

AGENDA
BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA
Thursday, October 28, 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 2021 commercial property appeals 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

GROUP 1

Appeal No. 2021-0460

Appellant: Ken Williamson
Parcel No.: 4B1701050091

Location: NBN Bentwood Place/Industrial Blvd
Type: Commercial – Vacant

Appellant's Estimate of Value

Site: Not Provided
Buildings: Not Provided
Total: \$86,900

Original Assessed Value

Site: \$130,350
Buildings: \$0
Total: \$130,350

Recommended Value

Site: \$130,350
Buildings: \$0
Total: \$130,350

Appeal No. 2021-0461

Appellant: Ken Williamson
Parcel No.: 4B1701050131

Location: NBN Camden Pl/NBN Industrial Blvd
Type: Commercial – Vacant

Appellant's Estimate of Value

Site: Not Provided
Buildings: Not Provided
Total: \$86,600

Original Assessed Value

Site: \$125,400
Buildings: \$0
Total: \$125,400

Recommended Value

Site: \$125,400
Buildings: \$0
Total: \$125,400

Appeal No. 2021-0457

Appellant: Ken Williamson
Parcel No.: 5B1201010050

Location: 5452/5454 Jenkins Dr
Type: Commercial-Warehouse

Appellant's Estimate of Value

Site: \$ 258,500
Buildings: \$ 105,300
Total: \$ 363,800

Original Assessed Value

Site: \$387,750
Buildings: \$105,300
Total: \$ 493,050

Recommended Value

Site: \$ 387,750
Buildings: \$105,300
Total: \$493,050

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GROUP 1B

Appeal No. 2021-0456

Appellant: Ken Williamson

Parcel No.: 5B1201010060

Location: 5448/5450/5450B Jenkins Dr.

Type: Commercial-Warehouse

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$440,500

Original Assessed Value

Site: \$387,500

Buildings: \$182,000

Total: \$569,750

Recommended Value

Site: \$387,500

Buildings: \$182,000

Total: \$569,750

Appeal No. 2021-0451

Appellant: Ken Williamson

Parcel No.: 5B1201020010

Location: 5461 Shaune Dr

Type: Commercial

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$482,300

Original Assessed Value

Site: \$701,850

Buildings: \$14,400

Total: \$716,250

Recommended Value

Site: \$701,850

Buildings: \$14,400

Total: \$716,250

Appeal No. 2021-0452

Appellant: Ken Williamson

Parcel No.: 5B1201020021

Location: 5449 Shaune Dr

Type: Commercial - Warehouse

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$278,600

Original Assessed Value

Site: \$228,300

Buildings: \$126,400

Total: \$354,700

Recommended Value

Site: \$228,300

Buildings: \$126,400

Total: \$354,700

GROUP 1C

Appeal No. 2021-0453

Appellant: Ken Williamson

Parcel No.: 5B1201020022

Location: 5449 Shaune Dr

Type: Commercial - Warehouse

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$196,800

Original Assessed Value

Site: \$162,900

Buildings: \$88,200

Total: \$251,100

Recommended Value

Site: \$162,900

Buildings: \$88,200

Total: \$251,100

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Appeal No. 2021-0454

Appellant: Ken Williamson
Parcel No.: 5B1201020023

Location: 5445 Shaune Dr
Type: Commercial - Warehouse

Appellant's Estimate of Value

Site: Not provided
Buildings: Not provided
Total: \$272,600

Original Assessed Value

Site: \$199,500
Buildings: \$139,600
Total: \$339,100

Recommended Value

Site: \$199,500
Buildings: \$139,600
Total: \$339,100

Appeal No. 2021-0455

Appellant: Ken Williamson
Parcel No.: 5B1201020030

Location: NBN Shaune Dr
Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided
Buildings: Not provided
Total: \$196,900

Original Assessed Value

Site: \$295,350
Buildings: \$0
Total: \$295,350

Recommended Value

Site: \$295,350
Buildings: \$0
Total: \$295,350

GROUP 1D

Appeal No. 2021-0458

Appellant: Ken Williamson
Parcel No.: 5B1201390010

Location: NBN Commercial Blvd
Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided
Buildings: Not provided
Total: \$290,000

Original Assessed Value

Site: \$435,000
Buildings: \$0
Total: \$435,000

Recommended Value

Site: \$435,000
Buildings: \$0
Total: \$435,000

Appeal No. 2021-0459

Appellant: Ken Williamson
Parcel No.: 5B1201390020

Location: 5446 Commercial Blvd
Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided
Buildings: Not provided
Total: \$193,300

Original Assessed Value

Site: \$289,950
Buildings: \$0
Total: \$289,950

Recommended Value

Site: \$289,950
Buildings: \$0
Total: \$289,950

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GROUP 2A

Appeal No. 2021-0436

Appellant: Ken Williamson

Parcel No.: 4B1701030081

Location: NBN Bentwood Place

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$562,500

Original Assessed Value

Site: \$781,350

Buildings: \$0

Total: \$781,350

Recommended Value

Site: \$781,350

Buildings: \$0

Total: \$781,350

Appeal No. 2021-0444

Appellant: Ken Williamson

Parcel No.: 4B1701030090

Location: NBN Asbury Place

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$54,700

Original Assessed Value

Site: \$76,050

Buildings: \$0

Total: \$76,050

Recommended Value

Site: \$76,050

Buildings: \$0

Total: \$76,050

Appeal No. 2021-0443

Appellant: Ken Williamson

Parcel No.: 4B1701030100

Location: NBN Asbury Place

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$78,400

Original Assessed Value

Site: \$108,900

Buildings: \$0

Total: \$108,900

Recommended Value

Site: \$108,900

Buildings: \$0

Total: \$108,900

GROUP 2B

Appeal No. 2021-0437

Appellant: Ken Williamson

Parcel No.: 4B1701030110

Location: NBN Asbury Place

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$70,700

Original Assessed Value

Site: \$98,250

Buildings: \$0

Total: \$98,250

Recommended Value

Site: \$98,250

Buildings: \$0

Total: \$98,250

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Appeal No. 2021-0441

Appellant: Ken Williamson
Parcel No.: 4B1701030120

Location: NBN Asbury Place
Type: Commercial - Vacant

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: Not provided	Site: \$108,750	Site: \$108,750
Buildings: Not provided	Buildings: \$0	Buildings: \$0
Total: \$78,300	Total: \$108,750	Total: \$108,750

Appeal No. 2021-0442

Appellant: Ken Williamson
Parcel No.: 4B1701030130

Location: NBN Asbury Place
Type: Commercial - Vacant

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: Not provided	Site: \$77,100	Site: \$77,100
Buildings: Not provided	Buildings: \$0	Buildings: \$0
Total: \$55,500	Total: \$77,100	Total: \$77,100

GROUP 2C

Appeal No. 2021-0445

Appellant: Ken Williamson
Parcel No.: 4B1701030140

Location: NBN Asbury Place
Type: Commercial - Vacant

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: Not provided	Site: \$76,350	Site: \$76,350
Buildings: Not provided	Buildings: \$0	Buildings: \$0
Total: \$55,000	Total: \$76,350	Total: \$76,350

Appeal No. 2021-0446

Appellant: Ken Williamson
Parcel No.: 4B1701030150

Location: NBN Asbury Place
Type: Commercial - Vacant

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: Not provided	Site: \$77,850	Site: \$77,850
Buildings: Not provided	Buildings: \$0	Buildings: \$0
Total: \$56,100	Total: \$77,850	Total: \$77,850

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Appeal No. 2021-0438

Appellant: Ken Williamson
Parcel No.: 4B1701030160

Location: NBN Industrial Blvd
Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided
Buildings: Not provided
Total: \$68,500

Original Assessed Value

Site: \$95,250
Buildings: \$0
Total: \$95,250

Recommended Value

Site: \$95,250
Buildings: \$0
Total: \$95,250

GROUP 2D

Appeal No. 2021-0439

Appellant: Ken Williamson
Parcel No.: 4B1701030170

Location: NBN Industrial Blvd
Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided
Buildings: Not provided
Total: \$46,600

Original Assessed Value

Site: \$64,800
Buildings: \$0
Total: \$64,800

Recommended Value

Site: \$64,800
Buildings: \$0
Total: \$64,800

Appeal No. 2021-0440

Appellant: Ken Williamson
Parcel No.: 4B1701030180

Location: NBN Industrial Blvd
Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided
Buildings: Not provided
Total: \$57,500

Original Assessed Value

Site: \$79,800
Buildings: \$0
Total: \$79,800

Recommended Value

Site: \$79,800
Buildings: \$0
Total: \$79,800

GROUP 3

Appeal No. 2021-0447

Appellant: Ken Williamson
Parcel No.: 1C070A090040

Location: 227 Fourth St/229 Fourth St/350 N Franklin St
Type: Commercial – Office Building

Appellant's Estimate of Value

Site: Not provided
Buildings: Not provided
Total: \$ 1,023,000 (combined
w/ 1C070A090050)

Original Assessed Value

Site: \$367,500
Buildings: \$541,500
Total: \$909,000

Recommended Value

Site: \$367,500
Buildings: \$541,500
Total: \$909,000

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Appeal No. 2021-0448

Appellant: Ken Williamson

Parcel No.: 1C070A090050

Location: NBN Fourth St

Type: Commercial – Parking Lot

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$ 1,023,000 (combined
w/ 1C070A090040)

Original Assessed Value

Site: \$354,750

Buildings: \$0

Total: \$354,750

Recommended Value

Site: \$354,750

Buildings: \$0

Total: \$354,750

GROUP 4

Appeal No. 2021-0449

Appellant: Ken Williamson

Parcel No.: 1C070K820021

Location: 236, 238, 240/244 S Franklin St 245/251 Marine Way

Type: Commercial –Retail w/ Apartments

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$ 2,963,100(combined
w/ 1C070K820022)

Original Assessed Value

Site: \$2,020,200

Buildings: \$412,200

Total: \$2,432,400

Recommended Value

Site: \$2,020,200

Buildings: \$412,200

Total: \$2,432,400

Appeal No. 2021-0450

Appellant: Ken Williamson

Parcel No.: 1C070K820022

Location: 245/259/263 Marine Way

Type: Commercial – Retail w/ Apartments

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$ 2,963,100(combined
w/ 1C070K820021)

Original Assessed Value

Site: \$1,063,200

Buildings: \$495,300

Total: \$1,558,500

Recommended Value

Site: \$1,063,200

Buildings: \$495,300

Total: \$1,558,500

VI. Adjournment