AGENDA
BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Thursday, August 20, 2020 at 5:30 PM
Zoom Webinar
webinar: https://juneau.zoom.us/j/96477665767
or call: 1-346-248-7799 Webinar ID: 964 7766 5767

I. Call to Order
II. Roll Call
III. Approval of Agenda

IV. Late Filed Appeals
None

V. Property Appeals

Attached are the 2020 property appeals being brought before the Board of Equalization for final value determination. The appellants 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. 2020-0031
Appellant: Clark
Parcel No.: 7B0801040020
Location: 1776 Dimond Drive
Type: Vacant Land

Appellant's Estimate of Value	**Original Assessed Value**	**Recommended Value**
Site: $80,000	Site: $162,000	Site: $114,100
Buildings: N/A	Buildings: $1,000	Buildings: $1,000
Total: $80,000	Total: $163,000	Total: $115,100

Appeal No. 2020-0077
Appellant: Thompson
Parcel No.: 5B2401390041
Location: 4442 Trafalgar Ave
Type: Single Family Residential

Appellant's Estimate of Value	**Original Assessed Value**	**Recommended Value**
Site: 116,900	Site: 126,900	Site: 126,900
Buildings: 298,100	Buildings: 298,100	Buildings: 298,100
Total: 415,000	Total: 425,000	Total: 425,000

Appeal No. 2020-0089
Appellant: McCormick
Parcel No.: 2D040T50040
Location: 649 St. Ann's Ave
Type: Single Family Residence

Appellant's Estimate of Value	**Original Assessed Value**	**Recommended Value**
Site: $115,000	Site: $131,100	Site: $131,100
Buildings: $220,000	Buildings: $244,500	Buildings: $244,500
Total: $335,000	Total: $375,600	Total: $375,600

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Appeal No. 2020-0179
Appellant: Ken Williamson
Parcel No.: 1C070A090040
Location: 227 Fourth St
Type: Downtown Commercial

Appellant's Estimate of Value	**Original Assessed Value**	**Recommended Value**
Site: 195,720	Site: 245,000	Site: 245,000
Buildings: 382,150	Buildings: 541,500	Buildings: 541,500
Total: 577,870	Total: 786,500	Total: 786,500

VI. Adjournment

CITY AND BOROUGH OF JUNEAU

ASSESSOR OFFICE

APPEAL #2020-0031

2020 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION August 06, 2019

Appellant: Clark

Location: 1776 Dimond Drive

Parcel No.: 7B0801040020

Type: Vacant Land

Appellant's basis for appeal: Property value excessive/overvalued. "City valued in 2019 $85,700, City valued in 2020 $163,000, Difference of $77,300 in one year".

Appellant's Estimate of Value		**Original Assessed Value**		**Recommended Value**	
Site:	$80,000	Site:	$162,000	Site:	$114,100
Buildings:	N/A	Buildings:	$1,000	Buildings:	$1,000
Total:	$80,000	Total:	$163,000	Total:	$115,100

10 Year Assessment History

YEAR ID	LAND VALUE	MISC VALUE	BLDG VALUE	CAMA VALUE
2020	$114,100.00	$1,000.00		$115,100.00
2019	$85,700.00			$85,700.00
2018	$85,700.00			$85,700.00
2017	$85,700.00			$85,700.00
2016	$85,700.00			$85,700.00
2015	$85,700.00			$85,700.00
2014	$85,700.00			$85,700.00
2013	$85,700.00			$85,700.00
2012	$70,000.00	$0.00	$0.00	$70,000.00
2011	$70,000.00	$0.00	$0.00	$70,000.00
2010	$70,000.00	$0.00	$0.00	$70,000.00

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OVERVIEW

The subject lot is a 13,350 semi-vacant lot located at 1776 Dimond Drive in the White Subdivision along the older stretch of Glacier Hwy just outside of Down Town Juneau, with a miscellaneous storage shed that appears to be utilized for its intended purpose. 1776 Dimond Drive falls within the mapped moderate avalanche hazard zone of the White Subdivision slide path.

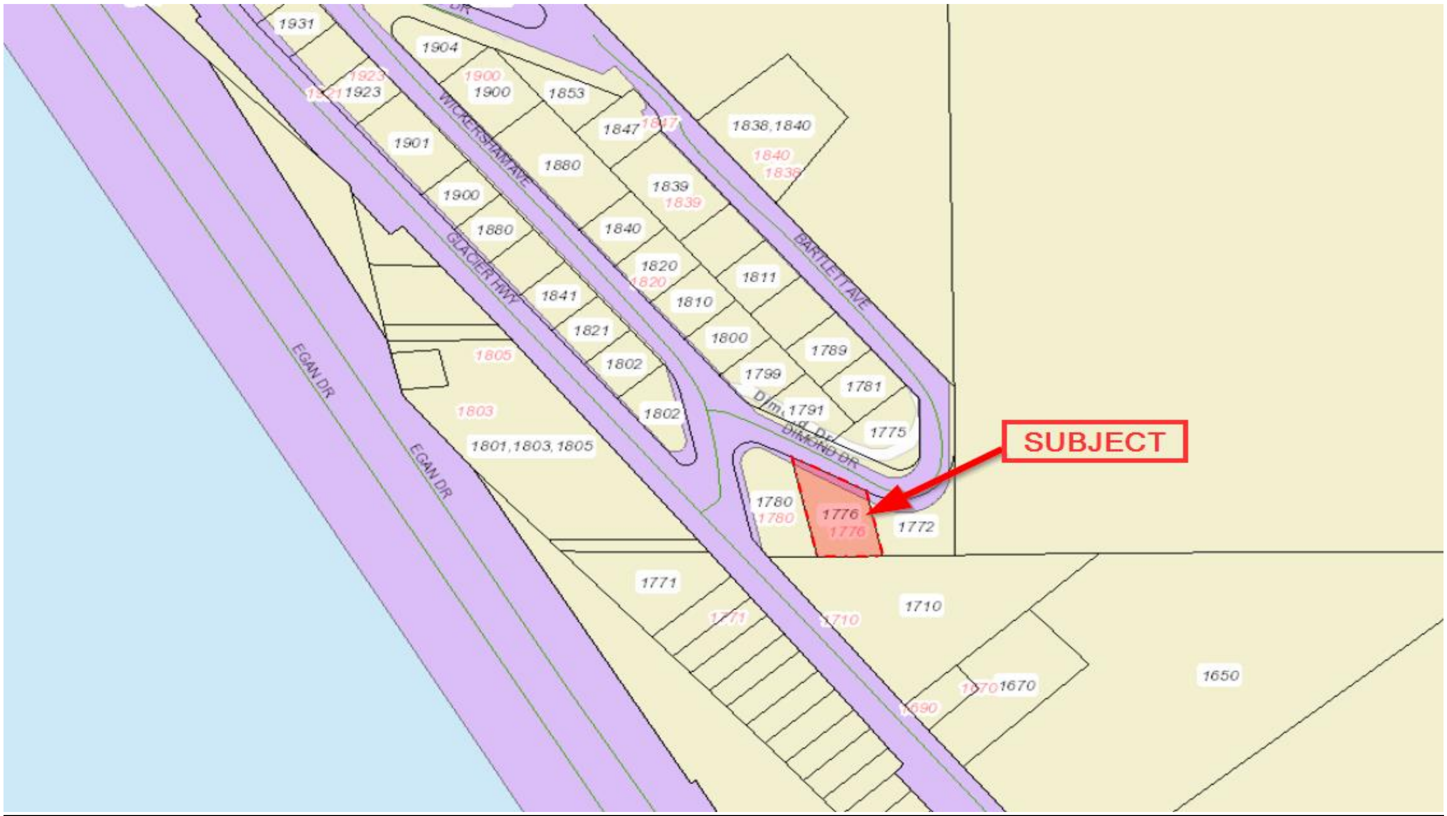
SUBJECT PHOTOS:

Lot in 2019

Improvement in 2019

Improvement in 2013

AREA MAP & AERIAL:



LAND ASSESSMENT

Land values are developed on a neighborhood basis. The land is examined to understand the typical land characteristics in the neighborhood. These characteristics include size, slope, view, water frontage, significant wetlands and others and are used to develop a neighborhood land valuation model. This model is tested and refined in consideration of sales of vacant and developed parcels. The resulting model is then applied to all of the land in the neighborhood to establish assessed site values. The subject parcel's base rate value of $13.19 per square foot is in equity with Highlands's single family residential lots that are of similar square footage. The subject parcel is characteristically average for its neighborhood, including adjustment for its mapped avalanche hazard risk and slope. Additionally, a consideration has been made for slightly irregular shape due to the elongated triangular point bringing access to the lot from Dimond Dr.

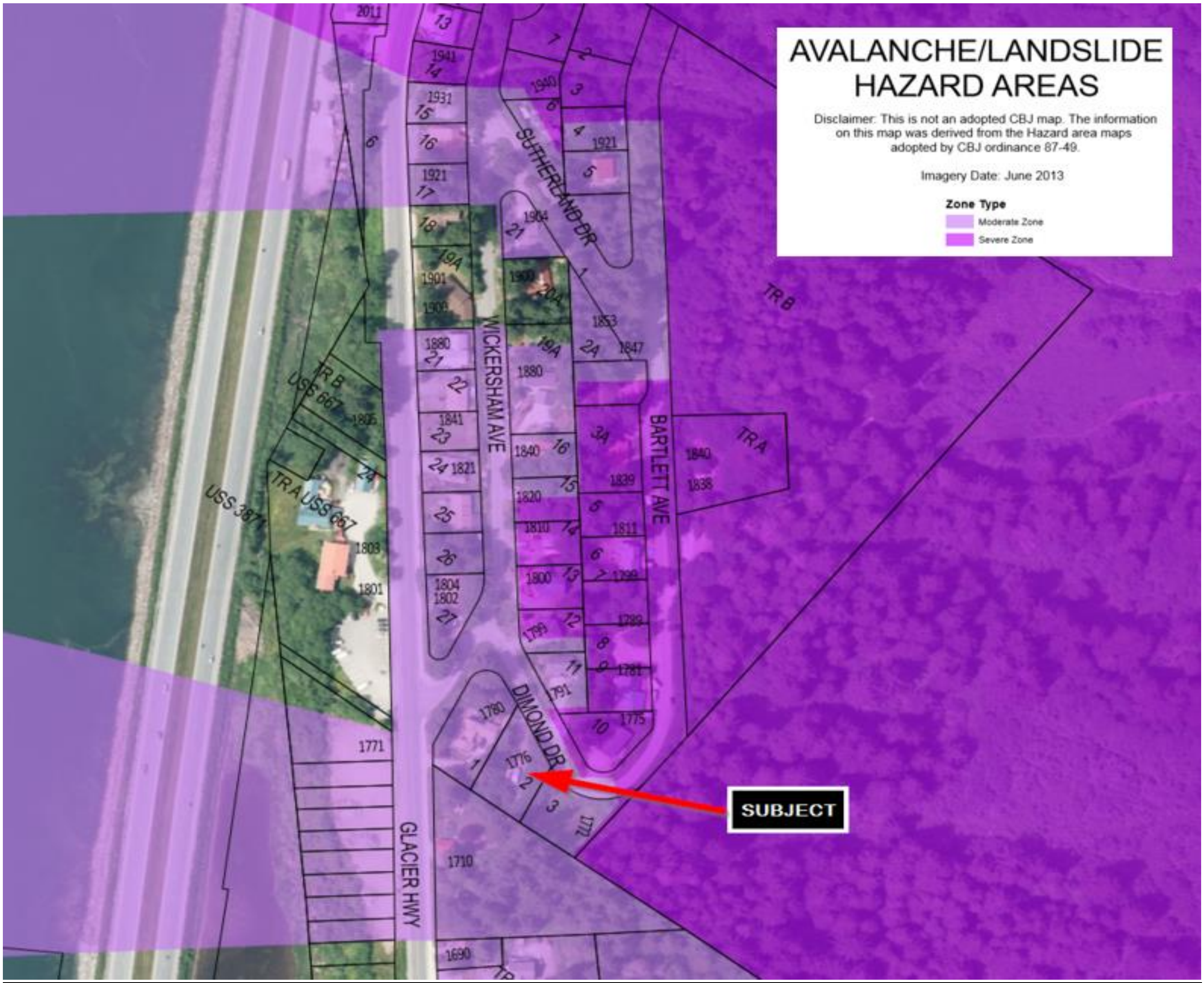
Land base rate valuation – Highlands – Lot size 11,979 – 14,679sf

Sum of BaseValue			Zoning				
Area	Parcel ID	BaseRate	(D 5) Single	(D10) Multif	(D18) Multif	(MU) Mixed	Grand Total
11979	7B0801000080	14.45	173,100				173,100
11987	7B0801050201	14.44	173,100				173,100
12013	1C030CR10010	14.42			173,200		173,200
12197	7B0801070050	14.23	173,600				173,600
12262	1C030D030040	14.17	173,800				173,800
12279	7B0801010042	14.15	173,700				173,700
12496	1C030J110010	13.95	174,300				174,300
12523	1C030J080010	13.92	174,300				174,300
12585	7B0801040030	13.86	174,400				174,400
12600	1C030J050160	13.85	174,500				174,500
12632	7B0801030020	13.82		174,600			174,600
13000	1C030J120010	13.49	175,400				175,400
13071	1C030F020070	13.43		175,500			175,500
13235	1C030E040020	13.29	175,900				175,900
13350	7B0801040020	13.19	176,100				176,100
13457	7B0801060010	13.10	176,300				176,300
13504	7B0801060100	13.06	176,400				176,400
13652	7B0801000030	12.95	176,800				176,800
13939	7B0801000060	12.72	177,300				177,300
14039	1C070I020010	12.64				177,500	177,500
14145	1C030D050120	12.56	177,700				177,700
14375	1C030D040150	12.40	178,300				178,300
14454	1C030D010030	12.34	178,400				178,400
14573	1C030D010081	12.25	178,500				178,500
14679	1C040A180020	12.18	178,800				178,800
14679	1C070A140030	12.18				178,800	178,800

Land base rate valuation and adjustments – Residential parcels within the subject vicinity

PCN	LAND	VAC	FLOOD	LocAdj	SizeAdj	TopoAdj	AccsAdj	WetAdj	ViewAdj	WtftAdj	SvcAdj	ShpeAdj	GrAdj%	BaseLot$	SV-Calc	Nghbd$	Nghbd%	SV$
7B0801020041	27000	(blank)	(blank)	90	100	90	100	100	115	100	100	100	93%	197,100	183,600	12,900	7%	196,500
7B0801020050	4792	(blank)	(blank)	100	100	80	80	100	100	100	100	100	64%	125,023	80,000	5,600	7%	85,600
7B0801020060	63162	(blank)	(blank)	90	100	90	100	100	100	100	100	95	77%	225,488	173,500	12,200	7%	185,700
7B0801030020	12632	(blank)	(blank)	100	100	90	80	100	110	100	100	100	79%	174,574	138,300	9,600	7%	147,900
7B0801030050	114562	30,000	(blank)	95	100	85	100	100	110	100	100	100	89%	247,454	189,800	0	0%	189,800
7B0801030070	7038	30,000	(blank)	100	100	85	100	100	110	100	100	85	79%	159,059	95,400	0	0%	96,400
7B0801040010	15058	(blank)	(blank)	100	100	90	100	100	115	100	100	90	93%	179,491	167,200	11,700	7%	178,900
7B0801040020	13350	(blank)	(blank)	90	100	80	100	100	100	100	100	90	65%	176,087	114,100	0	0%	114,100
7B0801040030	12585	(blank)	(blank)	100	100	85	100	100	100	100	100	90	77%	135,037	103,300	7,200	7%	110,500
7B0801050010	8397	60,000	(blank)	100	100	85	100	100	110	100	100	90	84%	163,574	77,600	0	0%	77,600
7B0801050020	8949	(blank)	(blank)	80	100	85	100	100	110	100	100	100	75%	165,288	124,000	8,654	7%	132,300
7B0801050030	16000	(blank)	(blank)	100	100	90	100	100	115	100	100	100	104%	97,440	100,900	7,000	7%	107,900
7B0801050050	8000	50,000	(blank)	100	100	85	100	90	100	100	100	100	77%	162,320	74,200	0	0%	74,200
7B0801050060	8000	(blank)	(blank)	80	100	90	100	100	110	100	100	100	79%	162,320	128,600	9,000	7%	137,600

AVALANCHE/LANDSLIDE HAZARD MAPPING:



CONSIDERATION OF AVALANCHE HAZARD ZONE:

During our canvass of the White Subdivision area in the summer of 2019, it was determined that adjustment should be made on a basis of location with consideration to the mapping of avalanche and landslide risk. For those properties mapped in the severe hazard zone, a downward adjustment was made through an 80% location adjustment and for those mapped in the moderate hazard zone a 90% location adjustment. Using the mapping provided by Community Development, we made this consideration for all such properties mapped within these zones. The subject parcel falls within the moderate hazard zone and as such has received a 90% location adjustment or a downward adjustment of 10%

Area Topography

Slope adjustments for the White Subdivision are one of the more variable adjustments in our land assessment model for the area as the lots in this area vary widely in there topographic builds. The subject parcel is receiving a moderate/severe slope adjustment for consideration of the abrupt drop off along the SE border of the property and steep incline on the NE side of the property, making the lot a less desirable narrow flat bench. The topography lines for the subject lot in the above graphic do not fully depict the extent of these slopes. The lot, without the pad that has been filled in, has very comparable slope to the appellants other lot that receives the same slope adjustment.

BUILDING VALUATION

The structure on this parcel is what the Assessor considers a miscellaneous storage shed and during the 2019 canvass we determined an equitable valuation to be the same as our $1,000 miscellaneous value used for storage structures constructed without the need for a building permit throughout the Borough. Usually these structures are under 200 square feet, the subject structure is slightly larger, however due to the low quality of construction and lack of permitting, it is fair to still consider it at the same miscellaneous structure value.

SUMMARY

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

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

The Assessor proposes a change to the 2020 assessment at $163,000 to the new value of $115,100.

DATE: 8/7/2020

From: Owen Clark
1775 Dimond Drive
Juneau, AK 99801

To: The Board of Equalization

Due to the assessment of unequal, excessive and improper assessment of our property I am providing the following facts:

The value of our lot at 1776 Dimond Drive was valued at $85,700.00 in 2019 and in 2020 was all most doubled at $162,000.00. I contacted the city assessor to review, he then adjusted to $114,100.00 which I fill is still too high for the following reasons:

1) The lot next door sold for $75,000.00 two years ago.

2) Wickersham Avenue and Dimond Drive are falling apart and CBJ isn't doing any maintenance on them. We have paid for two LIDS on this lot, one for sewer and the second for water and paving yet no maintenance or very little which has left the roads crumbling away.

With COVID and very little work available during construction season this is a great hardship to raise property taxes especially at this exorbitant amount.

Sincerely,

Owen K. Clark

Owen K. Clark

APPEAL #2020-0077

2020 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION August 20, 2020

Appellant: Thompson

Location: 4442 Trafalgar Ave

Parcel No.: 5B2401390041

Type: Single Family Residential

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

Appellant's statement: "Home recently purchased and appraised at value less than assessed. Multiple days on the market without offers at the assessed value. Public easement trail has lots of traffic and garbage and animal feces are left on a regular basis."

Appellant provided appraisal effective November 8, 2019 which indicated market value as follows:

- Market Value per Sales Comparison approach = 415,000
- Market Value per Cost approach = 422,242

Appellant's Estimate of Value		**Original Assessed Value**		**Recommended Value**	
Site:	116,900	Site:	126,900	Site:	126,900
Buildings:	298,100	Buildings:	298,100	Buildings:	298,100
Total:	415,000	Total:	425,000	Total:	425,000

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OVERVIEW

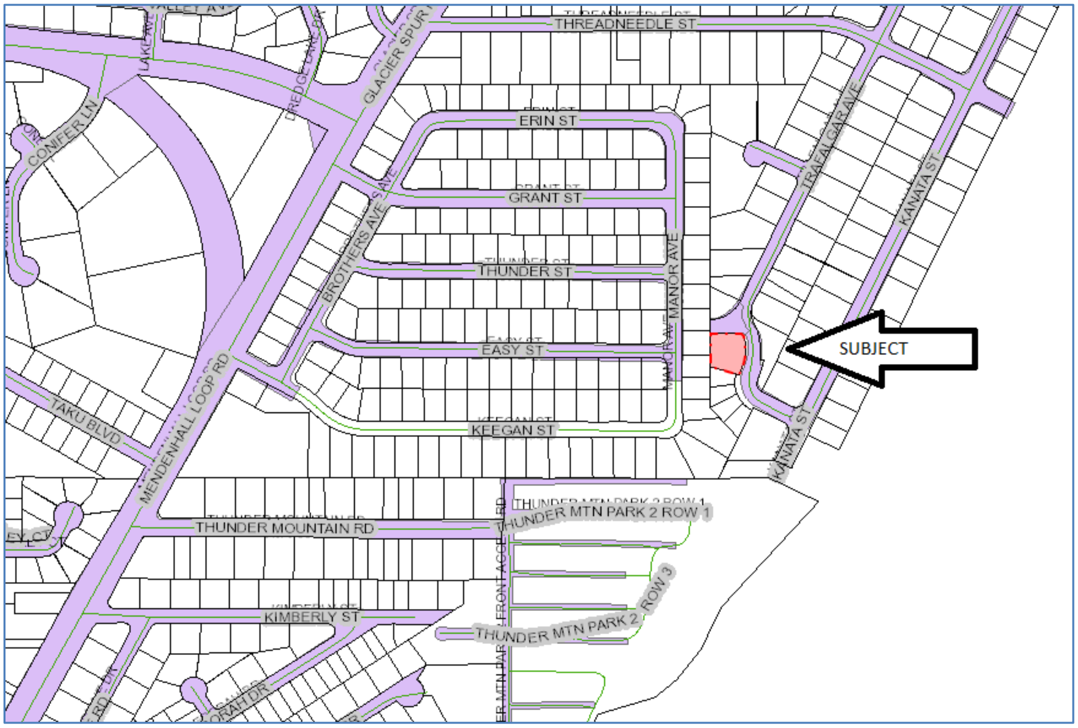
The subject is a 2,302 SF single family residence which was built in 1979.

The Subject is located on a 13,913 SF lot located at 4442 Trafalgar Ave., within Marlin subdivision which was platted in 1984.

Based upon an observation of the exterior, the structure appears to be typical in effective age and appears to have had adequate maintenance for homes built at that time. A review of the file indicates that cosmetic updates were performed in 2015.

SUBJECT PHOTO(s)

AREA MAP & AERIAL



SALES ANALYSIS

Neighborhood area (Northeast Valley Single Family Residential) Sales 2017-2019

Median SP	349,900	0.9710	A/S SUMMARY TAB VERIFICATION
Median TimeAdjSP	362,500	(only works with ONE Nghbd - only Neighborhoods)	
Median AS	0.9753		
NBHD	NORTHEAST VALLE	<— CHOOSE	
PROP_TYPE	(All)		
QUAL	qualified	qualified	
CLASS	(All)	No Outliers	

SALE_DATE	PARCEL NMBER	CIVIC	STREET	SalePrice	SiteValue	ImpValue	CAMAValue	Data TimeAdjSP	 ADJ_A/S
02/27/17	5B2401570150	8431	KIMBERLY	349,900	126,000	219,700	345,700	369,500	0.9356
05/03/17	5B2401480130	8172	ERIN	359,000	125,200	215,000	340,200	377,900	0.9002
05/19/17	5B2401040010	3702	AMALGA	369,500	131,700	242,600	374,300	388,600	0.9632
06/01/17	5B2401490020	4286	BROTHERS	365,000	126,000	244,600	370,600	383,600	0.9661
06/13/17	5B2401360040	7949	GLADSTONE	305,000	134,800	195,500	330,300	320,300	1.0312
06/30/17	5B2401540020	8495	THUNDER MOUNTAIN	319,900	140,900	186,800	327,700	335,700	0.9762
08/09/17	5B2402000030	4509	KANAT'A	272,500	120,600	162,100	282,700	285,300	0.9909
08/25/17	5B2401590130	4051	DEBORAH	318,000	132,900	232,800	365,700	332,700	1.0992
10/03/17	5B2401010021	3824	KIOWA	293,000	128,700	147,200	275,900	305,900	0.9019
11/02/17	5B2401450130	8167	ERIN	345,000	122,900	219,800	342,700	359,600	0.9530
11/15/17	5B2401460010	4335	MANOR	390,000	129,500	253,600	383,100	406,300	0.9429
12/14/17	5B2401070180	8498	VALLEY	400,000	131,600	290,700	422,300	416,100	1.0149
12/15/17	5B2401600020	3940	DIANE	339,000	133,700	217,700	351,400	352,600	0.9966
01/12/18	5B2401590140	4047	MITCHELL	348,000	132,900	227,200	360,100	361,400	0.9964
02/23/18	5B2401430140	8268	GARNET	331,000	134,800	193,300	328,100	343,000	0.9566
02/23/18	5B2401470060	8183	THUNDER	359,900	125,200	238,600	363,800	373,000	0.9753
02/26/18	5B2401480040	8185	GRANT	349,900	127,400	231,600	359,000	362,500	0.9903
06/08/18	5B2401570050	8455	KIMBERLY	339,900	132,900	202,400	335,300	350,300	0.9572
06/21/18	5B2401590030	4005	DIANE	312,900	131,700	215,400	347,100	322,200	1.0773
06/26/18	5B2401360030	7951	GLADSTONE	325,000	134,800	199,900	334,700	334,600	1.0003
07/06/18	5B2401430180	8276	GARNET	314,000	134,800	199,200	334,000	323,100	1.0337
07/13/18	5B2401470050	8187	THUNDER	345,000	125,200	187,200	312,400	354,900	0.8802
08/02/18	5B2401070200	8490	VALLEY	315,000	130,000	211,500	341,500	323,700	1.0550
08/15/18	5B2401480110	4361	MANOR	445,000	132,900	291,900	424,800	457,000	0.9295
08/20/18	5B2401470070	8181	THUNDER	350,000	125,200	185,600	310,800	359,300	0.8650
11/09/18	5B2401050010	8416	NUGGET	289,000	143,500	183,300	326,800	295,400	1.1063
12/04/18	5B2401440010	8280	GARNET	420,000	136,800	295,000	431,800	428,800	1.0070
01/08/19	5B2401370100	4510	TRAFALGAR	373,000	124,200	223,300	347,500	380,100	0.9142
02/27/19	5B2401430170	8274	GARNET	325,000	134,800	184,500	319,300	330,300	0.9667
03/29/19	5B2401350060	8111	CIRCLE	500,000	179,000	340,400	519,400	507,400	1.0236
05/24/19	5B2401070030	8424	STEEP	464,000	144,400	367,700	512,100	469,500	1.0907
06/14/19	5B2401480170	8188	ERIN	375,000	126,000	211,200	337,200	379,000	0.8897
06/26/19	5B2401590070	8460	KIMBERLY	471,000	132,900	288,900	421,800	475,700	0.8867
06/28/19	5B2401590170	4041	MITCHELL	360,000	136,400	220,800	357,200	363,600	0.9824
07/29/19	5B2401010032	3820	KIOWA	413,000	119,500	272,800	392,300	416,400	0.9421
09/20/19	5B2402000431	4450	KANAT'A	325,000	124,800	191,100	315,900	326,800	0.9666
09/25/19	5B2401070190	8494	VALLEY	444,000	126,000	345,800	471,800	446,300	1.0571
11/01/19	5B2401460120	8192	THUNDER	375,900	125,200	221,500	346,700	377,100	0.9194
12/27/19	5B2401390041	4442	TRAFALGAR	404,750	126,900	298,100	425,000	404,900	1.0496

LAND VALUATION

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 base rate and base value for the subject parcel is fair and equitable for similarly sized parcels within the neighborhood.

$$(Land\ Area\ \times Base\ Rate \pm Adjustments)\ \times Market\ multiplier = Site\ value$$

Land base rate valuation – Northeast Valley – Lot size 13,550 – 14,000 sf

UN	LAND	Z	PCN	Unit$	BaseLot$
sf	13590	D5	5B2401440100	9.53	129,513
sf	13820	D5	5B2401420010	9.48	131,014
sf	13912	D5	5B2402000150	9.47	131,747
sf	13913	D5	5B2401390041	9.47	131,756
sf	13939	D5	5B2401350110	9.45	131,724
sf	13952	D5	5B2401010032	9.44	131,707
sf	13995	D5	5B2401540020	9.41	131,693
sf	13995	D5	5B2401540030	9.41	131,693
sf	13995	D5	5B2401540060	9.41	131,693
sf	13995	D5	5B2401540070	9.41	131,693
sf	13995	D5	5B2401540090	9.41	131,693
sf	13995	D5	5B2401560020	9.41	131,693
sf	13995	D5	5B2401560030	9.41	131,693
sf	13995	D5	5B2401560060	9.41	131,693
sf	13995	D5	5B2401560070	9.41	131,693
sf	13995	D5	5B2401560080	9.41	131,693
sf	13995	D5	5B2401560090	9.41	131,693
sf	13995	D5	5B2401560010	9.41	131,693

Land base rate valuation and adjustments – Residential parcels within the subject vicinity

PCN Count	LAND	VAC	FLOOD	LocAdj	SizeAdj	TopoAdj	AccsAdj	WetAdj	ViewAdj	WtftAdj	SvcAdj	ShpeAdj	GrAdj%	BaseLot$	SV-Calc	Nghbd$	Nghbd%	SV$
6	5,035	#NUM!	#NUM!	90	100	100	100	100	100	100	100	100	90%	106,109	95,500	6,700	7%	102,200
NGHD	(All)	-	-	5	6	6	6	6	6	6	6	5	6	-	-	-	6	-
TYPE	(All)																	
AV	(All)	NON_EXEMPT ONLY																
PCN	LAND	VAC	FLOOD	LocAdj	SizeAdj	TopoAdj	AccsAdj	WetAdj	ViewAdj	WtftAdj	SvcAdj	ShpeAdj	GrAdj%	BaseLot$	SV-Calc	Nghbd$	Nghbd%	SV$
5B2401390010	12978	(blank)	(blank)	100	100	100	100	100	100	100	100	90	90%	127,444	114,700	8,000	7%	122,700
5B2401390022	4909	(blank)	(blank)	90	100	100	100	100	100	100	100	100	90%	105,200	94,700	6,600	7%	101,300
5B2401390023	5160	(blank)	(blank)	90	100	100	100	100	100	100	100	100	90%	107,018	96,300	6,800	7%	103,100
5B2401390032	4500	(blank)	(blank)	90	100	100	100	100	100	100	100	100	90%	102,015	91,800	6,400	7%	98,200
5B2401390033	4511	(blank)	(blank)	90	100	100	100	100	100	100	100	100	90%	101,994	91,800	6,400	7%	98,200
5B2401390041	13913	(blank)	(blank)	90	100	100	100	100	100	100	100	100	90%	131,756	118,600	8,300	7%	126,900

BUILDING VALUATION

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

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

Depreciation for subject is less than typical, which incorporates the condition and recent updates.

The subject parcel is considered to be valued fairly and equitably.

Building Structural Elements

8/7/2020 9:33:24AM

Page 1

Cost Report - Residential

10509		**Record**	1
Parcel Code Number	**5B2401390041**	**Building Type**	R- Single-family Residence
Owner Name	**THOMPSON GAIL M**	**Quality**	3
Parcel Address	**4442 TRAFALGAR AVE**	**Construction**	Stud Frame
Effective Year Built	2004	**Total Livable**	2302
Year Built	1979	**Style**	One Story

Improvement	Description	Quantity	Unit Cost	Percent		+/-	Total
Base							
Exterior	Frame, Plywood		83.50	100%			
Roof	Composition Shingle		2.84	100%			
Heating	Electric Baseboard		-0.43	100%			
Adjusted Base Cost		2,302	85.91				197,765
Exterior Improvement(s)							
Other Garage	Detached Garage (SF)	672	30.00				20,160
Other Garage	Garage Finish, Detached (SF)	672	6.46				4,341
Porch	Wood Deck (SF) with Roof	220	25.75				5,665
Porch	Open Slab Porch (SF)	160	6.99				1,118
Porch	Slab Porch (SF) with Roof	236	19.25				4,543
Total							**35,828**
Additional Feature(s)							
Feature	Fixture	10					14,700
Total							**14,700**
Sub Total							**248,292**
Condition	Good						
Local Multiplier					1.26	[X]	312,848
Current Multiplier					1.03	[X]	322,233
Quality Adjustment						[X]	322,233
Neighborhood Multiplier						[X]	322,233
Depreciation - Physical				0.90 [X]	16.00	[-]	46,402
Depreciation - Functional						[-]	0
Depreciation - Economic						[-]	0
Percent Complete					95.00	[-]	262,039
Cost to Cure							
Neighborhood Adjustment					113.00	[X]	34,065
Replacement Cost less Depreciation							**296,104**

LOT 2;

2/20/04 chg mail addr per ph call with Karen Kostenko (daughter);

2/3/05 per stat warr deed dtd 12/03/04;

3/21/05 input sales data;

11/3/05 chg mail addr per treas;

9/19/06 per stat warr deed dtd 8/24/06;

08/16/12 FI per canvas; updated file, photo and sketch. Revalued for 2013. dlp

5/28/2013 Appeal with field inspect. Land adjusted 20% based on extracted land values of sales along Trafalgar. Roof is at end of economic life and eff. age was increased. Recheck for new roof 2014. BS
2013 Notified: 119700 276300 396000
2013 Adjusted: 95800 259000 354800

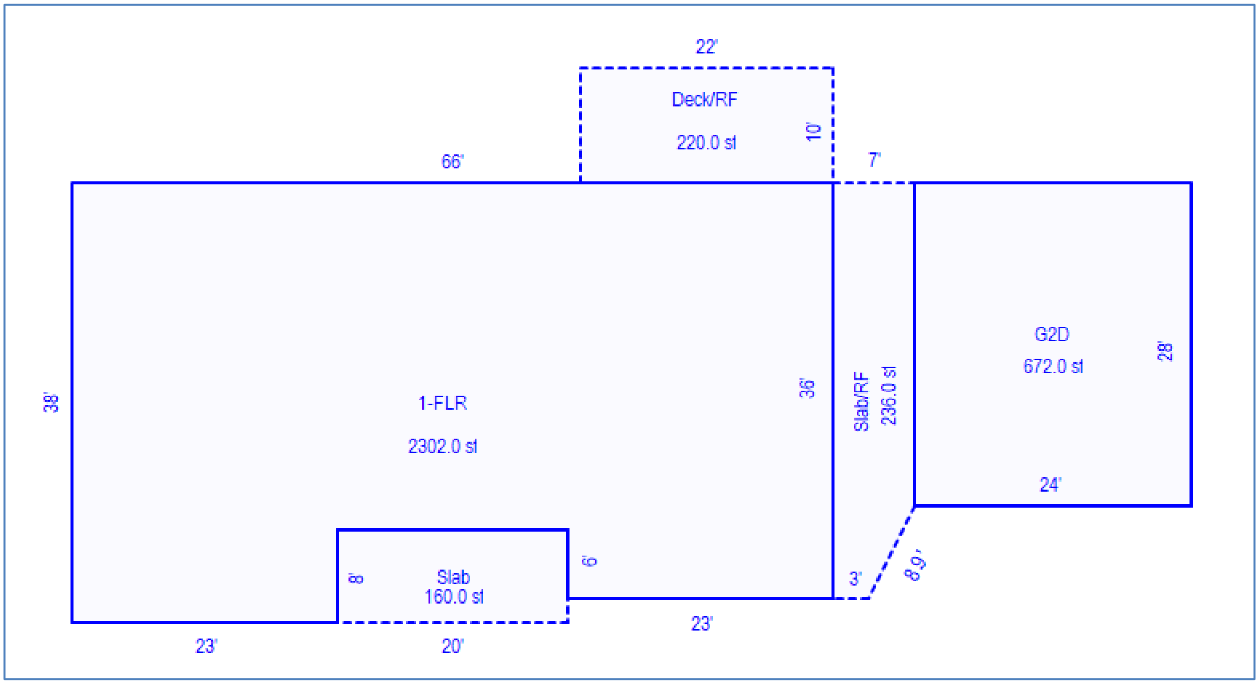
canvass updated photo, sketch and revalued. removed OR
jack_albrecht - 6/24/2016 10:48:36 AM

07/21/17 per appeal. Site visit 05/05/17. Refi appraisal provided $383K 07/14/15 TimeAdj $401,216
Bldg -- EYB 2007 --> 2002, Condition 3 -> 4, Photos, sketch, chg deck dimensions,fixture 8-->10. remodel comp% 95%. primarily master bath yet to be completed. Since time of appraisal--roof replaced, new exterior paint, bath continues toward completion \ al

Period	S/VMISC	I/V	A/V	
2017 Asmt	$129,300	$2,000	$293,100	$424,400
2017 Proposed	$129,300	$2,000	$272,400	$403,700\ al

aaron_landvik - 7/21/2017 2:33:21 PM

Building sketch



	Base	Actual	Effective	Living		Heated
Garage, Detached	672	672	672			
Living Area	2,302	2,302	2,302	2,302		2,302
Open Slab Porch	160	160	160			
Slab Porch W/roof	236	236	236			
Wood Deck W/roof	220	220	220			
Total	3,590	3,590	3,590	2,302		2,302

History Report

City and Borough of Juneau
Assessment History Report

5B2401390041
GAIL M THOMPSON
4442 TRAFALGAR AVE
MARLIN LT 2

YEAR ID	LAND VALUE	MISC VALUE	BLDG VALUE	CAMA VALUE
2020	$126,900.00	$2,000.00	$296,100.00	$425,000.00
2019	$126,900.00	$2,000.00	$281,700.00	$410,600.00
2018	$129,300.00	$2,000.00	$278,100.00	$409,400.00
2017	$129,300.00		$274,400.00	$403,700.00
2016	$103,105.00		$286,390.00	$389,495.00
2015	$98,195.00		$272,752.00	$370,947.00
2014	$95,800.00		$266,100.00	$361,900.00
2013	$95,800.00		$259,000.00	$354,800.00
2012	$80,000.00	$0.00	$239,800.00	$319,800.00
2011	$80,000.00	$0.00	$222,200.00	$302,200.00
2010	$80,000.00	$0.00	$222,200.00	$302,200.00
2009	$80,000.00	$0.00	$222,200.00	$302,200.00
2008	$80,000.00	$0.00	$233,900.00	$313,900.00
2007	$80,000.00	$0.00	$233,900.00	$313,900.00
2006	$70,000.00	$0.00	$233,900.00	$303,900.00
2005	$68,800.00	$0.00	$228,500.00	$297,300.00
2004	$55,000.00	$0.00	$205,900.00	$260,900.00
2003	$55,000.00	$0.00	$192,400.00	$247,400.00
2002	$55,000.00	$0.00	$167,800.00	$222,800.00
2001	$55,000.00	$0.00	$159,700.00	$214,700.00

SUMMARY

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

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

The recommended assessed value is fair and equitable. **The Assessor recommends NO CHANGE to the 2020 Assessed value for 5B2401390041 to $425,000.**

CITY AND BOROUGH OF JUNEAU

ASSESSOR OFFICE

APPEAL #2020-0089

2020 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION August 06, 2020

Appellant: McCormick

Location: 649 St. Ann's Ave

Parcel No.: 2D040T50040

Type: Single Family Residence

Appellant's basis for appeal: Property value excessive/overvalued. "Property Valuation increased 10% since last year - this doesn't coincide with the current market in Juneau-Douglas. I have had one of the lots listed at assessed value for 2 years with no interest, and every property that I have sold in the last couple of years have been well below assessed value - 3 properties in Douglas over last 5 years. Market would indicate that prices in the Juneau area should be dropping or remaining the same - not increasing. Also - the city is obstructing the view from the house by allowing overgrowth of trees along St Ann's (something that wasn't there in the past - before the city took over the land). The valuation should be dropping each year as the view is further obscured."

Appellant's Estimate of Value		**Original Assessed Value**		**Recommended Value**	
Site:	$115,000	Site:	$131,100	Site:	$131,100
Buildings:	$220,000	Buildings:	$244,500	Buildings:	$244,500
Total:	$335,000	Total:	$375,600	Total:	$375,600

10 Year Assessment History

YEAR ID	LAND VALUE	MISC VALUE	BLDG VALUE	CAMA VALUE
2020	$131,100.00	$3,000.00	$241,500.00	$375,600.00
2019	$119,200.00	$3,000.00	$221,300.00	$343,500.00
2018	$124,500.00	$3,000.00	$220,100.00	$347,600.00
2017	$124,500.00		$218,600.00	$343,100.00
2016	$115,500.00	$3,000.00	$206,300.00	$324,800.00
2015	$111,900.00	$3,300.00	$203,700.00	$318,900.00
2014	$104,100.00		$193,400.00	$297,500.00
2013	$104,100.00		$193,400.00	$297,500.00
2012	$95,000.00	$0.00	$220,400.00	$315,400.00
2011	$95,000.00	$0.00	$193,400.00	$288,400.00
2010	$95,000.00	$0.00	$193,400.00	$288,400.00

Table of Contents

OVERVIEW

The subject is a 1,036 square foot single family home with a 980sf lower level considered basement for assessment purposes however functionally similar living space to the gross living area. The subject is located at 649 St. Ann's Avenue, across from Savikko Park. Constructed in 1965, this residence has seen average to above average maintenance based on the information provided by the appellant and information gathered during our canvass of Douglas in the summer of 2019. The residence sits on a 5,492sf lot with a partial view of Douglas Harbor, Gastineau Channel and Gastineau Peak/Mt. Roberts. The structure is of average quality and has average functional utility.

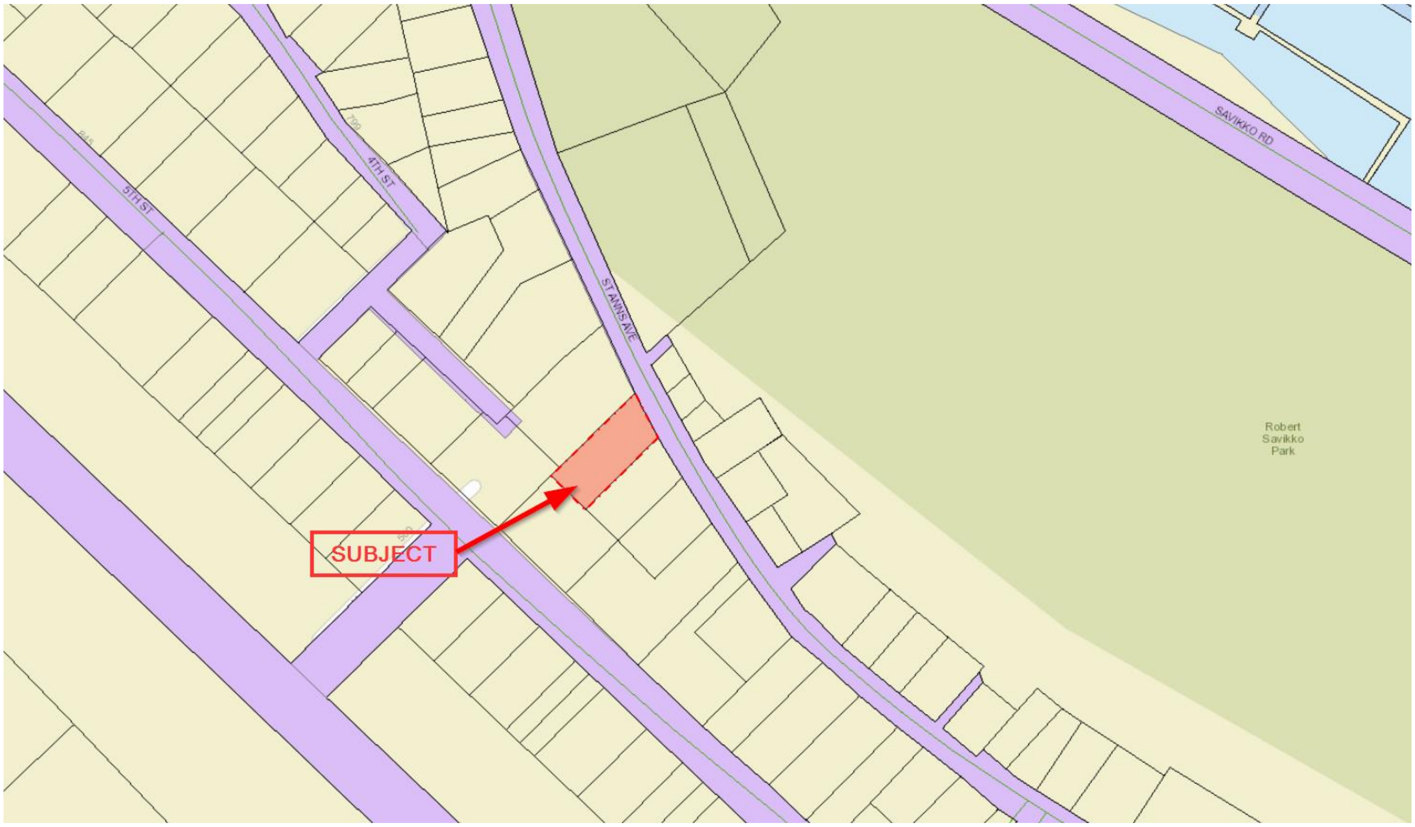
SUBJECT PHOTOS:

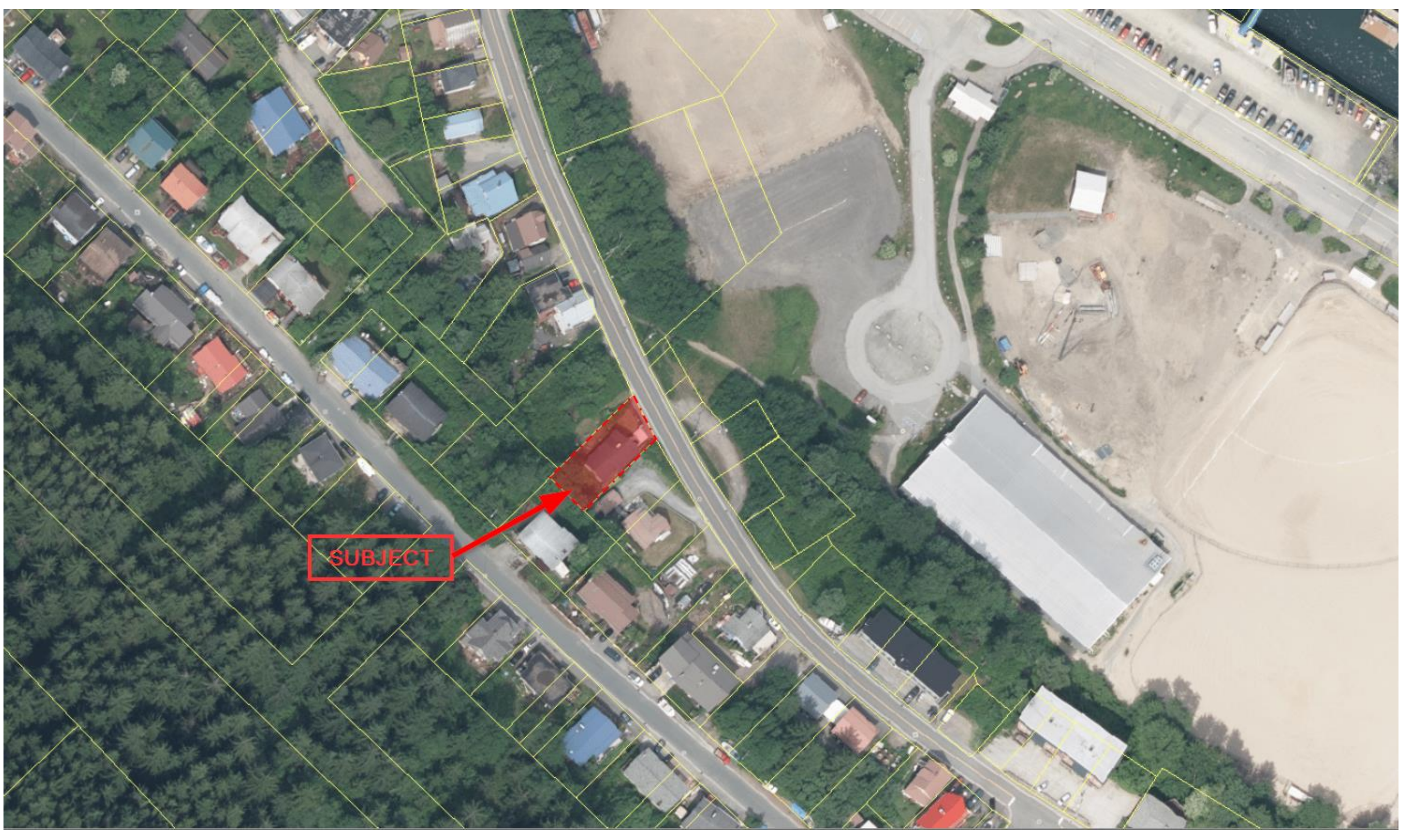
Improvement

Disputed View:

Cleared Patch on CBJ Side of St. Ann's Providing View

AREA MAP & AERIAL:





LAND ASSESSMENT

Land values are developed on a neighborhood basis. The land is examined to understand the typical land characteristics in the neighborhood. These characteristics include size, slope, view, water frontage, significant wetlands and others and are used to develop a neighborhood land valuation model. This model is tested and refined with 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 $19.21 per square foot is in equity with Down Town Douglas single family residential lots that are of similar square footage. The subject parcel is characteristically average for its neighborhood. Additionally, the subject lot benefits from a slight view, adjusted for as a 10% positive or slight view adjustment. This adjustment is fair and equitable with consideration of our application of such slight view adjustments Borough wide. No further adjustments have been made other than the neighborhood market adjustment applied to all parcels in the area.

Land base rate valuation – Douglas – Lot size 5,070 – 6,000 sf

UN	LAND	Z	RATE SCHED	PCN	Unit$	BaseLot$	PCN#
sf	5070	D5	SITE	2D040T360060	19.92	100,994	1
sf	5100	D18	SITE	2D040T410010	20.02	102,102	1
sf	5200	D18	SITE	2D040T250050	19.85	103,220	1
sf	5200	D5	SITE	2D040T200050	19.85	103,220	1
sf	5211	D5	SITE	2D040T480240	19.80	103,178	1
sf	5248	D18	SITE	2D040T460161	19.80	103,910	1
sf	5250	D5	SITE	2D040T100050	19.81	104,003	1
sf	5250	D5	SITE	2D040T100060	19.81	104,003	1
sf	5250	D5	SITE	2D040T100070	19.81	104,003	1
sf	5250	D5	SITE	2D040T380020	19.81	104,003	1
sf	5492	D5	SITE	2D040T500040	19.21	105,501	1
sf	5557	D5	SITE	2D040T350040	18.99	105,527	1
sf	5600	D5	SITE	2D040T360010	18.84	105,504	1
sf	5605	D5	SITE	2D040T480260	18.82	105,486	1
sf	5625	D5	SITE	2D040T480390	18.76	105,525	1
sf	5625	D5	SITE	2D040T480400	18.76	105,525	1
sf	5634	D5	SITE	2D040T360030	18.73	105,525	1
sf	5779	D5	SITE	2D040T360070	18.39	106,276	1
sf	5818	D5	SITE	2D040T010050	18.13	105,480	1
sf	6000	D5	SITE	2D040T090020	17.67	106,020	1
sf	6000	D5	SITE	2D040T380070	17.67	106,020	1
sf	6000	D5	SITE	2D040T480120	17.67	106,020	1

Land base rate valuation and adjustments – Residential parcels within the subject vicinity:

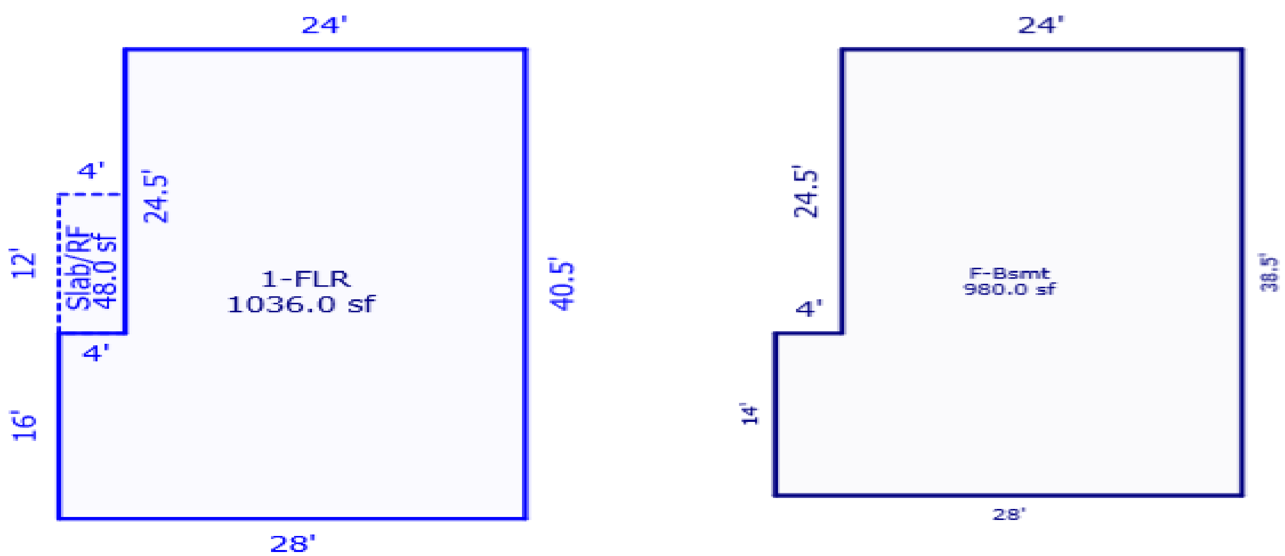
PCN	LAND	VAC	FLOOD	LocAdj	SizeAdj	TopoAdj	AccsAdj	WetAdj	ViewAdj	WtftAdj	SvcAdj	ShpeAdj	GrAdj%	BaseLot$	SV-Calc	Nghbd$	Nghbd%	SV$
2D040T350090	5001	(blank)	(blank)	100	100	100	100	100	100	100	100	100	100%	101,020	101,000	13,200	13%	114,200
2D040T350101	7091	(blank)	(blank)	100	100	90	100	100	115	100	100	90	93%	113,314	105,600	13,700	13%	119,300
2D040T350111	7703	(blank)	(blank)	100	100	90	100	100	115	100	100	90	93%	116,007	108,100	14,000	13%	122,100
2D040T350120	9695	(blank)	(blank)	100	100	100	100	100	110	100	100	100	110%	123,030	135,300	17,600	13%	152,900
2D040T500030	9173	20,000	(blank)	100	100	85	100	90	115	100	100	100	88%	120,533	86,000	11,200	13%	97,200
2D040T500040	5492	(blank)	(blank)	100	100	100	100	100	110	100	100	100	110%	105,501	116,100	15,000	13%	131,100
2D040T320200	3952	(blank)	(blank)	100	100	100	100	100	100	100	100	100	100%	88,604	88,600	11,500	13%	100,100
2D040T320210	2026	(blank)	(blank)	100	100	100	100	100	100	100	100	100	100%	78,508	78,500	10,200	13%	88,700
2D040T320230	4352	(blank)	(blank)	100	100	100	100	100	100	100	100	100	100%	94,221	94,200	12,300	13%	106,500
2D040T320240	4829	(blank)	(blank)	100	100	100	100	100	100	100	100	100	100%	100,009	100,000	13,000	13%	113,000
2D040T320251	7742	(blank)	(blank)	100	100	90	100	100	100	100	100	90	81%	115,975	93,900	12,300	13%	106,200
2D040T320252	7177	(blank)	(blank)	100	100	90	100	100	100	100	100	100	90%	114,258	102,800	13,400	13%	116,200

BUILDING VALUATION

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

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

Sketch of Improvement



Comments: 2D040T500040 649 St Ann's

AREA CALCULATIONS SUMMARY						LIVING AREA BREAKDOWN		
Code	Description	Factor	Net Size	Perimeter	Ne		Breakdown	Subtotals
GLA1	1-FLR	1.00	1036.00	137.0		[illegible].00		
BSMT3	F-Bsmt	1.00	980.00	133.0		980.00	24.0 x 24.5	588.00
P/P5	Slab/RF	1.00	48.00	32.0		48.00	16.0 x 28.0	448.00
	Net LIVABLE Area	(rounded w/ factors)				2 Ite[illegible]036	(rounded w/o factors)	1036

Cost Report

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Cost Report - Residential

3149		Record	1
Parcel Code Number	**2D040T500040**	**Building Type**	R- Single-family Residence
Owner Name	**TRUST AGREEMENT OF DONNA C MCCORMICK**	**Quality**	3
Parcel Address	**649 ST ANN'S AVE**	**Construction**	Stud Frame
Effective Year Built	2005	**Total Livable**	1036
Year Built	1965	**Style**	One Story

Improvement	Description	Quantity	Unit Cost	Percent		+/-	Total
Base							
Exterior	Frame, Siding, Wood		98.50	100%			
Roof	Composition Shingle		2.84	100%			
Heating	Baseboard, Hot Water		2.15	100%			
Adjusted Base Cost		1,036	103.49				107,216
Basement Area							
Basement	Total Basement Area (SF)	980	21.85				21,413
Basement	Partition Finish Area (SF)	980	28.75				28,175
Total							**49,588**
Exterior Improvement(s)							
Porch	Slab Porch (SF) with Roof	48	23.55				1,130
Total							**1,130**
Additional Feature(s)							
Feature	Fixture	8					11,760
Total							**11,760**
Sub Total							**169,694**
Condition	Average						
Local Multiplier					1.26	[X]	213,814
Current Multiplier					1.03	[X]	220,228
Quality Adjustment						[X]	220,228
Neighborhood Multiplier						[X]	220,228
Depreciation - Physical				1.00 [X]	15.00	[-]	33,034
Depreciation - Functional						[-]	0
Depreciation - Economic						[-]	0
Percent Complete					100.00	[-]	187,194
Cost to Cure							
Neighborhood Adjustment					129.00	[X]	54,286
Replacement Cost less Depreciation							**241,480**

7/2/03 chg mail addr per office visit by owner;
06/25/06 per quitclaim deed;
09/08/09 Revalued with exterior inspection, update file, photo & cost. JH;
3/15/11 Remove SC for 2011 for James McCormick/tlu;
3/15/11 Add SC for 2011 for Donna McCormick/tlu;
2/13/12 - Parcel 2D040T500010 - Statutory Quitclaim Deed 2012-000641-0 REC 2/6/2012 from Donna C. McCormick, who acq title as Donna McCormick (Grantor), to Glen R. McCormick, Trustee of the Trust Agreement of Donna C. McCormick (Grantee) / pplumb;
10/8/12 2D040T500040 CHG MAIL ADDR PER EMAIL DATED 10/5/12 /JG
Canvas; updated CAMA, photos & sketch. Revalued.
dora_prince - 7/8/2014 11:26:50 AM

06.12.2017 PER APPEAL FIELD REVIEW ADJ EFF YEAR TO REFLECT MAINTENANCE OF THE IMPROVMENT.
Donna_Prince - 6/12/2017 3:43:53 PM
06.12.2017 NO LAND ADJ AT THIS TIME.
RECOMMEND NC TO SV AT 143200
CHAG IV FROM 226400 TO 218600
CHAG AV FROM 369200 TO 361800.

Donna_Prince - 6/12/2017 3:51:44 PM
8/14/2019 Canvass: photos, sketch = no change, view = partial, EYB, remove OR, revalue - GM
greg_morris - 9/25/2019 3:59:10 PM

Miscellaneous Improvements

Solid Fuel Heater	06.06.2017 PER APPEA	[+]	2,000
Storage Shed Under 200SF	06.06.2017 PER APPEA	[+]	1,000
Total Miscellaneous Improvements			**3,000**

6/29/2020 11:27:26AM Page 2

Cost Report - Residential

Total Improvement Value	**[Rounded]**	**$244,500**

Market Adjustment Equity:

Median SP	**385,000**	**0.9650**	A/S SUMMARY TAB VERIFICATION
Median TimeAdjSP	**393,400**	(only works with ONE Nghbd - only Neighborhoods)	
Median AS	**0.9650**		
NBHD	DOUGLAS R 1 & !	< --- CHOOSE	
PROP_TYPE	(All)		
QUAL	qualified	qualified	
CLASS	(All)	No Outliers	

SALE_DATE	PARCEL NMBER	CIVIC	STREET	SalePrice	SiteValue	ImpValue	CAMAValue	Data *TimeAdjSP*	ADJ_A/S
03/08/17	2D040T100060	1011	5TH	290,000	117,500	182,000	299,500	***306,100***	**0.9784**
07/24/17	2D030L010090	113	5TH	519,000	172,900	436,000	608,900	***543,900***	**1.1195**
02/06/18	2D04020C0020	2113	2ND	479,000	126,800	420,100	546,900	***496,800***	**1.1008**
02/23/18	2D040T390040	721	5TH	359,900	134,500	220,400	354,900	***373,000***	**0.9515**
06/28/18	2D04020D0360	1527	BEACH	497,000	129,400	405,100	534,500	***511,600***	**1.0448**
07/30/18	2D040T320200	745	ST ANN'S	385,000	100,100	222,600	322,700	***395,700***	**0.8155**
07/31/18	2D040T170060	1211	2ND	339,000	114,100	198,600	312,700	***348,400***	**0.8975**
09/05/18	2D040T100050	1015	5TH	358,500	117,500	201,400	318,900	***367,700***	**0.8673**
09/18/18	2D040T130050	308	E	364,000	110,300	308,500	418,800	***373,100***	**1.1225**
12/03/18	2D04020C0040	2125	2ND	438,000	147,700	275,900	423,600	***447,200***	**0.9472**
12/12/18	2D040T230032	1315	3RD	368,000	111,500	215,200	326,700	***375,500***	**0.8700**
12/20/18	2D040T480470	107	5TH	439,900	156,600	303,800	460,400	***448,700***	**1.0261**
12/21/18	2D040T010060	319	B	385,000	96,400	268,400	364,800	***392,700***	**0.9290**
03/28/19	2D04020D0290	1701	BEACH	560,000	179,700	459,600	639,300	***568,300***	**1.1249**
04/18/19	2D040T320200	745	ST ANN'S	400,000	100,100	222,600	322,700	***405,500***	**0.7958**
06/14/19	2D040T240020	1308	3RD	390,000	114,100	276,400	390,500	***394,100***	**0.9909**
07/12/19	2D040T480090	404	ST ANN'S	361,000	149,400	301,800	451,200	***364,300***	**1.2385**
07/30/19	2D040T320180	305	B	460,000	120,500	314,100	434,600	***463,800***	**0.9370**
08/15/19	2D040T320252	720	4TH	301,800	116,200	145,100	261,300	***304,000***	**0.8595**
08/30/19	2D04020D0140	1715	BEACH	385,000	131,700	253,200	384,900	***387,500***	**0.9933**

SUMMARY:

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

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

The Assessor proposes NO change to 2020 assessment at $375,600.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

APPEAL #20200179

2020 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION August 20, 2020

Appellant: Ken Williamson

Location: 227 Fourth St

Parcel No.: 1C070A090040

Type: Downtown Commercial

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

Appellant's statement: Proposed assessment exceeds full and true value. Original construction appox. 1897. Functionally obsolete. Compare value with recent sale of Assembly Bldg (adjacent) which is newer, sprinkled and ADA (elevator).

Appellant's Estimate of Value		**Original Assessed Value**		**Recommended Value**	
Site:	195,720	Site:	245,000	Site:	245,000
Buildings:	382,150	Buildings:	541,500	Buildings:	541,500
Total:	577,870	Total:	786,500	Total:	786,500

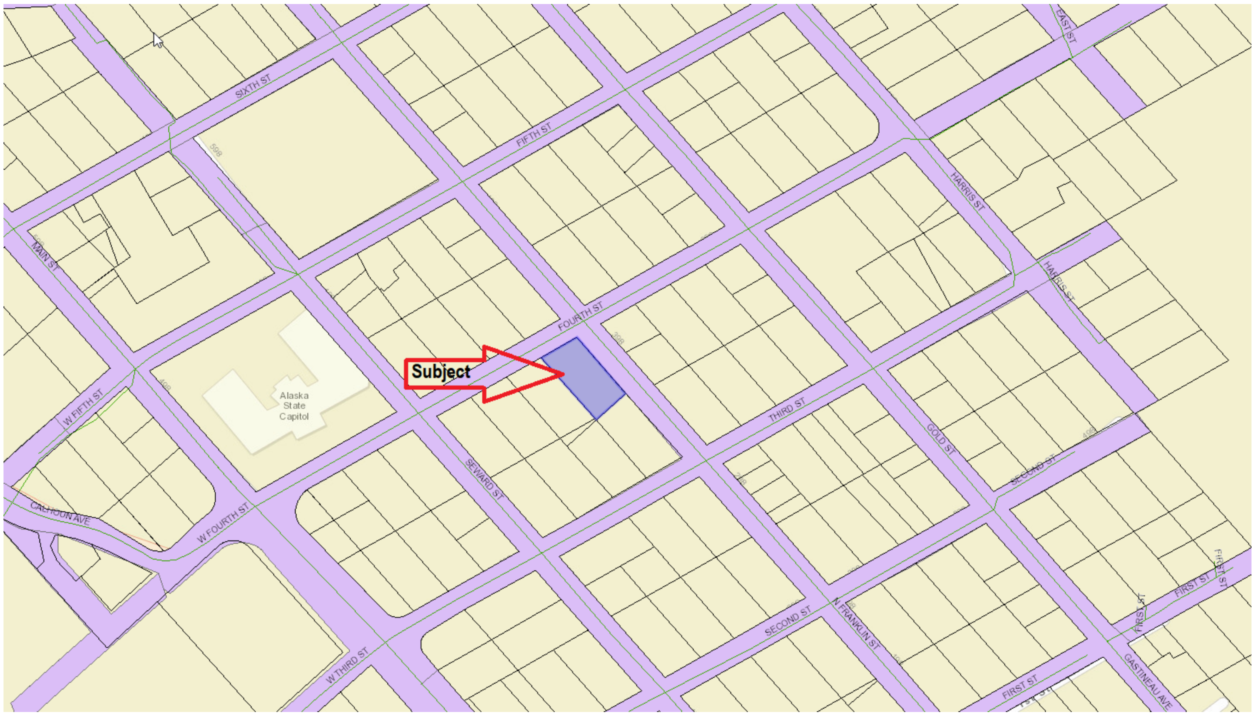
Table of Contents

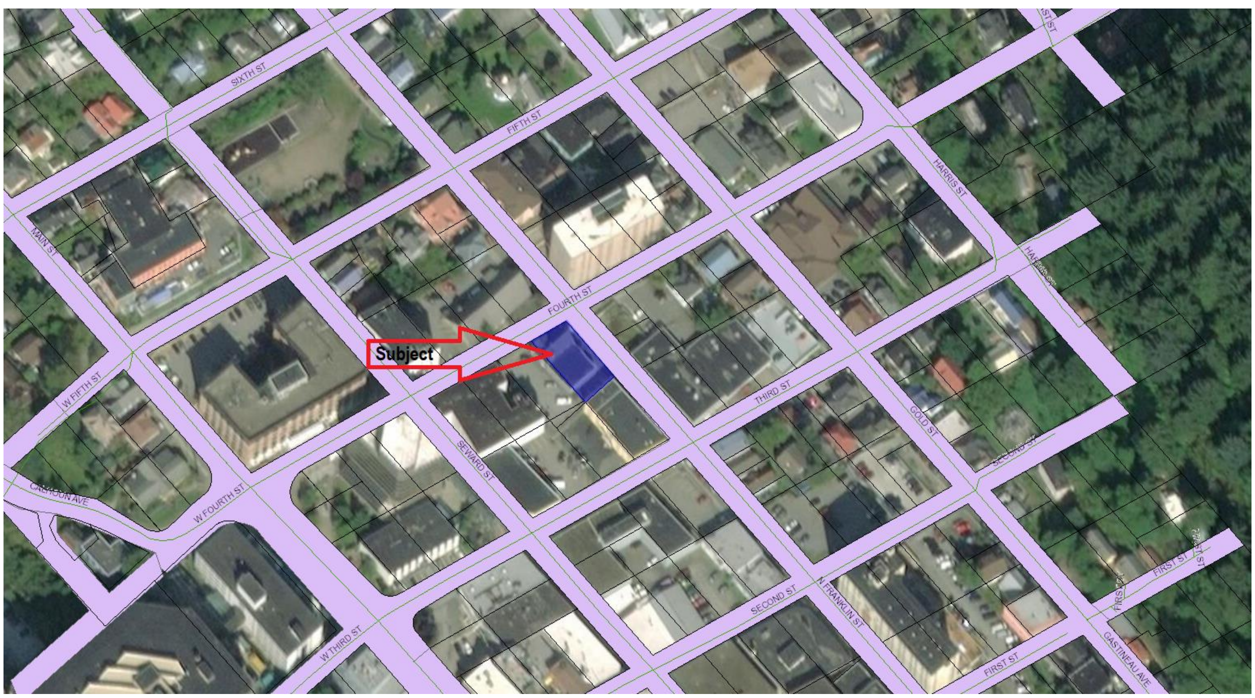
OVERVIEW

The subject is a downtown commercial building located approximately one block from the Capitol Building. For market purposes, this property has been classified as downtown commercial based upon its geographic location. Based upon observation of the exterior, the structure appears to be adequately maintained.

SUBJECT PHOTO

AREA MAP & AERIAL





Analysis

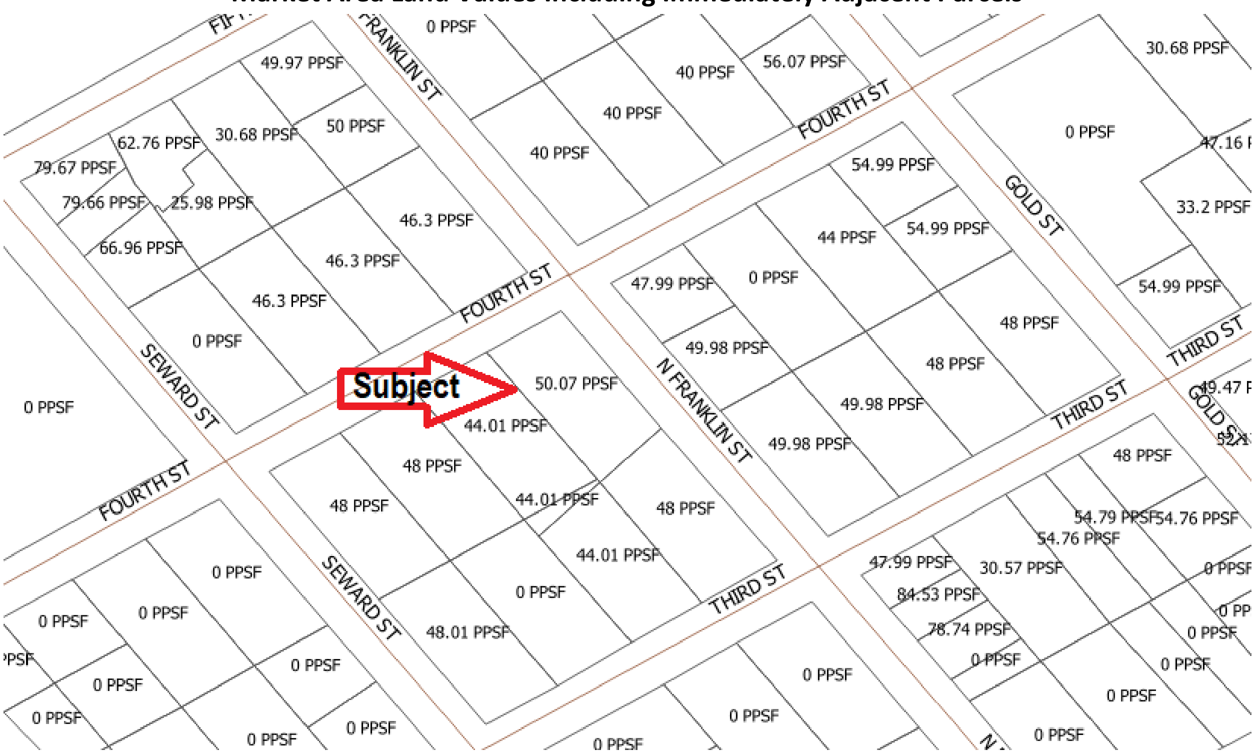
LAND VALUATION

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.

$$(Land\ Area\ \times Base\ Rate \pm Adjustments) \times Neighborhood\ market\ multiplier = Site\ value$$

The rate for the subject parcel is within range of similarly sized parcels and is in uniformity with surrounding parcels.

Market Area Land Values Including Immediately Adjacent Parcels



BUILDING VALUATION

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

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

As a result of the discovery process, it was noted that this is an older office building one block away from the Capitol Building. The amount of depreciation that has been applied in the valuation is 50% comprised of 40% physical and 10% functional.

The subject parcel is considered to be valued fairly and equitably.

Cost Report

7/27/2020 3:46:26PM

Cost Report - Commercial

1329		**Record**	1
Parcel Code Number	**1C070A090040**	**Number of Stories (Building)**	02
Owner Name	**WILLIAMSON KEN**	**Number of Sections**	1
Parcel Address	**350 N FRANKLIN ST**	**Perimeter**	248
Effective Year Built	1990	**Class**	D
Year Built	1900	**Height**	
Building Model	C- 15 Offices, Medical, Public Buildings	**Rank**	Average
Building Type	Office Building	**Total Area**	4,363.00

Section 1	Description	Units	Percent	Cost	+/-	Total
Base Cost		4363		87.57		382,068
Exterior Wall	Stud Walls-Wood Siding	4363	100%	15.04		65,606
Heating & Cooling	Heating & Cooling	4363		603.00		603
Heating & Cooling	Hot Water	4363	100%	12.00		52,356
Architect Fee		4363		6.80		29,668
Basement	Finished	3280		69.20		226,976
Sub Total						$757,277.09

Local Multiplier	1.43	[X]	$1,082,906.00
Current Multiplier	1.00	[X]	$1,082,906.00
Neighborhood Multiplier		[X]	$1,082,906.00
Depreciation - Physical	40.00	[-]	$433,162.00
Depreciation - Functional	10.00	[-]	$108,291.00
Depreciation - Economic		[-]	$0.00
Percent Complete	100.00	[-]	$541,453.00
Cost to Cure			
Neighborhood Adjustment			
Replacement Cost less Depreciation			$541,453

03.01.2018 PER CANVAS, OFFICE BUILDING HAS NOT BEEN UPDATED AS OF TO DATE. DEPRECIATED FUNCT FOR USE OF SPACE IN AN 1900 BUILD. DMHP 03.01.2018
Donna_Prince - 3/1/2018 11:52:25 AM

Miscellaneous Improvements

Extra	Enclosed Porch	[+]
Extra	Finished attic	[+]

Total Improvement Value	$541,500

History Report

City and Borough of Juneau
Assessment History Report

1C070A090040
KEN WILLIAMSON
350 N FRANKLIN ST
JUNEAU TOWNSITE BL 9 LTS 4 FR & 5 FR

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2020	$245,000.00		$541,500.00	$786,500.00
2019	$245,000.00		$541,500.00	$786,500.00
2018	$245,000.00		$541,500.00	$786,500.00
2017	$245,000.00		$549,300.00	$794,300.00
2016	$245,000.00		$549,300.00	$794,300.00
2015	$245,000.00		$549,300.00	$794,300.00
2014	$245,000.00		$549,300.00	$794,300.00
2013	$245,000.00		$549,300.00	$794,300.00
2012	$245,000.00	$0.00	$549,300.00	$794,300.00
2011	$245,000.00	$0.00	$549,300.00	$794,300.00
2010	$245,000.00	$0.00	$549,300.00	$794,300.00
2009	$244,700.00	$0.00	$549,300.00	$794,000.00
2008	$244,700.00	$0.00	$549,300.00	$794,000.00
2007	$244,700.00	$0.00	$549,300.00	$794,000.00
2006	$244,700.00	$0.00	$549,300.00	$794,000.00
2005	$244,700.00	$0.00	$541,500.00	$786,200.00
2004	$210,200.00	$0.00	$416,500.00	$626,700.00
2003	$210,200.00	$0.00	$416,500.00	$626,700.00
2002	$210,200.00	$0.00	$416,500.00	$626,700.00
2000	$210,200.00	$0.00	$338,400.00	$548,600.00

SUMMARY

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

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

A recent ratio study that we did on commercial property indicated that our valuation models are valuing commercial property at 90% of market value. A review of individual sales supported this finding.

AY2020- as of 20200319- 5 Year- Q$AV- Comm- All- Trended 2.5%- with No Outliers

Summary Report

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

Statistics

Current	**Proposed**		
119	119	Count	(Number of Records with Ratio)
0.6001	0.6001	Minimum Ratio	
1.1929	1.1929	Maximum Ratio	
0.5928	0.5928	Range	
0.9021	**0.9021**	**Mean**	(This is the average ratio for your sample.)
0.9287	**0.9287**	**Median**	(This is the mid-point value for your sample. Preferred measure of central tendency.)
0.8709	0.8709	Weighted Mean	
1.6544	1.6544	Sum of the Square of Deviations	
0.0896	0.0896	AAD	
0.1184	0.1184	Standard Deviation	
9.6509	**9.6509**	**COD**	(Good indicator of confidence level.)
13.1256	**13.1256**	**COV**	
1.0358	**1.0358**	**PRD- Price-Related or Factor Differential**	
		(PRD s/b between 0.98 & 1.03, IAAO)	
		(PRD over 1=Regressive)	

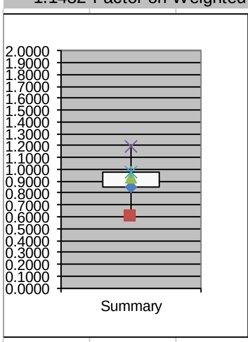
Coefficients (0=Normal Distribution)	
Kurtosis	#DIV/0!
Skewness	#DIV/0!
Alt.Cyhelsky's Skew	-0.2269
Alt.Pearson's Skew	-0.6729

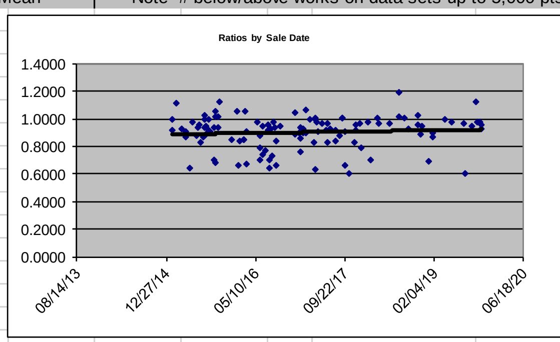
Trending Factors

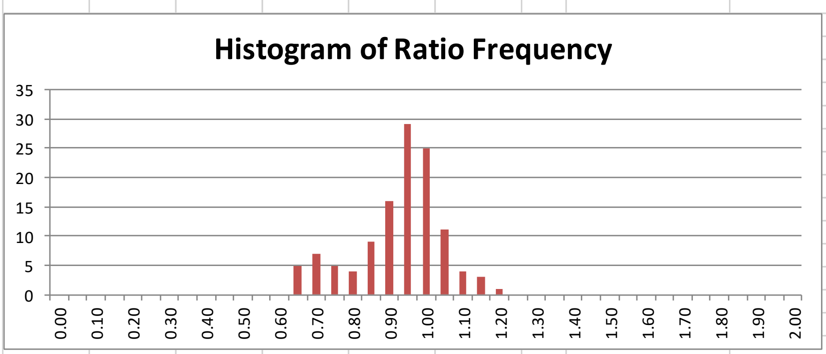
1.00	Target Level
1.1085	Factor on Mean
1.0768	**Factor on Median**
1.1482	Factor on Weighted Mean

Normal / Skewed Distribution Evaluation

0.0266	Differential Mean to Median
46	Number of data points below the mean.
73	Number of data points above the mean.
	*Note- # below/above works on data sets up to 5,000 pts.







We do not adjust based on one particular sale but analyze all of the transactions and market indicators.

Our appraisal model takes into account effective age, deferred maintenance, quality, condition, square footage, and other attributes.

The appellant references the sale and assessed value of the Assembly Building which is next door to his building and parking lot. The Assembly Building has a higher RCN (Replacement Cost New), however, a high rate of depreciation was applied in 2018 as a result of an inspection and building conditions including issues on vacant floors from the past tenant(s). This adjustment occurred prior to the sale of the building. Some additional depreciation was applied in 2019 as a result of an appeal which included income and expense information for the property.

CONCLUSION

The recommended assessed value is fair and equitable. The Assessor recommends no change to the assessment for valuation for 2020 of $786,500.

From:	Ken
To:	City Clerk
Subject:	FW: Ebner Bldg assessment
Date:	Sunday, August 9, 2020 10:03:06 PM
Attachments:	image004.png

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

Beth:
I don't have enough time at the moment to make a more thorough presentation for the Board of Equalization. Please include a copy of the attached emails in the Board's informational packet.
Thanks,
Ken Williamson

From: Ken [mailto:deltaak@ptialaska.net]
Sent: Sunday, August 09, 2020 9:42 PM
To: 'Michael Dahle'
Subject: RE: Ebner Bldg assessment

Michael:

I have a couple of projects which are weather sensitive and are consuming all my time. Please forward this summary and our string email as documentation for the Board of Equalization. I would like the Board to hear my appeal on the Ebner Building: CBJ parcel 1C070A090040. Please provide me with the information and calculations which you used to justify the tax assessment on this property so I also have that information available in advance of the hearing.

I believe your last email identifies the issues:

1) I used the Assembly Building as a comparison since it adjacent, it leases to the same type of tenant, it is also has high vacancy rate and it a current sale (2018). The disparity in assessed value is large:
   a) The Ebner Bldg CBJ assessment is $70/sq ft. 7,643 sq ft building assessed at $541,500.
   b) The Assembly Bldg CBJ assessment is $33/sq ft. 23,840 sq ft building assessed at $778,300.
   c) I the Assembly Bldg was first listed for sale in 2017 (2016?) at about $2.5M. It was actively marketed for a couple of years and had several price reductions before it sold for less than $700K.
   d) The sales price reflects current, fair market value.
2) Depreciation was discussed because the CBJ has deprecated the value of the Assembly Bldg by 91%. It appears the value of that building was adjusted to reflect current market by depreciating the building's remaining value to 9%. Although I don't believe this is best practice, I didn't object to it; I did point out some of the inherent risks.
3) I didn't dispute that Ratio Studies may useful to the Assessor's Office. In my case, the CBJ's justification for its assessment was a chart (attached) indicating the CBJ is generally close to actual value. I have no way of knowing the accuracy or if the chart or if it is based on downtown office buildings; however, it doesn't provide any support for the large discrepancy in value between two similar properties.

4) I realize it may be more convenient to obtain sales information in Washington State which has mandatory disclosure of real estate sales prices. Washington has a real estate transfer tax (REET) based on the mandatory disclosure. The CBJ Assessor's Office has notice of each sale from the Alaska DNR Recorder's Office. The Assessor's Office can contact the parties to determine sales price.

5) In our phone conversation, I mentioned a couple of sales which could provide some guidance. We had already discussed the Assembly Building. The Bill Ray Center sold a year or two ago after being actively marketed for about a year. The First National Bank building on Front street was marketed and sold by a real estate office (upper floor were offices but are now converted to Air BNB units). The Triangle Building on Front Street has been listed intermittently for the last several years. It recently sold (upper floors are office space).

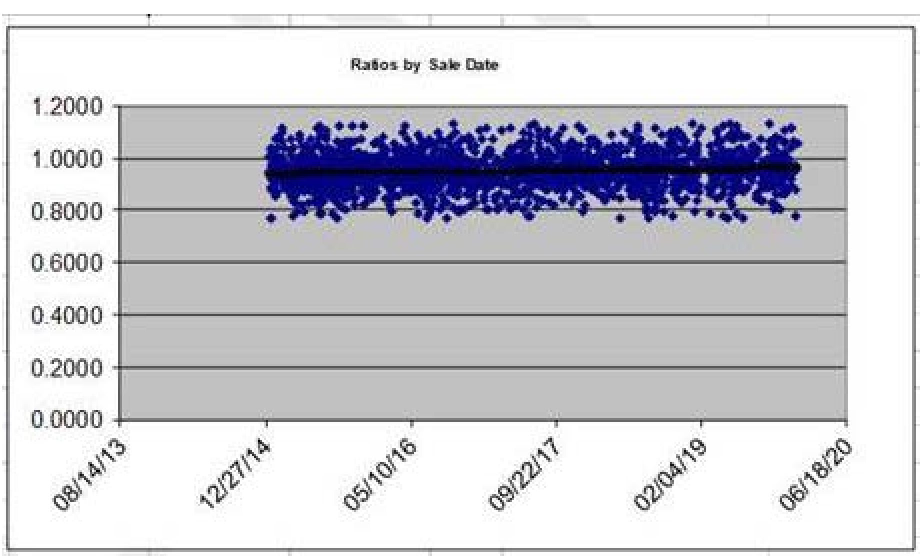
6) I believe the value of office space has dropped primarily because the State of Alaska dramatically has reducing the office space which it leased for many years. State leases in the Assembly Bldg were not renewed. Those areas remain vacant. To the best of my knowledge, the Bill Ray Center is still vacant. I believe the upper floors of the Triangle Bldg remain vacant. The Seward Street building with the Wells Fargo branch has one small tenant in the upstairs office area. I believe the Fifth and Franklin Building (a few hundred feet from my building) is almost entirely vacant.

   The value of downtown office space has been dropping for the last several years. I suspect some of the area can be transitioned into other uses, but in the meantime values should be adjusted to reflect prevailing market conditions using by using actual sales prices of those properties.

   Of course, I am happy to continue this discussion with you. Again, I ask that you and the Assessor take another look at the Ebner Bldg assessment. Thanks for your attention on this matter.

   Sincerely,

   Ken Williamson



From: Michael Dahle [mailto:Michael.Dahle@juneau.org]
Sent: Monday, August 03, 2020 4:29 PM
To: Ken
Subject: RE: Ebner Bldg assessment

Ken,

I appreciate the opportunity to discuss your property valuations and the Juneau commercial property market in general. I am working on improving the sales, rental rate, vacancy and other data that CBJ has to work with in arriving at assessed values. One aspect of that is to increase the opportunity to have conversations with the commercial property owners and to hear their perspectives.

You raised the possibility that the assessor's office was simply inflating the amount of depreciation on sold properties to make it look like we were not overvaluing commercial properties. From the review and analysis that I have done over the past year I do not believe that is the case.

In the case of the Assembly Building the high rate of depreciation was applied in 2018 as a result of an inspection and building conditions including issues on vacant floors from the past tenant(s). This adjustment occurred prior to the sale of the building. Some additional depreciation was applied in 2019 as a result of an appeal which included income and expense information for the property.

What does raise red flags is that there seems to be a pattern of values being lowered and taken out of uniformity in response to appeals, likely to try to appease appellants. This creates inequities that become problematic.

You also seemed to question the validity of ratio studies. Ratio studies are valid and they are a recognized part of assessment practices and mass appraisal standards. The ratio studies done over the past year would indicate that we are at about 90% of market overall. Narrowing the focus to the downtown area it seems to maybe be a little softer but still not overvalued.

This would be an area I would like to study more including pursuing more information on the office lease market in particular given your statements regarding changes in State leasing. One challenge is that being that we are not a full disclosure state we do not get information on all sales. In the data I currently have to work with narrowing the focus to downtown commercial properties results in only 4 sales from the past 5 years showing as being market sales for which we have confirmed sales information. Obtaining additional sales data would allow for greater accuracy but in the meantime we have to do the best we can with the information that we have.

The vast majority of commercial properties have seen no or minimal value increase over the past 10 years. Market indicators including property sales would indicate that there has been an increase in value during that same time period.

This last year I started a review of all of our commercial valuation models and will likely be making changes in the future to better reflect the market, however, that is a project that will take some time.

I would appreciate the opportunity to continue conversations on what you see in the Juneau market.

It appears to me that your building is fairly and equitably assessed and so I would recommend no change.

Sincerely,
Michael Dahle
Deputy Assessor
City & Borough of Juneau
907-586-0334
Michael.Dahle@juneau.org

From: Ken <deltaak@ptialaska.net>
Sent: Wednesday, July 29, 2020 6:51 PM
To: Michael Dahle <Michael.Dahle@juneau.org>
Subject: RE: Ebner Bldg assessment

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

Michael:
Sure – give me a shout at your convenience.
Thx,
Ken

From: Michael Dahle [mailto:Michael.Dahle@juneau.org]
Sent: Wednesday, July 29, 2020 3:46 PM
To: Ken
Subject: RE: Ebner Bldg assessment

Hi Ken.

Yes, I made it back and am now isolating.

Regarding the sale. When you mentioned the Assembly building I was not sure of the address or parcel number so I looked at a map of sales to see if I could figure out which property you were referencing. The Assembly Building does not show up in our sales list but the sale at Third and Franklin does so that is the one that I thought you were referring to. That is the one that we show as a foreclosure sale. The parcel number is 1C070A090032. I believe it was called the MacKinnon Building.

I have been doing additional review of your parcels between time spent responding to an attorney on another matter. Doing more review this afternoon.

I have a conference call at 9:00 tomorrow morning that will probably run to about 9:30. Could we touch base via phone call after that? Because I am having to work from home the 360-419-6867 number is still best or we could do a video web call.

Michael Dahle
Deputy Assessor
City & Borough of Juneau
907-586-0334
Michael.Dahle@juneau.org

From: Ken <deltaak@ptialaska.net>
Sent: Wednesday, July 29, 2020 10:33 AM
To: Michael Dahle <Michael.Dahle@juneau.org>
Subject: FW: Ebner Bldg assessment

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

Michael:

Did you make it back to town? Have you had a chance to take a look at this yet? Please give me a shout when it's convenient for you.

In your email, you reference another office building which sold recently: "Foreclosure sales do not qualify ….. In spite of that, the sale price was 21% above our assessed value"

What you describe is inconsistent with Juneau's market condition during the last few years; an office building in this area sold at a foreclosure sale for 21% more than the CBJ assessment? What is the tax parcel number of this sale?

Thanks,

Ken Williamson
Cell: (503) 789-9630
:

From: Ken [mailto:deltaak@ptialaska.net]
Sent: Monday, July 20, 2020 11:32 AM
To: 'Michael Dahle'
Subject: Ebner Bldg assessment

Mike:

Can you take another look at the Ebner Building assessment? Office space in Juneau hasn't fared well since the State made drastic cuts to leased space beginning in 2015. In this area of Juneau, office rent is lower and office buildings have significant, long term vacancies.

The Assembly Building is adjacent to the one I am appealing. Last year, the Assembly Bldg sold for less than $700K. It had been listed and actively marketed for at least two years. I don't see any indication it was sold at a foreclosure sale – please double check and let me know if it actually was sold at a foreclosure sale.

The two buildings are similar expect the Ebner Bldg is older, smaller and doesn't have sprinklers or an elevator. Both buildings have the same type of tenants: professional offices which need close proximity to the Capitol and/or the Courthouse. The Assembly Bldg is slightly closer to both destinations and has some underground parking available from Seward Street.

There is a significant difference in the City's assessments of the two buildings. The Assembly Bldg is assessed at $33/sq ft ($778,300/23,840 sq ft); however, the Ebner Bldg is assessed at $70/sq ft ($541,500/7,643 sq ft– although its actual area is less). In my appeal, I asked the City to drop the valuation of the Ebner Bldg to $50/sq ft.

Please take another look at reducing the assessment for the Ebner Bldg. I believe $50/sq ft reflects current market for a building of this age and condition. Let me know if there is something unique about the Ebner Bldg which makes it more valuable than the adjacent building.

Sincerely,

Ken Williamson

N

From: Michael Dahle [mailto:Michael.Dahle@juneau.org]
Sent: Thursday, July 16, 2020 9:33 AM
To: deltaak@ptialaska.net
Subject: FW: Petition for Review for parcels 1C070A090040, 1C070A090050 and 1070K820021

Here is the email.

Phone number while in Washington is 360-419-6867.

Michael Dahle

Deputy Assessor
City & Borough of Juneau
907-586-0334
Michael.Dahle@juneau.org

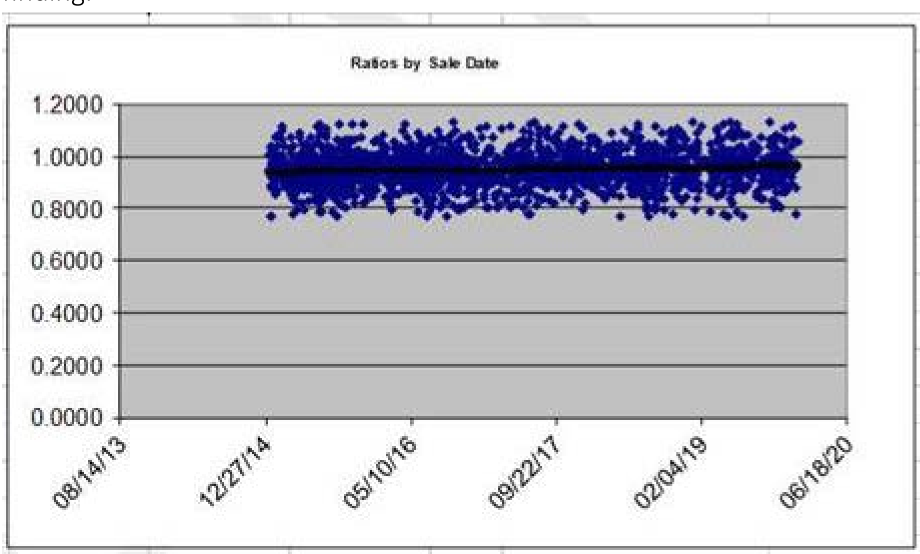
From: Michael Dahle
Sent: Thursday, June 25, 2020 8:19 AM
To: 'deltaak@ptialaska.net' <deltaak@ptialaska.net>
Subject: Petition for Review for parcels 1C070A090040, 1C070A090050 and 1070K820021

Dear Mr. Williamson,

This email is in response to your Petitions for Review for parcels 1C070A090040, 1C070A090050 and 1070K820021.

The assessed value for this year reflects the market value as of January 1, 2020. Influences after that date will be taken into account for next year.

A recent ratio study that we did on commercial property indicated that our valuation models are valuing commercial property at 90% of market value. A review of individual sales supported this finding.



In your petitions you mention a sale as a comparison. If I have correctly identified the sale that you are referring to it was a bank sale following a foreclosure. Foreclosure sales do not qualify as market sales and are considered to not be indicators of market value. In spite of that, the sale price was 21% above our assessed value.
We do not adjust based on one particular sale but analyze all of the transactions and market indicators.

Our appraisal model takes into account effective age, deferred maintenance, quality, condition, square footage, and other attributes.

I have done a review of the valuations for each of your three parcels and, off hand, did not see anything that appeared to be amiss. Therefore, it would be my recommendation that there is no basis for change to the assessed value.

I am available to discuss this further, to further explain the review or to answer any questions that you may have.

Besides the option of further discussion, there are two other options for you at this point. You can accept the findings of the review which would close the review or you can reject the findings at which point we convert the review into a formal appeal to the Board of Equalization.

I am available via either phone or email.

Sincerely,

Michael Dahle
Deputy Assessor
City & Borough of Juneau
907-586-0334
Michael.Dahle@juneau.org