

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Monday, July 24, 2017 at 5:30 PM

Municipal Building – Assembly Chambers

I. Call to Order

II. Roll Call

III. Approval of Minutes

IV. CBJ Attorney Memos/Board Questions

- o Procedural guidelines for conducting a Board of Equalization hearing
- o Late file introduction (sample)

V. Property Appeals

Attached are the 2017 property appeals being brought before the Board of Equalization for a 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 –

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

CBJ Appeal Tracking #	2017-0491		
Subject Property			
CBJ Parcel #	4B2001060051		
Physical Location	NKN FRITZ COVE RD		
Appellant Name	GREENOUGH, LISA B		
2017 Preliminary Assessed Value			
Land	\$ 112,200	Improvements	\$ -
Exemptions	\$ -		
TOTAL TAXABLE			\$ 112,200
Appellant's Estimated Value			
Land	\$ 60,000	Improvements	\$ -
Exemptions	\$ -		
TOTAL TAXABLE			\$ 60,000
CBJ Assessors Office Recommendation			
Land	\$ 112,200	Improvements	\$ -
Exemptions	\$ -		
TOTAL TAXABLE			\$ 112,200

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CBJ Appeal Tracking #	2017-0390		
Subject Property			
CBJ Parcel #	5B1601010320		
Physical Location	9061 MINER COURT		
Appellant Name	SOPHIE MCKINLEY		
2017 Preliminary Assessed Value			
Land	\$ 132,800	Improvements	\$ 216,800
Exemptions	\$ 150,000		
TOTAL TAXABLE			\$ 199,600
Appellant's Estimated Value			
Land	\$ 16,100	Improvements	\$ 79,200
Exemptions	\$ 150,000		
TOTAL TAXABLE			\$ -
CBJ Assessors Office Recommendation			
Land	\$ 132,800	Improvements	\$ 180,500
Exemptions	\$ 150,000		
TOTAL TAXABLE			\$ 163,300

CBJ Appeal Tracking #	2017-0108		
Subject Property			
CBJ Parcel #	4B2701030043		
Physical Location	4341 WINDFALL AVE		
Appellant Name	GEHRING, LOREN K & ISRAA S		
2017 Preliminary Assessed Value			
Land	\$ 142,120	Improvements	\$ 176,990
Exemptions			
TOTAL TAXABLE			\$ 319,110
Appellant's Estimated Value			
Land		Improvements	
Exemptions			
TOTAL TAXABLE			\$ 250,000
CBJ Assessors Office Recommendation			
Land	\$ 134,100	Improvements	\$ 181,500
Exemptions			

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TOTAL TAXABLE			\$	315,600	
CBJ Appeal Tracking #	2017-0461				
Subject Property					
CBJ Parcel #	5B2401010080				
Physical Location	8537 STEEP PL				
Appellant Name	BURKHARDT, WALTER & DEBRA				
2017 Preliminary Assessed Value					
Land	\$	118,700	Improvements	\$	143,100
Exemptions					
TOTAL TAXABLE			\$	261,800	
Appellant's Estimated Value					
Land	\$	-	Improvements		
Exemptions					
TOTAL TAXABLE			\$	220,000	
CBJ Assessors Office Recommendation					
Land	\$	118,700	Improvements	\$	143,100
Exemptions					
TOTAL TAXABLE			\$	261,800	

CBJ Appeal Tracking #	2017-0462		
Subject Property			
CBJ Parcel #	5B2401010090		
Physical Location	8539 STEEP PL		
Appellant Name	BURKHARDT, WALTER & DEBRA		
2017 Preliminary Assessed Value			
Land	\$ 94,400	Improvements	\$ 153,200
Exemptions			
TOTAL TAXABLE			\$ 247,600
Appellant's Estimated Value			
Land	\$ -	Improvements	
Exemptions			
TOTAL TAXABLE			\$ 220,000
CBJ Assessors Office Recommendation			
Land	\$ 94,400	Improvements	\$ 153,200

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Exemptions				
			TOTAL TAXABLE	\$ 247,600
CBJ Appeal Tracking #	2017-0328			
Subject Property				
CBJ Parcel #	2D04020E0051			
Physical Location	2100 2ND ST			
Appellant Name	IMBSEN, GEORGE			
2017 Preliminary Assessed Value				
Land	\$ 226,800	Improvements	\$ -	
Exemptions				
			TOTAL TAXABLE	\$ 226,800
Appellant's Estimated Value				
Land	\$ 164,000	Improvements		
Exemptions				
			TOTAL TAXABLE	\$ 164,000
CBJ Assessors Office Recommendation				
Land	\$ 174,100	Improvements		
Exemptions				
			TOTAL TAXABLE	\$ 174,100

CBJ Appeal Tracking #	2017-0553		
Subject Property			
CBJ Parcel #	2D04020C0020		
Physical Location	2113 2ND ST		
Appellant Name	IMBSEN, GEORGE		
2017 Preliminary Assessed Value			
Land	\$ 147,100	Improvements	\$ 339,900
Exemptions	\$ 150,000		
TOTAL TAXABLE			\$ 337,000
Appellant's Estimated Value			
Land	\$ 127,400	Improvements	\$ 314,400
Exemptions	\$ 150,000		
TOTAL TAXABLE			\$ 291,800
CBJ Assessors Office Recommendation			
Land	\$ 132,400	Improvements	\$ 320,200

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Exemptions	\$	150,000		
TOTAL TAXABLE			\$	302,600
CBJ Appeal Tracking #	2017-0330			
Subject Property				
CBJ Parcel #	2D04020E0030			
Physical Location	1764 CAPITAL VIEW CT			
Appellant Name	IMBSEN, GEORGE			
2017 Preliminary Assessed Value				
Land	\$	163,900	Improvements	
Exemptions				
TOTAL TAXABLE			\$	163,900
Appellant's Estimated Value				
Land	\$	111,500	Improvements	
Exemptions				
TOTAL TAXABLE			\$	111,500
CBJ Assessors Office Recommendation				
Land	\$	135,500	Improvements	
Exemptions				
TOTAL TAXABLE			\$	135,500

IV. Adjournment