

CITY BOROUGH OF JUNEAU BOARD OF EQUALIZATION
Thursday November 4, 2021 at 5:30 PM via Zoom Webinar
DOCUMENT INDEX

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AGENDA
BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA
Thursday, November 4, 2021 at 5:30 PM
Virtual Meeting Only via Zoom Webinar
<https://juneau.zoom.us/j/99741860260>
or call: 1-253-215-8782 Webinar ID: 997 4186 0260

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

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. 2021-0529

Appellant: Grant Rentals LLC
Parcel No.: 1D060L020140

Location: NHN Nowell Ave
Type: Vacant – Residential

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: \$25,000	Site: \$55,000	Site: \$55,000
Buildings: \$0	Buildings: \$0	Buildings: \$0
Total: \$25,000	Total: \$55,000	Total: \$55,000

Appeal No. 2021-0523

Appellant: Franklin St Properties LLC
Parcel No.: 1C070A170091

Location: 431 N Franklin St – Suite 100
Type: Commercial - Condo

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: Not Provided	Site: \$42,450	Site: \$42,450
Buildings: Not Provided	Buildings: \$76,700	Buildings: \$76,700
Total: \$1,350,000*** (combined 0091/0092/0094/0095)	Total: \$119,150	Total: \$119,150

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Appeal No. 2021-0524**Appellant: Franklin St Properties LLC**

Parcel No.: 1C070A170092

Location: 431 N Franklin St – Suite 102

Type: Commercial – Condo

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$1,350,000***

(combined 0091/0092/0094/0095)

Original Assessed Value

Site: \$72,600

Buildings: \$131,600

Total: \$204,200

Recommended Value

Site: \$72,600

Buildings: \$131,600

Total: \$204,200

Appeal No. 2021-0525**Appellant: Franklin St Properties LLC**

Parcel No.: 1C070A170093

Location: 431 N Franklin St – Suite 200

Type: Commercial – Condo

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$1,350,000***

(combined 0091/0092/0094/0095)

Original Assessed Value

Site: \$163,500

Buildings: \$296,000

Total: \$459,500

Recommended Value

Site: \$163,500

Buildings: \$296,000

Total: \$459,500

Appeal No. 2021-0526**Appellant: Franklin St Properties LLC**

Parcel No.: 1C070A170094

Location: 431 N Franklin St – Suite 300

Type: Commercial – Condo

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$1,350,000***

(combined 0091/0092/0094/0095)

Original Assessed Value

Site: \$163,500

Buildings: \$296,000

Total: \$459,500

Recommended Value

Site: \$163,500

Buildings: \$296,000

Total: \$459,500

Appeal No. 2021-0527**Appellant: Franklin St Properties LLC**

Parcel No.: 1C070A170095

Location: 431 N Franklin St – Suite 400

Type: Commercial – Condo

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$1,350,000***

(combined 0091/0092/0094/0095)

Original Assessed Value

Site: \$163,500

Buildings: \$296,000

Total: \$459,500

Recommended Value

Site: \$163,500

Buildings: \$296,000

Total: \$459,500

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Appeal No. 2021-0528

Appellant: Franklin St Properties LLC
Parcel No.: 1C070A100070

Location: 339 N Franklin St
Type: Commercial – Vacant

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: \$140,000	Site: \$228,900	Site: \$228,900
Buildings: \$0	Buildings: \$0	Buildings: \$0
Total: \$140,000	Total: \$228,900	Total: \$228,900

Appeal No. 2021-0532

Appellant: Grants Plaza LLC
Parcel No.: 5B1201000031

Location: 5157 Glacier Hwy
Type: Commercial – Gas Station/parking

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: Not Provided	Site: \$3,561,000	Site: \$3,561,000
Buildings: Not Provided	Buildings: \$0	Buildings: \$0
Total: \$2,626,000	Total: \$3,561,000	Total: \$3,561,000

Appeal No. 2021-0533

Appellant: Grants Plaza LLC
Parcel No.: 5B1201000032

Location: 5165 Glacier Hwy
Type: Commercial – Retail

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: \$435,600	Site: \$588,000	Site: \$588,000
Buildings: \$975,920	Buildings: \$975,920	Buildings: \$975,920
Total: \$1,411,520	Total: \$1,563,920	Total: \$1,563,920

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



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 1D060L020140

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	1D060L020140		
Owner Name	Grant Rentals 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:			
Unbuildable lot Creek runs through it		MAY 04 2021 CBJ-Assessors Office	
Have you attached additional information or documentation?		☐ Yes ☐ No	
Values on Assessment Notice:			
Site	\$55,000.00	Building	\$
Total	\$55,000.00		
Owner's Estimate of Value:			
Site	\$25,000.00	Building	\$
Total	\$25,000.00		
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		Date	
		05/03/2021	

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

Thank you,

Hugh Grant

Contact CBJ Assessor's 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



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 1C070A170091,92,93,94,95

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	1C070A170091,92,93,94,95		
Owner Name	Franklin Street Properties	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:

Received

10/23/2019 appraisal = \$1,350,000.00. Property was offered as a donation and was refused.
There is approx 50% vacancy over the last 5+yrs.
No demand for space

MAY 04 2021

Have you attached additional information or documentation?

☐ Yes ☐ No

CBJ-Assessors Office

Values on Assessment Notice:

Site	\$ 605,550.00	Building	\$ 1,096,300.00	Total	\$1,701,850.00
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Owner's Estimate of Value:

Site	\$	Building	\$	Total	\$ 1,350,000.00
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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)

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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



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155 S Seward Street
Juneau AK 99801

Petition for Review / Correction of Assessed Value Real Property

Assessment Year	2021
Parcel ID Number	1C070A170091,92,93,94,95

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

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Parcel ID Number	1C070A170091,92,93,94,95		
Owner Name	Franklin Street Properties	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

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- Your value changed too much in one year.
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10/23/2019 appraisal = \$1,350,000.00. Property was offered as a donation and was refused.
There is approx 50% vacancy over the last 5+yrs.
No demand for space

Received

MAY 04 2021

Have you attached additional information or documentation?

☐ Yes

☐ No

CBJ-Assessors Office

Values on Assessment Notice:

Site	\$ 605,550.00	Building	\$ 1,096,300.00	Total	\$1,701,850.00
------	---------------	----------	-----------------	-------	----------------

Owner's Estimate of Value:

Site	\$	Building	\$	Total	\$ 1,350,000.00
------	----	----------	----	-------	-----------------

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)

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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



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	1C070A170091,92,93,94,95

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

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Parcel ID Number	1C070A170091,92,93,94,95		
Owner Name	Franklin Street Properties	Name of Applicant	Hugh Grant / Jeff Grant
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There is approx 50% vacancy over the last 5+yrs.
No demand for space

MAY 04 2021

Have you attached additional information or documentation?

☐ Yes

☐ No

CBJ-Assessors Office

Values on Assessment Notice:

Site	\$ 605,550.00	Building	\$ 1,096,300.00	Total	\$1,701,850.00
------	---------------	----------	-----------------	-------	----------------

Owner's Estimate of Value:

Site	\$	Building	\$	Total	\$ 1,350,000.00
------	----	----------	----	-------	-----------------

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)

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Thank you,
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Petition for Review / Correction of Assessed Value Real Property

Assessment Year	2021
Parcel ID Number	1C070A170091,92,93,94,95

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Please attach all supporting documentation

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Parcel ID Number	1C070A170091,92,93,94,95		
Owner Name	Franklin Street Properties	Name of Applicant	Hugh Grant / Jeff Grant
Primary Phone #	780-4566	Email Address	djgalaska@yahoo.com
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There is approx 50% vacancy over the last 5+yrs.
No demand for space

MAY 04 2021

Have you attached additional information or documentation?

☐ Yes

☐ No

CBJ-Assessors Office

Values on Assessment Notice:

Site	\$ 605,550.00	Building	\$ 1,096,300.00	Total	\$1,701,850.00
------	---------------	----------	-----------------	-------	----------------

Owner's Estimate of Value:

Site	\$	Building	\$	Total	\$ 1,350,000.00
------	----	----------	----	-------	-----------------

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



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	1C070A170091,92,93,94,95

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	1C070A170091,92,93,94,95		
Owner Name	Franklin Street Properties	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:

10/23/2019 appraisal = \$1,350,000.00. Property was offered as a donation and was refused.
There is approx 50% vacancy over the last 5+yrs.
No demand for space

Received

MAY 04 2021

Have you attached additional information or documentation?

☐ Yes ☐ No

CBJ-Assessors Office

Values on Assessment Notice:

Site	\$ 605,550.00	Building	\$ 1,096,300.00	Total	\$1,701,850.00
------	---------------	----------	-----------------	-------	----------------

Owner's Estimate of Value:

Site	\$	Building	\$	Total	\$ 1,350,000.00
------	----	----------	----	-------	-----------------

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



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	1C070A100070

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	1C070A100070		
Owner Name	Franklin Street Properties	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:

50.0% increase is unreasonable

Received

MAY 04 2021

Have you attached additional information or documentation? ☐ Yes ☐ No CBJ-Assessor's Office

Values on Assessment Notice:

Site	\$228,900.00	Building	\$	Total	\$228,900.00
------	--------------	----------	----	-------	--------------

Owner's Estimate of Value:

Site	\$140,000.00	Building	\$	Total	\$140,000.00
------	--------------	----------	----	-------	--------------

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



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	5B1201000031

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	5B1201000031		
Owner Name	Grants Plaza 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 slench at times
Property owner maintains public road (grading and snow removal)
Partial Wetlands

Received

MAY 04 2021

CBJ Assessors Office

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

Values on Assessment Notice:

Site	\$3,561,000.00	Building	\$	Total	\$3,561,000.00
------	----------------	----------	----	-------	----------------

Owner's Estimate of Value:

Site	\$2,626,000.00	Building	\$	Total	\$2,626,000.00
------	----------------	----------	----	-------	----------------

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  Date 05/03/2021

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

Thank you,
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



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	5B1201000032

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	5B1201000032		
Owner Name	Grants Plaza 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:

Received

Proximity to garbage dump, visible eyesore and extreme slench at times
Partial wetlands.

MAY 04 2021

Have you attached additional information or documentation?

☐ Yes ☐ No

CBJ-Assessors Office

Values on Assessment Notice:

Site	\$588,000.00	Building	\$975,920.00	Total	\$1,563,920.00
------	--------------	----------	--------------	-------	----------------

Owner's Estimate of Value:

Site	\$435,600.00	Building	\$975,920.00	Total	\$1,411,520.00
------	--------------	----------	--------------	-------	----------------

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

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

**FROM THE OFFICE OF THE CITY CLERK
LINKS TO BOE HEARING PACKETS 2021
UPDATED: October 29, 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. Each packet is 600+ pages 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 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=hjhfcndg4fdWkXd&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 October 28, 2021 BOE Hearing:

https://juneau.zoom.us/rec/share/pTLs5B5uBnPU0fEJ34V_F3P2iaPAvzDwJMIPwnPIVI0cL4JOJTvzGEefXW5nAdk.SVklDOKj4pWf8nW Passcode: +IH1+xmE

Zoom Cloud Recording of October 21, 2021 BOE Hearing:

<https://juneau.zoom.us/rec/share/Hc9toKLCIKRSXMs9lRYBSopOeHGSH9iLswx6T09tGcrbpevzUUxKjQX1u0fjatL9Mf0ITxOBLVBoARv>

Access Passcode: %20&apx%

Zoom Cloud Recording of October 20, 2021 BOE Hearing:

https://juneau.zoom.us/rec/share/u5rvjVBRagO3YJYCvn1VkjVHRjED5a5Gtmc-dBKLxBg_X19tpq6RzRDMk7JAKIYc.SjNY2FAzl0MkhGSy

Access Passcode: 0ZkV3*@*

Zoom Webinar Link for 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.

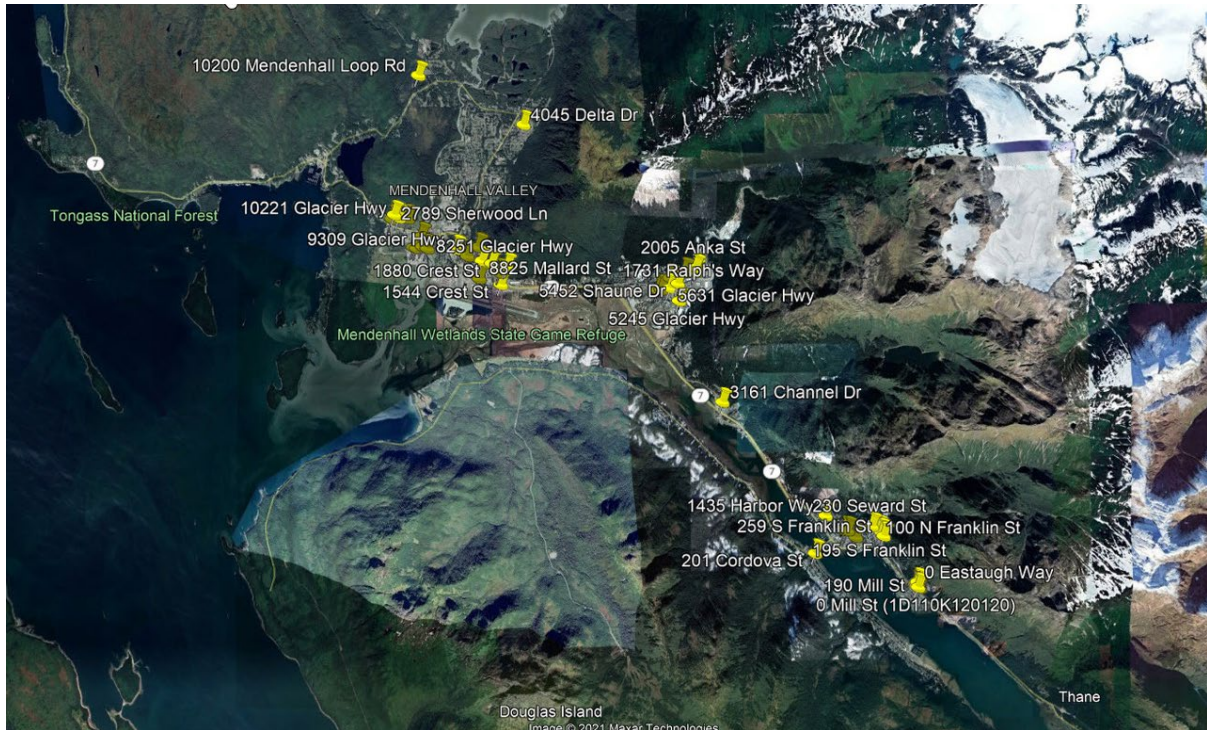
Robert S. Spitzfaden

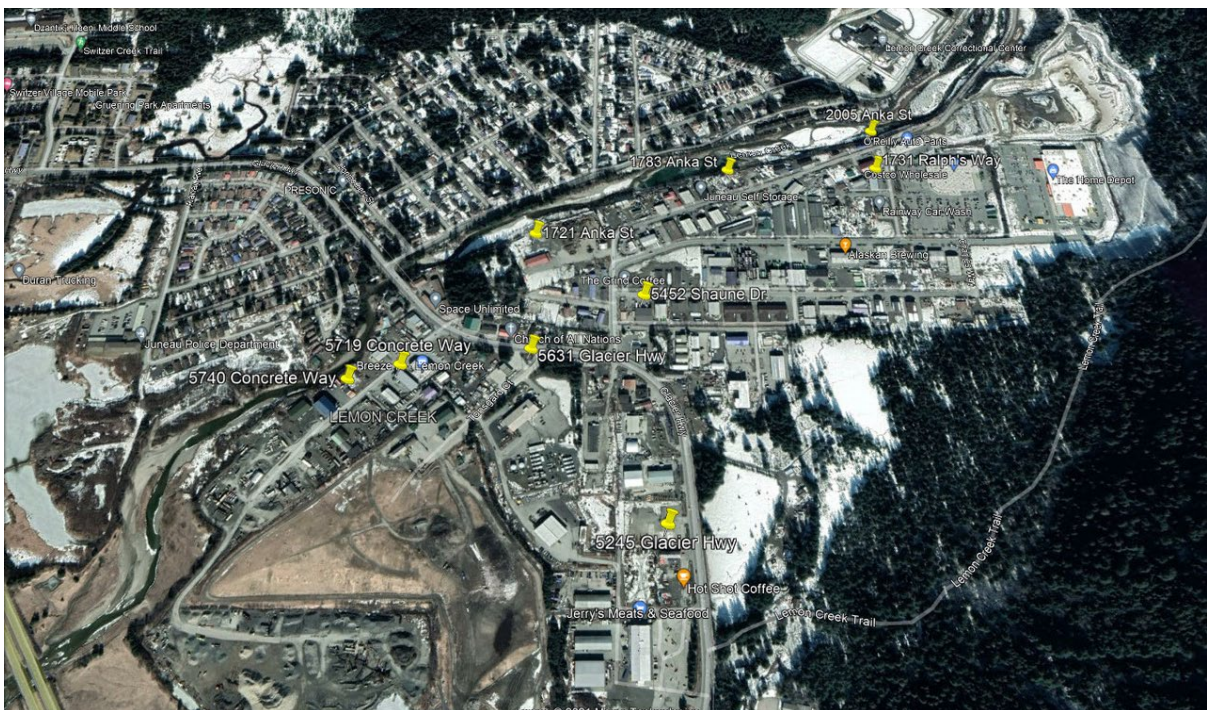
From: [Bob Spitzfaden](#)
To: [City Clerk](#)
Subject: Maps
Date: Wednesday, October 27, 2021 4:17:13 PM

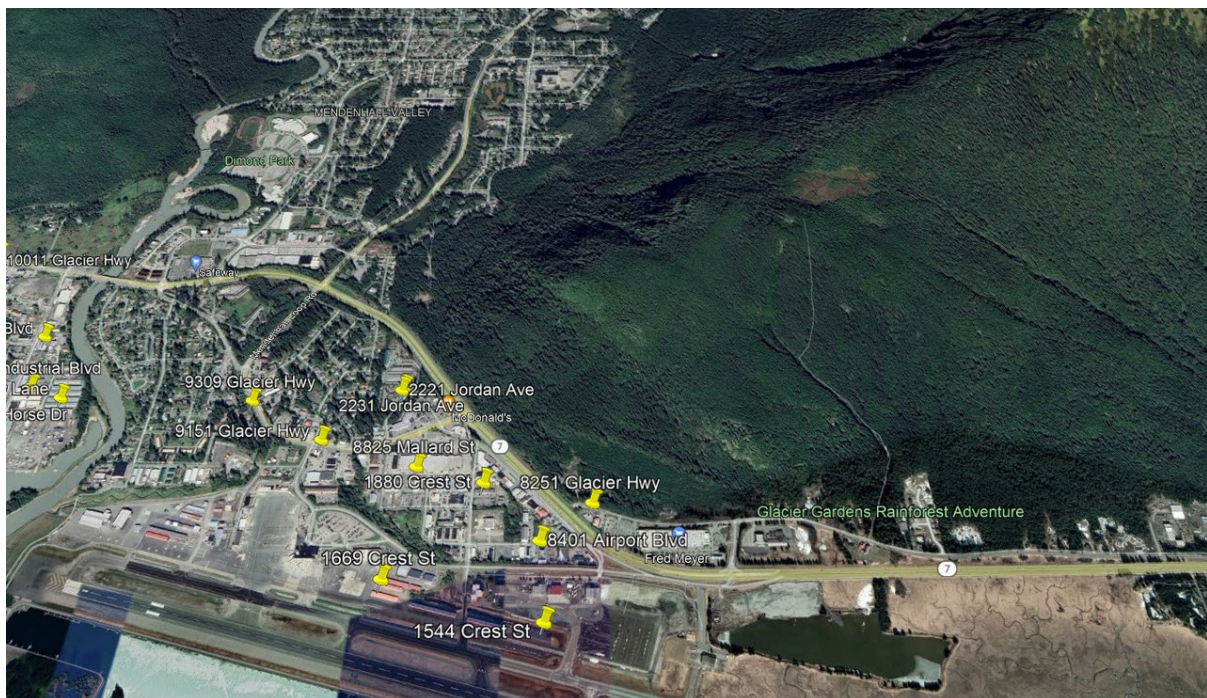
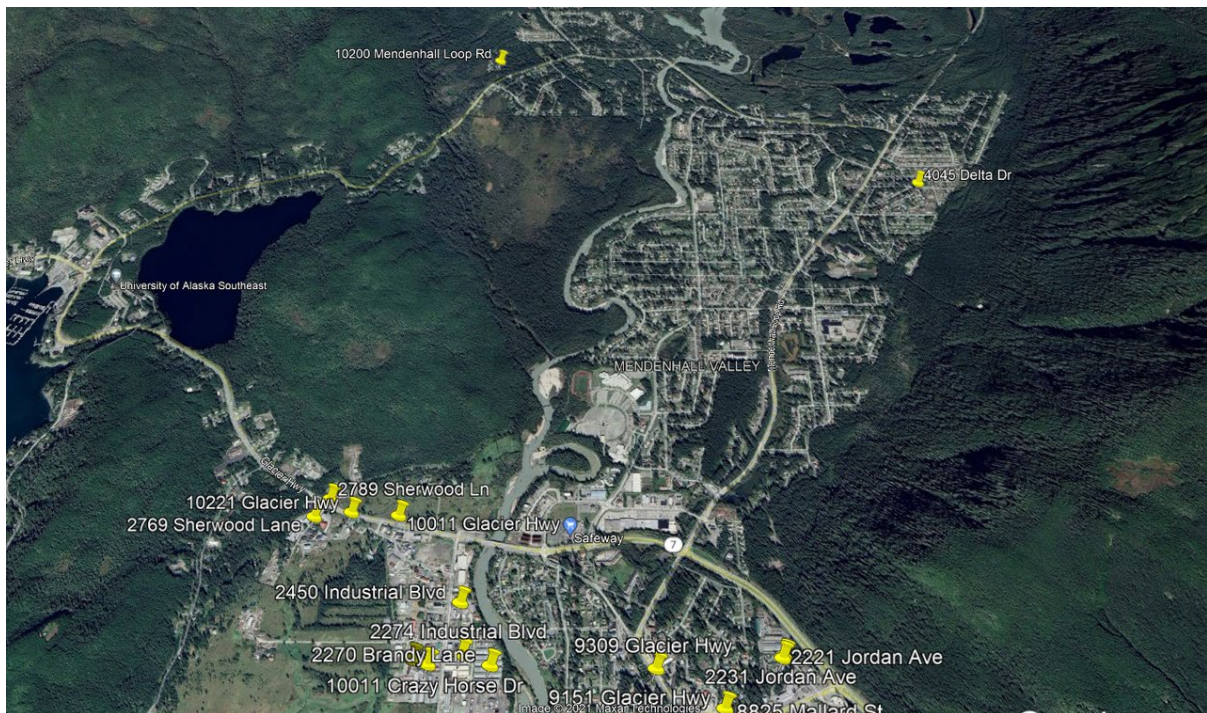
EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

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







From: [Bob Spitzfaden](#)
To: [City Clerk](#)
Subject: assessment report april 2021
Date: Wednesday, October 27, 2021 2:30:50 PM
Attachments: [assessment valuations summary report april 2021.pdf](#)

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

I represent the appellant taxpayers in the 26 Board of Equalization appeals scheduled for October 28.

Please ensure that the attached document (report) are part of the record for those hearings and available to the Board at the hearing.

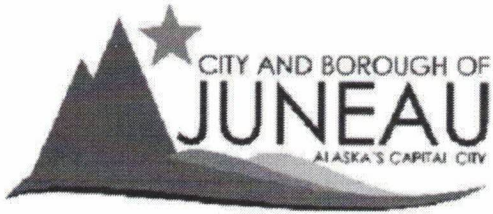
Robert S. Spitzfaden

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

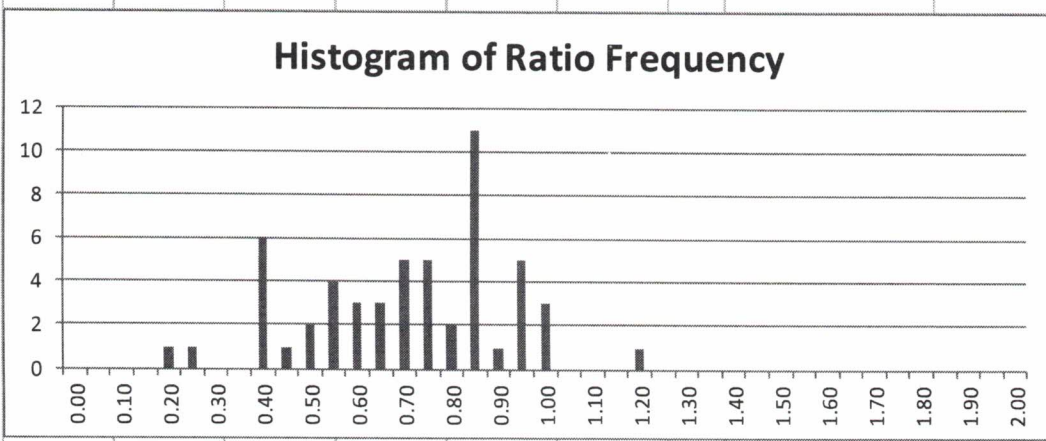
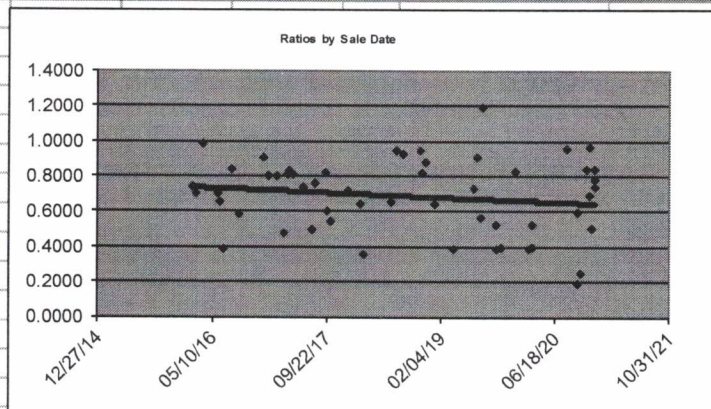
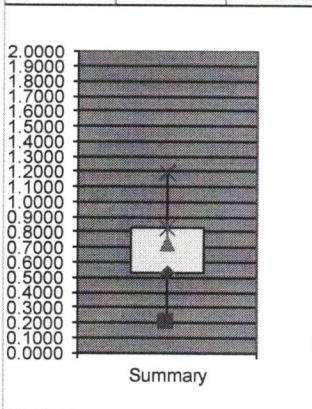
- The residential market appeared strong in 2020 with growth in single family homes, attached homes, and residential condos.

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

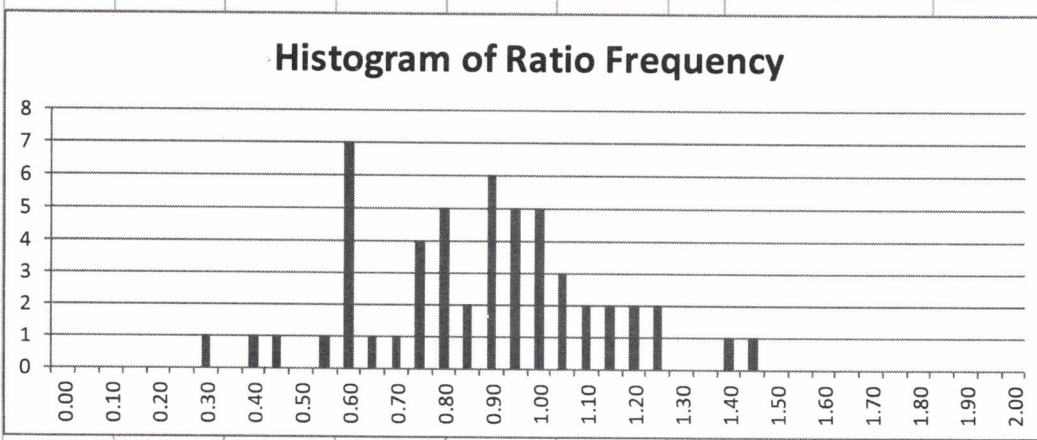
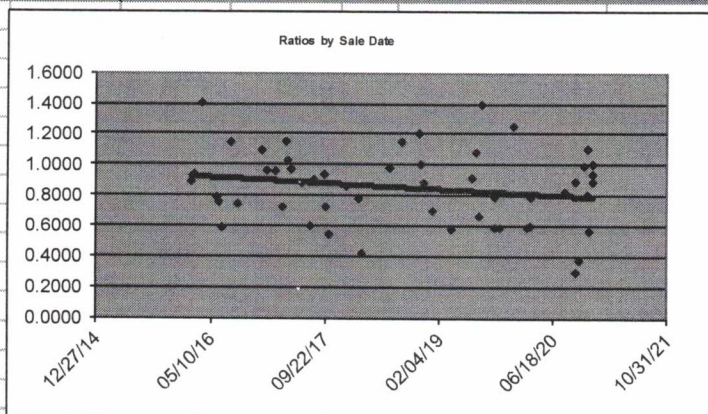
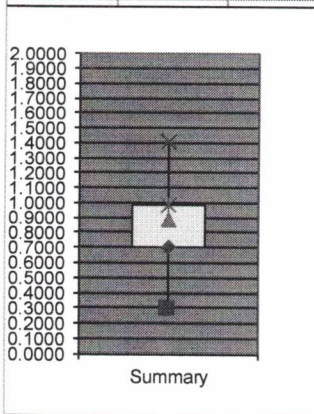
This summary report shows statistics from the starting point for assessment year 2021. We had a starting ratio of 0.7839 for the mean and 0.7881 for the median for improved commercial properties and a mean of 0.3800 and median of 0.3922 for vacant commercial properties.

AY2021- Comm- Set 2- 20210316- No19- All, 5 Yr, 5% Trend					
Summary Report					
		IAAO Standards for COD			
<u>Statistics</u>					
<u>Current</u>	<u>Proposed</u>				
54	54	Count	(Number of Records with Ratio)		
0.1959	0.3419	Minimum Ratio			SFR 15.0 or less
1.1908	1.6221	Maximum Ratio			SFR-newer/homog 10.0 or less
0.9950	1.2801	Range			Income Properties 20.0 or less
0.6879	0.8989	Mean	(This is the average ratio for your sample.)		Income-Urban area 15.0 or less
0.7286	0.8375	Median	(This is the mid-point value for your sample. Preferred measure of central tendency.)		Vacant Land 20.0 or less
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
<u>Trending Factors</u>		<u>Normal / Skewed Distribution Evaluation</u>			
0.98 Target Level		0.0407 Differential Mean to Median			
1.4246 Factor on Mean		23 Number of data points below the mean.			
1.3450 Factor on Median		31 Number of data points above the mean.			
1.8087 Factor on Weighted Mean		*Note- # below/above works on data sets up to 5,000 pts.			



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.

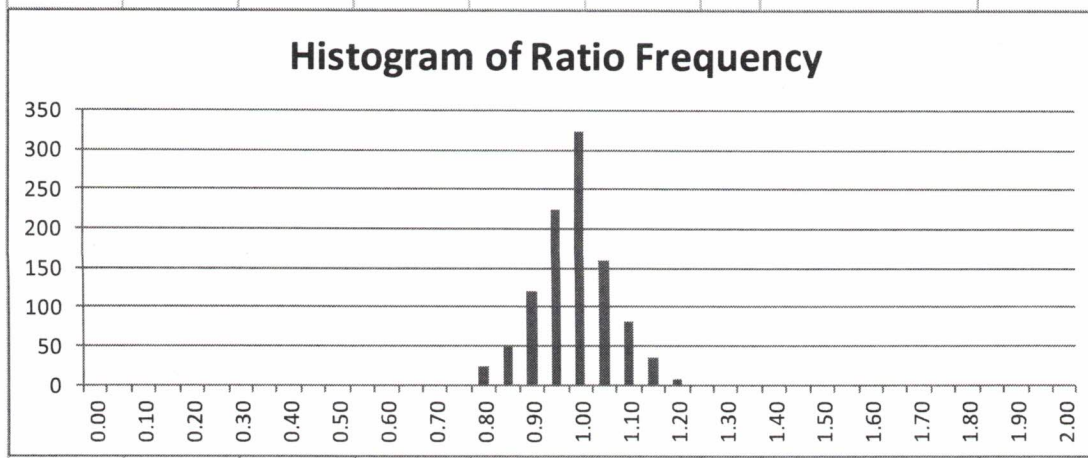
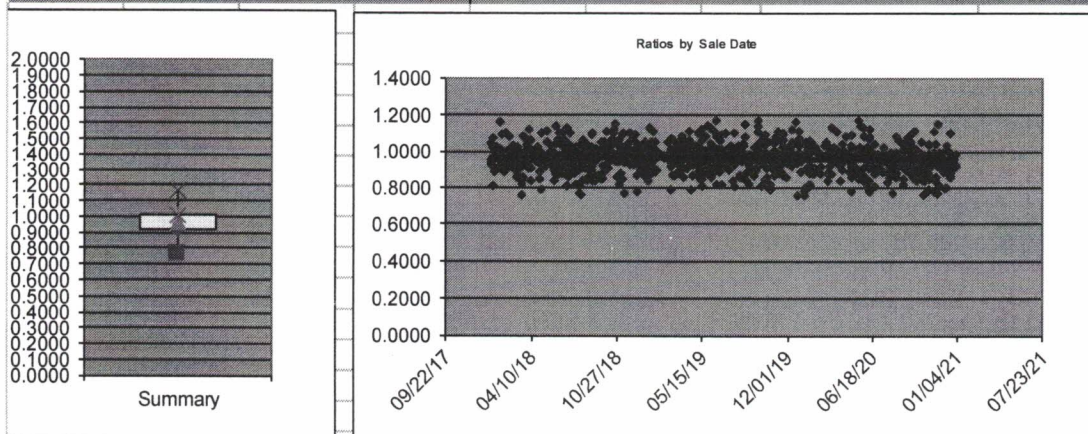
AY2021- Comm- Set 2 Updated AVs Live1- 20210316- No 19- All, 5 Yr, 5% Trend						
Summary Report						
			IAAO Standards for COD			
<u>Statistics</u>						
Current	Proposed			SFR	15.0 or less	
53	53	Count	(Number of Records with Ratio)		SFR-newer/homog	10.0 or less
0.2932	0.2932	Minimum Ratio		Income Properties	20.0 or less	
1.4091	1.4091	Maximum Ratio		Income-Urban area	15.0 or less	
1.1159	1.1159	Range		Vacant Land	20.0 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		Coefficients (0=Normal Distribution)		
21.5490	21.5490	COD	(Good indicator of confidence level.)		Kurtosis	-0.0245
28.3180	28.3180	COV			Skewness	0.0181
1.2214	1.2214	PRD- Price-Related or Factor Differential			Alt.Cyhelsky's Skew	-0.0943
		(PRD s/b between 0.98 & 1.03, IAAO)			Alt.Pearson's Skew	-0.4059
		(PRD over 1=Regressive)				
<u>Trending Factors</u>			<u>Normal / Skewed Distribution Evaluation</u>			
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 (Number of Records with Ratio)	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 (Good indicator of confidence level.)	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.

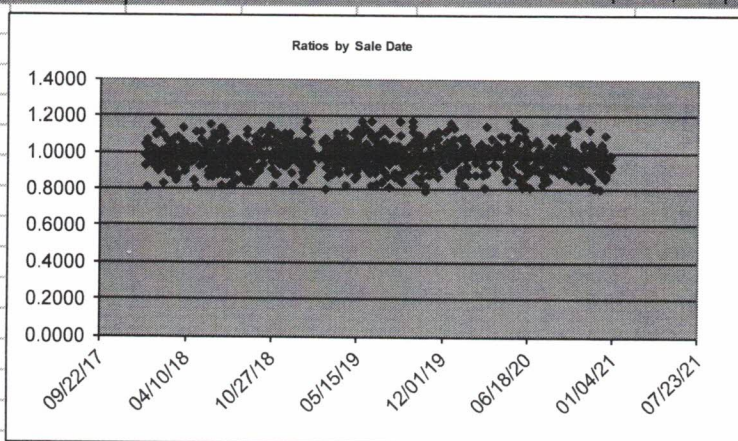
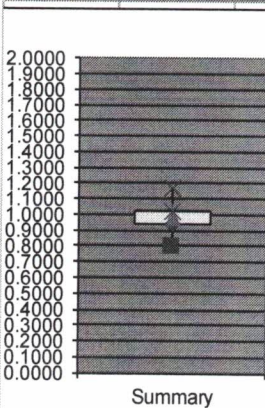
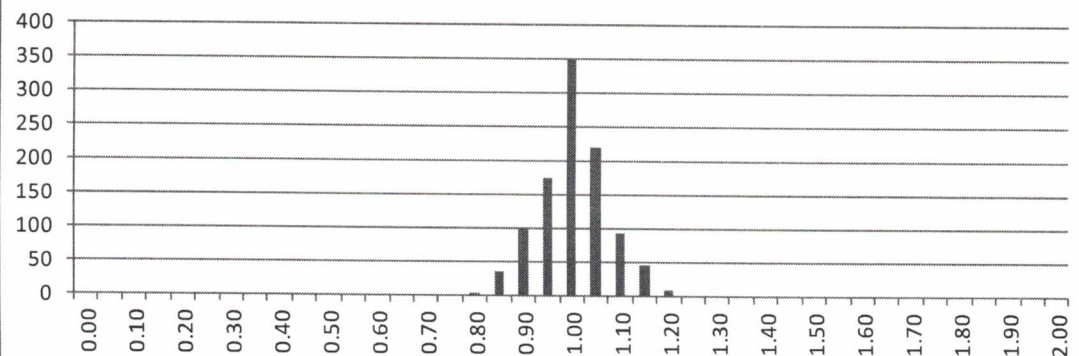
AY2021									
Summary Report After Calibration									
						IAAO Standards for COD			
Statistics						SFR		15.0 or less	
Current						SFR-newer/homog		10.0 or less	
1030	Count	(Number of Records with Ratio)				Income Properties		20.0 or less	
0.7940	Minimum Ratio					Income-Urban area		15.0 or less	
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								
5.4347	COD	(Good indicator of confidence level.)				Coefficients (0=Normal Distribution)			
7.1297	COV					Kurtosis		#DIV/0!	
1.0035	PRD- Price-Related or Factor Differential					Skewness		#DIV/0!	
	(PRD s/b between 0.98 & 1.03, IAAO)					Alt.Cyhelsky's Skew		-0.0214	
	(PRD over 1=Regressive)					Alt.Pearson's Skew		-0.0793	

Trending Factors

0.85 Target Level
 0.8682 Factor on Mean
0.8665 Factor on Median
 0.8712 Factor on Weighted Mean

Normal / Skewed Distribution Evaluation

0.0018 Differential Mean to Median
 504 Number of data points below the mean.
 526 Number of data points above the 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.

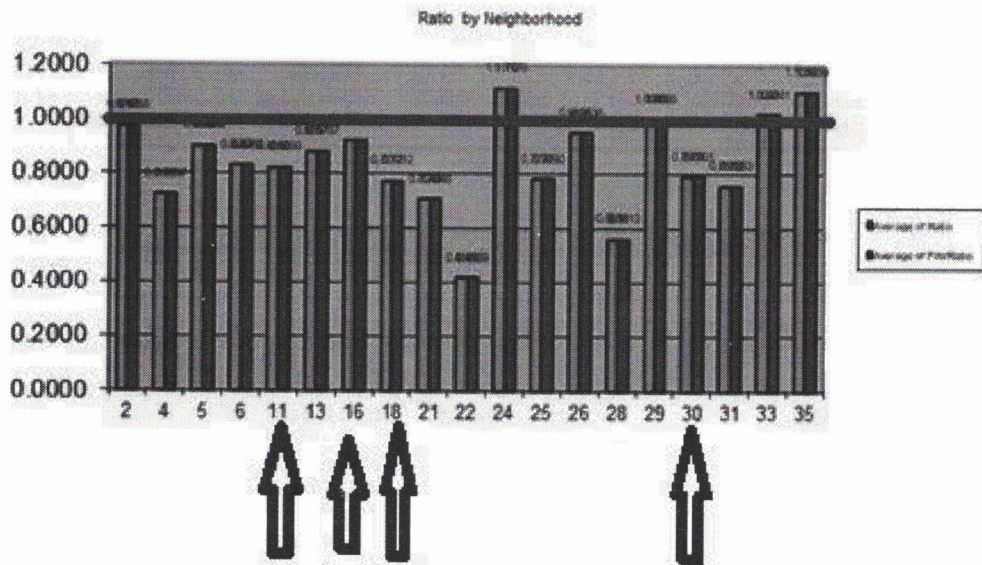
Submarkets, Stratifications and Characteristics Adjustments

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.

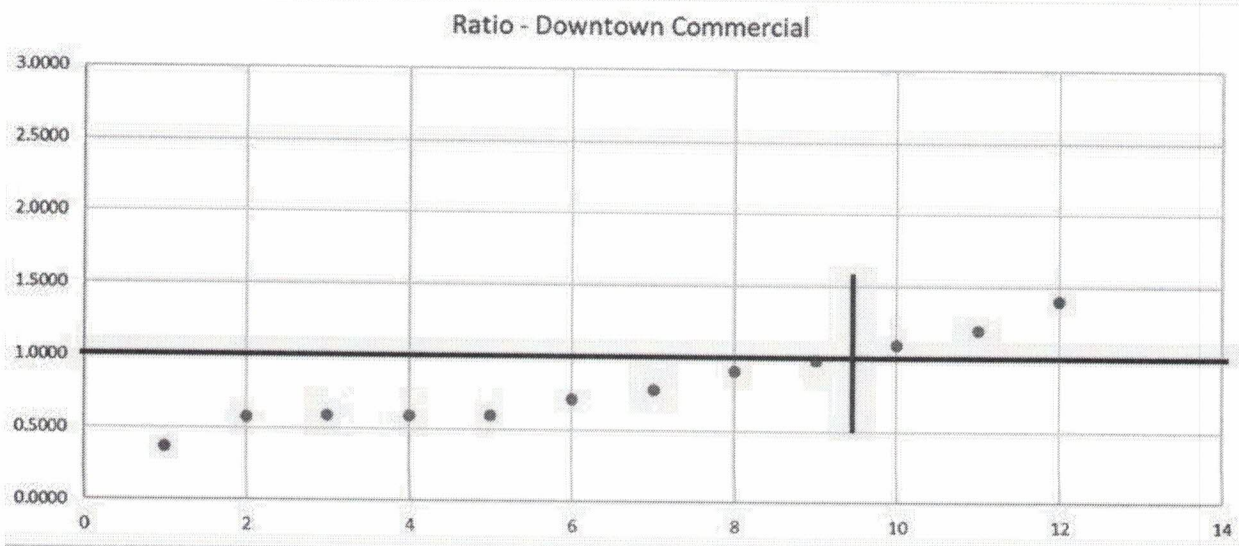
The following charts are from the audit analysis AFTER the calibration adjustments.



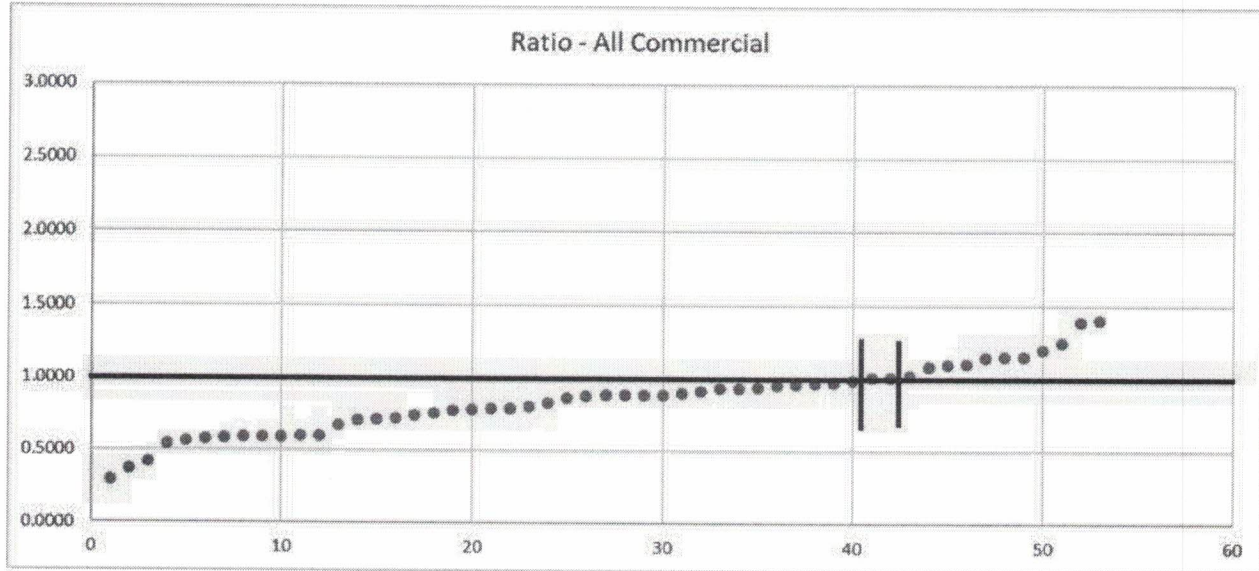
- 11 - Downtown Commercial - 12 Sales**
- 16 - Lemon Creek Commercial - 9 Sales**
- 18 - Mendenhall Peninsula Commercial - 5 Sales**
- 30 - South Valley Commercial - 5 Sales**

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

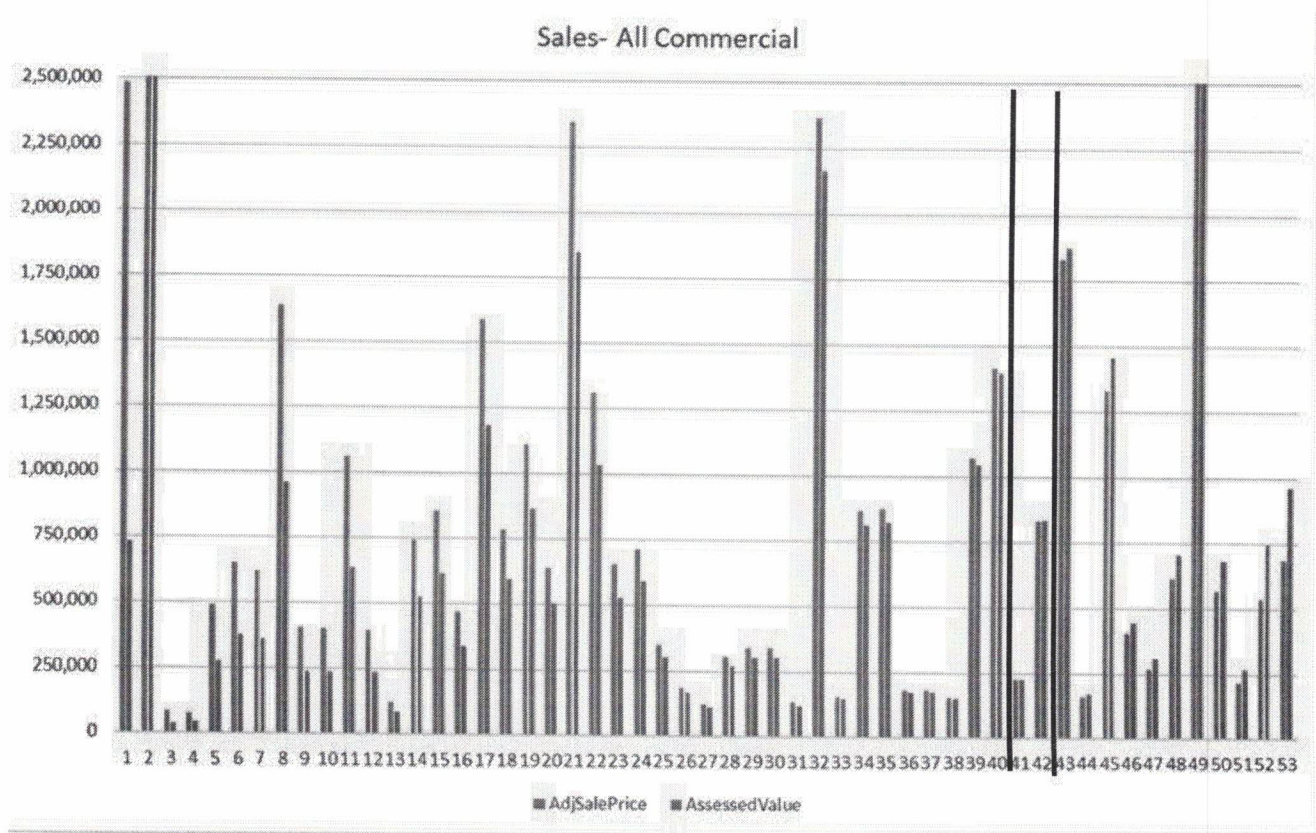
Below is a scatter diagram for the 12 downtown sales. Nine indicate assessments below market and only three have a ratio above 1. (Again, this is after the calibration adjustments, not the starting point.)



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.

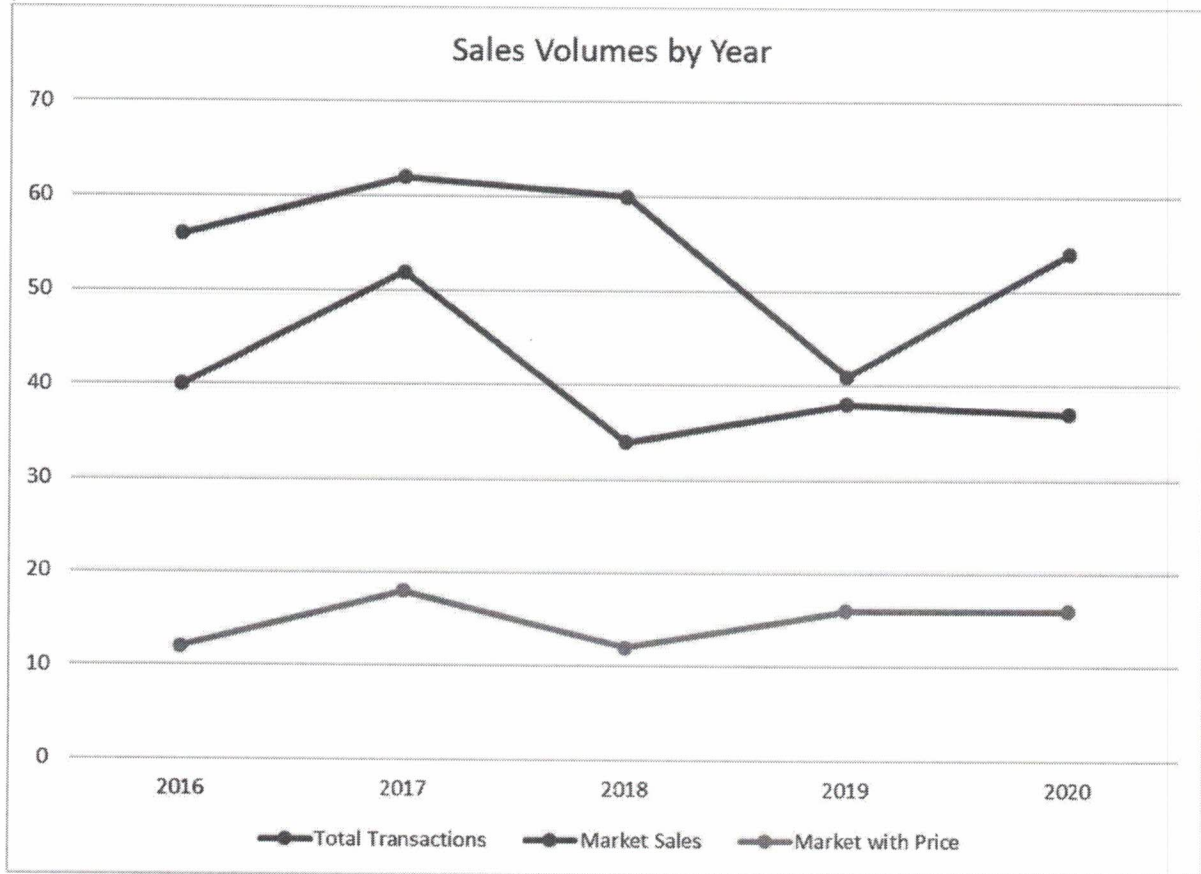


The bar chart below shows the adjusted sale price in orange and the 2021 assessed value in blue. Here the two at market are bracketed in black. Again, we are below market on about 80% of the sales, with an overall assessment level for commercial properties of 0.85.

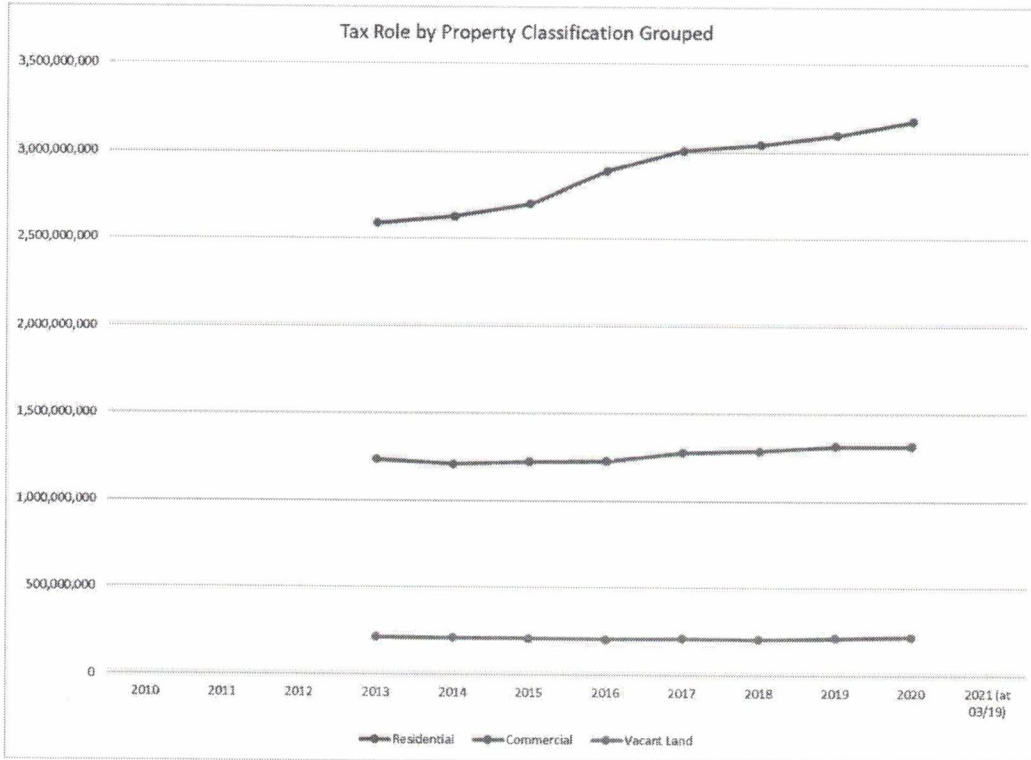


General Charts of Commercial Market Information

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.

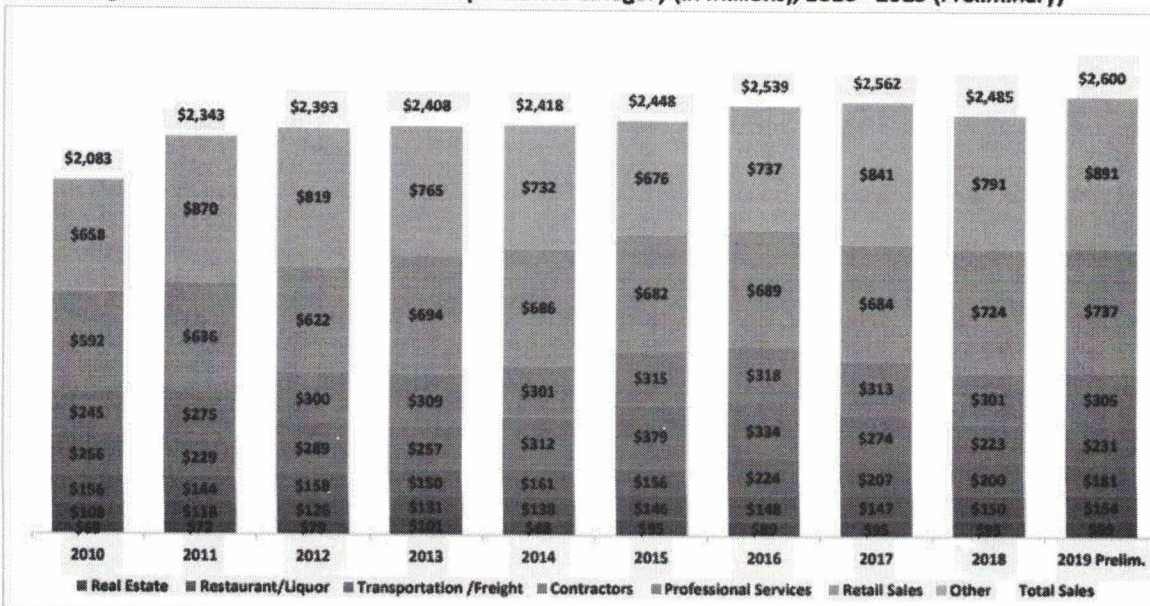


The second chart (below) shows the change in total assessed values by classification over the past 8 years. It includes both new construction and market trend increases. You can see that the residential assessed values have been increased each year while the land assessments and commercial assessments 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)

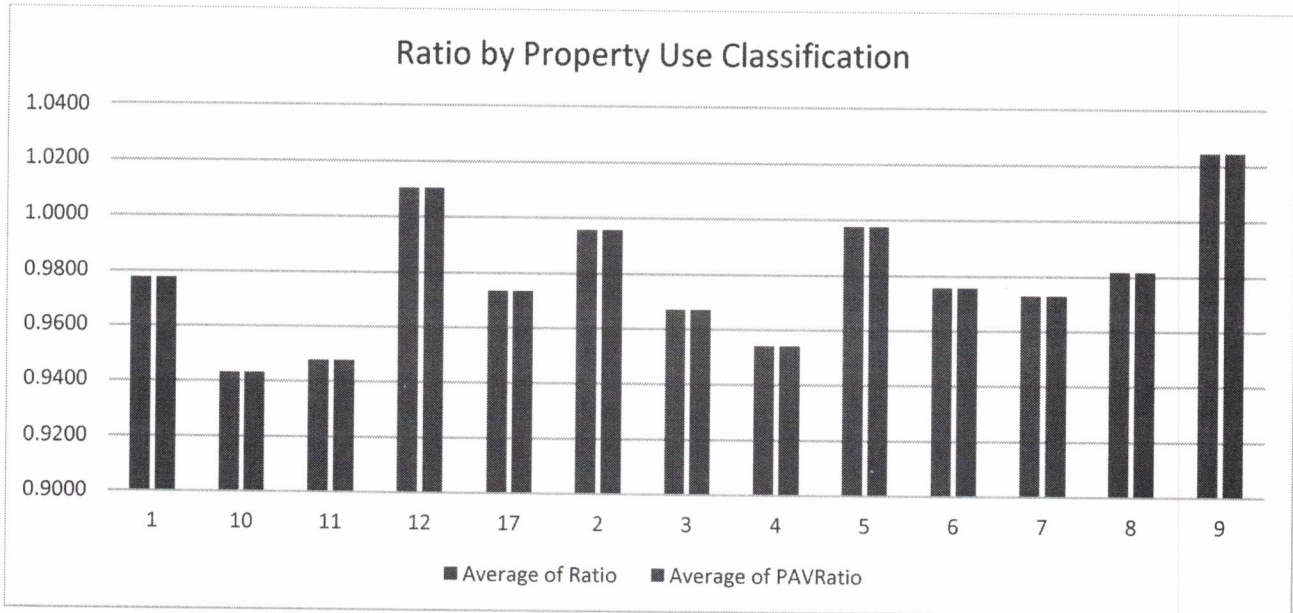


Source: City & Borough of Juneau Sales Tax Office and CBJ Comprehensive Annual Financial Report, July 1, 2018- June 30, 2019, Statistical Section. **Note:** "Other" category includes mineral sales, wholesale equipment, food suppliers, and fuel companies.

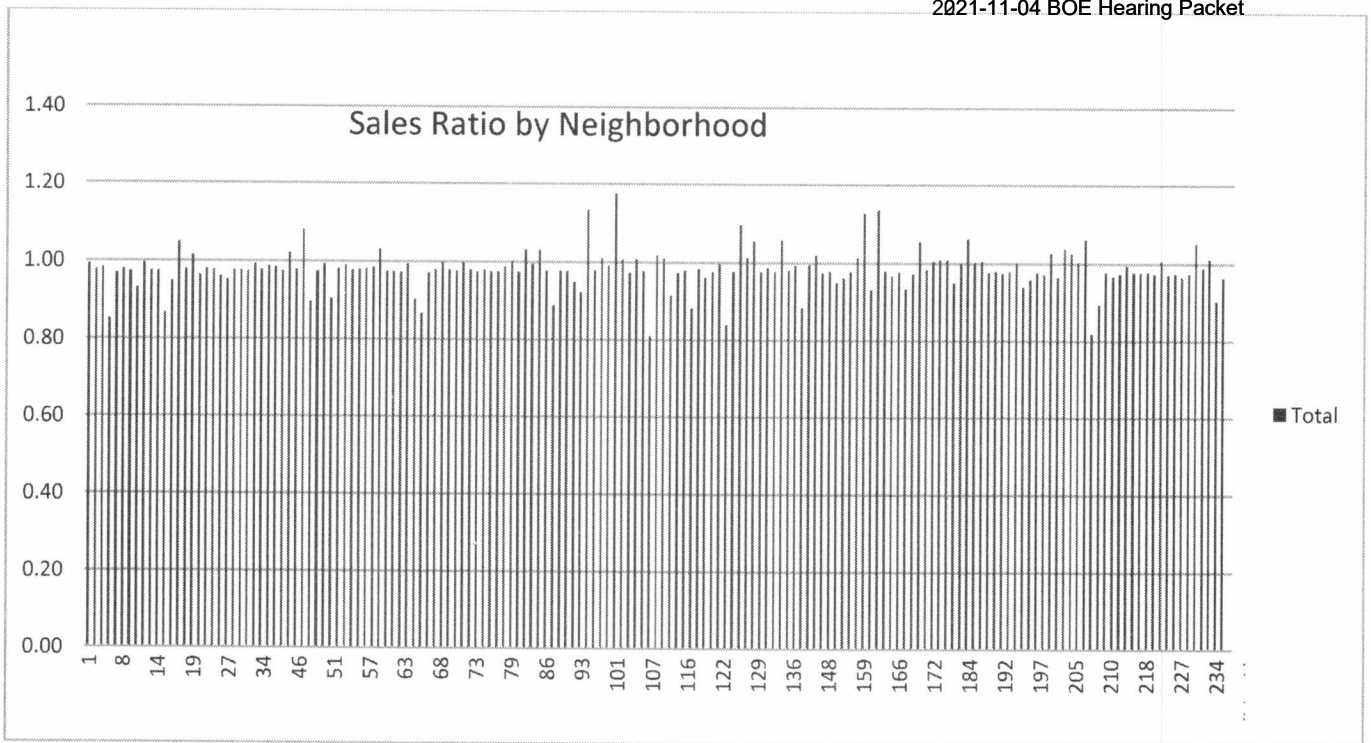
Residential

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](#)
Cc: [Teresa Bowen](#)
Subject: representation and documents
Date: Wednesday, October 27, 2021 2:28:05 PM
Attachments: [geiger letter 10 25 21.pdf](#)
[bowen sept 30 2021 email with four attachments.pdf](#)

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

I represent the appellant taxpayers in the 26 Board of Equalization appeals scheduled for October 28.

Please ensure that the two attached documents (Geiger letter and Bowen email) are part of the record for those hearings and available to the Board at the hearing.

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 ratio 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 mean "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	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 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.

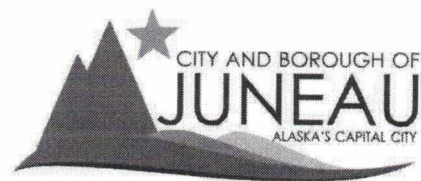
(7) Note that the sale price used in the original study for 5B1201040052, which included 5B1201040051, was \$3,726,000 which was reported by the buyer, however, subsequent information showed the sale price to be \$4,140,000 with the cash distribution reduced for the value of 12 months of continued occupancy 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 1C060K700040 - Gold Creek Properties LLC
Bruce	Abel		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 6D0701060000 resolved. Final determination letter out on rest.
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 Russ	Harris Kegler	R.H. Rentals L.L.C. Perseverance Glass	1C070K810010 Appeal denied by BOE on 9/14/2021 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 5B1401050090 5B1401050080 5B1401050070 5B1401050060 5B1401050050 5B1401050040 5B1401050030
Spike	Bicknell	Bicknell LLC	
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											2021
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2012	2013	2014	2015	2016	2017	2018	2019	2020			
581601020110	\$ 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%		
581201060201	\$ 146,900	\$ 146,900	\$ 500,800	\$ 500,800	\$ 500,800	\$ 526,000	\$ 526,000	\$ 526,000	\$ 500,900	\$ 526,300	\$ 789,450	0%	241%	241%	241%	258%	258%	258%	241%	258%	437%		
581201060191	\$ 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%		
482901150060	\$ 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	\$ 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%		
581601020171	\$ 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%		
482201020050	\$ 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%		
2D0407200010	\$ 100,000	\$ 100,000	\$ 126,000	\$ 126,000	\$ 126,000	\$ 131,900	\$ 131,900	\$ 131,900	\$ 131,900	\$ 131,900	\$ 197,850	0%	26%	26%	26%	26%	32%	32%	32%	32%	98%		
481701030180	\$ 41,000	\$ 41,000	\$ 41,000	\$ 41,000	\$ 41,000	\$ 45,600	\$ 53,200	\$ 53,200	\$ 57,500	\$ 57,500	\$ 79,800	0%	0%	0%	0%	0%	11%	30%	40%	40%	95%		
481701030170	\$ 33,300	\$ 33,300	\$ 33,300	\$ 33,300	\$ 33,300	\$ 37,000	\$ 43,200	\$ 43,200	\$ 46,600	\$ 46,600	\$ 64,800	0%	0%	0%	0%	0%	11%	30%	40%	40%	95%		
481701030160	\$ 49,000	\$ 49,000	\$ 49,000	\$ 49,000	\$ 49,000	\$ 54,400	\$ 63,500	\$ 63,500	\$ 68,500	\$ 68,500	\$ 95,250	0%	0%	0%	0%	0%	11%	30%	40%	40%	94%		
581501000010	\$ 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%		
482201020040	\$ 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%		
482201020030	\$ 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%		
1D0601020140	\$ 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%	8%	8%	8%	83%		
482201020020	\$ 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%		
780901010062	\$ 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%		
581501060041						\$ 522,500	\$ 627,000	\$ 627,000	\$ 670,800	\$ 670,800	\$ 940,500	0%	-44%	0%	0%	-51%	0%	-1%	8%	17%	75%		
481701100040	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 39,200	\$ 79,600	\$ 86,400	\$ 93,300	\$ 93,300	\$ 139,950	0%	0%	0%	0%	0%	0%	16%	16%	16%	74%		
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%	14%	14%	14%	72%		
1C1001070110	\$ 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%	0%	0%	0%	71%		
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%	70%		
1C070K820022			\$ 625,500	\$ 681,500	\$ 681,500	\$ 681,500	\$ 681,500	\$ 654,200	\$ 654,200	\$ 708,800	\$ 1,063,200	13%	13%	13%	13%	13%	13%	13%	13%	13%	69%		
582101310000	\$ 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	0%	0%	0%	0%	0%	-22%	12%	12%	12%	68%		
581201040051	\$ 601,200	\$ 601,200	\$ 601,200	\$ 601,200	\$ 601,200	\$ 601,200	\$ 471,000	\$ 471,000	\$ 671,400	\$ 671,400	\$ 1,007,100	0%	0%	0%	0%	0%	0%	0%	0%	10%	65%		
1C070A040020	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 245,700	\$ 245,700	\$ 270,200	\$ 270,200	\$ 405,300	0%	0%	0%	0%	0%	0%	0%	0%	9%	64%		
581201390020	\$ 177,200	\$ 177,200	\$ 193,300	\$ 193,300	\$ 193,300	\$ 193,300	\$ 193,300	\$ 193,300	\$ 193,300	\$ 193,300	\$ 289,950	0%	0%	0%	0%	0%	0%	0%	0%	9%	64%		
581501010051	\$ 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%		
581501100020	\$ 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%		
481701030081	\$ 486,100	\$ 486,100	\$ 486,100	\$ 486,100	\$ 486,100	\$ 486,100	\$ 520,900	\$ 520,900	\$ 562,500	\$ 562,500	\$ 781,350	0%	0%	0%	0%	0%	0%	0%	0%	16%	61%		
481701040052	\$ 543,000	\$ 543,000	\$ 543,000	\$ 543,000	\$ 543,000	\$ 543,000	\$ 581,700	\$ 581,700	\$ 581,700	\$ 581,700	\$ 872,550	6%	6%	6%	6%	6%	6%	6%	6%	6%	60%		
581301080000	\$ 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	0%	0%	0%	0%	0%	0%	0%	0%	5%	58%		
581601020170	\$ 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	16%	16%	16%	16%	16%	16%	16%	16%	5%	57%		
1C070K810010	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 949,200	\$ 949,200	\$ 1,423,800	0%	0%	0%	0%	0%	0%	0%	0%	5%	57%		
2D0407040020	\$ 300,000	\$ 348,900	\$ 348,900	\$ 348,900	\$ 348,900	\$ 348,900	\$ 348,900	\$ 348,900	\$ 314,000	\$ 314,000	\$ 471,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	57%		
1C110K120012	\$ 270,800	\$ 270,800	\$ 270,800	\$ 270,800	\$ 270,800	\$ 270,800	\$ 283,100	\$ 283,100	\$ 283,100	\$ 283,100	\$ 424,650	0%	0%	0%	0%	0%	0%	0%	0%	5%	57%		
581201070010	\$ 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	\$ 827,400	\$ 827,400	\$ 1,241,100	0%	0%	0%	0%	0%	0%	0%	0%	4%	56%		
1C1001070081	\$ 488,800	\$ 488,800	\$ 488,800	\$ 488,800	\$ 488,800	\$ 488,800	\$ 506,300	\$ 506,300	\$ 506,300	\$ 506,300	\$ 759,450	0%	0%	0%	0%	0%	0%	4%	4%	4%	55%		
581201000033	\$ 1,458,300	\$ 1,476,000	\$ 1,476,000	\$ 1,476,000	\$ 1,476,000	\$ 1,476,000	\$ 1,485,600	\$ 1,485,600	\$ 1,485,600	\$ 1,485,600	\$ 2,228,400	1%	1%	1%	1%	1%	1%	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	\$ 3,540,000	\$ 3,540,000	\$ 3,575,000	\$ 3,575,000	\$ 3,575,000	\$ 5,362,500	0%	0%	0%	0%	0%	0%	1%	1%	1%	52%		
1C100K830040	\$ 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	\$ 3,450,500	\$ 5,175,750	0%	0%	0%	0%	0%	0%	1%	1%	1%	52%		
1C100K830025	\$ 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	\$ 3,752,900	\$ 5,629,350	0%	0%	0%	0%	0%	0%	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	Parcels below this line experienced no increase in land value from 2011 to 2020					2019	2020	2021	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1C060K580053	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400	\$ 181,400
180301020021																									
180301050100	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	
180301050110	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
1803010100040	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	
1C060K580054	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	
1C060K580055	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	
1C060K600080	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	
1C070A090040	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	
1C070A100011	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	
1C070A160040	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	
1C07080J0010	\$ 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	\$ 1,190,000	\$ 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	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	
1C07080J0020	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	
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	\$ 1,055,300	\$ 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	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	
1C070H040010	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	
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	\$ 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	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	
1C1101070010	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	
1D0601040032																									
2D0301020050	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	
2D0407320111	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	
3C030M010010	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	
3M0000M5U01	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	
4B1701050091	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	
4B1701050131	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	
4B1701010060	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	
4B1701010010	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	
4B2901150040	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	
5B1201000052	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	
5B12010000121																									
5B1201020021	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	
5B1201020022	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	
5B1201020023	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	
5B1201020030	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	
5B1201060152	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	
5B1201390010	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	
5B1301070035	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	
5B1501010014	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500																	

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

Parcel	2011	2012	2013	2014	Assessed Land Value			Cumulative % Change in Assessed Land Value Since 2011																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
					Parcels below this line experienced a decrease in land value from 2011 to 2020																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
					2015	2017	2018	2019	2020	2021	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
581601380020	\$ 550,200	\$ 550,200	\$ 550,200	\$ 550,200	\$ 550,200	\$ 550,200	\$ 518,900	\$ 518,900	\$ 518,900	\$ 575,100	\$ 575,100	\$ 575,100	\$ 575,100	\$ 575,100	\$ 575,100	\$ 575,100	\$ 575,100	\$ 575,100	\$ 575,100	\$ 575,100	\$ 821,700	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

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	
5812010400052	\$ 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%	0%	0%	23%	
3804010000050	\$ 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%	
1C06070000052	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 101,250	0%	0%	0%	0%	0%	0%	0%	0%	0%	19%	
4817010300110	\$ 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%	
5821010000030	\$ 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%	
1C07080100010	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 708,000	\$ 708,000	\$ 708,000	\$ 708,000	\$ 1,062,000	0%	0%	0%	0%	0%	0%	0%	-25%	-25%	12%	
1C07080100020	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 288,500	\$ 288,500	\$ 288,500	\$ 288,500	\$ 432,750	0%	0%	0%	0%	0%	0%	0%	-28%	-28%	8%	
5816014200020	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 439,700	\$ 439,700	\$ 452,900	\$ 452,900	\$ 679,350	0%	0%	0%	0%	0%	0%	0%	-31%	-29%	6%	
5816014200040	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 322,300	\$ 322,300	\$ 332,000	\$ 332,000	\$ 498,000	0%	0%	0%	0%	0%	0%	0%	-31%	-29%	6%	
4817011011010	\$ 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																						
1C070A5200080	\$ 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%	
5816014300017	\$ 2,546,700	\$ 2,546,700	\$ 2,546,700	\$ 2,546,700	\$ 2,546,700	\$ 2,546,700	\$ 1,680,800	\$ 1,680,800	\$ 1,680,900	\$ 1,680,900	\$ 2,521,350	0%	0%	0%	0%	0%	0%	0%	-34%	-34%	-1%	
1C10007000050	\$ 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%	0%	-14%	-14%	-36%	-36%	-4%	
1C10007000030	\$ 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%	0%	-14%	-14%	-36%	-36%	-4%	
1C10007000040	\$ 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%	0%	-14%	-14%	-36%	-36%	-4%	
4817010300090	\$ 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%	
5816014400082	\$ 1,464,800	\$ 1,464,800	\$ 1,464,800	\$ 1,464,800	\$ 1,464,800	\$ 1,464,800	\$ 805,500	\$ 805,500	\$ 598,100	\$ 598,100	\$ 897,150	0%	0%	0%	-17%	-17%	-17%	-38%	-38%	-7%		
7809010200010	\$ 124,100	\$ 124,100	\$ 124,100	\$ 124,100	\$ 124,100	\$ 124,100	\$ 85,900	\$ 85,900	\$ 72,600	\$ 78,400	\$ 108,900	0%	0%	0%	0%	0%	0%	-41%	-41%	-11%		
4817010300100	\$ 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%	0%	0%	0%	0%	0%	-37%	-37%	-12%		
581601020121	\$ 574,000	\$ 574,000	\$ 574,000	\$ 574,000	\$ 574,000	\$ 287,000	\$ 287,000	\$ 287,000	\$ 287,000	\$ 287,000	\$ 430,500	0%	-50%	-50%	-50%	-50%	-50%	-50%	-45%	-45%	-17%	
5813010700036	\$ 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%	0%	0%	0%	0%	0%	0%	-50%	-50%	-25%	
5816010000040	\$ 533,200	\$ 533,200	\$ 533,200	\$ 533,200	\$ 533,200	\$ 226,600	\$ 226,600	\$ 226,600	\$ 226,600	\$ 226,600	\$ 339,900	0%	0%	0%	0%	0%	0%	0%	-50%	-50%	-36%	
5812010600112	\$ 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%	0%	0%	0%	-58%	-58%	-44%	
1C10007000020	\$ 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%	0%	0%	0%	-50%	-50%	-36%	
5821013200021	\$ 1,475,800	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 599,100	\$ 269,800	\$ 269,800	\$ 269,800	\$ 404,700	0%	0%	0%	0%	0%	0%	0%	-29%	-68%	-82%	
1C10007000060	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 272,300	\$ 272,300	\$ 272,300	\$ 408,450	0%	-82%	-82%	-82%	-82%	-82%	-82%	-82%	-82%	-72%	

Parcels below this line were new in assessment year 2021

1C070K770012	\$ 2,322,000
5814010200073	\$ 1,055,550
5814010500020	\$ 936,150
5814010500030	\$ 962,400
5814010500040	\$ 391,950
5814010500050	\$ 784,050
5814010500060	\$ 705,450
5814010500070	\$ 3,361,800
5814010500080	\$ 781,650
5814010500090	\$ 784,050
5814010500110	\$ 392,700
5814010500120	\$ 393,150
5814010500130	\$ 631,050
5814010500140	\$ 503,100
5816013800034	\$ 771,300
5816013800036	\$ 9,802,800



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



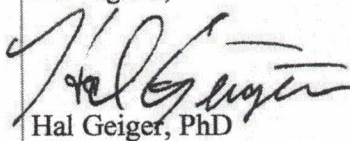
for classifying data points as outliers—and want to be clear that I am definitely not trying to criticize that practice.

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



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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. Anomalous 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.

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.

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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

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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.

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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.
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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.



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

GRANT RENTALS LLC
5165 GLACIER HWY
JUNEAU AK 99801

Page: 077
2021-11-04 BOE Hearing Packet
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	1D060L020140
Property Location	NOWELL AVE
Appeal No.	APL20210529
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 Thursday, October 28, 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 Friday, October 29, 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

From: Greg Morris
To: DJG LLC
Subject: RE: Appeal of Assessed value for 1D060L020140
Date: Monday, May 17, 2021 12:56:12 PM
Attachments: image002.png
image001.png
image003.png

Hello again Mr. Grant,

In 2020 we site visited your property as part of our canvass cycle. For years your parcel was not subject to market sales data, which was inequitable compared to your neighbors. During the canvass cycles I took your property off of over-ride so it is subject to market data. It is procedure to make sure properties are properly subject to market data in order to estimate full market value. When I visited your property, I noticed a needed severe topo adjustment and wetness adjustment, resulting in over 1/2 of value being reduced on your land.

Below is your assessed value history:

Totals	Year Id	Frozen Id	Appraised Value	Land Value	Bldg Value	Misc Value
1	2022	0	\$55,000.00	\$55,000.00		
2	2021	0	\$55,000.00	\$55,000.00		
3	2020	0	\$32,300.00	\$32,300.00		
4	2019	0	\$32,300.00	\$32,300.00		
5	2018	0	\$30,800.00	\$30,800.00		
6	2017	0	\$30,800.00	\$30,800.00		
7	2016	0	\$30,000.00	\$30,000.00		
8	2015	0	\$30,000.00	\$30,000.00		
9	2014	0	\$30,000.00	\$30,000.00		
10	2013	0	\$30,000.00	\$30,000.00		
11	2012	0	\$30,000.00	\$30,000.00	\$0.00	\$0.00
12	2011	0	\$30,000.00	\$30,000.00	\$0.00	\$0.00
13	2010	0	\$30,000.00	\$30,000.00	\$0.00	\$0.00
14	2009	0	\$30,000.00	\$30,000.00	\$0.00	\$0.00
15	2008	0	\$30,000.00	\$30,000.00	\$0.00	\$0.00
16	2007	0	\$30,000.00	\$30,000.00	\$0.00	\$0.00

Land values are developed on a neighborhood basis. The land is examined to understand the typical land characteristics in the neighborhood. These characteristics include size, slope, view, water frontage, significant wetlands and others and are used to develop a neighborhood land valuation model. This model is tested and refined in consideration of sales of vacant and developed parcels. The resulting model is then applied to all of the land in the neighborhood to establish assessed site values. The subject parcel's base rate value of \$123,210 is in equity with West Juneau residential vacant lots that are of similar square footage. The subject parcel is characteristically different for its neighborhood, including adjustment for severe slope and wetness from the creek. We applied an adjustment of \$70,846 for "severe" topography, and "moderate" wetness which are equitable adjustments for similar parcels in Juneau.

Below shows the base rate value of 9000 sqft lots in your neighborhood:

UNIT	LAND	Z	RATE SCHED	PCN	Unit\$	BaseLot\$
sf	9000	D5	SITE	1D050L170030	13.69	123,210
sf	9000	D5	SITE	1D050L170040	13.69	123,210
sf	9000	D5	SITE	1D050L170070	13.69	123,210
sf	9000	D5	SITE	1D050L170080	13.69	123,210
sf	9000	D5	SITE	1D050L170090	13.69	123,210
sf	9000	D5	SITE	1D050L170100	13.69	123,210
sf	9000	D5	SITE	1D050L180010	13.69	123,210
sf	9000	D5	SITE	1D050L180020	13.69	123,210
sf	9000	D5	SITE	1D050L180030	13.69	123,210
sf	9000	D5	SITE	1D050L180040	13.69	123,210
sf	9000	D5	SITE	1D050L180050	13.69	123,210
sf	9000	D5	SITE	1D050L180060	13.69	123,210
sf	9000	D5	SITE	1D050L190020	13.69	123,210
sf	9000	D5	SITE	1D050L190030	13.69	123,210
sf	9000	D5	SITE	1D050L190040	13.69	123,210
sf	9000	D5	SITE	1D050L190050	13.69	123,210
sf	9000	D5	SITE	1D050L190070	13.69	123,210
sf	9000	D5	SITE	1D050L190080	13.69	123,210
sf	9000	D5	SITE	1D050L190090	13.69	123,210
sf	9000	D5	SITE	1D050L190110	13.69	123,210
sf	9000	D5	SITE	1D050L190120	13.69	123,210
sf	9000	D5	SITE	1D050L290130	13.69	123,210
sf	9000	D5	SITE	1D060L020020	13.69	123,210

Below are your adjustments, your parcel is highlighted in yellow and is the most negatively adjusted parcel in the neighborhood:

PCN	LAND	VAC	FLOOD	LocAdj	SizeAdj	TopoAdj	AccsAdj	WetAdj	ViewAdj	WtftAdj	SvcAdj	ShpeAdj	GrAdj%	BaseLot\$	SV-Calc	Nghbd\$	Nghbd%	SV\$
1D060L020140				100	100	50	100	85	100	100	100	100	43%	123,210	52,400	2,600	5%	55,000
1D060L020150	9000	(blank)	(blank)	100	100	100	100	100	115	100	100	100	115%	119,160	137,000	6,900	5%	143,900
1D060L020160	9000	(blank)	(blank)	100	100	100	100	100	115	100	100	100	115%	119,160	137,000	6,900	5%	143,900
1D060L020170	9000	(blank)	(blank)	100	100	100	100	100	115	100	100	100	115%	119,160	137,000	6,900	5%	143,900
1D060L030012	8612.2	(blank)	(blank)	100	100	100	100	100	100	100	100	100	100%	122,121	122,100	6,100	5%	128,200
1D060L040010	9000	(blank)	(blank)	100	100	100	100	100	100	100	100	100	100%	123,210	123,200	6,200	5%	129,400
2D040C050074	27.88	(blank)	(blank)	100	100	80	100	75	110	100	100	100	66%	705,364	465,500	(500)	0%	465,000
1D050L050031	37143	(blank)	(blank)	110	100	100	100	100	110	100	100	100	121%	138,543	167,600	8,400	5%	176,000
1D050L070131	23920	(blank)	(blank)	110	100	100	100	100	125	100	100	100	138%	131,799	181,200	9,100	5%	190,300
1D050L020170	10962	10,000	20,000	100	100	100	100	100	140	125	100	100	175%	112,689	167,200	8,400	5%	175,600

The appellant states that the lot is unbuildable and a creek runs through it. The lot functions as access for the neighboring lot so it does have value and has a portion of flat land that could function to build structures on, the lot has severe topography and a creek running through it which resulted in a large topography and wetness adjustment. Your lot is appropriately the highest negatively adjusted lot in the neighborhood due to the above characteristics. State statute requires the Assessor to value property at "full and true value". According to appraisal standards and practices set by the Alaska Association of Assessing Officers, the State of Alaska Office of the State Assessor, and the International Association of Assessing Officers, correct procedures of assessment were followed for the subject. These standards and practices include consideration of any market value increase or decrease as determined by analysis of sales. Values have risen in Juneau; the current valuation of the subject reflects this increase.

I suggest that you withdraw your appeal because your land base rate is in equity with all properties in Juneau, and the land adjustments are appropriate based on the attributes of the parcel. I also suggest that you contact CDD to consolidate your lot in order to reduce the base rate value (as lot size increases, value per square foot decreases). Consolidating your neighboring lot would increase the lot size to 18,000 sqft, and would reduce the base rate from \$13.69 per square foot to \$10.00 per square foot.

Please call if you have any questions or would like to discuss your assessment further.

Please respond by email stating your acceptance to withdraw your appeal. Upon receipt of your acceptance I will take this to the Assessor for approval, at which point a letter of correction would be issued if needed. If you reject my proposed withdrawal of your appeal, I will pass this to the Assessor for review and schedule the case for the next available Board of Equalization and you will be notified of the date.

Something that I would like to note is that the primary task of the Board of Equalization is to review the work of my office for errors and review your evidence to prove we have erred. This makes it very important to be sure that you have substantial evidence proving an error or inequity in your assessment vs your neighbors (treating you differently than your neighbors). Please supply me with evidence of overvaluation, if you have any and I will make any necessary changes.

Thanks you,

Greg Morris

From: DJG LLC <djgalaska@yahoo.com>

Sent: Monday, May 17, 2021 10:50 AM
To: Greg Morris <Greg.Morris@juneau.org>
Subject: Re: Appeal of Assessed value for 1D060L020140

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

Dear Mr. Morris,
I do not accept your assessment of this property.
As I stated in my appeal I requested that you provide me with
information that justifies this change in value for this property.
Please send this information to my email.
Thank you for your time.

Sincerely,
Hugh Grant

On Monday, May 17, 2021, 10:30:43 AM AKDT, Greg Morris <greg.morris@juneau.org> wrote:

Dear Mr. Grant,

I reviewed your parcels adjustments for equity regarding the topography and slope, and I feel that they are in equity with the rest of Juneau. I suggest consolidating the lot with your neighboring lot (1D060L020150) to reduce the value per square foot of the combined lots. You can contact Community Development to start this process.

Upon review of your appeal I find our assessment of your property to be fair and equitable and propose no change to your 2021 Assessment.

2021 Assessment: Site: \$55,000 Improvements: \$0 Total: \$55,000

Please respond by email stating your acceptance to withdraw your appeal. Upon receipt of your acceptance I will take this to the Assessor for approval, at which point a letter of correction would be issued if needed. If you reject these proposed changes, I will schedule the case for the next available Board of Equalization and you will be notified of the date.

If I do not receive a response to this email by May 21th, 2021, I will consider this case closed and your tax bill will reflect the above proposed assessment.

Greg Morris

Appraiser II

Assessor's Office

City and Borough of Juneau, AK

(907) 586-5215 Ext. 4039

Greg.Morris@juneau.org



APPEAL #2021-0529

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 4, 2021

ASSESSOR OFFICE

Appellant: Grant Rentals LLC

Location: NHN Nowell Ave

Parcel No.: 1D060L020140

Property Type: Vacant – Residential

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

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 25,000	\$ 55,000	\$ 55,000
Buildings:	\$ 0	\$ 0	\$ 0
Total:	\$ 25,000	\$ 55,000	\$ 55,000

Subject Photo



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OVERVIEW

The subject is a vacant residential property located within the West Juneau neighborhood that is bisected by a creek. Utility of this parcel is limited due to the steep slope to creek level. A paved driveway covering roughly half of the lot acts as access to the adjacent six unit building owned by the same owner.

Subject Characteristics:

- Land
 - 9,000 SF lot
 - Creek bisects property with significant slope to creek level
 - Partially paved
- Building
 - None

SUBJECT PHOTOS



Vacant from Nowell

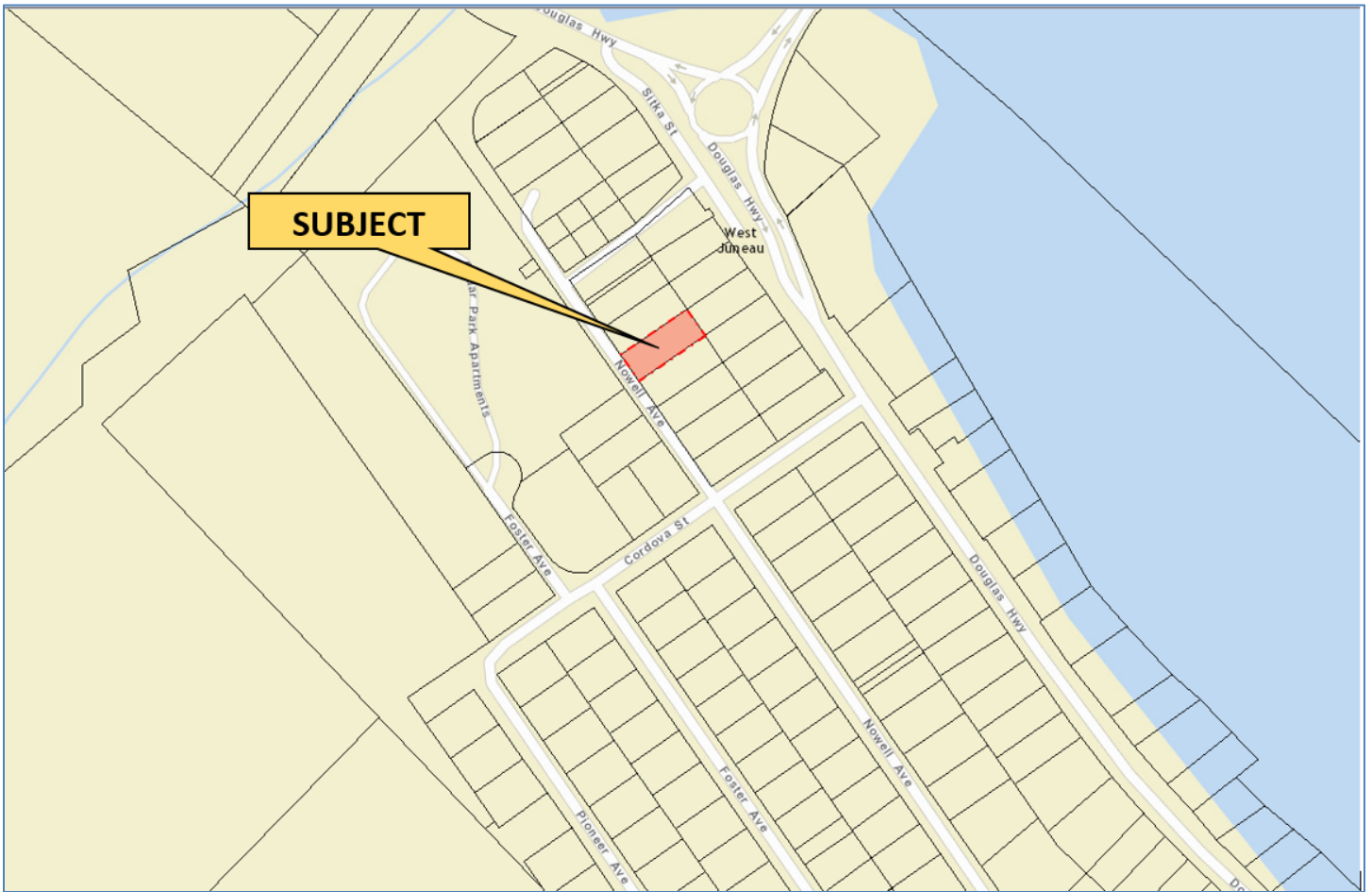
Paved portion



Slope to creek



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.

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.

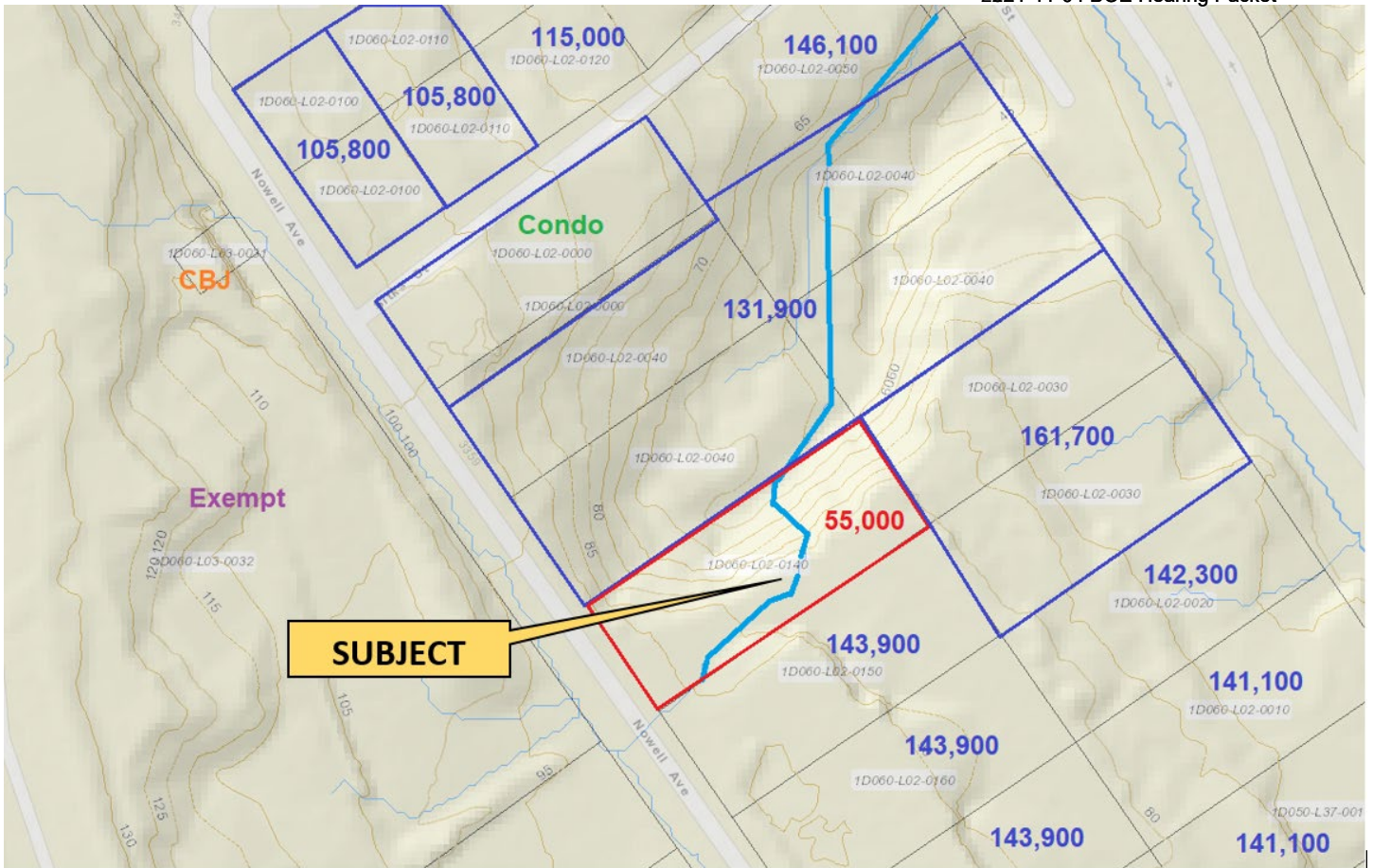
The subject site features are a paved portion, roughly half of the lot, and a steep slope to creek level. The subject parcel's land value is equitable and is not excessive.

Land Characteristics:

- 9,000 SF lot
- Creek bisects property with significant slope to creek level
- Partially paved

Land Values





COST REPORT

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

SUBJECT ASSESSMENT HISTORY

City and Borough of Juneau Assessment History Report

1D060L020140
GRANT RENTALS LLC
NOWELL AVE
WEST JUNEAU BL D LT 24

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$55,000.00			\$55,000.00
2020	\$32,300.00			\$32,300.00
2019	\$32,300.00			\$32,300.00
2018	\$30,800.00			\$30,800.00
2017	\$30,800.00			\$30,800.00
2016	\$30,000.00			\$30,000.00
2015	\$30,000.00			\$30,000.00
2014	\$30,000.00			\$30,000.00
2013	\$30,000.00			\$30,000.00
2012	\$30,000.00	\$0.00	\$0.00	\$30,000.00
2011	\$30,000.00	\$0.00	\$0.00	\$30,000.00
2010	\$30,000.00	\$0.00	\$0.00	\$30,000.00

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 is 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 not excessive.
- The appellant states that the lot is unbuildable due to the creek that runs through it.
 - The site features were considered for this parcel. It is currently assessed at less than half of the value of neighboring parcels due to the features of the parcel limiting further development.

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. This parcel was valued based on the residential model and was not subject to the commercial review and correction.

For the subject property:

We find that no change to the 2021 assessed value of \$55,000 is warranted and ask that the BOE uphold the assessed value.



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

FRANKLIN STREET PROPERTIES LLC
5165 GLACIER HWY
JUNEAU AK 99801

Page: 090
2021-11-04 BOE Hearing Packet
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	1C070A170091
Property Location	131 N FRANKLIN ST STE 100
Appeal No.	APL20210523
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 Thursday, October 28, 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 Friday, October 29, 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



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

9/14/2021

Franklin Street Properties LLC
5165 Glacier Highway
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 1C070A170091
RESPONSE DEADLINE: 9/21/2021

PARCEL: 1C070A170091
PHYSICAL LOCATION: 431 N Franklin St STE 100

Franklin Street 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 **1C070A170091**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$119,150
2021 Owner estimate of value:	\$1,350,000 (combined 1C070A170091,92,93,94,95)
2021 Final determination:	\$119,150

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



APPEAL #2021-0523

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 4, 2021

ASSESSOR OFFICE

Appellant: Franklin St Properties LLC

Location: 431 N Franklin St – Suite 100

Parcel No.: 1C070A170091

Property Type: Commercial - Condo

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

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	Not provided	\$ 42,450	\$ 42,450
Buildings:	Not provided	\$ 76,700	\$ 76,700
Total:	\$ 1,350,000 *** combined 0091/0092/0093/0094/0095	\$ 119,150	\$ 119,150

Subject Photo



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OVERVIEW

The subject is within a 4-story commercial office condo building located in the central business district of Downtown Juneau. Parking is provided through a non-adjacent parking lot located nearby; valuation at the unit level includes an allocated percentage of total land value per 1994 condominium declaration.

Subject Characteristics:

- Land
 - 4,893 SF building lot + non-adjacent 3,180 SF parking lot located on Fourth St
 - Unit allocation of land value per condo declaration allocation of common interest
 - Unit 100 = 7%
- Building
 - 13,824 SF GBA Office space
 - 1st level – Unit 100 – 768.5 SF GBA

SUBJECT PHOTOS



Right



Front left from corner of N
Franklin St & Fifth St



Left from corner of N Franklin St
& Fifth St



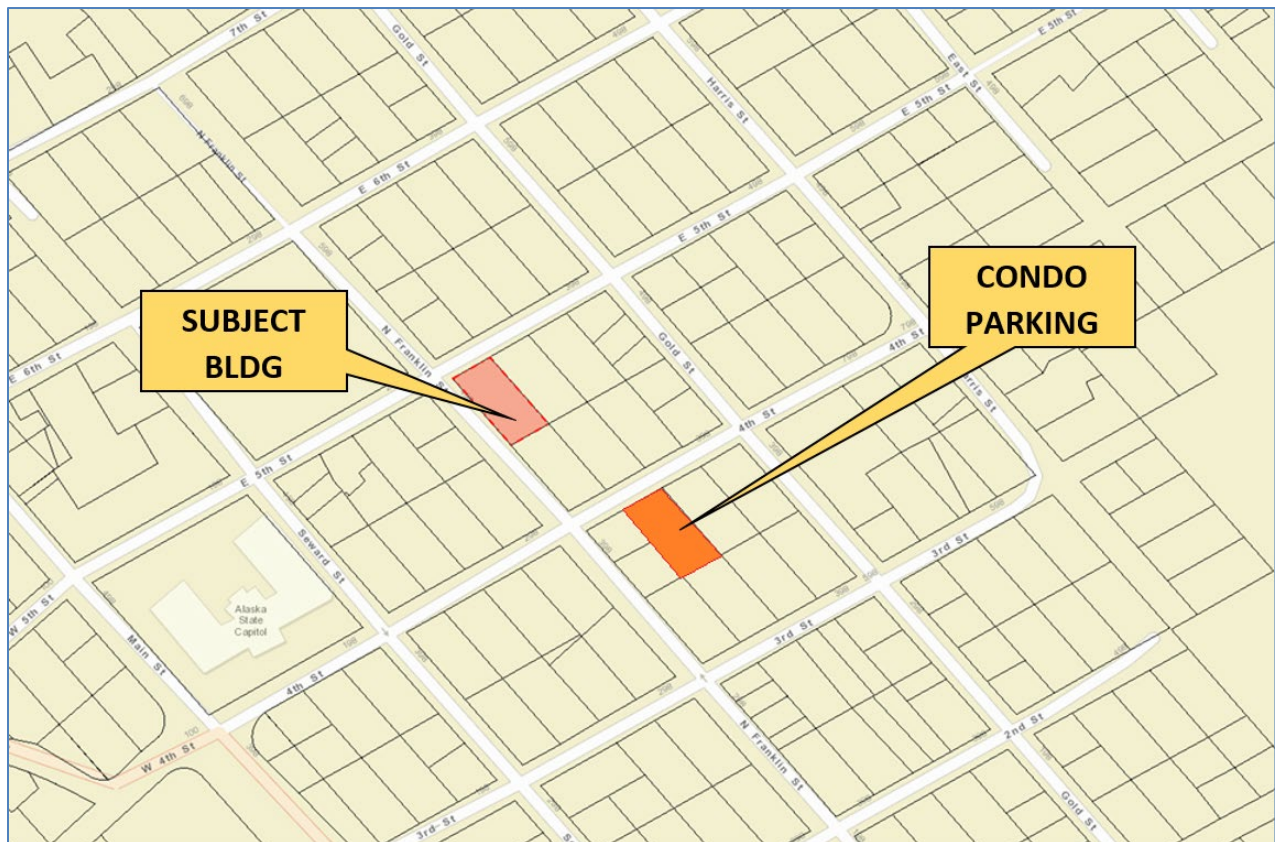
Left from Fifth St

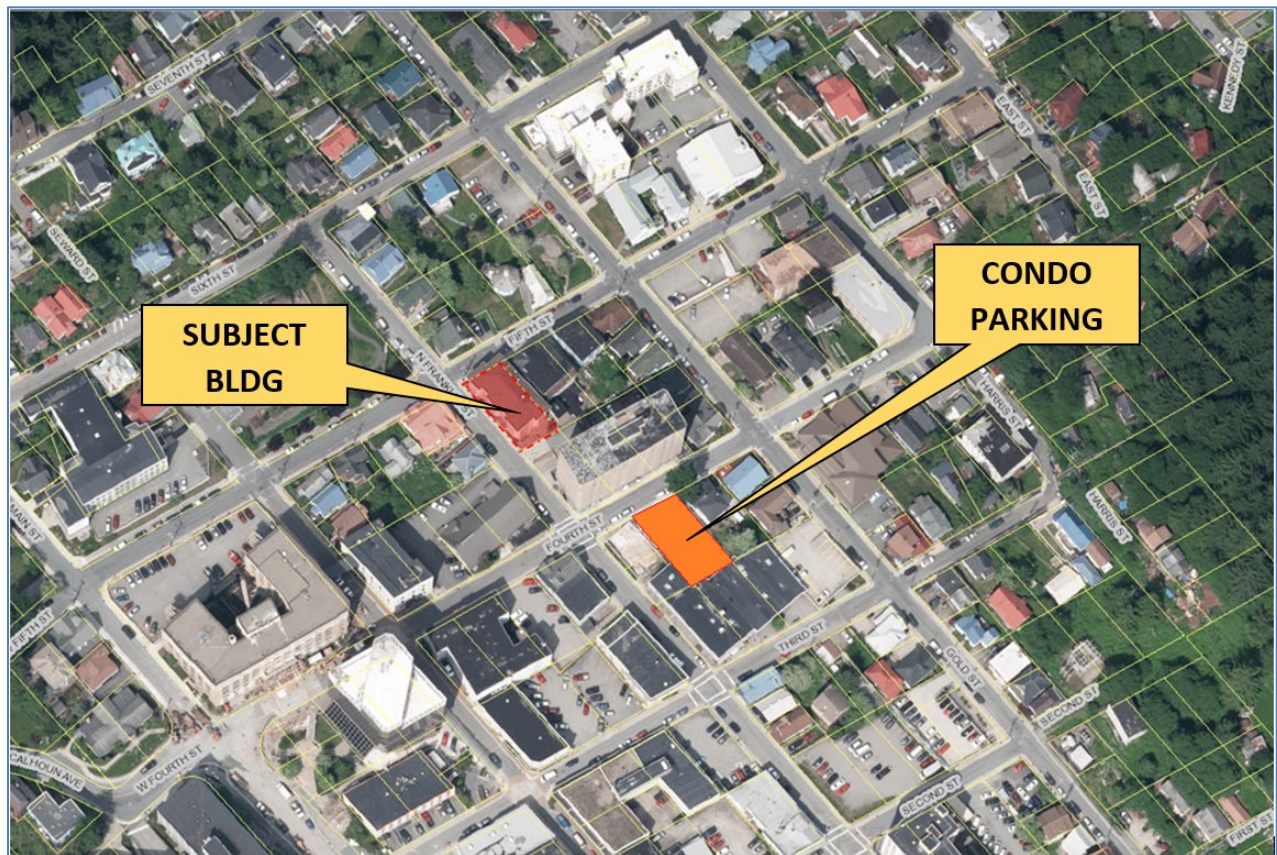


Condo parking lot located on
Fourth St



AREA MAP & AERIAL





ASSESSED VALUES

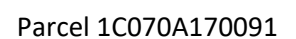
Remember that the total assessed value is the primary test against market. The distribution of that value between the Land Component and the Building Component is secondary and can vary from one model to another. The total assessed value is tested against market indicators (sales, lease rates, etc.) 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 fully developed lot, and associated parking parcel, located in the central business district. 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.

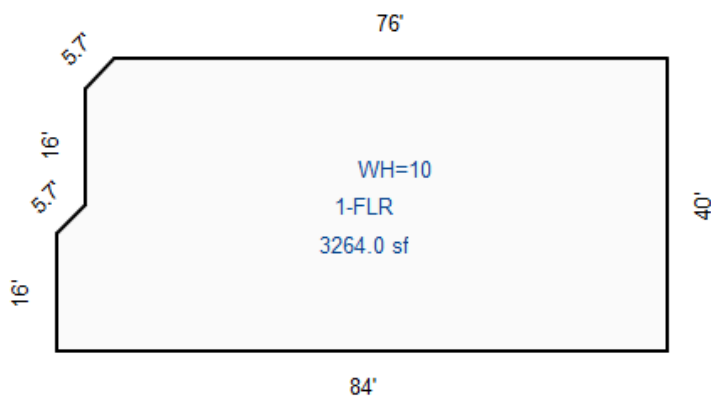
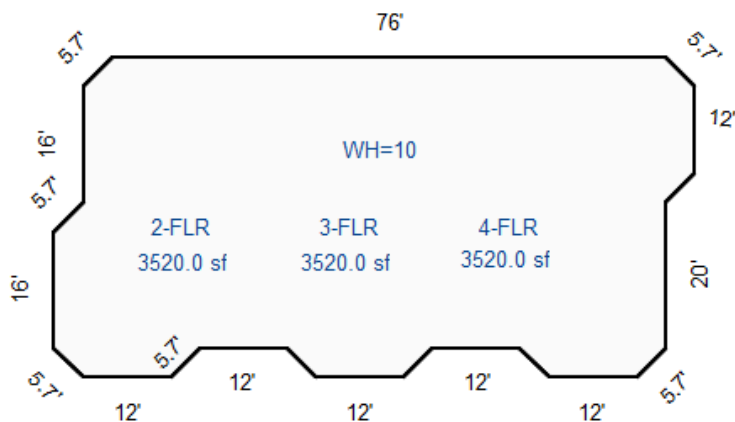
Ratio studies are performed to determine market adjustments.

This is the information for the entire building, valuation is allocated to each of the individual condo units.

Building Characteristics:

- 13,824 SF GBA Office space
 - 1st level – Unit 100 – 768.5 SF GBA
 - 1st level – Unit 101 – 1,273.5 SF GBA
 - 2nd level – Unit 200 – 2,894.7 SF GBA
 - 3rd level – Unit 300 – 2,894.7 SF GBA
 - 4th level – Unit 400 – 2,894.7 SF GBA

Sketch of Improvements:



4 Story Office Condo

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.

1389		Record		1		
Parcel Code Number	1C070A170090	Number of Stories (Building)		04		
Owner Name	FIFTH AND FRANKLIN OFFICE CONDOMINIUM	Number of Sections		1		
Parcel Address	431 N FRANKLIN ST	Perimeter		243		
Effective Year Built	2000	Class		D		
Year Built	1983	Height		10		
Building Model	C- 15 Offices, Medical, Public Buildings	Rank		Average		
Building Type	Office Building	Total Area		13,824.00		
Section 1	Description	Units	Percent	Cost	+/-	Total
	Base Cost	13824		94.97		1,312,900
	Exterior Wall	13824	100%	15.53		214,741
	Heating & Cooling	13824		603.00		603
	Heating & Cooling	13824	100%	19.60		270,950
	Architect Fee	13824		6.80		94,003
	Sprinklers	13824	100%	4.06		56,125
	Fire Alarm System	13824		1.46		20,183
Sub Total						\$1,969,505.55
Local Multiplier				1.43	[X]	\$2,816,393.00
Current Multiplier				1.03	[X]	\$2,900,885.00
Neighborhood Multiplier					[X]	\$2,900,885.00
Depreciation - Physical				25.00	[-]	\$725,221.00
Depreciation - Functional					[-]	\$0.00
Depreciation - Economic					[-]	\$0.00
Percent Complete				100.00	[-]	\$2,175,664.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						\$2,175,664
Total Improvement Value						\$2,175,700

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				
1C070A170091 FRANKLIN STREET PROPERTIES LLC 431 N FRANKLIN ST STE 100 FIFTH & FRANKLIN OFFICE CONDO UNIT 100				
<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$42,450.00		\$76,700.00	\$119,150.00
2020	\$28,300.00		\$76,700.00	\$105,000.00
2019	\$28,300.00		\$76,700.00	\$105,000.00
2018	\$28,300.00		\$76,700.00	\$105,000.00
2017	\$28,300.00		\$76,700.00	\$105,000.00
2016	\$28,300.00		\$76,700.00	\$105,000.00
2015	\$28,300.00		\$76,700.00	\$105,000.00
2014	\$28,300.00		\$76,700.00	\$105,000.00
2013	\$28,300.00		\$76,700.00	\$105,000.00
2012	\$28,300.00	\$0.00	\$76,700.00	\$105,000.00
2011	\$18,000.00	\$0.00	\$92,000.00	\$110,000.00
2010	\$18,000.00	\$0.00	\$92,000.00	\$110,000.00

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 a 2019 appraisal indicated the value of the building as a whole at \$1,350,000 (not provided as part of this appeal).
 - The appellant did not provide a copy of the appraisal. We are unable to consider the appraisal as evidence if we have not had the opportunity to review it.
- The appellant states that the property was offered as a donation but was refused.
 - It's unclear how this pertains to value.
- The appellant states that there is approximately 50% vacancy of the last 5 years, no demand for this type of space.
 - We find no evidence of active marketing of the space.

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.

This group of appeals represents five condo units in a four story building located on Fifth and Franklin Street. We are discussing appeals for five parcels, 1C060K580052, 1C060K580053, 1C060K580054, 1C060K580055, and 1C060K580060. There are two lots included in the value of these parcels, the first is a 4,893 sf level lot developed with the office condo building. The second is a 3,180 sf level lot developed as parking and is located on Fourth street. The four story 13,824 sf building is divided into five individual business condo parcels

The overall percent of change for these combined properties from 2020 to 2021 is 13.46%

The chart below outlines the change in value from 2020 to 2021 and the recommended assessed value for 2021.

Parcel Number	Suite	2020 Value	Percent Change	2021 Recommended Value
1C070A170091	100	\$105,000	13.48%	\$119,150
1C070A170092	101	\$180,000	13.44%	\$204,200
1C070A170093	200	\$405,000	13.46%	\$459,500
1C070A170094	300	\$405,000	13.46%	\$459,500
1C070A170095	400	\$405,000	13.46%	\$459,500
Overall		\$1,500,000	13.46%	\$1,701,850

We find that no change to the 2021 assessed values are warranted and ask that the BOE uphold the assessed values.

ADDENDUM A – General Information (Revised 10/25/2021)

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 (Revised 10/25/2021)

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

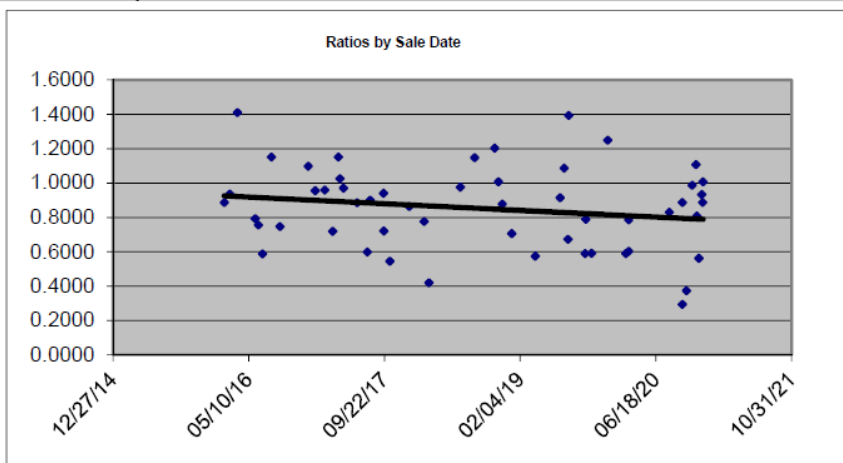
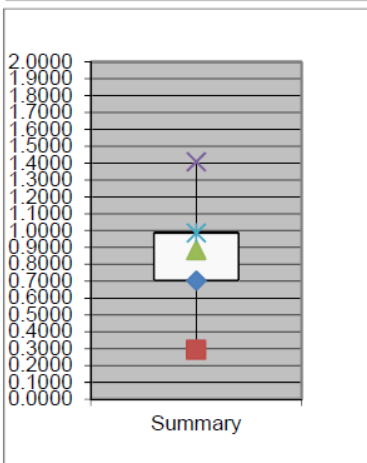
Coefficients (0=Normal Distribution)	
Kurtosis	-0.0245
Skewness	0.0181
Alt.Cyhelsky's Skew	-0.0943
Alt.Pearson's Skew	-0.4059

Trending Factors

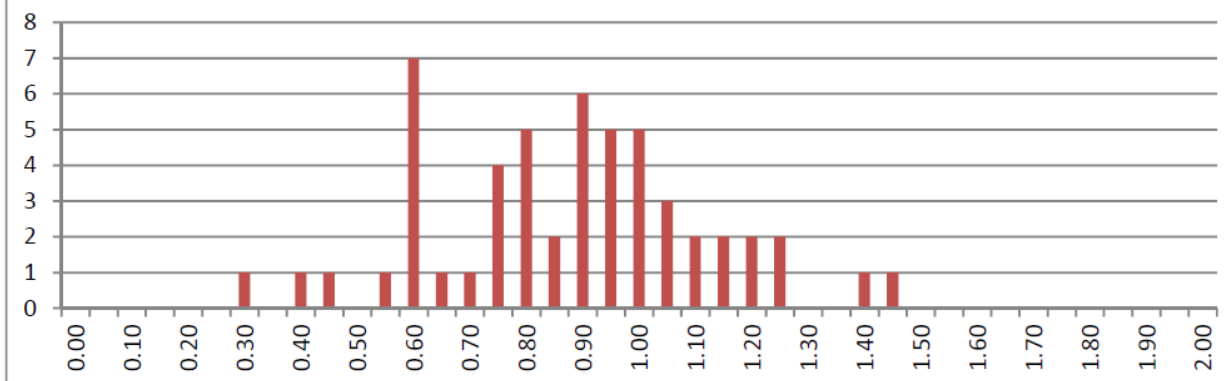
0.85	Target Level
0.9969	Factor on Mean
0.9601	Factor on Median
1.2176	Factor on Weighted Mean

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.	



Histogram of Ratio Frequency



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

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.

sale date	parcel number	address	Inclusion/Exclusion	Reason
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.

ADDENDUM C - Communications

Emails and Other Communications

ADDENDUM D – Additional Property Information

Additional Property Information

Exhibit B						
Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%

Declared value 1994		Exhibit B						
		Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
		Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
354,601	Unit 5	400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
318,417	Unit 4	300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
318,417	Unit 3	200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
159,188	Unit 2	101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
88,378	Unit 1	100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%
1,150,622	TOTAL							

Unit #	% Allocation	Declared value 1994	Exhibit B						
Unit 100	7%	88,378	Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
Unit 101	12%	159,188							
Unit 200	27%	318,417	Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
Unit 300	27%	318,417	400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
			300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
			200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
Unit 400	27%	354,601	101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
			100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%
TOTAL	1	1,239,000							
Unit #	% Allocation	2021 SV	2021 IV	2021 AV	2021 Appellant	Appellant Ext			
Unit 100	7%	42,450	76,700	119,150		94,500			
Unit 101	12%	72,600	131,600	204,200		162,000			
Unit 200	27%	163,500	296,000	459,500		364,500			
Unit 300	27%	163,500	296,000	459,500		364,500			
Unit 400	27%	163,500	296,000	459,500		364,500			
TOTAL	100%	605,550	1,096,300	1,701,850	1,350,000	1,350,000			



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

FRANKLIN STREET PROPERTIES LLC
5165 GLACIER HWY
JUNEAU AK 99801

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2021-11-04 BOE Hearing Packet
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	1C070A170092
Property Location	131 N FRANKLIN ST STE 101
Appeal No.	APL20210524
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 Thursday, October 28, 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 Friday, October 29, 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



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

9/14/2021

Franklin Street Properties LLC
5165 Glacier Highway
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 1C070A170092
RESPONSE DEADLINE: 9/21/2021

PARCEL: 1C070A170092
PHYSICAL LOCATION: 431 N Franklin St STE 101

Franklin Street 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 **1C070A170092**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$204,200
2021 Owner estimate of value:	\$1,350,000 (combined 1C070A170091,92,93,94,95)
2021 Final determination:	\$204,200

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



APPEAL #2021-0524

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 4, 2021

ASSESSOR OFFICE

Appellant: Franklin St Properties LLC

Location: 431 N Franklin St – Suite 102

Parcel No.: 1C070A170092

Property Type: Commercial - Condo

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

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	Not provided	\$ 72,600	\$ 72,600
Buildings:	Not provided	\$ 131,600	\$ 131,600
Total:	\$ 1,350,000 *** combined 0091/0092/0093/0094/0095	\$ 204,200	\$ 204,200

Subject Photo



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OVERVIEW

The subject is within a 4-story commercial office condo building located in the central business district of Downtown Juneau. Parking is provided through a non-adjacent parking lot located nearby; valuation at the unit level includes an allocated percentage of total land value per 1994 condominium declaration.

Subject Characteristics:

- Land
 - 4,893 SF building lot + non-adjacent 3,180 SF parking lot located on Fourth St
 - Unit allocation of land value per condo declaration allocation of common interest
 - Unit 101 = 12%
- Building
 - 13,824 SF GBA Office space
 - 1st level – Unit 101 – 1,273.5 SF GBA

SUBJECT PHOTOS



Right

Front right from N Franklin St



Front left from corner of N
Franklin St & Fifth St



Left from corner of N Franklin St
& Fifth St



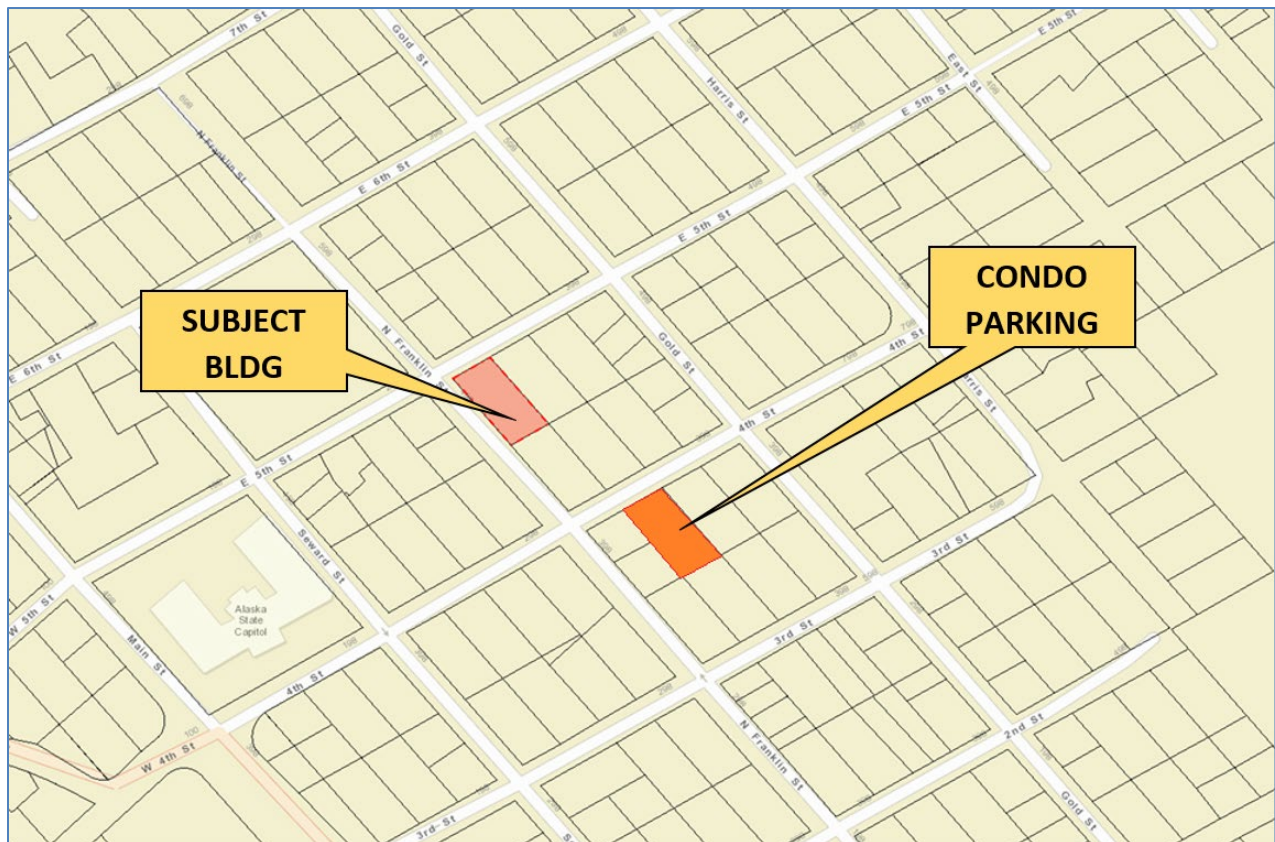
Left from Fifth St

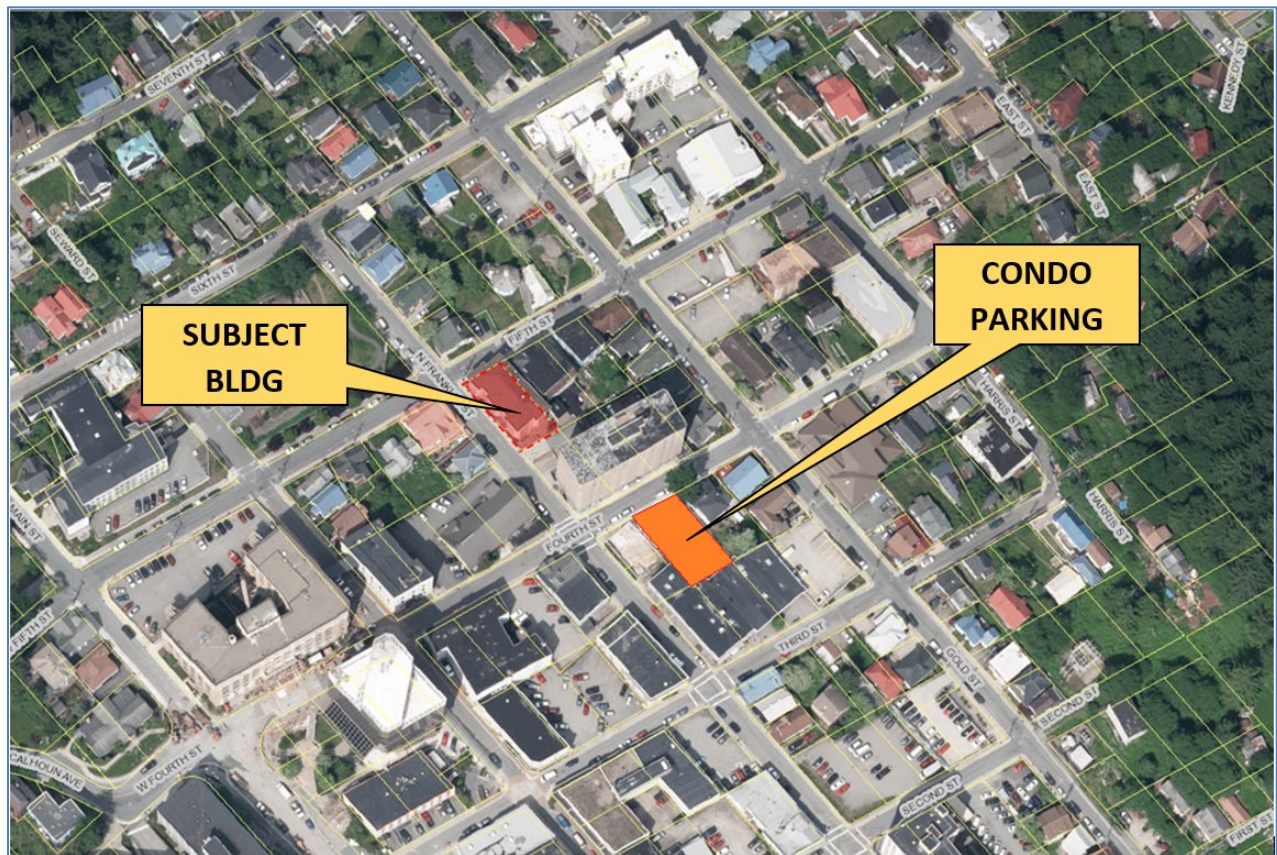


Condo parking lot located on
Fourth St



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

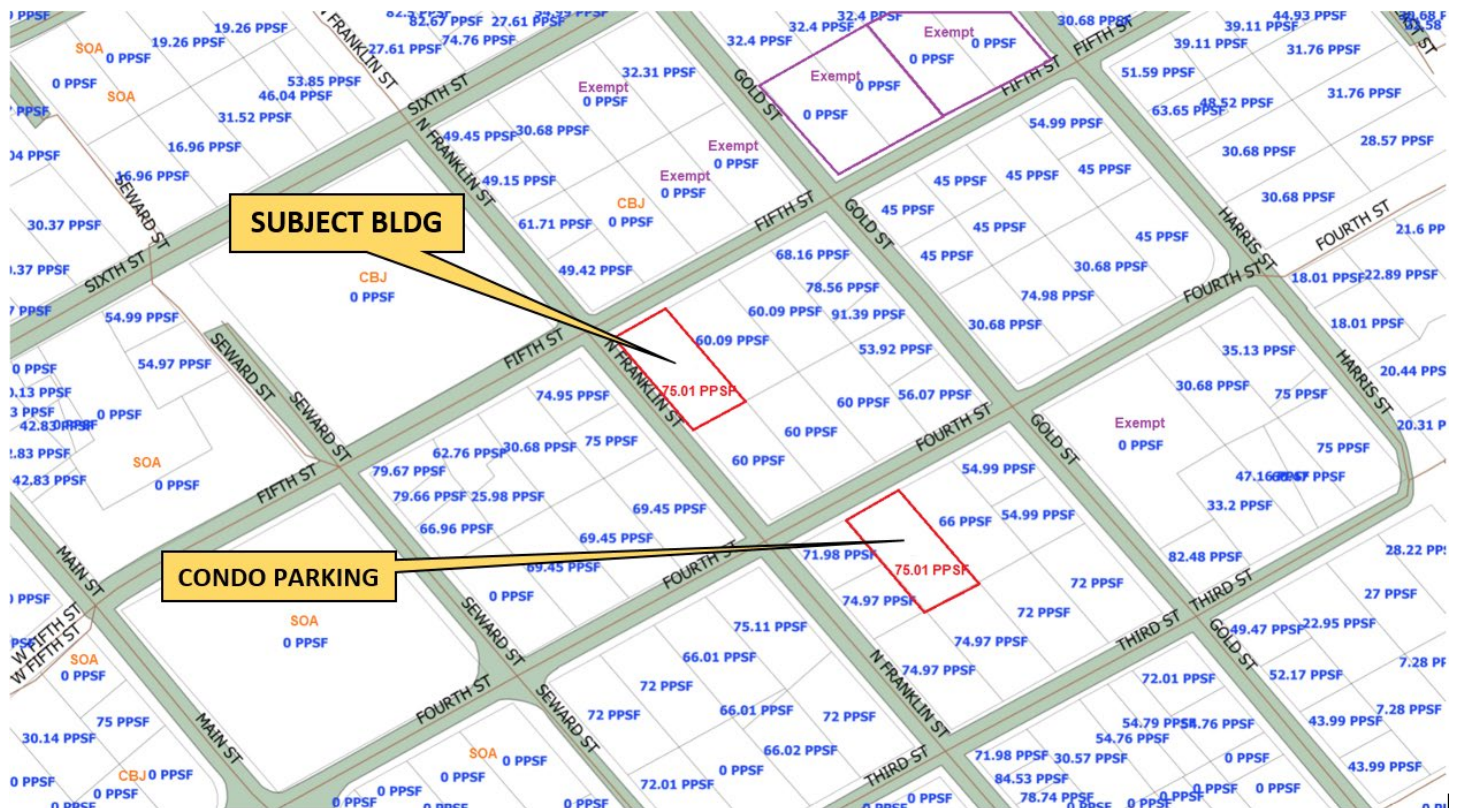
Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation 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 fully developed lot, and associated parking parcel, located in the central business district. The subject parcel's land value is equitable and is not excessive.

Land Characteristics:

- 4,893 SF building lot + non-adjacent 3,180 SF parking lot located on Fourth St
- Unit allocation of land value per condo declaration allocation of common interest
 - Unit 100 = 7%
 - Unit 101 = 12%
 - Unit 200 = 27%
 - Unit 300 = 27%
 - Unit 400 = 27%

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.

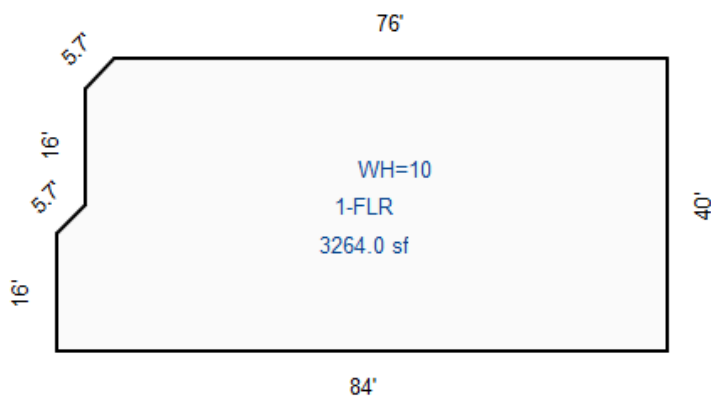
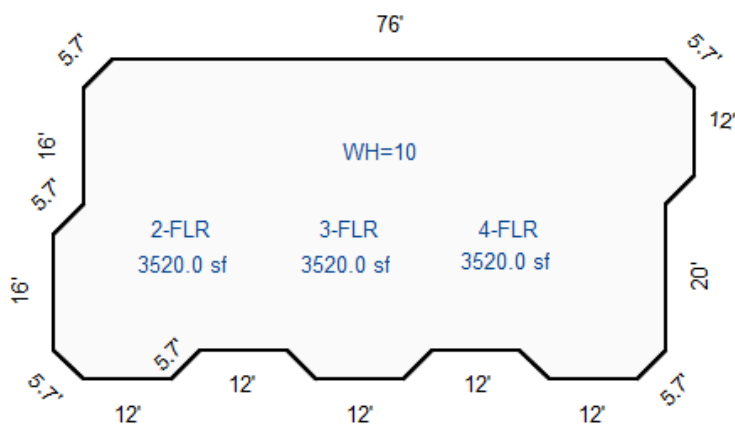
Ratio studies are performed to determine market adjustments.

This is the information for the entire building, valuation is allocated to each of the individual condo units.

Building Characteristics:

- 13,824 SF GBA Office space
 - 1st level – Unit 100 – 768.5 SF GBA
 - 1st level – Unit 101 – 1,273.5 SF GBA
 - 2nd level – Unit 200 – 2,894.7 SF GBA
 - 3rd level – Unit 300 – 2,894.7 SF GBA
 - 4th level – Unit 400 – 2,894.7 SF GBA

Sketch of Improvements:



4 Story Office Condo

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.

1389		Record	1
Parcel Code Number	1C070A170090	Number of Stories (Building)	04
Owner Name	FIFTH AND FRANKLIN OFFICE CONDOMINIUM	Number of Sections	1
Parcel Address	431 N FRANKLIN ST	Perimeter	243
Effective Year Built	2000	Class	D
Year Built	1983	Height	10
Building Model	C- 15 Offices, Medical, Public Buildings	Rank	Average
Building Type	Office Building	Total Area	13,824.00

Section 1	Description	Units	Percent	Cost	+/-	Total
Base Cost		13824		94.97		1,312,900
Exterior Wall	Stud Walls-Wood Siding	13824	100%	15.53		214,741
Heating & Cooling	Heating & Cooling	13824		603.00		603
Heating & Cooling	Warmed and Cooled Air	13824	100%	19.60		270,950
Architect Fee		13824		6.80		94,003
Sprinklers	Sprinklers	13824	100%	4.06		56,125
Fire Alarm System		13824		1.46		20,183
Sub Total						\$1,969,505.55
Local Multiplier				1.43	[X]	\$2,816,393.00
Current Multiplier				1.03	[X]	\$2,900,885.00
Neighborhood Multiplier					[X]	\$2,900,885.00
Depreciation - Physical				25.00	[-]	\$725,221.00
Depreciation - Functional					[-]	\$0.00
Depreciation - Economic					[-]	\$0.00
Percent Complete				100.00	[-]	\$2,175,664.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						\$2,175,664
Total Improvement Value						\$2,175,700

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

1C070A170092
FRANKLIN STREET PROPERTIES LLC
431 N FRANKLIN ST STE 101
FIFTH & FRANKLIN OFFICE CONDO UNIT 101

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$72,600.00		\$131,600.00	\$204,200.00
2020	\$48,400.00		\$131,600.00	\$180,000.00
2019	\$48,400.00		\$131,600.00	\$180,000.00
2018	\$48,400.00		\$131,600.00	\$180,000.00
2017	\$48,400.00		\$131,600.00	\$180,000.00
2016	\$48,400.00		\$131,600.00	\$180,000.00
2015	\$48,400.00		\$131,600.00	\$180,000.00
2014	\$48,400.00		\$131,600.00	\$180,000.00
2013	\$48,400.00		\$131,600.00	\$180,000.00
2012	\$48,400.00	\$0.00	\$131,600.00	\$180,000.00
2011	\$30,000.00	\$0.00	\$153,000.00	\$183,000.00
2010	\$30,000.00	\$0.00	\$153,000.00	\$183,000.00

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 a 2019 appraisal indicated the value of the building as a whole at \$1,350,000 (not provided as part of this appeal).
 - The appellant did not provide a copy of the appraisal. We are unable to consider the appraisal as evidence if we have not had the opportunity to review it.
- The appellant states that the property was offered as a donation but was refused.
 - It's unclear how this pertains to value.
- The appellant states that there is approximately 50% vacancy of the last 5 years, no demand for this type of space.
 - We find no evidence of active marketing of the space.

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.

This group of appeals represents five condo units in a four story building located on Fifth and Franklin Street. We are discussing appeals for five parcels, 1C060K580052, 1C060K580053, 1C060K580054, 1C060K580055, and 1C060K580060. There are two lots included in the value of these parcels, the first is a 4,893 sf level lot developed with the office condo building. The second is a 3,180 sf level lot developed as parking and is located on Fourth street. The four story 13,824 sf building is divided into five individual business condo parcels

The overall percent of change for these combined properties from 2020 to 2021 is 13.46%

The chart below outlines the change in value from 2020 to 2021 and the recommended assessed value for 2021.

Parcel Number	Suite	2020 Value	Percent Change	2021 Recommended Value
1C070A170091	100	\$105,000	13.48%	\$119,150
1C070A170092	101	\$180,000	13.44%	\$204,200
1C070A170093	200	\$405,000	13.46%	\$459,500
1C070A170094	300	\$405,000	13.46%	\$459,500
1C070A170095	400	\$405,000	13.46%	\$459,500
Overall		\$1,500,000	13.46%	\$1,701,850

We find that no change to the 2021 assessed values are warranted and ask that the BOE uphold the assessed values.

ADDENDUM A – General Information (Revised 10/25/2021)

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 (Revised 10/25/2021)

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

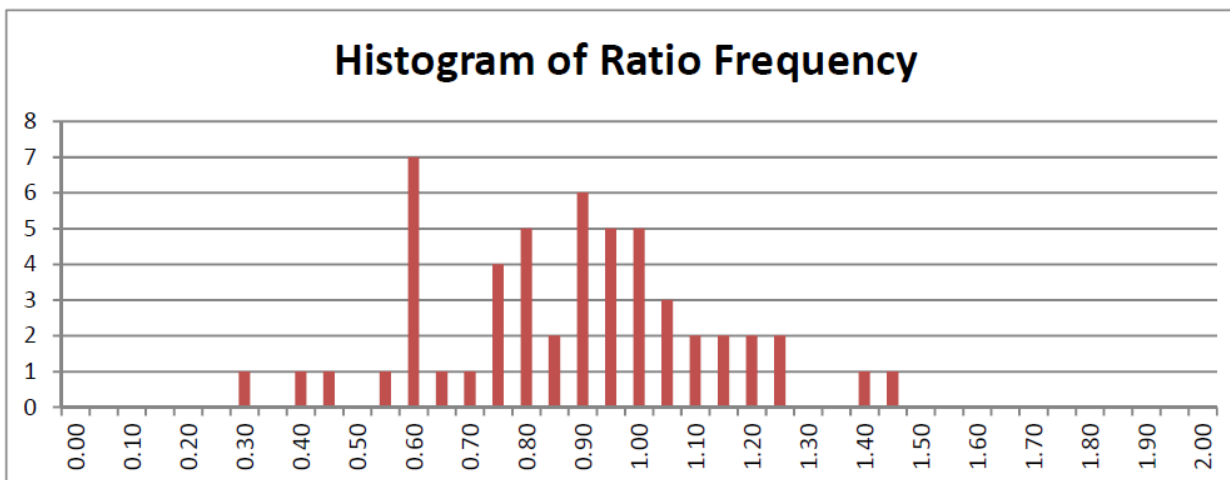
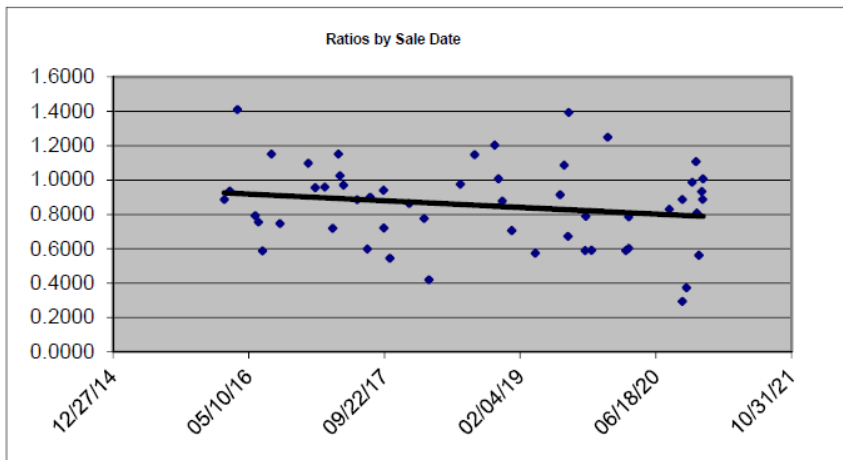
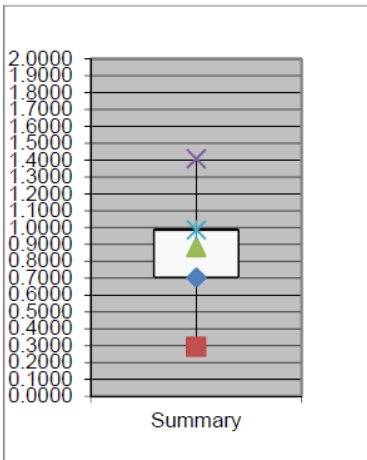
Coefficients (0=Normal Distribution)	
Kurtosis	-0.0245
Skewness	0.0181
Alt.Cyhelsky's Skew	-0.0943
Alt.Pearson's Skew	-0.4059

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

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.

<u>Review of Impact of Including and Excluding Particular Sales</u>				
	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.

sale date	parcel number	address	Inclusion/Exclusion	Reason
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.

ADDENDUM C - Communications

Emails and Other Communications

ADDENDUM D – Additional Property Information

Additional Property Information

Exhibit B						
Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%

Declared value 1994		Exhibit B						
		Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
		Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
354,601	Unit 5	400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
318,417	Unit 4	300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
318,417	Unit 3	200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
159,188	Unit 2	101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
88,378	Unit 1	100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%
1,150,622	TOTAL							

Unit #	% Allocation	Declared value 1994	Exhibit B						
			Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
			Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
Unit 100	7%	88,378	400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
Unit 101	12%	159,188	300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
Unit 200	27%	318,417	200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
Unit 300	27%	318,417	101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
Unit 400	27%	354,601	100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%
TOTAL	1	1,239,000							
Unit #	% Allocation	2021 SV	2021 IV	2021 AV	2021 Appellant	Appellant Ext			
Unit 100	7%	42,450	76,700	119,150		94,500			
Unit 101	12%	72,600	131,600	204,200		162,000			
Unit 200	27%	163,500	296,000	459,500		364,500			
Unit 300	27%	163,500	296,000	459,500		364,500			
Unit 400	27%	163,500	296,000	459,500		364,500			
TOTAL	100%	605,550	1,096,300	1,701,850	1,350,000	1,350,000			



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

FRANKLIN STREET PROPERTIES LLC
5165 GLACIER HWY
JUNEAU AK 99801

Page: 150
2021-11-04 BOE Hearing Packet
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	1C070A170093
Property Location	131 N FRANKLIN ST STE 200
Appeal No.	APL20210525
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 Thursday, October 28, 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 Friday, October 29, 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



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

9/14/2021

Franklin Street Properties LLC
5165 Glacier Highway
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 1C070A170093
RESPONSE DEADLINE: 9/21/2021

PARCEL: 1C070A170093
PHYSICAL LOCATION: 431 N Franklin St STE 200

Franklin Street 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 **1C070A170093**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$459,500
2021 Owner estimate of value:	\$1,350,000 (combined 1C070A170091,92,93,94,95)
2021 Final determination:	\$459,500

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



APPEAL #2021-0525

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 4, 2021

ASSESSOR OFFICE

Appellant: Franklin St Properties LLC

Location: 431 N Franklin St – Suite 200

Parcel No.: 1C070A170093

Property Type: Commercial - Condo

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

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	Not provided	\$ 163,500	\$ 163,500
Buildings:	Not provided	\$ 296,000	\$ 296,000
Total:	\$ 1,350,000 *** combined 0091/0092/0093/0094/0095	\$ 459,500	\$ 459,500

Subject Photo



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OVERVIEW

The subject is within a 4-story commercial office condo building located in the central business district of Downtown Juneau. Parking is provided through a non-adjacent parking lot located nearby; valuation at the unit level includes an allocated percentage of total land value per 1994 condominium declaration.

Subject Characteristics:

- Land
 - 4,893 SF building lot + non-adjacent 3,180 SF parking lot located on Fourth St
 - Unit allocation of land value per condo declaration allocation of common interest
 - Unit 200 = 27%
- Building
 - 13,824 SF GBA Office space
 - 2nd level – Unit 200 – 2,894.7 SF GBA

SUBJECT PHOTOS



Right

Front right from N Franklin St



Front left from corner of N
Franklin St & Fifth St



Left from corner of N Franklin St
& Fifth St



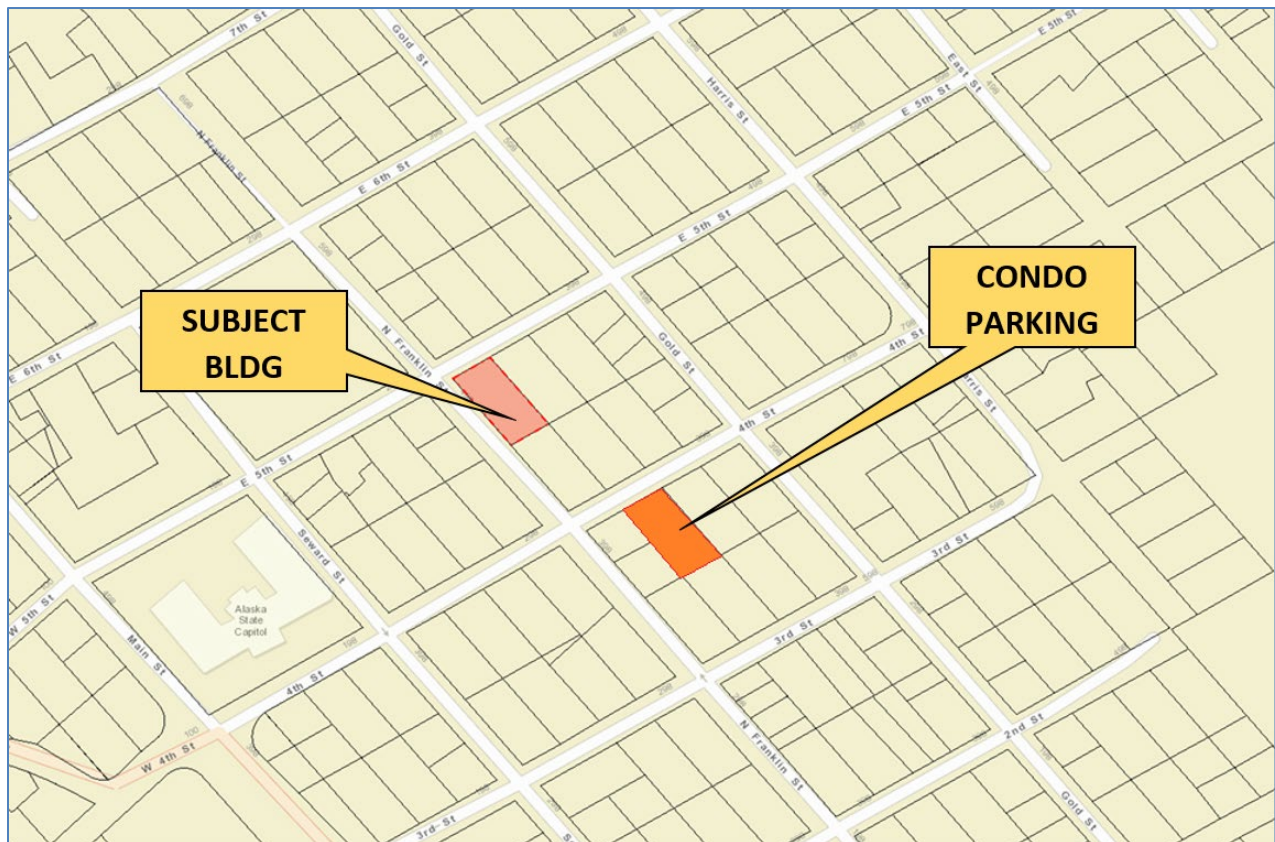
Left from Fifth St

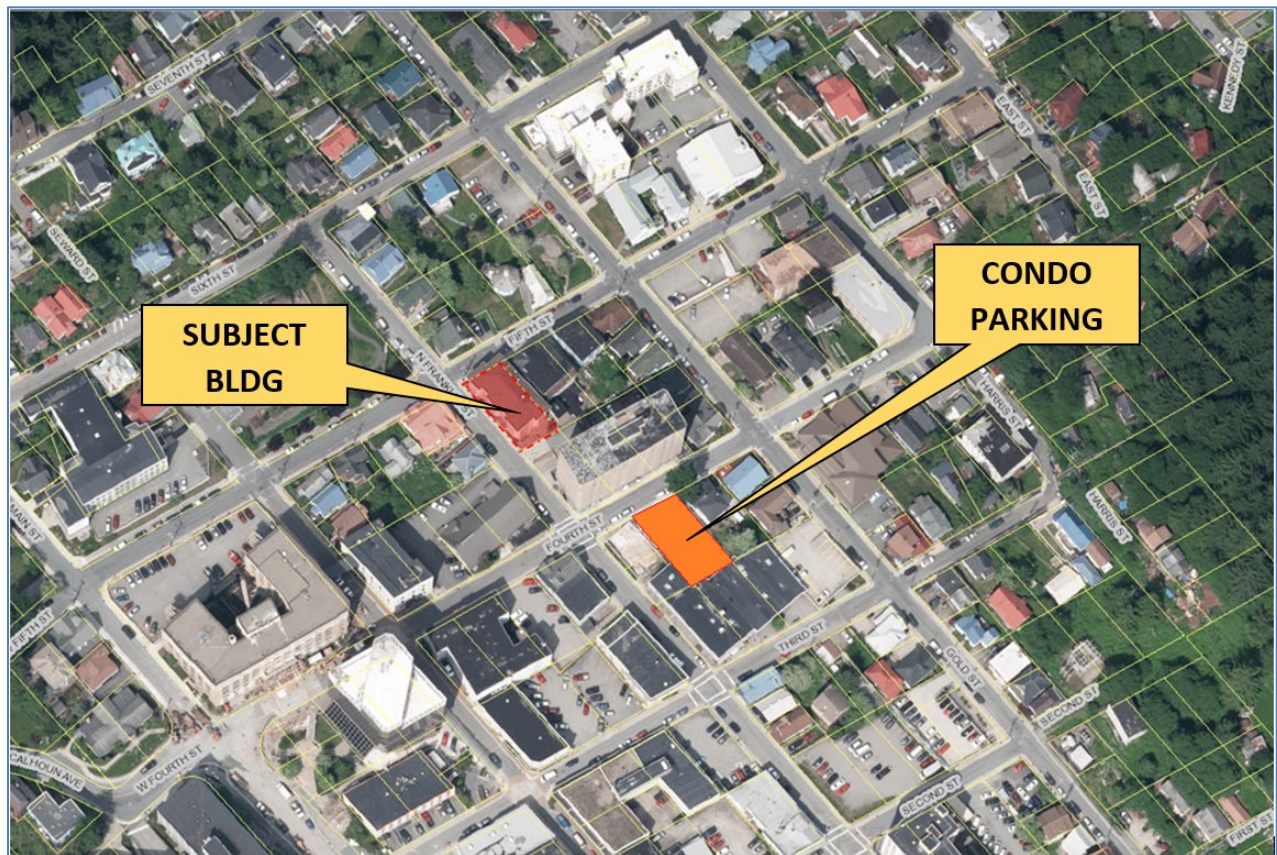


Condo parking lot located on
Fourth St



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 fully developed lot, and associated parking parcel, located in the central business district. 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.

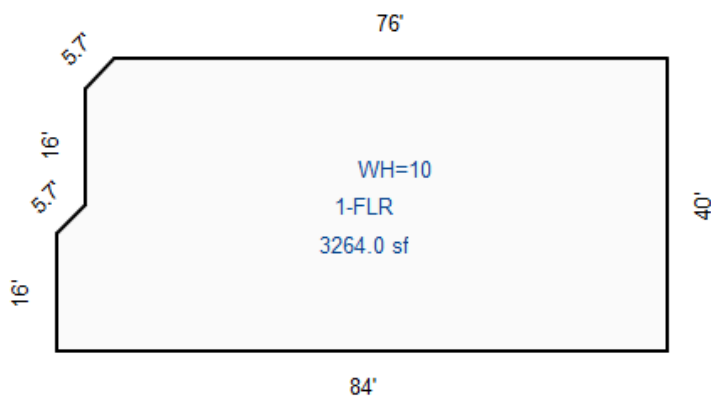
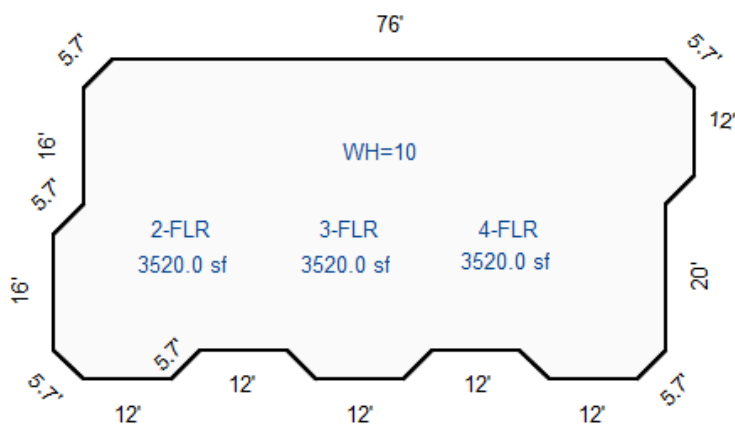
Ratio studies are performed to determine market adjustments.

This is the information for the entire building, valuation is allocated to each of the individual condo units.

Building Characteristics:

- 13,824 SF GBA Office space
 - 1st level – Unit 100 – 768.5 SF GBA
 - 1st level – Unit 101 – 1,273.5 SF GBA
 - 2nd level – Unit 200 – 2,894.7 SF GBA
 - 3rd level – Unit 300 – 2,894.7 SF GBA
 - 4th level – Unit 400 – 2,894.7 SF GBA

Sketch of Improvements:



4 Story Office Condo

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.

1389		Record		1		
Parcel Code Number	1C070A170090	Number of Stories (Building)		04		
Owner Name	FIFTH AND FRANKLIN OFFICE CONDOMINIUM	Number of Sections		1		
Parcel Address	431 N FRANKLIN ST	Perimeter		243		
Effective Year Built	2000	Class		D		
Year Built	1983	Height		10		
Building Model	C- 15 Offices, Medical, Public Buildings	Rank		Average		
Building Type	Office Building	Total Area		13,824.00		
Section 1	Description	Units	Percent	Cost	+/-	Total
	Base Cost	13824		94.97		1,312,900
	Exterior Wall	13824	100%	15.53		214,741
	Heating & Cooling	13824		603.00		603
	Heating & Cooling	13824	100%	19.60		270,950
	Architect Fee	13824		6.80		94,003
	Sprinklers	13824	100%	4.06		56,125
	Fire Alarm System	13824		1.46		20,183
Sub Total						\$1,969,505.55
Local Multiplier						1.43 [X] \$2,816,393.00
Current Multiplier						1.03 [X] \$2,900,885.00
Neighborhood Multiplier						[X] \$2,900,885.00
Depreciation - Physical						25.00 [-] \$725,221.00
Depreciation - Functional						[-] \$0.00
Depreciation - Economic						[-] \$0.00
Percent Complete						100.00 [-] \$2,175,664.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						\$2,175,664
Total Improvement Value						\$2,175,700

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

1C070A170093
FRANKLIN STREET PROPERTIES LLC
431 N FRANKLIN ST STE 200
FIFTH & FRANKLIN OFFICE CONDO UNIT 200

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$163,500.00		\$296,000.00	\$459,500.00
2020	\$109,000.00		\$296,000.00	\$405,000.00
2019	\$109,000.00		\$296,000.00	\$405,000.00
2018	\$109,000.00		\$296,000.00	\$405,000.00
2017	\$109,000.00		\$296,000.00	\$405,000.00
2016	\$109,000.00		\$296,000.00	\$405,000.00
2015	\$109,000.00		\$296,000.00	\$405,000.00
2014	\$109,000.00		\$296,000.00	\$405,000.00
2013	\$109,000.00		\$296,000.00	\$405,000.00
2012	\$109,000.00	\$0.00	\$296,000.00	\$405,000.00
2011	\$67,000.00	\$0.00	\$347,000.00	\$414,000.00
2010	\$67,000.00	\$0.00	\$347,000.00	\$414,000.00

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 a 2019 appraisal indicated the value of the building as a whole at \$1,350,000 (not provided as part of this appeal).
 - The appellant did not provide a copy of the appraisal. We are unable to consider the appraisal as evidence if we have not had the opportunity to review it.
- The appellant states that the property was offered as a donation but was refused.
 - It's unclear how this pertains to value.
- The appellant states that there is approximately 50% vacancy of the last 5 years, no demand for this type of space.
 - We find no evidence of active marketing of the space.

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.

This group of appeals represents five condo units in a four story building located on Fifth and Franklin Street. We are discussing appeals for five parcels, 1C060K580052, 1C060K580053, 1C060K580054, 1C060K580055, and 1C060K580060. There are two lots included in the value of these parcels, the first is a 4,893 sf level lot developed with the office condo building. The second is a 3,180 sf level lot developed as parking and is located on Fourth street. The four story 13,824 sf building is divided into five individual business condo parcels

The overall percent of change for these combined properties from 2020 to 2021 is 13.46%

The chart below outlines the change in value from 2020 to 2021 and the recommended assessed value for 2021.

Parcel Number	Suite	2020 Value	Percent Change	2021 Recommended Value
1C070A170091	100	\$105,000	13.48%	\$119,150
1C070A170092	101	\$180,000	13.44%	\$204,200
1C070A170093	200	\$405,000	13.46%	\$459,500
1C070A170094	300	\$405,000	13.46%	\$459,500
1C070A170095	400	\$405,000	13.46%	\$459,500
Overall		\$1,500,000	13.46%	\$1,701,850

We find that no change to the 2021 assessed values are warranted and ask that the BOE uphold the assessed values.

ADDENDUM A – General Information (Revised 10/25/2021)

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 (Revised 10/25/2021)

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

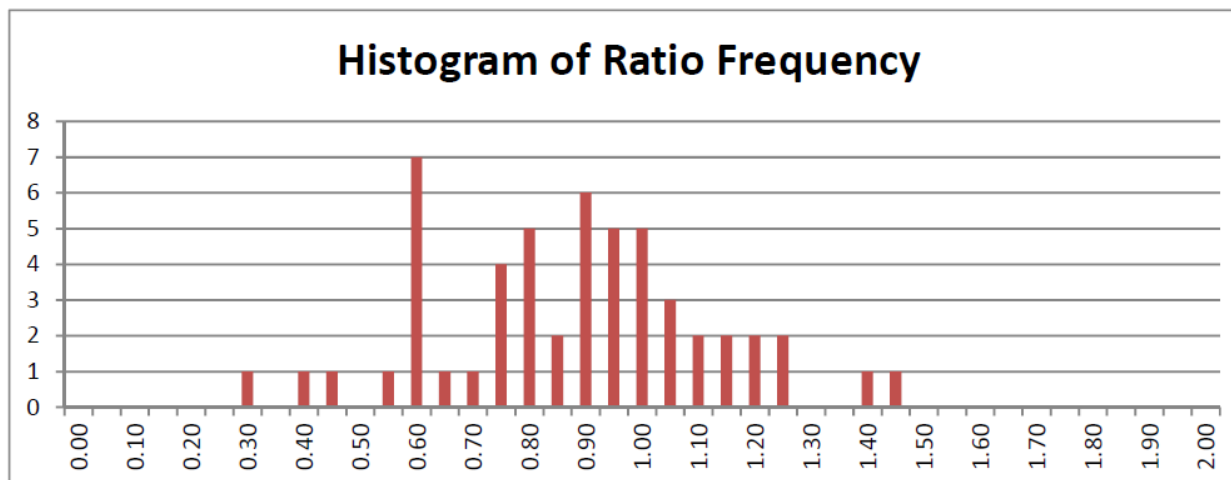
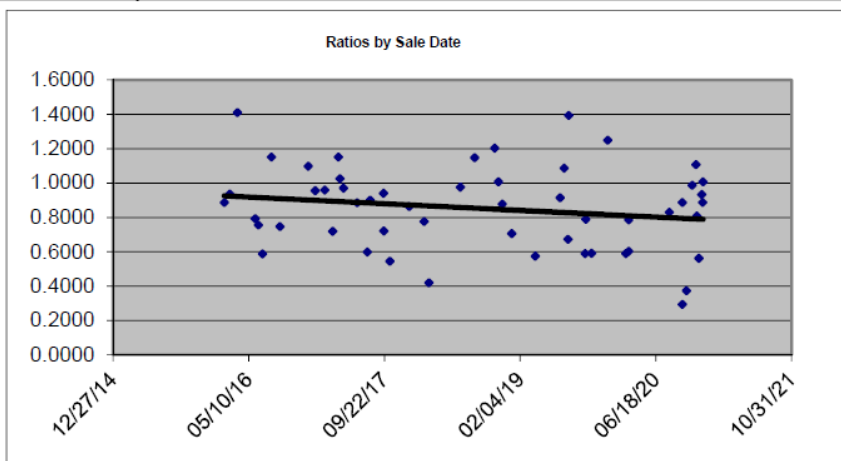
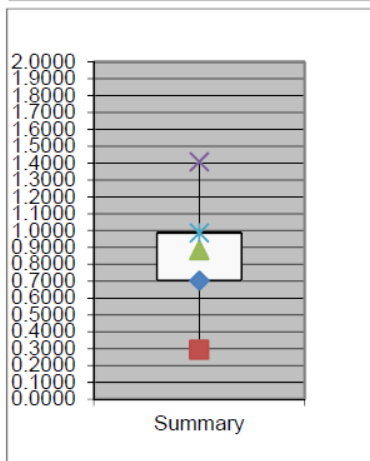
Coefficients (0=Normal Distribution)	
Kurtosis	-0.0245
Skewness	0.0181
Alt.Cyhelsky's Skew	-0.0943
Alt.Pearson's Skew	-0.4059

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

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.

sale date	parcel number	address	Inclusion/Exclusion	Reason
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.

ADDENDUM C - Communications

Emails and Other Communications

ADDENDUM D – Additional Property Information

Additional Property Information

Exhibit B						
Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%

Declared value 1994		Exhibit B						
		Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
		Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
354,601	Unit 5	400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
318,417	Unit 4	300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
318,417	Unit 3	200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
159,188	Unit 2	101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
88,378	Unit 1	100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%
1,150,622	TOTAL							

Unit #	% Allocation	Declared value 1994	Exhibit B						
			Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
			Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
Unit 100	7%	88,378	400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
Unit 101	12%	159,188	300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
Unit 200	27%	318,417	200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
Unit 300	27%	318,417	101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
Unit 400	27%	354,601	100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%
TOTAL	1	1,239,000							
Unit #	% Allocation	2021 SV	2021 IV	2021 AV	2021 Appellant	Appellant Ext			
Unit 100	7%	42,450	76,700	119,150		94,500			
Unit 101	12%	72,600	131,600	204,200		162,000			
Unit 200	27%	163,500	296,000	459,500		364,500			
Unit 300	27%	163,500	296,000	459,500		364,500			
Unit 400	27%	163,500	296,000	459,500		364,500			
TOTAL	100%	605,550	1,096,300	1,701,850	1,350,000	1,350,000			



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

FRANKLIN STREET PROPERTIES LLC
5165 GLACIER HWY
JUNEAU AK 99801

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2021-11-04 BOE Hearing Packet
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	1C070A170094
Property Location	131 N FRANKLIN ST STE 300
Appeal No.	APL20210526
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 Thursday, October 28, 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 Friday, October 29, 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



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

9/14/2021

Franklin Street Properties LLC
5165 Glacier Highway
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 1C070A170094
RESPONSE DEADLINE: 9/21/2021

PARCEL: 1C070A170094
PHYSICAL LOCATION: 431 N Franklin St STE 300

Franklin Street 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 **1C070A170094**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$459,500
2021 Owner estimate of value:	\$1,350,000 (combined 1C070A170091,92,93,94,95)
2021 Final determination:	\$459,500

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



APPEAL #2021-0526

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 4, 2021

ASSESSOR OFFICE

Appellant: Franklin St Properties LLC

Location: 431 N Franklin St – Suite 300

Parcel No.: 1C070A170094

Property Type: Commercial - Condo

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

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	Not provided	\$ 163,500	\$ 163,500
Buildings:	Not provided	\$ 296,000	\$ 296,000
Total:	\$ 1,350,000 *** combined 0091/0092/0093/0094/0095	\$ 459,500	\$ 459,500

Subject Photo



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OVERVIEW

The subject is within a 4-story commercial office condo building located in the central business district of Downtown Juneau. Parking is provided through a non-adjacent parking lot located nearby; valuation at the unit level includes an allocated percentage of total land value per 1994 condominium declaration.

Subject Characteristics:

- Land
 - 4,893 SF building lot + non-adjacent 3,180 SF parking lot located on Fourth St
 - Unit allocation of land value per condo declaration allocation of common interest
 - Unit 300 = 27%
- Building
 - 13,824 SF GBA Office space
 - 3rd level – Unit 300 – 2,894.7 SF GBA

SUBJECT PHOTOS



Right

Front right from N Franklin St



Front left from corner of N
Franklin St & Fifth St



Left from corner of N Franklin St
& Fifth St



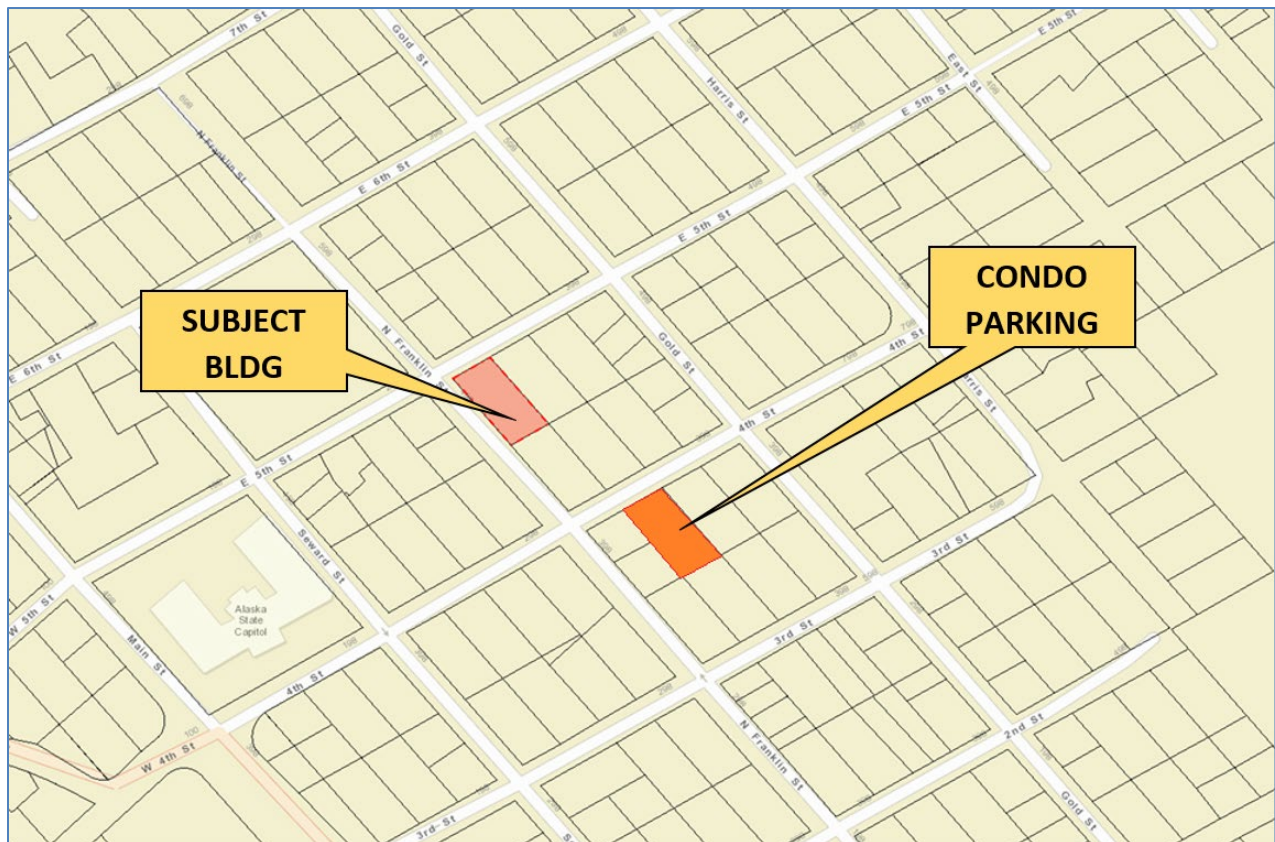
Left from Fifth St

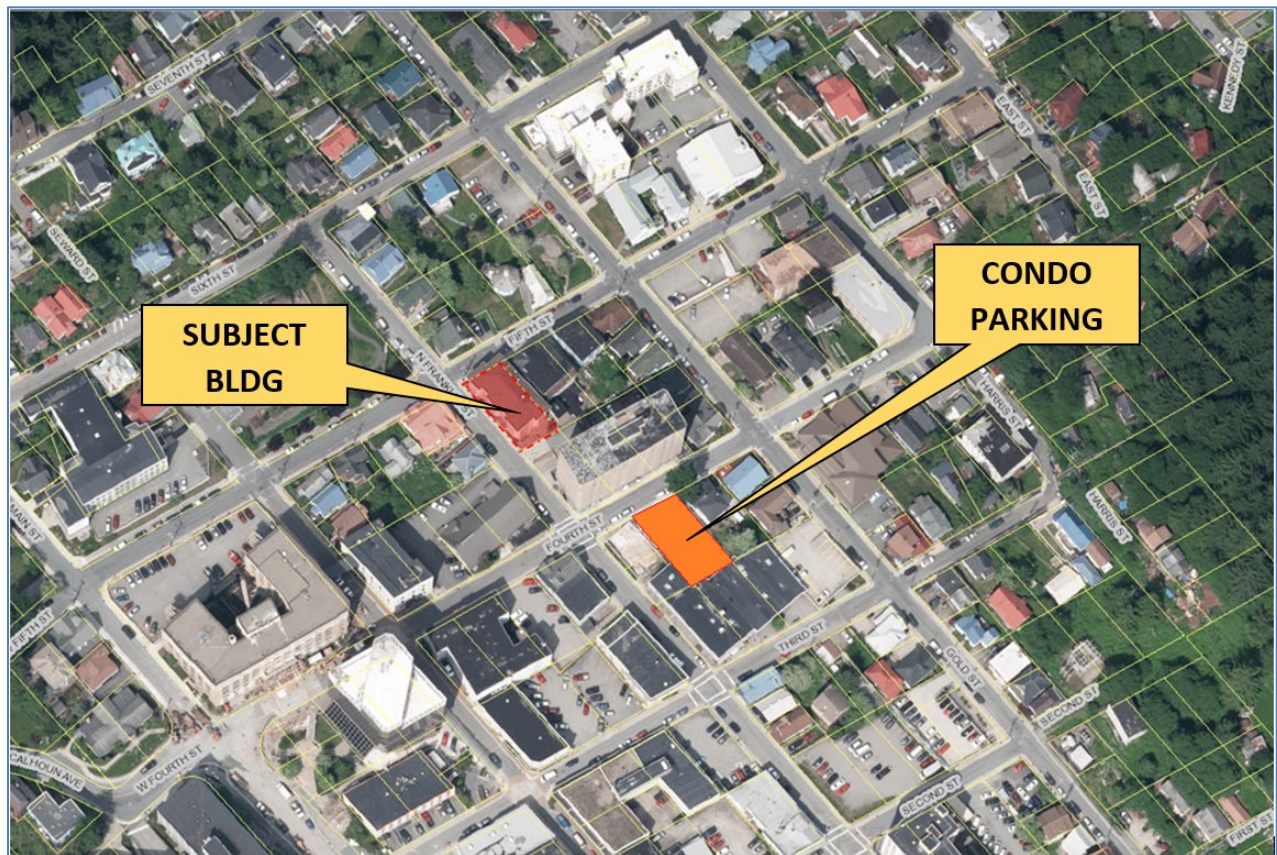


Condo parking lot located on
Fourth St



AREA MAP & AERIAL





ASSESSED VALUES

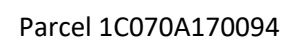
Remember that the total assessed value is the primary test against market. The distribution of that value between the Land Component and the Building Component is secondary and can vary from one model to another. The total assessed value is tested against market indicators (sales, lease rates, etc.) 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 fully developed lot, and associated parking parcel, located in the central business district. 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.

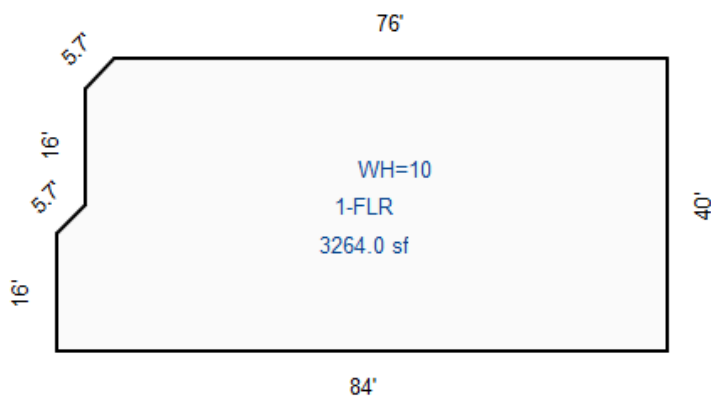
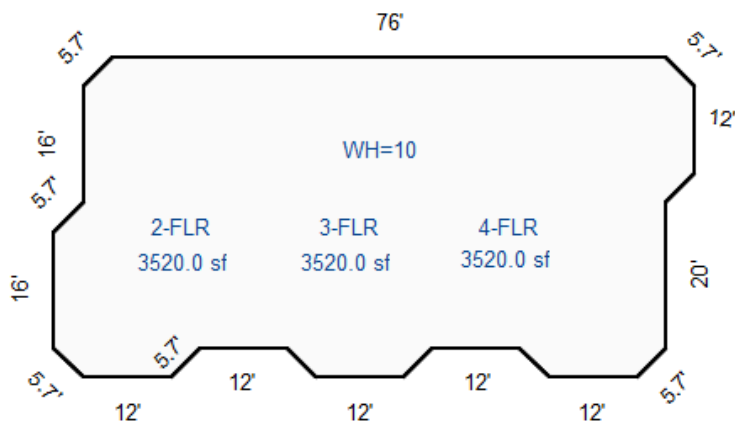
Ratio studies are performed to determine market adjustments.

This is the information for the entire building, valuation is allocated to each of the individual condo units.

Building Characteristics:

- 13,824 SF GBA Office space
 - 1st level – Unit 100 – 768.5 SF GBA
 - 1st level – Unit 101 – 1,273.5 SF GBA
 - 2nd level – Unit 200 – 2,894.7 SF GBA
 - 3rd level – Unit 300 – 2,894.7 SF GBA
 - 4th level – Unit 400 – 2,894.7 SF GBA

Sketch of Improvements:



4 Story Office Condo

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.

1389		Record		1		
Parcel Code Number	1C070A170090	Number of Stories (Building)		04		
Owner Name	FIFTH AND FRANKLIN OFFICE CONDOMINIUM	Number of Sections		1		
Parcel Address	431 N FRANKLIN ST	Perimeter		243		
Effective Year Built	2000	Class		D		
Year Built	1983	Height		10		
Building Model	C- 15 Offices, Medical, Public Buildings	Rank		Average		
Building Type	Office Building	Total Area		13,824.00		
Section 1	Description	Units	Percent	Cost	+/-	Total
	Base Cost	13824		94.97		1,312,900
	Exterior Wall	13824	100%	15.53		214,741
	Heating & Cooling	13824		603.00		603
	Heating & Cooling	13824	100%	19.60		270,950
	Architect Fee	13824		6.80		94,003
	Sprinklers	13824	100%	4.06		56,125
	Fire Alarm System	13824		1.46		20,183
Sub Total						\$1,969,505.55
Local Multiplier				1.43	[X]	\$2,816,393.00
Current Multiplier				1.03	[X]	\$2,900,885.00
Neighborhood Multiplier					[X]	\$2,900,885.00
Depreciation - Physical				25.00	[-]	\$725,221.00
Depreciation - Functional					[-]	\$0.00
Depreciation - Economic					[-]	\$0.00
Percent Complete				100.00	[-]	\$2,175,664.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						\$2,175,664
Total Improvement Value						\$2,175,700

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**

1C070A170094
FRANKLIN STREET PROPERTIES LLC
431 N FRANKLIN ST STE 300
FIFTH & FRANKLIN OFFICE CONDO UNIT 300

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$163,500.00		\$296,000.00	\$459,500.00
2020	\$109,000.00		\$296,000.00	\$405,000.00
2019	\$109,000.00		\$296,000.00	\$405,000.00
2018	\$109,000.00		\$296,000.00	\$405,000.00
2017	\$109,000.00		\$296,000.00	\$405,000.00
2016	\$109,000.00		\$296,000.00	\$405,000.00
2015	\$109,000.00		\$296,000.00	\$405,000.00
2014	\$109,000.00		\$296,000.00	\$405,000.00
2013	\$109,000.00		\$296,000.00	\$405,000.00
2012	\$109,000.00	\$0.00	\$296,000.00	\$405,000.00
2011	\$67,000.00	\$0.00	\$347,000.00	\$414,000.00
2010	\$67,000.00	\$0.00	\$347,000.00	\$414,000.00

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 a 2019 appraisal indicated the value of the building as a whole at \$1,350,000 (not provided as part of this appeal).
 - The appellant did not provide a copy of the appraisal. We are unable to consider the appraisal as evidence if we have not had the opportunity to review it.
- The appellant states that the property was offered as a donation but was refused.
 - It's unclear how this pertains to value.
- The appellant states that there is approximately 50% vacancy of the last 5 years, no demand for this type of space.
 - We find no evidence of active marketing of the space.

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.

This group of appeals represents five condo units in a four story building located on Fifth and Franklin Street. We are discussing appeals for five parcels, 1C060K580052, 1C060K580053, 1C060K580054, 1C060K580055, and 1C060K580060. There are two lots included in the value of these parcels, the first is a 4,893 sf level lot developed with the office condo building. The second is a 3,180 sf level lot developed as parking and is located on Fourth street. The four story 13,824 sf building is divided into five individual business condo parcels

The overall percent of change for these combined properties from 2010 to 2021 is 13.46%

The chart below outlines the change in value from 2020 to 2021 and the recommended assessed value for 2021.

Parcel Number	Suite	2020 Value	Percent Change	2021 Recommended Value
1C070A170091	100	\$105,000	13.48%	\$119,150
1C070A170092	101	\$180,000	13.44%	\$204,200
1C070A170093	200	\$405,000	13.46%	\$459,500
1C070A170094	300	\$405,000	13.46%	\$459,500
1C070A170095	400	\$405,000	13.46%	\$459,500
Overall		\$1,500,000	13.46%	\$1,701,850

We find that no change to the 2021 assessed values are warranted and ask that the BOE uphold the assessed values.

ADDENDUM A – General Information (Revised 10/25/2021)

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 (Revised 10/25/2021)

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

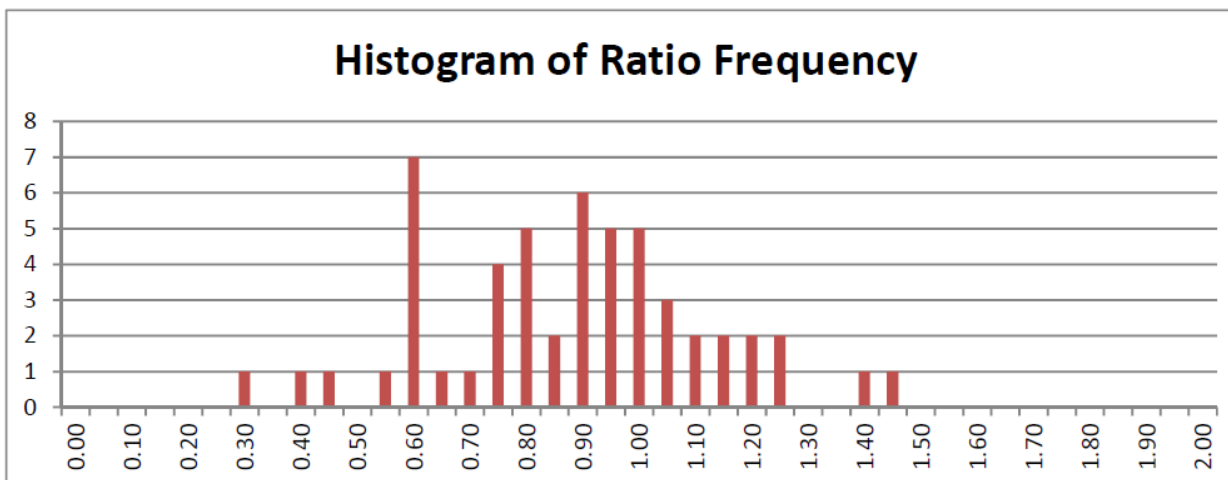
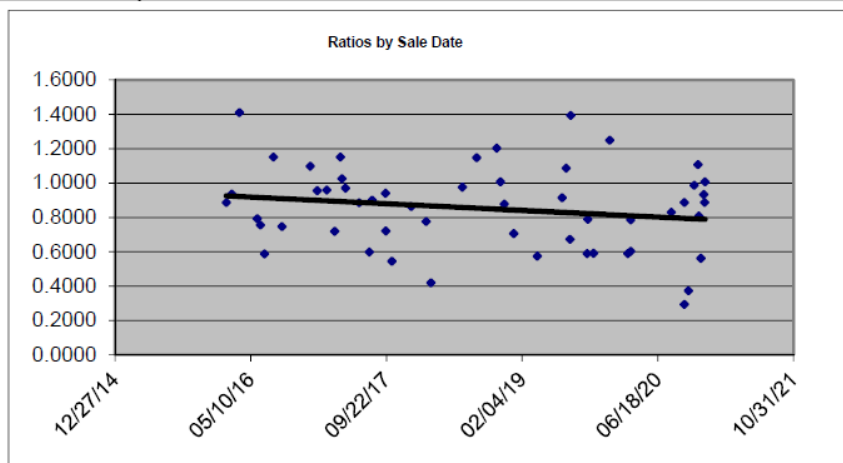
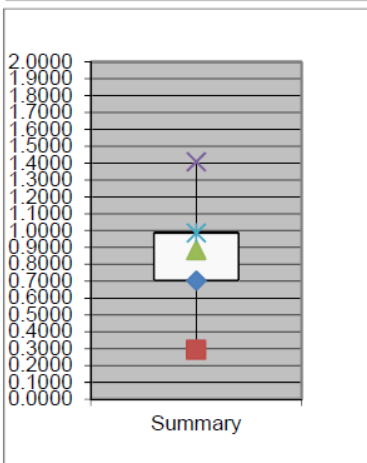
Coefficients (0=Normal Distribution)	
Kurtosis	-0.0245
Skewness	0.0181
Alt.Cyhelsky's Skew	-0.0943
Alt.Pearson's Skew	-0.4059

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

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.

sale date	parcel number	address	Inclusion/Exclusion	Reason
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.

ADDENDUM C - Communications

Emails and Other Communications

ADDENDUM D – Additional Property Information

Additional Property Information

Exhibit B						
Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%

Declared value 1994		Exhibit B						
		Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
		Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
354,601	Unit 5	400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
318,417	Unit 4	300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
318,417	Unit 3	200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
159,188	Unit 2	101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
88,378	Unit 1	100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%
1,150,622	TOTAL							

Unit #	% Allocation	Declared value 1994	Exhibit B						
			Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
			Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
Unit 100	7%	88,378	400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
Unit 101	12%	159,188	300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
Unit 200	27%	318,417	200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
Unit 300	27%	318,417	101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
Unit 400	27%	354,601	100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%
TOTAL	1	1,239,000							
Unit #	% Allocation	2021 SV	2021 IV	2021 AV	2021 Appellant	Appellant Ext			
Unit 100	7%	42,450	76,700	119,150		94,500			
Unit 101	12%	72,600	131,600	204,200		162,000			
Unit 200	27%	163,500	296,000	459,500		364,500			
Unit 300	27%	163,500	296,000	459,500		364,500			
Unit 400	27%	163,500	296,000	459,500		364,500			
TOTAL	100%	605,550	1,096,300	1,701,850	1,350,000	1,350,000			



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

FRANKLIN STREET PROPERTIES LLC
5165 GLACIER HWY
JUNEAU AK 99801

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2021-11-04 BOE Hearing Packet
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	1C070A170095
Property Location	131 N FRANKLIN ST STE 400
Appeal No.	APL20210527
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 Thursday, October 28, 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 Friday, October 29, 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



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

9/14/2021

Franklin Street Properties LLC
5165 Glacier Highway
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 1C070A170095
RESPONSE DEADLINE: 9/21/2021

PARCEL: 1C070A170095
PHYSICAL LOCATION: 433 N Franklin St STE 400

Franklin Street 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 **1C070A170095**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$459,500
2021 Owner estimate of value:	\$1,350,000 (combined 1C070A170091,92,93,94,95)
2021 Final determination:	\$459,500

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



APPEAL #2021-0527

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 4, 2021

ASSESSOR OFFICE

Appellant: Franklin St Properties LLC

Location: 431 N Franklin St – Suite 400

Parcel No.: 1C070A170095

Property Type: Commercial - Condo

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

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	Not provided	\$ 163,500	\$ 163,500
Buildings:	Not provided	\$ 296,000	\$ 296,000
Total:	\$ 1,350,000 *** combined 0091/0092/0093/0094/0095	\$ 459,500	\$ 459,500

Subject Photo



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OVERVIEW

The subject is within a 4-story commercial office condo building located in the central business district of Downtown Juneau. Parking is provided through a non-adjacent parking lot located nearby; valuation at the unit level includes an allocated percentage of total land value per 1994 condominium declaration.

Subject Characteristics:

- Land
 - 4,893 SF building lot + non-adjacent 3,180 SF parking lot located on Fourth St
 - Unit allocation of land value per condo declaration allocation of common interest
 - Unit 400 = 27%
- Building
 - 13,824 SF GBA Office space
 - 4th level – Unit 400 – 2,894.7 SF GBA

SUBJECT PHOTOS



Right



Front left from corner of N
Franklin St & Fifth St



Left from corner of N Franklin St
& Fifth St



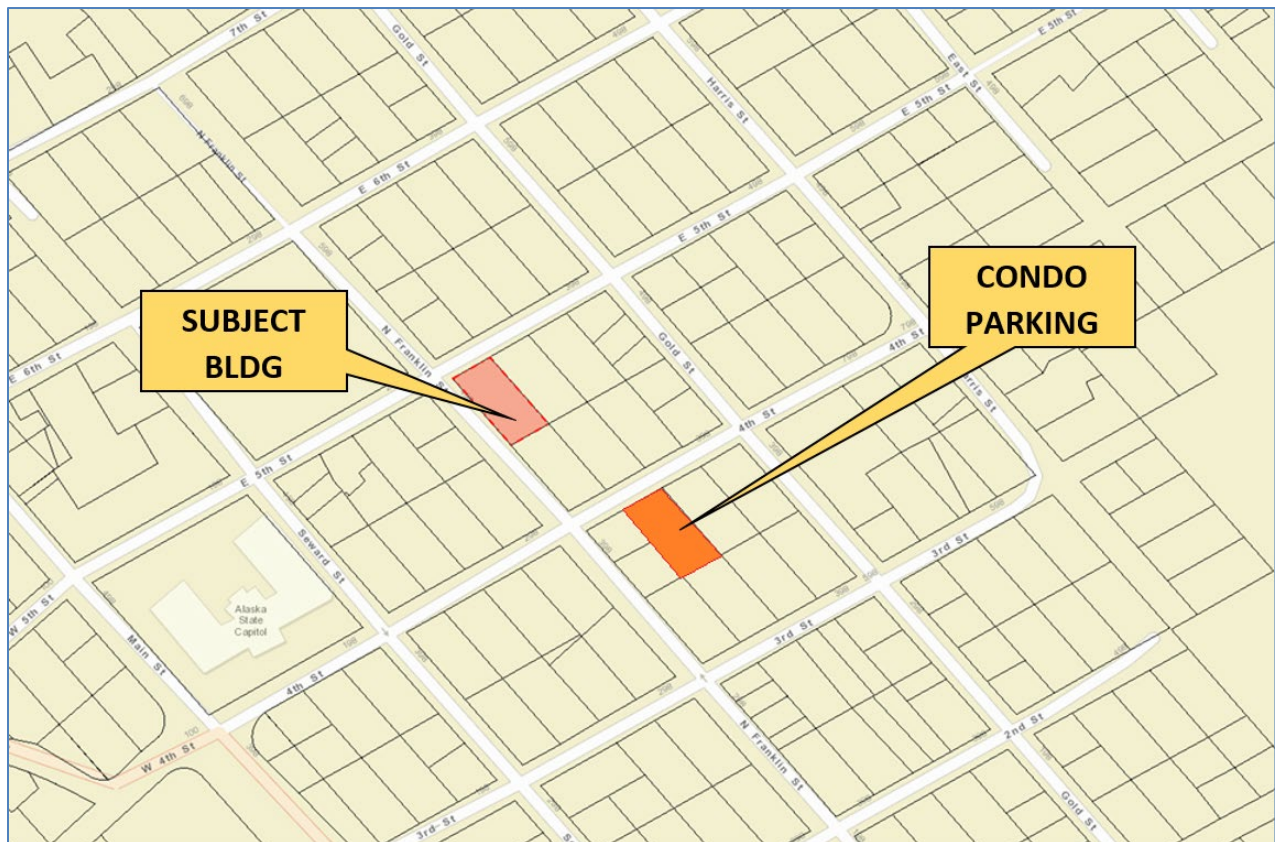
Left from Fifth St

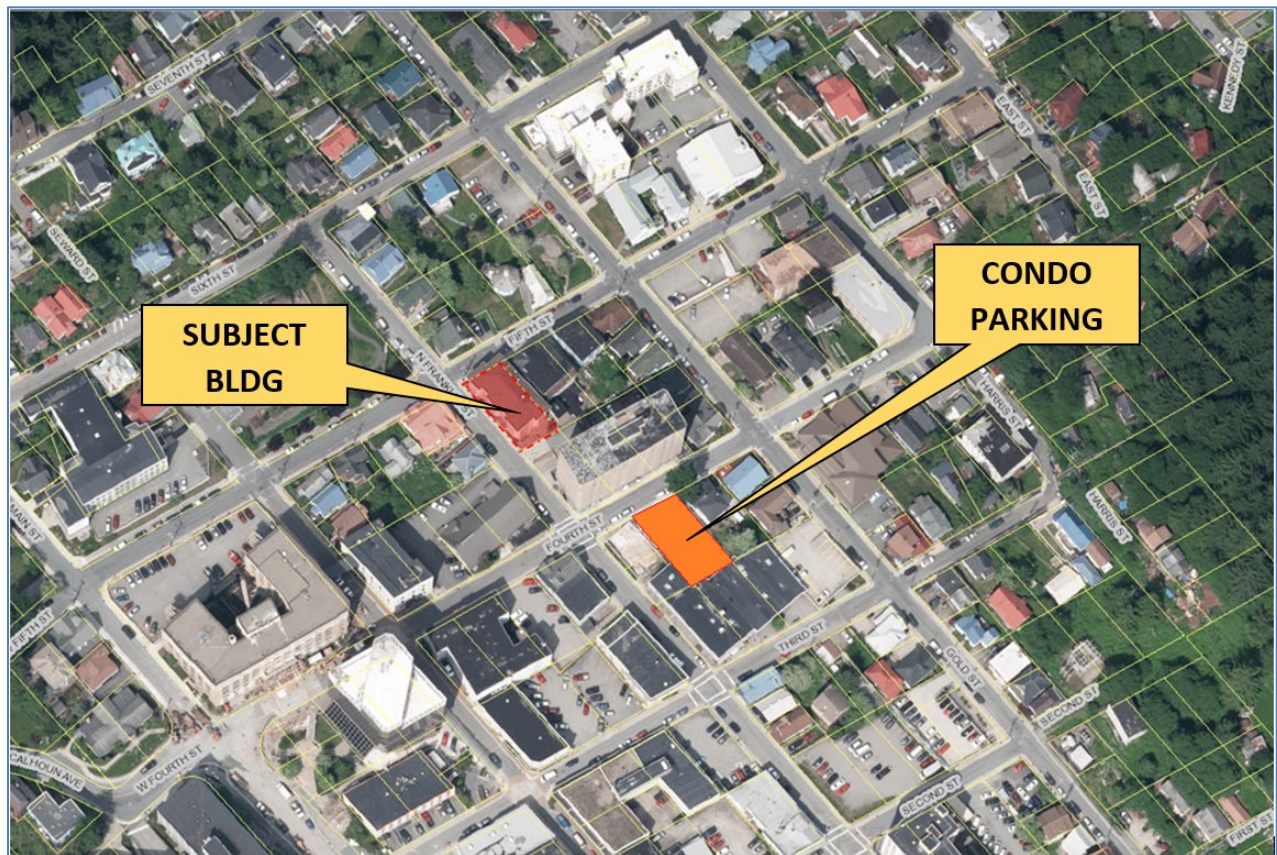


Condo parking lot located on
Fourth St



AREA MAP & AERIAL





ASSESSED VALUES

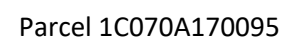
Remember that the total assessed value is the primary test against market. The distribution of that value between the Land Component and the Building Component is secondary and can vary from one model to another. The total assessed value is tested against market indicators (sales, lease rates, etc.) 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 fully developed lot, and associated parking parcel, located in the central business district. 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.

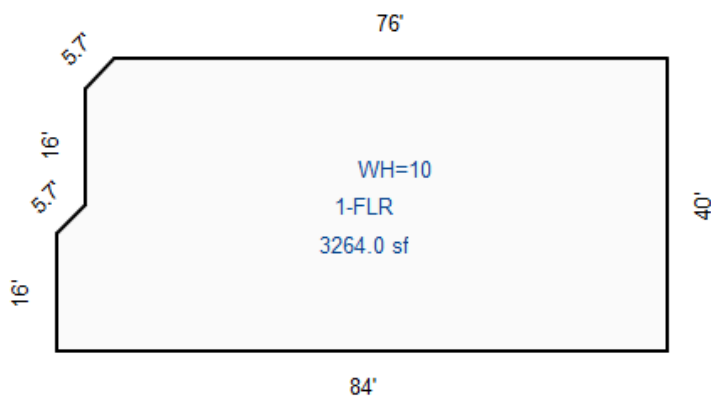
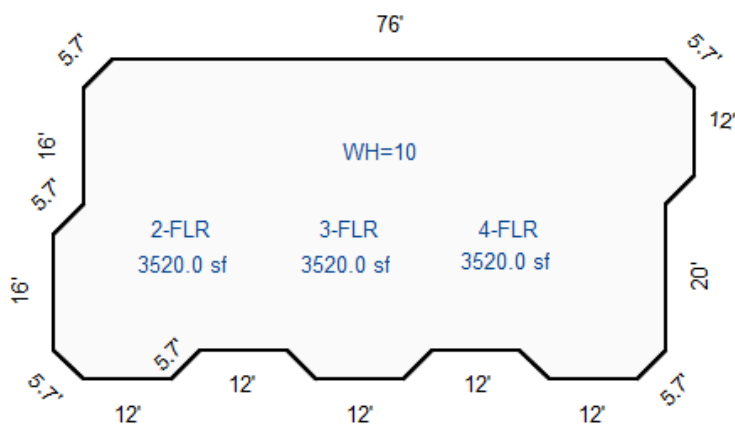
Ratio studies are performed to determine market adjustments.

This is the information for the entire building, valuation is allocated to each of the individual condo units.

Building Characteristics:

- 13,824 SF GBA Office space
 - 1st level – Unit 100 – 768.5 SF GBA
 - 1st level – Unit 101 – 1,273.5 SF GBA
 - 2nd level – Unit 200 – 2,894.7 SF GBA
 - 3rd level – Unit 300 – 2,894.7 SF GBA
 - 4th level – Unit 400 – 2,894.7 SF GBA

Sketch of Improvements:



4 Story Office Condo

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.

1389		Record		1		
Parcel Code Number	1C070A170090	Number of Stories (Building)		04		
Owner Name	FIFTH AND FRANKLIN OFFICE CONDOMINIUM	Number of Sections		1		
Parcel Address	431 N FRANKLIN ST	Perimeter		243		
Effective Year Built	2000	Class		D		
Year Built	1983	Height		10		
Building Model	C- 15 Offices, Medical, Public Buildings	Rank		Average		
Building Type	Office Building	Total Area		13,824.00		
Section 1	Description	Units	Percent	Cost	+/-	Total
	Base Cost	13824		94.97		1,312,900
	Exterior Wall	13824	100%	15.53		214,741
	Heating & Cooling	13824		603.00		603
	Heating & Cooling	13824	100%	19.60		270,950
	Architect Fee	13824		6.80		94,003
	Sprinklers	13824	100%	4.06		56,125
	Fire Alarm System	13824		1.46		20,183
Sub Total						\$1,969,505.55
Local Multiplier				1.43	[X]	\$2,816,393.00
Current Multiplier				1.03	[X]	\$2,900,885.00
Neighborhood Multiplier					[X]	\$2,900,885.00
Depreciation - Physical				25.00	[-]	\$725,221.00
Depreciation - Functional					[-]	\$0.00
Depreciation - Economic					[-]	\$0.00
Percent Complete				100.00	[-]	\$2,175,664.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						\$2,175,664
Total Improvement Value						\$2,175,700

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

1C070A170095
FRANKLIN STREET PROPERTIES LLC
431 N FRANKLIN ST STE 400
FIFTH & FRANKLIN OFFICE CONDO UNIT 400

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$163,500.00		\$296,000.00	\$459,500.00
2020	\$109,000.00		\$296,000.00	\$405,000.00
2019	\$109,000.00		\$296,000.00	\$405,000.00
2018	\$109,000.00		\$296,000.00	\$405,000.00
2017	\$109,000.00		\$296,000.00	\$405,000.00
2016	\$109,000.00		\$296,000.00	\$405,000.00
2015	\$109,000.00		\$296,000.00	\$405,000.00
2014	\$109,000.00		\$296,000.00	\$405,000.00
2013	\$109,000.00		\$296,000.00	\$405,000.00
2012	\$109,000.00	\$0.00	\$296,000.00	\$405,000.00
2011	\$67,000.00	\$0.00	\$347,000.00	\$414,000.00
2010	\$67,000.00	\$0.00	\$347,000.00	\$414,000.00

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 a 2019 appraisal indicated the value of the building as a whole at \$1,350,000 (not provided as part of this appeal).
 - The appellant did not provide a copy of the appraisal. We are unable to consider the appraisal as evidence if we have not had the opportunity to review it.
- The appellant states that the property was offered as a donation but was refused.
 - It's unclear how this pertains to value.
- The appellant states that there is approximately 50% vacancy of the last 5 years, no demand for this type of space.
 - We find no evidence of active marketing of the space.

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.

This group of appeals represents five condo units in a four story building located on Fifth and Franklin Street. We are discussing appeals for five parcels, 1C060K580052, 1C060K580053, 1C060K580054, 1C060K580055, and 1C060K580060. There are two lots included in the value of these parcels, the first is a 4,893 sf level lot developed with the office condo building. The second is a 3,180 sf level lot developed as parking and is located on Fourth street. The four story 13,824 sf building is divided into five individual business condo parcels

The overall percent of change for these combined properties from 2020 to 2021 is 13.46%

The chart below outlines the change in value from 2020 to 2021 and the recommended assessed value for 2021.

Parcel Number	Suite	2020 Value	Percent Change	2021 Recommended Value
1C070A170091	100	\$105,000	13.48%	\$119,150
1C070A170092	101	\$180,000	13.44%	\$204,200
1C070A170093	200	\$405,000	13.46%	\$459,500
1C070A170094	300	\$405,000	13.46%	\$459,500
1C070A170095	400	\$405,000	13.46%	\$459,500
Overall		\$1,500,000	13.46%	\$1,701,850

We find that no change to the 2021 assessed values are warranted and ask that the BOE uphold the assessed values.

ADDENDUM A – General Information (Revised 10/25/2021)

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 (Revised 10/25/2021)

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

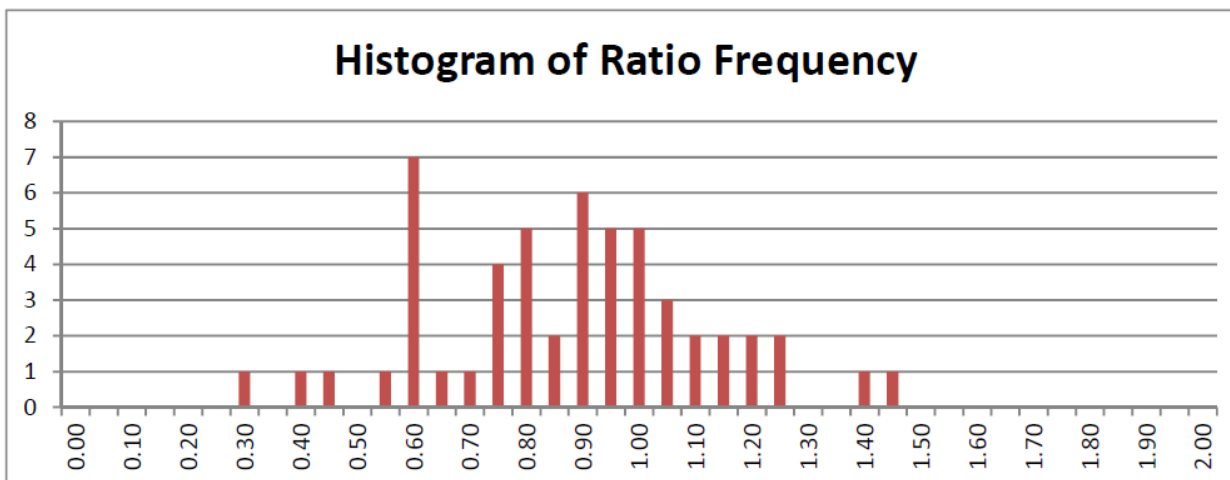
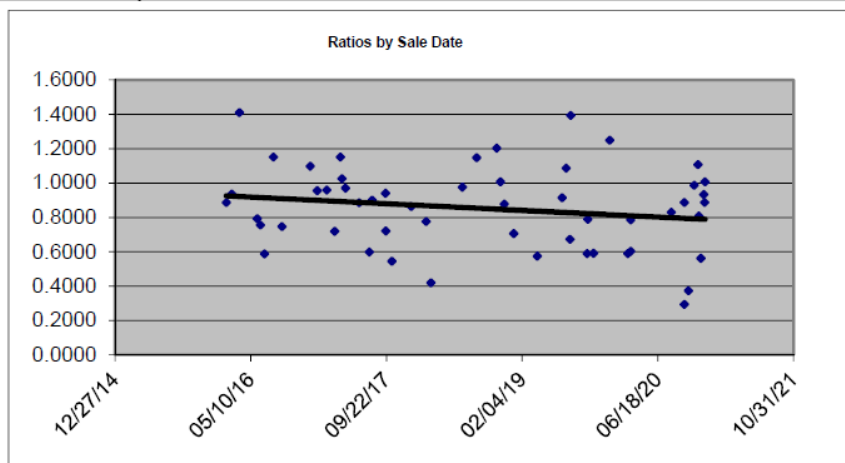
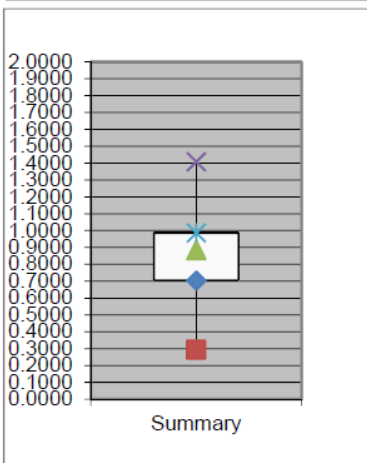
Coefficients (0=Normal Distribution)	
Kurtosis	-0.0245
Skewness	0.0181
Alt.Cyhelsky's Skew	-0.0943
Alt.Pearson's Skew	-0.4059

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

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.

<u>Review of Impact of Including and Excluding Particular Sales</u>				
	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.

sale date	parcel number	address	Inclusion/Exclusion	Reason
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.

ADDENDUM C - Communications

Emails and Other Communications

ADDENDUM D – Additional Property Information

Additional Property Information

Exhibit B						
Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%

Declared value 1994		Exhibit B						
		Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
		Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
354,601	Unit 5	400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
318,417	Unit 4	300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
318,417	Unit 3	200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
159,188	Unit 2	101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
88,378	Unit 1	100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%
1,150,622	TOTAL							

Unit #	% Allocation	Declared value 1994	Exhibit B						
			Square Footage, Value, Undivided Interests in Common Areas and Facilities and Voting Percentages						
			Unit	Square Footage	Percentage of Total Net Square Footage	Value	Interest in the Limited Common Areas	Undivided Interest in the Common Areas	Voting Percentage
Unit 100	7%	88,378	400	2894.7	26.98744%	\$354,600.75	26.98744%	26.98744%	26.98744%
Unit 101	12%	159,188	300	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
Unit 200	27%	318,417	200	2894.7	26.98744%	318,417.00	26.98744%	26.98744%	26.98744%
Unit 300	27%	318,417	101	1273.5	11.87292%	159,187.50	11.87292%	11.87292%	11.87292%
Unit 400	27%	354,601	100	768.5	7.16476%	88,377.50	7.16476%	7.16476%	7.16476%
TOTAL	1	1,239,000							
Unit #	% Allocation	2021 SV	2021 IV	2021 AV	2021 Appellant	Appellant Ext			
Unit 100	7%	42,450	76,700	119,150		94,500			
Unit 101	12%	72,600	131,600	204,200		162,000			
Unit 200	27%	163,500	296,000	459,500		364,500			
Unit 300	27%	163,500	296,000	459,500		364,500			
Unit 400	27%	163,500	296,000	459,500		364,500			
TOTAL	100%	605,550	1,096,300	1,701,850	1,350,000	1,350,000			



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

FRANKLIN STREET PROPERTIES LLC
5165 GLACIER HWY
JUNEAU AK 99801

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2021-11-04 BOE Hearing Packet
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	1C070A100070
Property Location	339 N FRANKLIN ST
Appeal No.	APL20210528
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 Thursday, October 28, 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 Friday, October 29, 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



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

9/14/2021

Franklin Street Properties LLC
5165 Glacier Highway
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 1C070A100070
RESPONSE DEADLINE: 9/21/2021

PARCEL: 1C070A100070
PHYSICAL LOCATION: 339 N Franklin St

Franklin Street 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 **1C070A100070**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$228,900
2021 Owner estimate of value:	\$140,000
2021 Final determination:	\$228,900

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



APPEAL #2021-0528

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 4, 2021

ASSESSOR OFFICE

Appellant: Franklin Street Properties LLC

Location: 339 N Franklin St

Parcel No.: 1C070A100070

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:	\$ 140,000	\$ 228,900	\$ 228,900
Buildings:	\$ 0	\$ 0	\$ 0
Total:	\$ 140,000	\$ 228,900	\$ 228,900

Subject Photo



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OVERVIEW

The subject is a vacant parcel located in the central business district of Downtown Juneau.

Subject Characteristics:

- Land
 - 3,180 SF lot
 - Level, previously developed
- Building
 - None

SUBJECT PHOTOS



Vacant

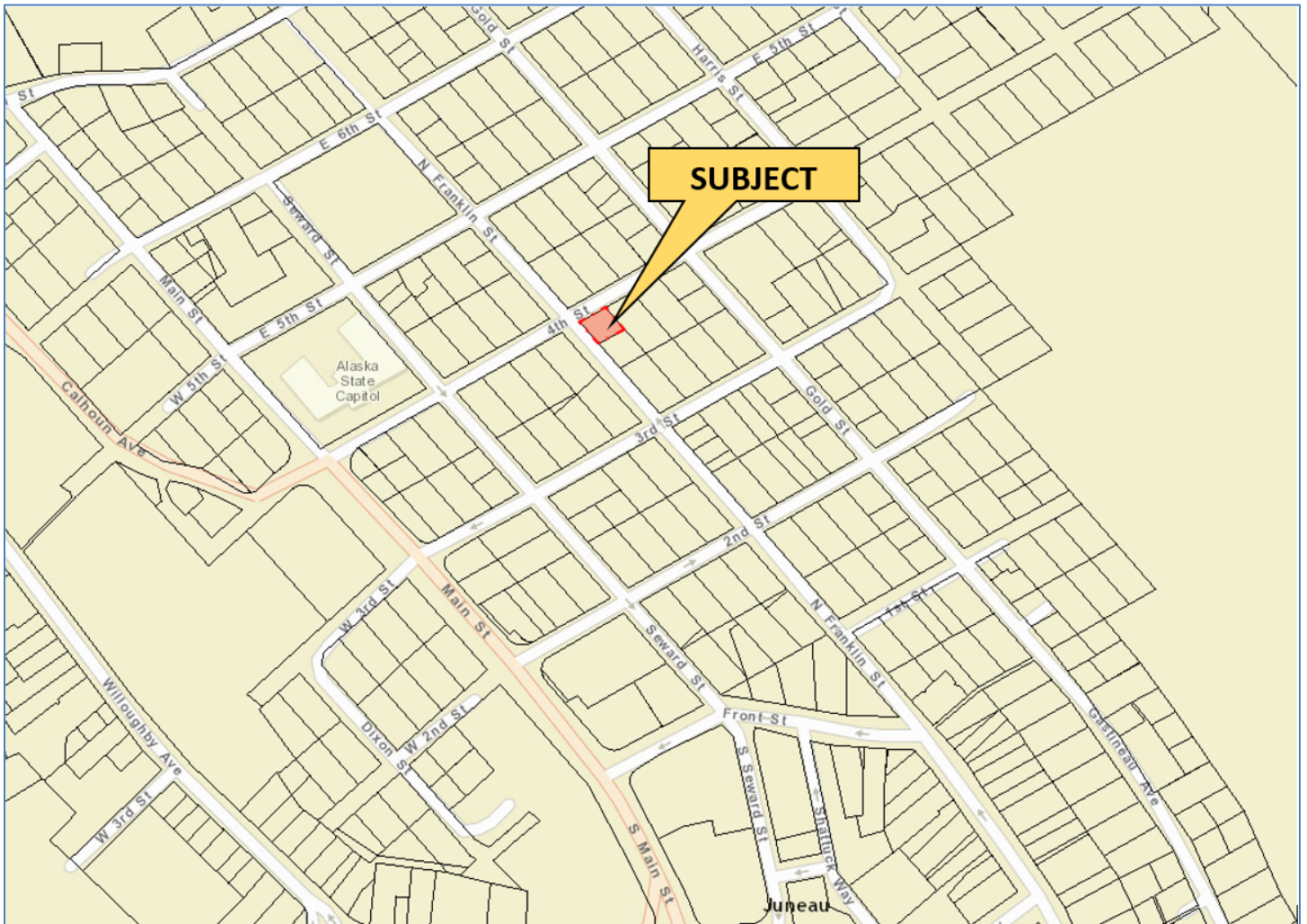
Vacant

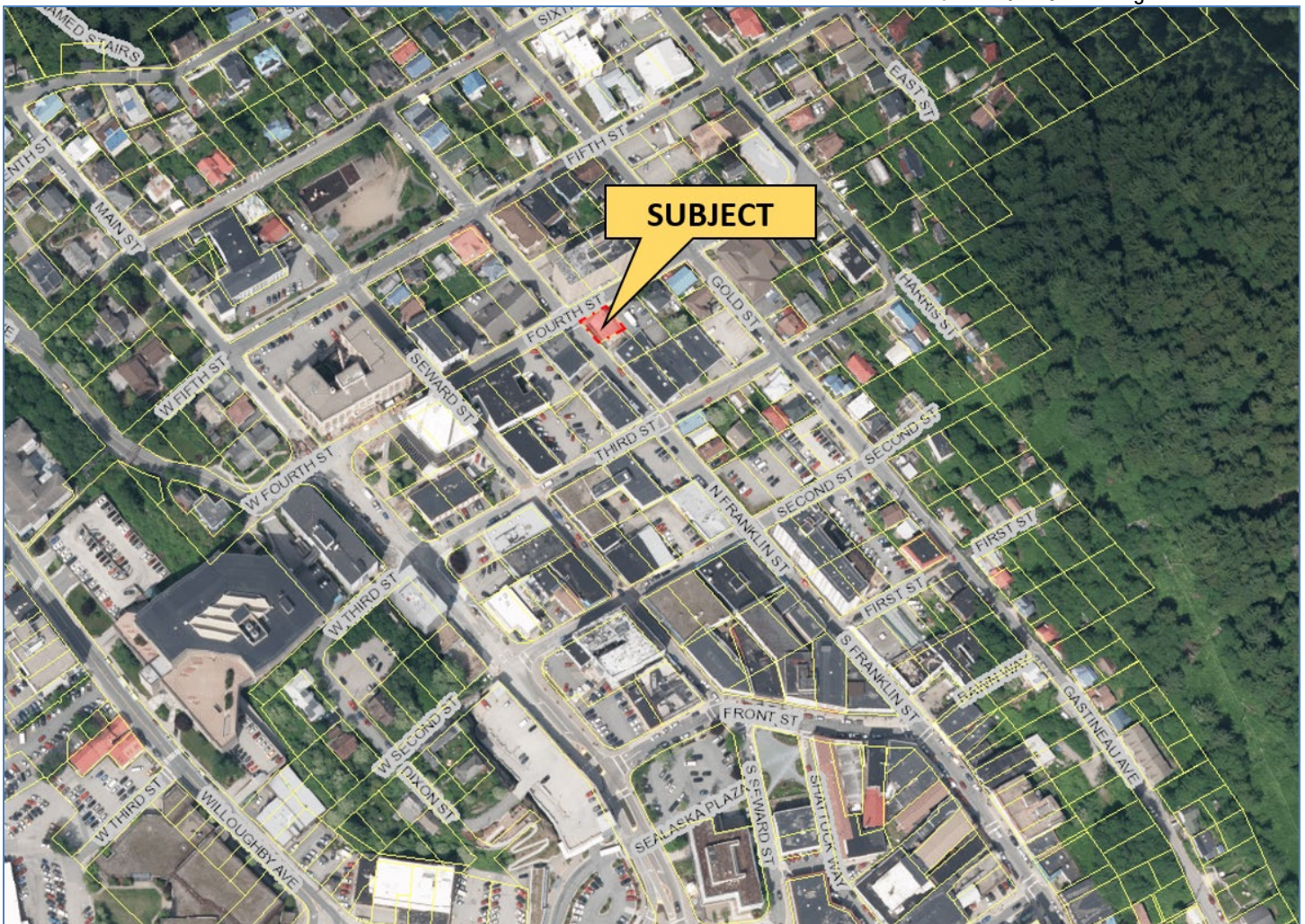


Vacant



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

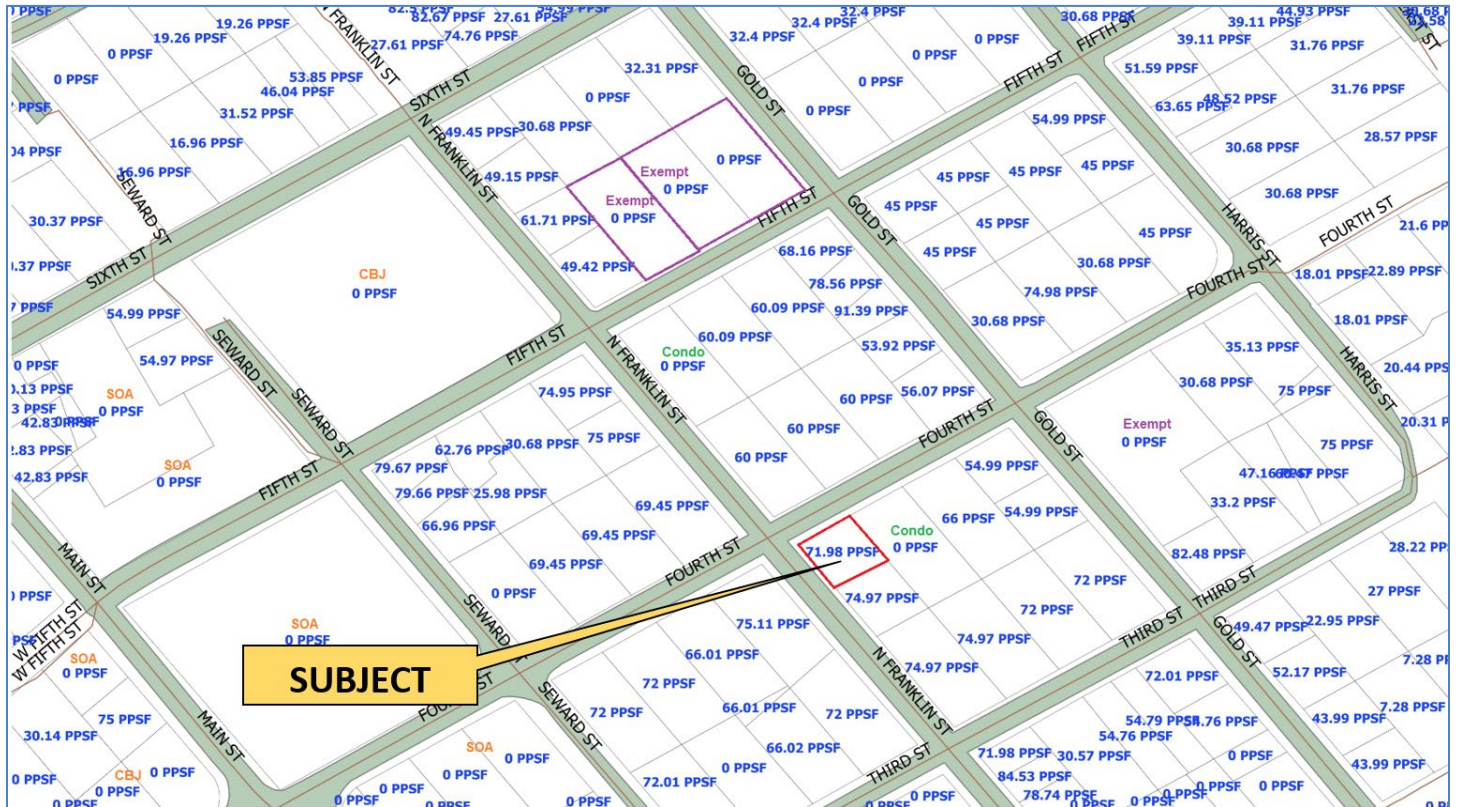
Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation 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 level lot in the central business district that was previously developed. The subject parcel's land value is equitable and is not excessive.

Land Characteristics:

- 3,180 SF lot
- Level, vacant

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 property because there are no buildings.

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

1C070A100070
FRANKLIN STREET PROPERTIES LLC
339 N FRANKLIN ST
JUNEAU TOWNSITE BL 10 LT 8 FR

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$228,900.00			\$228,900.00
2020	\$152,600.00			\$152,600.00
2019	\$159,000.00			\$159,000.00
2018	\$159,000.00			\$159,000.00
2017	\$159,000.00			\$159,000.00
2016	\$159,000.00			\$159,000.00
2015	\$159,000.00			\$159,000.00
2014	\$159,000.00			\$159,000.00
2013	\$159,000.00		\$10,000.00	\$169,000.00
2012	\$159,000.00	\$0.00	\$10,000.00	\$169,000.00
2011	\$159,000.00	\$0.00	\$10,000.00	\$169,000.00
2010	\$159,000.00	\$0.00	\$10,000.00	\$169,000.00

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 a 50% increase is unreasonable.
 - The increase was based on an analysis of sales.

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 50.0%.

We find that no change to the 2021 assessed value of \$228,900 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 \$381,500.

ADDENDUM A – General Information (Revised 10/25/2021)

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 (Revised 10/25/2021)

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

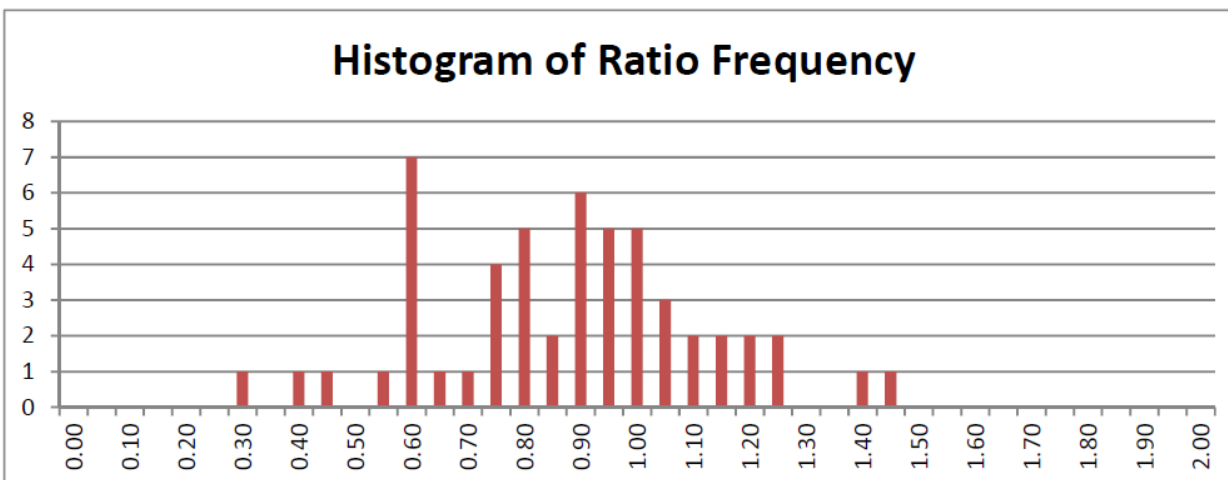
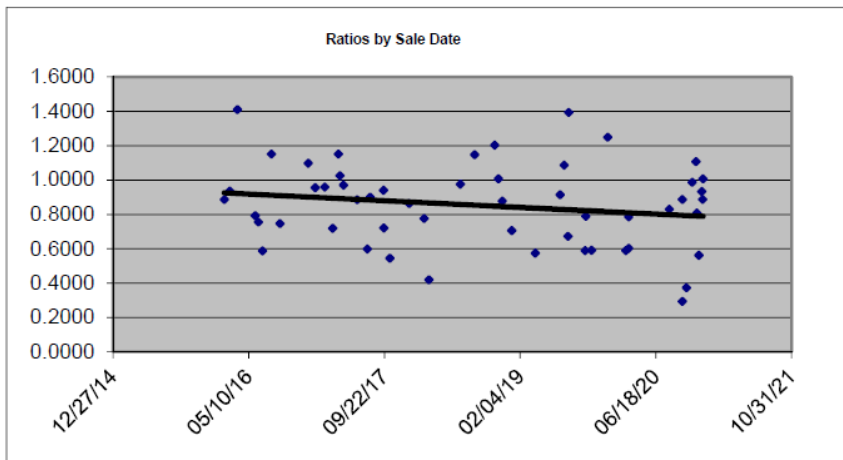
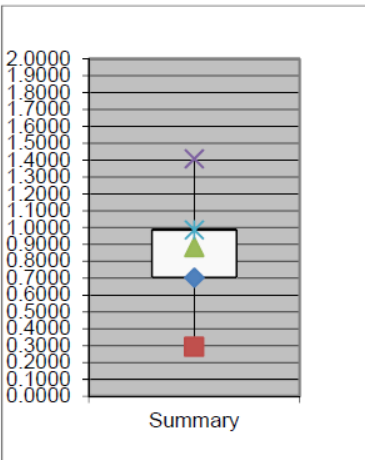
Coefficients (0=Normal Distribution)	
Kurtosis	-0.0245
Skewness	0.0181
Alt.Cyhelsky's Skew	-0.0943
Alt.Pearson's Skew	-0.4059

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

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.

sale date	parcel number	address	Inclusion/Exclusion	Reason
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.

ADDENDUM C - Communications

Emails and Other Communications

ADDENDUM D – Additional Property Information

Additional Property Information



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

GRANTS PLAZA LLC
5165 GLACIER HWY
JUNEAU AK 99801

Page 267
2021-11-04 BOE Hearing Packet
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	5B1201000031
Property Location	5157 GLACIER HWY
Appeal No.	APL20210532
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 Thursday, October 28, 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 Friday, October 29, 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



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

9/14/2021

Grants Plaza LLC
5165 Glacier Highway
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1201000031
RESPONSE DEADLINE: 9/21/2021

PARCEL: 5B1201000031
PHYSICAL LOCATION: 5157 Glacier Highway

Grants Plaza 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 **5B1201000031**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$3,561,000
2021 Owner estimate of value:	\$2,626,000
2021 Final determination:	\$3,561,000

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



APPEAL #2021-0532

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 4, 2021

ASSESSOR OFFICE

Appellant: Grants Plaza LLC

Location: 5157 Glacier Hwy

Parcel No.: 5B1201000031

Property Type: Commercial – Gas station/parking

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

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	Not provided	\$ 3,561,000	\$ 3,561,000
Buildings:	Not provided	\$ 0	\$ 0
Total:	\$ 2,626,000	\$ 3,561,000	\$ 3,561,000

Subject Photo



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OVERVIEW

The subject is level, lot located in the Lemon Creek commercial area. A significant portion of the property is paved. Gas station and a portion of the Grant's Plaza building are located within this parcel, but these structures are assigned valued on parcel 5B1201000032

Subject Characteristics:

- Land
 - 262,667 SF lot = 6.03 AC
 - Level, largely paved lot

SUBJECT PHOTOS



Looking south

Looking north



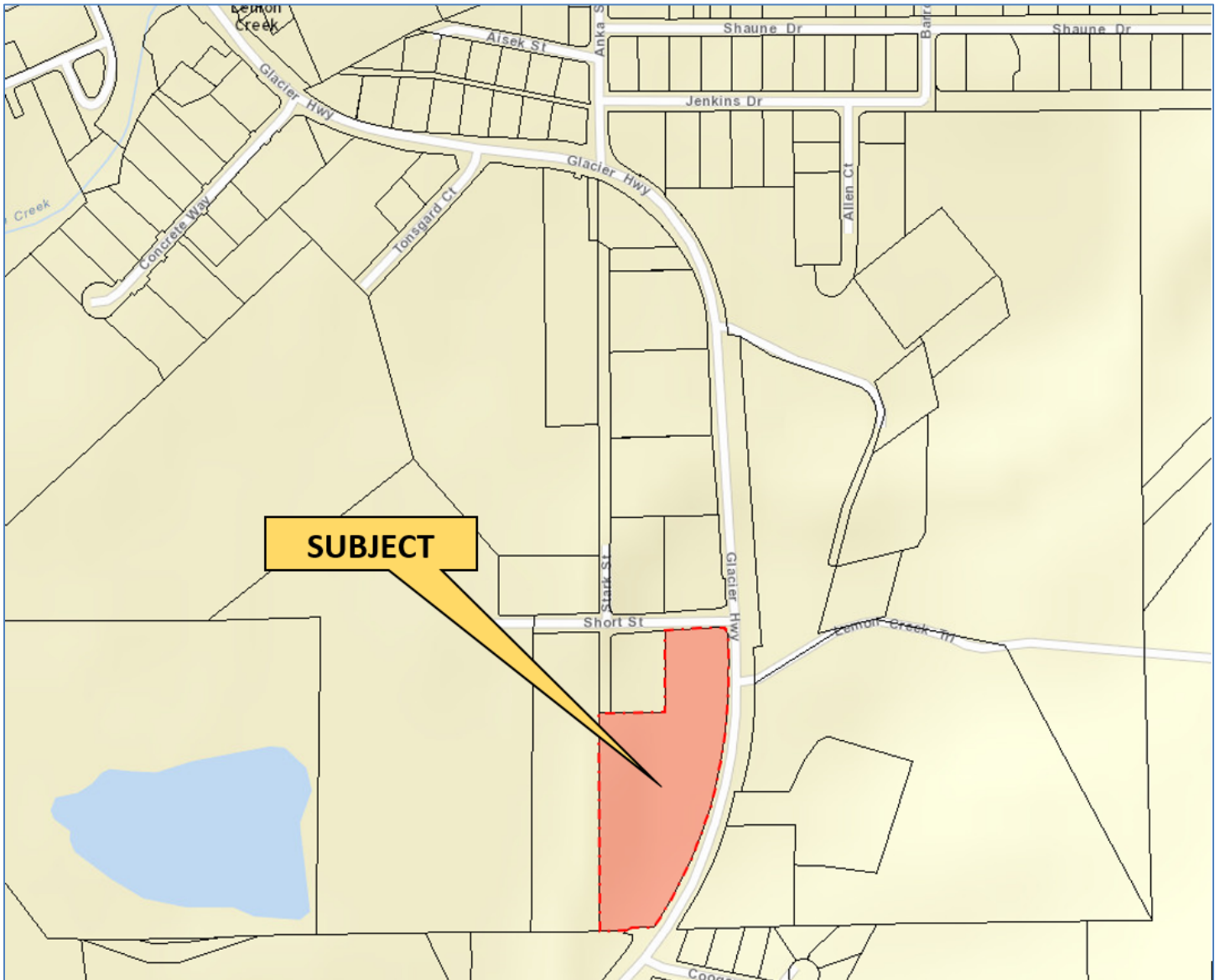
Looking southwest

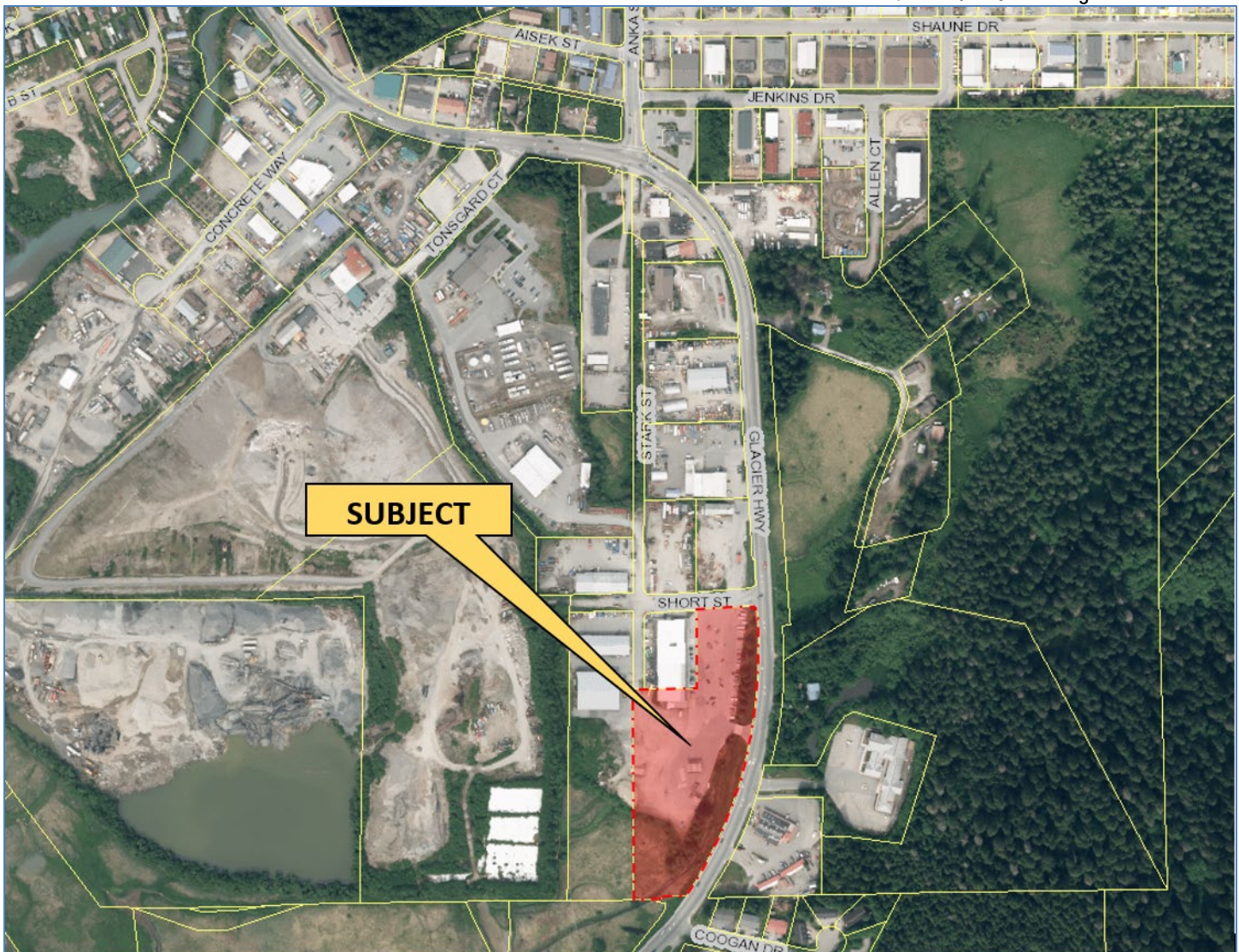


Gas station – valued on
5B1201000032



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

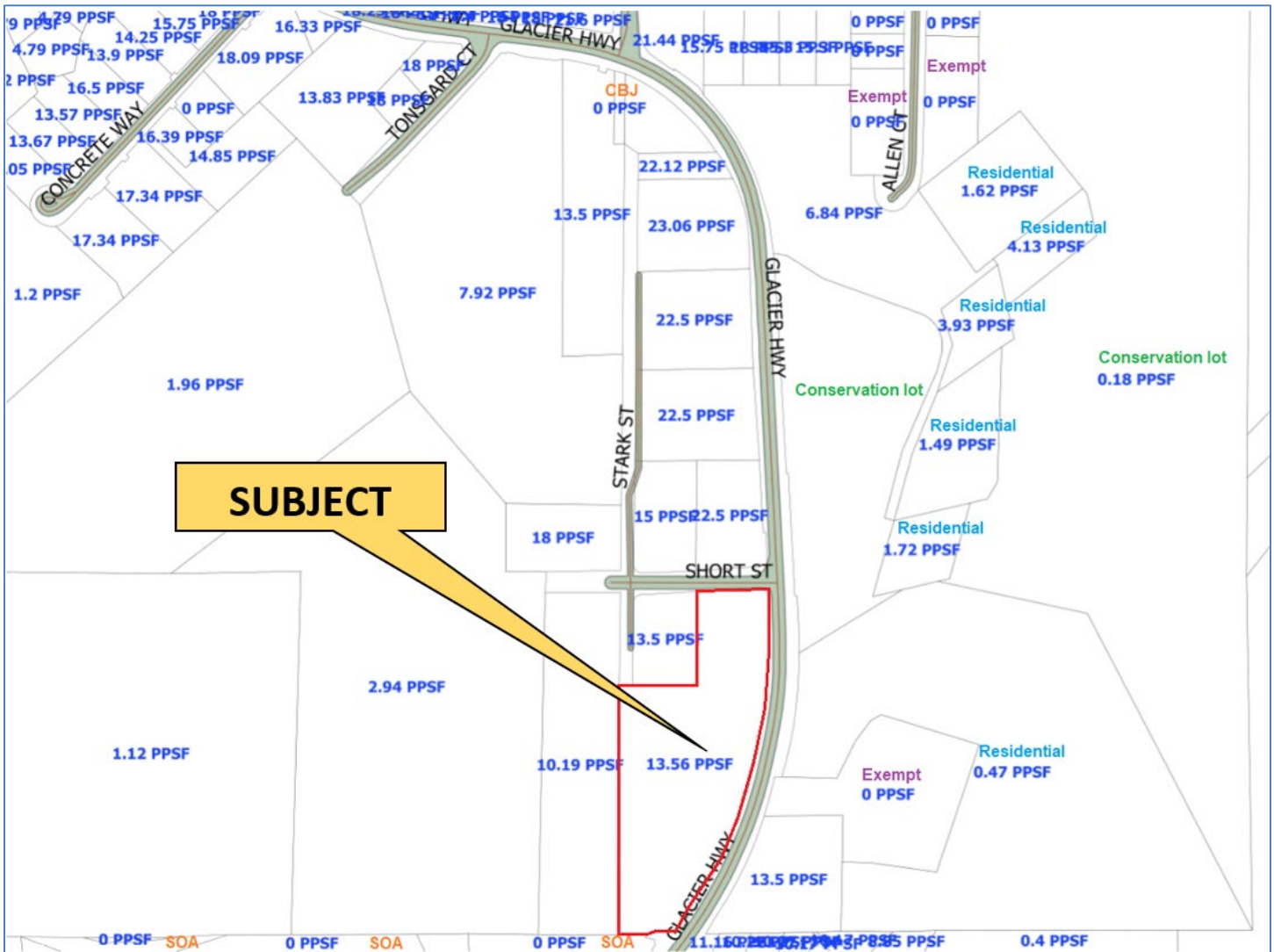
Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation 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, lot located in the Lemon Creek commercial area. A significant portion of the property is paved. The subject parcel's land value is equitable and is not excessive.

Land Characteristics:

- 262,667 SF lot = 6.03 AC
- Level, largely paved 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 valued on this parcel

COST REPORT

See appeal packet for 5B1201000032 for the cost report for improvements located on the subject parcel but assessed on the adjacent parcel.

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

5B1201000031
GRANTS PLAZA LLC
5157 GLACIER HWY
ALKAT LT A1

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$3,561,000.00			\$3,561,000.00
2020	\$2,374,000.00			\$2,374,000.00
2019	\$2,374,000.00			\$2,374,000.00
2018	\$2,374,000.00			\$2,374,000.00
2017	\$2,374,000.00			\$2,374,000.00
2016	\$2,374,000.00			\$2,374,000.00
2015	\$2,374,000.00			\$2,374,000.00
2014	\$2,374,000.00			\$2,374,000.00
2013	\$2,374,000.00			\$2,374,000.00
2012	\$2,374,000.00	\$0.00	\$0.00	\$2,374,000.00
2011	\$2,472,000.00	\$0.00	\$0.00	\$2,472,000.00
2010	\$2,472,000.00	\$0.00	\$0.00	\$2,472,000.00

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 several factor 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) and that a portion of the parcel is designated as wetlands.
 - 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.
 - A portion of the parcel designated as wetlands 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 50%.

We find that no change to the 2021 assessed value of \$3,561,000 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 \$3,913,187.

ADDENDUM A – General Information (Revised 10/25/2021)

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 (Revised 10/25/2021)

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

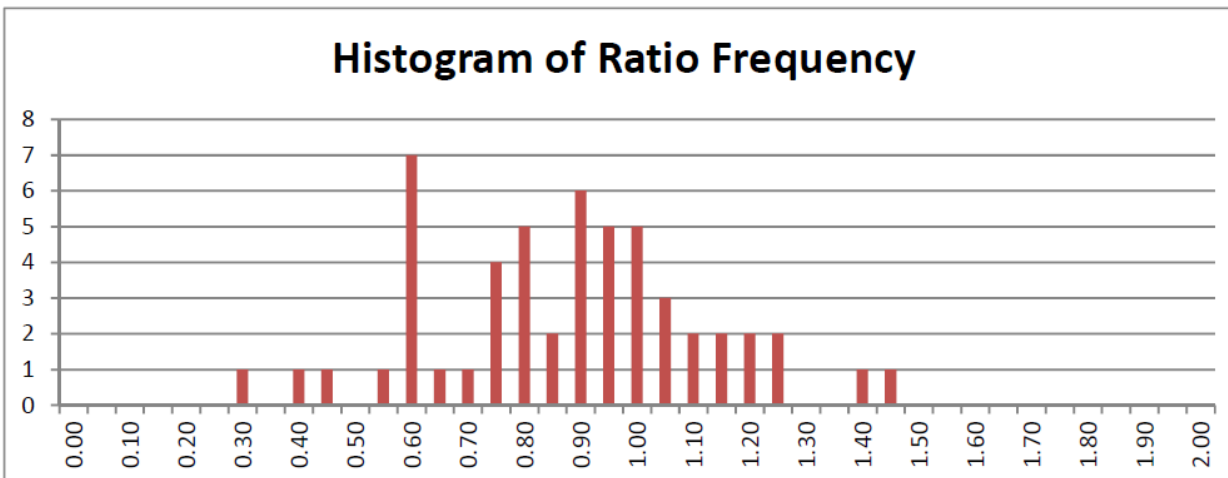
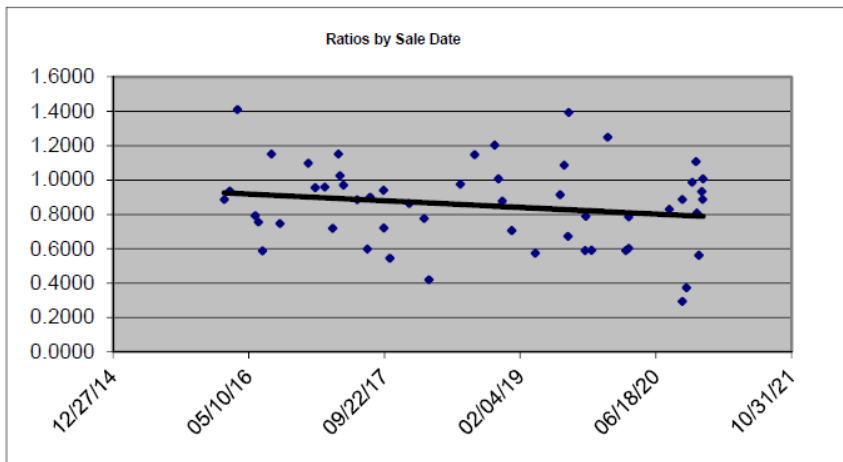
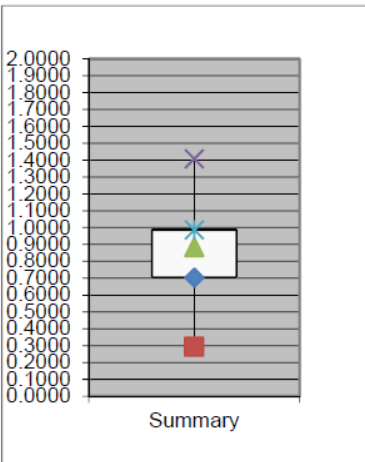
Coefficients (0=Normal Distribution)	
Kurtosis	-0.0245
Skewness	0.0181
Alt.Cyhelsky's Skew	-0.0943
Alt.Pearson's Skew	-0.4059

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

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.

sale date	parcel number	address	Inclusion/Exclusion	Reason
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.

ADDENDUM C - Communications

Emails and Other Communications

ADDENDUM D – Additional Property Information

Additional Property Information



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

GRANTS PLAZA LLC
5165 GLACIER HWY
JUNEAU AK 99801

Page 295
2021-11-04 BOE Hearing Packet
**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 19, 2021
Parcel Identification	5B1201000032
Property Location	5165 GLACIER HWY
Appeal No.	APL20210533
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 Thursday, October 28, 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 Friday, October 29, 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



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

9/14/2021

Grants Plaza LLC
5165 Glacier Highway
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1201000032
RESPONSE DEADLINE: 9/21/2021

PARCEL: 5B1201000032
PHYSICAL LOCATION: 5165 Glacier Highway

Grants Plaza 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 **5B1201000032**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$1,563,920
2021 Owner estimate of value:	\$1,411,520
2021 Final determination:	\$1,563,920

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



APPEAL #2021-0533

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION November 4, 2021

ASSESSOR OFFICE

Appellant: Grant's Plaza LLC

Location: 5165 Glacier Hwy

Parcel No.: 5B1201000032

Property Type: Commercial – Retail

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

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 435,600	\$ 588,000	\$ 588,000
Buildings:	\$ 975,920	\$ 975,920	\$ 975,920
Total:	\$ 1,411,520	\$ 1,563,920	\$ 1,563,920

Subject Photo



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OVERVIEW

The subject is a two-story commercial retail building and gas station located in Lemon Creek. The gas station is actually located on parcel number 5B1201000031 and a portion of the retail building encroaches on parcel 5B1201000031 but the building value of both are assessed on the subject parcel.

Subject Characteristics:

- Land
 - 43,560 SF lot
 - Level, developed lot
- Buildings
 - Retail space
 - 58,450 SF GBA + Canopy
 - Gas station
 - 399 SF GBA + Canopy

SUBJECT PHOTOS



Front left

Front



Front right



Right



Rear/loading docks



Left rear



Gas station



Gas station



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

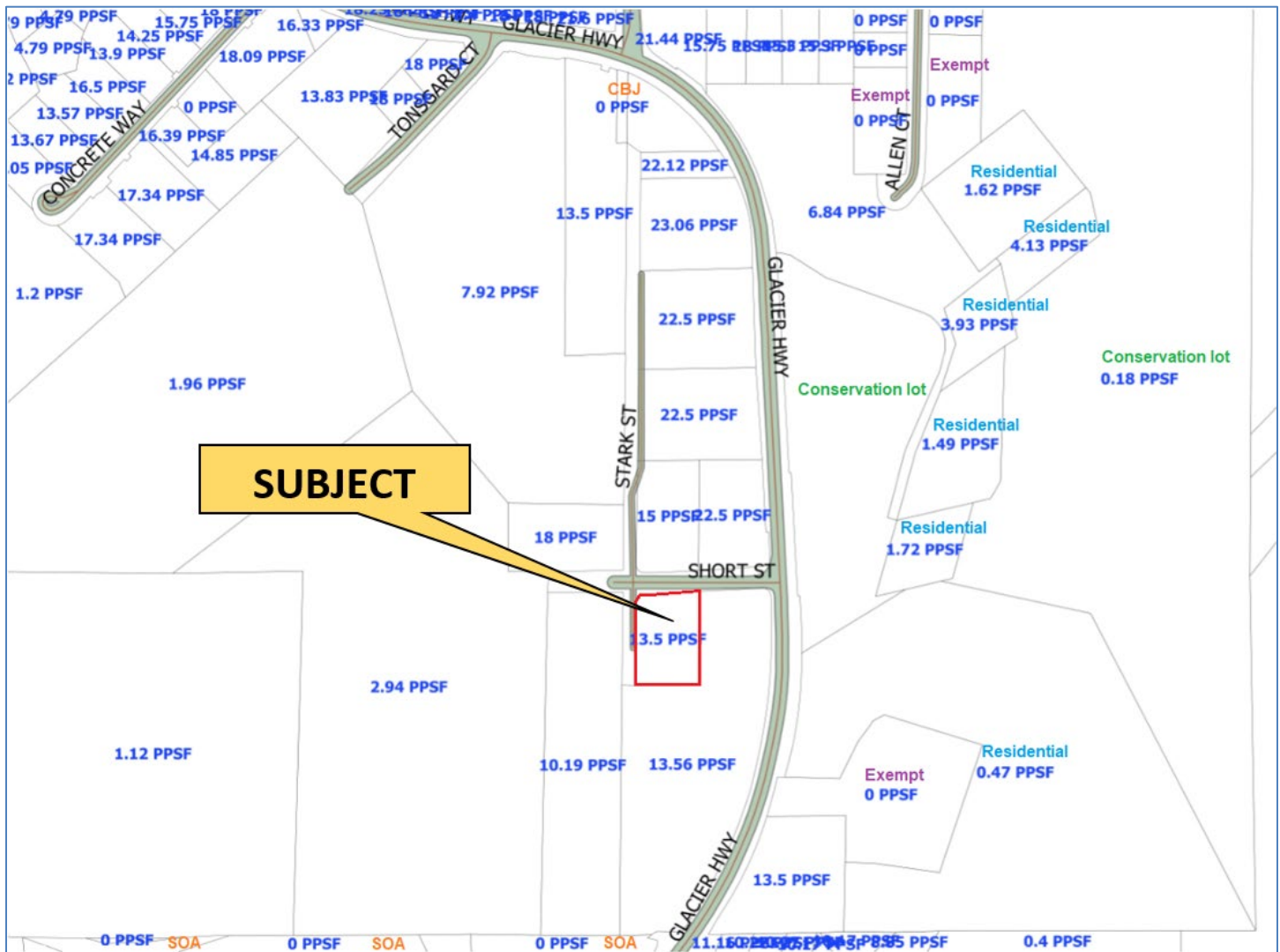
Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation 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:

- 43,560 SF lot
- Level, developed lot

Land Values



BUILDING(S)

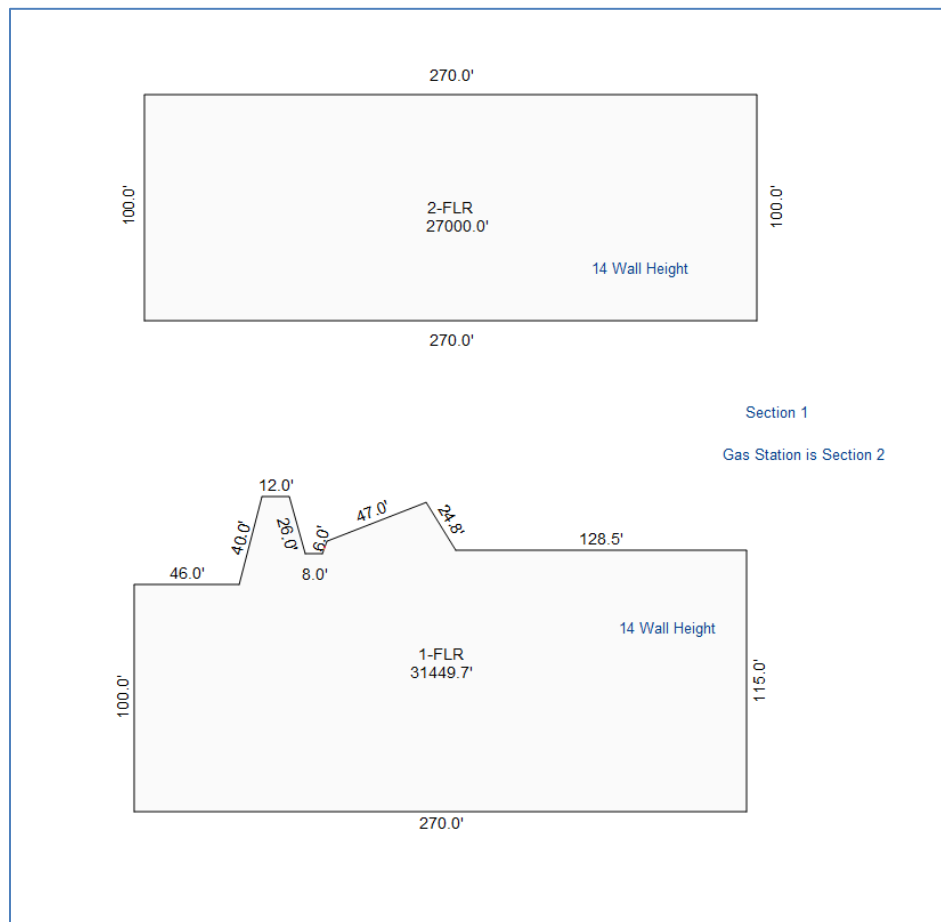
The building component may be based on market adjusted cost tables, residual from sales after extraction of the land value or other appropriate means.

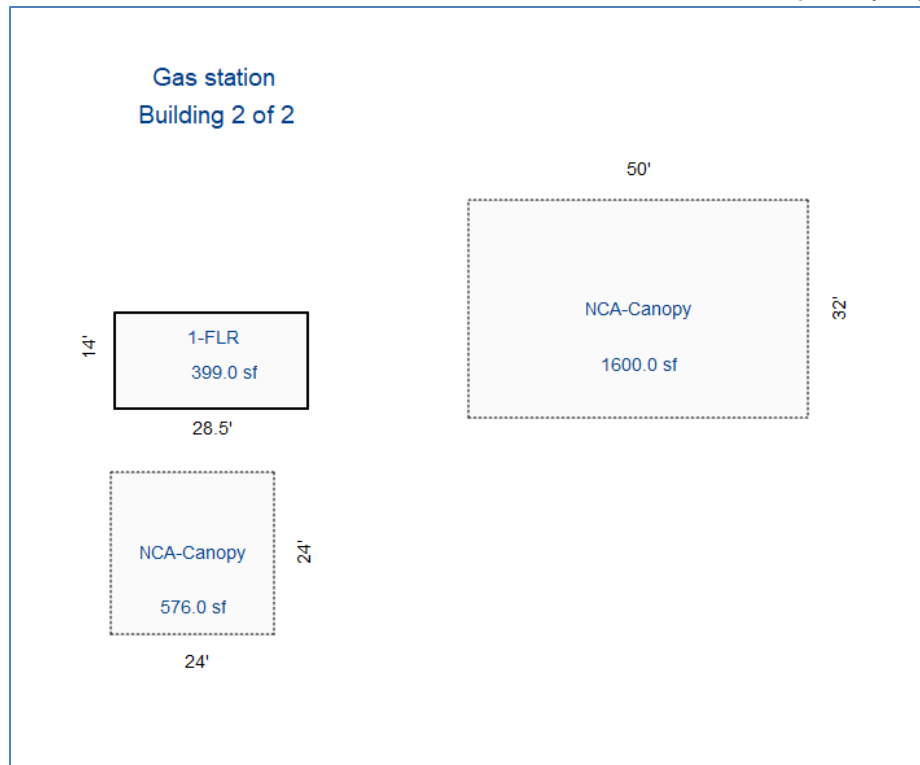
Ratio studies are performed to determine market adjustments.

Building Characteristics:

- Retail space
 - 58,450 SF GBA
- Gas station
 - 399 SF GBA + Canopy

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.

6600		Record		1	
Parcel Code Number	5B1201000032	Number of Stories (Building)		02	
Owner Name	GRANTS PLAZA LLC	Number of Sections		1	
Parcel Address	5165 GLACIER HWY	Perimeter		823	
Effective Year Built	2001	Class		D	
Year Built	1974	Height		10	
Building Model	C- 13 Stores, Commercials	Rank		Low	
Building Type	Discount Store	Total Area		58,450.00	

Section 1	Description	Units	Percent	Cost	+/-	Total
Base Cost		58450		42.00		2,454,900
Exterior Wall	Stud -Metal Siding	58450	100%	11.10		648,865
Heating & Cooling	Heating & Cooling	58450		603.00		603
Heating & Cooling	Hot Water	58450	100%	8.28		483,966
Architect Fee		58450		6.30		368,235
Sprinklers	Sprinklers	58450	100%	2.39		139,696
Sub Total						\$4,096,264.64
Local Multiplier				1.43	[X]	\$5,857,658.00
Current Multiplier				1.03	[X]	\$6,033,388.00
Neighborhood Multiplier					[X]	\$6,033,388.00
Depreciation - Physical				53.00	[-]	\$3,197,696.00
Depreciation - Functional					[-]	\$0.00
Depreciation - Economic					[-]	\$0.00
Percent Complete				100.00	[-]	\$2,835,692.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						\$2,835,692

6600		Record	3
Parcel Code Number	5B1201000032	Number of Stories (Building)	01
Owner Name	GRANTS PLAZA LLC	Number of Sections	1
Parcel Address	5165 GLACIER HWY	Perimeter	0
Effective Year Built	2001	Class	D
Year Built	1988	Height	10
Building Model	C- 13 Stores, Commercials	Rank	Average
Building Type	Mini-Mart Convenience Store	Total Area	399.00

Section 3	Description	Units	Percent	Cost	+/-	Total
Base Cost		399		132.00		52,668
Exterior Wall	Stud -Metal Siding	399		13.25		5,289
Heating & Cooling	Heating & Cooling	399		611.00		611
Heating & Cooling	Electric Panels	399		3.59		1,432
Architect Fee		399		7.50		2,993
Sprinklers	Dry Sprinklers	399		6.85		2,733
Fire Alarm System		399		1.46		583
Sub Total						\$66,308.13
Local Multiplier			1.43	[X]		\$94,821.00
Current Multiplier			1.03	[X]		\$97,666.00
Neighborhood Multiplier				[X]		\$97,666.00
Depreciation - Physical			53.00	[-]		\$51,763.00
Depreciation - Functional				[-]		\$0.00
Depreciation - Economic				[-]		\$0.00
Percent Complete			100.00	[-]		\$45,903.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						\$45,903
Miscellaneous Improvements						
Miscellaneous Improvement	Elevator installed 2			[+]		59,400
Miscellaneous Improvement	Canopy on retail bld			[+]		10,100
Miscellaneous Improvement	Gas station canopies			[+]		40,800
Miscellaneous Improvement	Fuel disp. twin Joh			[+]		16,800
Total Improvement Value						
						\$3,008,700

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

5B1201000032
GRANTS PLAZA LLC
5165 GLACIER HWY
ALKAT LT A2

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$588,000.00	\$127,100.00	\$848,820.00	\$1,563,920.00
2020	\$392,000.00	\$127,100.00	\$848,820.00	\$1,367,920.00
2019	\$392,000.00	\$127,100.00	\$808,400.00	\$1,327,500.00
2018	\$392,000.00	\$127,100.00	\$808,400.00	\$1,327,500.00
2017	\$392,000.00	\$127,100.00	\$808,400.00	\$1,327,500.00
2016	\$392,000.00	\$127,100.00	\$808,400.00	\$1,327,500.00
2015	\$393,700.00		\$934,300.00	\$1,328,000.00
2014	\$393,700.00		\$934,300.00	\$1,328,000.00
2013	\$393,700.00		\$934,300.00	\$1,328,000.00
2012	\$393,700.00	\$0.00	\$934,300.00	\$1,328,000.00
2011	\$402,400.00	\$0.00	\$1,745,200.00	\$2,147,600.00
2010	\$402,400.00	\$0.00	\$1,745,200.00	\$2,147,600.00

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.
- The appellant states that there are several factor 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) and that a portion of the parcel is designated as wetlands.
 - 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.
 - A portion of the parcel designated as wetlands on the adjacent 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 14.3%.

We find that no change to the 2021 assessed value of \$1,563,920 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 \$1,718,593.

ADDENDUM A – General Information (Revised 10/25/2021)

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 (Revised 10/25/2021)

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

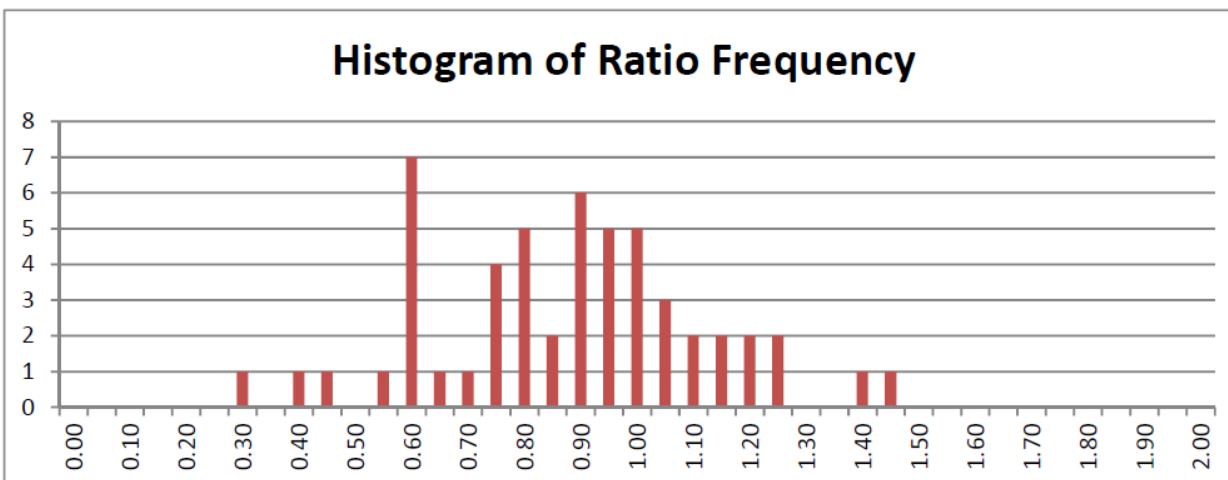
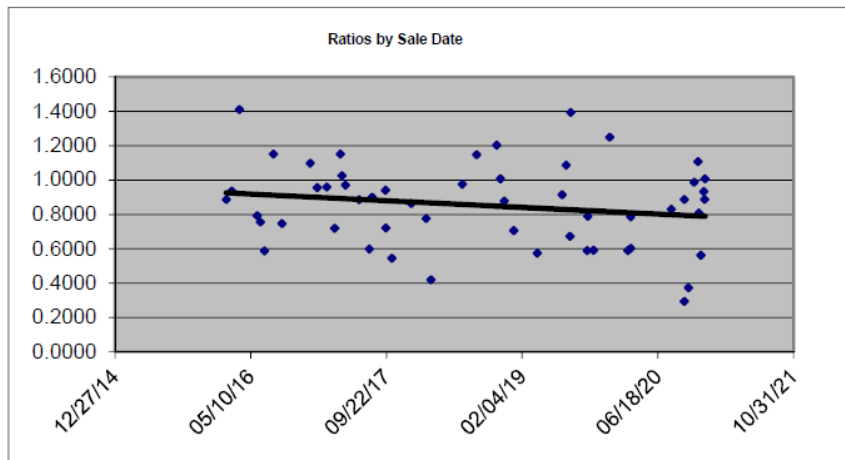
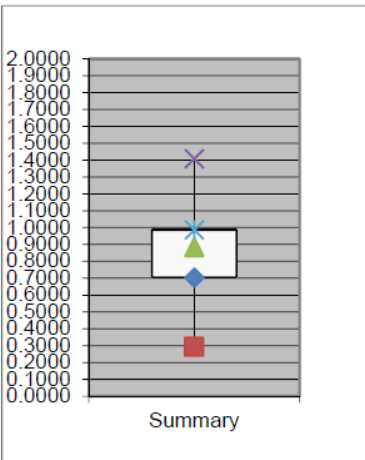
Coefficients (0=Normal Distribution)	
Kurtosis	-0.0245
Skewness	0.0181
Alt.Cyhelsky's Skew	-0.0943
Alt.Pearson's Skew	-0.4059

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

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.

sale date	parcel number	address	Inclusion/Exclusion	Reason
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.

ADDENDUM C - Communications

Emails and Other Communications

ADDENDUM D – Additional Property Information

Additional Property Information