessed valuation work. First, in utilizing mass appraisal you do not have specifically identified comparables as you would in a classic sales comparison methodology, rather you are looking at all of the sales. That said, there is far more latitude in comparables than is being recognized. Comparable selection is highly subjective and each appraiser will have their own opinion as to which sales are the best comparables. Adjustments are then made to those comparables to “bring them” to the subject’s characteristics. While a residential appraisal for financing, which is the appraisal application that you are probably most familiar with, usually has fairly tight parameters, there actually can be great latitude in the comparable selection. There are many cases where, due to lack of sales, appraisers utilize different types of properties and properties from different neighborhoods, different cities and even different states. The adjustments become even more critical in these cases. Can a property from the valley be utilized in an appraisal for a downtown property? Absolutely, if the appraiser feels that that is the best comparable available. In such a case the locational adjustment would be more critical than if you have a comparable that is only a block away.
19. Due to the volume of appeals this is an unusual year. Some process alterations have been necessary to expedite the timely review of the appeals. One aspect to the appeals this year is that many were filed with no specific reason given for the value being challenged. A specific reason would be something such as, the foundation has failed and I received an engineer’s report that it is going to take \$750,000 to remedy the issue. Rather, many of this year’s appeals have general statements such as “you can’t raise my value that much in one year,” or “there was no justification for raising values.” As a result you may see appeals come before you where the review is quite generic. Please keep in mind that each of these appellants were encouraged to submit specific evidence of an incorrect value through initial phone calls early in the process, through a letter dated 06/18/2021 and through follow up phone calls to the letter as a minimum. Each appellant has been given opportunity to discuss our findings with the Assessor’s Office.
20. As mentioned in the conclusion, the values for 2021 were set based on market analysis. As a result of the analysis a trending was applied to the assessed values. In trending the assessed values the underlying considerations such as the 3 approaches to value and locational, property type and property characteristic adjustments are all accounted for in the original models and incorporated and carried forward into the new assessed values. That is one of the advantages of making an initial correction to this undervaluation through trending. Most commercial properties have seen no significant change to their assessed values for 10 plus years. Because there was not a wealth of sales data for the subgroups an overall trending was applied, however, it should be noted that in the analysis we looked at many subgroups and did not see compelling data to treat any one differently with the exception of the boathouses.
21. The land segment was the mechanism by which increases could be applied within the CAMA system while maintaining uniformity in land values of improved and vacant land and moving all commercial properties closer to market value.

ADDENDUM B – Analysis

Analysis- Appraisal Summary

The following page includes a summary report for the 2021 Assessed Values based on the sales information at the time of the analysis. Because this is a dataset that includes all commercial types (vacant and improved) other than boathouses a COD of 21.5490 is a good COD that indicates good uniformity in the assessed values across the varied types and locations of the properties. The scatter diagram indicates that a more aggressive trending of sales prices would have been appropriate. If that had been applied it would result in an indication of the assessed value ratios being even lower than stated. These ratios and statistics are based on AY2021 values after the adjustments to values were made.

**AY2021- Comm- Set 2 Updated AVs Live1- 20210316- No 19- All, 5 Yr, 5% Trend
Summary Report**

Statistics

Current	Proposed		
53	53	Count	(Number of Records with Ratio)
0.2932	0.2932	Minimum Ratio	
1.4091	1.4091	Maximum Ratio	
1.1159	1.1159	Range	
0.8526	0.8526	Mean	(This is the average ratio for your sample.)
0.8853	0.8853	Median	(This is the mid-point value for your sample. Preferred measure of central tendency.)
0.6981	0.6981	Weighted Mean	
3.0313	3.0313	Sum of the Square of Deviations	
0.1908	0.1908	AAD	
0.2414	0.2414	Standard Deviation	
21.5490	21.5490	COD	(Good indicator of confidence level.)
28.3180	28.3180	COV	
1.2214	1.2214	PRD- Price-Related or Factor Differential	
			(PRD s/b between 0.98 & 1.03, IAAO)
			(PRD over 1=Regressive)

IAAO Standards for COD	
SFR	15.0 or less
SFR-newer/homog	10.0 or less
Income Properties	20.0 or less
Income-Urban area	15.0 or less
Vacant Land	20.0 or less

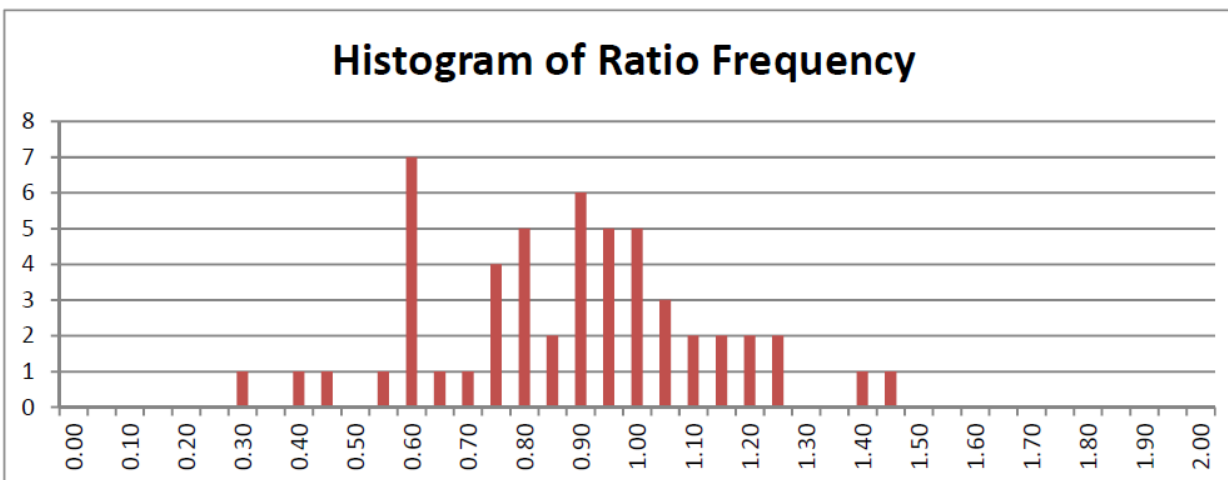
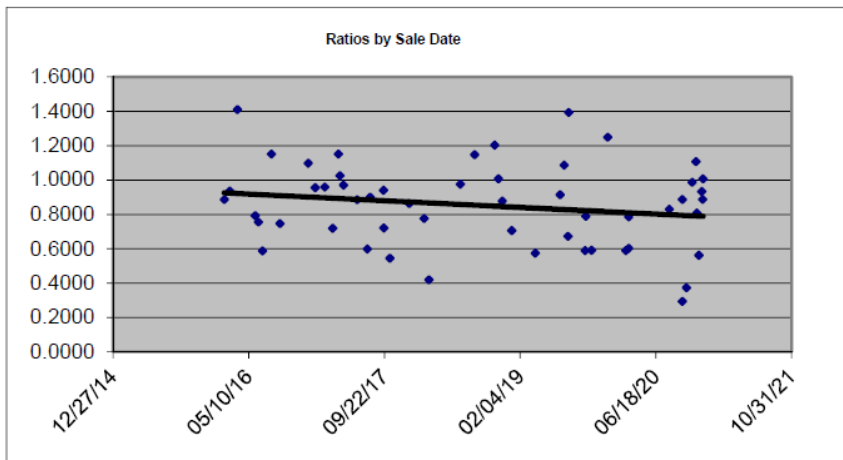
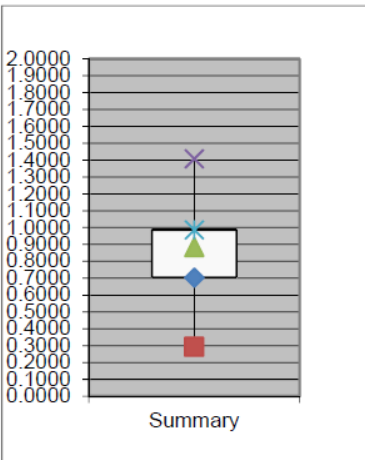
Coefficients (0=Normal Distribution)	
Kurtosis	-0.0245
Skewness	0.0181
Alt.Cyhelsky's Skew	-0.0943
Alt.Pearson's Skew	-0.4059

Trending Factors

0.85	Target Level
0.9969	Factor on Mean
0.9601	Factor on Median
1.2176	Factor on Weighted Mean

Normal / Skewed Distribution Evaluation

0.0327	Differential Mean to Median
24	Number of data points below the mean.
29	Number of data points above the mean.
*Note- # below/above works on data sets up to 5,000 pts.	



4/6/2021 @ 8:23 AM

Ratio Study Notations

- Note that the scatter diagram indicates that a higher rate of trending was in order. If that higher rate were applied it would show that we are even more undervalued than these statistics indicate.
- Regarding the histogram, it is normal to have ratios above 1.00. In fact, if your level of assessment were set based on the median and right at market (1.00) half of your data points would be below 1.00 and half would be above 1.00.
- If you reviewed many histograms from many different jurisdictions you would find a larger percentage of ratios over 1.00 and that the top ratios would be far above 1.50.
- It was noted by an appellant that the ratios for 23% of the adjusted sales prices were above 1.00. That would mean that 77% are below 1.00 indicating that we are still undervalued.
- It is normal that, subsequent to an analysis being done, additional information comes to light that changes the validation or verification conclusions of a few sales. That does not invalidate the analysis and ratio studies. This is part of why you work from central tendencies rather than the fringes. That is why you look at the data from numerous angles and multiple subsets. That is part of the advantage of mass appraisal
- Regarding the COD and COV: the numbers listed in the box at the top of the ratio study summary report are guidelines. The COD and COV and associated guidelines help guide your analysis of the market, the valuation models, confidence levels in adjusting values, effects of adjustments and other considerations. They are an indicator of central tendency and not an absolute criteria or test that a study has to meet to be valid. The image below is of the actual table from the IAAO Standard on Ratio Studies-2013.

Table 1-3. Ratio Study Uniformity Standards indicating acceptable general quality*

Type of property—General	Type of property—Specific	COD Range**
Single-family residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2–4 unit family housing	5.0 to 20.0
Income-producing properties	Larger areas represented by large samples	5.0 to 15.0
Income-producing properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant land		5.0 to 25.0
Other real and personal property		Varies with local conditions

Sales List

This is a list of the market sales that we had available for our analysis data set.

AY2021 Analysis Sales List									
Sale Date	Sale Price	Trended SP	AVTotal	Main Parcel	Count	Number	Street	Condo	Neighborhood
07/25/18	27,500	30,930	27,200	1C020K01G200	1	1435	HARBOR WAY	NO	AURORA BASIN C 19
06/28/19	25,000	26,936	27,200	1C020K01G280	1	1435	HARBOR WAY	NO	AURORA BASIN C 19
02/28/19	25,000	27,356	27,200	1C020K01G290	1	1435	HARBOR WAY	NO	AURORA BASIN C 19
10/09/20	20,000,000	20,235,200	7,524,300	1C060K010031	1	0	EGAN DR	NO	DOWNTOWN C
10/30/20	1,400,000	1,412,348	1,394,150	1C060K660110	1	711	W WILLOUGHBY AV	NO	DOWNTOWN C
12/15/16	1,100,000	1,327,612	1,457,000	1C060U040040	1	800	GLACIER AVE	NO	DOWNTOWN C
03/30/16	550,000	683,826	963,600	1C070A030040	1	100	N FRANKLIN ST	NO	DOWNTOWN C
12/09/20	confidential	confidential	190,200	1C070A050001	1	230	SEWARD ST	5K	SOMMERS ON SEWARD_C_24
11/02/18	510,600	567,144	682,450	1C070B0J0020	1	195	S FRANKLIN ST	NO	DOWNTOWN C
07/01/19	2,200,000	2,369,400	2,164,900	1C070B0N0011	1	259	S FRANKLIN ST	NO	DOWNTOWN C
03/10/20	612,788	638,268	501,300	1C110K120051	1	0	Eastaugh Way	NO	DOWNTOWN C
03/16/17	716,000	855,033	613,650	1C110K120101	1	170	MILL ST	NO	DOWNTOWN C
10/02/19	378,818	403,055	237,150	1C110K120120	1	0	MILL ST	NO	DOWNTOWN C
10/25/19	378,818	401,835	237,150	1C110K120130	1	190	MILL ST	NO	DOWNTOWN C
03/10/20	378,818	394,569	237,150	1C110K120140	1	0	MILL ST	NO	DOWNTOWN C
04/01/19	597,938	651,597	374,400	1C110K120150	1	0	MILL ST	NO	DOWNTOWN C
11/13/20	400,000	402,744	445,400	1D060L030011	2	201	CORDOVA ST	NO	WEST JUNEAU C
10/12/17	65,000	75,711	41,200	3B1501020030	1	1669	CREST ST	NO	SOUTH VALLEY C
11/30/18	168,750	186,776	164,000	3B1501040120	1	1544	CREST ST	NO	SOUTH VALLEY C
09/19/17	750,000	876,000	823,100	4B1601010040	1	2450	INDUSTRIAL BLVD	NO	MENDE PENINSULA C
06/13/17	104,000	122,899	108,800	4B1601050030	1	2274	INDUSTRIAL BLVD	5K	RIVERVIEW YACHT C 24
07/30/19	115,000	123,388	83,000	4B1601050160	1	2276	INDUSTRIAL BLVD	5K	RIVERVIEW YACHT C 24
03/05/18	73,000	83,557	35,000	4B1601080070	1	2278	INDUSTRIAL BLVD	5K	P & J BUSINESS C 24
07/31/17	112,500	132,188	119,000	4B1601120130	1	2270	BRANDY LN	5K	BRANDY LANE YACHT C 24
11/17/20	650,000	654,095	527,700	4B1701020020	1	10011	GLACIER HWY	NO	MENDE PENINSULA C
02/28/20	1,567,000	1,634,569	961,350	4B1701090056	1	10009	CRAZY HORSE DR	NO	MENDE PENINSULA C
12/04/20	confidential	confidential	145,000	4B1701090218	1	10011	CRAZY HORSE DR	5K	SAFE HARBOR C 24
02/14/17	150,000	179,757	172,300	4B1701090223	1	10011	CRAZY HORSE DR	5K	SAFE HARBOR C 24
04/24/17	130,000	154,534	149,800	4B1701090226	1	10011	CRAZY HORSE DR	5K	SAFE HARBOR C 24
01/10/17	150,000	180,492	172,300	4B1701090228	1	10011	CRAZY HORSE DR	5K	SAFE HARBOR C 24
06/30/16	501,624	617,218	361,800	4B1701100146	1	2789	SHERWOOD LN	NO	MENDE PENINSULA C
03/01/16	697,000	869,424	813,000	4B1701100170	1	10221	GLACIER HWY	NO	MENDE PENINSULA C
09/20/17	400,000	467,144	336,200	4B1701103003	1	2769	SHERWOOD LN	5K	BEAR DEN YACHT CONDO C 24
06/29/18	950,000	1,071,961	1,045,750	4B2901020010	1	10200	MENDENHALL LOOP	NO	AUKE MOUNTAIN C
10/04/19	2,205,832	2,346,343	1,849,500	5B1201000060	1	5245	GLACIER HWY	NO	LEMON CREEK C
08/02/19	500,000	536,260	746,600	5B1201020100	1	5452	SHAUNE DR	NO	LEMON CREEK C
04/05/17	4,140,000	4,932,313	5,106,550	5B1201040052	2	1721	ANKA ST	NO	LEMON CREEK C
08/02/16	500,000	612,910	704,850	5B1201060061	2	5631	GLACIER HWY	NO	LEMON CREEK C
09/24/20	2,450,000	2,483,957	1,554,550	5B1201060160	2	5740	CONCRETE WAY	NO	LEMON CREEK C
11/23/20	486,000	488,654	274,300	5B1201060260	1	5719	CONCRETE WAY	APN	SEAGULLS EDGE C 24
09/24/20	300,000	304,158	269,550	5B1201300110	1	1783	Anka St	NO	LEMON CREEK C
12/24/19	205,000	215,734	269,550	5B1201300110	1	1783	Anka St	NO	LEMON CREEK C
07/21/17	900,000	1,058,760	632,250	5B1201330160	3	2005	ANKA ST	NO	LEMON CREEK C
06/03/16	1,060,000	1,308,273	1,036,450	5B1201450110	1	1731	RALPHS WAY	NO	LEMON CREEK C
06/15/16	637,500	785,744	593,500	5B1501000002	1	8251	GLACIER HWY	APN	SOUTHEAST INSURANCE C 24
08/07/20	700,000	714,406	591,700	5B1501010001	2	1880	CREST ST	APN	BUILDERS PLAZA C 24
09/02/16	1,300,000	1,587,924	1,183,050	5B1501020170	1	8401	AIRPORT BLVD	NO	SOUTH VALLEY C
11/16/18	750,000	831,585	837,600	5B1501040030	1	8825	MALLARD ST	NO	SOUTH VALLEY C
12/07/20	confidential	confidential	234,498	5B15011107E0	1	2221	JORDAN AVE	SEP	JORDAN CREEK C 24
02/10/16	273,000	341,299	234,498	5B15011107E0	1	2221	JORDAN AVE	SEP	JORDAN CREEK C 24
12/22/17	300,000	346,452	230,384	5B15011109B0	1	2231	JORDAN AVE	SEP	JORDAN CREEK C 24
02/15/18	968,750	1,111,292	851,400	5B1601000023	1	9151	GLACIER HWY	NO	SOUTH VALLEY C
07/16/19	145,000	155,861	169,350	5B1601140043	1	9309	GLACIER HWY	APN	PROFESSIONAL PLAZA C 24
08/21/18	240,100	269,142	308,850	5B1601140070	1	9309	GLACIER HWY	APN	PROFESSIONAL PLAZA C 24
01/04/19	672,000	740,490	521,900	5B2401610150	1	4045	DELTA DR	NO	NORTHEAST VALLEY C
04/11/17	1,540,000	1,833,432	1,877,700	7B0901030071	1	3161	CHANNEL DR	NO	TWIN LAKES C
(1) These were the sales available to us for our market analysis for assessment year 2021.									
(2) Some sales prices are confidential, specifically when the only sale source is the buyer.									
(3) Note that this list was updated 08/24/21 to add AV. The original list was 57 sales, however, through the analysis process one sale, 1C060U050022, was eliminated. It was further updated 09/23/21 when a change in directive from the law department allowed us to add some sales prices. Update 9/29/2021 only sales prior to 11/26/2020 confidential.									
(4) AV Adj for condition at time of sale - 1C060U040040, 1C070A030040, 4B1701100170, 1C110K120130, 1C110K120101, 4B1701100146, 5B1201060160, 5B1201000060, 7B0901030071									
(5) 5B1201020100 is included on this list, however, it has since been determined not to be a market sale; seller & buyer related. Removal of this sale would further lower the mean and median ratios.									
(6) Note- multi-parcel sales are normally considered non-market, however, with commercial sales they are sometimes included as an economic unit.									
(7) Note that the sale price used in the original study for 5B1201040052, which included 5B1201040051, was \$3,726,000 which was reported by the buyer, however, subsequent information showed the sale price to be \$4,140,000 with the cash distribution reduced for the value of 12 months of continued occupancy by the seller after the execution of the sale. Also, this sale was discovered to be a non-market sale due to duress of the seller. Removal of this sale would lower the mean and median ratios									
(8) The trending applied to bring the sales to 01/01/2021 was 5% per year. The analysis indicates that a trend of 7.5% would be appropriate but to be conservative we selected 5%.									
(9) Column added to identify condo parcels NO = not condo; APN= apportioned land value; 5K= place holder land value; SEP = land is valued under different parcel.									

In the sales list you will notice that there is a column that indicates whether or not the parcel is a condo. The properties that are labeled condo are not residential condos but commercial condos which could include retail spaces, offices and mini-warehouses. The reason that they are noted on the list is because the mechanism for increasing their values was different from other commercial property types. In the analysis they were treated as a separate subset.

Review of Particular Sales

In response to questions raised by appellants we did additional review regarding four sales and their inclusion in or exclusion from the ratio study. We found that the original inclusion or exclusions were appropriate. We then went one step further and analyzed the hypothetical assumptions regarding the inclusion and exclusion of these sales.

The sales were:

1. The Emporium Mall, 1C070K810090 & 0140 – This sale is a multi-parcel that does not qualify as a market sale.
2. The Assembly Building, 1C070A090060 – We did not and still do not have a verified sale price for this sale.
3. The Pacific Pier, 1C070K830040 – This may be a market sale, however, we did not have the sale price at the time of the analysis.
4. The AMHT/NCL land sale, 1C060K010031 – This is a market sale and was included in the analysis.

In regards to the NCL sale, two items of note. First, it does not meet the criteria to be considered to be an outlier. Second, it's inclusion in the analysis did not cause it to have undue influence on the results.

We have reviewed the assertions and find them to be without merit and find that the sales qualification designations are consistent with standards. The distinctions of what is and is not a market sale are important in keeping your data clean which leads to more accurate findings. In spite of there being no merit to the argument for changing which sales were included and which were excluded, just for review purposes, we looked during the review process at whether inclusion and exclusion of these sales would have made any substantial difference. The finding was that the changes in mean and median ratios was minimal and would not have led to any difference in our decisions in the setting of the assessed values and the bringing of the commercial values closer to market.

Again, I need to stress that the exclusion and inclusion, as done in the analysis, was proper and this was just done for comparative and informational purposes during the review process. The statistics below are for 3 sequential steps applying the hypothetical assumptions. The first step added the 2 sales, the next step then corrected an included sale and the third step then removed the NCL sale from consideration. You will see from the results below that even after applying these hypotheticals that after our changes to the assessed values that commercial properties remain undervalued. After applying the hypothetical assumptions the median changed by one thousandth of a percent and the mean increased by 3.2% but remained lower than the median.

<i>Review of Impact of Including and Excluding Particular Sales</i>				
	Original	2 Sales Added	Sale Correction	Remove NCL
Count	53	55	55	54
Minimum Ratio	0.2932	0.2932	0.3718	0.4189
Maximum Ratio	1.4091	1.4091	1.4091	1.4091
Range	1.1159	1.1159	1.0373	0.9903
Mean	0.8526	0.8692	0.8753	0.8846
Median	0.8853	0.8862	0.8862	0.8863
COD	21.5490	22.4051	21.6607	20.9181
COV	28.3180	29.0248	27.6491	26.4636
PRD- Price-Related or Factor Differential	1.2214	1.1463	1.1359	0.9396

In general, the median is the preferred measure unless your sample is skewed in which case the mean would be preferred. The COD is based on the median and the COV is based on the mean.

Beyond the above sales there were a number of sales that were included in early sales reports and counts of possible qualified market sales that were not included in the analysis set due to legitimate questions not being able to be resolved by the time that the study was done. This would include things such as unresolved questions as to whether a sale was a market sale or not, questions as to the accuracy of the sales price, lack of information as to the value of personal property included in the sale and other questions. It is normal for the sales validation information to be refined during the analysis process. A ratio study done on these excluded sales shows a mean and median ratio virtually identical to the analysis set. A list of sales (provided by appellant Ken Williamson) and their status as to inclusion in the analysis follows.

For Audit/Review Purposes Only

This is a summary of a review of a list of sales provided by appellant Ken Williamson.

This summary reviews whether or not these sales were included as a qualified market sale in the AY2021 Analysis.

In cases where the sale was excluded the reason is indicated.

<u>sale date</u>	<u>parcel number</u>	<u>address</u>	<u>Inclusion/Exclusion</u>	<u>Reason</u>
9/7/2017	1C020K01E220	Aurora Harbor	not included	boat house- Question on price & what sold
9/7/2017	1C020K01E230	Aurora Harbor	not included	boat house- Question on price & what sold
6/23/2020	1C020K01E300	1435 Harbor Way	not included	boat house; excluded as an outlier
7/25/2018	1C020K01G200	1435 HARBOR WAY	Included In Separate Study	boat house
6/28/2019	1C020K01G280	1435 HARBOR WAY	Included In Separate Study	boat house
2/28/2019	1C020K01G290	1435 HARBOR WAY	Included In Separate Study	boat house
1/30/2017	1c030c280080	712 W 12th	not included	questionable data source sp and mtg same
9/23/2016	1C060C000080	3610 Diston	not included	questionable data source reonomy?
10/9/2020	1C060K010031	0 EGAN DR	Included	
10/30/2020	1C060K660110	711 W WILLOUGHBY AVE	Included	
12/15/2016	1C060U040040	800 GLACIER AVE	Included	
7/20/2018	1C060U050022	1108 F ST	not included	multi parcel sale/ not contiguous/ multiple sale price references
3/30/2016	1C070A030040	100 N FRANKLIN ST	Included	
12/9/2020	1C070A050001	230 SEWARD ST	Included	
11/2/2018	1C070B0J0020	195 S FRANKLIN ST	Included	
7/1/2019	1C070B0N0011	259 S FRANKLIN ST	Included	
12/31/2019	1c070k810090	170 S Franklin	not included	multi parcel sale outside of standards for inclusion
1/9/2018	1C100I070050	549 S Franklin	not included	multi parcel sale/ not enough data/ easement questions
3/10/2020	1C110K120051	0 Eastaugh W ay	Included	
3/16/2017	1C110K120101	170 MILL ST	Included	
10/2/2019	1C110K120120	0 MILL ST	Included	
10/25/2019	1C110K120130	190 MILL ST	Included	
3/10/2020	1C110K120140	0 MILL ST	Included	
4/1/2019	1C110K120150	0 MILL ST	Included	
11/13/2020	1D060L030011	201 CORDOVA ST	Included	
10/12/2017	3B1501020030	1669 CREST ST	Included	
11/30/2018	3B1501040120	1544 CREST ST	Included	
9/19/2017	4B1601010040	2450 INDUSTRIAL BLVD	Included	
6/13/2017	4B1601050030	2274 INDUSTRIAL BLVD	Included	
7/30/2019	4B1601050160	2276 INDUSTRIAL BLVD	Included	

3/5/2018	4B1601080070	2278 INDUSTRIAL BLVD	Included	
10/29/2018	4B1601090040	Crazy Horse	not included	multi parcel sale/ condo units and land portions
7/31/2017	4B1601120130	2270 BRANDY LN	Included	
11/17/2020	4B1701020020	10011 GLACIER HWY	Included	
2/23/2020	4B1701080020	10012 Crazy Horse	not included	personal property included in sale price; adjustment not determined
2/28/2020	4B1701090056	10009 CRAZY HORSE DR	Included	
12/4/2020	4B1701090218	10011 CRAZY HORSE DR	Included	
2/14/2017	4B1701090223	10011 CRAZY HORSE DR	Included	
4/24/2017	4B1701090226	10011 CRAZY HORSE DR	Included	
1/10/2017	4B1701090228	10011 CRAZY HORSE DR	Included	
6/30/2016	4B1701100146	2789 SHERWOOD LN	Included	
3/1/2016	4B1701100170	10221 GLACIER HWY	Included	
9/20/2017	4B1701103003	2769 SHERWOOD LN	Included	
12/31/2019	4b1701104000	2771 Sherwood ln	not included	personal property included in sale price; adjustment not determined
3/26/2019	4b2801050030	3845 Lee Court	not included	vacant land sale in a residential neighborhood, considered to not be commerical land.
6/29/2018	4B2901020010	10200 MENDENHALL RD	Included	
10/4/2019	5B1201000060	5245 GLACIER HWY	Included	
9/3/2019	5b1201010010	1610 Anka	not included	multi parcel sale, not enough info
8/2/2019	5B1201020100	5452 SHAUNE DR	Included	
4/5/2017	5B1201040052	1721 ANKA ST	Included	
8/2/2016	5B1201060061	5631 GLACIER HWY	Included	
1/18/2017	5b1201060140	5720 Concrete Way	not included	Sale price was in question. Further review identified the correct sales price. The sale will be included in the 2022 analysis with the corrected sale price.
9/24/2020	5B1201060160	5740 CONCRETE WAY	Included	
11/23/2020	5B1201060260	5719 CONCRETE WAY	Included	
9/24/2020	5B1201300110	1783 Anka St	Included	
12/24/2019	5B1201300110	1783 Anka St	Included	
7/21/2017	5B1201330160	2005 ANKA ST	Included	
1/29/2018	5B1201450050	5410 Bent Ct	not included	personal property included in sale price; adjustment not determined; questionable data source
6/3/2016	5B1201450110	1731 RALPH'S W AY	Included	
6/15/2016	5B1501000002	8251 GLACIER HWY	Included	
8/7/2020	5B1501010001	1880 CREST ST	Included	

9/2/2016	5B1501020170	8401 AIRPORT BLVD	Included	
11/16/2018	5B1501040030	8825 MALLARD ST	Included	
12/7/2020	5B15011107E0	2221 JORDAN AVE	Included	
2/10/2016	5B15011107EO	2221 Jordan	Included	
12/22/2017	5B15011109B0	2231 JORDAN AVE	Included	
2/15/2018	5B1601000023	9151 GLACIER HWY	Included	
7/16/2019	5B1601140043	9309 GLACIER HWY	Included	
8/21/2018	5B1601140070	9309 GLACIER HWY	Included	
8/10/2016	5b160144000	3039 Clinton	not included	questionable data source/ reonomy/ Low income senior housing
1/4/2019	5B2401610150	4045 DELTA DR	Included	
1/27/2017	6D0701000020	4755 N Douglas Hiway	not included	not enough info
4/11/2017	7B0901030071	3161 CHANNEL DR	Included	
12/30/2016	7B0901040070	1050 Salmon Creek ln	not included	questionable data source/ "allocated sale price" noted but meaning of the note was unknown/ low income housing

The claim has also been made that our methodology was improper because we did not include sales that we had prices for and should have included, the insinuation being that we were cherry picking sales. See the table below regarding these claims and why they were not included.

Pacific Pier	We received sales data on this sale after the analysis. It will be considered for next year, however, indications are that it was purchased by a tenant which would make it a non-arms-length transaction and likely will not qualify as a market sale.
Emporium (this was already addressed above)	This sale was considered. It was excluded because it was a multi-parcel sale. It is clear that it does not qualify as an economic unit as part of it was sold one year later.
Assembly Building (this was already addressed above)	We did not and still do not have a confirmed sale price for this building. We have heard "street talk" about what it may have been but that does not qualify as a confirmed price.
Miner's Merchantile	This sale is from 09/17/2021 which is well after the 01/01/2021 cut off. It will be considered for next year, however, indications are that it was a non-arms-length transaction and likely will not qualify as a market sale.
Bill Ray Center (this was already addressed above)	We considered this sale. This is a multi-parcel sale with one of the parcels across the street. It does not clearly fit the economic unit definition. There also was questions as to the purchase and sale motivations of the short term property owner.

Excerpts from October 25, 2021 Letter from Hal Geiger to Robert Spitzfaden

Please see Assessor response to Mr. Geiger's letter.

Geiger Letter	Assessor Response
As of today, here are some of my impressions from the hearings of the appeals before the Board of Equalization that you are handling for commercial property owners. First, let me say that I have no stake in the outcome of this analysis-I own no commercial property and I have not asked for compensation to provide this letter. These are just my personal opinions and not opinions formed as a paid advocate.	Please see Assessor response to Mr. Geiger's letter.
After reviewing the summary report, board training video, and appeal hearings, I still do not fully understand the methods, assumptions, and logic behind the adjustments to the 2021 assessed values commercial properties.	The work we did was based on mass appraisal of real estate.
Almost no explanations have been written down by the assessor's office. There is no written record of the statistical methods that I could find. Statistics have not been clearly labeled and explained, and figures and tables have no accompanying captions and explanations. Indeed, some statistics have only been labeled with cryptic unexplained acronyms. I have tried to find written descriptions of the methods, and I have tried to talk to staff at the assessor's office about these, but I have been unsuccessful.	The report that was reviewed by Mr. Geiger was the first produced by this office in many years. It was a summary report written with the intention to help the taxpayer understand the assessment process, not how to assess property using mass appraisal. We intend on refining and simplifying the language and explanations in the future.
After now hearing staff from the assessor's office testify at the appeal hearings, I believe I have some general understanding of what they did and why they did it. Most importantly, I heard Mr. Michael Dahle state repeatedly that the methods in question are a response to an upward trend the value of commercial real estate in Juneau. I had a look at this hypothesis using the data that I have available. Using the 53 real estate sales values (cited below) that made up the sample that was used to develop the adjustments, I cannot detect such a trend.	Mr. Geiger looked at sale prices rather than ratios to review for a trend. The dataset includes a variety of types and locational influences which is appropriate for analyzing the overall commercial assessments. It is not conducive for how Mr. Geiger was trying to detect a trend.
Finally, I want to stress that I have strong reservations about the representativeness of the sample (again, cited below) that was used to underpin the analysis and reach the conclusion that the assessments should be raised. See more about this in the section on	We used the data that was available to us. As part of the analysis we looked at locational, property characteristic, and property type subgroups and we saw that the ratios in each subgroup tended to be undervalued to similar degree.

Geiger Letter	Assessor Response
While I was at sea this summer bringing up a boat from Tacoma, I was asked for help interpreting the last two pages of assessor's report that does not seem to have a title, date published, and author, although the words "AV 2021 Summary Report- CBJ Commercial Property Valuations" appear at the top of the first page. My ability to comment was somewhat limited by the fact I was at sea, but my first response was that I had no idea what these various statistics mean, as, again, there were no written methods, there was inadequate labeling of the statistics and graphics, and some of the statistics were referred to by confusing acronyms that were not defined. The person who asked my advice then provided me a video of Board of Equalization training in hopes that this would allow me to understand the methods. I was able to watch that video when we were in port and had internet access. Unfortunately, that video also did not provide a clear and detailed explanation of the methods.	The report was the first produced by this office in many years. It was a summary report written with the intention to help the taxpayer understand the process, not how to assess property using mass appraisal. We intend on refining and simplifying the language and explanations in the future.
Without some explanation of the statistical methods, without some clear description of what the statistics are and what they mean, without an explanation of what the graphics and tables mean, the new assessments are essentially just random numbers to a taxpayer trying to make sense of why the taxes went up. Without some ability to follow the logic and understand the process, a taxpayer cannot tell the difference between an assessment increase due to a fair and equitable process versus an increase due to vindictiveness, personal animus, or just whimsy.	The report was the first produced by this office in many years. It was a summary report written with the intention to help the taxpayer understand the process, not how to assess property using mass appraisal. We intend on refining and simplifying the language and explanations in the future. No assessments are done out of vindictiveness, personal animus, or whimsy. Tax payers should feel free to discuss their assessment with the assessor to gain understanding

Geiger Letter	Assessor Response
When I returned to Juneau, I contacted Michael Dahle's office several times to try to better understand the reasoning behind the new assessments. On some occasions, but not all occasions, I noted the date and time of the communication. On August 17, I left a voicemail describing what I wanted to discuss with Mr. Dahle. At 4:00 pm on that same day I called again and this time I spoke to a person who said she would have Michael Dahle call me. On August 18, at 2:18 pm I called again and spoke to someone named Jillian Olson. I explained what that I would like to go over the methods and she said that she would have Mr. Dahle give me a call. At 2:46 pm that same day I received an e-mail from Ms. Olson. In it she noted that I had not filed an appeal, and she stated that Mr. Dahle was too busy to talk to me. However, late in the day, on August 20th, I believe it was, Mr. Dahle did call me. I pointed out that I was driving, and that I was about to go into a meeting, and I asked if we could speak on the phone the following Monday. He said that he would give me a call on that day. When I did not hear from him on that Monday, I called near the end of the day. I could not reach him, and I left another message. I never detected any further attempt by Mr. Dahle to contact me.	We were and continue to be very busy trying to resolve appeals. While attempts were made to communicate with Mr. Geiger, responding to appellants and resolving appeals has been our main goal and top priority.
You supplied me with a spreadsheet titled "sept 30 sale list.xlsx." This appears to be the exact information I also have on a paper page with the words "A Y2021 Analysis Sales List" in the upper left-hand corner. I note this page has the notation "A Y2021 - Com Sales List20210928a. MktData: 9/29/2021 @ 12:59 PM, Page1" at the bottom of the page. If we were to accept for the moment that this sample is a representative of all commercial properties in Juneau, which I believe is a questionable assumption-but one that does appear to be a necessary for the assessor's analysis-then an annual trend in sales prices should be obvious in this sample of 53 sales, as it contains sales from 2016 through the end of 2020. I note that the median sale price in 2016 was \$786 thousand, in 2017 it was \$346 thousand, in 2018 it was \$418 thousand, in 2019 it was \$402 thousand, and in 2020 it was \$654 thousand. For there to be an upward trend in sale prices, the annual median sale price should tend to move upward year after year-maybe not every year, but at least in most years.	Mr. Geiger looked at sale prices rather than ratios to review for a trend. The dataset includes a variety of types and locational influences which is appropriate for analyzing the overall commercial assessments. It is not conducive for how Mr. Geiger was trying to detect a trend.

Geiger Letter	Assessor Response
Note that there are four occurrences in which we can see a year-to-year change in this record. From 2016 to 2017 the median decreased (substantially), from 2017 to 2018 it increased slightly, from 2018 to 2019 the median again decreased (slightly), and then from 2019 to 2020 it again increased. During this period the medians twice decreased and twice increased: this is not indicative of an upward trend. Also, note that at the end of the series the median value was lower than at the median value at the beginning of the series. Again, this supports the notion there was no upward trend.	Mr. Geiger looked at sale prices rather than ratios to review for a trend. The dataset includes a variety of types and locational influences which is appropriate for analyzing the overall commercial assessments. It is not conducive for how Mr. Geiger was trying to detect a trend.
Let's try looking at all of the sales in a series. If we plot all of the sales one after another in time order we find that there are two outliers that dominate the graph (a \$4 million sale in 2017 and a \$20 million sale in 2020).	By IAAO standards these sales are not identified as outliers. They were the highest sale prices in the list but that does not make them outliers.
So conventional methods for estimating trend are unsuitable because these methods will be very influenced by outliers. However, if there is a trend in the whole sales series, then we would expect the number of times a sale price is followed by a sale of larger size to occur more often than what you would get by chance. In other words, if we think having a sale followed by a sale of larger size as like getting a "heads" when we flip a coin, and a "tails" otherwise, then we can use probability to test whether we have more sales followed by higher priced sales than we would expect to see by chance in 53-1 flips of a coin. It turns out there 24 occurrences of a sale is followed by a sale of larger size-very, very close to half of the time. If we were to formalize this into a statistical test we would say that there is no statistically detectable trend (at the conventional significance level of 0.05) using this method.	Mr. Geiger looked at sale prices rather than ratios to review for a trend. The dataset includes a variety of types and locational influences which is appropriate for analyzing the overall commercial assessments. It is not conducive for how Mr. Geiger was trying to detect a trend.
Let's look at this another way. If we divide the series into two groups, with the first 26 sales in the first half, the last 26 in the second half, with the 27th sale deleted so that we have the same number sales in both the early and late groups. It turns out the median price is just about the same in both groups. Indeed, the median price is slightly higher in the earlier group, but not by very much. If anything, this analysis provides very weak support for the idea prices went down. Again, I just don't see support for the idea there was an upward--or really any-trend in prices.	Mr. Geiger looked at sale prices rather than ratios to review for a trend. The dataset includes a variety of types and locational influences which is appropriate for analyzing the overall commercial assessments. It is not conducive for how Mr. Geiger was trying to detect a trend.

Geiger Letter	Assessor Response
I assume that the assessor's office has information that I don't have access to, and maybe some of that information contains evidence of a trend. However, they have not yet presented any evidence that supports the hypothesis that there was an upward trend in sale prices that I have seen in the Board of Equalization hearings.	Mr. Geiger looked at sale prices rather than ratios to review for a trend. The dataset includes a variety of types and locational influences which is appropriate for analyzing the overall commercial assessments. It is not conducive for how Mr. Geiger was trying to detect a trend.
Or if the assessor's office has presented this evidence, it was not presented clearly and it was not well explained. Indeed, this has been a huge problem with trying to understand the whole analysis. Again, almost no explanations have been written down. Statistics have not been clearly labeled and explained, and figures and tables have no accompanying captions and explanations.	The report was the first produced by this office in many years. It was a summary report written with the intention to help the taxpayer understand the process, not how to assess property using mass appraisal. We intend on refining and simplifying the language and explanations in the future.
If the assessor's office does have other evidence that sales prices trended upwards, then this might be highly noteworthy, and certainly relevant to the question of whether this sample of 53 sales is representative of the larger population of commercial properties. I note that this assumption that sale prices have been trending upwards is central to the logic of how the assessments were adjusted upward in 2021 and it is certainly central to the whole idea that there needed to be an adjustment at all.	When looked at as ratios a trend is detected. We used the data that was available to us. As part of the analysis we looked at locational, property characteristic, and property type subgroups and we saw that the ratios in each subgroup tended to be undervalued to similar degree.
The idea you can just take a small sample and use that to represent some kind of larger population is based on the idea that the sample is <i>representative</i> of the population, in some sense. The field of scientific sampling has been developing for over 100 years, and we rely on these methods for many useful things in our lives. Your doctor does not have to drain all the blood out of your body to know your blood cholesterol level. Small blood samples have been repeatedly tested and shown by evidence to be adequate for the purpose by professional associations of clinical pathologists. Sampling for quality control in manufacturing process saves enormous amounts of money and ensures the safety of drugs, foods, air transportation, and on and on.	When looked at as ratios a trend is detected. The sample size and the steps in the analysis were typical of what assessor offices in small jurisdictions deal with every year. It is part of our considerations in the analysis process.

Geiger Letter	Assessor Response
However, it should be obvious that not just any sample will capture the essential characteristics of the entire population under study. A sample of 100 people at a single political party's convention would not be suitable to make an accurate prediction about the outcome of an election with candidates from more than one party. A sample of 50 people at a sexually transmitted disease clinic would not be a good sample to use to estimate the incidence of syphilis in some larger population of people in a city. There is a well-developed theory about how to sample. Central to this theory is the idea of a <i>random sample</i>. With random sampling, the sample size controls what is called the <i>precision-which</i> is a mathematical description of how well, in some sense, the sample matches the population. I want to emphasize that here <i>random sample</i> is a term of art, and it does not mean what it means in common, colloquial speech. A <i>random sample</i>, in the scientific sense, is a sample that can be shown mathematically to be representative of the population for many purposes if the sample size is large enough.	When looked at as ratios a trend is detected. The sample size and the steps in the analysis were typical of what assessor offices in small jurisdictions deal with every year. It is part of our considerations in the analysis process.
If you will let me get a little technical, to produce a random sample of size n, the first requirement is that someone be able to carefully define what the population is and what it is not, so that someone else could know for sure if a sampling unit is either in or is outside the population. For example, if we are sampling land use with a satellite image, the population might be a set of one-kilometers square rectangles with some vegetation on them in Wisconsin. Then, for example, we will know that a specific farm in Minnesota or parts of Lake Mendota are not in the population. The next step is to uniquely label each of the N things in that make up the population. Then someone, at least in principle, will need to take those labels to produce a list of every possible combination of n labels taken out of the population of N labels. So, this list of combinations-that is, list of possible samples-would be very long. Finally, the last step would be to choose one of those combinations of n labels by a process that is really random, in the mathematical sense of the word. Often something other than a random sample is simply assumed to be a random sample. Sometimes this is appropriate and other times not.	In the context of the mass appraisal process, this example is not relevant and not applicable to the mass appraisal of real estate.

Geiger Letter	Assessor Response
From some of the things Mr. Dahle has said in testimony I infer that he is treating the sample of 53 sales as both a representative sample, and more restrictively as a random sample from some kind of hypothetical population that has yet to be described, at least to me.	The population is all commercial properties in Juneau. The sample is not random. It is composed of commercial property sales. It is the best representation available.
Obviously, a sample might not be representative of a larger population if too few sampling units from the population were included in the sample. If you take a coin that comes up "heads" with the same frequency as "tails," and you flip it 4 times, you don't necessarily get half heads and half tails. In fact, with just four tosses most of the time you won't get half heads and half tails.	See below.
However, if you flip it 40,000 times you will get almost exactly half of the coin tosses to come up "heads." I think there are very good reasons to suspect that this of sample 53 commercial properties is far too small for the intended purpose. I also suspect that it is highly non-representative of all commercial properties because the sales look like they might be clustered in locations where property sold for one reason or another.	We used the data that was available to us. As part of the analysis we looked at locational, property characteristic, and property type subgroups and we saw that the ratios in each subgroup tended to be undervalued to similar degree. The sales data is the best representation available.
I heard Mr. Dahle tell the Board of Equalization that what he calls the C.O.V., or what is usually called the coefficient of variation, is a measure of the "confidence" in the analysis. That is true for a random sample, but that would certainly not be true if one was using a highly non-representative sample from a population. Again, a somewhat related problem is that I have never heard the assessor's office exactly define the population they are sampling. So, it is impossible to know if a sample is representative of the population if one cannot understand what is in the population and what is not.	The population is commercial properties. The sample is representative.
Though I am not an expert in real estate, even I understand that commercial properties on Thane Road have different forces shaping their value those in the tourist-affected downtown, the downtown business area, the hospital-Twin Lakes area, the Costco-Lemon Creek area, and so on. This adds to my suspicion that a small sample of 53 sales cannot really be even marginally representative of all commercial properties in Juneau. I have not done it, but you might want to carefully look for spatial clustering in the sample of 53 sales. Such clustering would be strong evidence that the sample is not representative.	Differences, such as location, were considered in the underlying model. Values were trended based on the sales ratio study. As part of the analysis we looked at locational, property characteristic, and property type subgroups and we saw that the ratios in each subgroup tended to be undervalued to similar degree.

Geiger Letter	Assessor Response
After I heard Mr. Dahle's training session for the Board of Equalization, I inferred from what I thought I heard him say, that he-perhaps well-meaningly-deleted observations that he thought were not representative of some hypothetical population that he was thinking of. I attempted to contact Mr. Dahle last summer to clear this up, as I mentioned elsewhere, above. I have now heard Mr. Dahle testify that he did not do that. If observations were what is colloquially called "cherry picked" to support this analysis, this would certainly disqualify this analysis from being anything that could be considered a valid statistical analysis. Now that I have heard Mr. Dahle testify that he did not do this, I am somewhat comforted. However, as a matter of due diligence you might want to try and calculate some of the ratios of the 74 sales that were not included in the analysis to ensure that these don't disproportionately have high ratios of assessed value to adjusted sales values.	The validation of sales was conducted within assessment standards. The reasons that some of the sales from this list were excluded from the ratio study are outlined in the packet in Addendum B. The answer to the due diligence question is also previously outlined in Addendum B. At no time were sales excluded from the study because of their ratio.
To be clear, the idea of choosing data points to delete based on professional judgement, or personal opinion, or to get a more favorable result-which leads to invalid inference-is completely different from deleting points because of a procedure or policy established well ahead of time to ensure outliers don't have undue influence on the analysis. I infer from what Mr. Dahle has said that the assessor's office does have some kind of procedures and set of rules for classifying data points as outliers-and want to be clear that I am definitely not trying to criticize that practice.	In the ratio study we identify outliers utilizing IAAO guidelines on standard and extreme outliers. In this application, professional judgement is, the best way to describe a necessary part of the sales validation process. The reasons that some of the sales from this list were excluded are outlined in the packet in Addendum B. In the main dataset there were no sales that qualified as outliers.
I have worked professionally in scientific sampling, statistics, and biostatistics since 1980, when I was hired as a mathematical statistician by the United States Government. In 1982 I moved to Juneau to work as a biometrician (the word the State of Alaska uses for someone with expertise in statistics and biomathematics) with the Alaska Department of Fish and Game, and in the 1990s I served as Chief Biometrician for the Division of Commercial Fisheries. From 2007 until 2020 I operated biostatistical consulting firm in Juneau. I have a master's degree in statistics from Oregon State University and PhD from the College of Fisheries and Oceans at the University of Alaska Fairbanks. I have published papers on scientific sampling and statistics in the peer-reviewed scientific literature, and I have served two terms as president of the Alaska chapter of the American Statistical Association. My C.V. is available on request.	We acknowledge that Mr. Geiger may be an expert in his field. However, his expertise does not relate to mass appraisal or the assessment process.

Geiger Letter	Assessor Response
As I said, I have no opinion as to whether commercial property assessed values should go up or go down, and I have no stake in the outcome of the appeals. However, I am interested this process just as an example of a very public and important use of statistical methods in my community. I certainly have tried to appreciate the enormity of the charge that the assessor's office has been given, and I certainly have tried to appreciate that in order to be effective in their very necessary and important work they will definitely make some people very unhappy.	
Further, I appreciate that it is completely impossible for the assessor's office to perfectly develop assessments in such a way that there can be no room for any criticism. But with all that said, I am struck by the lack of strong evidence that there has been an upward trend in commercial property sales values-the idea that in central to the logic that the assessments needed to be raised.	We have met with Mr. Geiger and remain open to discussing this with any taxpayer to explain their valuation.