

AGENDA
BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA
Wednesday, January 19, 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 are the 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. 2021-00406

Appellant: Gold Creek Properties LLC
Parcel No.: 1C060K70040

Location: 538 W Willoughby Ave
Type: Mixed Use

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: \$431,200	Site: \$646,800	Site: \$646,800
Buildings: \$822,800	Buildings: \$822,800	Buildings: \$822,800
Total: \$1,254,000	Total: \$1,469,600	Total: \$1,469,600

Appeal No. 2021-00404

Appellant: Krusty Krab Inc.
Parcel No.: 4B1601010010

Location: 9997/9999 Glacier Hwy
Type: Commercial – Retail/Lumber Yard

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: \$1,600,000	Site: \$2,308,350	Site: \$2,270,795
Buildings: \$1,921,600	Buildings: \$1,921,600	Buildings: \$1,921,600
Total: \$3,521,600	Total: \$4,229,950	Total: \$4,192,395

Appeal No. 2021-00405

Appellant: Gold Creek Properties LLC
Parcel No.: 4B1601010022

Location: 2496 Industrial Blvd
Type: Industrial–Garage/Manufacturing Warehouse

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: \$302,018	Site: \$528,450	Site: \$487,800
Buildings: \$548,053	Buildings: \$548,053	Buildings: \$548,053
Total: \$850,071	Total: \$1,076,503	Total: \$1,053,853

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Appeal No. 2021-00407

Appellant: 8525 Holdings LLC

Parcel No.: 5B1501010051

Location: 8525 Old Dairy Rd

Type: Commercial – Vacant (material storage)

Appellant's Estimate of Value

Site: \$637,320

Buildings: \$0

Total: \$637,320

Original Assessed Value

Site: \$764,700

Buildings: \$0

Total: \$764,700

Recommended Value

Site: \$764,700

Buildings: \$0

Total: \$764,700

Appeal No. 2021-00408

Appellant: 8525 Holdings LLC

Parcel No.: 5B1501010060

Location: 8525 Old Dairy Rd

Type: Commercial – Storage Warehouse

Appellant's Estimate of Value

Site: \$268,106

Buildings: \$65,300

Total: \$333,406

Original Assessed Value

Site: \$297,150

Buildings: \$65,300

Total: \$362,450

Recommended Value

Site: \$297,150

Buildings: \$65,300

Total: \$362,450

Appeal No. 2021-00409

Appellant: 8525 Holdings LLC

Parcel No.: 5B1501010070

Location: 8525 Old Dairy Rd

Type: Commercial – Retail/Lumber Yard

Appellant's Estimate of Value

Site: \$533,542

Buildings: \$1,090,800

Total: \$1,624,342

Original Assessed Value

Site: \$988,050

Buildings: \$1,090,800

Total: \$2,078,850

Recommended Value

Site: \$790,500

Buildings: \$1,090,800

Total: \$1,881,300

VI. Adjournment

BOARD OF EQUALIZATION ORIENTATION

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

A. Quasi-Judicial Role & Responsibilities - CBJ 15.05.185

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

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

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

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

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

C. Alternative Actions for Appeals Heard on the Merits

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

D. LATE-FILED APPEALS – Legal Standard for Accepting

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

BOE HEARING GUIDELINE

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

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

BOE Action Options:

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

SAMPLE MOTIONS

1. To DENY appeal

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

Because . . .

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

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

2. To GRANT appeal & ADJUST assessment AS REQUESTED

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

Because . . .

Appellant proved there was error . . .

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

AND

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

3. To GRANT appeal & ADJUST assessment OTHERWISE

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

Because . . .

Appellant proved there was error . . .

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

AND

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

4. To GRANT appeal & REMAND for RECONSIDERATION of ASSESSMENT

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

Because . . .

Appellant proved there was error . . .

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

AND

We find insufficient evidence of value in the record

**FROM THE OFFICE OF THE CITY CLERK
LINKS TO BOE HEARING PACKETS 2021
UPDATED: January 13, 2022 (living document)**

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

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

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

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

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

BOE HEARING AGENDA PACKET LINK
(BOE packet links live through 1/24)

The below link will allow you to download the BOE Hearing Packets for:

December 2, 2021
November 30, 2021
November 18, 2021
November 10, 2021
November 9, 2021
November 4, 2021
November 2, 2021
October 28, 2021
October 21, 2021
October 20, 2021

Fileshare Link:

<https://fileshare.ci.juneau.ak.us/pickup.php?claimID=aqyDGxXRFHTdC28p&claimPasscode=F79tsPFtZz94pAiT&emailAddr=9806>

BOE HEARING ZOOM CLOUD RECORDING LINKS

Zoom Cloud Recording of December 2, 2021 BOE Hearing:

<https://juneau.zoom.us/rec/share/g6AyzQ2-3fVzJu1qk0aXO0TNEUy58ugSBRJxLn582oAC-TcVBrPvImxJx3Ph0.JW8HVNy3FmQ54uv8>
Access Passcode: =A1\$MAaN

**FROM THE OFFICE OF THE CITY CLERK
LINKS TO BOE HEARING PACKETS 2021
UPDATED: January 13, 2022 (living document)**

Zoom Cloud Recording of November 30, 2021 BOE Hearing:

<https://juneau.zoom.us/rec/share/wVusKy2qZFrHXS0LfFiFIgDRbteeXYJQAEfnrxvuXOFvEtn-BIgdqBTgCdTnhcm.27m4yhxFozc0P4b>

Access Passcode: J5xc&45f

Zoom Cloud Recording of November 18, 2021 BOE Hearing:

<https://juneau.zoom.us/rec/share/gvfs-hdoua044-X2dOf-Y1m00t4wz1dYWMhL1qqD6pkrWX9eVMvoTP-qdCdT2Byd.u1m0shCmbDiprTmo>

Access Passcode: =?Tt9nP0

Zoom Cloud Recording of November 10, 2021 BOE Hearing:

https://juneau.zoom.us/rec/share/EEuOLQ_SjilNY6Sf-oQQf4YYToV9-aymzlEa62od-vwdG0YvkvUwPMiFJyaCr0he_dlsnJi_NkMF_p8j

Access Passcode: A3Lc+&KU

Zoom Cloud Recording of November 9, 2021 BOE Hearing:

<https://juneau.zoom.us/rec/share/q50NOVgUpLR3rNRAPNBIAUd9L5OctdyJxDbn92H0fzFy1S8sejhykF8Pnzu3kwaO.sSdBOzciSCzTpnOG>

Access Passcode: 58UJ+NbC

Zoom Cloud Recording of November 4, 2021 BOE Hearing:

<https://juneau.zoom.us/rec/share/cYNUVHFN9HuZAhXTmIeqCaDUuvDYJjs6H02QBMiCFcMH87n9rC07T2TwijgpdVOF4.0bo1FdTrHkUCBox1>

Access Passcode: 1*%w+Nbl

Zoom Cloud Recording of November 2, 2021 BOE Hearing:

https://juneau.zoom.us/rec/share/6cw7NPo8IxiZ-k_0FvnL3h8aDIoaWHBImEPMb71NrckJt3pzkv8juDBRW1IXpc26.o1ol8KeNsQsu_ayr

Access Passcode: gg\$2X@Ni

Zoom Cloud Recording of October 28, 2021 BOE Hearing:

https://juneau.zoom.us/rec/share/pTLs5B5uBnPU0fEJ34V_F3P2iaPAvzDwJMIPwnPIVI0cL4JOJTvGZEefXW5nAdk.SVklDOKj4pWf8nW

Access Passcode: +!H1+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/u5rwiVBRagO3YJYCvn1VkjVHRjED5a5Gtmc-dBKLxBg_X19tpq6RzRDMk7JAKIYc.SjNY2FAzl0MkhGSy

Access Passcode: 0ZkV3*@*

From: Intuit E-Commerce Service quickbooks@notification.intuit.com
Subject: Truss P & L 2018 - 2020
Date: September 24, 2021 at 1:24 PM
To: Bruce@donabel.biz

Gold Creek Properties

Profit and Loss

For the period ending December 31, 2020

Hello

Attached is the Profit and Loss report for Gold Creek Properties.

Regards
Cheri David

Sent from QuickBooks

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Gold Creek Properties

Profit and Loss

January 2018 - December 2020

	JAN - DEC 2018	JAN - DEC 2019	JAN - DEC 2020	TOTAL
Income				
Rental Income		8,400.00	56,429.72	\$64,829.72
Total Income	\$0.00	\$8,400.00	\$56,429.72	\$64,829.72
GROSS PROFIT	\$0.00	\$8,400.00	\$56,429.72	\$64,829.72
Expenses				
Insurance		3,818.00	3,741.00	\$7,559.00
Licenses			50.00	\$50.00
Professional Fees		375.00	1,220.50	\$1,595.50
Property Tax			10,229.72	\$10,229.72
Taxes				\$0.00
Sales Taxes			600.00	\$600.00
Total Taxes			600.00	\$600.00
Utilities		89.32		\$89.32
Total Expenses	\$0.00	\$4,292.32	\$15,841.22	\$20,133.54
NET OPERATING INCOME	\$0.00	\$4,107.68	\$40,588.50	\$44,696.18
Other Expenses				
Amortization Expense			3,753.26	\$3,753.26
Depreciation Expense		18,483.88	12,063.54	\$30,547.42
Interest			18,287.55	\$18,287.55
Total Other Expenses	\$0.00	\$18,483.88	\$34,104.35	\$52,669.31
NET OTHER INCOME	\$0.00	\$-18,483.88	\$-34,104.35	\$-52,669.31
NET INCOME	\$0.00	\$-14,376.20	\$6,484.15	\$-7,902.13

Gold Creek Properties, LLC
PARCEL 4B16010010
2496 Industrial Blvd
Capitalization Rate
12/31/20

	Tax year end 12/31		
	2018	2019	2020
Gross Rents	-	8,400	56,429
Total Expenses	-	4,292	15,841
10% Vacancy Contingency	-	840	5,643
Net Operating Income	-	3,268	34,945
Assessed Value	1,076,503	1,076,503	1,076,503
CAP Rate	0.00%	0.30%	3.25%

From: [Bob Spitzfaden](#)
To: [City Clerk](#)
Subject: FW: Motion To Include Documents in the Record
Date: Monday, November 8, 2021 3:59:08 PM
Attachments: [wold report on zoning of 57 properties.pdf](#)

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

In addition to the documents and recordings/transcripts specified in my email of November 8, please add the following for the same reasons:

BOE Hearing training session of July, 2021 found at October 20, 2021 BOE hearing:

Pages 114-16, 21-62,23,47-56, 67-129.

Robert S. Spitzfaden

From: Bob Spitzfaden <spitz@gci.net>
Sent: Monday, November 8, 2021 1:43 PM
To: city.clerk@juneau.org
Subject: Motion To Include Documents in the Record

Dear Clerk:

Please ensure the following is provided to the Board of Equalization and that the documents cited are part of their packet for the hearings to be held on November 9 and 10, 17, 18 and 19, and all subsequent hearings for which I am the attorney.

The following documents are relevant to the question of the validity of the ratio study used to increase the assessment for each of the appellants represented by the undersigned, and to preserve the record showing due process violations by the BOE. Those with page numbers have already been filed with the Clerk, and heeding the BOE's concern of excessive pages, are not being filed again. Save for one small document, all these documents have been previously provided to the BOE.

October 20, 2021 hearings:

Pages 7-9: Notification of appellants represented by defendant to whom due process is owed.

Page 316 : Counsel memo to BOE on governing legal principles.

Pages: 317-319: motions made to the BOE to preserve the record that the BOE failed to adhere to due process.

Pages 326-354: First part of the Kim Wold report, addressing failure of ratio study to include representative sample.

Pages 356-360: Bowen email with showing sales deleted, and reasons why, from ratio study.

Pages 361-366: Bowen email providing list of sales keeping certain sales confidential, and stipulation for single hearing.

Pages 368-377: Bowen email providing responses addressing the parameters for the ratio study, and providing Hartle memo on BOE standards and procedures.

Pages 440-485: Balance of Wold report addressing sample concerns and problems with assessments.

Pages 487-497: Dahle analysis of commercial assessments.

Pages 499: Dahle list of sales dated June 2, 499-515.

Pages 523-566: Bowen email and letter of August 3 responding to inquiries regarding commercial assessments with attachments.

November 4, 2021 hearings:

Pages 21-23: Maps locating 53 sales.

Pages 26-42: Assessments Valuations ?summary Report April 2021.

Pages: 44-58: Bowen email of September 30, 2021 with four attachments.

Pages 59-67: Geiger expressing concerns regarding lack of written methods and procedures, sale trends, representativeness of the sample, deleting data.

New document:

Wold zoning analysis of 57 sales – attached.

In addition, motion is made to include in the record of the November 9 and 10, 17, 18 and 19 hearings, and all subsequent hearings for which I am the attorney, the following recordings and transcripts if there are transcripts. The hearings are relevant for the same reasons as the documents referenced above.

The appellants presentation and rebuttal presented at the hearings held on October 20, 21 and 28 as well as November 2 and 4.

From: Kim Wold <kim@reliantadvisory.com>
Sent: Saturday, October 30, 2021 9:20 AM
To: Bob Spitzfaden <spitz@gci.net>
Subject: Use list

Hi Bob,

Here is the list of uses for the sales. I have used the list attached to my letter report. The sales are listed in order 1 through 57.

1. Office condominium
2. Office condominium
3. Boat condominium
4. Office condominium
5. Improved industrial
6. Improved residential -two lots with a 4 plex
7. Apartment building-27 units Mixed Use 2 zoning-Wrong sales price. Should be \$1,600,000
8. NCL purchase vacant. Mixed Use 2
9. Improved industrial shop with an apartment-stimulus funded purchase
10. Vacant-Industrial zoning
11. Industrial condominium -Industrial zoning
12. Vacant-Industrial zoning- Related Party Sale-Below market at \$8.74 per SF
13. Vacant-Industrial zoning
14. Vacant-Industrial zoning
15. Vacant-Industrial zoning
16. Vacant-Industrial zoning
17. Commercial building-Industrial zoning
18. Vacant-Industrial zoning
19. Industrial warehouse-Industrial zoning-Related Party Sale

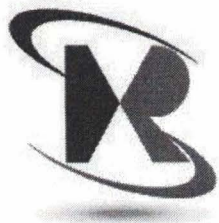
20. Boat Condominium -Industrial zoning
21. Office Condominium -Light commercial zoning
22. Mixed use/tourism retail and apartments-Mixed use zoning
23. Boathouse-Waterfront commercial zoning
24. Vacant -Industrial zoning
25. Boathouse-Waterfront commercial zoning
26. 4 Plex apartmentD-18 Residential zoning
27. Airplane Hangar-Industrial zoning-Land leased from CBJ
28. Automotive shop-General commercial
29. Tourism retail-Mixed use-Related Party
30. Office condominium-Light Commercial zoning
31. Boathouse-Waterfront commercial zoning
32. Office building -Light commercial-Missing 3 vacant parcels used for parking
33. RV Park-D-18 Residential zoning
34. Boat condominium -Industrial zoning
35. Retail-General commercial zoning-NGO purchase
36. Office condominium - Light Commercial zoning
37. Airplane hangar-Industrial zoned-Land lease from CBJ
38. Office/Warehouse Condominium -Industrial zoning
39. Industrial Shop-Industrial zoning
40. Boat Condominium - Industrial zoning
41. Industrial building-Industrial zoning-Purchase price influenced by CUP for Cannabis Grow Operation
42. Boat Condominium -Industrial zoning
43. Boat Condominium -Industrial zoning

- 44. Office building-General Commercial
- 45. Industrial Shop/Recycling Center-Industrial
- 46. Vacant -Industrial zoning
- 47. Boat Condominium-Industrial zoning
- 48. Boat Condominium -Industrial zoning
- 49. Office building-Light Commercial
- 50. Industrial shop-Industrial zoning
- 51. Fuel Station-Industrial zoning
- 52. Industrial building-Industrial zoning-Related Party Sale
- 53. Office Condominium -General Commercial-No Assessed Values
- 54. Retail-Industrial zoning
- 55. Office building - Mixed Use
- 56. Industrial shop-Industrial zoning
- 57. Office condominium -Light Commercial zoning

Please let me know if there is anything more I can do.

Kim

Kim M. Wold, Senior Appraiser



RELIANT
LLC

Direct: 206.295.9785

Email: kim@reliantadvisory.com
9330 Vanguard Drive, Suite 201, Anchorage Alaska 99507
Fax: 907.929.2260
Website: www.reliantadvisory.com

From: Kim Wold <kim@reliantadvisory.com>
Sent: Saturday, October 30, 2021 9:47 AM
To: Bob Spitzfaden <spitz@gci.net>
Subject: Zoning on first 6 sales

Hi Bob,

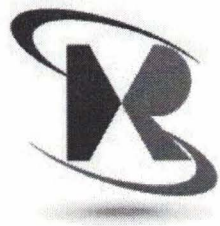
I forgot to add the zoning to the first 6 sales. Here they are.

1. Mixed Use
2. Light Commercial
3. Industrial
4. Industrial
5. Industrial
6. D-18 Residential

Kim

Kim M. Wold, Senior Appraiser

Direct: 206.295.9785
Email: kim@reliantadvisory.com
9330 Vanguard Drive, Suite 201, Anchorage Alaska 99507
Fax: 907.929.2260
Website: www.reliantadvisory.com



RELIANT

LLC

From: [Bob Spitzfaden](#)
To: [City Clerk](#)
Subject: Appeals
Date: Thursday, October 7, 2021 5:46:11 PM
Attachments: [list of taxpayers appealing to boe.pdf](#)

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

Teresa Bowen indicates I must address the following matters with the City Clerk.

I represent the taxpayers shown on the attached list, all of whom have appealed their 2021 tax assessments, and seek a hearing before the Board of Equalization. Mr. Tripp indicates he will soon notify the Clerk that he is withdrawing his appeal.

As their counsel in the appeals, all documents must be served on me. Failure to do so is a due process violation.

I note that Ms. Bowen was aware of my representation but apparently failed to make the Clerk's office aware of the representation, and hence the Clerk's office has not been serving me with the various notices of hearings.

Please provide to me the notices of hearings for all of my clients. Ms. Bowen sent me notices for Kiwis, Engstrom, Rountree, Coogan Alaska and Tripp. Please resent those notices so I know what I got from Ms. Bowen is what the Clerk's office issued.

Coogan has a number of parcels on appeal as far as I can understand matters, but the notice only references one parcel (tax number ending 40032). What is the status with respect to his other parcels?

Please provide the Board of Equalization's calendar for all BOE hearings concerning 2021 assessments.

Please indicate to me the BOE members assigned to each appeal hearing.

Ms Engstrom and Ms. Mcconnochie (Kiwis) will be out of town on the date and time scheduled for their hearings. Please continue their hearings to another date. Ms. Engstrom is available from October 26 to mid November, while Ms. Mcconnochie is available October 25-27.

In the future, before scheduling hearings, please consult me as to my clients and I's availability.

I will be shortly filing a number of motion to present to the BOE. I will file them with you and assume you will distribute to the BOE and the appropriate City employees. If that is not the case, let me know.

The City has yet to provide the information upon which the assessments were based. Continuing all

hearings until that information is produced is the most expeditious manner in which to proceed, and I request you do so

I note Kiwis, Engstrom, and Rountree appeals are all set for the same date and time. Are these all one common hearing? If not, what will be the order and time of the hearings, so that I can have my clients and witnesses available for those hearings.

I will be calling Mr. Dahle as a witness. Please advise him he must be present at each and every hearings for each of my clients. Please indicate to me that you will be providing him with all of the documents filed with the City Clerk involving these hearings.

I understand the City Clerk will email to me and to my clients any and all documents in the packets provided to the BOE for each of the hearings.

Robert S. Spitzfaden

FIRST	LAST	CORPORATION OWNERSHIP NAME	PARCEL ID #'S
Blue	Bergmann	Alaskan Fudge	1C070B0J0020
Bruce	Abel		4B1601010010 - Krusty Krab Co LLC 4B1601010022 - Gold Creek Properties LLC 1C060K700040 - Gold Creek Properties LLC 5B1501010051 - 8525 Holdings LLC 5B1501010060 - 8525 Holdings LLC 5B1501010070 - 8525 Holdings LLC
Colter	Boehm	Bobcat of Juneau	5B1201000121
Daniel	Glidman	Goldstein Improvement	Bob has them
Dave	Hanna	JLC Properties Inc.	5B1201060201 5B1201060191 2D040C050074
Doug	Trucano	Trucano Family Partnership	6D0601020040
Doug	Trucano	Douglas Trucano	7B0901010010 & 1C070H020120
Doug	Trucano	Nowel Avenue Development, LLC	1D060L010010 & 5B120106081
Doug	Trucano	A&J Building, LLC	1C070I010011
Graham	Rountree	Graham & Janice Rountree	1G070K81020
James	Sidney	West Glacier Dev't	4B1701100040, 4B1701100060, 4B1701100070, 4B1701100100, 4B1701100110, 4B2201020020, 4B2201020030, 4B2201020040, 4B2201020050, 4B2901150050
Jeff	Grant	Jeff Grant	5B21001000030
Hugh & Shari	Grant	DJG Development LLC	5B1201070010, 1D00L050011, 5B1501000010
Hugh & Shari	Grant	FRANKLIN STREET PROPERTIES	1C070A170091, 1C070A170092, 1C070A170093, 1C070A170094, 1C070A170095, 1C070A10070
Hugh & Shari	Grant	Grant Rentals	1D060L020140
Hugh & Shari	Grant	Grant Properties LLC	5B1201000033, 5B1201000052
Hugh & Shari	Grant	GRANT'S PLAZA LLC	5B1201000031, 5B1201000032
Hugh & Shari	Grant	Midway Bus Ctr LLC	5B1201020150, 5B1201020160
Hugh & Shari	Grant	Gastineau MHP	6D0701060000, 6D0701040000
Michael	Tripp	Timberwolf Ventures	1C100I050010
PeggyAnn	McConnochie	Alaskan Kiwis LLC	1C060K630020
Reed	Stoops	Franklin Docks Enterprises, Swope LLC	REVISED: 1C100K830031, 1C100K830040, 1C100K830041, 1C070B0L0010
Richard	Harris	R.H. Rentals L.L.C.	1C070k810010
Russ	Kegler	Perseverance Glass	5B1501010110
Sally	Engstrom	Sally Engstrom	1 C070B0L0020
Scott	Jenkins	R & S Rentals	5B1601210041
Scott	Jenkins	Igloo Construction	5B1201350010
Spike	Bicknell	Bicknell LLC	5B1401020073 5B1401050140 5B1401050130 5B1401050120 5B1401050110 5B1401050090 5B1401050080 5B1401050070 5B1401050060 5B1401050050 5B1401050040 5B1401050030
Tawna & Paul	Curry	PDC Holdings	5B1501020210
Wayne	Coogan	Coogan Alaska LLC	5B1301080000, 5B2101310000, 4B2901150040, 4B2901150060, 1D060L040032

MEMORANDUM

To: Board of Equalization
From: Robert S. Spitzfaden, Attorney
Re: Group appeal of common questions regarding methodology used for 2021 tax assessments
Dated: October 12, 2021

The following principles control the Board of Equalization's consideration of the group appealing the methodology used by the Assessor in determining commercial land assessments as of January 1, 2021.

First there is the question of what must be shown by the taxpayer to overturn an assessment. An early Juneau case laid out the test. "This court [and hence the Board] is concerned with nothing less than fraud or the clear adoption of a fundamentally wrong principle of valuation" *Twentieth Century Inv. Co v City of Juneau*, 359 P2d 783 (Ak 1961).

More recent cases applying that test, indicate the assessor cannot ignore or overlook relevant sales. "The 1992 appraisals of the four lots adopted "a fundamentally wrong principle of valuation" because they did not consider the 1991 subject sales. The objective of an appraisal is the determination of the property's market value. By failing to consider recent sales of the subject property the Municipality ignored directly relevant, albeit not conclusive, evidence of value." *CH Kelly Trust v Municipality of Anchorage Board of Equalization*, 909 p2d 1381 (AK 1996)

Next there is the question of what the Board must do in its decision in resolving an appeal where the assessor's information conflicts with that of the taxpayer on the issue of value. When a party contests the factual basis for an assessor's valuation, a court will "review the assessor's factual findings for substantial evidence," and require "findings of fact sufficient to explain the reasons" for the decision. Thus, the Board must find sufficient facts to explain the reasons for its decision. *Faulk v. Board of Equalization*, 934 P2d 75) (1997) explains what the Board is to do and not d

In particular, the language of the Board's motion does not facilitate review of how the Board addressed the assessor's treatment of the recent price paid by the Faulks for the Property. In *CH Kelly Trust v. Municipality of Anchorage, Bd. of Equalization*, 909 P.2d 1381, 1381-82 (Alaska 1996), we concluded that it was reversible error for a municipal appraiser to fail to consider a seven-month-old sale price of a property when the appraiser valued the property for tax purposes. We noted that "[b]y failing to consider recent sales of the subject property the Municipality ignored directly relevant, albeit not conclusive, evidence of [the property's] value." *Id.* at 1382. We suggested, however, that it would be appropriate for the appraiser to discount or disregard the prior sale price if the appraiser reasonably concluded that the prior sale price did not reflect "prevailing market conditions." See *id.*

In this case, we can only guess how the Board resolved the conflicts between the Borough's and the Faulks' evidence relating to the recent sale price. On the one hand, the Faulks presented uncontradicted evidence that they had purchased the Property approximately thirty days before the assessment in a *bona fide* arm's length transaction in the open market.³ On the other hand, the appraiser opined that, when valued individually, the twelve units would have a total value greater than \$495,000 because the Faulks probably received a bulk discount for purchasing all twelve units of the Property at once. Significantly, however, the appraiser never explained why he stated in his written report that the alleged bulk discount was twenty-five to thirty-five percent but testified that the discount was "anywhere from 30 to 50 per cent."⁴

The Board neither indicated whether it agreed with the appraiser's bulk discount theory nor how, if at all, it resolved the discrepancies between the appraiser's written report and testimony. It also failed to address the Faulks' contention that the poor condition of the Property and lack of comparable condominium complexes demonstrated that the assessed value should have been closer to \$495,000 than to \$1,055,400. Thus, we have an inadequate basis for determining whether the Board reasonably denied the Faulks' appeal.⁵

The taxpayers in these appeals will show the assessor applied fundamentally wrong principles of valuation, including but not limited whether the assessor ignored relevant sales and utilized the wrong sales.

From: [Bob Spitzfaden](#)
To: [City Clerk](#)
Subject: Motions
Date: Tuesday, October 12, 2021 1:41:38 PM

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

To the Clerk: Please ensure the following motions seeking immediate BOE action in the Alaskan Kiwis, Rountree, Engstrom and Coogan appeals.

To The Members of the Board of Equalization

My clients, those shown on the list previously provided to the Clerk's Office, on Thursday October 7, 2021, make the motions set out in this email. The motions are made to the Board of Equalization and must be included in the Board's packet for the hearings for each of my clients.

Facts: My clients each have appealed the assessed values, as of January 1, 2021, assigned by the Assessor to their various properties.

The Assessor held a so called training session with the Board of Equalization in July. During the so-called training, the Assessor presented evidence to the Board that bears on the merits of the issues being appealed to the Board.

In determining the assessed value for the properties under appeal, the Assessor used the same mass assessment technique for each property under appeal, which resulted in the Assessor determining that commercial lands were under assessed, leading to a 50% increase of the land value for each commercial taxpayer. No increase was made in the assessed value of the buildings located on the commercial lands. The Assessor did not use other assessment techniques such as replacement cost, comparable sales or income approach. The Assessor utilized the prices of 56 sales of properties, the sales stretching from 2016 through 2020. These sales prices were used by the Assessor to produce a ratio study, a study that shows the ratio between assessed value and sales prices. The study utilized prices that included both commercial land and building prices combined. Fourteen of the sales used by the Assessor occurred in 2020 (that is 25% of the utilized sale prices), but the City has refused to release the sales prices, or other data, concerning three sales that occurred in December, 2020.

Although starting in June, 2021, my clients requested the sales prices for the 56 sales, the City did not release the sale prices until September 23, 2021 (and still has not released the prices for the three December 2020 sales).

In August, the City Attorney was informed that my clients would all contest the methodology utilized by the Assessor, and it made no sense to have 20 some different hearings for each taxpayer, when the same common methodology questions were present in each appeal. To hold separate hearing would mean that the BOE would have to hold a separate hearing for each taxpayer, and repeat the same evidence in each hearing. The taxpayers estimate each duplicate hearing, would take three days each.

With my email to Teresa Bowen of August 24, my clients requested that the City hold one

hearing for all the taxpayers on the common methodology questions, reserving for each taxpayer a separate hearing if any of the tax payers had issues unique to their property independent of the common methodology questions. For instance, if a taxpayer had wetlands or was in a slide area. The City agreed to that process. Ms. Bowen's email of September 23 on the subject provides:

Finally- moving back to the methodology hearing, I've updated the stipulation submitted last month. I know there were a lot of outstanding questions. I made a few changes- specifically acknowledging that this hearing is only about methodology and individual taxpayers may still have issues with individual aspects of their assessment beyond the methodology question, added some time (I think you suggested 3 hours- but maybe that was just your side? Most of our hearings last 2-3 hours), and amended the methodology question to better reflect your suggestion.

The stipulation attached and referred to my Ms. Bowen in her September 23 email states:

The Appellants listed in Section 1 are solely appealing the following common issue: The Assessor's employed a fundamentally flawed or incorrect methodology for AY2021 counter to Alaska State statute, the CBJ Code of Ordinances, and Alaska Supreme Court Precedents. The parties agree that the BOE's decision on this common issue will be dispositive for the timely filed appeals listed under Section 1. [Coloring is so in the original]

With Ms. Bowen's Thursday September 23 email, finally came the sales prices for all but three sales. A week later, the City reneged on the one hearing, and started to set individual hearings dates – without consulting with the taxpayer or counsel as to what dates for individual hearing dates the taxpayers and counsel would be available. The representative of Kiwis and Ms. Engstrom, both of whose hearings are set for October 20, are out of town on those dates. The hearings should be continued to a date at which both can consult counsel and attend the hearings.

Based on these facts, my taxpayer clients make the following motions to secure the orders necessary to conduct a fair and impartial hearing.

1. Any member of the Board who attended the July training session, not be included in any panel hearing the appeals of my clients. Due process requires the administrative process afford an impartial decision-maker. *Nash v. Matanuska-Susitna Borough*, 239 P.3d, 699 (Ak. 2010). The taxpayers are entitled to an impartial tribunal to hear this appeal. *AT&T Alascom v. Orchitt*, 161 P3d 1232, 1246, Ak. 2007). Administrative personnel, including the Board members, while presumed honest and impartial, cannot prejudge the case. *Id.* Upon a showing of prejudgment, they must be disqualified. *Id.* The Assessor presented evidence on the merits of the case, not training the Board. The Board viewed this

evidence favorably. Accordingly, the members attending should not hear the taxpayers cases.

2. The hearings for Kiwis and Engstrom be continued to a date while they are in Juneau and can consult with and attend the hearing with counsel. Neither taxpayer was consulted on the hearing date, so they had no opportunity to object to the dates set.
3. The Board should order that the common methodology cases be heard in one hearing. There are over 20 taxpayers. Depending on how cooperative City witnesses are, each hearing could take up to 3 days. It makes no sense to have the same evidence and testimony repeated twenty or more times, when one hearing is sufficient. One hearing is economic and efficient. The Board should not waste its time hearing the same evidence 20 some times.
4. If the Board is unwilling to hold one common hearing, then the Board should allow each taxpayer to submit as evidence the hearing record (both witnesses and documents) from the prior hearings. Each hearing will be recorded. Documents will have been filed with the Clerk. So, after the first hearing, the second taxpayer would submit the record (the recorded hearing and the documents) from the first hearing, After the second hearing, the third taxpayer would submit the record from the first and second hearings. And so. Doing so saves all the necessity of repeating the same hearing over and over.

Robert S. Spitzfaden



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July 12, 2021

Bob Spitzfadden, Esquire
PO Box 33259
Juneau, AK 99803

Re: Tax Appeal

Dear Mr. Spitzfadden:

I have completed a review of the sales listing used by the assessor to support and establish the 2021 assessed land values for commercial and industrial lands in the City/Borough of Juneau. The sales listed were represented as land sales; however, it was discovered that wasn't the case. The list was predominantly comprised of non-land sales.

The sales list included 57 assessor's parcels; however, there appears to be a duplication of one sale, leaving 56 transactions.

Included in the assessor's sales listing were:

- 7 vacant parcels
- 18 condominiums – no land value
- 16 improved properties – likely biased land value allocation
- 4 related party transactions – non-market
- 3 boat houses – not comparable
- 2 residential
- 1 RV park – improved / residential
- 1 special purpose / cruise dock property
- 2 NGO / Nonprofit – grant / stimulus funded
- 2 City/Borough of Juneau transactions – not arm's length

It is apparent that 53 sales (excluding boat houses) were used to calculate the statistical analysis and the ratio by sales data. Forty-six of the sales are corrupt and should not have been utilized in the analysis. That leaves 7 true sales of vacant land that are indicative of land value.

Reviewing the 7 vacant land sales, 5 were located at the Rock Dump. This is a distinct neighborhood and there is considerable question as to the comparability of these properties to other vacant commercial and industrial lands located in other City/Borough of Juneau neighborhoods. There was one Lemon Creek neighborhood sale. There is no way to determine whether this is a market sale or simply an outlier.



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There was also a large parcel sale in the Industrial Blvd neighborhood. This sale cannot be analyzed accurately without knowing if the assessor's size adjustment factor is accurate.

The universe of comparable land sales (7) is simply too small to achieve a minimum confidence level in the assessor's statistics model. The minimum data points to achieve a statistically significant sampling is 30. Obviously, the assessor's modeling falls far short of a minimum sampling. Therefore, the statistical output is inherently unreliable as no confidence level could be achieved.

It is my expert opinion that the statistical analyses used by the assessor is "improper" (as set forth in the grounds for an assessment appeal). As such, there is inadequate support for the increase in commercial and industrial land assessed valuations.

Over the past three years, I have appraised in excess of 500,000 acres of land using statistical analyses with over 15 valuation dates. I have never used less than 40 sales per date of valuation and typically utilize 50 to 70 sales in each statistical model.

Please find attached the assessor's listing of sales and the corresponding assessor's summaries of the respective properties.

I would be happy to answer any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim M. Wold', with a stylized flourish at the end.

Kim M. Wold

AY2021 Analysis Sales List

Sale Date	Parcel	Number	Street	Neighborhood
1 12/09/20	1C070A050001	230	SEWARD ST	SOMMERS ON SEWARD_C_24
2 12/07/20	5B15011107E0	2221	JORDAN AVE	JORDAN CREEK C 24
3 12/04/20	4B1701090218	10011	CRAZY HORSE DR	SAFE HARBOR C 24
4 11/23/20	5B1201060260	5719	CONCRETE WAY	SEAGULLS EDGE C 24
5 11/17/20	4B1701020020	10011	GLACIER HWY	MENDE PENINSULA C
6 11/13/20	1D060L030011	201	CORDOVA ST	WEST JUNEAU C
7 10/30/20	1C060K660110	711	W WILLOUGHBY AVE	DOWNTOWN C
8 10/09/20	1C060K010031	0	EGAN DR	DOWNTOWN C
9 09/24/20	5B1201060160	5740	CONCRETE WAY	LEMON CREEK C
10 09/24/20	5B1201300110	1783	Anka St	
11 08/07/20	5B1501010001	1880	CREST ST	BUILDERS PLAZA C 24
12 03/10/20	1C110K120140	0	MILL ST	DOWNTOWN C
13 03/10/20	1C110K120051	0	Eastaugh Way	
14 02/28/20	4B1701090056	10009	CRAZY HORSE DR	MENDE PENINSULA C
15 12/24/19	5B1201300110	1783	Anka St	
16 10/25/19	1C110K120130	190	MILL ST	DOWNTOWN C
17 10/04/19	5B1201000060	5245	GLACIER HWY	LEMON CREEK C
18 10/02/19	1C110K120120	0	MILL ST	DOWNTOWN C
19 08/02/19	5B1201020100	5452	SHAUNE DR	LEMON CREEK C
20 07/30/19	4B1601050160	2276	INDUSTRIAL BLVD	RIVERVIEW YACHT C 24
21 07/16/19	5B1601140043	9309	GLACIER HWY	PROFESSIONAL PLAZA C 24
22 07/01/19	1C070B0N0011	259	S FRANKLIN ST	DOWNTOWN C
23 06/28/19	1C020K01G280	1435	HARBOR WAY	AURORA BASIN C 19
24 04/01/19	1C110K120150	0	MILL ST	DOWNTOWN C
25 02/28/19	1C020K01G290	1435	HARBOR WAY	AURORA BASIN C 19
26 01/04/19	5B2401610150	4045	DELTA DR	NORTHEAST VALLEY C
27 11/30/18	3B1501040120	1544	CREST ST	SOUTH VALLEY C
28 11/16/18	5B1501040030	8825	MALLARD ST	SOUTH VALLEY C
29 11/02/18	1C070B0J0020	195	S FRANKLIN ST	DOWNTOWN C
30 08/21/18	5B1601140070	9309	GLACIER HWY	PROFESSIONAL PLAZA C 24
31 07/25/18	1C020K01G200	1435	HARBOR WAY	AURORA BASIN C 19
32 07/20/18	1C060U050022	1108	F ST	DOWNTOWN C
33 06/29/18	4B2901020010	10200	MENDENHALL LOOP RD	AUKE MOUNTAIN C
34 03/05/18	4B1601080070	2278	INDUSTRIAL BLVD	P & J BUSINESS C 24
35 02/15/18	5B1601000023	9151	GLACIER HWY	SOUTH VALLEY C
36 12/22/17	5B15011109B0	2231	JORDAN AVE	JORDAN CREEK C 24
37 10/12/17	3B1501020030	1669	CREST ST	SOUTH VALLEY C
38 09/20/17	4B1701103003	2769	SHERWOOD LN	BEAR DEN YACHT CONDO C 24
39 09/19/17	4B1601010040	2450	INDUSTRIAL BLVD	MENDE PENINSULA C
40 07/31/17	4B1601120130	2270	BRANDY LN	BRANDY LANE YACHT C 24
41 07/21/17	5B1201330160	2005	ANKA ST	LEMON CREEK C
42 06/13/17	4B1601050030	2274	INDUSTRIAL BLVD	RIVERVIEW YACHT C 24
43 04/24/17	4B1701090226	10011	CRAZY HORSE DR	SAFE HARBOR C 24
44 04/11/17	7B0901030071	3161	CHANNEL DR	TWIN LAKES C
45 04/05/17	5B1201040052	1721	ANKA ST	LEMON CREEK C
46 03/16/17	1C110K120101	170	MILL ST	DOWNTOWN C
47 02/14/17	4B1701090223	10011	CRAZY HORSE DR	SAFE HARBOR C 24
48 01/10/17	4B1701090228	10011	CRAZY HORSE DR	SAFE HARBOR C 24
49 12/15/16	1C060U040040	800	GLACIER AVE	DOWNTOWN C
50 09/02/16	5B1501020170	8401	AIRPORT BLVD	SOUTH VALLEY C
51 08/02/16	5B1201060061	5631	GLACIER HWY	LEMON CREEK C
52 06/30/16	4B1701100146	2789	SHERWOOD LN	MENDE PENINSULA C
53 06/15/16	5B1501000002	8251	GLACIER HWY	SOUTHEAST INSURANCE C 24
54 06/03/16	5B1201450110	1731	RALPH'S WAY	LEMON CREEK C
55 03/30/16	1C070A030040	100	N FRANKLIN ST	DOWNTOWN C
56 03/01/16	4B1701100170	10221	GLACIER HWY	MENDE PENINSULA C
57 02/10/16	5B15011107E0	2221	JORDAN AVE	JORDAN CREEK C 24

* These were the sales available to us for our market analysis for assessment year 2021.

** Note that no sales prices are included due the requirement of CBJ ordinance to keep them confidential.

AY 2021 Summary Report - CBJ Commercial Property Valuations

Broad Brush Overview

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.

A brief background. By State law we are to value properties at market value. Information that is looked at in determining market value includes sales prices, construction costs, income and expenses, lease rates, and capitalization rates.

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 have 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.

As a commercial property owner you can help improve the assessed values of Juneau's commercial property!

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.

It would be helpful if you would provide information on commercial property sales or purchases that you have made as well as rental, lease and income and expense information.

Thank you for any information you provide.

Assessed Values In The Midst Of A Pandemic

We recognize and are sympathetic to the fact that the past year has been difficult for some businesses in Juneau. Some businesses have seen drastic reductions in revenue, in some cases almost a complete elimination of revenue. At the same time, other businesses had a good year in 2020.

In the midst of that, what State statutes require of us is to determine the market value of the real estate. While a particular business may go out of business the underlying real estate value may decrease, may stay the same, or may even increase.

Compounding Circumstances

Compounding this situation is the fact that it has become recognized and documented that most of the commercial assessed values have not changed in ten plus years while the actual market values have increased during that time. So, we need to take steps to correct that neglect.

Analysis Conclusions

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.

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	0.9629	0.9653

Adjustments To Assessed Values

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. 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. On average this results in a 20% increase to commercial property values. One class of properties, boathouses, will actually see a 20% reduction this year.

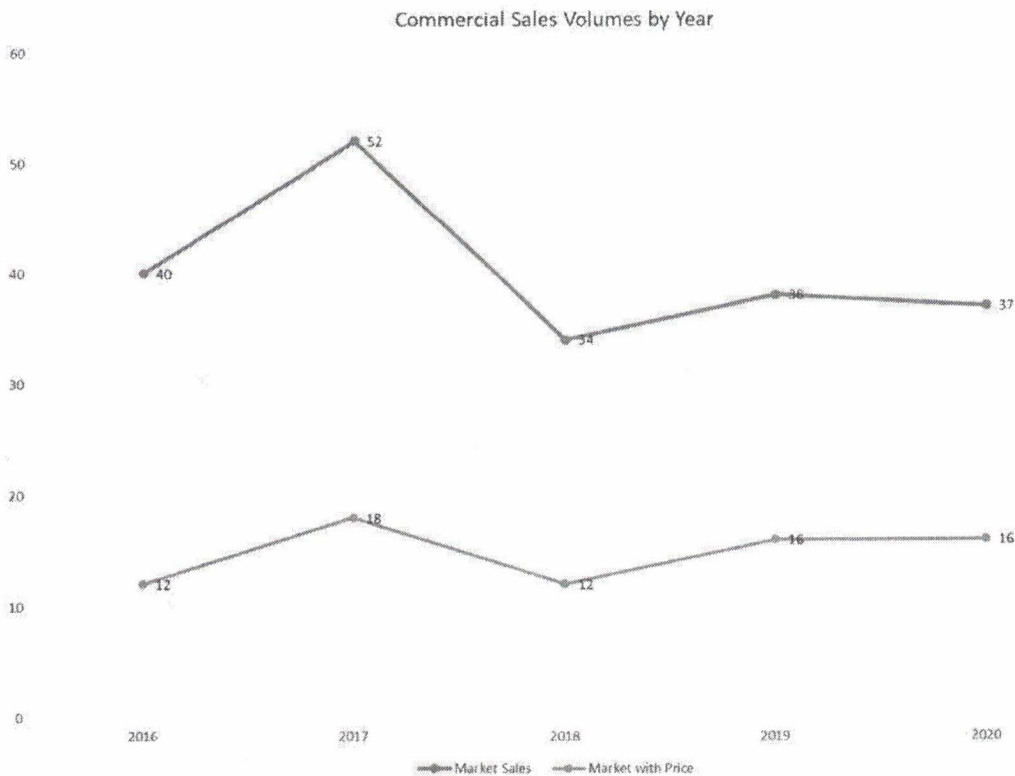
Future Refinements

In the coming years we will be:

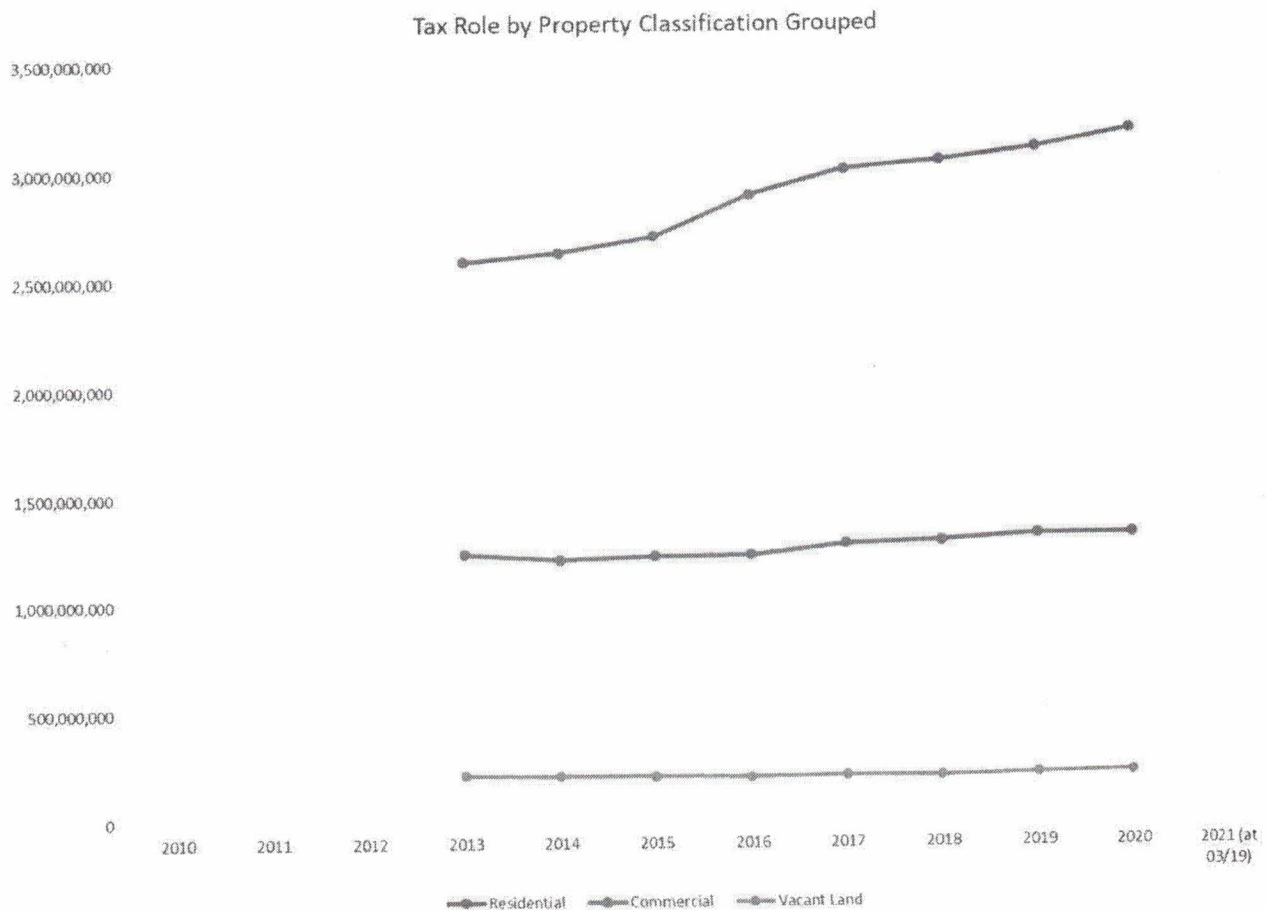
- Refining the valuation models for all of the commercial property types- retail, office, medical, industrial, etc.
- Refining the locational adjustments
- Refining the value adjustments for things like quality, condition and other attributes.

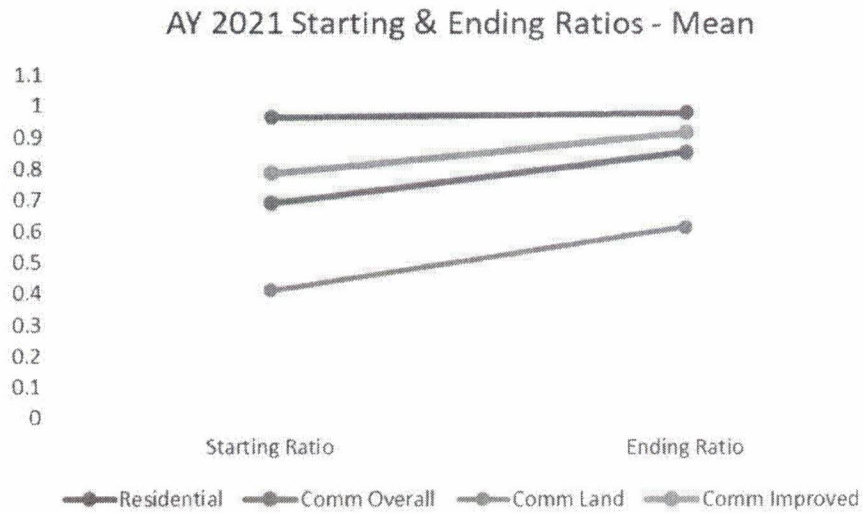
Charts & Maps

This first chart shows the number of sales per year in two groups- 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.



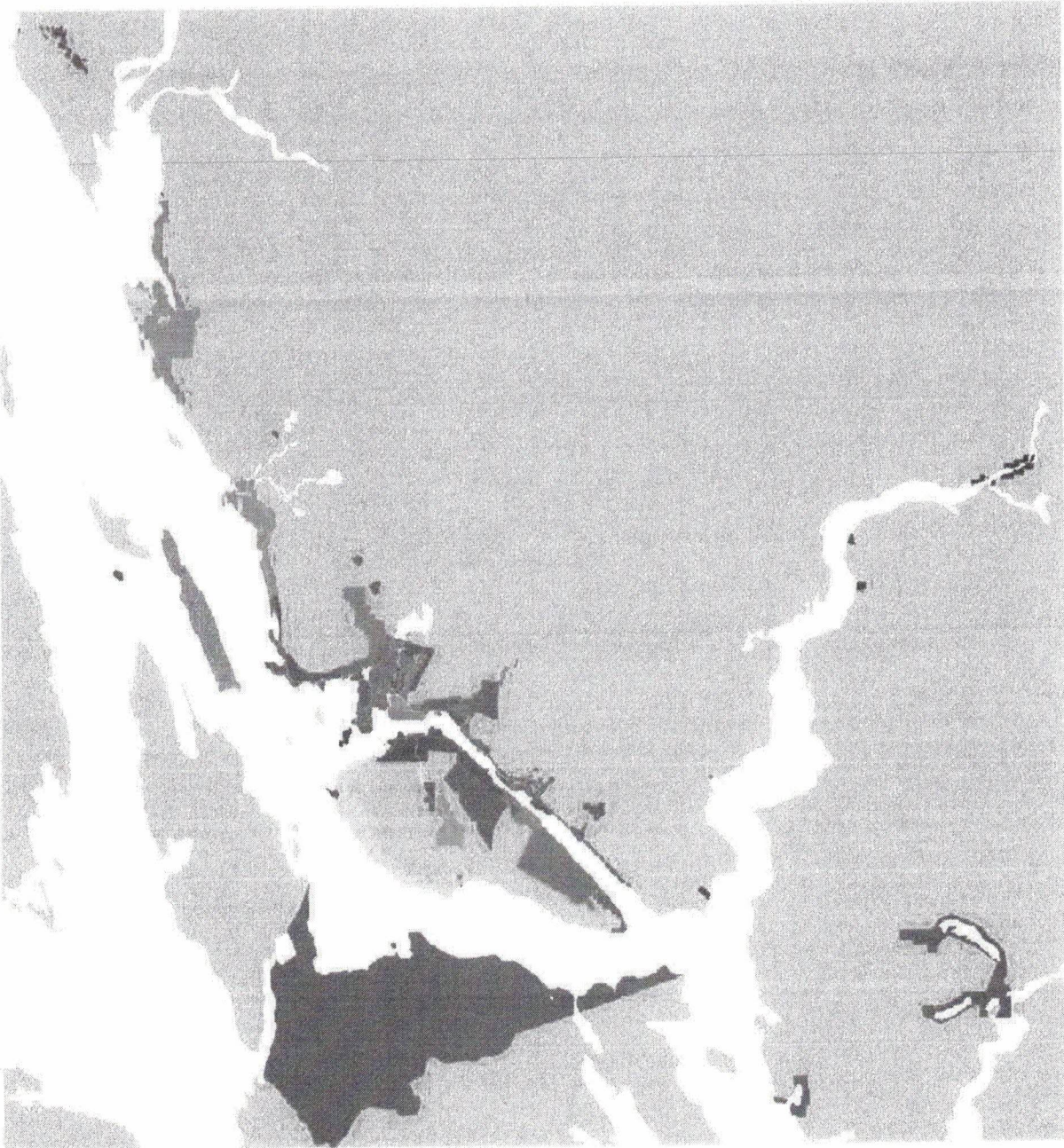
The next chart (below) shows the change in total assessed values by classification over the past 8 years. It includes both new construction and market trend increases. You can see that the residential assessed values have been increased each year while the land assessments and commercial assessments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





This chart shows the ratios based on Assessment Year 2020 (Starting Ratio) and the results of our adjustments for the Assessment Year 2021 (Ending Ratio). Note that the adjustments we made brought the commercial valuations closer to, but not up to, the residential assessment level. Still lagging far behind is commercial land valuations.

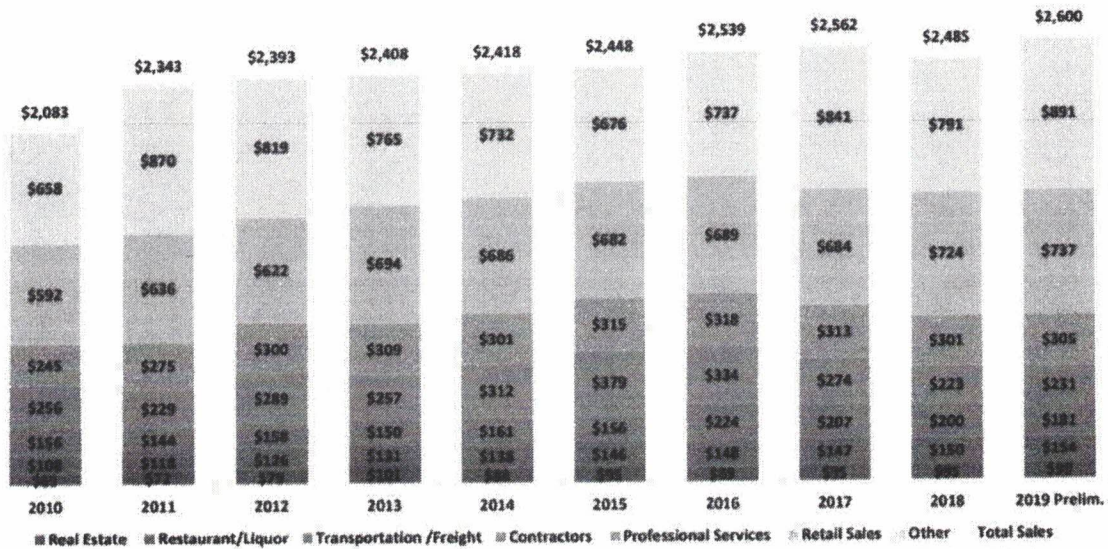
The following map shows Market Areas (Neighborhoods) utilized in the Assessment process. Market Areas are one of the adjusting factors.



Market Areas - Borough Wide

The next chart is from the JEDC Economic Indicators Report 2020 and shows the growth in sales 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.

Next we have a summary report of the analysis. The first Summary shows the data for commercial properties prior to this years adjustments and the second summary report shows the data after the corrections that were applied this year.

**AY2021- Comm- Set 2- 20210316- No19- All, 5 Yr, 5% Trend
Summary Report**

Statistics

Current

54	Count	(Number of Records with Ratio)
0.1959	Minimum Ratio	
1.1908	Maximum Ratio	
0.9950	Range	
0.6879	Mean	(This is the average ratio for your sample.)
0.7286	Median	(This is the mid-point value for your sample. Preferred measure of central tendency.)
0.5418	Weighted Mean	
2.3448	Sum of the Square of Deviations	
0.1720	AAD	
0.2103	Standard Deviation	
23.6036	COD	(Good indicator of confidence level.)
30.5772	COV	
1.2696	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)

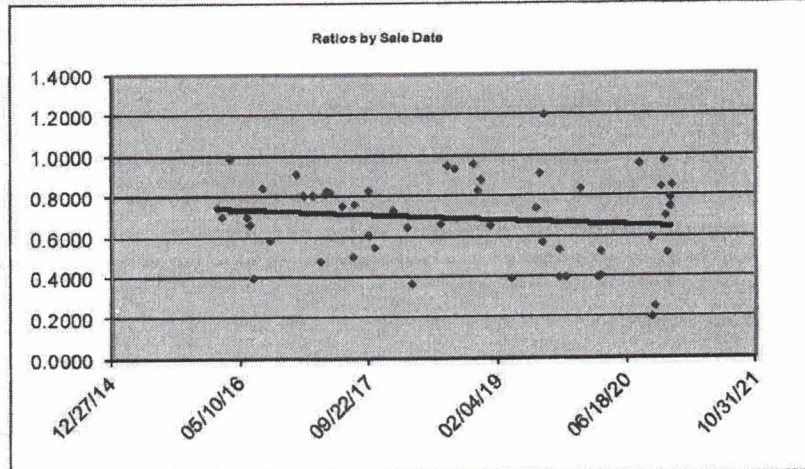
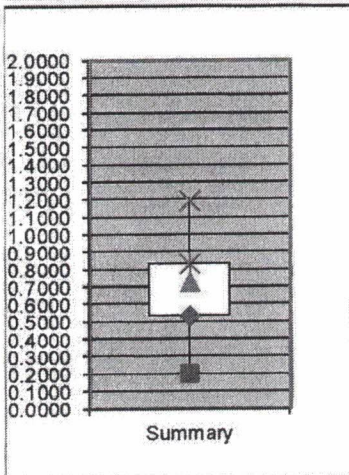
Kurtosis	-0.3111
Skewness	-0.2814
Alt.Cyhelsky's Skew	-0.1481
Alt.Pearson's Skew	-0.5808

Trending Factors

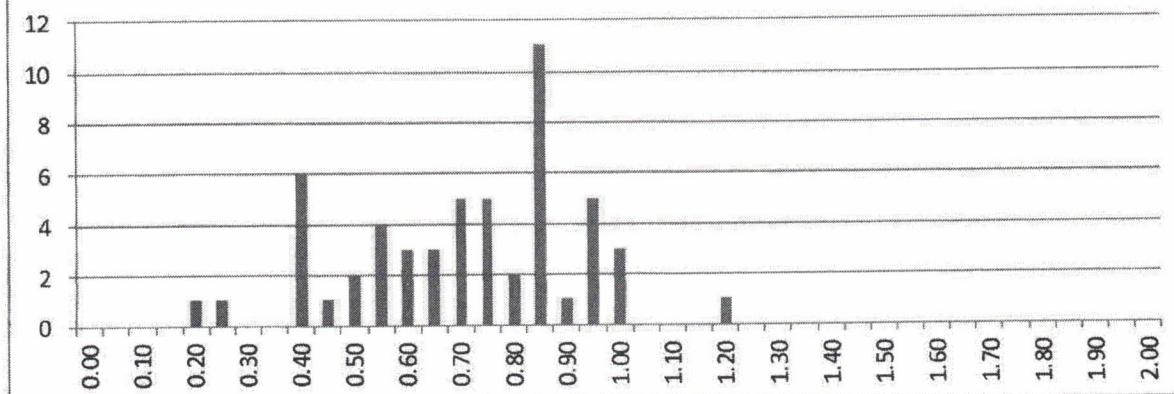
0.98 Target Level
1.4246 Factor on Mean
1.3450 Factor on Median
1.8087 Factor on Weighted Mean

Normal / Skewed Distribution Evaluation

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



Histogram of Ratio Frequency



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

Statistics

Current

53	Count	(Number of Records with Ratio)
0.2932	Minimum Ratio	
1.4091	Maximum Ratio	
1.1159	Range	
0.8526	Mean	(This is the average ratio for your sample.)
0.8853	Median	(This is the mid-point value for your sample. Preferred measure of central tendency.)
0.6981	Weighted Mean	
3.0313	Sum of the Square of Deviations	
0.1908	AAD	
0.2414	Standard Deviation	
21.5490	COD	(Good indicator of confidence level.)
28.3180	COV	
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)

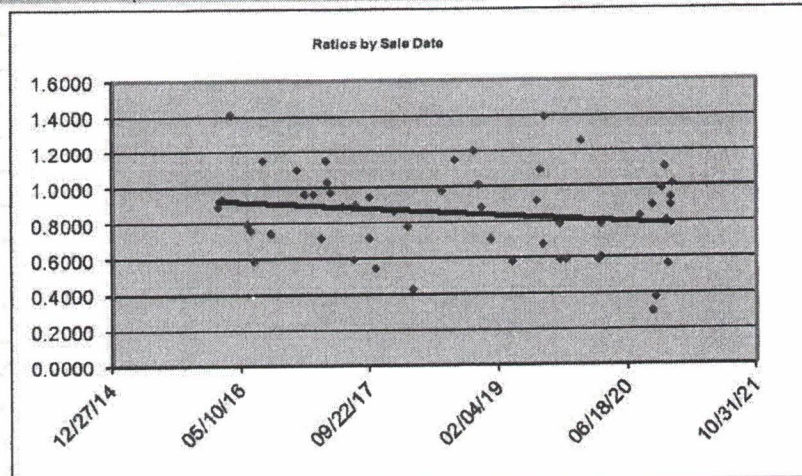
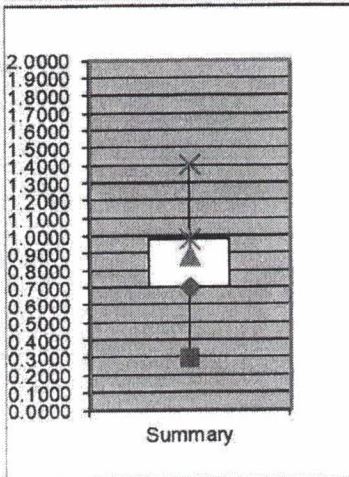
Kurtosis	-0.0245
Skewness	0.0181
Alt.Cyhelsky's Skew	-0.0943
Alt.Pearson's Skew	-0.4059

Trending Factors

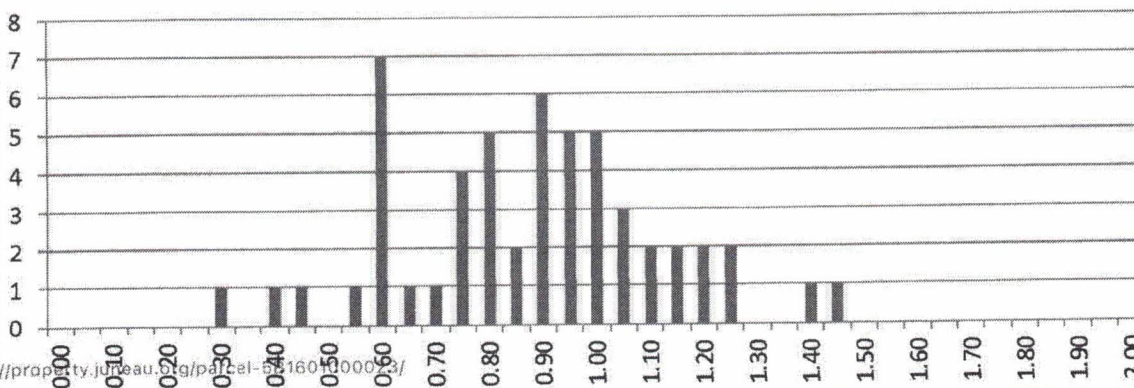
0.85	Target Level
0.9969	Factor on Mean
0.9601	Factor on Median
1.2176	Factor on Weighted Mean

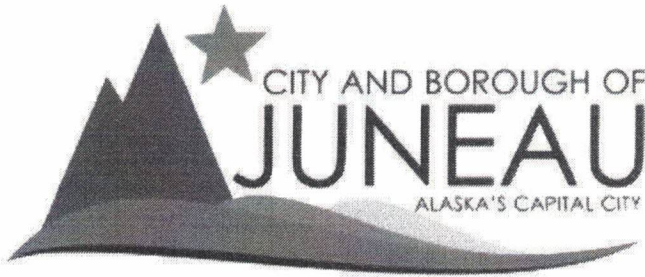
Normal / Skewed Distribution Evaluation

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





Assessor's Database

Current Owner

THE SPEAR/KIRKNESS FAMILY TRUST
PO BOX 21861, JUNEAU AK 99802

Parcel #: 1C070A050001

([Map](#))

Address: 230 SEWARD ST

Prev. Owner: BERNARD F
WOSTMANN

Use Code: Commercial
Misc

Site Value: \$5000.00

Exempt: No Data

No. of Units: 000

Year Built: 0

Garage: No

City Water: Yes

Exempt Land: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

CONDO

Legal Desc. 1: SOMMERS
ON SEWARD
CONDOMINIUMS UNIT 1

Building PV: \$222200.00

Zoning: -Mixed Use-
Residential and
Commercial -5,000 sq.ft.
minimum lot size -60
units per acre

Lot Size: 0.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$227200.00

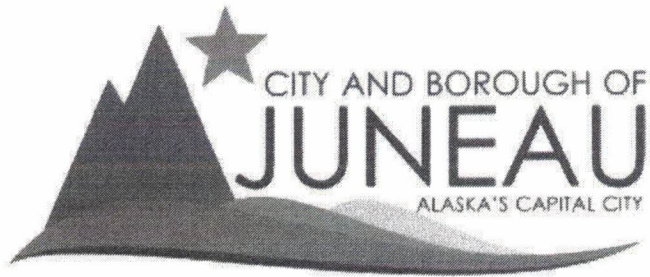
Tax Year: 2021

Gross Liv. Area: 000000
sqft

Last Trans: 20201209

Road/No Road: Roaded

Search the Database



Assessor's Database

Current Owner

CONDO

FAMILY PROMISE OF JUNEAU

2221 JORDAN CREEK AVE UNIT 7E, JUNEAU AK 99801

Parcel #: 5B15011107E0

(Map)

Prev. Owner: ALASKA

BELL LLC

Use Code: Commercial

Office

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 2221 JORDAN

AVE

Site Value: \$0.00

Exempt: No Data

Year Built: 1983

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: JORDAN

CREEK UNIT 7E

Building PV: \$234498.00

Zoning: Light

Commercial

Lot Size: 0.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$234498.00

Tax Year: 2021

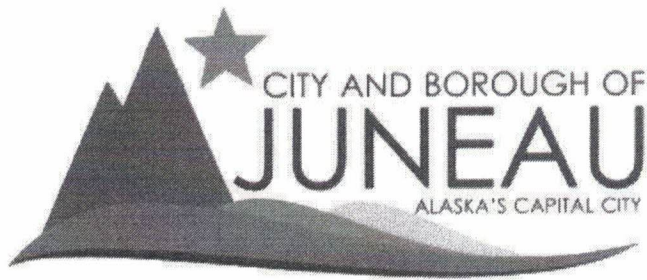
Gross Liv. Area: 001254
sqft

Last Trans: 20201207

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

JEFF CARPENTER & GINA CARPENTER
44818 FROG LEAP ST, TEMECULA CA 92592

Parcel #: 4B1701090218
([Map](#))

Address: 10011 CRAZY
HORSE DR

Legal Desc. 1: SAFE
HARBOR CONDO UNIT
A18

Legal Desc. 2:

Prev. Owner: DARRELL C
BAKER

Site Value: \$5000.00

Building PV: \$140000.00

Total PV: \$145000.00

Use Code: Industrial

Exempt: No Data

Zoning: Industrial

Tax Year: 2021

No. of Units: 000

Year Built: 2010

Gross Liv. Area: 000951
sqft

Garage: No

Garage Area: 000000

Lot Size: 0.00

Last Trans: 20201204

City Water: Yes

City Sewer: Yes

Exempt Total: 0

Road/No Road: Roaded

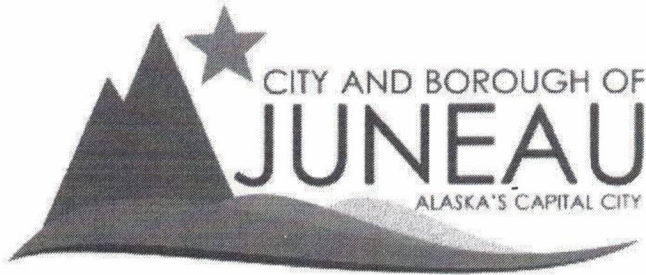
Exempt Land: 0

Exempt Building: 0

CONDO

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

SETH M KOCH

PO BOX 33515, JUNEAU AK 99803

Parcel #: 5B1201060260

(Map)

Prev. Owner: JAMES

GEORGE WILLIAM

Use Code: Commercial

Office

No. of Units: 000

Garage: No

City Water: No

Exempt Land: 0

Address: 5719

CONCRETE WAY

Site Value: \$75300.00

Exempt: No Data

Year Built: 2006

Garage Area: 000000

City Sewer: No

Exempt Building: 0

Legal Desc. 1: SEAGULLS

EDGE UNIT 1

Building PV: \$199000.00

Zoning: Industrial

Lot Size: 4300.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$274300.00

Tax Year: 2021

Gross Liv. Area: 000000
sqft

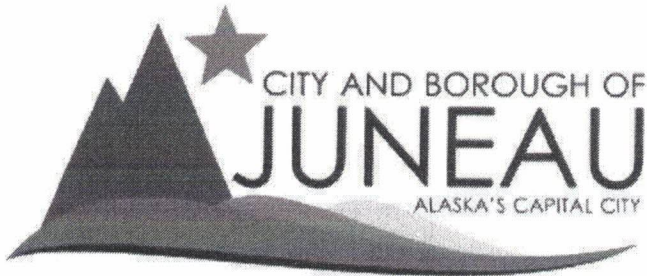
Last Trans: 20201123

Road/No Road: Roaded

CONDO

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

ALASKA ON POINT PROPERTIES LLC
PO BOX 240122, DOUGLAS AK 99824

Parcel #: 4B1701020020

([Map](#))

Prev. Owner: VILL
IRREVOCABLE TRU

Use Code: Commercial
Misc

No. of Units: 001

Garage: No

City Water: Yes

Exempt Land: 0

Address: 10011 GLACIER
HWY

Site Value: \$223500.00

Exempt: No Data

Year Built: 1976

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: USS 1041
LT 2

Building PV: \$304200.00

Zoning: Industrial

Lot Size: 17534.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$527700.00

Tax Year: 2021

Gross Liv. Area: 004160
sqft

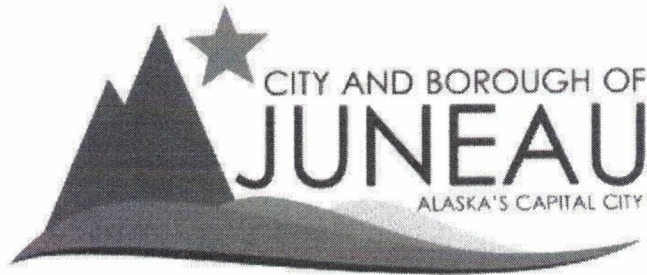
Last Trans: 20201117

Road/No Road: Roaded

IMPROVED

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

AWARE INC

PO BOX 20809, JUNEAU AK 99802

Parcel #: 1D060L030011

(Map)

Prev. Owner: W&B

RENTALS LLC

Use Code: Commercial

Misc

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 201 CORDOVA

ST

Site Value: \$169800.00

Exempt: No Data

Year Built: 1962

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: WEST

JUNEAU BL H LT 1A

Building PV: \$147400.00

Zoning: -Multi-Family-
5,000 sq.ft. minimum lot
size -18 units per acre

Lot Size: 9435.10

Exempt Total: 0

Legal Desc. 2:

Total PV: \$317200.00

Tax Year: 2021

Gross Liv. Area: 000000
sqft

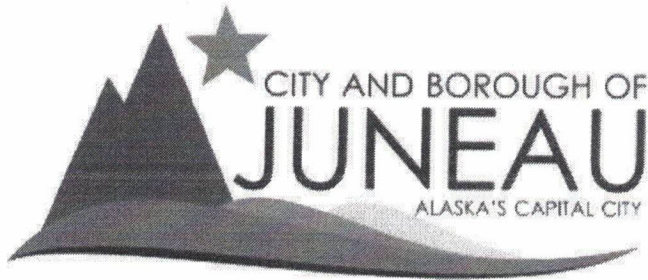
Last Trans: 20201113

Road/No Road: Roaded

RESIDENTIAL
IMPROVED

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

GOLD LODGE LLC

PO BOX 34033, JUNEAU AK 99803

Parcel #: 1C060K660110

(Map)

Address: 711 W

WILLOUGHBY AVE

Legal Desc. 1:

TIDELANDS ADDITION BL

66 LT 21

Legal Desc. 2:

Prev. Owner: CAPITOL

BUILDERS INC

Site Value: \$633750.00

Building PV: \$760400.00

Total PV: \$1394150.00

Use Code: Apartment

Exempt: No Data

Zoning: ONA

Tax Year: 2021

No. of Units: 027

Year Built: 1960

Gross Liv. Area: 010752
sqft

Garage: No

Garage Area: 000000

Lot Size: 12802.00

Last Trans: 20201030

City Water: Yes

City Sewer: Yes

Exempt Total: 0

Road/No Road: Roaded

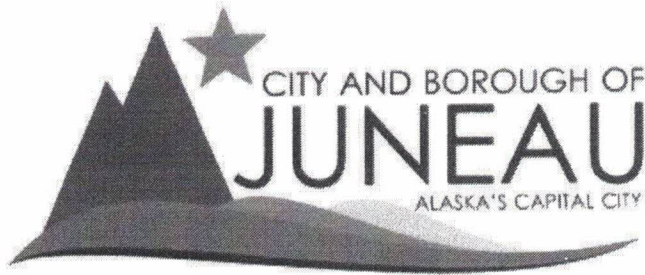
Exempt Land: 0

Exempt Building: 0

IMPROVED

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

*SPECIAL PURPOSE
CRUISE DOCK*

NCL (BAHAMAS) LTD

7665 CORPORATE CENTER DR, MIAMI FL 33126

Parcel #: 1C060K010031

(Map)

Prev. Owner: ALASKA

MENTAL HEALTH

Use Code: Commercial

Misc

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 0 EGAN DR

Site Value: \$7524300.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: JUNEAU

SUPPORT LT C1

Building PV: \$0.00

Zoning: ONA

Lot Size: 125406.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$7524300.00

Tax Year: 2021

Gross Liv. Area: 000000

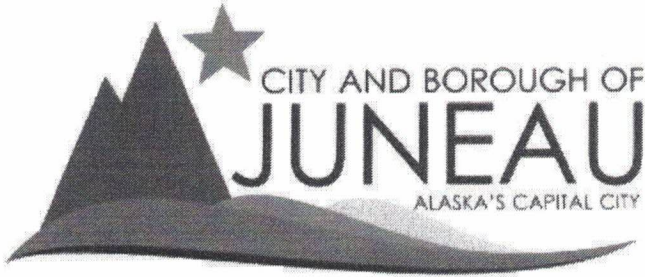
sqft

Last Trans: 20201009

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

CENTRAL COUNCIL OF TLINGIT & HAIDA INDIAN TRIBES OF ALASKA

9097 GLACIER HWY, JUNEAU AK 99801

Parcel #: 5B1201060160

(Map)

Prev. Owner: BONNELL

DEVELOPMENT

Use Code: Vacant

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 5740

CONCRETE WAY

Site Value: \$349050.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: JRM LT 10

Building PV: \$2800.00

Zoning: Industrial

Lot Size: 25718.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$351850.00

Tax Year: 2021

Gross Liv. Area: 000000
sqft

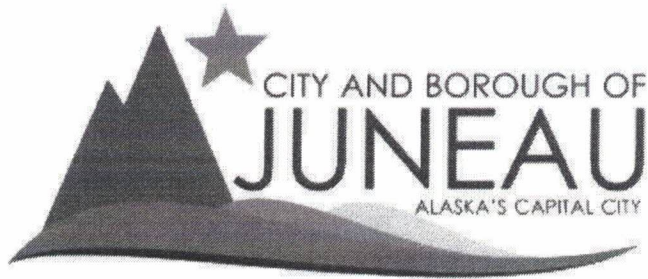
Last Trans: 20200924

Road/No Road: Roaded

NGO
 STIMULUS FUNDED

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

MICHAEL HULL & ANGELA HULL
PO BOX 34362, JUNEAU AK 99803

Parcel #: 5B1201300110

(Map)

Prev. Owner: BONNELL
DEVELOPMENT

Use Code: Vacant

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 1783 ANKA ST

Site Value: \$269550.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: GLACIER

INDUSTRIAL LT 11

Building PV: \$0.00

Zoning: Industrial

Lot Size: 14974.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$269550.00

Tax Year: 2021

Gross Liv. Area: 000000
sqft

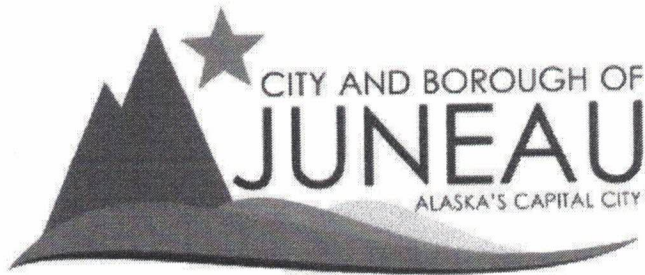
Last Trans: 20200924

Road/No Road: Roaded

VACANT

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

VICTOR HUGO MIRAMONTES & TENAYA NICOLE
MIRAMONTES

1880 CREST ST UNIT 112, JUNEAU AK 99801

Parcel #: 5B1501010001

Address: 1880 CREST ST

(Map)

Prev. Owner: HAL R

Site Value: \$131250.00

DAUGHERTY

Use Code: Commercial

Exempt: No Data

Misc

No. of Units: 001

Year Built: 2013

Garage: No

Garage Area: 000000

City Water: Yes

City Sewer: Yes

Exempt Land: 0

Exempt Building: 0

Legal Desc. 1: BUILDERS

PLAZA II BL J LT 3B UNIT

114

Building PV: \$164600.00

Zoning: Industrial

Lot Size: 6632.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$295850.00

Tax Year: 2021

Gross Liv. Area: 000000
sqft

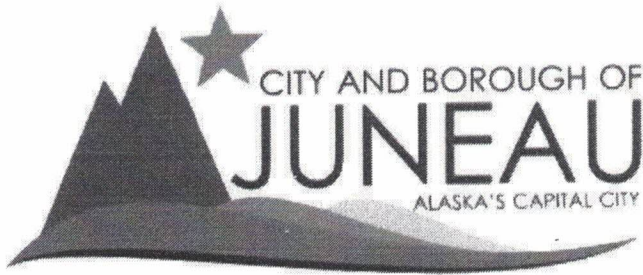
Last Trans: 20210224

Road/No Road: Roaded

CONDO

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

0 JACOBSON DRIVE JUNEAU LLC
PO BOX 3996, SEATTLE WA 98124

Parcel #: 1C110K150041
([Map](#))

Address: 0 MILL ST

Prev. Owner: ALASKA
MARINE LINES

Use Code: Vacant
No. of Units: 000

Garage: No
City Water: Yes
Exempt Land: 0

Site Value: \$596550.00

Exempt: No Data
Year Built: 0

Garage Area: 000000
City Sewer: Yes
Exempt Building: 0

*RELATED
PARTY*

Legal Desc. 1: USMS 642
ALASKA JUNEAU V BL A
LT 4A

Building PV: \$0.00

Zoning: Industrial

Lot Size: 43308.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$596550.00

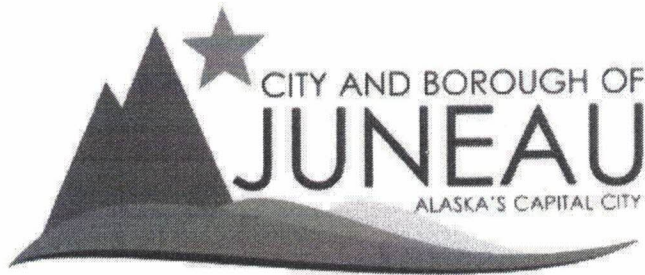
Tax Year: 2021
Gross Liv. Area: 000000
sqft

Last Trans: 20091207

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

EASTAUGH WAY LLC

PO BOX 240005, DOUGLAS AK 99824

Parcel #: 1C110K120051

(Map)

Prev. Owner: JMIS LLC

Use Code: Vacant

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 0 EASTAUGH

WAY

Site Value: \$501300.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: ALASKA

JUNEAU IV-II BL B LT 5A

Building PV: \$0.00

Zoning: Industrial

Lot Size: 27854.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$501300.00

Tax Year: 2021

Gross Liv. Area: 000000

sqft

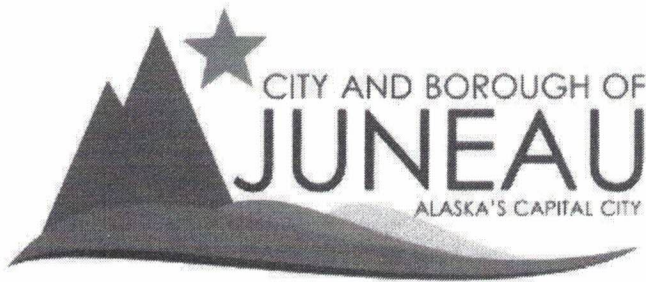
Last Trans: 20200310

Road/No Road: Roaded

VACANT

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

VACANT

R & L LEASING INC

PO BOX 32838, JUNEAU AK 99803

Parcel #: 4B1701090056

[\(Map\)](#)

Address: 10009 CRAZY

HORSE DR

Legal Desc. 1:

MENDENHALL VALLEY

INDUSTRIAL PARK 4 LT 3A

Legal Desc. 2:

Prev. Owner: ALASKA

STRIPING & PA

Site Value: \$961350.00

Building PV: \$0.00

Total PV: \$961350.00

Use Code: Industrial

Exempt: No Data

Zoning: Industrial

Tax Year: 2021

No. of Units: 000

Year Built: 1983

Gross Liv. Area: 000816

sqft

Garage: No

Garage Area: 000000

Lot Size: 195024.00

Last Trans: 20200228

City Water: Yes

City Sewer: Yes

Exempt Total: 0

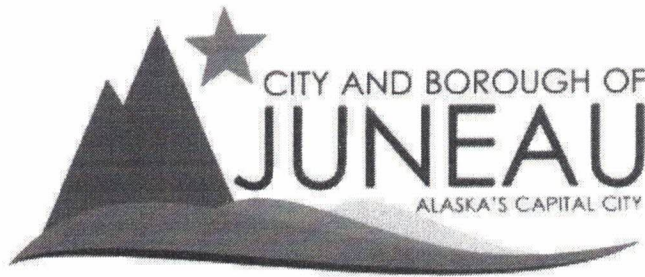
Road/No Road: Roaded

Exempt Land: 0

Exempt Building: 0

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



DUPLICATE
VACANT

Assessor's Database

Current Owner

MICHAEL HULL & ANGELA HULL
PO BOX 34362, JUNEAU AK 99803

Parcel #: 5B1201300110

([Map](#))

Prev. Owner: BONNELL
DEVELOPMENT

Use Code: Vacant

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 1783 ANKA ST

Site Value: \$269550.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: GLACIER

INDUSTRIAL LT 11

Building PV: \$0.00

Zoning: Industrial

Lot Size: 14974.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$269550.00

Tax Year: 2021

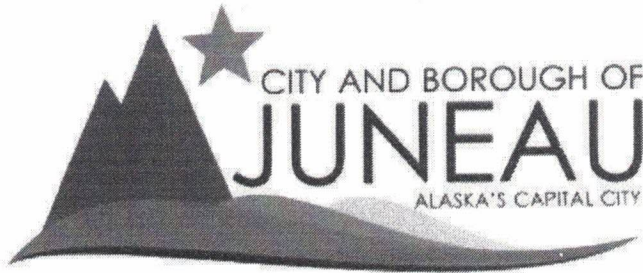
Gross Liv. Area: 000000
sqft

Last Trans: 20200924

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

BONNELL DEVELOPMENT LLC
PO BOX 21795, JUNEAU AK 99802

Parcel #: 1C110K120130

([Map](#))

Prev. Owner: JMIS LLC

Use Code: Commercial

Misc

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 190 MILL ST

Site Value: \$237150.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: ALASKA

JUNEAU V BL B LT 13

Building PV: \$327500.00

Zoning: Industrial

Lot Size: 17219.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$564650.00

Tax Year: 2021

Gross Liv. Area: 000000

sqft

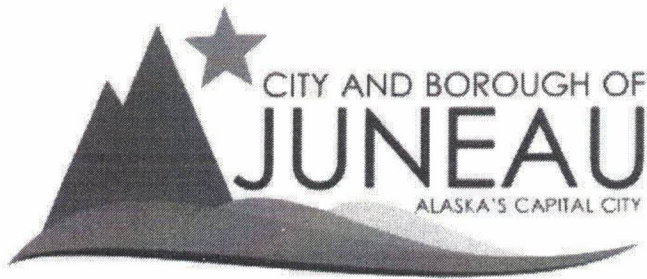
Last Trans: 20191025

Road/No Road: Roaded

VACANT

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

PETRO 49 INC

1813 E 1ST AVE, ANCHORAGE AK 99501

Parcel #: 5B1201000060

(Map)

Prev. Owner: HPH

HOLDINGS LLC

Use Code: Commercial

Misc

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 5245 GLACIER

HWY

Site Value: \$1849500.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: MIDWAY

TR C

Building PV: \$248614.00

Zoning: Industrial

Lot Size: 82215.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$2098114.00

Tax Year: 2021

Gross Liv. Area: 000000
sqft

Last Trans: 20191004

Road/No Road: Roaded

IMPROVED

Search the Database

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Bob Spitzfaden

From: Teresa Bowen <Teresa.Bowen@juneau.org>
Sent: Friday, September 24, 2021 4:36 PM
To: 'Bob Spitzfaden'
Subject: RE: Check-in and update
Attachments: Review of 74 Sales provided by Ken Williamson.pdf

Happy Friday.

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

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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	
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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
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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 In	not included	questionable data source/ "allocated sale price" noted but meaning of the note was unknown/ low income housing

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AY2021 Analysis Sales List

Sale Date	Sale Price	Trended SP	AVTotal	Main Parcel	Count	Number Street	Neighborhood
07/25/18	confidential	confidential	27,200	1C020K01G200	1	1435 HARBOR WAY	AURORA BASIN C 19
06/28/19	confidential	confidential	27,200	1C020K01G280	1	1435 HARBOR WAY	AURORA BASIN C 19
02/28/19	confidential	confidential	27,200	1C020K01G290	1	1435 HARBOR WAY	AURORA BASIN C 19
10/09/20	20,000,000	20,235,200	7,524,300	1C060K010031	1	0 EGAN DR	DOWNTOWN C
10/30/20	1,400,000	1,412,348	1,394,150	1C060K660110	1	711 W WILLOUGHBY AVE	DOWNTOWN C
12/15/16	1,100,000	1,327,612	1,457,000	1C060U040040	1	800 GLACIER AVE	DOWNTOWN C
03/30/16	550,000	683,826	963,600	1C070A030040	1	100 N FRANKLIN ST	DOWNTOWN C
12/09/20	confidential	confidential	190,200	1C070A050001	1	230 SEWARD ST	SOMMERS ON SEWARD_C_24
11/02/18	510,600	567,144	682,450	1C070B0J0020	1	195 S FRANKLIN ST	DOWNTOWN C
07/01/19	2,200,000	2,369,400	2,164,900	1C070B0N0011	1	259 S FRANKLIN ST	DOWNTOWN C
03/10/20	612,788	638,268	501,300	1C110K120051	1	0 Eastaugh Way	DOWNTOWN C
03/16/17	716,000	855,033	613,650	1C110K120101	1	170 MILL ST	DOWNTOWN C
10/02/19	378,818	403,055	237,150	1C110K120120	1	0 MILL ST	DOWNTOWN C
10/25/19	confidential	confidential	237,150	1C110K120130	1	190 MILL ST	DOWNTOWN C
03/10/20	378,818	394,569	237,150	1C110K120140	1	0 MILL ST	DOWNTOWN C
04/01/19	597,938	651,597	374,400	1C110K120150	1	0 MILL ST	DOWNTOWN C
11/13/20	confidential	confidential	445,400	1D060L030011	2	201 CORDOVA ST	WEST JUNEAU C
10/12/17	confidential	confidential	41,200	3B1501020030	1	1669 CREST ST	SOUTH VALLEY C
11/30/18	168,750	186,776	164,000	3B1501040120	1	1544 CREST ST	SOUTH VALLEY C
09/19/17	750,000	876,000	823,100	4B1601010040	1	2450 INDUSTRIAL BLVD	MENDE PENINSULA C
06/13/17	104,000	122,899	108,800	4B1601050030	1	2274 INDUSTRIAL BLVD	RIVERVIEW YACHT C 24
07/30/19	confidential	confidential	83,000	4B1601050160	1	2276 INDUSTRIAL BLVD	RIVERVIEW YACHT C 24
03/05/18	73,000	83,557	35,000	4B1601080070	1	2278 INDUSTRIAL BLVD	P & J BUSINESS C 24
07/31/17	112,500	132,188	119,000	4B1601120130	1	2270 BRANDY LN	BRANDY LANE YACHT C 24
11/17/20	confidential	confidential	527,700	4B1701020020	1	10011 GLACIER HWY	MENDE PENINSULA C
02/28/20	confidential	confidential	961,350	4B1701090056	1	10009 CRAZY HORSE DR	MENDE PENINSULA C
12/04/20	confidential	confidential	145,000	4B1701090218	1	10011 CRAZY HORSE DR	SAFE HARBOR C 24
02/14/17	confidential	confidential	172,300	4B1701090223	1	10011 CRAZY HORSE DR	SAFE HARBOR C 24
04/24/17	130,000	154,534	149,800	4B1701090226	1	10011 CRAZY HORSE DR	SAFE HARBOR C 24
01/10/17	confidential	confidential	172,300	4B1701090228	1	10011 CRAZY HORSE DR	SAFE HARBOR C 24
06/30/16	501,624	617,218	361,800	4B1701100146	1	2789 SHERWOOD LN	MENDE PENINSULA C
03/01/16	confidential	confidential	813,000	4B1701100170	1	10221 GLACIER HWY	MENDE PENINSULA C
09/20/17	400,000	467,144	336,200	4B1701103003	1	2769 SHERWOOD LN	BEAR DEN YACHT CONDO C 24
06/29/18	950,000	1,071,961	1,045,750	4B2901020010	1	10200 MENDENHALL LANE	AUKE MOUNTAIN C
10/04/19	2,205,832	2,346,343	1,849,500	5B1201000060	1	5245 GLACIER HWY	LEMON CREEK C
08/02/19	500,000	536,260	746,600	5B1201020100	1	5452 SHAUNE DR	LEMON CREEK C
04/05/17	4,140,000	4,932,313	5,106,550	5B1201040052	2	1721 ANKA ST	LEMON CREEK C
08/02/16	500,000	612,910	704,850	5B1201060061	2	5631 GLACIER HWY	LEMON CREEK C
09/24/20	2,450,000	2,483,957	1,554,550	5B1201060160	2	5740 CONCRETE WAY	LEMON CREEK C
11/23/20	confidential	confidential	274,300	5B1201060260	1	5719 CONCRETE WAY	SEAGULLS EDGE C 24
09/24/20	300,000	304,158	269,550	5B1201300110	1	1783 Anka St	LEMON CREEK C
12/24/19	confidential	confidential	269,550	5B1201300110	1	1783 Anka St	LEMON CREEK C
07/21/17	900,000	1,058,760	632,250	5B1201330160	3	2005 ANKA ST	LEMON CREEK C
06/03/16	1,060,000	1,308,273	1,036,450	5B1201450110	1	1731 RALPH'S WAY	LEMON CREEK C
06/15/16	confidential	confidential	593,500	5B1501000002	1	8251 GLACIER HWY	SOUTHEAST INSURANCE C 24
08/07/20	700,000	714,406	591,700	5B1501010001	2	1880 CREST ST	BUILDERS PLAZA C 24
09/02/16	1,300,000	1,587,924	1,183,050	5B1501020170	1	8401 AIRPORT BLVD	SOUTH VALLEY C
11/16/18	750,000	831,585	837,600	5B1501040030	1	8825 MALLARD ST	SOUTH VALLEY C
12/07/20	confidential	confidential	234,498	5B15011107E0	1	2221 JORDAN AVE	JORDAN CREEK C 24
02/10/16	273,000	341,299	234,498	5B15011107E0	1	2221 JORDAN AVE	JORDAN CREEK C 24
12/22/17	300,000	346,452	230,384	5B15011109B0	1	2231 JORDAN AVE	JORDAN CREEK C 24
02/15/18	968,750	1,111,292	851,400	5B1601000023	1	9151 GLACIER HWY	SOUTH VALLEY C
07/16/19	145,000	155,861	169,350	5B1601140043	1	9309 GLACIER HWY	PROFESSIONAL PLAZA C 24
08/21/18	confidential	confidential	308,850	5B1601140070	1	9309 GLACIER HWY	PROFESSIONAL PLAZA C 24
01/04/19	672,000	740,490	521,900	5B2401610150	1	4045 DELTA DR	NORTHEAST VALLEY C
04/11/17	confidential	confidential	1,877,700	7B0901030071	1	3161 CHANNEL DR	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.
- (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%.

1 **BEFORE THE BOARD OF EQUALIZATION FOR THE**
2 **CITY AND BOROUGH OF JUNEAU**

3 In re:
4 Appeal of Property Tax Assessments for the
5 2021 Assessment Year

6 **STIPULATION ON PROCEDURE FOR CERTAIN AY2021 COMMERCIAL**
7 **PROPERTY APPEALS**

8 In recognition of the number of appellants appealing their AY2021 commercial
9 property assessment based on a single common issue, and in order to create a more streamlined
10 and efficient process for the Board of Equalization (BOE), the CBJ Assessor and the
11 Appellants listed in Section 1 below, stipulate to the following:

- 12 **1. APPELLANTS.** The following Appellants are appealing on a single common
13 issue, identified in Section 5 below, and are subject to this stipulation (this may only
14 be appellants who have timely filed appeals pending before the BOE):

15 The Appellants may still have specific grounds related to their individual property
16 tax assessment not resolved by the BOE's decision on the single common issue
17 identified in Section 5 below. Those Appellants reserve their right to appeal these
18 individual aspects to the BOE, but waive further argument on the single common
19 issue.

- 20
21 **2. DATES.** The parties propose the following dates for a consolidated argument on
22 the single common issue regarding the AY2021 property tax appeals: October 18-
23 22, 2021 (Date range).

- 24 **3. RECORD.** The Assessor will prepare the record of the appeals. The record will be
25 narrowed to information responsive to the consolidated argument presented in
26 Section 5 below and the required assessment information under CBJ 15.05.170.

- 1 **4. ADDITIONAL MATERIALS.** The Appellants will submit any evidence and
2 materials they deem relevant for inclusion in the BOE packet materials by (usually
3 7 days prior to the hearing to make it into the packet).
- 4
- 5 **5. CONSOLIDATED ARGUMENT.** Under CBJ 15.05.180(d), the only grounds for
6 adjustment of assessment is proof of unequal, excessive, improper, or under
7 valuation. The Appellants listed in Section 1 are solely appealing the following
8 common issue: The Assessor's employed a fundamentally flawed or incorrect
9 methodology for AY2021 counter to Alaska State statute, the CBJ Code of
10 Ordinances, and Alaska Supreme Court Precedents. The parties agree that the
11 BOE's decision on this common issue will be dispositive for the timely filed appeals
12 listed under Section 1.
- 13 **6. HEARING PROCEDURE.** The parties will conduct the hearing as provided under
14 CBJ 15.05.190(a). The Parties are requesting 90 minutes per side to call witnesses,
15 present evidence and testimony, and provide argument.
- 16 **7. DECISION.** While the BOE's decision on the consolidated issue on the appeal is
17 dispositive to the issue of methodology, the BOE will enter a decision on each
18 individual appeal and certify to them as required under AS 29.45.210(c) & CBJ
19 15.05.190(d).

20
21 Nothing in this stipulation is meant to supersede or otherwise waive any of the requirements
22 set forth under AS 29.45.190-.210 & CBJ 15.05.150-.190.

23
24 DATED this ____ day of September, 2021.

25 CITY AND BOROUGH OF JUNEAU
26 Attorney for CBJ Assessor

1 By: _____

2 Teresa Bowen
3 Alaska Bar No. 0610065
4 Teresa.Bowen@Juneau.org

5
6 **GRUENING & SPITZFADEN APC**
7 **Attorney for Appellants**

8 By: _____

9 Robert S. Spitzfaden
10 Alaska Bar No. 7710171
11 Spitz@gci.net

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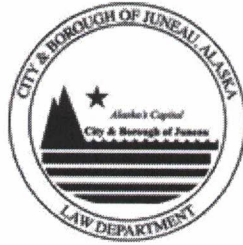
Robert H. Palmer III
Municipal Attorney

Teresa E. Bowen
Assistant Municipal Attorney

Sherri Layne
Assistant Municipal Attorney

Christopher L. Storz
Assistant Municipal Attorney

Adam R. Gottschalk
Assistant Municipal Attorney



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Debbie L. Senn
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August 14, 2021

Robert S. Spitzfaden
Gruening & Spitzfaden
PO Box 332598
Juneau, AK 99083

Delivered to: SPITZ@GCI.NET

Mr. Spitzfaden,

We have reviewed your follow-up to your original letter and will respond accordingly.

1. Regarding your request for model specification and model calibration mentioned in Mr. Dahle's presentation utilized in determining the assessed value for 2021, the CBJ Assessor reiterates that all it did for this assessment year was a ratio study and trend. This does not involve specification and calibration.
2. Regarding the specific sales and sale prices input by Mr. Dahle to the CAMA system to arrive at the assessed values and date of the sales, the CBJ has already supplied the list of sales in its attachment to the letter dated August 3, 2021. For sales price, the CBJ Assembly made the decision to require such information be kept confidential when it enacted CBJ 15.05.105(c) on October 26, 2020 under CBJ ordinance 2020-47(am). There is some information that is publicly available despite the ordinance due to the recording of documents with the State of Alaska such as dates of sale, deeds of trust, and legal description of property. But information such as actual prices received in the sale that are received by the CBJ Assessors are required to be confidential under ordinance. Under CBJ 15.05.105(c), the CBJ Assessor can provide sales price to the property owner of record and authorized agents, and we may publish such sales price in an appeal related to that property. If you are the authorized agent of any property owner on our attached list of sales, we may provide you with that sales price. Your client can decide whether to allow disclosure of their property sales price to other property owners.
3. Regarding any special studies done and utilized in the commercial property assessments, the data and methodology for any special studies, the CBJ did not perform any special studies.
4. Regarding if any commercial sales which were known to the CBJ Assessor were not utilized in determining the "150% increase in commercial land values", the CBJ Assessor used all qualified sales. All sales which are known to the CBJ Assessor are considered. Only market sales with verified sale prices are utilized in normal or typical ratio studies. This was discussed in detail during Mr. Dahle's BOE presentation (starting at 1:39:20). One sale was

removed from the ratio study because the CBJ Assessor determined it did not have enough accurate information to consider it as a qualified sale. There were three boathouses that were considered and analyzed separately from other commercial property sales.

To clarify, there was not a 150% increase in commercial land values. The CBJ Assessor is required to assess property at its full and true value as of January 1. As explained in the BOE presentation for assessment year 2021, that is what the CBJ Assessor is achieving as it moves commercial property values closer to their full and true value.

5. Regarding the data used to determine the cap rate utilized to arrive at the commercial land assessments, particularly the data on cap rates in Juneau, the CBJ Assessor undertook research of publicly available references for this rate. Cap rate data is readily available for your clients, and was explained in the BOE presentation. The CBJ Assessor reiterates that cap rates/income approach were not utilized in determining any increases reflecting the full and true value of commercial properties in assessment year 2021.
6. Regarding market areas for the various commercial property markets in Juneau utilized in the assessments, the CBJ Assessor would need more specifics to understand your request. This request appears to refer to Mr. Dahle's BOE presentation discussing property characteristics (starting at approximately 1:38:30). If a particular property owner has a concern regarding what market area they are in, please encourage them to communicate that concern to the Assessor's Office.
7. Regarding how land values were extracted from sales prices used in the assessment valuation, the CBJ assessor reiterates its response from August 3rd that this does not apply.
8. You state that Mr. Dahle indicated it is necessary to group sales into the appropriate class and subclass, and request we provide the classes and subclasses for the sales used by Mr. Dahle in assessing your clients' properties, and the properties placed in each class and/or subclass. This appears to be a misapplication of the overview information provided in the BOE training. For the purposes of the ratio studies, residential property sales were separated from commercial property sales.
9. You ask what assumptions were put into the CAMA system and if the Assessor's Office or its personnel changed any of the assumptions? This appears to be going to an improper motive. To reiterate, the methodology and CAMA system were described in detail during the BOE training, and personnel opinions were not part of the methodology.
10. Regarding what algorithms were used in the CAMA system, and if the CBJ Assessor's office or its personnel changed any of the algorithms, the CBJ Assessor reiterates that all it did this year for commercial property was a ratio study and trend as presented at the BOE training.
11. Regarding the BOE hearings, we have been working with the CBJ clerks and BOE to set these hearings. Currently, we have at least two commercial property valuations (not on your client list) scheduled for August 25, 2021. We have developed potential calendar dates for commercial property valuation appeals from now through December, although that calendar is currently changing to increase the number of available dates by increasing staff to

undertake the clerk's responsibilities during the local elections. The appeal date for your clients will be set after the petition for review process and discussion with the property owners is fully complete and exhausted. This will allow the property owners to determine whether to accept the Assessor's findings and valuation, or to proceed in the appeal process.

12. If a BOE hearing date is set under CBJ 15.05.180, and the property owner has all the information provided by the petition for review, and the BOE has empaneled a hearing board for that date, the CBJ Assessor generally will not agree to a continuance. However, the property owner can still make the request through the CBJ Clerk to the BOE. If you communicate with us early before the BOE date is set, we can try to stipulate to available dates for the hearing.
13. Regarding Mr. Dahle's licenses, this would not be relevant. Licensing is required in fee appraisals, and Mary Hammond, the CBJ Assessor, issues final determinations on all property assessments in the City. Mr. Dahle's background is accurate as supplied in our August 3, 2021 letter.
14. Thank you for your clarification on the standards set forth in Fairbanks Gold Mining, Inc. v. Fairbanks North Star Borough. I summarized for brevity, but you are correct that the full citation does include reference that the court may overturn the assessor's method in cases of "fraud or the clear adoption of a fundamentally wrong principle of valuation." This is still a very high burden to overcome, which is well stated in cases going back to the earliest days of Statehood. Because of the consistency of this standard, the CBJ has not needed to update its legal guidance memo on this topic since an opinion issued eight years ago (which was included in the BOE training, but also attached for convenience). You ask if utilizing the correct standard changes my opinion or the Assessor's assessment. The CBJ Assessor did utilize the correct standard for the 2021 assessment year, a standard well within the Assessor's discretion, and a rather simple standard methodology to understand. Despite our legal requirement to assess property at its full and true value, we still demonstrate an underassessment issue for commercial property assessments and are making a policy call not to raise the assessments to the full value they should be at in 2021 (please refer to Mr. Dahle's BOE presentation starting at 1:46:10). The property owner still bears the burden of proof in these valuation appeals and we have not received any information that demonstrates a fundamentally wrong methodology was utilized. We again encourage your clients to freely share information with the CBJ Assessor to ensure that we have the best and most accurate data available.

Regarding the property owners you presented in your letter dated July 28, 2021, we noticed there appeared to be some discrepancies, provided below:

The following are property owners that do not match-up with a timely filed appeal:

Chinook Apartments Partnership	5B2101320040
Coho Park Apartments Partnership	5B2401030050
D&M Rentals, LLC	4B1701100080
Nowell Avenue Development LLC	1D060L010010
Nowell Avenue Development LLC	5B1201060181

Robert S. Spitzfaden
Commercial Property Assessments

Page 4

Trucano Family Partnership	6D0601020040
Trucano, Douglas J	7B0901010010
Trucano, Douglas J	1C070H020120

We also noticed that there may be some discrepancy in the parcel numbers that may need correction. We are providing the parcel number we have in our records in contrast to the ones provided in your letter:

Property Owner	Provided Parcel ID:	CBJ Assessor ID:
A&J Building LLC	1C0701010011	1C1001070110, 1C1101070010
Coogan Alaska LLC	4B1301080000	5B1301080000
Coogan Alaska LLC	10060L040032	1D060L040032
Franklin Dock Enterprises, LLC	1C00K830030	1C100K830030
Franklin Dock Enterprises, LLC	1C00K830031	1C100K830031
Franklin Dock Enterprises, LLC	1C00K830040	1C100K830040
Franklin Dock Enterprises, LLC	1C00K830041	1C100K830041
Gastineau Mobile Home Park	5D0701040000	6D0701040000
Grant, Jeff	5B21001000030	5B2101000030

Finally, this parcel lists the CBJ as the owner (c/o Franklin Dock Enterprises, LLC), and we do not have records of a current appeal on this property:

Property Owner	Provided Parcel ID:	CBJ Assessor ID:
Franklin Dock Enterprises, LLC	C100K830032	1C100K830032

We understand the above seems relatively minor. We are just trying to avoid clerical errors, ensure we're all discussing the correct property moving forward, and also that we are able to provide full and accurate information to the property owners who have timely filed an appeal.

Sincerely,

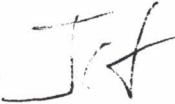


Teresa Bowen
Assistant Municipal Attorney
City and Borough of Juneau



M

CBJ Law Department
MEMORANDUM

To: Board of Equalization
From: John W. Hartle, City Attorney 
Subject: Board of Equalization: Standards and Procedures
Date: April 19, 2013

SUMMARY

- (1) The Board of Equalization functions as a quasi-judicial body, which means that the Board has authority to hear and decide assessment appeals in a manner similar to a court, but less formal than a court.
- (2) The burden of proof is on the appellant property owner.
- (3) The Board should make specific findings in support of its decisions, and should base its decisions on the record.
- (4) To grant an appeal, Board members should make a motion to grant the appeal and vote in the affirmative; to deny an appeal (that is, uphold the assessor's decision), Board members should make a motion to grant the appeal and vote in the negative. The Board may also grant an appeal and make an adjustment to the assessment different from that requested by the appellant.
- (5) The assessment process, the Board's procedures and standards, and property taxation are all governed by Alaska Statute and CBJ Code. AS 29.45.190 - AS 29.45.210 provide the time for filing appeals, procedures before the Board, and the standards to be used by the Board in deciding appeals. The pertinent statutes and code sections are attached to this memorandum for your reference.

Board of Equalization

April 19, 2013

DEADLINE FOR FILING APPEAL

In order to appeal an assessment, a taxpayer must file an appeal within 30 days after the date of mailing of the assessment notice. AS 29.45.190(b); CBJ 15.05.160(a). After this time period, the right of appeal ceases, unless the Board finds that the taxpayer was “unable” to comply with the 30-day filing requirement. The word “unable” as used in this section does not include situations where the taxpayer forgot about or overlooked the assessment notice, was out of town during the period for filing an appeal, or similar situations. Rather, it covers situations that are beyond the control of the taxpayer and, as a practical matter, prevent the taxpayer from recognizing what is at stake and dealing with it. Such situations would include a physical or mental disability serious enough to prevent the person from dealing rationally with his or her private affairs.

There are few situations in which a taxpayer is “unable” to comply with the requirement that an appeal be filed within 30 days of the date of mailing of the notice of assessment. It is common knowledge that real property is subject to assessment and taxation and it is the duty of every property owner to take such steps as are necessary to protect his or her interests in the property. One of the steps that courts generally assume a prudent property owner takes is to have someone either watch or manage the property while the property owner is away from the property for an extended period of time.

It is the responsibility of the property owner to assure that the taxing authority has the correct address to which notices relating to assessments and taxes on the property may be sent in order that the property owner will receive timely notice of assessments and tax levies affecting the property. Failure to receive an assessment notice because it was sent to an old address that the property owner had not corrected, or because the notice was sent to the property owner at the correct address but while the property owner was out of town, are not reasons that make the property owner “unable” to file a timely appeal.

With respect to an appeal filed after expiration of the 30-day appeal period, the Board should consider the oral and written evidence presented by the property owner on the question of whether or not the owner was “unable” to file the appeal within the required 30-day appeal period. If the property owner fails to prove that he or she was “unable” to file the appeal in a timely manner, there is no basis for hearing the appeal, even if the Board believes the assessment should be adjusted.

Board of Equalization

April 19, 2013

ASSESSMENTS THE BOARD CAN CONSIDER

The Board has authority to alter an assessment only when an appeal has been timely filed regarding the particular parcel. AS 29.45.200(b). The Board has no authority to alter the assessment of a parcel that is not before the Board on an appeal. Under state law, an appeal may be filed only by a person whose name appears on the assessment roll or the agent of that person. AS 29.45.190(a); CBJ 15.05.150.

If an appellant fails to appear at the hearing, the Board may proceed with the hearing in the absence of the appellant. AS 29.45.210(a); CBJ 15.05.190(b). The appellant may appear through an agent or representative, and may present written and/or oral testimony or other materials to the Board in support of the appeal.

BASIS FOR ADJUSTMENT AND ASSESSMENT

AS 29.45.210(b) and CBJ 15.05.190 expressly place the burden of proof on the party appealing the assessment. *CH Kelly Trust v. Municipality of Anchorage, Bd. of Equalization*, 909 P.2d 1381 (Alaska 1996) (“the burden is properly placed on the property owners in an assessment challenge”). Before the property owner is entitled to an adjustment, the property owner must prove, based on facts stated in the written appeal or presented at the hearing, that the property is the subject of unequal, excessive, improper, or under valuation. AS 29.45.210(b); CBJ 15.05.180(c). The appellant may present written evidence, oral testimony, and witnesses at the hearing.

Alaska courts do not disturb valuations set by the assessor if the differences between the appellant and the assessor are merely differences of opinion. Our court applies a “deferential standard of review” when considering an assessor’s property valuations. *Cool Homes, Inc. v. Fairbanks N. Star Borough*, 860 P.2d 1248, 1262 (Alaska 1993); *Fairbanks N. Star Borough v. Golden Heart Utilities, Inc.*, 13 P.3d 263, 267 (Alaska 2000). “AS 29.45.210(b) requires that the taxpayer prove *facts* at the hearing. ... It is not enough merely to argue that the valuation was inadequate or demand a justification from the taxing authority.” *Cool Homes, Inc., at 1263* (emphasis in original).

In *Twentieth Century Investment Co. v. City of Juneau*, 359 P.2d 783, 787 (Alaska 1961), the court, addressing assessment standards under former, similar law (AS 29.53.140), stated:

The valuation and assessment of property for taxes does not contravene [constitutional principles] unless it is plainly demonstrated that there is

Board of Equalization

April 19, 2013

involved, not the exercise of the taxing power, but the exertion of a different and forbidden power, such as the confiscation of property. *Such a demonstration is not made simply by showing overvaluation; there must be something which, in legal effect, is equivalent to an intention or fraudulent purpose to place an excessive valuation on property, and thus violate fundamental principles that safeguard the taxpayer's property rights.*

(Emphasis added.) The court went on to state, at 788:

The City was not bound by any particular formula, rule or method, either by statute or otherwise. Its choice of one recognized method of valuation over another was simply the exercise of a discretion committed to it by law. Whether or not it exercised a wise judgment is not our concern. This court has nothing to do with complaints of that nature. It will not substitute its judgment for the judgment of those upon whom the law confers the authority and duty to assess and levy taxes. *This court is concerned with nothing less than fraud or the clear adoption of a fundamentally wrong principle of valuation.* Neither has been shown here. The actions of the assessor and the Board of Equalization are entirely compatible with a sincere effort to adopt valuations not relatively unjust or unequal; their determinations have not transgressed the bounds of honest judgment.

(Emphasis added.) This principle, that "taxing authorities are to be given broad discretion in selecting valuation methods," was reaffirmed in *CH Kelly Trust*, 909 P.2d at 1382, and *Golden Heart Utilities, Inc.*, 13 P.3d at 267 ("Provided the assessor has a reasonable basis for a valuation method, that method will be allowed 'so long as there was no fraud or clear adoption of a fundamentally wrong principle of valuation.'"). Similarly, in *Cool Homes, Inc.*, 860 P.2d at 1262, the court held:

Taxing authorities are to be accorded broad discretion in deciding among recognized valuation methods. If a reasonable basis for the taxing agency's method exists, the taxpayer must show fraud or the 'clear adoption of a fundamentally wrong principle of valuation.'

Thus, the assessor's valuations should be given substantial weight by the Board, particularly where the appellant offers little more than unsupported opinion that the assessor's value is too high. In order to be considered an unequal, excessive, improper, or under valuation, the valuation must be unequivocally excessive, or fundamentally wrong.

Board of Equalization

April 19, 2013

This assumes that the assessor has reviewed the critical facts. Our court requires the assessor to review all “directly relevant” evidence of the property value and “prevailing market conditions.” *Faulk v. Bd. of Equalization, Kenai Peninsula Borough*, 934 P.2d 750, 752 (Alaska 1997). Thus, it is important that the assessor, and the Board, make sure that all relevant evidence is considered.

FINDINGS – BASIS FOR THE BOARD’S DECISIONS

Board of Equalization decisions are subject to judicial review, if an appeal to superior court is filed within 30 days. Consequently, it is important for the Board to either make specific findings (statement of reasons) for its decisions, or otherwise set out sufficient information to enable a reviewing court to ascertain the reasons for the Board’s action. An appeal to superior court of a determination of the Board is heard on the record established at the Board hearing. AS 29.45.210(d). It is important that the record be as clear and complete as possible.

The Alaska Supreme Court outlined the requirements for board of equalization decisions in *Faulk*, 934 P.2d at 751, as follows:

We have previously concluded that “[t]he threshold question in an administrative appeal is whether the record sufficiently reflects the basis for the [agency’s] decision so as to enable meaningful judicial review.” *Fields v. Kodiak City Council*, 628 P.2d 927, 932 (Alaska 1981). In answering that question, “[t]he test of sufficiency is ... a functional one: do the [agency’s] findings facilitate this court’s review, assist the parties and restrain the agency within proper bounds?” *South Anchorage Concerned Coalition, Inc. v. Coffey*, 862 P.2d 168, 175 (Alaska 1993).

The court remanded the case to the borough board of equalization because the board had not provided an adequate basis for the court to determine whether it had reasonably denied the property tax appeal. The court directed: “On remand, the superior court should instruct the Board to state its reasons for rejecting the Faulks’ appeal.” *Id.* at 753.

Accordingly, the Board should take care to state its reasons for granting or denying an appeal, or making an adjustment to the assessment different from that requested by the appellant.

Board of Equalization

April 19, 2013

ACTION BY THE BOARD OF EQUALIZATION

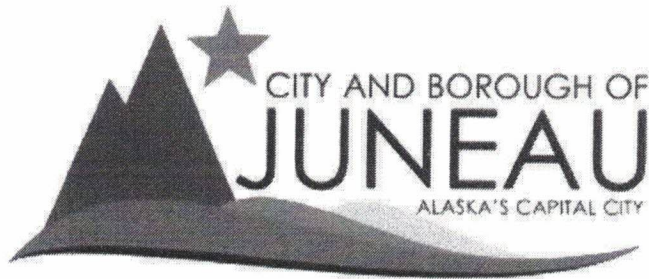
In taking action on appeals, a Board member should move and vote in the affirmative to grant the appeal by the taxpayer. A Board member should vote in the negative to deny the appeal and thereby affirm the assessor's determination.

Sample motions: "I move that the Board grant the appeal and I ask for a 'yes' vote for the reasons provided by the appellant;" OR "I move the Board grant the appeal, and I ask for a 'no' vote for the reasons provided by the Assessor;" OR "I move the Board grant the appeal and I ask for a 'yes' vote to adjust the assessment to \$X for the following reasons [statement of reasons]."

For appeals that are not timely filed, the Board should first vote on whether or not to hear the appeal; if the Board decides to hear the appeal, it should then be heard on its merits.

The Board is required to certify its actions to the assessor within seven days, and, except as to supplementary assessments, the assessor must enter the changes and certify the final roll by June 1. AS 29.45.210(c). The rate of levy must be determined by the Assembly by ordinance before June 15. AS 29.45.240. The CBJ budget must be adopted by May 31. If for any reason the Board hearing is continued to a later date, the date for completing the hearing must be in the near future in order for the final assessment roll to be certified and the rate of levy fixed in accordance with the required statutory time frames.

Attachments



Assessor's Database

Current Owner

GASTINEAU GUIDING PROPERTIES LLC

1330 EASTAUGH WAY STE 2, JUNEAU AK 99801

Parcel #: 1C110K120120

([Map](#))

Prev. Owner: JMIS LLC

Use Code: Vacant

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 0 MILL ST

Site Value: \$237150.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: ALASKA

JUNEAU V BL B LT 12

Building PV: \$0.00

Zoning: Industrial

Lot Size: 17219.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$237150.00

Tax Year: 2021

Gross Liv. Area: 000000

sqft

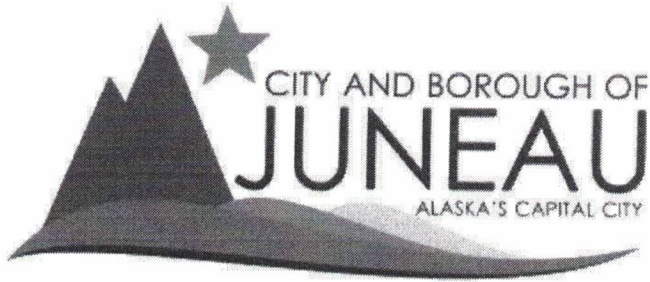
Last Trans: 20191002

Road/No Road: Roaded

VACANT

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



RELATED PARTY
IMPROVED

Assessor's Database

Current Owner

ODEX JUNEAU LLC

11400 SE 8TH ST STE 300, BELLEVUE WA 98004

Parcel #: 5B1201020100

([Map](#))

Prev. Owner: ODOM

REAL ESTATE PAR

Use Code: Industrial

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 5452 SHAUNE

DR

Site Value: \$324000.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: SSG LT 10

Building PV: \$422600.00

Zoning: Industrial

Lot Size: 18000.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$746600.00

Tax Year: 2021

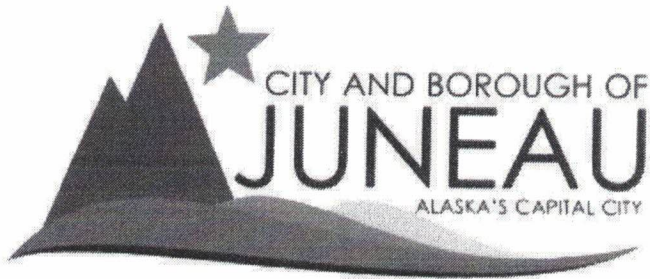
Gross Liv. Area: 009600
sqft

Last Trans: 20190802

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

RONALD B LIND & VALENA LIND

PO BOX 240103, DOUGLAS AK 99824

Parcel #: 4B1601070160

[\(Map\)](#)

Prev. Owner: PATRICK &
MARILYN TA

Use Code: Industrial

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 2276

INDUSTRIAL BLVD

Site Value: \$5000.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: RIVERVIEW

YACHT III UNIT U

Building PV: \$78000.00

Zoning: Industrial

Lot Size: 0.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$83000.00

Tax Year: 2021

Gross Liv. Area: 000741
sqft

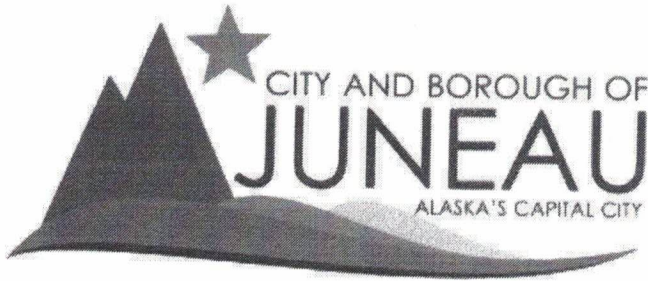
Last Trans: 20040804

Road/No Road: Roaded

CONDO

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

WATCHTREE JUNEAU LLC

2593 DAVID ST UNIT 9, JUNEAU AK 99801

Parcel #: 5B1601140043

([Map](#))

Address: 9309 GLACIER

HWY

Legal Desc. 1:

PROFESSIONAL PLAZA

BLDG A UNIT 102

Building PV: \$86700.00

Zoning: Light

Commercial

Legal Desc. 2:

Total PV: \$169350.00

Tax Year: 2021

Prev. Owner: BBS LLC

Use Code: Commercial

Office

No. of Units: 000

Site Value: \$82650.00

Exempt: No Data

Year Built: 1979

Garage: No

City Water: Yes

Exempt Land: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Lot Size: 6071.00

Exempt Total: 0

Gross Liv. Area: 000885

sqft

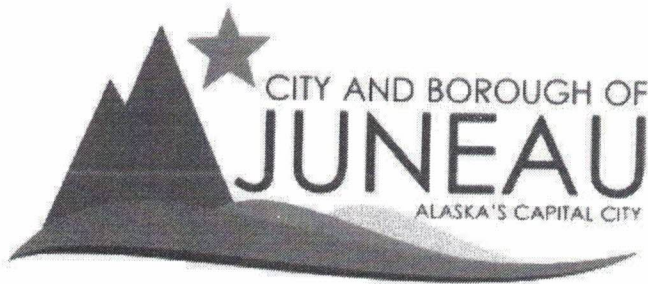
Last Trans: 20190716

Road/No Road: Roaded

CONDO

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

RBG HOLDINGS LLC

PO BOX 9024005, SAN JUAN PUERTO RICO 00902

Parcel #: 1C070B0N0011

(Map)

Prev. Owner: GOLD

DIGGERS OF ALAS

Use Code: Commercial

Retail

Address: 259 S FRANKLIN

ST

Site Value: \$1265100.00

Exempt: No Data

Legal Desc. 1: JUNEAU

TOWNSITE BL N TR A

Building PV: \$899800.00

Zoning: -Mixed Use-

Residential and

Commercial -5,000 sq.ft.

minimum lot size -60

units per acre

Legal Desc. 2:

Total PV: \$2164900.00

Tax Year: 2021

No. of Units: 003

Year Built: 1999

Garage: No

City Water: Yes

Exempt Land: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Lot Size: 5328.00

Exempt Total: 0

Gross Liv. Area: 006803

sqft

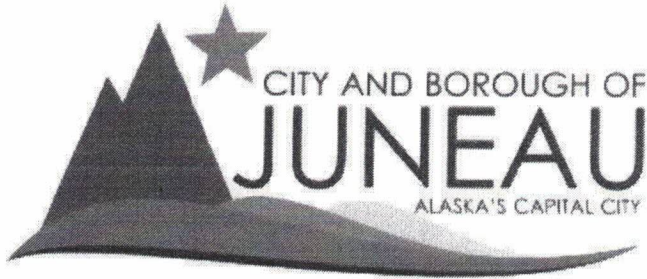
Last Trans: 20190701

Road/No Road: Roaded

IMPROVED

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

REX THOMPSON

2 ABBOTSFORD CT, DALLAS TX 75225

Parcel #: 1C020K01G280

[\(Map\)](#)

Prev. Owner: BARBARA J
KELLER

Use Code: Boathouse

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 1435 HARBOR
WAY

Site Value: \$0.00

Exempt: No Data

Year Built: 1973

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: AURORA
BASIN STALL G-28

Building PV: \$27200.00

Zoning: Waterfront -
Commercial

Lot Size: 0.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$27200.00

Tax Year: 2021

Gross Liv. Area: 000805
sqft

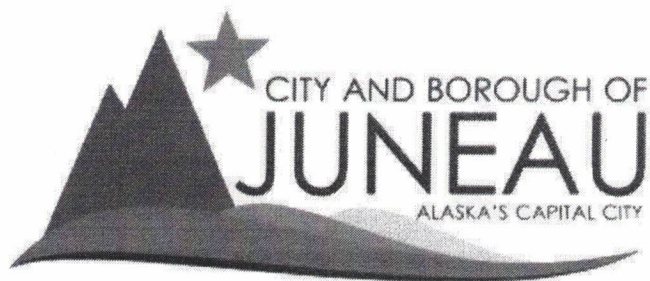
Last Trans: 20190628

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

24



Assessor's Database

Current Owner

M & M TOURS LIMITED

5880 THANE RD, JUNEAU AK 99801

Parcel #: 1C110K120150

([Map](#))

Prev. Owner: JMIS LLC

Use Code: Vacant

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 0 MILL ST

Site Value: \$374400.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: ALASKA

JUNEAU V BL B LT 15

Building PV: \$0.00

Zoning: Industrial

Lot Size: 27179.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$374400.00

Tax Year: 2021

Gross Liv. Area: 000000
sqft

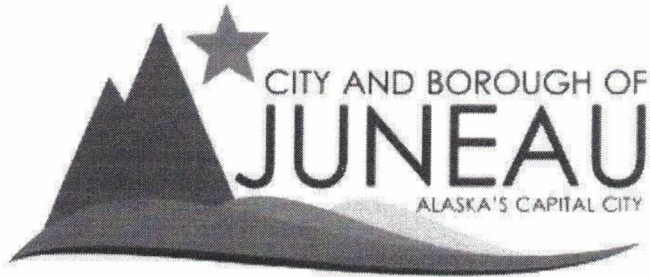
Last Trans: 20190401

Road/No Road: Roaded

VACANT

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

BRADLEY S PIERCE & DONNA B PIERCE
3281 NOWELL AVE, JUNEAU AK 99801

Parcel #: 1C020K01F290

([Map](#))

Prev. Owner: RUDY J
RIPLEY

Use Code: Boathouse

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 1435 HARBOR
WAY

Site Value: \$0.00

Exempt: No Data

Year Built: 1976

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: AURORA
BASIN STALL F-29

Building PV: \$27200.00

Zoning: Waterfront -
Commercial

Lot Size: 0.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$27200.00

Tax Year: 2021

Gross Liv. Area: 000748
sqft

Last Trans: 20130827

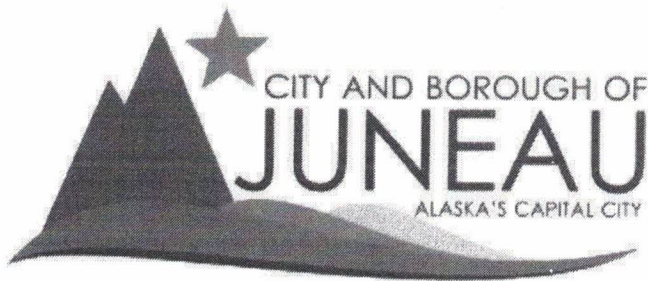
Road/No Road: Roaded

BOAT HOUSE

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

26



RESIDENTIAL

Assessor's Database

Current Owner

COLIN CONERTON

214 DIXON ST, JUNEAU AK 99801

Parcel #: 5B2401610150

([Map](#))

Prev. Owner: CHARLES R

MOLINE

Use Code: Apartment

No. of Units: 006

Garage: No

City Water: Yes

Exempt Land: 0

Address: 4045 DELTA DR

Site Value: \$127500.00

Exempt: No Data

Year Built: 1983

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Second Owner

JESSE UMAN

110 SAN ANTONIO ST UNIT 3220, AUSTIN TX 78701

Legal Desc. 1: DELTA

ACRES ADDITION 1 LT 2

Building PV: \$394400.00

Zoning: -Multi-Family-

5,000 sq.ft. minimum lot

size -18 units per acre

Lot Size: 9000.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$521900.00

Tax Year: 2021

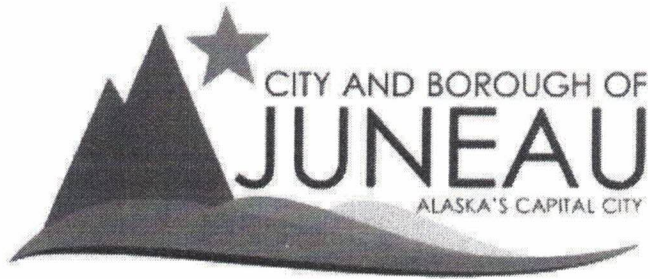
Gross Liv. Area: 003696
sqft

Last Trans: 20190104

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

CITY AND BOROUGH OF JUNEAU & AIRPORT

9999 NINEMILE CREEK RD, JUNEAU AK 99801

Lessee: JAMES ARTHUR THOMPSON

Parcel #: 3B1501040120

[\(Map\)](#)

Prev. Owner: H CLOUGH

Use Code: City Lease

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 1544 CREST ST

Site Value: \$29200.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: AIRPORT

BL O LT 12

Building PV: \$134800.00

Zoning: Industrial

Lot Size: 3250.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$164000.00

Tax Year: 2021

Gross Liv. Area: 000000

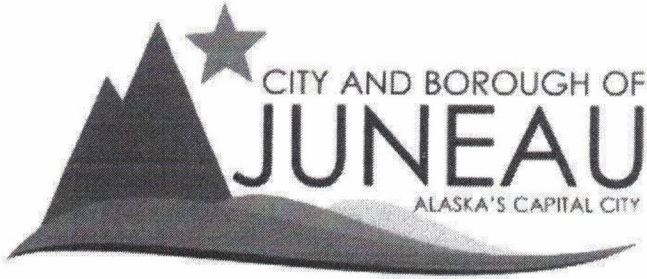
sqft

Last Trans: 00000000

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

AFFORDABLE AUTO ENTERPRISES LLC
8825 MALLARD ST, JUNEAU AK 99801

Parcel #: 5B1501040030

[\(Map\)](#)

Prev. Owner: STANLEY
AND SONS

Use Code: Commercial
Retail

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 8825 MALLARD
ST

Site Value: \$466200.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: VALLEY
CENTRE BL E LT 9, 10, 11

Building PV: \$371400.00

Zoning: General
Commercial

Lot Size: 25897.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$837600.00

Tax Year: 2021

Gross Liv. Area: 000000
sqft

Last Trans: 20181116

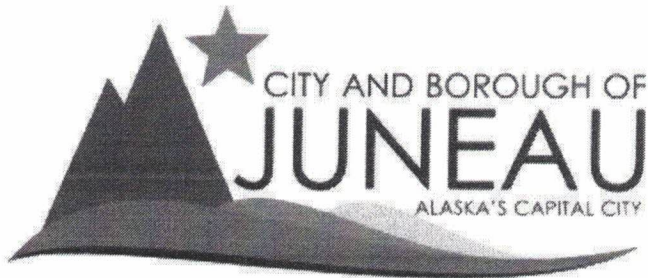
Road/No Road: Roaded

IMPROVED

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

29



Assessor's Database

Current Owner

A & D BERGMANN ALASKA COMMUNITY PROPERTY TRUST &
TRUSTEES ALVIN C BERGMANN
1210 MENDENHALL PENINSULA RD, JUNEAU AK 99801

Parcel #: 1C070B0J0020
(Map)

Address: 195 S FRANKLIN
ST

Legal Desc. 1: JUNEAU
TOWNSITE BL J LT 2 FR &
BL K LT 2

Legal Desc. 2: DEBRA L
BERGMANN

Prev. Owner: ALVIN
BERGMANN

Site Value: \$432750.00

Building PV: \$249700.00

Total PV: \$682450.00

Use Code: Commercial
Misc

Exempt: No Data

Zoning: -Mixed Use-
Residential and
Commercial -5,000 sq.ft.
minimum lot size -60
units per acre

Tax Year: 2021

No. of Units: 000

Year Built: 1932

Gross Liv. Area: 002794
sqft

Garage: No

Garage Area: 000000

Lot Size: 3205.00

Last Trans: 20200901

City Water: Yes

City Sewer: Yes

Exempt Total: 0

Road/No Road: Roaded

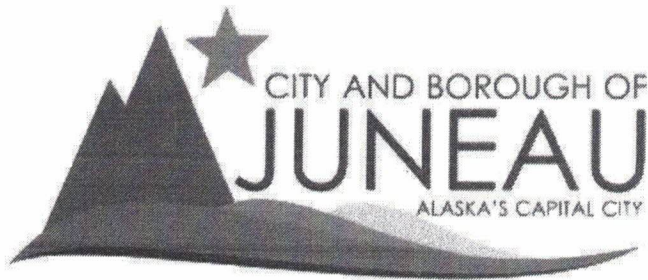
Exempt Land: 0

Exempt Building: 0

RELATED
PARTY

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

RNL LLC

PO BOX 34606, JUNEAU AK 99803

Parcel #: 5B1601140070

[\(Map\)](#)

Address: 9309 GLACIER

HWY

Legal Desc. 1:

PROFESSIONAL PLAZA

UNIT B101

Legal Desc. 2:

Prev. Owner: MARK S

RIEDERER

Site Value: \$176850.00

Building PV: \$132000.00

Total PV: \$308850.00

Use Code: Commercial

Office

Exempt: No Data

Zoning: Light

Commercial

Tax Year: 2021

No. of Units: 000

Year Built: 1982

Gross Liv. Area: 001287
sqft

Garage: No

Garage Area: 000000

Lot Size: 7968.00

Last Trans: 20180821

City Water: Yes

City Sewer: Yes

Exempt Land: 0

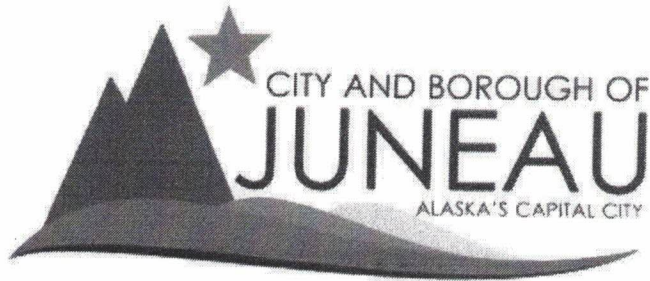
Exempt Building: 0

Exempt Total: 0

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

WILLIAM J GOERTZEN

PO BOX 211049, AUKE BAY AK 99821

Parcel #: 1C020K01G200

[\(Map\)](#)

Prev. Owner: FREDERICK
KASNICK

Use Code: Boathouse

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 1435 HARBOR
WAY

Site Value: \$0.00

Exempt: No Data

Year Built: 1973

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: AURORA

BASIN STALL G-20

Building PV: \$27200.00

Zoning: Waterfront -
Commercial

Lot Size: 0.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$27200.00

Tax Year: 2021

Gross Liv. Area: 000851
sqft

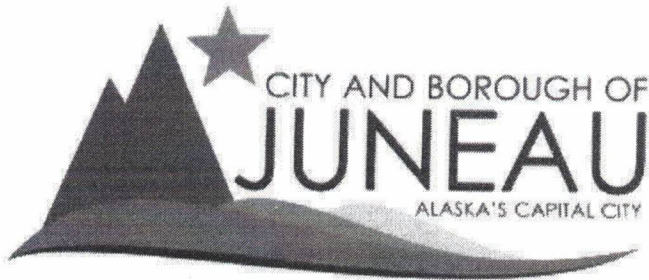
Last Trans: 20190101

Road/No Road: Roaded

HOUSE BOAT

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



IMPROVED

Assessor's Database

Current Owner

DCI COMMERCIAL LLC

PO BOX 30886, BELLINGHAM WA 98228

Parcel #: 1C060U050022

([Map](#))

Prev. Owner: FIRST

NATIONAL BANK

Use Code: Commercial

Misc

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 1108 F ST

Site Value: \$770250.00

Exempt: No Data

Year Built: 1976

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: URBAN

RENEWAL BL 5 LT 2

Building PV: \$646000.00

Zoning: Light

Commercial

Lot Size: 21396.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$1416250.00

Tax Year: 2021

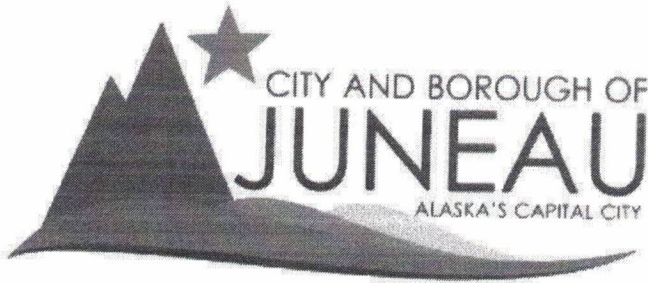
Gross Liv. Area: 022130
sqft

Last Trans: 20180720

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

GLACIER NALU LLC

10200 MENDENHALL LOOP RD, JUNEAU AK 99801

Parcel #: 4B2901020010

([Map](#))

Prev. Owner: SPRUCE

MEADOW RV PAR

Use Code: MH Park

Address: 10200

MENDENHALL LOOP RD

Site Value: \$1025550.00

Exempt: No Data

Legal Desc. 1: USS 1796

TR B1

Building PV: \$20200.00

Zoning: -Single Family
and Duplex -36,000 sq.ft
minimum lot size -1 unit
per acre

Legal Desc. 2:

Total PV: \$1045750.00

Tax Year: 2021

No. of Units: 000

Year Built: 1982

Gross Liv. Area: 000924
sqft

Garage: No

Garage Area: 000000

Lot Size: 12.50

Last Trans: 20180629

City Water: Yes

City Sewer: Yes

Exempt Total: 0

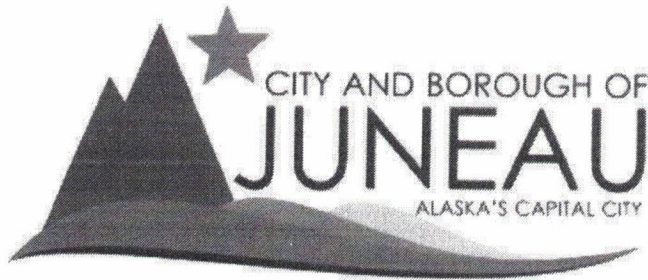
Road/No Road: Roaded

Exempt Land: 0

Exempt Building: 0

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

MICHAEL J SPALDING

6011 SUNSET ST, JUNEAU AK 99801

Parcel #: 4B1601080070

([Map](#))

Prev. Owner: ROBERT

SAUERTEIG

Use Code: Industrial

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 2278

INDUSTRIAL BLVD

Site Value: \$5000.00

Exempt: No Data

Year Built: 1996

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: P & J

BUSINESS UNIT B7

Building PV: \$30000.00

Zoning: Industrial

Lot Size: 0.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$35000.00

Tax Year: 2021

Gross Liv. Area: 000300
sqft

Last Trans: 20190927

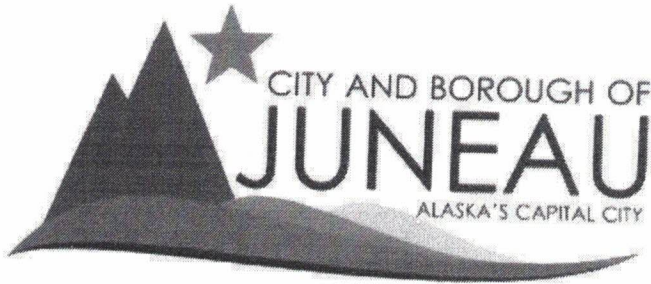
Road/No Road: Roaded

CONDO

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

35



Assessor's Database

Current Owner

ST VINCENT DEPAUL SOCIETY

8617 TEAL ST, JUNEAU AK 99801

Parcel #: 5B1601000023

(Map)

Prev. Owner: PILCHER
PROPERTIES L

Use Code: Commercial
Misc

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 851400

Address: 9151 GLACIER
HWY

Site Value: \$447300.00

Exempt: Charitable-Non
Profit

Year Built: 1969

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: USS 381

GLACIER MALL TR A1

Building PV: \$404100.00

Zoning: General
Commercial

Lot Size: 20710.00

Exempt Total: 851400

Legal Desc. 2: DIOCESAN
COUNCIL OF SE ALASKA

Total PV: \$851400.00

Tax Year: 2021

Gross Liv. Area: 006650
sqft

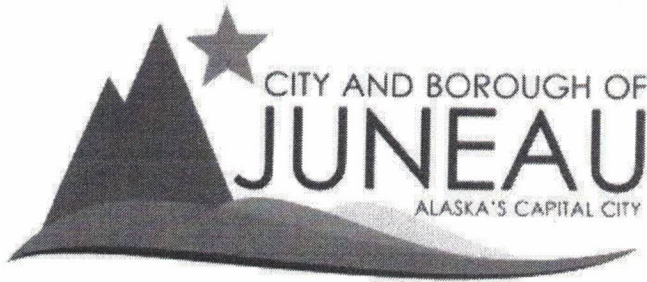
Last Trans: 20180215

Road/No Road: Roaded

NGO
GRANT FUNDED

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

TAMAR MARY BOYD

20136 COHEN DR, JUNEAU AK 99801

Parcel #: 5B15011109B0

[\(Map\)](#)

Prev. Owner:

CONSTANCE TROLLAN

Use Code: Commercial

Office

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 2231 JORDAN

AVE

Site Value: \$0.00

Exempt: No Data

Year Built: 1983

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: JORDAN

CREEK UNIT 9B

Building PV: \$230384.00

Zoning: Light

Commercial

Lot Size: 0.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$230384.00

Tax Year: 2021

Gross Liv. Area: 001232

sqft

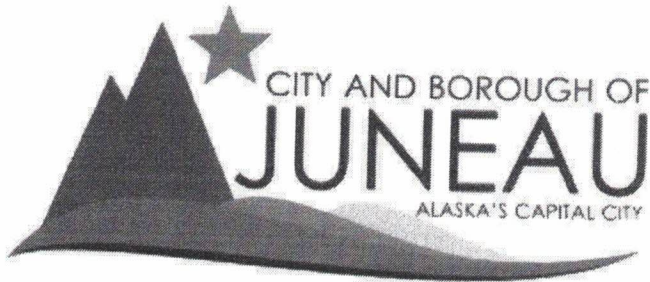
Last Trans: 20171222

Road/No Road: Roaded

CONDO

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

IMPROVED

CITY AND BOROUGH OF JUNEAU & AIRPORT
306 ISLANDER DR, SITKA AK 99835

Lessee: RICHARD FORST

Parcel #: 3B1501020030

([Map](#))

Prev. Owner: LARRY

DEPUTE

Use Code: City Lease

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 1669 CREST ST

Site Value: \$8700.00

Exempt: No Data

Year Built: 1994

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: AIRPORT

BL M LT 3

Building PV: \$32500.00

Zoning: Industrial

Lot Size: 1179.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$41200.00

Tax Year: 2021

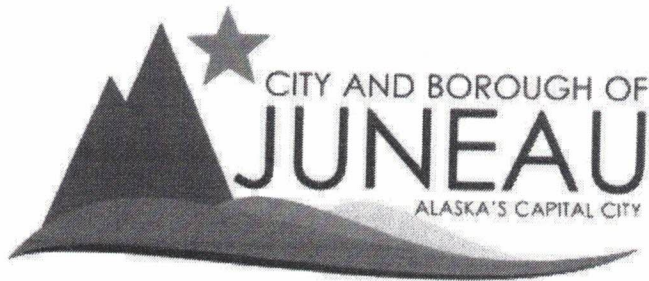
Gross Liv. Area: 000000
sqft

Last Trans: 00000000

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

MICHAEL BLUME

2769 SHERWOOD LN UNIT I, JUNEAU AK 99801

Parcel #: 4B1701103003

([Map](#))

Address: 2769

SHERWOOD LN

Legal Desc. 1: BEAR DEN

YACHT CONDOS PHASE III

UNIT I

Legal Desc. 2:

Prev. Owner:

Use Code: Industrial

No. of Units: 001

Site Value: \$5000.00

Exempt: No Data

Year Built: 2017

Building PV: \$331200.00

Zoning: Industrial

Total PV: \$336200.00

Tax Year: 2021

Gross Liv. Area: 000000

sqft

Garage: No

City Water: Yes

Exempt Land: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Lot Size: 0.00

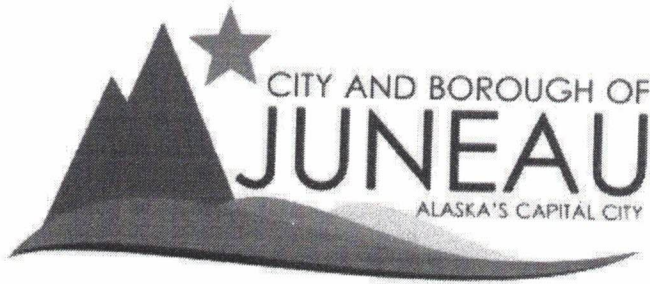
Exempt Total: 0

Last Trans: 20180109

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



IMPROVED

Assessor's Database

Current Owner

BAD DOG INVESTMENTS

4508 WOODDUCK AVE, JUNEAU AK 99801

Parcel #: 4B1601010040

([Map](#))

Address: 2450

INDUSTRIAL BLVD

Legal Desc. 1:

MENDENHALL VALLEY

INDUSTRIAL PARK 3 LT 4

Building PV: \$509000.00

Legal Desc. 2:

Total PV: \$823100.00

Prev. Owner: B & K

VENTURES

Site Value: \$314100.00

Use Code: Commercial

Misc

Exempt: No Data

Zoning: Industrial

Tax Year: 2021

No. of Units: 000

Year Built: 1978

Gross Liv. Area: 007380

sqft

Garage: No

Garage Area: 000000

Lot Size: 34907.00

Last Trans: 20170919

City Water: Yes

City Sewer: Yes

Exempt Land: 0

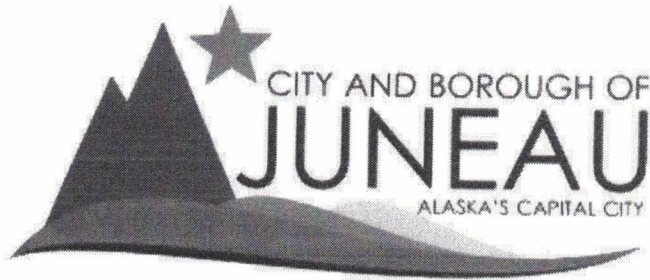
Exempt Building: 0

Exempt Total: 0

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



40

Assessor's Database

Current Owner

ANDREW MILLER

4016 SPRUCE LN, JUNEAU AK 99801

Parcel #: 4B1601120130

([Map](#))

Address: 2270 BRANDY
LN

Legal Desc. 1: BRANDY
LANE YACHT BLDG A UNIT
13

Legal Desc. 2:

Prev. Owner: JAMES G
WILLIAMS

Site Value: \$5000.00

Building PV: \$114000.00

Total PV: \$119000.00

Use Code: Industrial

Exempt: No Data

Zoning: Industrial

Tax Year: 2021

No. of Units: 000

Year Built: 0

Gross Liv. Area: 001000
sqft

Garage: No

Garage Area: 000000

Lot Size: 0.00

Last Trans: 20170731

City Water: Yes

City Sewer: Yes

Exempt Land: 0

Exempt Building: 0

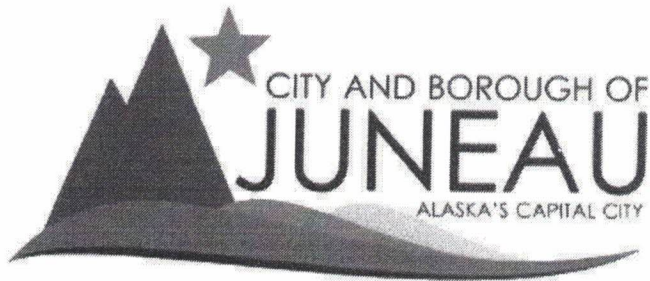
Exempt Total: 0

Road/No Road: Roaded

CONDO

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

IMPROVED

Current Owner

CASEY J WILKINS & NATALIE N WILKINS

PO BOX 240122, DOUGLAS AK 99824

Parcel #: 5B1201330160

[\(Map\)](#)

Prev. Owner: CAROLINE

M PITTS

Use Code: Commercial

Misc

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 2005 ANKA ST

Site Value: \$184350.00

Exempt: No Data

Year Built: 2005

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: RSH III LT

16

Building PV: \$368700.00

Zoning: Industrial

Lot Size: 12738.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$553050.00

Tax Year: 2021

Gross Liv. Area: 004880
sqft

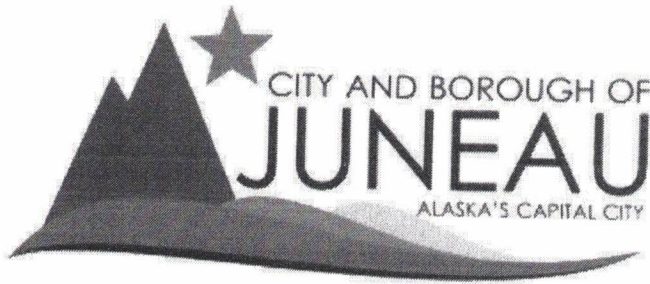
Last Trans: 20170721

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

42



Assessor's Database

Current Owner

CONDO

GREGORY PILCHER; HILARY YOUNG; & ROBERT JEFFRY
PILCHER

PO BOX 20932, JUNEAU AK 99802

Parcel #: 4B1601050030

[\(Map\)](#)

Prev. Owner: HAL R
DAUGHERTY

Use Code: Industrial

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 2274

INDUSTRIAL BLVD

Site Value: \$5000.00

Exempt: No Data

Year Built: 1995

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: RIVERVIEW

YACHT UNIT 3

Building PV: \$103800.00

Zoning: Industrial

Lot Size: 0.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$108800.00

Tax Year: 2021

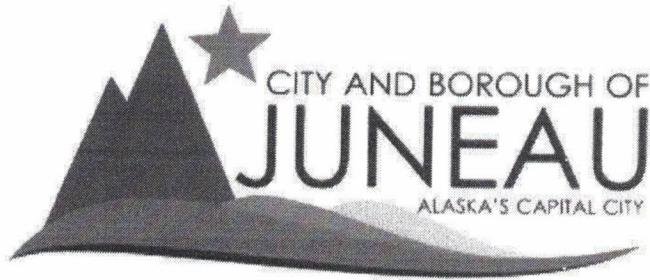
Gross Liv. Area: 000924
sqft

Last Trans: 20180619

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



43

Assessor's Database

Current Owner

PAUL J THOMAS & AMANDA THOMAS
PO BOX 211226, AUKE BAY AK 99821

Parcel #: 4B1701090226

[\(Map\)](#)

Prev. Owner: ALASKA
STRIPING & PA

Use Code: Industrial

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 10011 CRAZY
HORSE DR

Site Value: \$5000.00

Exempt: No Data

Year Built: 2016

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: SAFE

HARBOR CONDO UNIT B6

Building PV: \$144800.00

Zoning: Industrial

Lot Size: 0.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$149800.00

Tax Year: 2021

Gross Liv. Area: 000982
sqft

Last Trans: 20170424

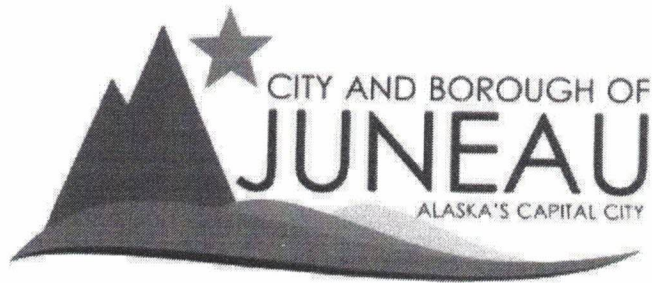
Road/No Road: Roaded

CONDO

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

44



Assessor's Database

Current Owner

FRONTIER PROPERTIES LLC

3161 CHANNEL DR STE 2, JUNEAU AK 99801

Parcel #: 7B0901030071

[\(Map\)](#)

Prev. Owner: MEDIA

LIMITED

Use Code: Commercial

Office

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 3161 CHANNEL

DR

Site Value: \$1091700.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: USS 1075

FR

Building PV: \$922300.00

Zoning: General

Commercial

Lot Size: 73520.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$2014000.00

Tax Year: 2021

Gross Liv. Area: 008710

sqft

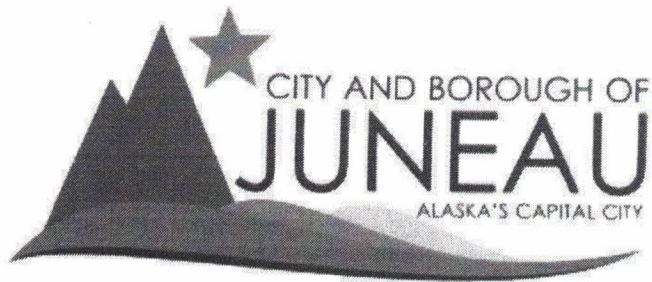
Last Trans: 20170411

Road/No Road: Roaded

IMPROVED

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



45

Assessor's Database

Current Owner

CONSTRUCTION MACHINERY INDUSTRIAL LLC

5400 HOMER DR, ANCHORAGE AK 99518

Parcel #: 5B1201040052

([Map](#))

Prev. Owner: CHANNEL
CONSTRUCTION

Use Code: Commercial
Misc

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 1721 ANKA ST

Site Value: \$3509550.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: HORN 2 LT

3

Building PV: \$589900.00

Zoning: Industrial

Lot Size: 236966.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$4099450.00

Tax Year: 2021

Gross Liv. Area: 008450
sqft

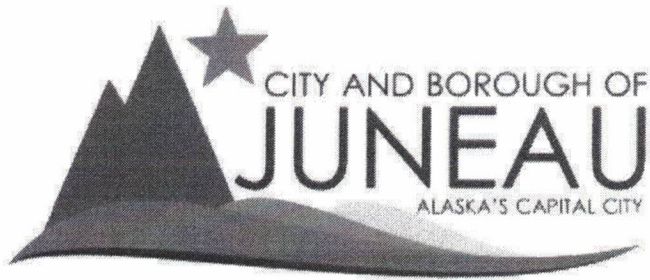
Last Trans: 20170405

Road/No Road: Roaded

IMPROVED

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

SYSKO SEATTLE INC

1390 ENCLAVE PKWY, HOUSTON TX 77077

Parcel #: 1C110K120101

([Map](#))

Prev. Owner: JMIS LLC

Use Code: Industrial

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 170 MILL ST

Site Value: \$613650.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

VACANT

Legal Desc. 1: ALASKA

JUNEAU V BL B LT 10A

Building PV: \$959785.00

Zoning: Industrial

Lot Size: 34095.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$1573435.00

Tax Year: 2021

Gross Liv. Area: 007854
sqft

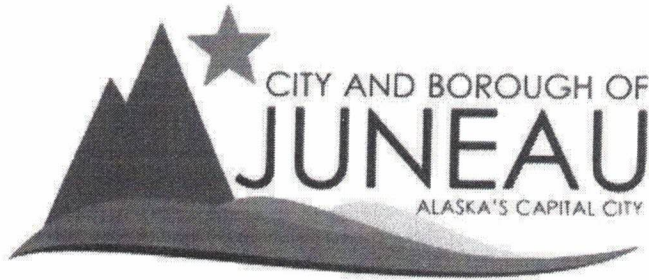
Last Trans: 20170316

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

47



Assessor's Database

Current Owner

BENTON AND MEIER MANAGEMENT LLC
PO BOX 74, ELFIN COVE AK 99825

Parcel #: 4B1701090223

([Map](#))

Prev. Owner: ALASKA
STRIPING & PA

Use Code: Industrial

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 10011 CRAZY
HORSE DR

Site Value: \$5000.00

Exempt: No Data

Year Built: 2016

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: SAFE

HARBOR CONDO UNIT B3

Building PV: \$167300.00

Zoning: Industrial

Lot Size: 0.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$172300.00

Tax Year: 2021

Gross Liv. Area: 001128
sqft

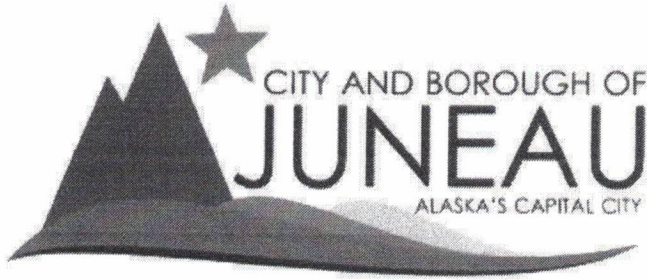
Last Trans: 20170214

Road/No Road: Roaded

CONDO

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

CONDO

KEENEY MORRIS BUD TRUST & MORRIS BUD KEENEY
PO BOX 85, ELFIN COVE AK 99825

Parcel #: 4B1701090228

(Map)

Prev. Owner: MORRIS B
KENNEY

Use Code: Industrial

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 10011 CRAZY
HORSE DR

Site Value: \$5000.00

Exempt: No Data

Year Built: 2016

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: SAFE

HARBOR CONDO UNIT B8

Building PV: \$167300.00

Zoning: Industrial

Lot Size: 0.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$172300.00

Tax Year: 2021

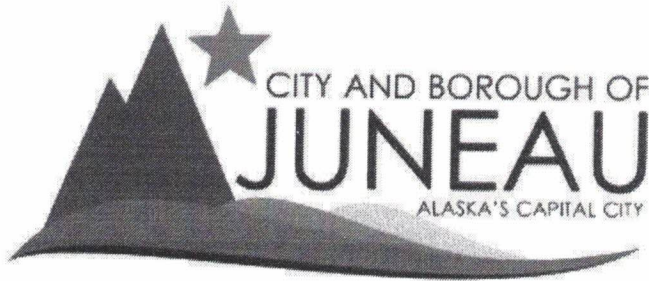
Gross Liv. Area: 001128
sqft

Last Trans: 20180727

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



IMPROVED

Assessor's Database

Current Owner

CAELUM AK LLC

PO BOX 35592, JUNEAU AK 99803

Parcel #: 1C060U040040

([Map](#))

Address: 800 GLACIER
AVE

Legal Desc. 1:

HARBORVIEW 2 URBAN
RENEWAL BL 4 LT 7

Legal Desc. 2:

Building PV: \$732400.00

Total PV: \$1492000.00

Prev. Owner: FORREST
REETZ LLC

Site Value: \$759600.00

Use Code: Commercial
Misc

Exempt: No Data

Zoning: Light
Commercial

Tax Year: 2021

No. of Units: 000

Year Built: 1976

Gross Liv. Area: 010017
sqft

Garage: No

Garage Area: 000000

Lot Size: 18944.00

Last Trans: 20161215

City Water: Yes

City Sewer: Yes

Exempt Land: 0

Exempt Building: 0

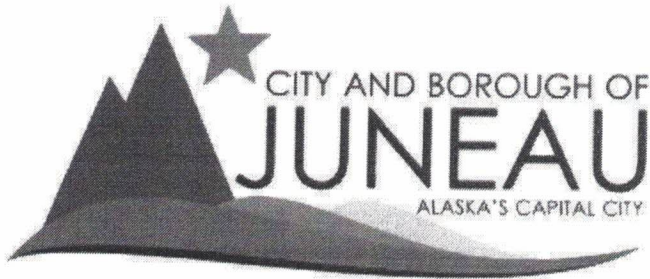
Exempt Total: 0

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

50



Assessor's Database

Current Owner

DCI COMMERCIAL LLC

PO BOX 30920, BELLINGHAM WA 98228

Parcel #: 5B1501020170

([Map](#))

Prev. Owner: DCI

PROPERTIES LLC

Use Code: Industrial

No. of Units: 001

Garage: No

City Water: Yes

Exempt Land: 0

Address: 8401 AIRPORT

BLVD

Site Value: \$766350.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: VALLEY

CENTRE BL M LT 18 - 22

Building PV: \$416700.00

Zoning: Industrial

Lot Size: 42577.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$1183050.00

Tax Year: 2021

Gross Liv. Area: 006375
sqft

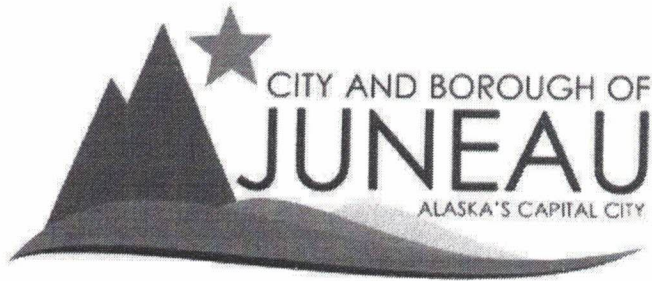
Last Trans: 20161107

Road/No Road: Roaded

IMPROVED

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

GAS N GO LLC

5161 GLACIER HWY, JUNEAU AK 99801

Parcel #: 5B1201060061

([Map](#))

Prev. Owner: TAKU OIL
SALES INC

Use Code: Commercial
Misc

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 5631 GLACIER
HWY

Site Value: \$311400.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: HILDRE II
LT 1A

Building PV: \$126000.00

Zoning: Industrial

Lot Size: 17301.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$437400.00

Tax Year: 2021

Gross Liv. Area: 003400
sqft

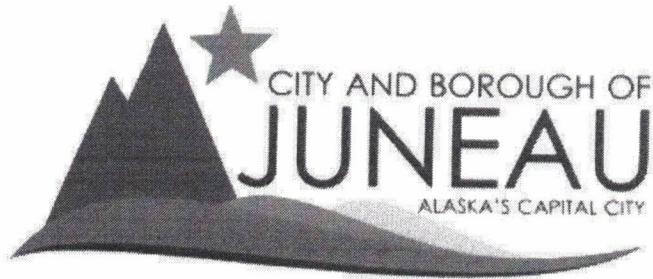
Last Trans: 20160802

Road/No Road: Roaded

IMPROVED

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



52

Assessor's Database

Current Owner

SRA & G LLC & SAMUEL SMITH MANAGING MEMBER
PO BOX 32173, JUNEAU AK 99803

Parcel #: 4B1701100146

([Map](#))

Prev. Owner: SAMUEL P
SMITH

Use Code: Commercial -
Medical

No. of Units: 001

Garage: No

City Water: Yes

Exempt Land: 0

Address: 2789

SHERWOOD LN

Site Value: \$361800.00

Exempt: No Data

Year Built: 2017

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

RELATED
PARTY

Legal Desc. 1: ANDSOH

LT 1

Building PV: \$787400.00

Zoning: Industrial

Lot Size: 31329.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$1149200.00

Tax Year: 2021

Gross Liv. Area: 006847
sqft

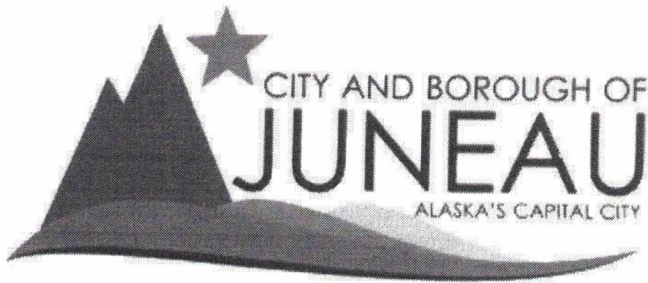
Last Trans: 20180703

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

53



Assessor's Database

Current Owner

CONDO

SOUTH EAST INSURANCE CONDOMINIUM ASSOCIATION
8251 GLACIER HWY STE A, JUNEAU AK 99801

Parcel #: 5B1501000000
([Map](#))

Address: 8251 GLACIER
HWY

Legal Desc. 1: USS 1195
TR 2A LT 1 [SOUTHEAST
INSURANCE CONDO
LAND)

Legal Desc. 2: ATTN:
COLLEEN SULLIVAN

Prev. Owner: TITLE
INSURANCE AGEN

Site Value: \$0.00

Building PV: \$0.00

Total PV: \$0.00

Use Code: UT Billing

Exempt: No Data

Zoning: General
Commercial

Tax Year: 2021

No. of Units: 000

Year Built: 0

Gross Liv. Area: 000000
sqft

Garage: No

Garage Area: 000000

Lot Size: 0.00

Last Trans: 20060728

City Water: Yes

City Sewer: Yes

Exempt Land: 0

Exempt Building: 0

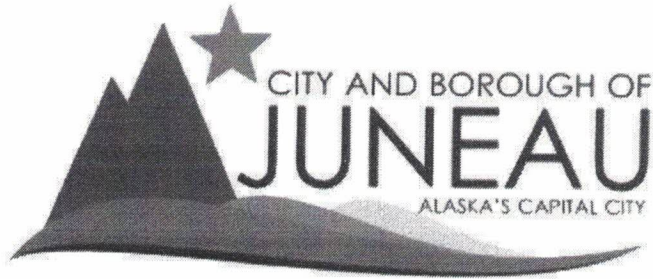
Exempt Total: 0

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

54



Assessor's Database

Current Owner

SOUTHEAST FURNITURE WAREHOUSE INC
PO BOX 33783, JUNEAU AK 99803

Parcel #: 5B1201450110

([Map](#))

Prev. Owner: BC

LEASING PARTNERSH

Use Code: Commercial
Retail

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 1731 RALPH'S
WAY

Site Value: \$370350.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: SSG V LT
11

Building PV: \$666100.00

Zoning: Industrial

Lot Size: 16457.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$1036450.00

Tax Year: 2021

Gross Liv. Area: 004480
sqft

Last Trans: 20160603

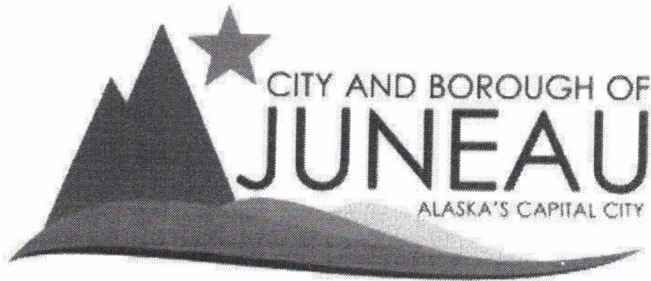
Road/No Road: Roaded

IMPROVED

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

55



Assessor's Database

Current Owner

SPICKETTS PALACE LLC

PO BOX 023293, JUNEAU AK 99802

Parcel #: 1C070A030040

(Map)

Prev. Owner: FIRST

NATIONAL BANK

Use Code: Commercial

Misc

Address: 100 N

FRANKLIN ST

Site Value: \$873600.00

Exempt: No Data

Legal Desc. 1: JUNEAU

TOWNSITE BL G LT 3

Building PV:

\$1765700.00

Zoning: -Mixed Use-

Residential and

Commercial -5,000 sq.ft.

minimum lot size -60

units per acre

Legal Desc. 2:

Total PV: \$2639300.00

Tax Year: 2021

No. of Units: 006

Year Built: 1900

Garage: No

City Water: Yes

Exempt Land: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Lot Size: 5943.00

Exempt Total: 0

Gross Liv. Area: 016124

sqft

Last Trans: 20160330

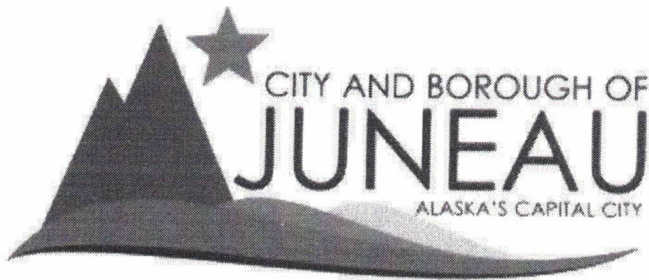
Road/No Road: Roaded

IMPROVED

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

56



Assessor's Database

Current Owner

C & M RENTALS

PO BOX 32878, JUNEAU AK 99803

Parcel #: 4B1701100170

([Map](#))

Address: 10221 GLACIER
HWY

Legal Desc. 1:

SHERWOOD ESTATES BL
B LT 4 FR

Legal Desc. 2:

Prev. Owner: JAMES L
WHITE

Site Value: \$617400.00

Building PV: \$240600.00

Total PV: \$858000.00

Use Code: Commercial
Misc

Exempt: No Data

Zoning: Industrial

Tax Year: 2021

No. of Units: 000

Year Built: 1972

Gross Liv. Area: 000000
sqft

Garage: No

Garage Area: 000000

Lot Size: 82328.00

Last Trans: 20160301

City Water: Yes

City Sewer: Yes

Exempt Land: 0

Exempt Building: 0

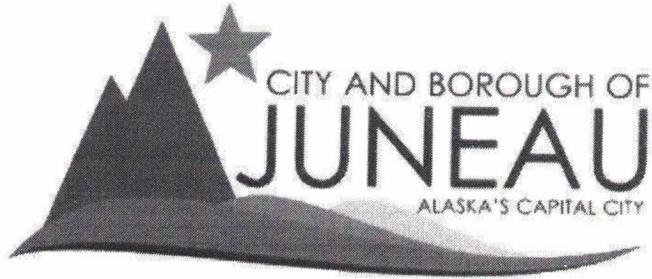
Exempt Total: 0

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

57



Assessor's Database

Current Owner

CONDO

FAMILY PROMISE OF JUNEAU

2221 JORDAN CREEK AVE UNIT 7E, JUNEAU AK 99801

Parcel #: 5B15011107E0

([Map](#))

Prev. Owner: ALASKA
BELL LLC

Use Code: Commercial
Office

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 2221 JORDAN
AVE

Site Value: \$0.00

Exempt: No Data

Year Built: 1983

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: JORDAN
CREEK UNIT 7E

Building PV: \$234498.00

Zoning: Light
Commercial

Lot Size: 0.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$234498.00

Tax Year: 2021

Gross Liv. Area: 001254
sqft

Last Trans: 20201207

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

Land:

Mean:	0.4095	x	1.5	=	0.61425
Median:	0.3928	x	1.5	=	0.5892

Core Commercial:

Mean:	0.7748	x	0.25	x	1.5	+	0.5811	=	0.87165
Median:	0.8112	x	0.25	x	1.5	+	0.6084	=	0.9126

$$\begin{array}{r}
 0.9653 \text{ (Avg Res Assessment)} \\
 - \quad 0.5811 \text{ (Imp Component of AV)} \\
 \hline
 0.3842 \\
 \text{or} \quad 38.40\%
 \end{array}$$

$$\begin{array}{r}
 0.9653 \text{ (Ave Res Assessment)} \\
 - \quad 0.6084 \text{ (Imp Component of AV)} \\
 \hline
 0.3569 \\
 \text{or} \quad 35.70\%
 \end{array}$$

Commercial Overall:

Mean:	0.7149	x	0.25	x	1.5	+	0.536175	=	0.8042625
Median:	0.7411	x	0.25	x	1.5	+	0.555825	=	0.8337375

$$\begin{array}{r}
 0.9653 \text{ (Avg Res Assessment)} \\
 - \quad 0.536175 \text{ (Imp Component of AV)} \\
 \hline
 0.429125 \\
 \text{or} \quad 42.90\%
 \end{array}$$

$$\begin{array}{r}
 0.9653 \text{ (Avg Res Assessment)} \\
 - \quad 0.555825 \text{ (Imp Component of AV)} \\
 \hline
 0.409475 \\
 \text{or} \quad 40.90\%
 \end{array}$$

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.

Sales Not Included in Assessor's List (he had sales prices)

Parcel No.	Bldg Name	Date	Assessment Exceeds SP %	
1C070K830040	Pacific Pier	3/13/18	60.70%	
1C070K810140	Emporium Mall	12/31/19	38%	Involves 2 parcels
1C070A090060	Assembly Building	4/1/19	205.80%	
1C070K810010	Miner's Mercantile	9/17/21	36.60%	
1C060U060020	Bill Ray Center	7/20/18	46.30%	Involves 5 parcels

3 additional pending sales that have AV 19.9% to 36.6% over SP

Downtown sale closed 3/23/21 that has AV 17.5% over SP

COMPARATIVE ANALYSIS 2021 ASSESSED LAND VALUES

PROPERTY I.D.	Address	Sq. Footage	assessed land value	land value/s.f	Zoning
DOWNTOWN AREA					
Jack Tripp/ (Kindred Post Bldg)	145 S. Franklin St.	4,694	844,950	180.006 MU	
El Sombrero	157 S. Franklin	2,000	360,000	180 MU	
Ak Hotel	165 S. Franklin	15,146	1,151,100	76 MU	
Ak Hotel	159 S. Franklin	3,872	696,900	179.985 MU	
Senate Building	175 S. Franklin	10,000	1,785,000	178.5 MU	
Fudge Shop	195 S. Franklin	3,205	432,750	135.023 MU	
btween Fudge shop and Brewery depot	207 S. Franklin	6,766	918,300	135.723 MU	
Brewery Depot	219 S. Franklin	7,500	1,062,000	141.6 MU	
Decker Bldg	231 S. Franklin	4,800	878,400	183 MU	
Glory Hall	247 S. Franklin St.	3,196 exempt	exempt	MU	
Filipino Hall	251 S. Franklin	12,831	1,924,650	150 MU	
Gold Diggers of Alaska	257 S. Franklin	5,328	1,265,100	237.444 MU	
Sam Sengul	263 S. Franklin	15,510	1,398,600	90.174 MU	
Terry Hickock (old Dreamland)	289 S. Franklin	10,000	2,362,500	236.25 MU	
	307 S. Franklin	5,000	1,063,200	212.64 MU	
	365 S. Franklin	5,148	1,582,950	307.488 MU	
Hernandez	373 S. Franklin	3,000	1,012,500	337.5 MU	
Garrison Stone/ Caribou Crossing	383-391. S. Franklin	10,000	3,150,000	315 MU	
H& H mgmt.	401 S. Franklin	2,684	1,066,650	397.411 MU	
A&J Bldg	411 S. Franklin St.	8,420	3,094,350	367.5 MU	
Rbg Holdings	431 S. Franklin St.	1,610	633,900	393.727 MU	
Royal Blue Alaska	435 S. Franklin St.	3,625	1,427,400	393.766 MU	
Lazaro Bldg.	445 S. Franklin	1,707	704,100	412.478 MU	
Oswald Bldg	465 S. Franklin	3,900	1,535,700	393.769 MU	
Timberwold Ventures (T shirt shop)	489 S. Franklin	15,420	6,071,700	393.755 MU	
AJT Prop (empty lot)	911 Thane Road	36,728	1,036,728	28.227 MU	
Eagle bluffs (empty lot)	549 S Franklin	2,867	105,150	36.676 MU	
Eagle Bluffs empty lot		4,222	139,350	33.006 MU	
Eagle Bluffs empty lot		5,072	137,400	27.09 MU	
AJT Prop (empty lot)		105,415	408,450	3.875 MU	
AEL&P old line crew building	889 S. Franklin	118,403	2,947,650	24.895 MU	
Franklin Dock	880 S. Franklin	37,250	2,780,850	74.654 WI	
Franklin Dock Bldg	700 S. Franklin	61,554	5,362,500	87.119 WI	
Ak Seafoods parking lot	560 S. Franklin	54,296	5,629,350	103.679 WI	
Ak Seafoods plant & Twisted Fish	550 S. Franklin	73,655	7,466,850	101.376 WI	
Peoples Wharf	432 S. Franklin	4,747	2,349,750	494.997 WC	
Almond Ltd.	418 S. Franklin	4,543	2,194,200	482.985 WC	
Warners Warf	406 S. Franklin	11,211	5,044,950	450 WC	
Archipelago Properties	356 S. Franklin	33,875	10,162,500	300 WC	
Red Dog	278 S. Franklin	6,159	2,078,700	337.506 MU	
old Cop Shop Bldg	206 Admiral Way	8,091	1,577,700	194.994 MU	
Ken Williamson	255-263 Marine Way	6,815	1,063,200	156.009 MU	
Ken Williamson	236 S. Franklin	17,179	2,020,200	117.597 MU	
Marine View	226-232 S. Franklin	20,247	4,403,700	217.499 MU	
Georges Gift Shop	194 S. Franklin	4,855	983,100	202.492 MU	
lucky lady	192 S. Franklin	2,098	374,550	178.527 MU	
Rendezvous Bar	184 S. Franklin	3,550	633,750	178.521 MU	
Emporium Mall	170 S. Franklin	7,665	912,100	118.995 MU	
Young Rentals	158 S. Franklin	4,622	701,250	151.72 MU	
Alaska Cache Licquor	154 S. Franklin	3,101	553,500	178.491 MU	
Narrows Bar	148 & 152 S. Franklin	3,027	540,300	178.494 MU	
Triangle Club	249 Front St.	1,263	222,750	176.366 MU	
Helenthal Bldg (formerly 1st National Bk)	234 Front St.	5,943	873,600	146.996 MU	
Gross Ak Theatre	220-226 Front St.	9,656	1,135,500	117.595 MU	
Merchants Wharf		54,443	3,290,700	60.443 WC	
NCL	SUB PORT LOT	125,406	7,524,300	60 MU	
Seadrome Bldg???	76 Egan Drive	43,947	856,650	19.493 WC	
Goldbelt Hotel	51 Egan Drive	38,786	3,025,350	78.001 MU2	
Prospector Hotel	375 Whittier	31,847	1,622,700	50.953 MU2	
Driftwood Hotel	429 West Willoughby	48,179	2,529,450	52.501 MU2	
Valentine Bldg	109-119 Seward	8,153	1,198,350	146.983 MU	
Viking Bar	214-218 Front St	5,287	777,150	146.993 MU	
Fish and Game Bldg	nxt to Overstreet prk	59,988	3,539,250	58.999 WC	

Old Std. Oil dock	AJT properties	37,392	476,700	
Goldbelt Building (permanent fund)	801 W. 10th St	37,253	2,179,350	58.501 LC
Bill Ray Center		21,396	770,250	36 LC
Bill Ray Parking Lot		38,769	1,046,700	26.998 LC
Voelkers Bldg (where Coppa is)	740 W.9th	7,145	337,650	47.257 LC
Frenchies Flower Bldg	1200 Glacier Hwy	8,040	341,850	42.519 LC
MRV Architects	1420 Glacier Hwy	8,867	333,000	37.555 D18

LEMON CREEK AREA:

R & M Bldg (now Tlingit /Haida)	6205 Alaway	73,181	439,055	6 GC
Harri Plumbing (new Petro gas station)	5245 Glacier Hwy	82,215	1,849,500	22.496 I
Costco	5225 Commercial Blvd	436,036	5,109,000	11.717 I
Home Depot	5201 Commercial Blvd	466,296	5,665,500	12.15 I
Wall Mart	6525 Glacier Hwy	468,270	8,099,550	17.297 GC

VALLEY AREA:

Don Abel Bldg. Supply	9997 Glacier Hwy	227,383	2,308,350	10.152 I
Willies Marine Bldg?	2281 Industrial Blvd.	28,833	259,500	9 I
Sandbar bldg	2525 Industrial Blvd	28,156	278,700	9.898 I
DMV Bldg	2760 Sherwood Lane	62,985	566,850	9 I
Juneau Electric Bldg	2770 Sherwood Lane	77,914	757,350	9.72 I
Carlos Tree Service	2787 Sherwood Ln.	29,283	263,550	9 I
Valley Lumber	8525 Old Dairy Rd.	43,913	988,050	22.5 GC
Valley Paint	8461 Old Dairy Rd	13,224	257,850	19.499 GC
Urgent Care	8505 Old Dairy Rd	19,402	407,400	20.998 GC
Old Carrington Bldg	8465 Old Dairy Rd	53,886	1,050,750	19.499 GC
Alaska Litho Bldg	8420 Airport Blvd	43,562	784,050	17.998 I
Entrance Point Bldg	8390 Airport Blvd	41,958	755,250	18 GC
NC Machinery	8550 Airport Blvd	281,398	3,920,400	13.932 I
Builders Plaza	1900 Crest St.	32,064	577,200	18.001 I
Smith Hall	8619 Teal St.	45,896	693,900	15.119 GC
Northrim Bank	2094 Jordan Ave	54,906	988,350	18.001 GC
Nugget Mall	8745 Jordan Ave	349,235	5,029,050	14.4 GC
McDonalds	2285 Trout St.	43,071	969,150	22.501 LC
Breeze In	2200 Trout St.	22,637	576,900	25.485 LC
Jordan Creek Mall	8800 Glacier Hwy	183,044	4,118,550	22.5 LC
jordan Creek Self Storage	2345 Jordan Ave	92,387	1,662,900	17.999 LC
Jordan Creek Boat Condos	2375 Jordan Ave	45,984 no data		LC
Alaska Rent a Car lot	Jordan Ave.	57,892	868,350	14.999 LC
Alaska Rent a Car lot	Jordan Ave	22,817	410,700	18 LC
Jordan Ave. Condo Building	2359 Jordan Ave	no data		LC
Valley Professional Ctr (Jordan Crk Condos)		152,446	2,515,350	16.5 LC
Safeway	3011 Vintage Blvd	238,262	8,547,450	35.874 LC
First Bank	3075 Vintage Blvd	50,133	1,707,150	34.052 LC
Vintage vacant lot nrt to Safeway	no data	127,336	2,521,350	19.801 LC
Vintage office bldg / Sablefish	3030 Vintage Blvd	87,364	2,162,250	24.75 LC
Vintage offic bldg /Goldbelt	?Clinton Drive	9,107	225,450	24.756 LC
Trillium Landing	3039 Clinton Drive	43,560 no data		MU
True North Fed Credit Union	2777 Postal Way	50,000	1,485,000	29.7 LC
Vintage office bldg / Sablefish	3000 Vintage Blvd	35,908	1,244,250	34.651 LC
Vintage vacant lot nrt to 1st bank		32,689	1,135,800	34.746 LC
Future Transit Center	9114 Mendenhall mall	66,399	1,195,200	18 LC
Former Taco Bell	9116 Mend. Mall Rd	42,847	771,300	18.001 LC
Mendenhall Mall		939,195	9,802,800	10.437 LC

SALMON CREEK AREA

Empire Building	3100 Channel Drive	130538	1997250	15.3 GC
Juneau Radio Center	3159 Channel Dr.	73521	1091700	14.849 GC
Samson Warehouse	3141 Channel Dr.	136192	1500300	11.016 GC
Old AML yard/	3155 Channel Dr.	204732	1060500	5.18 WI
State Dept of Transportation Bldg	3132 Channel Dr.	68050	1145250	16.83 GC
Channel Const	2691 Channel Dr.	30840	321000	10.409 WI
Former Triplette Shop now Cent. Council	2631 Channel Dr.	131543	1154250	8.775 WI
Trucano Lot at end of Channel Dr.	2571 Channel Dr.	36803	393300	10.687 WI
Juneau Bone and Joint Bldg	3200 Hospital Dr.	53077	1554450	29.287 GC

Comments on AY2021 Analysis Sales List

Parcel No.	Comments
1C060K010031	This is the NCL Purchase / #4
5B1201300110	This property was used twice (#41 and #42)
1C110K120051	#13
4B1701090056	#14
1C110K120130	#16
1C110K120120	#18
1C110K120150	#24
4B2901020010	This may be treated as land, but it is an RV park / #34
1C110K150041	This may be a related party transaction / #12
1C110K12101	#46

I can only identify the above sales as vacant. I only get 11 sales. Six of these sales are at the Rock Dump. If these sales are included to arrive at the 41% land assessed value ratio, then the analysis only indicated that the Rock Dump was under valued, not the Borough at large.

The only multi-parcel sale is #32, which is the DCI purchase of the Bill Ray Center. I don't see the issue with including multiple parcels if they were part of a sale. It is fairly common in Juneau for property sales to include two or more land parcels for improved properties. Juneau CD doesn't require lot consolidations for the issuance of building permits. They also permit buildings to be built over lot lines.

Taking another look at the statistical analysis, the time rending was included originally. It is critical that I see the study to support the time trending adjustment of 5%.

From: Arthur Drown <Arthur.Drown@juneau.org>
Sent: Friday, June 25, 2021 10:48 AM
To: mail@cooganalaska.com
Subject: Commercial Assessment Overview Documents

Wayne,

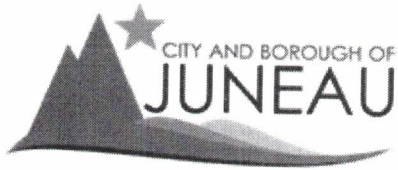
Please see the attached documents regarding Michael's broad analysis of commercial assessments.

Thank you for your time and I will convey your requests his way,

Arthur Drown
Appraiser II
Assessor's Office
City and Borough of Juneau, AK

(907) 586-5215 Ext. 4038

arthur.drown@juneau.org



AY2021 Analysis Sales List

Sale Date	Parcel	Number	Street	Neighborhood
12/09/20	1C070A050001	230	SEWARD ST	SOMMERS ON SEWARD_C_24
12/07/20	5B15011107E0	2221	JORDAN AVE	JORDAN CREEK C 24
12/04/20	4B1701090218	10011	CRAZY HORSE DR	SAFE HARBOR C 24
11/23/20	5B1201060260	5719	CONCRETE WAY	SEAGULLS EDGE C 24
11/17/20	4B1701020020	10011	GLACIER HWY	MENDE PENINSULA C
11/13/20	1D060L030011	201	CORDOVA ST	WEST JUNEAU C
10/30/20	1C060K660110	711	W WILLOUGHBY AVE	DOWNTOWN C
10/09/20	1C060K010031	0	EGAN DR	DOWNTOWN C
09/24/20	5B1201060160	5740	CONCRETE WAY	LEMON CREEK C
09/24/20	5B1201300110	1783	Anka St	
08/07/20	5B1501010001	1880	CREST ST	BUILDERS PLAZA C 24
03/10/20	1C110K120140	0	MILL ST	DOWNTOWN C
03/10/20	1C110K120051	0	Eastough Way	
02/28/20	4B1701090056	10009	CRAZY HORSE DR	MENDE PENINSULA C
12/24/19	5B1201300110	1783	Anka St	
10/25/19	1C110K120130	190	MILL ST	DOWNTOWN C
10/04/19	5B1201000060	5245	GLACIER HWY	LEMON CREEK C
10/02/19	1C110K120120	0	MILL ST	DOWNTOWN C
08/02/19	5B1201020100	5452	SHAUNE DR	LEMON CREEK C
07/30/19	4B1601050160	2276	INDUSTRIAL BLVD	RIVERVIEW YACHT C 24
07/16/19	5B1601140043	9309	GLACIER HWY	PROFESSIONAL PLAZA C 24
07/01/19	1C070B0N0011	259	S FRANKLIN ST	DOWNTOWN C
06/28/19	1C020K01G280	1435	HARBOR WAY	AURORA BASIN C 19
04/01/19	1C110K120150	0	MILL ST	DOWNTOWN C
02/28/19	1C020K01G290	1435	HARBOR WAY	AURORA BASIN C 19
01/04/19	5B2401610150	4045	DELTA DR	NORTHEAST VALLEY C
11/30/18	3B1501040120	1544	CREST ST	SOUTH VALLEY C
11/16/18	5B1501040030	8825	MALLARD ST	SOUTH VALLEY C
11/02/18	1C070B0J0020	195	S FRANKLIN ST	DOWNTOWN C
08/21/18	5B1601140070	9309	GLACIER HWY	PROFESSIONAL PLAZA C 24
07/25/18	1C020K01G200	1435	HARBOR WAY	AURORA BASIN C 19
07/20/18	1C060U050022	1108	F ST	DOWNTOWN C
06/29/18	4B2901020010	10200	MENDENHALL LOOP RD	AUKE MOUNTAIN C
03/05/18	4B1601080070	2278	INDUSTRIAL BLVD	P & J BUSINESS C 24
02/15/18	5B1601000023	9151	GLACIER HWY	SOUTH VALLEY C
12/22/17	5B15011109B0	2231	JORDAN AVE	JORDAN CREEK C 24
10/12/17	3B1501020030	1669	CREST ST	SOUTH VALLEY C
09/20/17	4B1701103003	2769	SHERWOOD LN	BEAR DEN YACHT CONDO C 24
09/19/17	4B1601010040	2450	INDUSTRIAL BLVD	MENDE PENINSULA C
07/31/17	4B1601120130	2270	BRANDY LN	BRANDY LANE YACHT C 24
07/21/17	5B1201330160	2005	ANKA ST	LEMON CREEK C
06/13/17	4B1601050030	2274	INDUSTRIAL BLVD	RIVERVIEW YACHT C 24
04/24/17	4B1701090226	10011	CRAZY HORSE DR	SAFE HARBOR C 24
04/11/17	7B0901030071	3161	CHANNEL DR	TWIN LAKES C
04/05/17	5B1201040052	1721	ANKA ST	LEMON CREEK C
03/16/17	1C110K120101	170	MILL ST	DOWNTOWN C
02/14/17	4B1701090223	10011	CRAZY HORSE DR	SAFE HARBOR C 24
01/10/17	4B1701090228	10011	CRAZY HORSE DR	SAFE HARBOR C 24
12/15/16	1C060U040040	800	GLACIER AVE	DOWNTOWN C
09/02/16	5B1501020170	8401	AIRPORT BLVD	SOUTH VALLEY C
08/02/16	5B1201060061	5631	GLACIER HWY	LEMON CREEK C
06/30/16	4B1701100146	2789	SHERWOOD LN	MENDE PENINSULA C
06/15/16	5B1501000002	8251	GLACIER HWY	SOUTHEAST INSURANCE C 24
06/03/16	5B1201450110	1731	RALPH'S WAY	LEMON CREEK C
03/30/16	1C070A030040	100	N FRANKLIN ST	DOWNTOWN C
03/01/16	4B1701100170	10221	GLACIER HWY	MENDE PENINSULA C
02/10/16	5B15011107E0	2221	JORDAN AVE	JORDAN CREEK C 24

* These were the sales available to us for our market analysis for assessment year 2021.

** Note that no sales prices are included due the requirement of CBJ ordinance to keep them confidential.

AY 2021 Summary Report - CBJ Commercial Property Valuations

Broad Brush Overview

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.

A brief background. By State law we are to value properties at market value. Information that is looked at in determining market value includes sales prices, construction costs, income and expenses, lease rates, and capitalization rates.

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 have 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.

As a commercial property owner you can help improve the assessed values of Juneau's commercial property!

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.

It would be helpful if you would provide information on commercial property sales or purchases that you have made as well as rental, lease and income and expense information.

Thank you for any information you provide.

Assessed Values In The Midst Of A Pandemic

We recognize and are sympathetic to the fact that the past year has been difficult for some businesses in Juneau. Some businesses have seen drastic reductions in revenue, in some cases almost a complete elimination of revenue. At the same time, other businesses had a good year in 2020.

In the midst of that, what State statutes require of us is to determine the market value of the real estate. While a particular business may go out of business the underlying real estate value may decrease, may stay the same, or may even increase.

Compounding Circumstances

Compounding this situation is the fact that it has become recognized and documented that most of the commercial assessed values have not changed in ten plus years while the actual market values have increased during that time. So, we need to take steps to correct that neglect.

Analysis Conclusions

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.

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	0.9629	0.9653

Adjustments To Assessed Values

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. 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. On average this results in a 20% increase to commercial property values. One class of properties, boathouses, will actually see a 20% reduction this year.

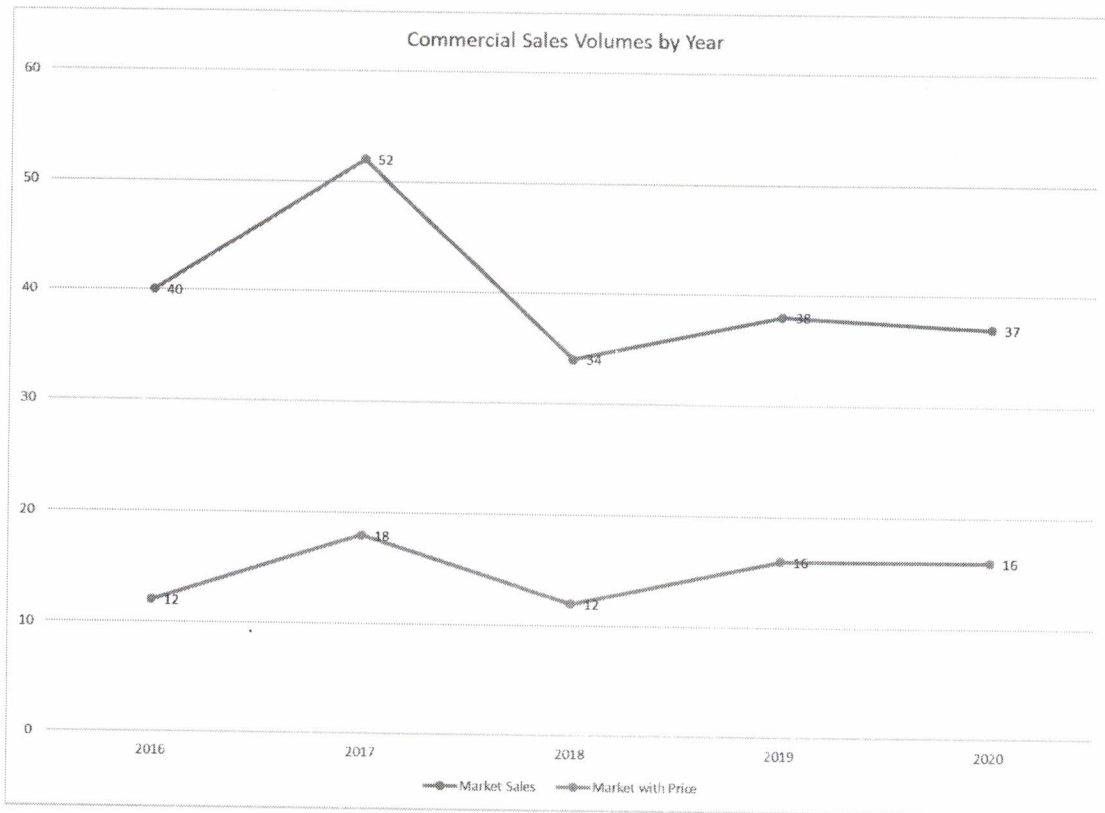
Future Refinements

In the coming years we will be:

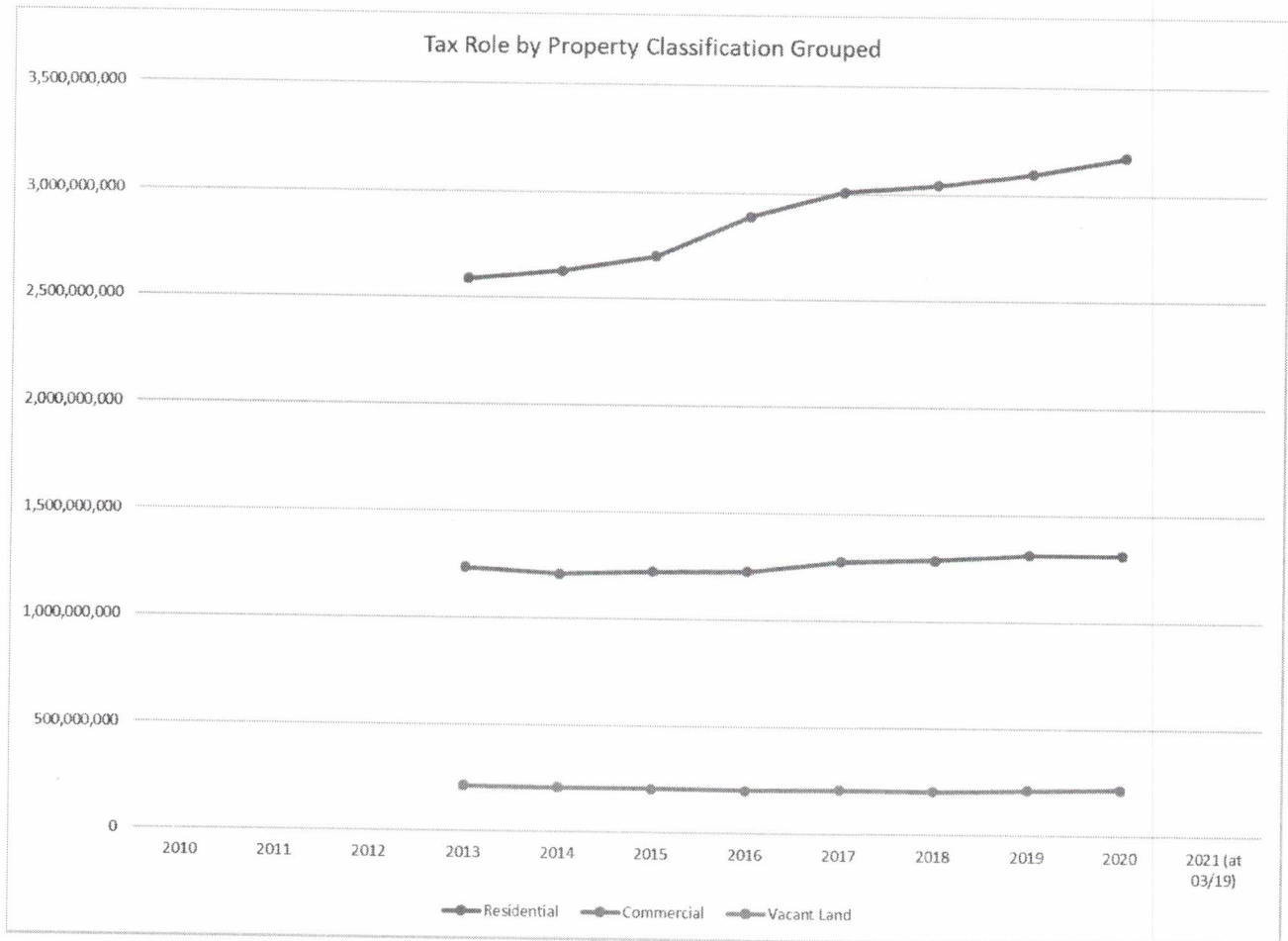
- Refining the valuation models for all of the commercial property types- retail, office, medical, industrial, etc.
- Refining the locational adjustments
- Refining the value adjustments for things like quality, condition and other attributes.

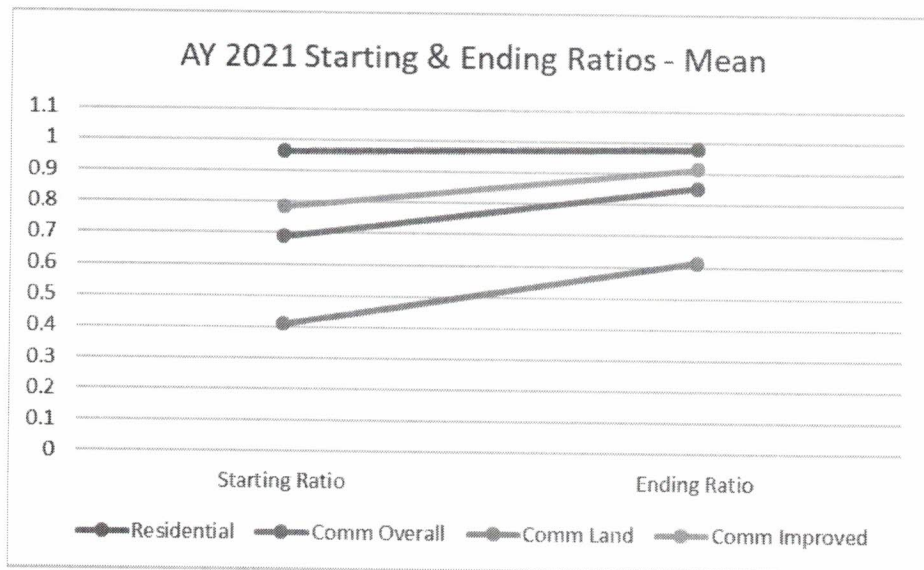
Charts & Maps

This first chart shows the number of sales per year in two groups- 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.



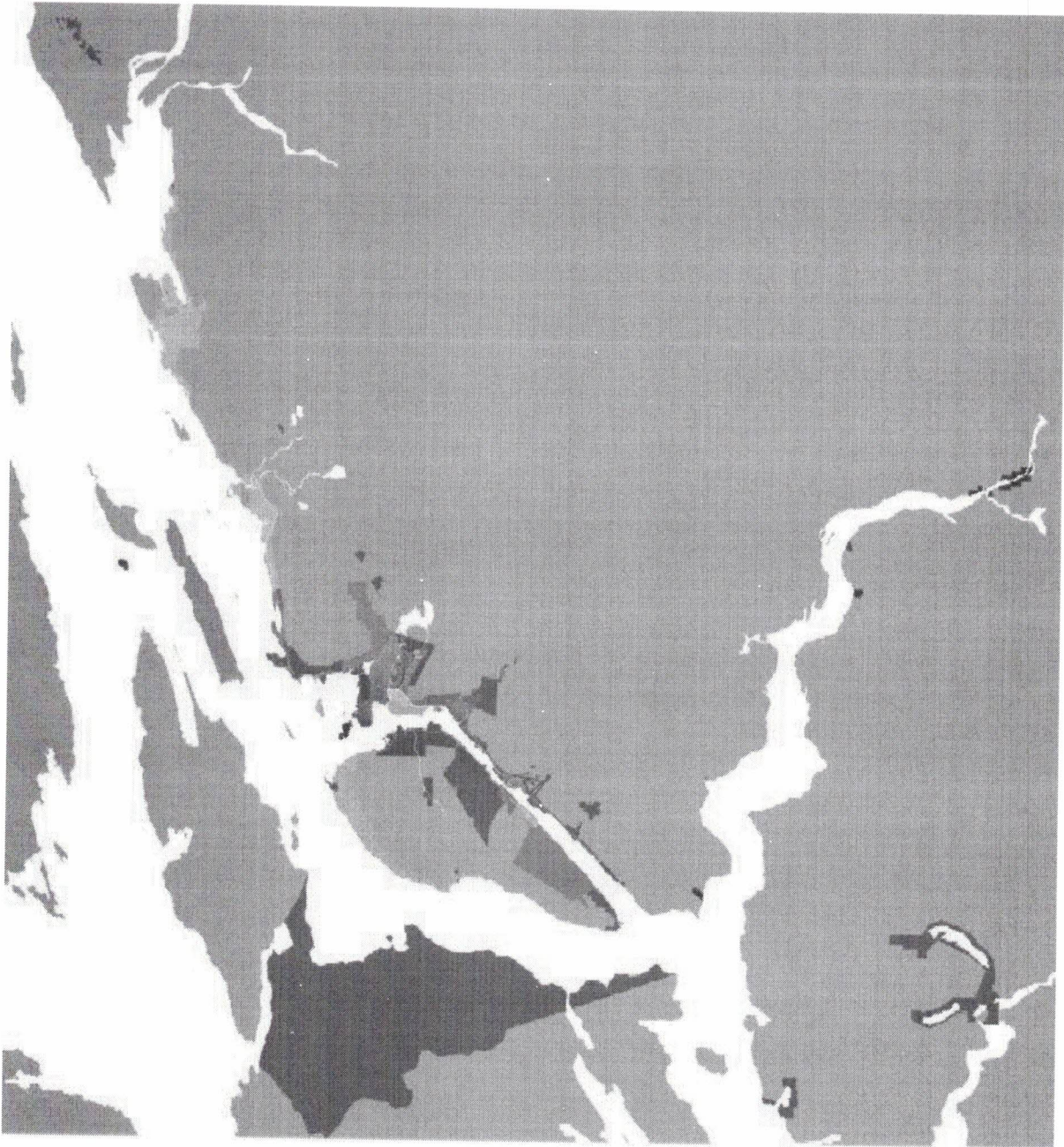
The next chart (below) shows the change in total assessed values by classification over the past 8 years. It includes both new construction and market trend increases. You can see that the residential assessed values have been increased each year while the land assessments and commercial assessments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





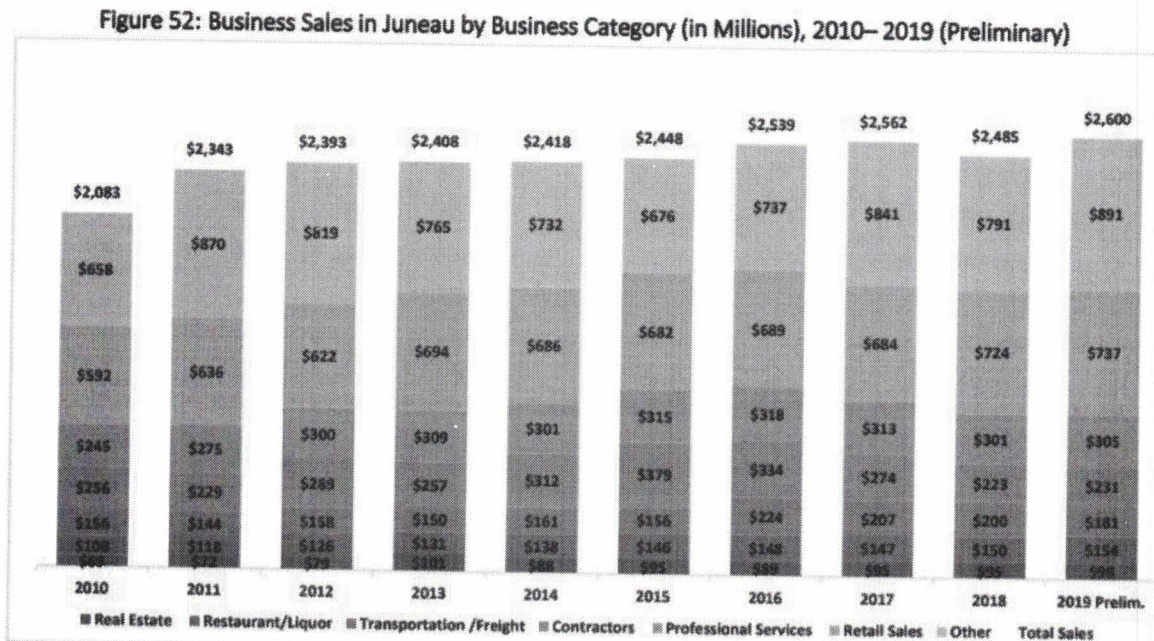
This chart shows the ratios based on Assessment Year 2020 (Starting Ratio) and the results of our adjustments for the Assessment Year 2021 (Ending Ratio). Note that the adjustments we made brought the commercial valuations closer to, but not up to, the residential assessment level. Still lagging far behind is commercial land valuations.

The following map shows Market Areas (Neighborhoods) utilized in the Assessment process. Market Areas are one of the adjusting factors.



Market Areas - Borough Wide

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



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.

Next we have a summary report of the analysis. The first Summary shows the data for commercial properties prior to this years adjustments and the second summary report shows the data after the corrections that were applied this year.

**AY2021- Comm- Set 2- 20210316- No19- All, 5 Yr, 5% Trend
Summary Report**

Statistics

Current

54	Count (Number of Records with Ratio)
0.1959	Minimum Ratio
1.1908	Maximum Ratio
0.9950	Range

0.6879	Mean (This is the average ratio for your sample.)
0.7286	Median (This is the mid-point value for your sample. Preferred measure of central tendency.)
0.5418	Weighted Mean
2.3448	Sum of the Square of Deviations
0.1720	AAD
0.2103	Standard Deviation

23.6036	COD (Good indicator of confidence level.)
30.5772	COV
1.2696	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)

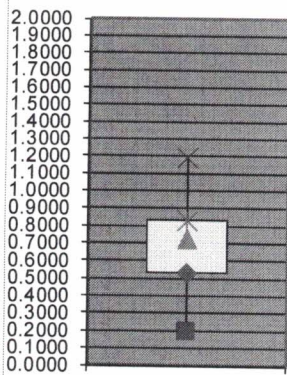
Kurtosis	-0.3111
Skewness	-0.2814
Alt. Cyhelsky's Skew	-0.1481
Alt. Pearson's Skew	-0.5808

Trending Factors

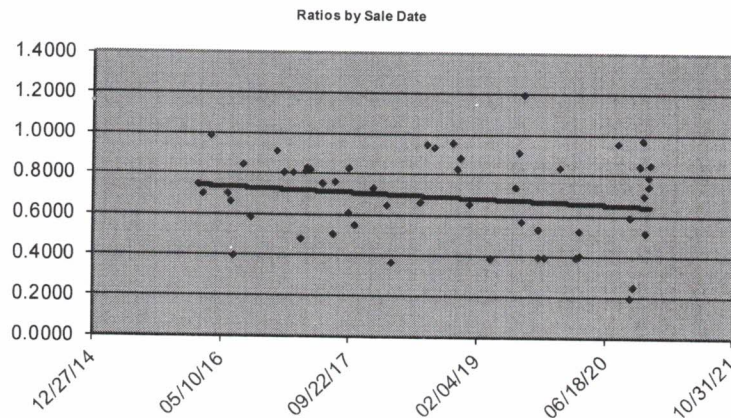
0.98 Target Level
1.4246 Factor on Mean
1.3450 Factor on Median
1.8087 Factor on Weighted Mean

Normal / Skewed Distribution Evaluation

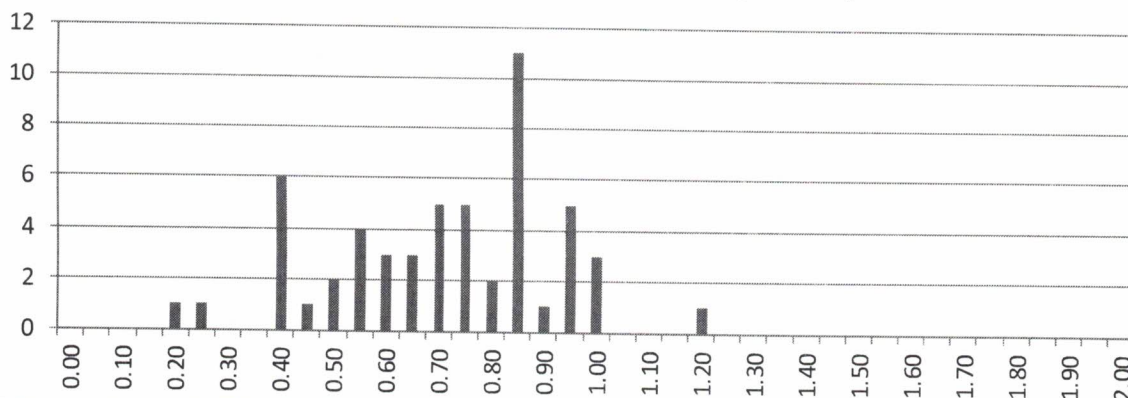
0.0407 Differential Mean to Median
23 Number of data points below the mean.
31 Number of data points above the mean.
*Note- # below/above works on data sets up to 5,000 pts.



Summary



Histogram of Ratio Frequency



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

Statistics

Current

53	Count (Number of Records with Ratio)
0.2932	Minimum Ratio
1.4091	Maximum Ratio
1.1159	Range

0.8526	Mean (This is the average ratio for your sample.)
0.8853	Median (This is the mid-point value for your sample. Preferred measure of central tendency.)
0.6981	Weighted Mean
3.0313	Sum of the Square of Deviations
0.1908	AAD
0.2414	Standard Deviation

21.5490	COD (Good indicator of confidence level.)
28.3180	COV
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)

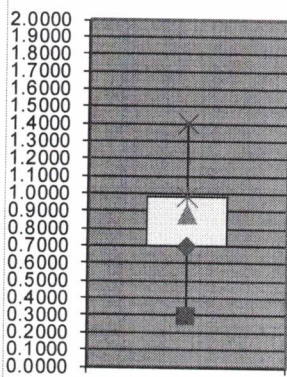
Kurtosis	-0.0245
Skewness	0.0181
Alt. Cyhelsky's Skew	-0.0943
Alt. Pearson's Skew	-0.4059

Trending Factors

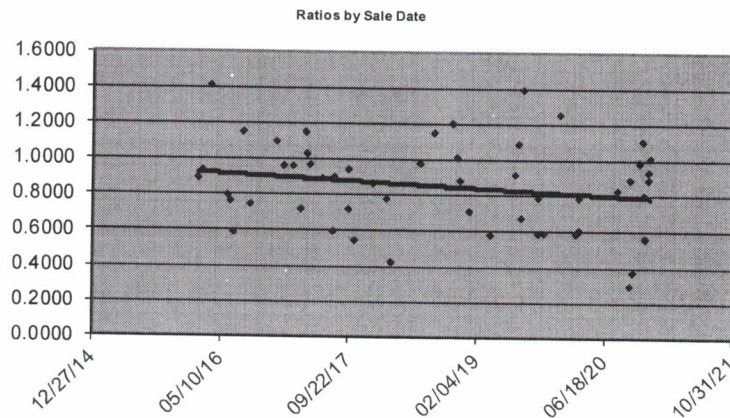
0.85 Target Level
0.9969 Factor on Mean
0.9601 Factor on Median
1.2176 Factor on Weighted Mean

Normal / Skewed Distribution Evaluation

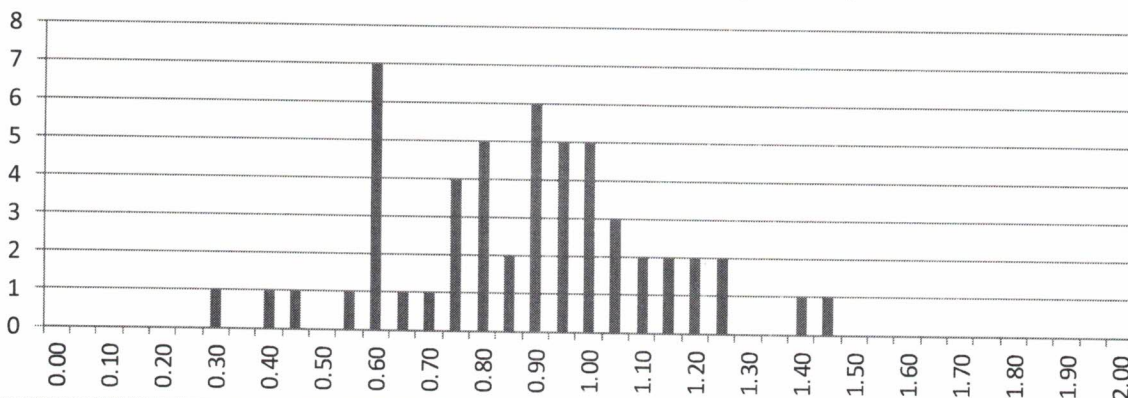
0.0327 Differential Mean to Median
24 Number of data points below the mean.
29 Number of data points above the mean.
*Note- # below/above works on data sets up to 5,000 pts.



Summary

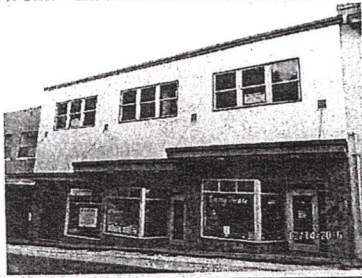


Histogram of Ratio Frequency



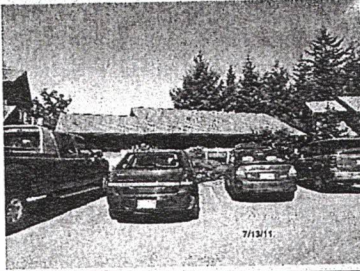
02 June 21

Juneau Sales List



Sale-Date 12/09/2020 AV-AY2020 190,200 PropertyType 24
Parcel 1C070A050001 Address 230 SEWARD ST Count 1
-Seller Bernard Wostmann -Buyer The Spear/Kirkness Family Tr
min-SaleSource Buyers Market Letter -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason

Land-Area 0 -AreaUnit Bldg-SF dg-Stories isedValue



Sale-Date 12/07/2020 AV-AY2020 252,940 PropertyType 21
Parcel 5B15011107E0 Address 2221 JORDAN AVE Count 1
-Seller Alaska Bell LLC -Buyer Family Promise of Juneau
min-SaleSource -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason

Land-Area 0 -AreaUnit 0 Bldg-SF dg-Stories isedValue

Sale-Date 12/04/2020 AV-AY2020 121,700 PropertyType 30
Parcel 4B1701090218 Address 10011 CRAZY HORSE DR Count 1
-Seller Darrell & Pauline Baker -Buyer Jeff & Gina Carpenter
min-SaleSource -TransmitCode
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason

Land-Area 0 -AreaUnit Bldg-SF dg-Stories isedValue

Sale-Date 11/23/2020 AV-AY2020 249,200 PropertyType 21
Parcel 5B1201060260 Address 5719 CONCRETE WAY Count 1
-Seller James George & Arbe Jean W -Buyer Seth Koch
min-SaleSource -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason

Land-Area 4300 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 11/17/2020 AV-AY2020 453,200 PropertyType 24
Parcel 4B1701020020 Address 10011 GLACIER HWY Count 1
-Seller Shannon Sweeny -Buyer Alaska On Point Properties L
min-SaleSource -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason

Land-Area 17534 -AreaUnit sf Bldg-SF dg-Stories isedValue

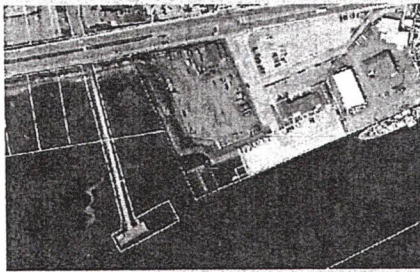
Juneau Sales List



Sale-Date 11/13/2020 AV-AY2020 388,800 PropertyType 24
Parcel 1D060L030011 Address 201 CORDOVA ST Count 2
-Seller W & B Rentals -Buyer Aware Inc
min-SaleSource -TransmitCode Residential
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason Damaged As-Is Prop
Land-Area 9435.1 -AreaUnit sf Bldg-SF dg-Stories isedValue



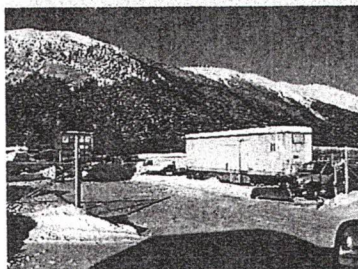
Sale-Date 10/30/2020 AV-AY2020 1,182,900 PropertyType 18
Parcel 1C060K660110 Address 711 W WILLOUGHBY A Count 1
-Seller Capitol Builders Inc -Buyer Gold Lodge LLC
min-SaleSource -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area 12802 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 10/09/2020 AV-AY2020 5,016,200 PropertyType 17
Parcel 1C060K010031 Address EGAN DR Count 1
-Seller Alaska Mental Health Trust -Buyer Norwegian Cruise Lines
min-SaleSource -TransmitCode Vacant Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area 125406 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 09/24/2020 AV-AY2020 486,500 PropertyType 17
Parcel 5B1201060160 Address 5740 CONCRETE WAY Count 2
-Seller Bonnell Development LLC -Buyer Central Council of Tlingit & H
min-SaleSource SELLER MARKET LET -TransmitCode
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason Multiple Parcel Sale
Land-Area 25718 -AreaUnit sf Bldg-SF dg-Stories isedValue

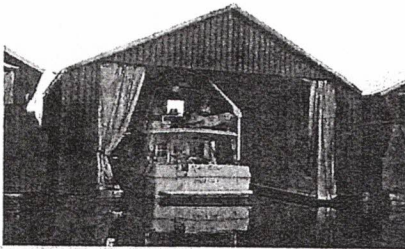


Sale-Date 09/24/2020 AV-AY2020 179,700 PropertyType
Parcel 5B1201300110 Address 1783 Anka St Count 1
-Seller Bonnell Development LLC -Buyer Michael & Angela Hull
min-SaleSource Seller Market Letter -TransmitCode Vacant Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area -AreaUnit sf Bldg-SF dg-Stories isedValue

Juneau Sales List



Sale-Date 08/07/2020 AV-AY2020 681,700 PropertyType 24
Parcel 5B1501010001 Address 1880 CREST ST Count 2
-Seller Kristan & Tara Stephens -Buyer Hal & Leslie Daugherty
min-SaleSource -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason Multiple Parcel Sale
Land-Area 6632 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 06/23/2020 AV-AY2020 34,000 PropertyType
Parcel 1C020K01E300 Address 1435 Harbor Way Count 1
-Seller Steven Wolf -Buyer Resource Inc
min-SaleSource Buyer Market Letter -TransmitCode
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area -AreaUnit Bldg-SF dg-Stories isedValue



Sale-Date 03/10/2020 AV-AY2020 334,200 PropertyType
Parcel 1C110K120051 Address Eastaugh Way Count 1
-Seller JMIS LLC -Buyer Eastaugh Way LLC
min-SaleSource Appraisal -TransmitCode Vacant Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area -AreaUnit Bldg-SF dg-Stories isedValue



Sale-Date 03/10/2020 AV-AY2020 158,100 PropertyType 17
Parcel 1C110K120140 Address MILL ST Count
-Seller JMIS LLC -Buyer Bonnell Development LLC
min-SaleSource Seller Market Letter -TransmitCode Vacant Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area 17219 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 02/28/2020 AV-AY2020 640,900 PropertyType 30
Parcel 4B1701090056 Address 10009 CRAZY HORSE DR Count 1
-Seller Alaska Striping & Painting Inc -Buyer R & L Leasing Inc
min-SaleSource Buyer Market Letter -TransmitCode Vacant Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area 195024 -AreaUnit sf Bldg-SF dg-Stories isedValue

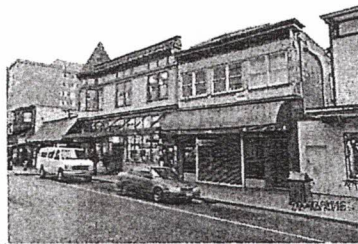
Juneau Sales List



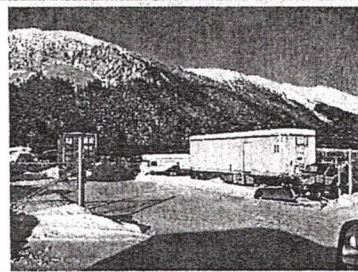
Sale-Date 02/13/2020 AV-AY2020 444,400 PropertyType 24
Parcel 4B1701080020 Address 10012 CRAZY HORSE DR Count 1
-Seller MCC Rentals -Buyer RPA Investmetns
min-SaleSource Seller Market Letter -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason Personal Property In
Land-Area 36681 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 12/31/2019 AV-AY2020 1,155,600 PropertyType 24
Parcel 4B1701104000 Address 2771 SHERWOOD LN Count 1
-Seller Building Pros Inc -Buyer DPM Rentals LLC
min-SaleSource Buyer Market Letter -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area 15559 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 12/31/2019 AV-AY2020 1,206,300 PropertyType 20
Parcel 1C070K810090 Address 170 S FRANKLIN ST Count 2
-Seller Mackin Co (Mackinnon) -Buyer The Emporium Mall LLC
min-SaleSource -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area 7665 -AreaUnit sf Bldg-SF dg-Stories isedValue

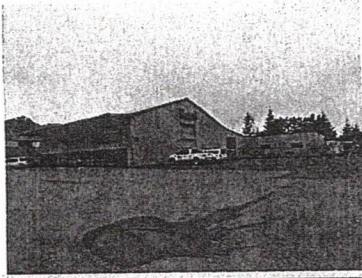


Sale-Date 12/24/2019 AV-AY2020 179,700 PropertyType
Parcel 5B1201300110 Address 1783 Anka St Count 1
-Seller Young Rentals LLC -Buyer Bonnell Development LLC
min-SaleSource Buyer Market Letter -TransmitCode Vacant Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 10/25/2019 AV-AY2020 158,100 PropertyType 17
Parcel 1C110K120130 Address 190 MILL ST Count 1
-Seller JMIS LLC -Buyer Bonnell Development LLC
min-SaleSource Buyer Market Letter -TransmitCode Vacant Commercial
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-ConditionCode Valid Sale-AdjReason
Land-Area 17219 -AreaUnit sf Bldg-SF dg-Stories isedValue

Juneau Sales List



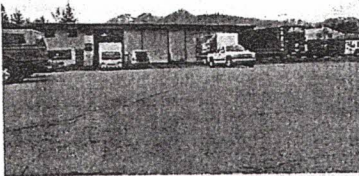
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Parcel 5B1201000060 Address 5245 GLACIER HWY Count 1
-Seller HPH Holdings LLC -Buyer Petro 49 Inc
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Land-Area 82215 -AreaUnit sf Bldg-SF dg-Stories isedValue



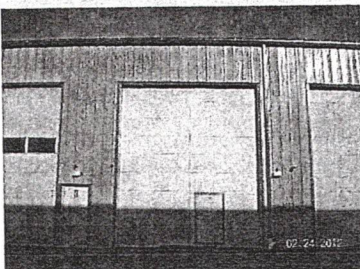
Sale-Date 10/02/2019 AV-AY2020 158,100 PropertyType 17
Parcel 1C110K120120 Address MILL ST Count 1
-Seller JMIS LLC -Buyer Gastineau Guiding Propertie
min-SaleSource Appraisal -TransmitCode Vacant Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area 17219 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 09/03/2019 AV-AY2020 1,019,900 PropertyType 24
Parcel 5B1201010010 Address 1610 ANKA ST Count 2
-Seller National Bank of Alaska -Buyer Odex Juneau LLC
min-SaleSource Buyer Market Letter -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area 39581 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 08/02/2019 AV-AY2020 638,600 PropertyType 30
Parcel 5B1201020100 Address 5452 SHAUNE DR Count 1
-Seller Odom Real Estate Partnershi -Buyer Odex Juneau LLC
min-SaleSource Buyer Market Letter -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area 18000 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 07/30/2019 AV-AY2020 70,000 PropertyType 30
Parcel 4B1601050160 Address 2276 INDUSTRIAL BLVD Count 1
-Seller William & Susan Martin -Buyer Juneau Interiors Staging LLC
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-ConditionCode Valid Sale-AdjReason
Land-Area 0 -AreaUnit 0 Bldg-SF dg-Stories isedValue

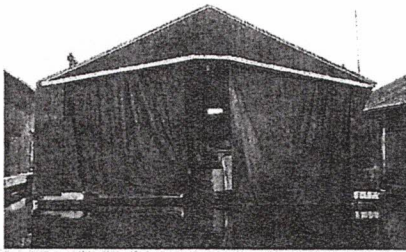
Juneau Sales List



Sale-Date 07/16/2019 AV-AY2020 141,800 PropertyType 21
Parcel 5B1601140043 Address 9309 GLACIER HWY Count 1
-Seller BBS LLC -Buyer Watchtree Juneau LLC
min-SaleSource Seller Market Letter -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area 6071 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 07/01/2019 AV-AY2020 1,743,200 PropertyType 20
Parcel 1C070B0N0011 Address 259 S FRANKLIN ST Count 1
-Seller Gold Diggers of Alaska Invest -Buyer RBG Holdings LLC
min-SaleSource Seller Market Letter -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Sale-AdjReason Personal Property In
Land-Area 5328 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 06/28/2019 AV-AY2020 34,000 PropertyType 19
Parcel 1C020K01G280 Address 1435 HARBOR WAY Count 1
-Seller Barbara Keller -Buyer Rex Thompson
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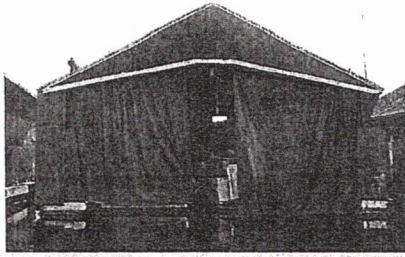
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Parcel 1C110K120150 Address MILL ST Count 1
-Seller JMIS LLC -Buyer M&M Tours Limited
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Land-Area 27179 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 03/26/2019 AV-AY2020 849,500 PropertyType 18
Parcel 4B2801050030 Address 3845 LEE CT Count 1
-Seller Charles Adams -Buyer JG Construction LLC
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over
10/1/2021

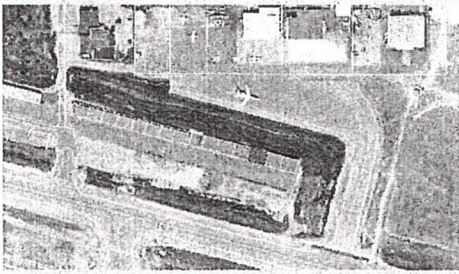
Juneau Sales List



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Parcel 1C020K01G290 Address 1435 HARBOR WAY Count 1
-Seller Barbara Keller -Buyer Byron Mallott
min-SaleSource Buyer Market Letter -TransmitCode
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area 0 -AreaUnit Bldg-SF dg-Stories isedValue



Sale-Date 01/04/2019 AV-AY2020 479,400 PropertyType 18
Parcel 5B2401610150 Address 4045 DELTA DR Count 1
-Seller Charles Moline -Buyer Colin Conerton & Jesse Uma
min-SaleSource Seller Market Letter -TransmitCode Residential
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area 9000 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 11/30/2018 AV-AY2020 164,000 PropertyType 24
Parcel 3B1501040120 Address 1544 CREST ST Count 1
-Seller CBJ, H Clough & R Young -Buyer James Thompson & Jennifer
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ValidationCode Qualified -InvalidReason Valid
-ConditionCode Sale-AdjReason
Land-Area 3250 -AreaUnit sf Bldg-SF dg-Stories isedValue

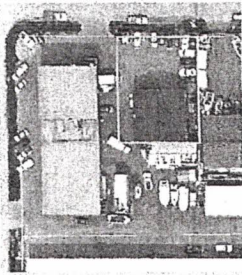


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Parcel 5B1501040030 Address 8825 MALLARD ST Count 1
-Seller Stanley and Sons -Buyer Affordable Auto Enterprises
min-SaleSource Non Sale Appraisal -TransmitCode
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason
Land-Area 25897 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 11/02/2018 AV-AY2020 538,200 PropertyType 24
Parcel 1C070B0J0020 Address 195 S FRANKLIN ST Count 1
-Seller Ronald & Kathryn Maas -Buyer Alvin & Debra Bergmann
min-SaleSource Buyer Market Letter -TransmitCode Commercial
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-ConditionCode Valid Sale-AdjReason
Land-Area 3205 -AreaUnit sf Bldg-SF dg-Stories isedValue

Juneau Sales List



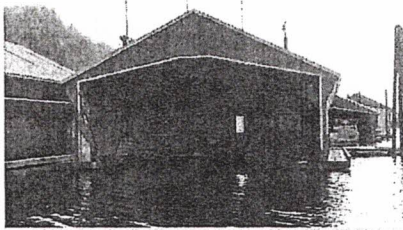
Sale-Date 10/29/2018 AV-AY2020 309,800 PropertyType 30
Parcel 4B1601090040 Address CRAZY HORSE DR Count 3
-Seller Tod D Young -Buyer 55 LLC
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ValidationCode Qualified -InvalidReason
-ConditionCode Sale-AdjReason

Land-Area 3888 -AreaUnit sf Bldg-SF dg-Stories isedValue



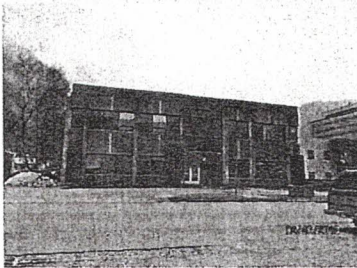
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Parcel 5B1601140070 Address 9309 GLACIER HWY Count 1
-Seller Mark Rierderer -Buyer RNL LLC
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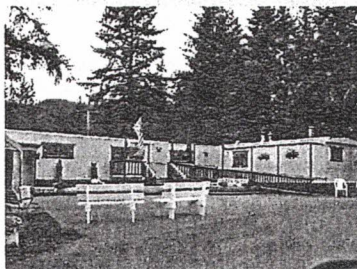
Sale-Date 07/25/2018 AV-AY2020 34,000 PropertyType 19
Parcel 1C020K01G200 Address 1435 HARBOR WAY Count 1
-Seller Michael Duby -Buyer Frederick Kasnick
min-SaleSource Buyer Market Letter -TransmitCode
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason

Land-Area 0 -AreaUnit Bldg-SF dg-Stories isedValue



Sale-Date 07/20/2018 AV-AY2020 1,857,300 PropertyType 24
Parcel 1C060U050022 Address 1108 F ST Count 5
-Seller First National Bank of Alaska -Buyer DCI Commercial LLC
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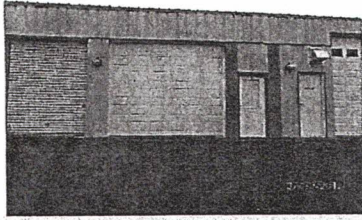
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Sale-Date 06/29/2018 AV-AY2020 703,900 PropertyType 31
Parcel 4B2901020010 Address 10200 MENDENHALL LOO Count 1
-Seller Spruce Meadow RV Park LLC -Buyer Glacier Nalu LLC
min-SaleSource Seller Market Letter -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason Personal Property In

Land-Area 12.5 -AreaUnit a Bldg-SF dg-Stories isedValue

Juneau Sales List



Sale-Date 03/05/2018 AV-AY2020 30,000 PropertyType 30
Parcel 4B1601080070 Address 2278 INDUSTRIAL BLVD Count 1
-Seller Mike Pilling & Kerry Kirkpatri -Buyer Robert Sauerteig
min-SaleSource Seller Market Letter -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason

Land-Area 0 -AreaUnit 0 Bldg-SF dg-Stories isedValue



Sale-Date 02/15/2018 AV-AY2020 713,300 PropertyType 24
Parcel 5B1601000023 Address 9151 GLACIER HWY Count 1
-Seller Pilcher Properties LLC -Buyer St Vincent Depaul Society
min-SaleSource Non Sale Appraisal -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason

Land-Area 20710 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 01/29/2018 AV-AY2020 507,100 PropertyType 24
Parcel 5B1201450050 Address 5410 BENT CT Count 1
-Seller Michael & Lavina Smith -Buyer Salt Holdings LLC
min-SaleSource Non Sale Appraisal -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason Personal Property In

Land-Area 15283 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 01/09/2018 AV-AY2020 342,600 PropertyType 17
Parcel 1C1001070050 Address 549 S FRANKLIN ST Count 4
-Seller Keen & Harris -Buyer Eagle Bluffs LLC
min-SaleSource Seller Market Letter -TransmitCode Vacant Commercial
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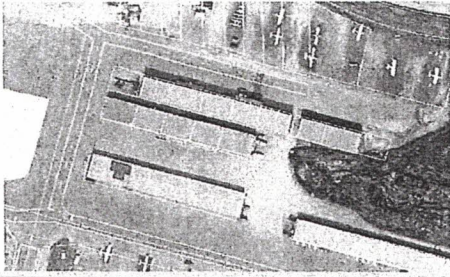
Land-Area 3117 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 12/22/2017 AV-AY2020 249,970 PropertyType 21
Parcel 5B15011109B0 Address 2231 JORDAN AVE Count 1
-Seller Constance Trollan -Buyer Tamar Mary Boyd
min-SaleSource Seller Market Letter -TransmitCode Commercial
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Land-Area 0 -AreaUnit 0 Bldg-SF dg-Stories isedValue

Juneau Sales List



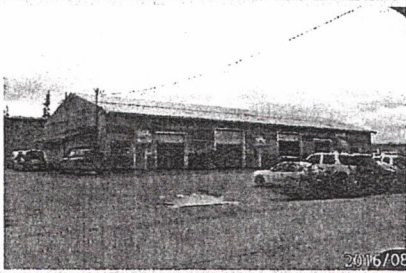
Sale-Date 10/12/2017 AV-AY2020 41,200 PropertyType 24
Parcel 3B1501020030 Address 1669 CREST ST Count 1
-Seller CBJ & Larry Depute -Buyer Richard Forst
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Land-Area 1179 -AreaUnit sf Bldg-SF dg-Stories isedValue



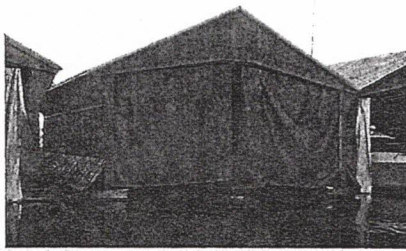
Sale-Date 09/20/2017 AV-AY2020 281,000 PropertyType 30
Parcel 4B1701103003 Address 2769 SHERWOOD LN Count 1
-Seller Building Pros Inc -Buyer Michael Blume
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Land-Area 0 -AreaUnit Bldg-SF dg-Stories isedValue



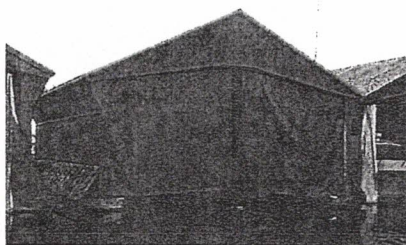
Sale-Date 09/19/2017 AV-AY2020 718,400 PropertyType 24
Parcel 4B1601010040 Address 2450 INDUSTRIAL BLVD Count 1
-Seller B&K Ventures -Buyer Bad Dog Investments
min-SaleSource Appraisal -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
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Land-Area 34907 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 09/07/2017 AV-AY2020 34,000 PropertyType 19
Parcel 1C020K01E230 Address 1435 HARBOR WAY Count 1
-Seller Richard Shattuck -Buyer Neil Mackinnon
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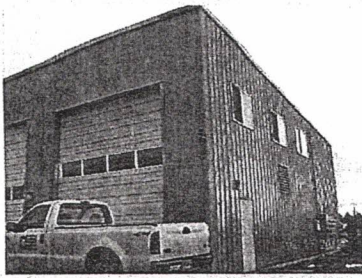
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Sale-Date 09/07/2017 AV-AY2020 34,000 PropertyType 19
Parcel 1C020K01E220 Address 1435 HARBOR WAY Count 1
-Seller Allen Shattuck -Buyer Neil Mackinnon
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Juneau Sales List



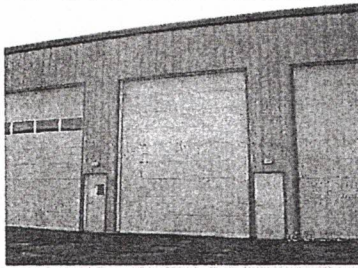
Sale-Date 07/31/2017 AV-AY2020 100,000 PropertyType 30
Parcel 4B1601120130 Address 2270 BRANDY LN Count 1
-Seller James & Arbe Williams -Buyer Andrew Miller
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ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason

Land-Area 0 -AreaUnit Bldg-SF dg-Stories isedValue



Sale-Date 07/21/2017 AV-AY2020 524,500 PropertyType 24
Parcel 5B1201330160 Address 2005 ANKA ST Count 3
-Seller Caroline Pitts -Buyer Casey & Natalie Wilkins
min-SaleSource Appraisal -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason Multiple Parcel Sale

Land-Area 12738 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 06/13/2017 AV-AY2020 91,500 PropertyType 30
Parcel 4B1601050030 Address 2274 INDUSTRIAL BLVD Count 1
-Seller Ralph Bennett -Buyer Hal & Leslie Daugherty
min-SaleSource Seller Market Letter -TransmitCode
ValidationCode Qualified -InvalidReason
-ConditionCode Invalid Sale-AdjReason Improvement Chang

Land-Area 0 -AreaUnit 0 Bldg-SF dg-Stories isedValue



Sale-Date 04/24/2017 AV-AY2020 125,700 PropertyType 30
Parcel 4B1701090226 Address 10011 CRAZY HORSE DR Count 1
-Seller Alaska Striping & Painting Inc -Buyer Paul & Wanda Thomas
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-ConditionCode Valid Sale-AdjReason

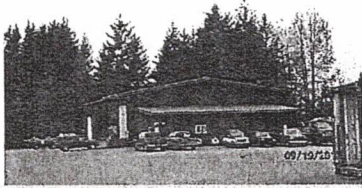
Land-Area 0 -AreaUnit Bldg-SF dg-Stories isedValue



Sale-Date 04/11/2017 AV-AY2020 1,513,800 PropertyType 21
Parcel 7B0901030071 Address 3161 CHANNEL DR Count 1
-Seller Media Limited -Buyer Frontier Properties LLC
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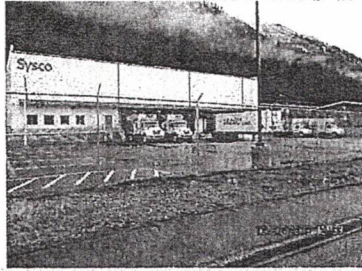
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Juneau Sales List



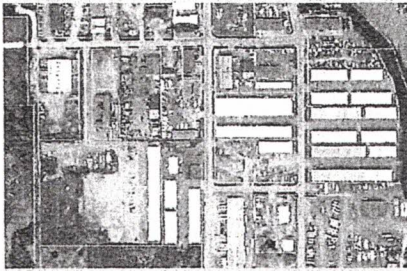
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Parcel 5B1201040052 Address 1721 ANKA ST Count 2
-Seller Channel Construction Inc -Buyer Construction Machinery Ind
min-SaleSource Appraisal -TransmitCode
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason Multiple Parcel Sale

Land-Area 236966 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 03/16/2017 AV-AY2020 409,100 PropertyType 30
Parcel 1C110K120101 Address 170 MILL ST Count 1
-Seller JMIS LLC -Buyer Sysco Seattle, Inc
min-SaleSource Appraisal -TransmitCode Vacant Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason Improvement Chang

Land-Area 34095 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 02/14/2017 AV-AY2020 144,400 PropertyType 30
Parcel 4B1701090223 Address 10011 CRAZY HORSE DR Count 1
-Seller Alaska Striping & Painting -Buyer Benton & Meier Manageme
min-SaleSource Buyer Market Letter -TransmitCode
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason

Land-Area 0 -AreaUnit Bldg-SF dg-Stories isedValue



Sale-Date 01/30/2017 AV-AY2020 927,600 PropertyType 21
Parcel 1C030C280080 Address 712 W TWELFTH ST Count 1
-Seller Juneau & Pacific Properties L -Buyer 712 W 12th St LLC
min-SaleSource Seller Market Letter -TransmitCode Commercial
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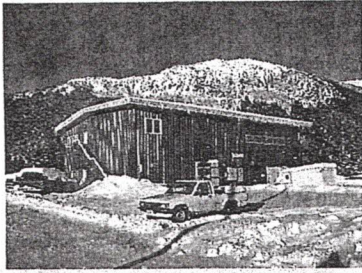
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Sale-Date 01/27/2017 AV-AY2020 203,300 PropertyType 24
Parcel 6D0701000020 Address 4755 N DOUGLAS HWY Count 2
-Seller Michael Hatch -Buyer Compton-Munro Automotiv
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ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason Multiple Parcel Sale

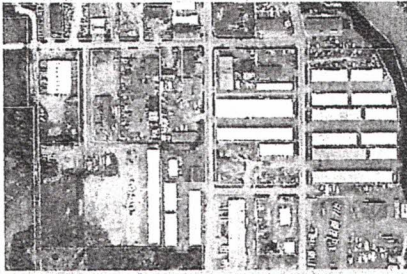
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Juneau Sales List



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Parcel 5B1201060140 Address 5720 CONCRETE WAY Count 1
-Seller Alaska Seafood Holdings Inc -Buyer Alcor Lands LLC
min-SaleSource Appraisal -TransmitCode Commercial
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-ConditionCode Valid Sale-AdjReason

Land-Area 32974 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 01/10/2017 AV-AY2020 144,400 PropertyType 30
Parcel 4B1701090228 Address 10011 CRAZY HORSE DR Count 1
-Seller Alaska Striping & Painting Inc -Buyer Morris Kenney
min-SaleSource Buyer Market Letter -TransmitCode
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason

Land-Area 0 -AreaUnit Bldg-SF dg-Stories isedValue



Sale-Date 12/30/2016 AV-AY2020 2,647,500 PropertyType 18
Parcel 7B0901040070 Address 1050 SALMON CREEK LN Count 1
-Seller The Salmon Co -Buyer Ak Preservation Spruce LP
min-SaleSource Non Sale Appraisal -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason Sales w Allocated Sa

Land-Area 53622 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 12/15/2016 AV-AY2020 1,203,800 PropertyType 24
Parcel 1C060U040040 Address 800 GLACIER AVE Count 1
-Seller Forrest Reetz LLC -Buyer Caelum AK LLC
min-SaleSource Seller Market Letter -TransmitCode Commercial
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-ConditionCode Valid Sale-AdjReason

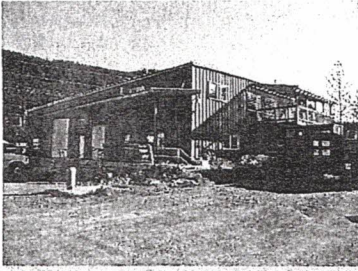
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Sale-Date 09/23/2016 AV-AY2020 1,157,400 PropertyType 18
Parcel 1C060C000080 Address 361 DISTIN AVE Count 1
-Seller Sally Engstrom -Buyer Lemann Bluff LLC
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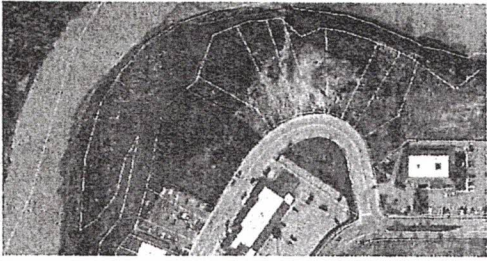
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Juneau Sales List



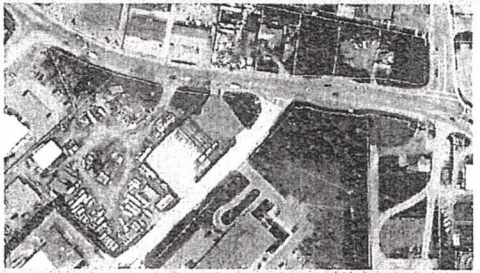
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Parcel 5B1501020170 Address 8401 AIRPORT BLVD Count 1
-Seller Russell & Caroline Shivers -Buyer DCI Properties LLC
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Land-Area 42577 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 08/10/2016 AV-AY2020 752,800 PropertyType 36
Parcel 5B1601440000 Address 3039 CLINTON DR Count 6
-Seller William Bauer -Buyer Juneau Senior Housing Partn
min-SaleSource None Sale Appraisal -TransmitCode Vacant Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason Multiple Parcel Sale

Land-Area 43560 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 08/02/2016 AV-AY2020 511,900 PropertyType 24
Parcel 5B1201060061 Address 5631 GLACIER HWY Count 2
-Seller Taku Oil Sales Inc -Buyer Gas N Go LLC
min-SaleSource Seller Market Letter -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason Multiple Parcel Sale

Land-Area 17301 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 06/30/2016 AV-AY2020 241,200 PropertyType 22
Parcel 4B1701100146 Address 2789 SHERWOOD LN Count 1
-Seller Cuttingedge Development In -Buyer Samuel Smith
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Land-Area 31329 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 06/15/2016 AV-AY2020 515,500 PropertyType 24
Parcel 5B1501000002 Address 8251 GLACIER HWY Count 1
-Seller Spickler Egan Financial Serv -Buyer DCI Properties LLC
min-SaleSource Buyer Market Letter -TransmitCode Commercial
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Juneau Sales List



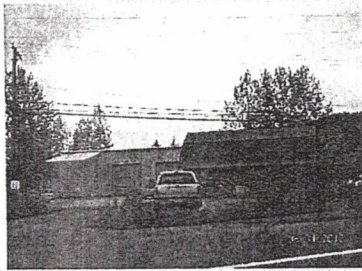
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Parcel 5B1201450110 Address 1731 RALPH'S WAY Count 1
-Seller BC Leasing Partnership -Buyer SE Furniture Warehouse Inc
min-SaleSource Seller Market Letter -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason

Land-Area 16457 -AreaUnit sf Bldg-SF dg-Stories isedValue



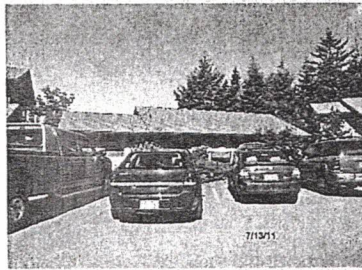
Sale-Date 03/30/2016 AV-AY2020 672,400 PropertyType 24
Parcel 1C070A030040 Address 100 N FRANKLIN ST Count 1
-Seller First National Bank Alaska -Buyer Spicketts Palace LLC
min-SaleSource Seller Market Letter -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason Damaged As-Is Prop

Land-Area 5943 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 03/01/2016 AV-AY2020 607,200 PropertyType 24
Parcel 4B1701100170 Address 10221 GLACIER HWY Count 1
-Seller James & Joan White -Buyer C & M Rentals
min-SaleSource Buyer Market Letter -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason

Land-Area 82328 -AreaUnit sf Bldg-SF dg-Stories isedValue



Sale-Date 02/10/2016 AV-AY2020 252,940 PropertyType 21
Parcel 5B15011107E0 Address 2221 JORDAN AVE Count 1
-Seller Allan Schlict -Buyer Alaska Bell Inc
min-SaleSource Seller Market Letter -TransmitCode Commercial
ValidationCode Qualified -InvalidReason
-ConditionCode Valid Sale-AdjReason

Land-Area 0 -AreaUnit 0 Bldg-SF dg-Stories isedValue

From: [Bob Spitzfaden](#)
To: [City Clerk](#)
Subject: FW: Initial response to July 28, 2021 letter
Date: Tuesday, October 12, 2021 3:44:09 PM
Attachments: [2021-08-03 Response Letter to Commercial Property Owners.pdf](#)

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

As previously indicated, I am forwarding the Bowen email of August 3 with attachments to be included in the Board packets for Alaskan Kiwi, Rountree, Engstrom and Coogan.

If the email comes without the attachment, please let me know.

Robert S. Spitzfaden

From: Teresa Bowen <Teresa.Bowen@juneau.org>
Sent: Tuesday, August 3, 2021 1:26 PM
To: 'spitz@gci.net' <spitz@gci.net>
Subject: Initial response to July 28, 2021 letter

Good afternoon, Mr. Spitzfaden.

We have received your letter regarding the commercial property appeals, dated July 28, 2021. I'm attaching our initial responses to your questions. More information will be forthcoming as we proceed in the appeal process- primarily for the properties who have timely filed their appeals. If you can confirm that you are the designated representative for each of the property owners listed, we can ensure you get that information with the property owner as the Assessor works with them.

Emphasized in the letter is the recent BOE training the State Assessor and CBJ Assessor provided in July this year. Please let us know if you have any trouble accessing that video. It is a wealth of information regarding this year's commercial property assessments:

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

-> 2021 BOE Agenda Packets

-> "Zoom Cloud Recording to Training Session"

-> passcode: Kuw@btP0

Thank you.

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

Robert H. Palmer III
Municipal Attorney

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Assistant - Criminal

Junnie Chup
Litigation and Support
Assistant - Civil

Leah Haskell-Cummins
Litigation and Support
Assistant - Criminal

August 3, 2021

Robert S. Spitzfaden
Gruening & Spitzfaden
PO Box 332598
Juneau, AK 99083

Delivered to: SPITZ@GCI.NET

Subject: Response to July 28th Letter Regarding Commercial Assessment Appeals

Dear Mr. Spitzfaden:

This letter provides an initial response to your letter dated July 28, 2021 regarding commercial property assessments in 2021.

The City has a records retention schedule and preserves records regarding its property assessments. You provide a list of commercial property owners that you purport are your clients. Please confirm that you are the designated legal representative for each property owner listed so we may ensure you receive information regarding each parcel. However, we will not be able to discuss merits regarding the property valuation for any property owners who did not timely file an appeal under CBJ 15.05.160 and AS 29.45.190(b).

Reviewing your letter, the 2021 Board of Equalization (BOE) training, provided by the State Assessor and the CBJ, should greatly assist your clients in understanding the commercial property assessments conducted by the CBJ for the 2021 assessment year. In particular, Deputy Assessor Michael Dahle presented at length about the rationale and methodology supporting commercial valuation adjustments made in 2021. His presentation materials are attached to this letter, and the entire training packet and recording of the training is available online at <https://juneau.org/clerk/boards-committees/boards-master-list/boe>. The video is under the 2021 BOE Agenda packet as "Zoom Cloud Recording to Training Session" and the passcode is provided next to the link (Kuw@btP0). The presentation by Michael Dahle begins at 1:16:00 in the video, although you may find the State Assessor's presentation at the start of the video regarding the BOE process informative as well.

In order to timely respond to your letter, we are providing the following initial information. Please keep in mind that the answers are focused exclusively on commercial property values and the specific methodologies applied to these values in the 2021 assessment year. This is not meant to answer all questions related to the nuances and complexities of the appraisal and assessment process.

1. Reevaluation under AS 29.45.150.

The CBJ Assessor did not undertake a systematic reevaluation for the 2021 assessment year. Only the Assembly can order a Reevaluation under AS 29.45.150, and they have not done so. For 2021, the CBJ Assessor conducted a standard annual assessment of full and true value as required by CBJ 15.05.100 & AS 29.45.110 using the same methods as in prior years: Computer Assisted Mass Appraisal (CAMA) adjusted for the outcome of Ratio Studies, in keeping with the standards of the International Association of Assessing Officers (IAAO).

2. Mass Assessment Method.

The term “mass assessment method” is not entirely accurate. The CBJ Assessor conducts valuation through a mass appraisal methodology, which has been summarized in reports and was presented during the 2021 BOE training (linked above). The assessed values were set through trending as indicated by ratio studies of sales.

3. Comparable sales.

Mass appraisal does not use the direct sales comparison approach that is commonly used for individual private fee appraisals. Commercial property sales were utilized in the Ratio Study and analysis process for the 2021 assessment year. Please refer the Deputy Assessor’s 2021 BOE presentation for additional information regarding the 2021 commercial property methodology. Also, please refer to Question 7 below for additional information about the Ratio Study process and result.

4. Cost Approach Method.

The cost approach was not utilized in setting assessed values for commercial properties for the 2021 assessment year. Please refer the Deputy Assessor’s 2021 BOE presentation for additional information regarding the 2021 commercial property methodology.

5. Income Method.

The income approach was not utilized in setting assessed values for commercial properties for the 2021 assessment year. Please refer the Deputy Assessor’s 2021 BOE presentation for additional information regarding the 2021 commercial property methodology.

6. Combination Method.

As provided in the answers above, this is not applicable to the 2021 assessment year.

While the above-suggested methodologies were not utilized during the 2021 assessment year, we encourage you and your clients to communicate and provide the CBJ Assessor with information regarding current market values. While the 2021 assessment year methodology has been set by a ratio study of sales (please refer to the 2021 BOE presentation provided by Deputy Assessor Michael Dahle), the City is always willing to accept information that will ensure assessments are fair and equitable.

7. Adjustments made for each particular property sale or analysis.

As noted in Question 3 above, the direct sales comparison approach common for private fee appraisals was not utilized in setting individual property values for the 2021 assessment year.

However, known qualified commercial sale prices were compared to assessed values in the ratio study process. That study demonstrated that commercial properties, particularly commercial land,

were substantially under-assessed. As a result of the ratio study, a 50% increase was applied to the base value of commercial land borough-wide. Prior to that increase, the ratio study indicated that the median assessed value of a commercial parcel was 73% of its known sale price. After the increase, the ratio study indicates that the median assessed value of a commercial parcel is 89% of its known sale price. Please refer to the 2021 BOE presentation provided by Deputy Assessor Michael Dahle for additional information.

8. Every sale employed in the mass appraisal method.

Please see the attached .pdf. Under CBJ 15.05.105(c), certain information is not provided as it is required to be kept confidential. Individual property owners may request their data from the City.

9. Name and Resume of each city employee involved in the mass appraisal.

Michael Dahle, Deputy Assessor, is the primary City employee involved with the commercial property assessments. His background summary is attached. Your letter appears to request all current and past personnel files. This request is denied under AS 39.25.080 and AS 40.25.120, requiring personnel records to be kept confidential with limited exception.

For the remainder, the CBJ Assessor and staff appraisers are certified by the AAAO- the Alaska Association of Assessing Officers- as assessment professionals, and they follow the standards of the profession for the assessment process. Notably, the CBJ Assessor follows the Standard on Mass Appraisal and the Standard on Ratio Studies. I encourage you and your clients to carefully review those standards for better understanding of the methodologies employed in mass appraisal.

10. Information for properties under appeal.

We are compiling this information and the CBJ Assessor will provide this information directly to the property owners who proceed to the Board of Equalization. If you confirm your representation of each property owner, we will supply this information to you as well.

11. Land value of sales- separate from improvements- used in mass appraisal method.

The analysis during the 2021 assessment year included review of both vacant land and improved sale properties. No land allocation method was applied to the improved sale properties.

12. Statistical analysis, formulas and methods employed.

Please refer to the presentation provided by Deputy Assessor Michael Dahle at the 2021 BOE training.

13. Information used to determine trends in commercial values.

Please refer to the presentation provided by Deputy Assessor Michael Dahle at the 2021 BOE training. This presentation also referred to COVID impacts. No decrease in commercial values was discernable as a result of COVID, but sales from 2020 were included in the analysis. You also request information addressing impacts of oil prices and decreasing State budgets. This information is not relevant to determining the fair and true value of real property undergoing a local municipal assessment under AS 29.45, and had no impact on the valuation.

14. Market sales employment in the Tax Year 2021 Summary Report.

Please see the attached .pdf. Under CBJ 15.05.105(c), certain information is not provided as it is required to be kept confidential. Further, to reiterate- no land allocation method was applied to valuation methodology.

15. Documentation employed in the mass appraisal method to determine impact.

From your question, you appear to ask if reductions in State of Alaska leasing space has reduced commercial property values. The CBJ Assessor has not received any studies or sales to substantiate this position. Any reduction would be reflected in market data, which would be considered part of the analysis in setting property values. Commercial property owners are encouraged to provide the CBJ Assessor with sales and lease prices.

16. Income Method cap rate.

The income approach was not employed or otherwise utilized in setting assessed values for assessment year 2021. However, if a property owner provides evidence of income and expense information to the Assessor during the review process, a cap rate of 6% will be applied to determine fair market value under the income approach. Please refer to the presentation provided by Deputy Assessor Michael Dahle at the 2021 BOE training.

Process for Appeal

As we move forward in the appeal process, we will be complying with the requirements defined in AS 29.45.190 – 29.45.210, and our local code requirements of CBJ 15.05. In particular, the Assessor prepares a 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.

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 assessment 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 assessment.”

Property owners who have timely filed an appeal currently have the opportunity to provide evidence to the CBJ Assessor in the interest of correcting any assessment errors. After review of such documentation, the Assessor could determine that there is sufficient evidence to make an administrative correction to assessed value. If your clients have such information, please provide it to the CBJ Assessor so any correction can be determined prior to the BOE hearings. It benefits both parties when information is provided. It ensures the Assessor has a fair opportunity to correct potential errors and helps the process moving forward.

We strongly encourage you to watch the 2021 BOE training at the link provided above. It will answer many of your clients’ questions and help the commercial property owners understand the Assessor’s legal requirement to assess property at its full and true value. It may also assist your clients in understanding that the valuation is still below market value during the current assessment year. If your argument is that the CBJ Assessor should have used a different methodology in assessing commercial properties during the 2021 assessment year, please keep in mind that Alaska law accords broad discretion in property valuation, which is only questioned in cases of fraud or clear error (Fairbanks Gold Mining, Inc. v. Fairbanks North Star Borough Assessor, 488 P.3d 959, 965

Robert S. Spitzfaden
Commercial Property Assessments

(Alaska 2021)). The CBJ's goal is to ensure that every property is equitably assessed at its true and full value, as required by law.

If your clients proceed in this matter, they will be afforded the same information and process that the City provides every appellant and required by law at the BOE.

Sincerely,



Teresa Bowen
Assistant Municipal Attorney
City and Borough of Juneau

Cc: Jeff Rogers, Finance Director
Mary Hammond, CBJ Assessor
Robert Palmer, City Attorney

Property Assessments

An overview for the Board of Equalization

Presented July 14, 2021

Assessment Basics

- Assessor is required by AS 29.45.110 to determine the fair market value of all taxable properties
- Assessed Values are critical to the equitable distribution of the tax burden
- Value is determined as of January 1st each year
- Three approaches to value are considered: Cost, Sales Comparison, and Income
- CBJ Assessor generally uses a *Market (Sales Comparison) Approach*
- Preferred approaches are usually applied across a property class

Assessment Basics

- Computer Assisted Mass Appraisal (CAMA)
 - Underlying land value is determined from a base rate (price per Sq Ft for example) adjusted for various factors of desirability or usability
 - Improvement value considers size, age, construction method, quality, condition and enhancing features
 - Land and improvements are reviewed for adjustment annually based on comparison to comparable sales through the Ratio Study process

Property Values

- Property values, regardless of what system they come out of or what purpose they are done for, utilize a model, either a formal one put “to paper” or an informal one in someone’s head.
 - You
 - Your neighbor
 - A realtor
 - An appraiser
 - An insurance agent
- It may be a simple general ballpark value, based on price per SF, adjusted for quality, condition or style, or more

Property Values

- The modeling process involves
 - model specification
 - model calibration
- Objectives are to move the commercial properties fully into the mass appraisal process and to get that process migrated into the CAMA system

Mass Appraisal

- We primarily use mass appraisal techniques
 - That is standard for assessment valuations
- Mass appraisal vs single (fee) appraisal
 - Vertical process vs horizontal process
 - Potentially more uniformity from a mass appraisal process

Analysis

- Our analysis process is multifaceted
 - General Market Conditions and Trends
 - Ratio Studies – our assessed values vs the market
 - Special Studies
- Information that we look at includes
 - Sales prices
 - Construction costs
 - Income and expenses
 - Lease rates
 - Capitalization rates
 - Financing and the financial markets

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, such as a paired sale study, we occasionally go back 10 or more years.

Analysis

- The Juneau challenges
 - 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 have data on a portion of those.
- Regardless of the challenges and what data we do or don't have assessed values have to be set every year.

Our Staff

- We have
 - An assessment clerk who provides tax payer services and handles administrative tasks
 - A BPP Appraiser who specializes in the Business Personal Property valuations and manufactured home valuations.
 - Three certified staff appraisers who primarily work on residential valuations but may assist with commercial valuations.
 - A Deputy Assessor who is the primary commercial appraiser.
 - The Assessor who oversees the office and the valuation process.

External Appraisals

- How external appraisals relate to our work is often misunderstood.
 - We welcome their submission for review.
 - Sometimes they contain information regarding a property that changes our valuation.

However...

- They are not directly applicable to assessed values.
- They usually were performed for other purposes.
- External appraisals are a separate individuals opinion of value. For example for a lot, which had good comparable sales, the owner recently had appraisals done by three appraisers and their conclusions on value varied by 40%.
- The aspect of uniformity of assessed values is paramount as they are used to calculate an individuals tax burden.

Covid-19

Assessed Values In The Midst Of A Pandemic

- We recognize and are sympathetic to the fact that the past year has been difficult for some businesses in Juneau. Some businesses have seen drastic reductions in revenue, in some cases almost a complete elimination of revenue. At the same time, other businesses had a good year in 2020.
- In the midst of that, what State statutes require of us is to determine the market value of the real estate. While a particular business may go out of business the underlying real estate value may decrease, may stay the same, or may even increase.

Property Characteristics

- There are many factors that effect a properties value.
- Some key factors
 - Property Class
 - Property Attributes
 - Location

Property Characteristics

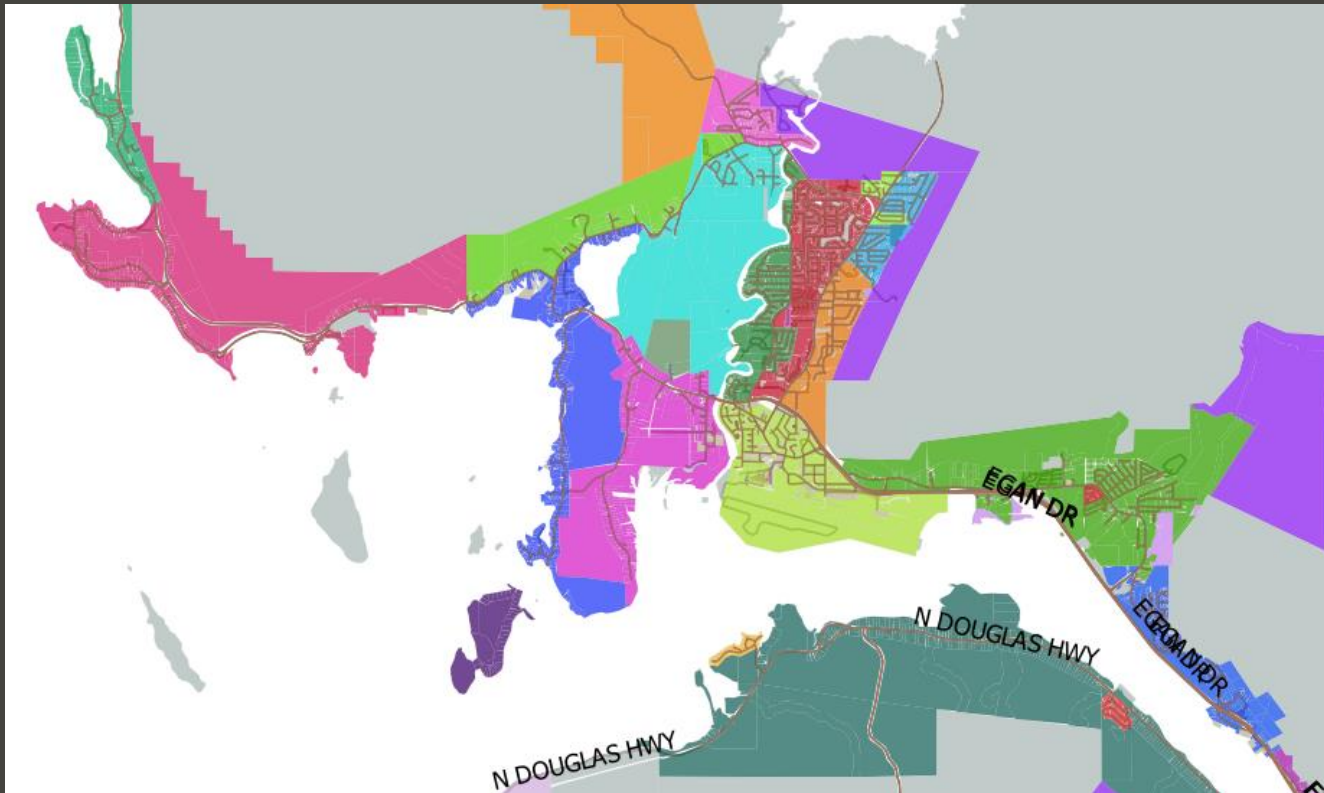
- Property Classes
 - Major Classification: Residential & Commercial
 - Within Residential
 - SFR
 - Rapt
 - Mimp
 - Zero-Lot
 - Condos & Townhouses
 - Plexes
 - Manufactured Homes
 - Within Commercial
 - Retail
 - Office
 - Medical
 - Hotel
 - Industrial
 - Others

Property Characteristics

- Property Attributes
 - Topography
 - View
 - Waterfront
 - Access
 - Wetlands
 - Flood Zones
 - Others

Property Characteristics

- Location
 - Have currently defined commercial neighborhoods
 - We are looking at further refinements utilizing a market area model that incorporates Regions, Districts and Neighborhoods.



The Market

- Sales volume – held steady in 2020 for commercial properties and remained strong for residential properties
- Sales prices – we specifically studied the market activity for 2020, leading up to the January 1, 2021 valuation date
 - Residential prices continued to increase
 - Commercial prices held steady; there was no indication of an overall decrease in commercial property values
- Limited supply – the Juneau market continues to be effected by a limited supply of both land and improved properties compared to the demand in both the residential and commercial classes

The Market

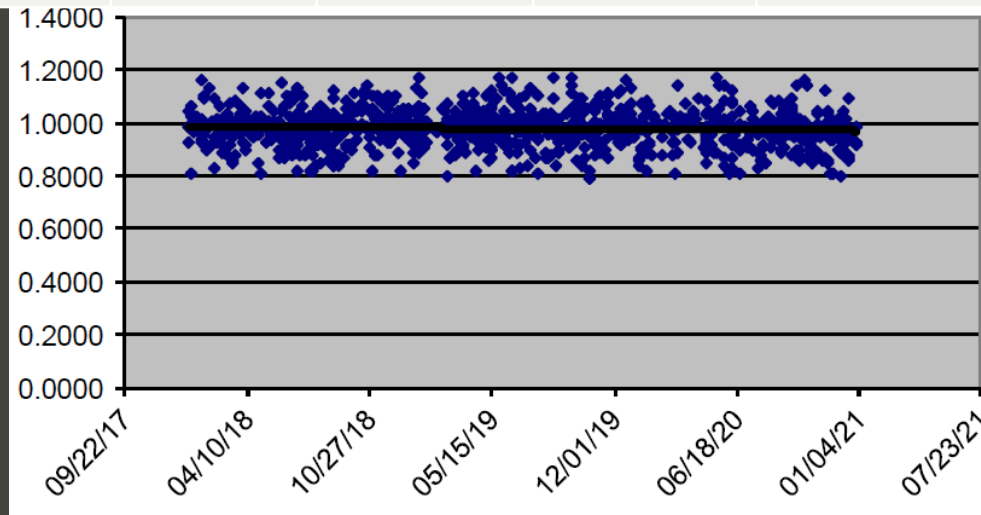
- This chart shows the number of commercial property sales per year. You can see that the sales volume held steady through 2020 in spite of the pandemic.



Residential Ratio Study 2021

Assessed Values as % of Sales Prices

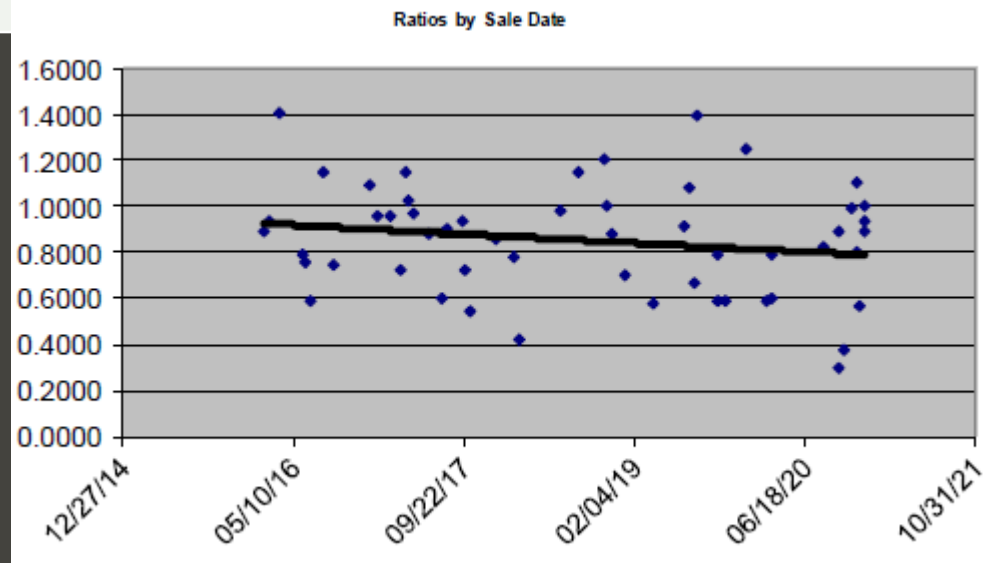
Prior/After	Lowest	Mean	Median	Highest	COD
Prior to 2021 adjustments	76.11%	96.29%	96.53%	116.91 %	6.00%
After 2021 adjustments	79.40%	97.91%	98.09%	117.45 %	5.43%



Commercial Ratio Study 2021

Assessed Values as % of Sales Prices

Prior/After	Lowest	Mean	Median	Highest	COD
Prior to 2021 adjustments	19.59%	68.79%	72.86%	119.08 %	23.60%
After 2021 adjustments	29.32%	85.26%	88.53%	140.91 o/	21.55%



Correcting Commercial Assessments

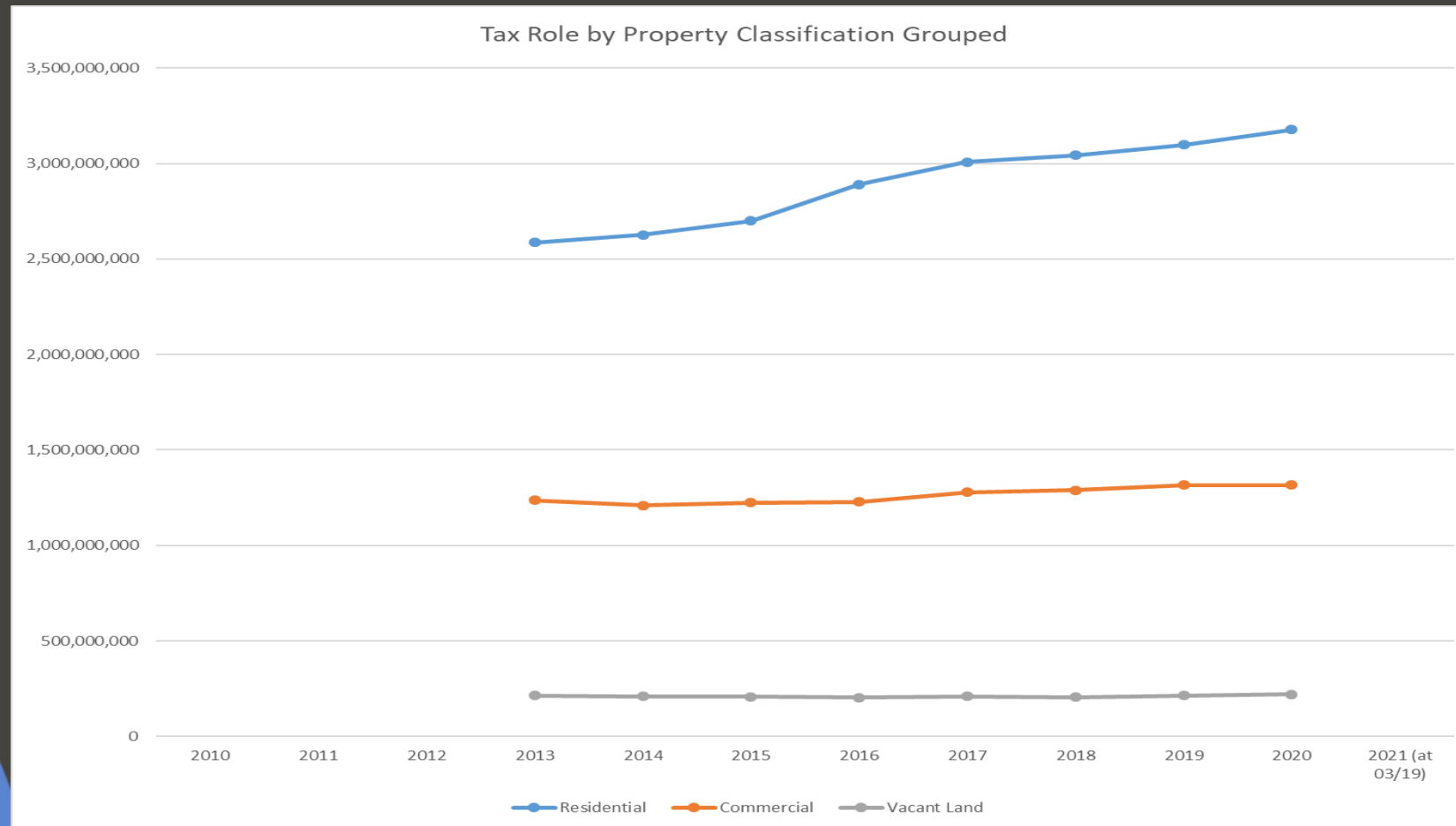
- Prior to 2021 adjustments
 - Median commercial property was assessed at 72.86% of sales price (68.79% mean)
 - Median improved commercial property was assessed at 78.81% of sales price (78.39% mean)
 - *Median vacant commercial land was assessed at just 39.22% of sales price (38.00% mean)*
- Commercial adjustments made in 2021
 - 50% increase to base commercial land value
 - 20% increase to warehouse condos
 - 20% decrease to boat shelters
- Result: Median commercial assessment ratio moved from 72.86% to 88.53% in 2021
 - CBJ Assessor target for median assessment ratio is 98%
 - Commercial properties in Juneau remain under-assessed by ~10% overall
 - CBJ Assessor will continue to refine the land adjustments and begin adjusting improvement values to reflect market sales in future years

Values for Assessment Year 2021

- Assessed values for commercial properties, on a whole, have not been adjusted for 10 or more years due to
 - The Juneau challenges
 - A CAMA system conversion
 - Other factors
- This has caused
 - Commercial property assessed values to lag behind the market
 - 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.

Values for Assessment Year 2021

- The next chart (below) shows the change in total assessed values by classification over the past 8 years.



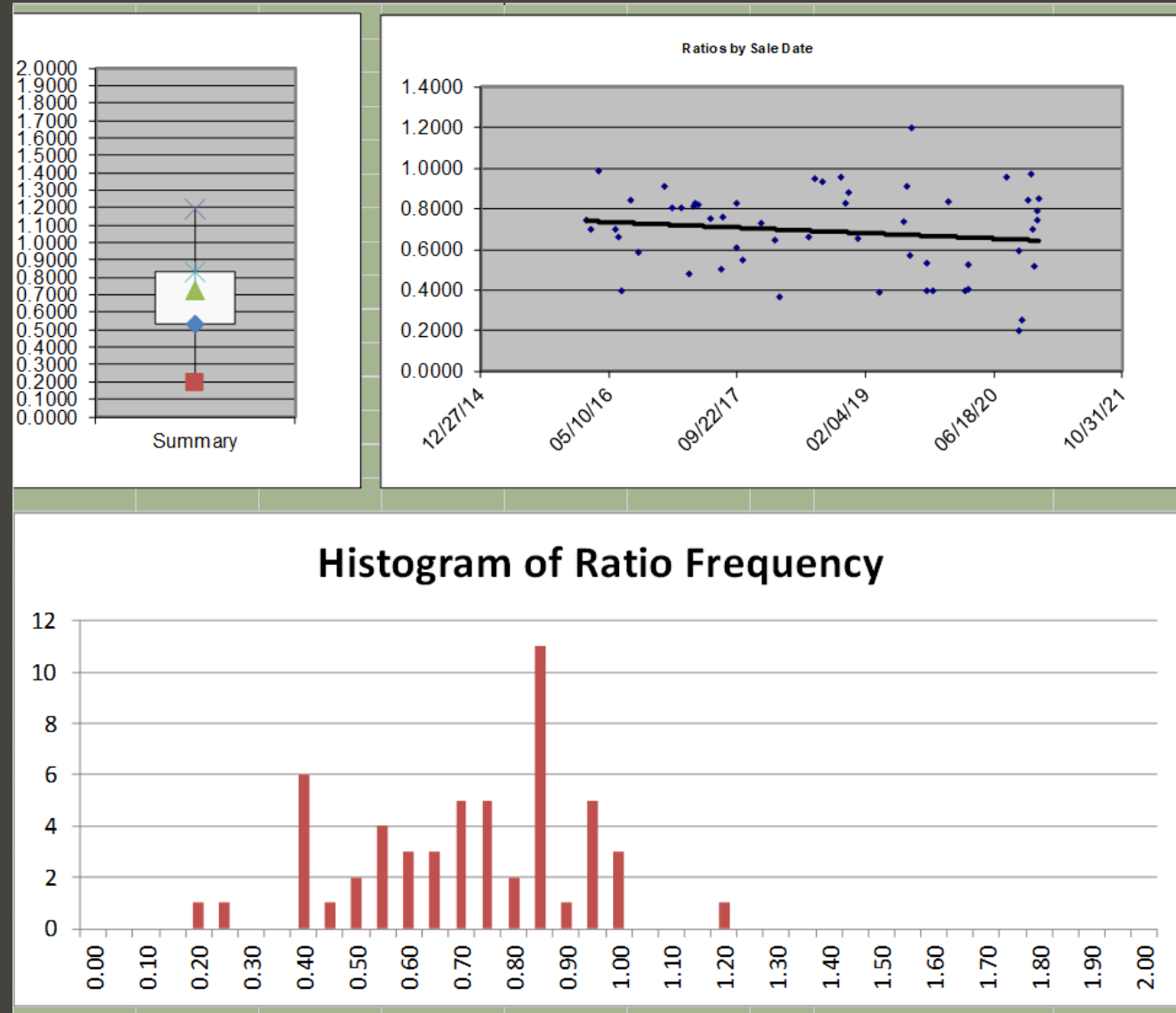
Values for Assessment Year 2021

- 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.

Values for Assessment Year 2021

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

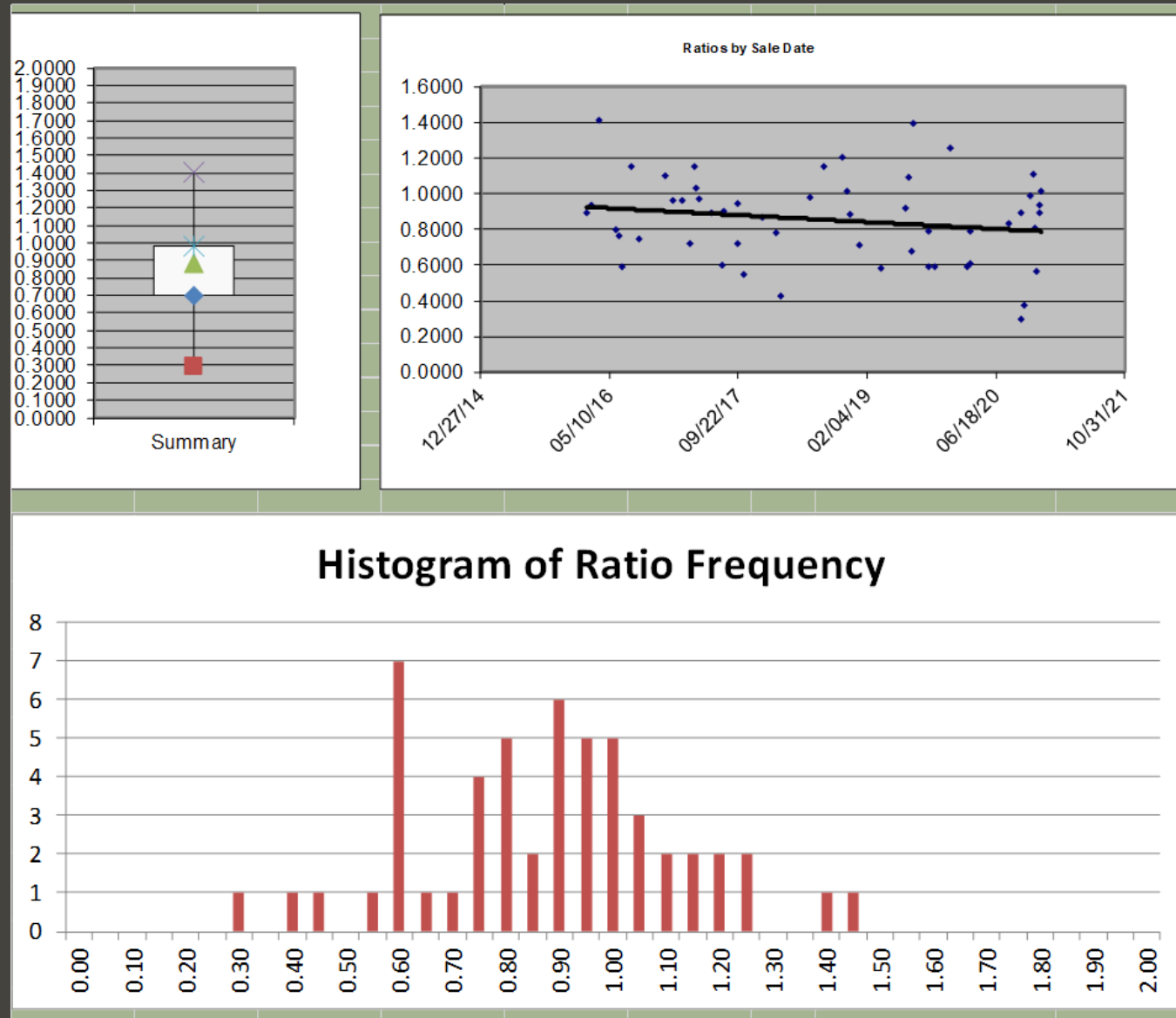
Values for Assessment Year 2021



Values for Assessment Year 2021

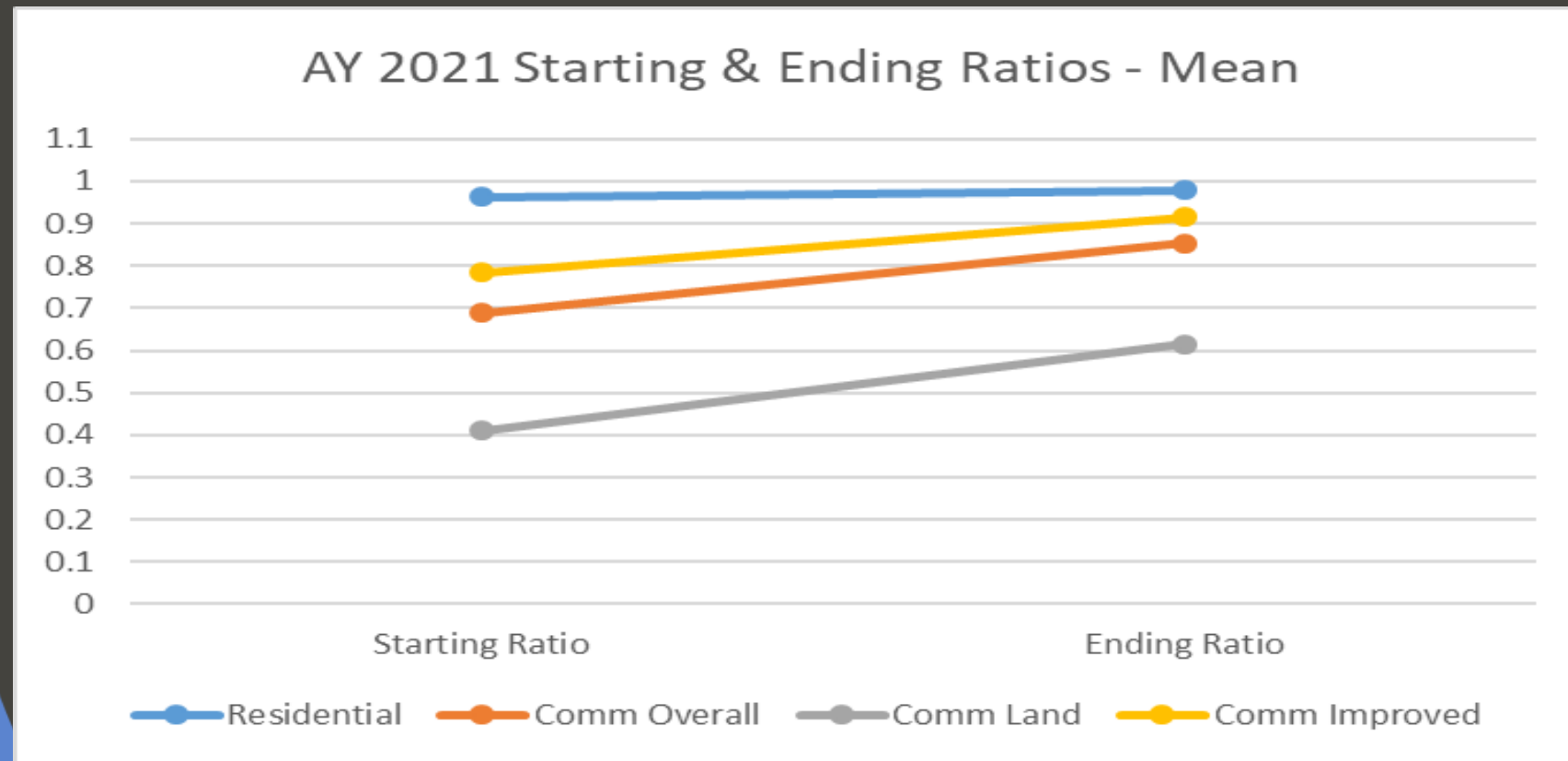
AY2021- Comm- Set 2 Updated AVs Live1- 20210316- No 19- All, 5 Yr, 5% Trend					
Summary Report					
				IAAO Standards for COD	
Statistics				SFR	15.0 or less
Current				SFR-newer/homog	10.0 or less
53	Count	(Number of Records with Ratio)		Income Properties	20.0 or less
0.2932	Minimum Ratio			Income-Urban area	15.0 or less
1.4091	Maximum Ratio			Vacant Land	20.0 or less
1.1159	Range				
0.8526	Mean	(This is the average ratio for your sample.)			
0.8853	Median	(This is the mid-point value for your sample. Preferred measure of central tendency.)			
0.6981	Weighted Mean				
3.0313	Sum of the Square of Deviations				
0.1908	AAD				
0.2414	Standard Deviation			Coefficients (0=Normal Distribution)	
21.5490	COD	(Good indicator of confidence level.)		Kurtosis	-0.0245
28.3180	COV			Skewness	0.0181
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)				
Trending Factors			Normal / Skewed Distribution Evaluation		
0.85 Target Level			0.0327 Differential Mean to Median		
0.9969 Factor on Mean			24 Number of data points below the mean.		
0.9601 Factor on Median			29 Number of data points above the mean.		
1.2176 Factor on Weighted Mean			*Note- # below/above works on data sets up to 5,000 pts.		

Values for Assessment Year 2021



Values for Assessment Year 2021

- This chart shows the ratios based on Assessment Year 2020 (Starting Ratio) and the results of our adjustments for the Assessment Year 2021 (Ending Ratio).



Values for Assessment Year 2021

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 between the land component and the building component(s).

Values for Assessment Year 2021

- This year will just be a first step.
- For most properties the increase will be applied to just the land component. 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.

Values for Assessment Year 2021

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

- Future refinements In the coming years we will be:
 - Refining the valuation models for all of the commercial property types- retail, office, medical, industrial, etc.
 - Refining the locational adjustments
 - Refining the value adjustments for things like quality, condition and other attributes.

Upcoming Appeal Hearings

- In our review we readily correct any errors
- Only a portion become actual appeals
- Uniformity is paramount

Upcoming Appeal Hearings

- Cap rates
 - Again, uniformity is critical
 - Other individuals can choose a different cap rate for their purposes
 - We have attempted to be conservative in selecting the cap rate
 - For a given amount of income, if the cap rate goes down the value goes up
 - With the data that we have available we have not been able to substantiate the claim that Juneau is inherently higher risk and therefore should have a higher cap rate than what we are applying
 - If, as we work through the review process, new information comes to light we could alter the cap rates, however, so far the data and tests indicate that our selected cap rates are producing values that are under market

Upcoming Appeal Hearings

- Cap rates

- We are using 6% overall and 7% for hotels/motels
- A sampling of cap rates from other sources
 - 4.75 – 5.5 Seattle Class A CBD Summer 2020
 - 5.75 – 6.5 Seattle Class A Suburban Office Rates Summer 2020
 - 4.25 – 4.75 Seattle Multifamily Rates Summer 2020
 - 4.75 – 5.25 Seattle Multifamily Suburban Rates Summer 2020
 - 3.75 – 4.25 Seattle Class A Industrial Rates Summer 2020
 - 4.00 – 5.25 2021 US Real Estate Market
 - 5.96 Anchorage, AK 1-3 floor apartments
 - 5.01 Pierce County, WA 1-3 floor apartments
 - 5.27 Ada County, ID 1-3 floor apartments
 - 4.88 – 5.26 Seattle Multifamily Class A & B Mid & High Rise
 - 5.36 – 5.76 Seattle Retail Class A & B
 - 5.67 – 5.87 Seattle Office Class A & B
 - 6.12 – 6.36 Seattle Industrial Class A & B

Property Assessments – BOE Presentation

Thank you!

AY2021 Analysis Sales List

Sale Date	Parcel	Number	Street	Neighborhood
12/09/20	1C070A050001	230	SEWARD ST	SOMMERS ON SEWARD_C_24
12/07/20	5B15011107E0	2221	JORDAN AVE	JORDAN CREEK C 24
12/04/20	4B1701090218	10011	CRAZY HORSE DR	SAFE HARBOR C 24
11/23/20	5B1201060260	5719	CONCRETE WAY	SEAGULLS EDGE C 24
11/17/20	4B1701020020	10011	GLACIER HWY	MENDE PENINSULA C
11/13/20	1D060L030011	201	CORDOVA ST	WEST JUNEAU C
10/30/20	1C060K660110	711	W WILLOUGHBY AVE	DOWNTOWN C
10/09/20	1C060K010031	0	EGAN DR	DOWNTOWN C
09/24/20	5B1201060160	5740	CONCRETE WAY	LEMON CREEK C
09/24/20	5B1201300110	1783	Anka St	
08/07/20	5B1501010001	1880	CREST ST	BUILDERS PLAZA C 24
03/10/20	1C110K120140	0	MILL ST	DOWNTOWN C
03/10/20	1C110K120051	0	Eastaugh Way	
02/28/20	4B1701090056	10009	CRAZY HORSE DR	MENDE PENINSULA C
12/24/19	5B1201300110	1783	Anka St	
10/25/19	1C110K120130	190	MILL ST	DOWNTOWN C
10/04/19	5B1201000060	5245	GLACIER HWY	LEMON CREEK C
10/02/19	1C110K120120	0	MILL ST	DOWNTOWN C
08/02/19	5B1201020100	5452	SHAUNE DR	LEMON CREEK C
07/30/19	4B1601050160	2276	INDUSTRIAL BLVD	RIVERVIEW YACHT C 24
07/16/19	5B1601140043	9309	GLACIER HWY	PROFESSIONAL PLAZA C 24
07/01/19	1C070B0N0011	259	S FRANKLIN ST	DOWNTOWN C
06/28/19	1C020K01G280	1435	HARBOR WAY	AURORA BASIN C 19
04/01/19	1C110K120150	0	MILL ST	DOWNTOWN C
02/28/19	1C020K01G290	1435	HARBOR WAY	AURORA BASIN C 19
01/04/19	5B2401610150	4045	DELTA DR	NORTHEAST VALLEY C
11/30/18	3B1501040120	1544	CREST ST	SOUTH VALLEY C
11/16/18	5B1501040030	8825	MALLARD ST	SOUTH VALLEY C
11/02/18	1C070B0J0020	195	S FRANKLIN ST	DOWNTOWN C
08/21/18	5B1601140070	9309	GLACIER HWY	PROFESSIONAL PLAZA C 24
07/25/18	1C020K01G200	1435	HARBOR WAY	AURORA BASIN C 19
07/20/18	1C060U050022	1108	F ST	DOWNTOWN C
06/29/18	4B2901020010	10200	MENDENHALL LOOP RD	AUKE MOUNTAIN C
03/05/18	4B1601080070	2278	INDUSTRIAL BLVD	P & J BUSINESS C 24
02/15/18	5B1601000023	9151	GLACIER HWY	SOUTH VALLEY C
12/22/17	5B15011109B0	2231	JORDAN AVE	JORDAN CREEK C 24
10/12/17	3B1501020030	1669	CREST ST	SOUTH VALLEY C
09/20/17	4B1701103003	2769	SHERWOOD LN	BEAR DEN YACHT CONDO C 24
09/19/17	4B1601010040	2450	INDUSTRIAL BLVD	MENDE PENINSULA C
07/31/17	4B1601120130	2270	BRANDY LN	BRANDY LANE YACHT C 24
07/21/17	5B1201330160	2005	ANKA ST	LEMON CREEK C
06/13/17	4B1601050030	2274	INDUSTRIAL BLVD	RIVERVIEW YACHT C 24
04/24/17	4B1701090226	10011	CRAZY HORSE DR	SAFE HARBOR C 24
04/11/17	7B0901030071	3161	CHANNEL DR	TWIN LAKES C
04/05/17	5B1201040052	1721	ANKA ST	LEMON CREEK C
03/16/17	1C110K120101	170	MILL ST	DOWNTOWN C
02/14/17	4B1701090223	10011	CRAZY HORSE DR	SAFE HARBOR C 24
01/10/17	4B1701090228	10011	CRAZY HORSE DR	SAFE HARBOR C 24
12/15/16	1C060U040040	800	GLACIER AVE	DOWNTOWN C
09/02/16	5B1501020170	8401	AIRPORT BLVD	SOUTH VALLEY C
08/02/16	5B1201060061	5631	GLACIER HWY	LEMON CREEK C
06/30/16	4B1701100146	2789	SHERWOOD LN	MENDE PENINSULA C
06/15/16	5B1501000002	8251	GLACIER HWY	SOUTHEAST INSURANCE C 24
06/03/16	5B1201450110	1731	RALPH'S WAY	LEMON CREEK C
03/30/16	1C070A030040	100	N FRANKLIN ST	DOWNTOWN C
03/01/16	4B1701100170	10221	GLACIER HWY	MENDE PENINSULA C
02/10/16	5B15011107E0	2221	JORDAN AVE	JORDAN CREEK C 24

* These were the sales available to us for our market analysis for assessment year 2021.

** Note that no sales prices are included due the requirement of CBJ ordinance to keep them confidential.

Michael Dahle – Background Summary

Background Summary

Michael Dahle has 19 years of experience in appraisal work including private (fee) appraisal work as well as appraisals for ad valorem (tax) purposes. Prior to that were 10 years of experience in market analysis and property valuations for investment purposes and over 10 additional years of business experience in government, non-profit entities and small to large businesses. The business experience includes ownership, management, and accounting including financial reports and budgeting.

Michael Dahle has worked in the assessment profession at the local jurisdictional level as well as the State oversight level. Besides work in analyzing real estate markets and appraising properties (both residential and commercial) Michael Dahle has provided oversight services for the Washington State Department of Revenue Property Tax Division, consultation to Assessor's Offices in all 39 counties in Washington State, evaluation of assessment systems, training for Assessor's Offices and appraisal staff, and directed the establishment of assessment systems.

Education

Assessment related education includes (but is not limited to):

IAAO Webinar- The Impact of COVID-19 on Hotel and Restaurant Values, 2021
IAAO 400- Assessment Administration, 2020
AAAO Winter Conference, 2019
Workshop on BOE Presentations, 2019
Appraising After A Disaster or Traumatic Events, 2019
Valuation of Barndominiums, 2019
Collection, Interpretation and Model Building, 2015
Appraisal Methodology - BOE Section (Taught), 2014
Appraisal Methodology (Developed Course), 2014
WA DOR - Developed & taught courses for DOR, 2009-2013
Field Device Best Practices, 2013
Sketching, 2013
Revaluation Appraisal, 2013
SQL Monitors, 2013
Assessor Roundtable, 2013
Supplemental Tax Rolls Part 1 & 2, 2013
Commercial & Industrial Modeling Concepts, 2012
WPSC IAAO 2012 Spring Seminar - Cost Approach (Taught), 2012
WPSC IAAO 2012 Spring Seminar (Attended), 2012
Using GIS in Property Assessment, 2012
E WA IAAO - Cost Approach (Taught), 2012
Terrascan Users Meeting – Washington, 2011
Valuation of Green Buildings, 2011
Valuation of High-End and Difficult Homes, 2011
Principles of Industrial Valuation, 2010
Current Use – Basic, 2010
Current Use – Advanced, 2010
Ratio Study/Statistical Analysis, 2010
Land Model Development Using SPSS, 2008

IAAO Course 500- Assessment of Personal Property, 2008
IAAO Course 310- Applications of Mass Appraisal, 2008

Education (Cont.)

Fundamentals of the Assessor's Office, 2008
Advanced Personal Property, 2008
Introduction to Personal Property, 2008
USPAP - Update, 2008
GIS & the Assessor's Office, 2008
IAAO Annual Conference- Attended and Co-Presented a Session, 2005
Appraisal Principles, 2003
Appraisal Practices, 2003
USPAP (Full), 2003
Other Related University and Professional Courses

Employment

Employment has included (but is not limited to):

City and Borough of Juneau
Washington Department of Revenue
Wahkiakum County
Lewis County
Private Appraisal Firms

Areas of Expertise

Areas of expertise include (but are not limited to):

Appraisal
Analysis
Assessment Administration
Assessment System Development
GIS / Mapping
Training
Accounting, Budgeting & Finance
Business Consulting
Project Management
Database Administration
Web Development
Computer System Conversions
Technology

Certifications

Include (but are not limited to):

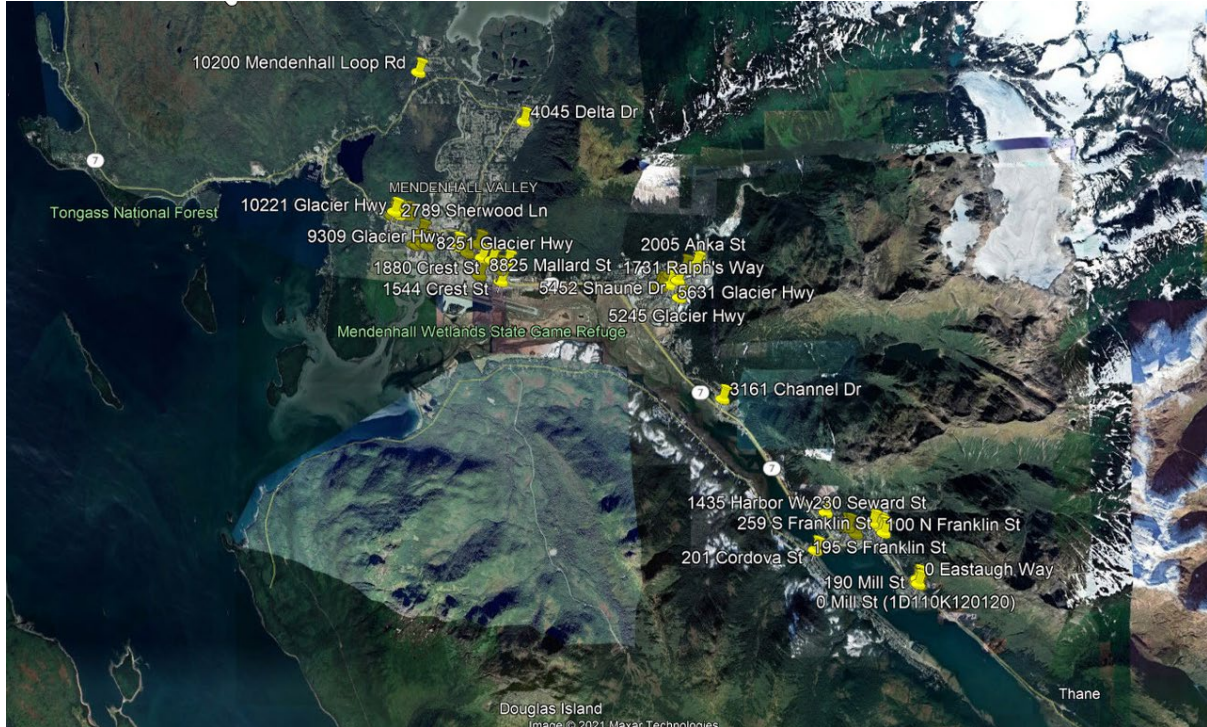
WA Ad Valorem Appraiser Accreditation #1183 since 06/2007
AK Certified Assessor Appraiser #214 in 2003 (in process of renewal)

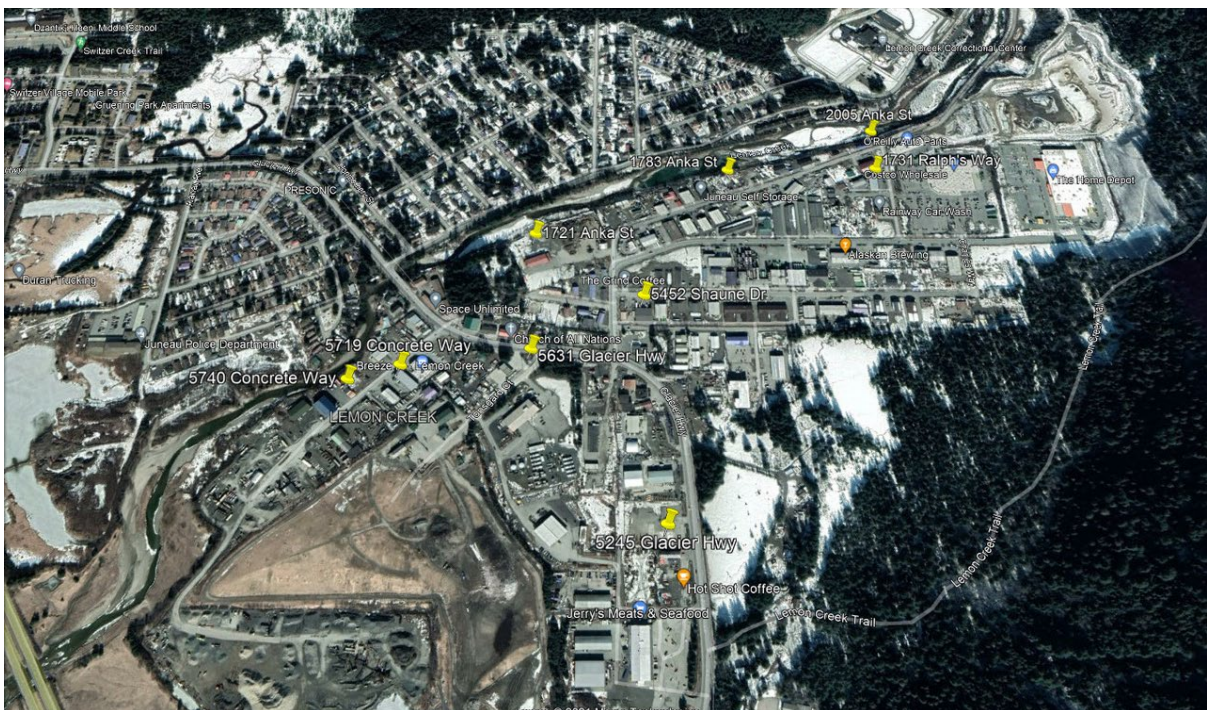
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To: City Clerk
Subject: Maps
Date: Wednesday, October 27, 2021 4:17:13 PM

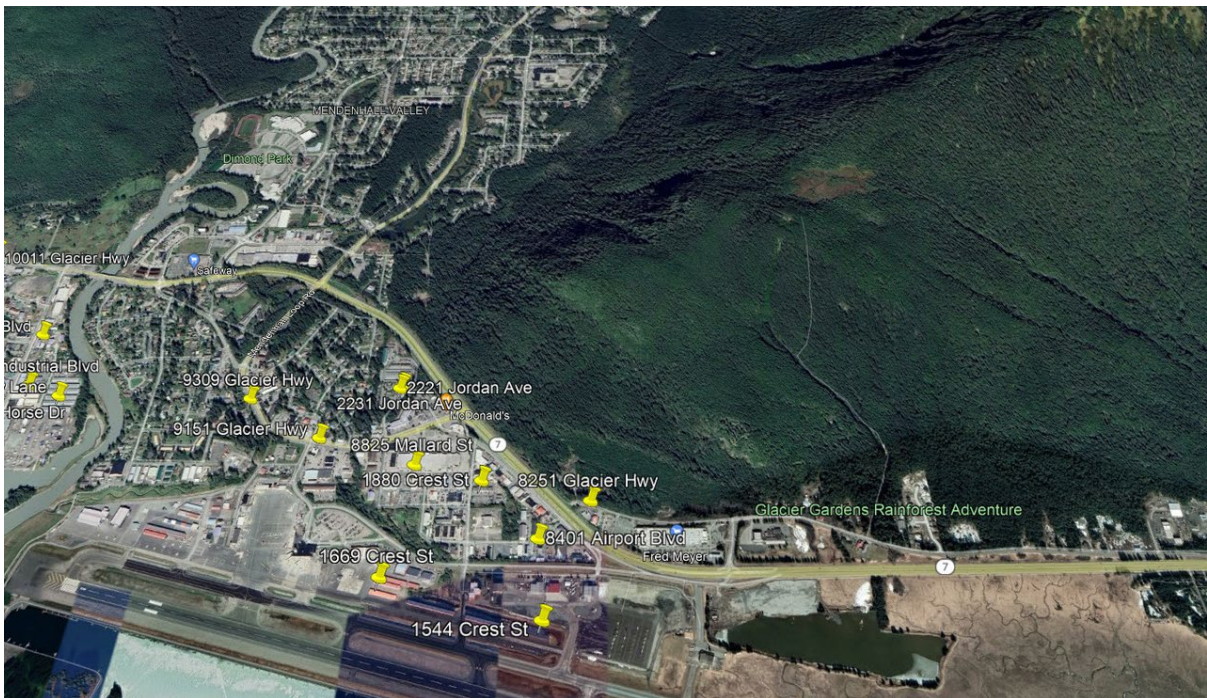
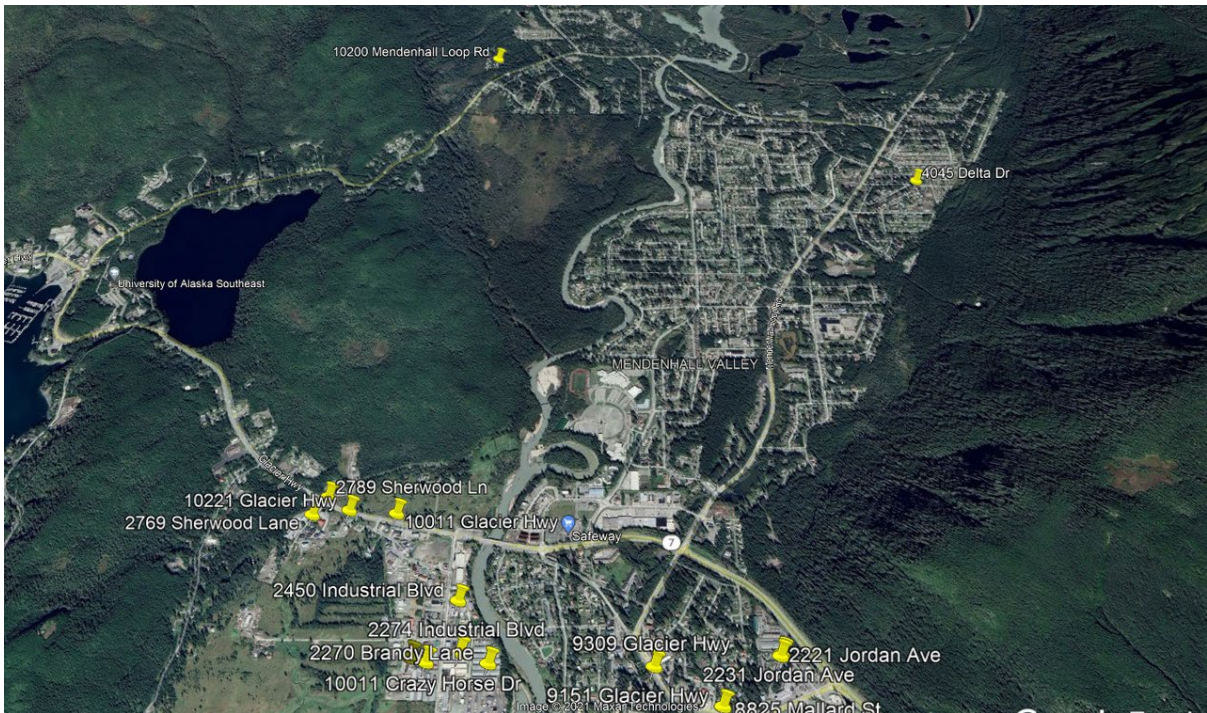
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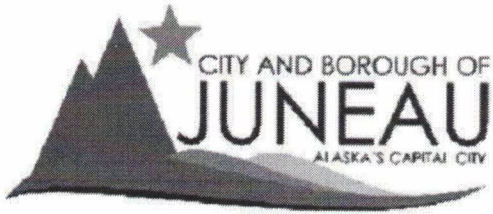
Please make part of the record for the October 28 and November 2,4,9 and 10 Board hearings, the following maps. I represent all of the appellants.

Robert S. Spitzfaden









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

Assessment Valuations Summary Report

City and Borough of Juneau

For Assessment Year 2021

Assessment Date (Effective Valuation Date): January 1,

2021 Report Date: April, 2021

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Special Message for 2021

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

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

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

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

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

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

Scope

Scope of Work

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

Client & Intended Users

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

Intended Use

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

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

Effective Date

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

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

Identification of Property

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

CBJ 15.05.100 Determination of full and true value:

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

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

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

Valuation Summary

Assessment Process Overview

Sales Data Procedures

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

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

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

Model Specification & Calibration Procedures

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

Three Approaches to Value

Cost Approach – is calibrated through trends in costs.

Sales Comparison Approach – utilizes market sales.

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

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

Analysis and Valuation Overview

Summary of Market Indications

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

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

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

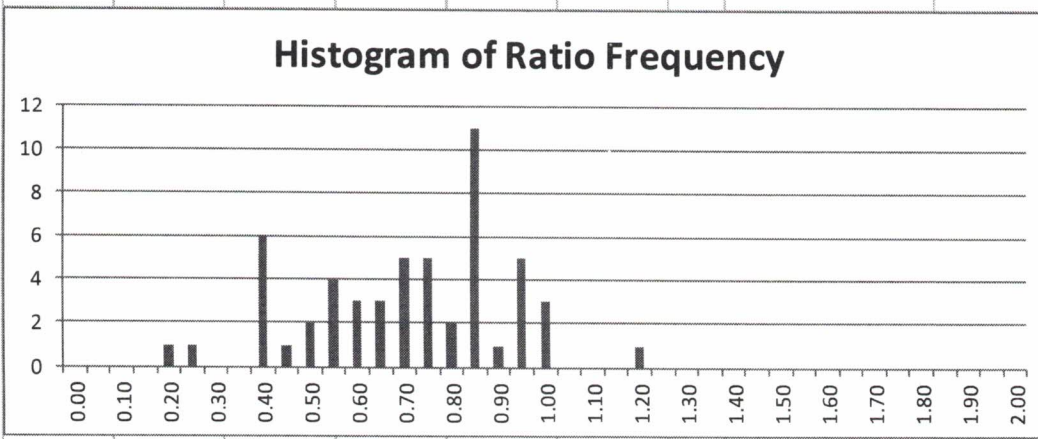
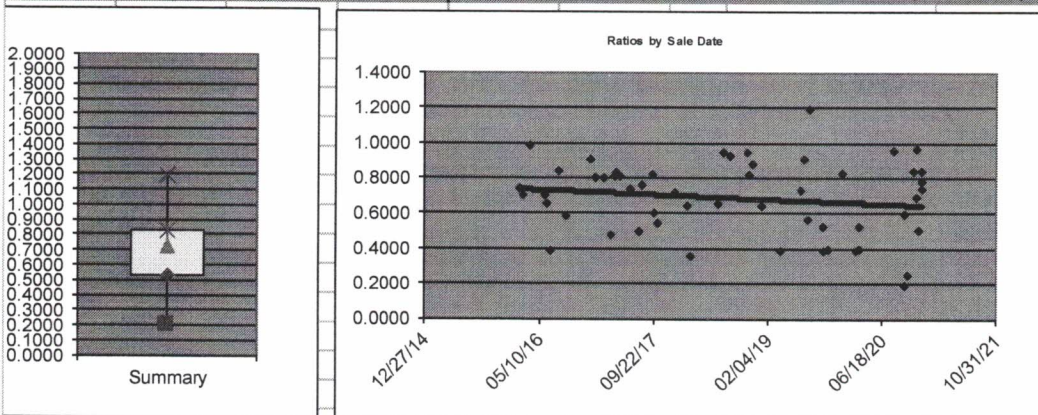
Property Type	2018 Median Sale Price	2019 Median Sale Price	2020 Median Sale Price
Single Family Homes	420,000	419,900	440,450
Attached Homes	298,500	309,000	325,000
Residential Condos	216,500	230,700	240,000

Summary of Performance Tests and Measures (Statistics) Commercial

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

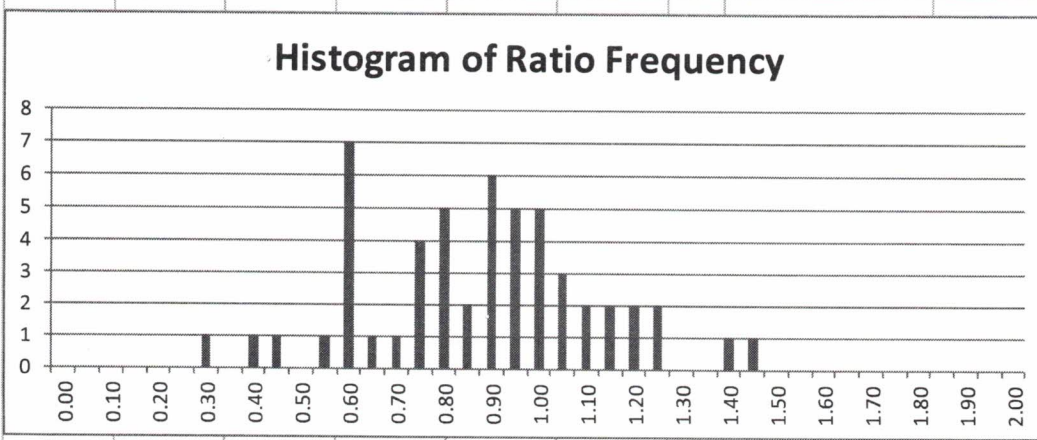
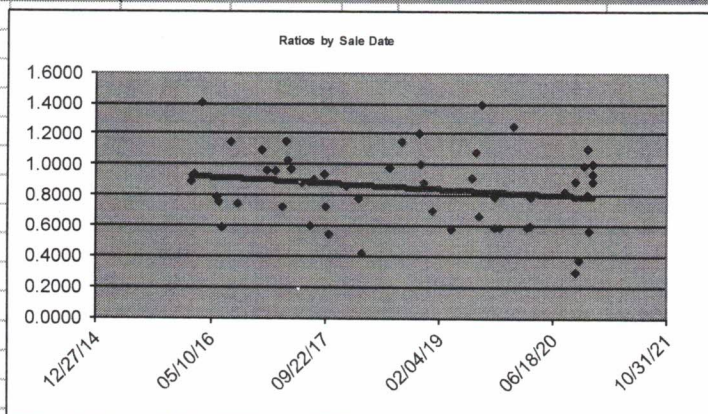
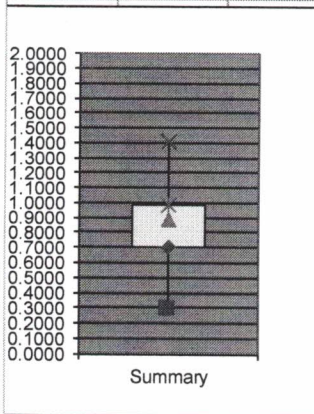
AY2021- Comm- Set 2- 20210316- No19- All, 5 Yr, 5% Trend			
Summary Report			
Statistics		IAAO Standards for COD	
Current	Proposed		
54	54	Count	(Number of Records with Ratio)
0.1959	0.3419	Minimum Ratio	
1.1908	1.6221	Maximum Ratio	
0.9950	1.2801	Range	
0.6879	0.8989	Mean	(This is the average ratio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

Trending Factors	Normal / Skewed Distribution Evaluation
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.

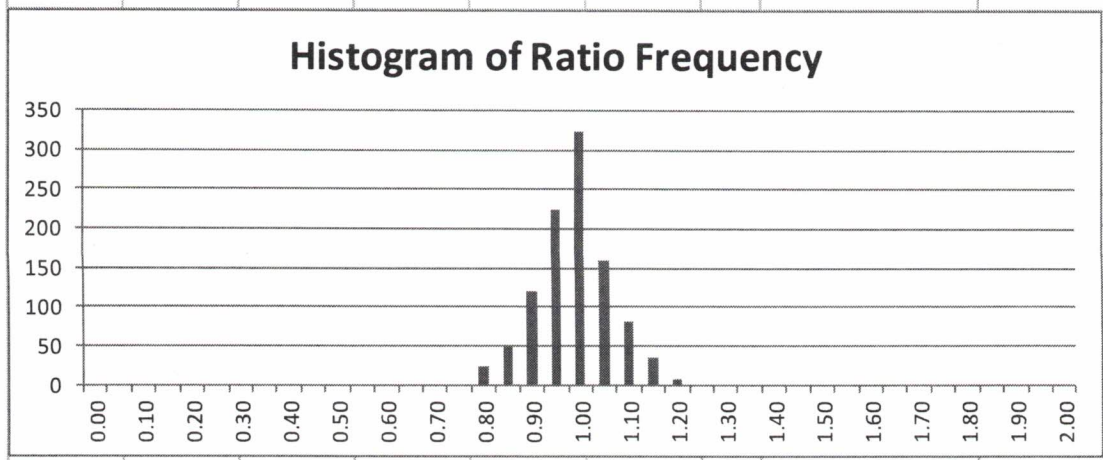
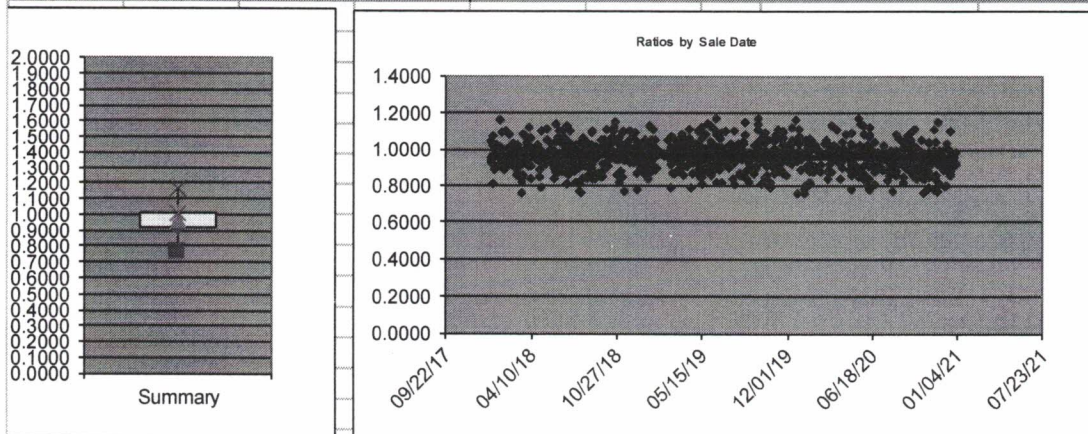
AY2021- Comm- Set 2 Updated AVs Live1- 20210316- No 19- All, 5 Yr, 5% Trend							
Summary Report							
			IAAO Standards for COD				
<u>Statistics</u>							
Current	Proposed				SFR	15.0 or less	
53	53	Count	(Number of Records with Ratio)			SFR-newer/homog	10.0 or less
0.2932	0.2932	Minimum Ratio			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					
21.5490	21.5490	COD (Good indicator of confidence level.)			Coefficients (0=Normal Distribution)		
28.3180	28.3180	COV			Kurtosis	-0.0245	
1.2214	1.2214	PRD- Price-Related or Factor Differential			Skewness	0.0181	
		(PRD s/b between 0.98 & 1.03, IAAO)			Alt.Cyhelsky's Skew	-0.0943	
		(PRD over 1=Regressive)			Alt.Pearson's Skew	-0.4059	
Trending Factors			Normal / Skewed Distribution Evaluation				
0.85 Target Level			0.0327 Differential Mean to Median				
0.9969 Factor on Mean			24 Number of data points below the mean.				
0.9601 Factor on Median			29 Number of data points above the mean.				
1.2176 Factor on Weighted Mean			*Note- # below/above works on data sets up to 5,000 pts.				



Summary of Performance Tests and Measures (Statistics) Residential

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

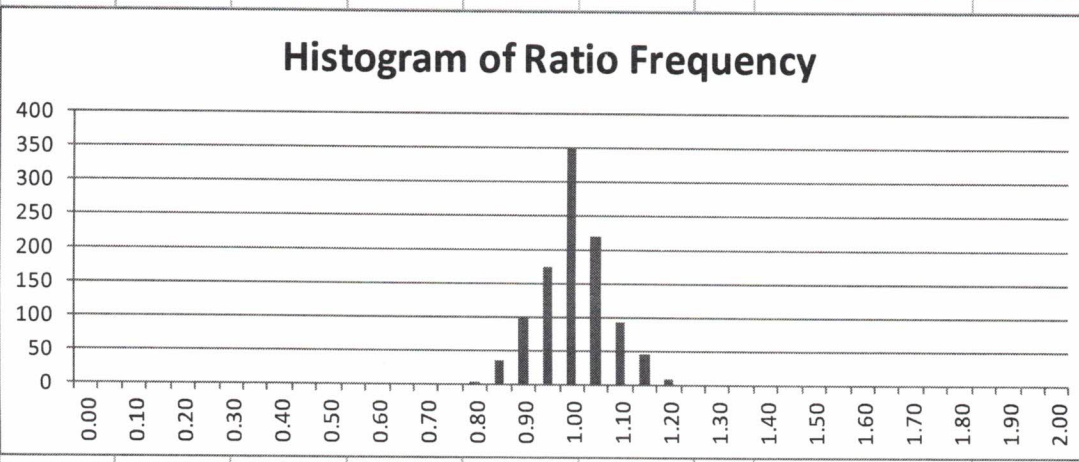
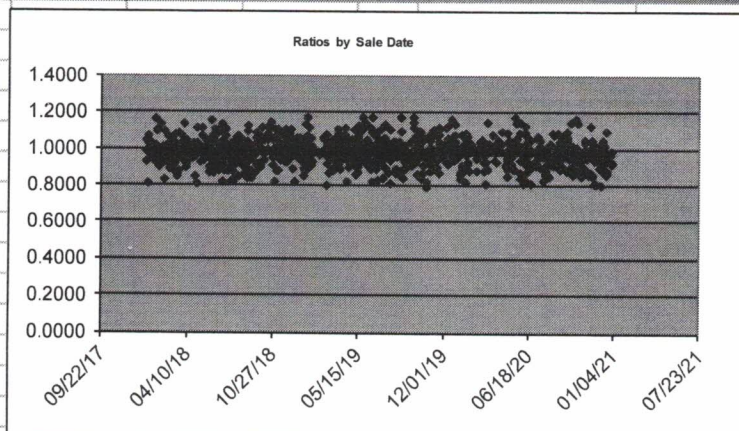
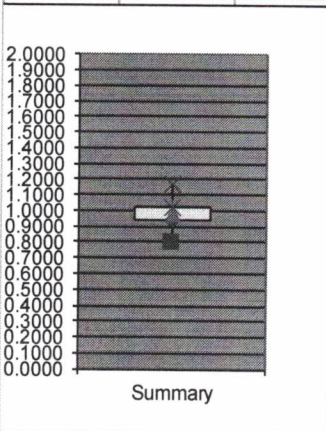
AY2021			
Summary Report Before Calibration			
Statistics		IAAO Standards for COD	
Current		SFR	15.0 or less
1025	Count (Number of Records with Ratio)	SFR-newer/homog	10.0 or less
0.7611	Minimum Ratio	Income Properties	20.0 or less
1.1691	Maximum Ratio	Income-Urban area	15.0 or less
0.4080	Range	Vacant 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			
<u>Statistics</u>						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		Normal / Skewed Distribution Evaluation	
0.85 Target Level		0.0018 Differential Mean to Median	
0.8682 Factor on Mean		504 Number of data points below the mean.	
0.8665 Factor on Median		526 Number of data points above the mean.	
0.8712 Factor on Weighted Mean		*Note- # below/above works on data sets up to 5,000 pts.	



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.

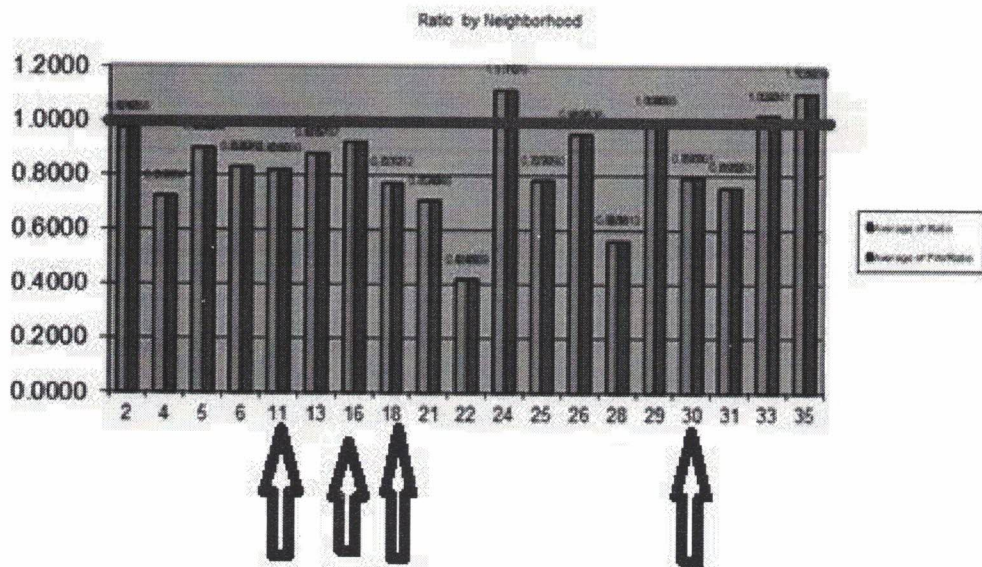
Submarkets, Stratifications and Characteristics Adjustments

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.

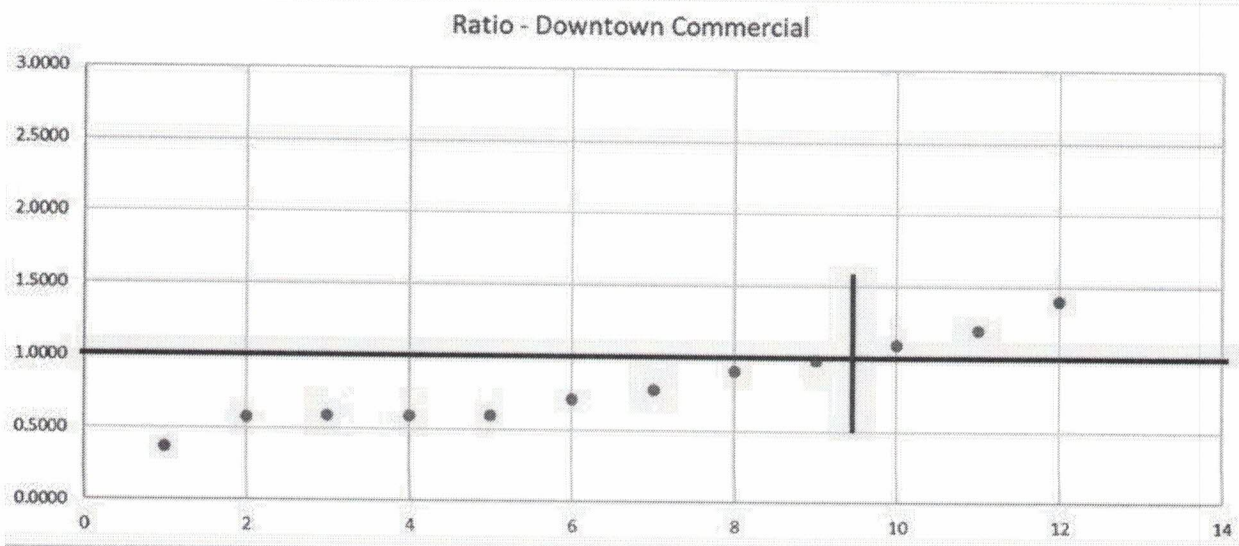
The following charts are from the audit analysis AFTER the calibration adjustments.



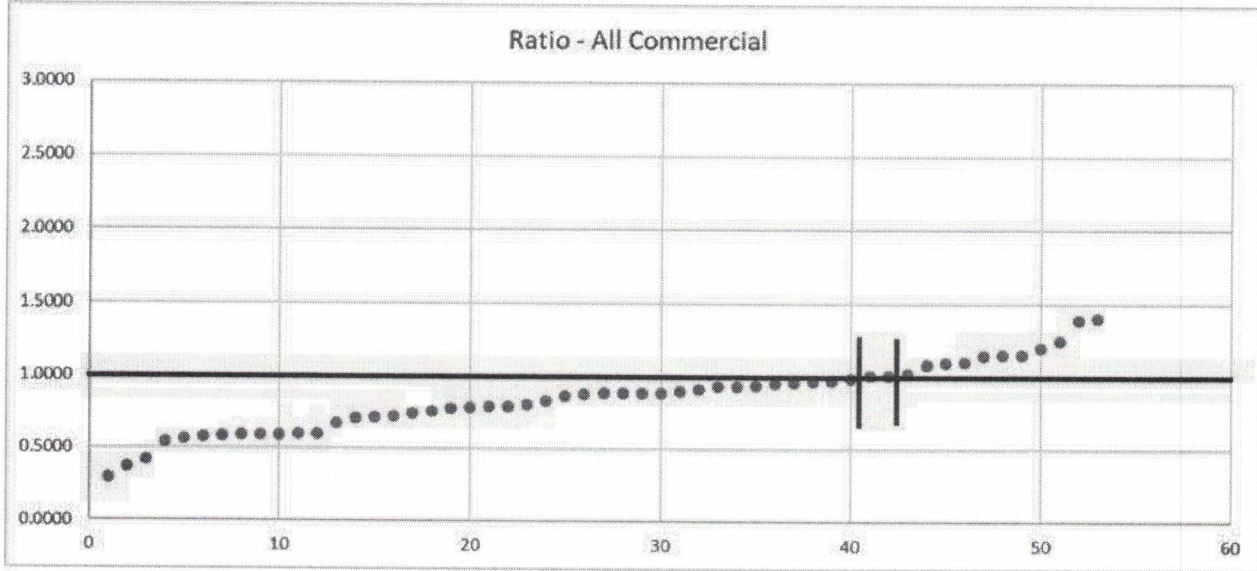
- 11 - Downtown Commercial - 12 Sales**
- 16 - Lemon Creek Commercial - 9 Sales**
- 18 - Mendenhall Peninsula Commercial - 5 Sales**
- 30 - South Valley Commercial - 5 Sales**

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

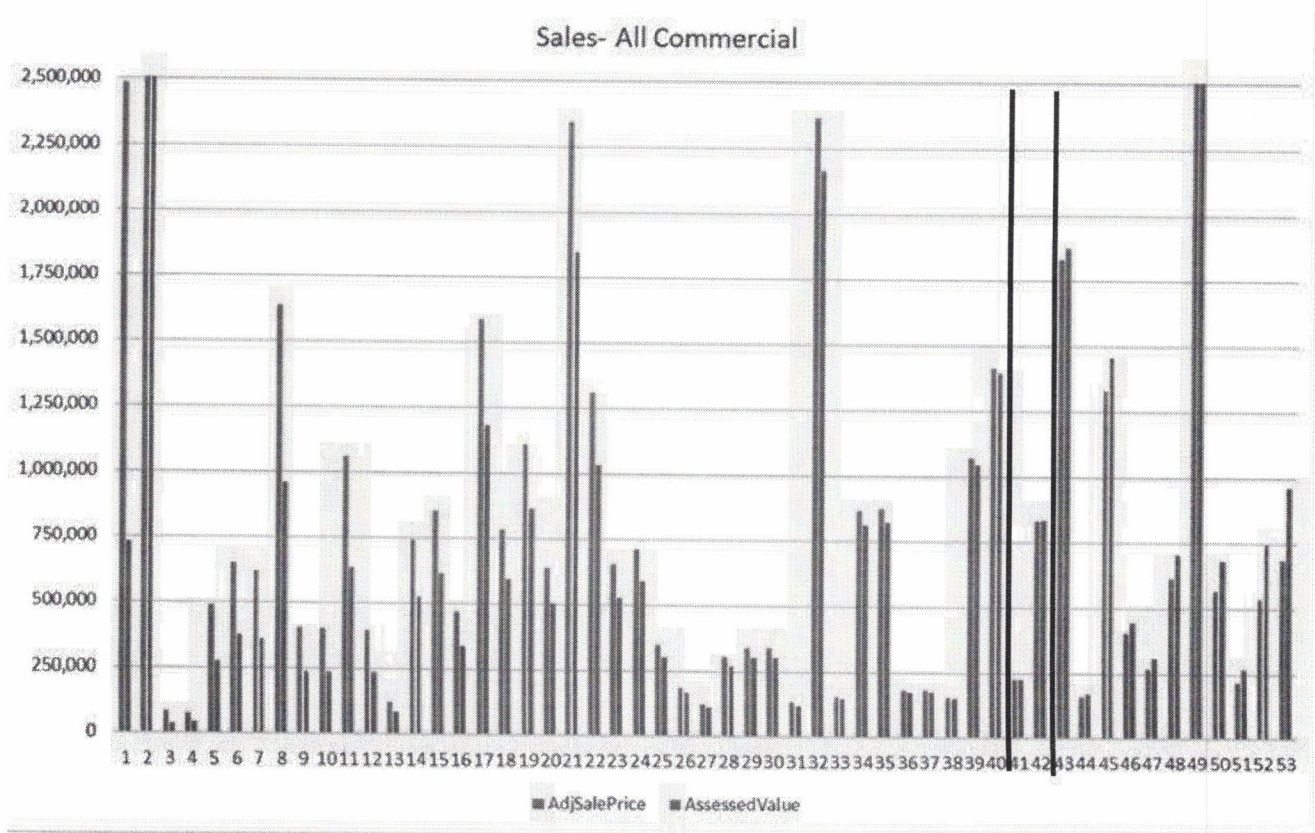
Below is a scatter diagram for the 12 downtown sales. Nine indicate assessments below market and only three have a ratio above 1. (Again, this is after the calibration adjustments, not the starting point.)



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.

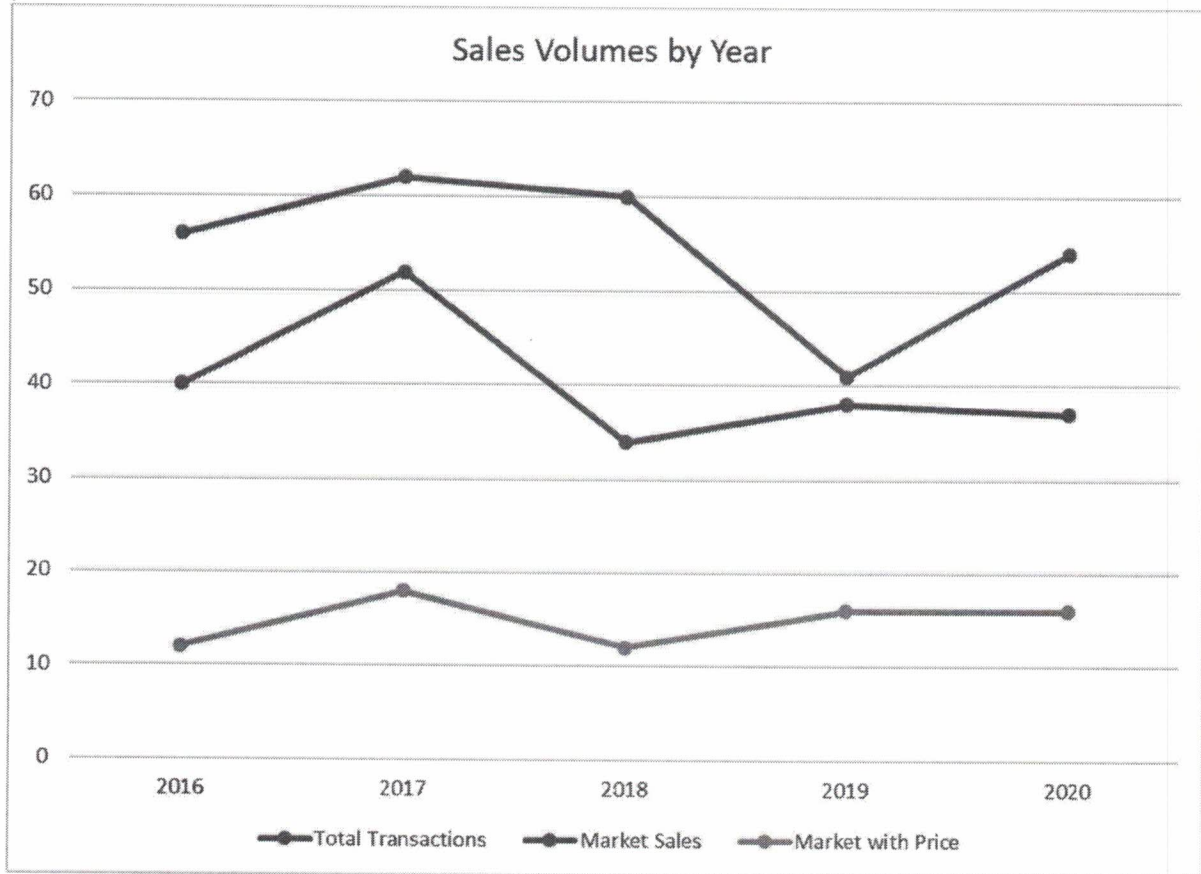


The bar chart below shows the adjusted sale price in orange and the 2021 assessed value in blue. Here the two at market are bracketed in black. Again, we are below market on about 80% of the sales, with an overall assessment level for commercial properties of 0.85.

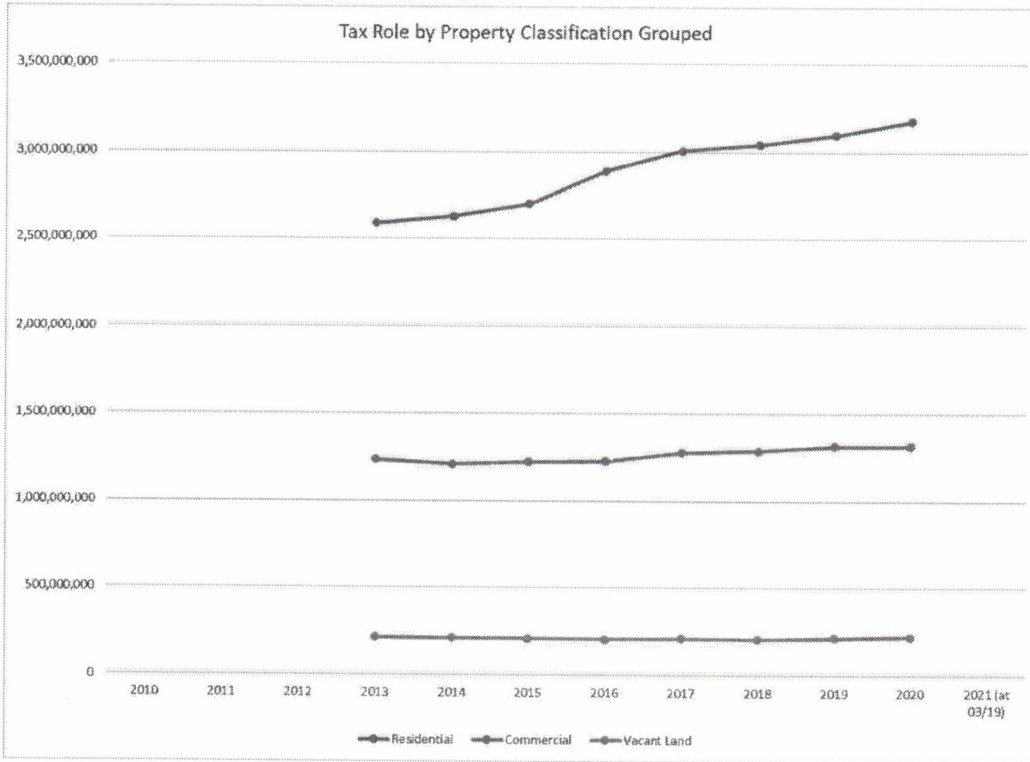


General Charts of Commercial Market Information

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.

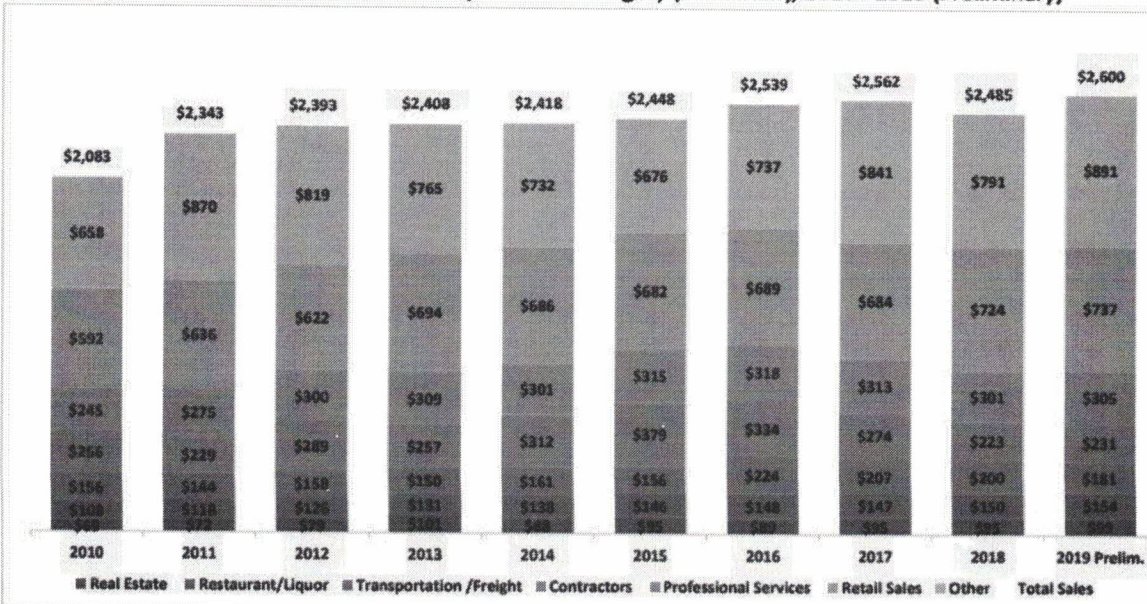


The second chart (below) shows the change in total assessed values by classification over the past 8 years. It includes both new construction and market trend increases. You can see that the residential assessed values have been increased each year while the land assessments and commercial assessments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

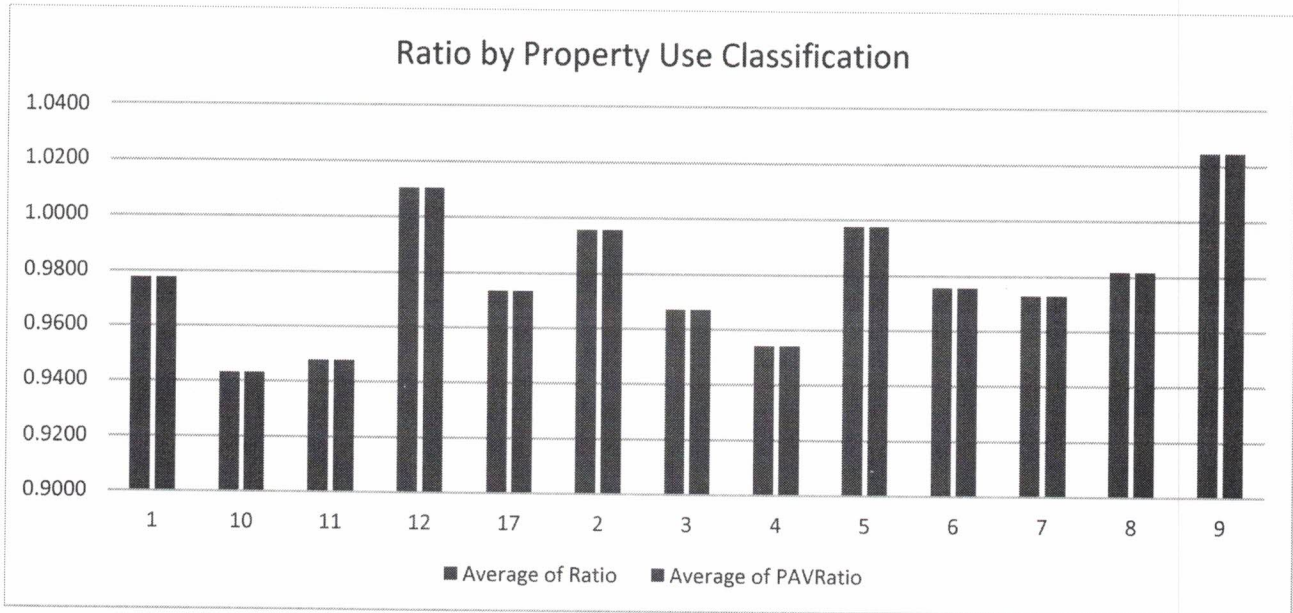


Source: City & Borough of Juneau Sales Tax Office and CBJ Comprehensive Annual Financial Report, July 1, 2018- June 30, 2019, Statistical Section. **Note:** "Other" category includes mineral sales, wholesale equipment, food suppliers, and fuel companies.

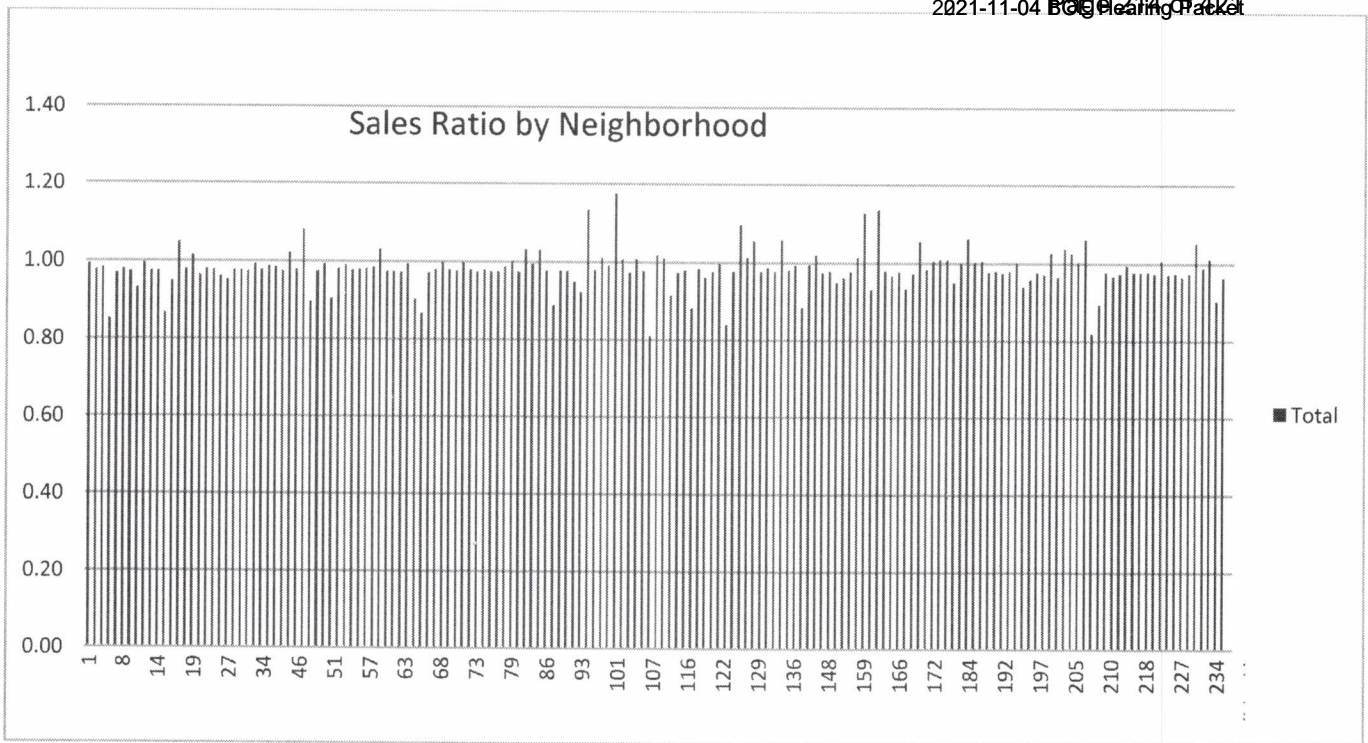
Residential

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

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 ordinances 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.

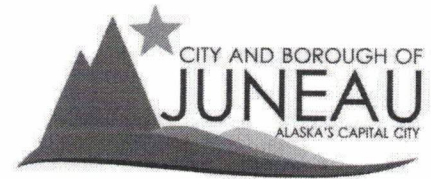
AY2021 Analysis Sales List

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
Bruce	Abel		1C060K700040 - Gold Creek Properties LLC
			5B1501010051 - 8525 Holdings LLC Has final determination letter
			5B1501010060 - 8525 Holdings LLC and submitted additional
			5B1501010070 - 8525 Holdings LLC documentation for consideration
Colter	Boehm	Bobcat of Juneau	5B1201000121 Still has evidence being reviewed
Daniel	Glidman	Goldstein Improvement	Bob has them Has final determination letter
Dave	Hanna	JLC Properties Inc.	5B1201060201 5B1201060191 2D040C050074 Receiving final determination this week
Doug	Trucano	Trucano Family Partnership	6D0601020040 No appeal filed.
Doug	Trucano	Douglas Trucano	7B0901010010 & 1C070H020120 Late-file request by Trucano
Doug	Trucano	Nowel Avenue Development, LLC	1D060L010010 & 5B120106081 Construction on different property denied by BOE on 7/29/2020.
Doug	Trucano	A&J Building, LLC	1C070I010011
Graham	Rountree	Graham & Janice Rountree	1G070K81020 Has final determination letter and received Assessor's BOE record previously
			4B1701100040, 4B1701100060, 4B1701100070, 4B1701100100, 4B1701100110, 4B2201020020, 4B2201020030, 4B2201020040, 4B2201020050, 4B2901150050 Receiving final determination this week
James	Sidney	West Glacier Dev't	
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	Harris	R.H. Rentals L.L.C.	1C070k810010 Appeal denied by BOE on 9/14/2021
Russ	Kegler	Perseverance Glass	5B1501010110 No appeal filed.
Sally	Engstrom	Sally Engstrom	1 C070B0L0020
Scott	Jenkins	R & S Rentals	5B1601210041 Has final determination letter
Scott	Jenkins	Igloo Construction	5B1201350010 Still reviewing evidence
			5B1401020073
			5B1401050140
			5B1401050130 Still reviewing submitted evidence
			5B1401050120
			5B1401050110
Spike	Bicknell	Bicknell LLC	5B1401050090
			5B1401050080
			5B1401050070
			5B1401050060
			5B1401050050
			5B1401050040
			5B1401050030
Tawna & Paul	Curry	PDC Holdings	5B1501020210 Still reviewing submitted evidence
Wayne	Coogan	Coogan Alaska LLC	5B1301080000, 5B2101310000, 4B2901150040, 4B2901150060, 1D060L040032 Has final determination letter

MEMORANDUM



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

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

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

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

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

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

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

#1 Correcting Systemic Economic Inequity

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

#2 Appeal Process is Defined by State and Local Law

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

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

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

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

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

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

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

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

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

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

Summary

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

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

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

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

No action by the Assembly is appropriate at this time.

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

Parcel	Assessed Land Value										
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
5B1601020110	\$ 191,300	\$ 191,300	\$ 597,900	\$ 597,900	\$ 597,900	\$ 645,800	\$ 645,800	\$ 645,800	\$ 688,800	\$ 688,800	\$ 1,033,200
5B1201060201	\$ 146,900	\$ 146,900	\$ 500,800	\$ 500,800	\$ 500,800	\$ 500,800	\$ 526,300	\$ 526,300	\$ 500,900	\$ 526,300	\$ 789,450
5B1201060191	\$ 241,500	\$ 241,500	\$ 500,900	\$ 500,900	\$ 500,900	\$ 500,900	\$ 500,900	\$ 500,900	\$ 500,900	\$ 526,400	\$ 789,600
4B2901150060	\$ 115,600	\$ 115,600	\$ 247,000	\$ 247,000	\$ 247,000	\$ 247,000	\$ 247,000	\$ 247,000	\$ 251,800	\$ 251,800	\$ 377,700
1C070A170093	\$ 67,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 163,500
1C070A170094	\$ 67,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 163,500
1C070A170095	\$ 67,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 163,500
1C070A170092	\$ 30,000	\$ 48,400	\$ 48,400	\$ 48,400	\$ 48,400	\$ 48,400	\$ 48,400	\$ 48,400	\$ 48,400	\$ 48,400	\$ 72,600
1C070A170091	\$ 18,000	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 28,300	\$ 42,450
5B1601020171	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 1,005,000	\$ 2,261,250
4B2201020050	\$ 110,000	\$ 110,000	\$ 72,900	\$ 72,900	\$ 73,629	\$ 40,000	\$ 163,500	\$ 172,400	\$ 162,000	\$ 162,000	\$ 243,000
2D040T200010	\$ 100,000	\$ 100,000	\$ 126,000	\$ 126,000	\$ 126,000	\$ 126,000	\$ 131,900	\$ 131,900	\$ 131,900	\$ 131,900	\$ 197,850
4B1701030180	\$ 41,000	\$ 41,000	\$ 41,000	\$ 41,000	\$ 41,000	\$ 41,000	\$ 45,600	\$ 53,200	\$ 57,500	\$ 57,500	\$ 79,800
4B1701030170	\$ 33,300	\$ 33,300	\$ 33,300	\$ 33,300	\$ 33,300	\$ 33,300	\$ 37,000	\$ 43,200	\$ 46,600	\$ 46,600	\$ 64,800
4B1701030160	\$ 49,000	\$ 49,000	\$ 49,000	\$ 49,000	\$ 49,000	\$ 49,000	\$ 54,400	\$ 63,500	\$ 68,500	\$ 68,500	\$ 95,250
5B1501000010	\$ 372,000	\$ 372,000	\$ 372,000	\$ 372,000	\$ 372,000	\$ 372,000	\$ 372,000	\$ 372,000	\$ 372,000	\$ 372,000	\$ 720,700
4B2201020040	\$ 115,000	\$ 115,000	\$ 63,900	\$ 63,900	\$ 63,900	\$ 64,100	\$ 145,100	\$ 145,100	\$ 145,100	\$ 145,100	\$ 217,650
4B2201020030	\$ 135,000	\$ 135,000	\$ 130,100	\$ 130,100	\$ 130,100	\$ 47,300	\$ 167,200	\$ 167,200	\$ 167,200	\$ 167,200	\$ 250,800
1D060L020140	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,800	\$ 30,800	\$ 32,300	\$ 32,300	\$ 55,000
4B2201020020	\$ 135,000	\$ 135,000	\$ 122,700	\$ 122,700	\$ 123,927	\$ 44,500	\$ 180,000	\$ 189,600	\$ 164,900	\$ 164,900	\$ 247,350
7B0901010062	\$ 93,400	\$ 93,400	\$ 101,900	\$ 99,800	\$ 99,800	\$ 116,600	\$ 116,600	\$ 112,300	\$ 112,300	\$ 112,300	\$ 168,450
5B1501060041						\$ 522,500	\$ 627,000	\$ 627,000	\$ 670,800	\$ 670,800	\$ 940,500
4B1701100040	\$ 80,000	\$ 80,000	\$ 44,700	\$ 80,000	\$ 80,000	\$ 39,200	\$ 79,600	\$ 86,400	\$ 93,300	\$ 93,300	\$ 139,950
1C110K120021	\$ 403,600	\$ 403,600	\$ 403,600	\$ 403,600	\$ 403,600	\$ 403,600	\$ 403,600	\$ 468,800	\$ 468,800	\$ 468,800	\$ 703,200
1C100I070110	\$ 81,600	\$ 81,600	\$ 81,600	\$ 81,600	\$ 81,600	\$ 81,600	\$ 81,600	\$ 93,300	\$ 93,300	\$ 93,300	\$ 139,950
3R0401000040	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 34,200
1C070K820022				\$ 625,500	\$ 681,500	\$ 681,500	\$ 681,500	\$ 654,200	\$ 654,200	\$ 708,800	\$ 1,063,200
5B2101310000	\$ 2,546,000	\$ 2,865,900	\$ 2,865,900	\$ 2,865,900	\$ 2,865,900	\$ 2,865,900	\$ 2,865,900	\$ 2,865,900	\$ 2,865,900	\$ 2,865,900	\$ 4,298,850
5B1201040051	\$ 601,200	\$ 601,200	\$ 601,200	\$ 601,200	\$ 601,200	\$ 601,200	\$ 471,000	\$ 471,000	\$ 671,400	\$ 671,400	\$ 1,007,100
1C070A040020	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 245,700	\$ 245,700	\$ 270,200	\$ 405,300
5B1201390020	\$ 177,200	\$ 177,200	\$ 177,200	\$ 193,300	\$ 193,300	\$ 193,300	\$ 193,300	\$ 193,300	\$ 193,300	\$ 193,300	\$ 289,950
5B1501010051	\$ 467,400	\$ 509,800	\$ 509,800	\$ 509,800	\$ 509,800	\$ 509,800	\$ 509,800	\$ 509,800	\$ 509,800	\$ 509,800	\$ 764,700
5B1501100020	\$ 721,400	\$ 721,400	\$ 832,400	\$ 776,900	\$ 776,900	\$ 776,900	\$ 776,900	\$ 776,900	\$ 776,900	\$ 776,900	\$ 1,165,350
4B1701030081	\$ 486,100	\$ 486,100	\$ 486,100	\$ 486,100	\$ 486,100	\$ 486,100	\$ 486,100	\$ 520,900	\$ 562,500	\$ 562,500	\$ 781,350
4B1701040052	\$ 543,000	\$ 543,000	\$ 543,000	\$ 543,000	\$ 543,000	\$ 543,000	\$ 543,000	\$ 581,700	\$ 581,700	\$ 581,700	\$ 872,550
5B1301080000	\$ 1,958,000	\$ 2,082,600	\$ 2,082,600	\$ 2,082,600	\$ 2,082,600	\$ 2,082,600	\$ 2,082,600	\$ 2,082,600	\$ 2,082,600	\$ 2,082,600	\$ 3,123,900
5B1601020170	\$ 1,542,100	\$ 1,542,100	\$ 1,542,100	\$ 1,542,100	\$ 1,542,100	\$ 1,542,100	\$ 1,542,100	\$ 1,542,100	\$ 1,628,400	\$ 1,628,400	\$ 2,442,600
1C070K810010	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 904,000	\$ 949,200	\$ 949,200	\$ 1,423,800
2D040T040020	\$ 300,000	\$ 348,900	\$ 348,900	\$ 348,900	\$ 348,900	\$ 348,900	\$ 348,900	\$ 348,900	\$ 314,000	\$ 314,000	\$ 471,000
1C110K120012	\$ 270,800	\$ 270,800	\$ 270,800	\$ 270,800	\$ 270,800	\$ 270,800	\$ 270,800	\$ 283,100	\$ 283,100	\$ 283,100	\$ 424,650
5B1201070010	\$ 17,900	\$ 17,900	\$ 17,900	\$ 17,900	\$ 17,900	\$ 17,900	\$ 17,900	\$ 17,900	\$ 17,900	\$ 17,900	\$ 28,050
1C070A020043	\$ 795,600	\$ 795,600	\$ 795,600	\$ 795,600	\$ 795,600	\$ 795,600	\$ 795,600	\$ 795,600	\$ 827,400	\$ 827,400	\$ 1,241,100
1C100I070081	\$ 488,800	\$ 488,800	\$ 488,800	\$ 488,800	\$ 488,800	\$ 488,800	\$ 488,800	\$ 506,300	\$ 506,300	\$ 506,300	\$ 759,450
5B1201000033	\$ 1,458,300	\$ 1,476,000	\$ 1,476,000	\$ 1,476,000	\$ 1,476,000	\$ 1,476,000	\$ 1,476,000	\$ 1,485,600	\$ 1,485,600	\$ 1,485,600	\$ 2,228,400
1C060K580052	\$ 832,300	\$ 832,300	\$ 832,300	\$ 832,300	\$ 832,300	\$ 832,300	\$ 832,300	\$ 832,300	\$ 832,300	\$ 832,300	\$ 1,264,200
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
1C100K830040	\$ 3,407,900	\$ 3,407,900	\$ 3,407,900	\$ 3,407,900	\$ 3,407,900	\$ 3,407,900	\$ 3,407,900	\$ 3,450,500	\$ 3,450,500	\$ 3,450,500	\$ 5,175,750
1C100K830025	\$ 3,709,500	\$ 3,709,500	\$ 3,709,500	\$ 3,709,500	\$ 3,709,500	\$ 3,709,500	\$ 3,709,500	\$ 3,752,900	\$ 3,752,900	\$ 3,752,900	\$ 5,629,350

Cumulative % Change in Assessed Land Value Since 2011										
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
0%	213%	213%	213%	238%	238%	238%	260%	260%	440%	
0%	241%	241%	241%	241%	258%	258%	241%	258%	437%	
0%	107%	107%	107%	107%	107%	107%	107%	118%	227%	
0%	114%	114%	114%	114%	114%	114%	118%	118%	227%	
63%	63%	63%	63%	63%	63%	63%	63%	63%	144%	
63%	63%	63%	63%	63%	63%	63%	63%	63%	144%	
63%	63%	63%	63%	63%	63%	63%	63%	63%	144%	
61%	61%	61%	61%	61%	61%	61%	61%	61%	142%	
57%	57%	57%	57%	57%	57%	57%	57%	57%	136%	
0%	0%	0%	0%	0%	0%	0%	0%	0%	125%	
0%	-34%	-34%	-33%	-64%	49%	57%	47%	47%	121%	
0%	26%	26%	26%	26%	32%	32%	32%	32%	98%	
0%	0%	0%	0%	0%	11%	30%	40%	40%	95%	
0%	0%	0%	0%	0%	11%	30%	40%	40%	95%	
0%	0%	0%	0%	0%	11%	30%	40%	40%	94%	
0%	0%	0%	0%	0%	0%	0%	0%	0%	94%	
0%	-44%	-44%	-44%	-44%	26%	26%	26%	26%	89%	
0%	-4%	-4%	-4%	-65%	24%	24%	24%	24%	86%	
0%	0%	0%	0%	0%	3%	3%	8%	8%	83%	
0%	-9%	-9%	-8%	-67%	33%	40%	22%	22%	83%	
0%	9%	7%	7%	25%	25%	20%	20%	20%	80%	
				0%	20%	20%	28%	28%	80%	
0%	-44%	0%	0%	-51%	-1%	8%	17%	17%	75%	
0%	0%	0%	0%	0%	0%	16%	16%	16%	74%	
0%	0%	0%	0%	0%	0%	14%	14%	14%	72%	
0%	0%	0%	0%	0%	0%	0%	0%	0%	71%	
		0%	9%	9%	9%	5%	5%	13%	70%	
13%	13%	13%	13%	13%	13%	13%	13%	13%	69%	
0%	0%	0%	0%	0%	-22%	-22%	12%	12%	68%	
0%	0%	0%	0%	0%	0%	0%	10%	10%	65%	
0%	0%	9%	9%	9%	9%	9%	9%	9%	64%	
9%	9%	9%	9%	9%	9%	9%	9%	9%	64%	
0%	15%	8%	8%	8%	8%	8%	8%	8%	62%	
0%	0%	0%	0%	0%	0%	7%	16%	16%	61%	
0%	0%	0%	0%	0%	0%	7%	7%	7%	61%	
6%	6%	6%	6%	6%	6%	6%	6%	6%	60%	
0%	0%	0%	0%	0%	0%	0%	6%	6%	58%	
0%	0%	0%	0%	0%	0%	0%	0%	5%	58%	
16%	16%	16%	16%	16%	16%	16%	5%	5%	57%	
0%	0%	0%	0%	0%	0%	5%	5%	5%	57%	
0%	0%	0%	0%	0%	0%	0%	0%	0%	57%	
0%	0%	0%	0%	0%	0%	0%	0%	0%	56%	
0%	0%	0%	0%	0%	0%	4%	4%	4%	55%	
1%	1%	1%	1%	1%	1%	2%	2%	2%	53%	
0%	0%	0%	0%	0%	0%	0%	0%	0%	52%	
0%	0%	0%	0%	0%	0%	1%	1%	1%	52%	
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	2017	2018	2019	2020	2021	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Parcels below this line experienced no increase in land value from 2011 to 2020																						
1C060K580053	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,000	\$ 181,400	\$ 181,400	\$ 181,400	\$ 272,100	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
180301020021				\$ 604,800	\$ 604,800	\$ 604,800	\$ 604,800	\$ 604,800	\$ 604,800	\$ 604,800	\$ 907,200			0%	0%	0%	0%	0%	0%	0%	50%	
180301050100	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 36,600	\$ 54,900	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
180301050110	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 150,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
180301100040	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 552,600	\$ 828,900	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C060K580054	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 181,600	\$ 272,400	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C060K580055	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 206,600	\$ 309,900	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C060K600080	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 280,800	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070A090040	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 367,500	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070A100011	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 504,000	\$ 756,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070A160040	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 655,500	\$ 983,250	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070B0J0010	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,785,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070B0L0020	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 585,600	\$ 878,400	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070H030010	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,055,300	\$ 1,582,950	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070H040010	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 96,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C070K820010	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 2,935,800	\$ 4,403,700	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C110I070010	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 71,900	\$ 107,850	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1D060L040032					\$ 255,300	\$ 255,300	\$ 255,300	\$ 255,300	\$ 255,300	\$ 255,300	\$ 382,950				0%	0%	0%	0%	0%	0%	50%	
2D0301020050	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 76,500	\$ 114,750	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
2D040T320111	\$ 125,100	\$ 125,100	\$ 125,100	\$ 93,800	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 125,100	\$ 187,650	0%	0%	-25%	0%	0%	0%	0%	0%	0%	50%	
3C030M010010	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 76,600	\$ 114,900	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
3M0000MSU01	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 412,000	\$ 618,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
4B170I050091	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 86,900	\$ 130,350	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
4B170I050131	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 83,600	\$ 125,400	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
4B170I100060	\$ 135,000	\$ 135,000	\$ 59,600	\$ 135,000	\$ 135,000	\$ 24,100	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 202,500	0%	-56%	0%	0%	-82%	0%	0%	0%	0%	50%	
4B170I100100	\$ 135,000	\$ 135,000	\$ 59,600	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 202,500	0%	-56%	0%	0%	0%	0%	0%	0%	0%	50%	
4B290I150040	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 1,125,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B120I000052	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000	\$ 742,500	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B120I000121								\$ 1,169,100	\$ 1,169,100	\$ 1,169,100	\$ 1,753,650							0%	0%	0%	50%	
5B120I020021	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 152,200	\$ 228,300	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B120I020022	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600	\$ 162,900	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B120I020023	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 199,500	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B120I020030	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 196,900	\$ 295,350	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B120I060152	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 289,700	\$ 434,550	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B120I390010	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 435,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B130I070035	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 374,000	\$ 561,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B150I010014	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 503,500	\$ 755,250	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B150I010060	\$ 198,100	\$ 198,100	\$ 198,100	\$ 198,100	\$ 198,100	\$ 198,100	\$ 198,100	\$ 198,100	\$ 198,100	\$ 198,100	\$ 297,150	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B150I010070	\$ 658,700	\$ 658,700	\$ 658,700	\$ 658,700	\$ 658,700	\$ 658,700	\$ 658,700	\$ 658,700	\$ 658,700	\$ 658,700	\$ 988,050	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B150I020210	\$ 193,700	\$ 193,700	\$ 193,700	\$ 193,700	\$ 193,700	\$ 193,700	\$ 193,700	\$ 193,700	\$ 193,700	\$ 193,700	\$ 290,550	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B150I060030	\$ 91,200	\$ 91,200	\$ 91,200	\$ 91,200	\$ 91,200	\$ 91,200	\$ 91,200	\$ 91,200	\$ 91,200	\$ 91,200	\$ 136,800	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B160I020180	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 784,050	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B160I020190	\$ 261,400	\$ 261,400	\$ 261,400	\$ 261,400	\$ 261,400	\$ 261,400	\$ 261,400	\$ 261,400	\$ 261,400	\$ 261,400	\$ 392,100	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B160I210041	\$ 537,500	\$ 537,500	\$ 537,500	\$ 537,500	\$ 537,500	\$ 537,500	\$ 537,500	\$ 537,500	\$ 537,500	\$ 537,500	\$ 806,250	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
5B210I030000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,963,500	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
1C060K630020	\$ 309,000	\$ 309,000	\$ 309,000	\$ 309,000	\$ 309,000	\$ 309,000	\$ 309,000	\$ 308,700	\$ 308,700	\$ 308,700	\$ 463,050	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	
2D040C050074							\$ 465,500	\$ 465,500	\$ 465,500	\$ 465,000	\$ 697,500						0%	0%	0%	0%	50%	

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

Parcel	Assessed Land Value											Cumulative % Change in Assessed Land Value Since 2011										
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
	Parcels below this line experienced a decrease in land value from 2011 to 2020																					
5B1601380020	\$ 550,200	\$ 550,200	\$ 550,200	\$ 550,200	\$ 550,200	\$ 550,200	\$ 518,900	\$ 518,900	\$ 575,100	\$ 575,100	\$ 821,700	0%	0%	0%	0%	0%	-6%	-6%	5%	5%	49%	
5B1201060220	\$ 168,900	\$ 168,900	\$ 168,900	\$ 168,900	\$ 168,900	\$ 167,800	\$ 167,800	\$ 167,800	\$ 167,800	\$ 167,800	\$ 251,700	0%	0%	0%	0%	-1%	-1%	-1%	-1%	-1%	49%	
1B0301050030	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,600	\$ 41,300	\$ 41,300	\$ 41,300	\$ 41,300	\$ 61,950	0%	0%	0%	0%	0%	-1%	-1%	-1%	-1%	49%	
1C1001070091	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 1,965,100	\$ 1,965,100	\$ 1,965,100	\$ 1,965,100	\$ 2,947,650	0%	0%	0%	0%	0%	0%	-2%	-2%	-2%	47%	
1C100K830031	\$ 1,888,200	\$ 1,888,200	\$ 1,888,200	\$ 1,888,200	\$ 1,888,200	\$ 1,888,200	\$ 1,888,200	\$ 1,853,900	\$ 1,853,900	\$ 1,853,900	\$ 2,780,850	0%	0%	0%	0%	0%	0%	-2%	-2%	-2%	47%	
1C070A020030	\$ 671,800	\$ 671,800	\$ 671,800	\$ 671,800	\$ 671,800	\$ 671,800	\$ 671,800	\$ 671,800	\$ 671,800	\$ 658,400	\$ 987,600	0%	0%	0%	0%	0%	0%	0%	0%	-2%	47%	
1C070A020011	\$ 1,087,900	\$ 1,087,900	\$ 1,087,900	\$ 1,087,900	\$ 1,087,900	\$ 1,087,900	\$ 1,087,900	\$ 1,087,900	\$ 1,087,900	\$ 1,066,100	\$ 1,599,150	0%	0%	0%	0%	0%	0%	0%	0%	-2%	47%	
1C070H030031	\$ 2,150,000	\$ 2,150,000	\$ 2,150,000	\$ 2,150,000	\$ 2,150,000	\$ 2,150,000	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000	\$ 3,150,000	0%	0%	0%	0%	0%	0%	-2%	-2%	-2%	47%	
1C060U040010	\$ 1,490,000	\$ 1,490,000	\$ 1,490,000	\$ 1,490,000	\$ 1,490,000	\$ 1,490,000	\$ 1,490,000	\$ 1,490,000	\$ 1,490,100	\$ 1,452,900	\$ 2,179,350	0%	0%	0%	0%	0%	0%	0%	-2%	-2%	46%	
1C060U040050	\$ 1,400,400	\$ 1,400,400	\$ 1,400,400	\$ 1,400,400	\$ 1,400,400	\$ 1,400,400	\$ 1,400,400	\$ 1,400,400	\$ 1,400,400	\$ 1,365,400	\$ 2,048,100	0%	0%	0%	0%	0%	0%	0%	0%	-2%	46%	
5B1201000032	\$ 402,400	\$ 393,700	\$ 393,700	\$ 393,700	\$ 393,700	\$ 392,000	\$ 392,000	\$ 392,000	\$ 392,000	\$ 392,000	\$ 588,000	-2%	-2%	-2%	-2%	-3%	-3%	-3%	-3%	-3%	46%	
5B1201020150	\$ 445,000	\$ 445,000	\$ 445,000	\$ 445,000	\$ 445,000	\$ 445,000	\$ 432,000	\$ 432,000	\$ 432,000	\$ 432,000	\$ 648,000	0%	0%	0%	0%	0%	-3%	-3%	-3%	-3%	46%	
5B1201020160	\$ 445,000	\$ 445,000	\$ 445,000	\$ 445,000	\$ 445,000	\$ 445,000	\$ 432,000	\$ 432,000	\$ 432,000	\$ 432,000	\$ 648,000	0%	0%	0%	0%	0%	-3%	-3%	-3%	-3%	46%	
1C060K010033							\$ 1,778,600	\$ 1,778,600	\$ 1,723,300	\$ 2,584,950								0%	0%	-3%	45%	
5B1201020010	\$ 483,400	\$ 483,400	\$ 483,400	\$ 483,400	\$ 483,400	\$ 483,400	\$ 467,900	\$ 467,900	\$ 467,900	\$ 467,900	\$ 701,850	0%	0%	0%	0%	0%	-3%	-3%	-3%	-3%	45%	
5B1601430016	\$ 784,500	\$ 784,500	\$ 784,500	\$ 784,500	\$ 784,500	\$ 784,500	\$ 784,500	\$ 784,500	\$ 757,200	\$ 757,200	\$ 1,135,800	0%	0%	0%	0%	0%	0%	0%	-3%	-3%	45%	
1C100K830041	\$ 1,241,800	\$ 1,241,800	\$ 1,241,800	\$ 1,241,800	\$ 1,241,800	\$ 1,241,800	\$ 1,241,800	\$ 1,197,000	\$ 1,197,000	\$ 1,197,000	\$ 1,795,500	0%	0%	0%	0%	0%	0%	-4%	-4%	-4%	45%	
4B1601010010	\$ 1,600,000	\$ 1,600,000	\$ 1,600,000	\$ 1,600,000	\$ 1,600,000	\$ 1,600,000	\$ 1,538,900	\$ 1,538,900	\$ 1,538,900	\$ 1,538,900	\$ 2,308,350	0%	0%	0%	0%	0%	-4%	-4%	-4%	-4%	44%	
5B1201000031	\$ 2,472,000	\$ 2,374,000	\$ 2,374,000	\$ 2,374,000	\$ 2,374,000	\$ 2,374,000	\$ 2,374,000	\$ 2,374,000	\$ 2,374,000	\$ 2,374,000	\$ 3,561,000	-4%	-4%	-4%	-4%	-4%	-4%	-4%	-4%	-4%	44%	
1C070A040010	\$ 614,100	\$ 614,100	\$ 614,100	\$ 614,100	\$ 614,100	\$ 614,100	\$ 614,100	\$ 614,100	\$ 614,100	\$ 589,500	\$ 884,250	0%	0%	0%	0%	0%	0%	0%	0%	-4%	44%	
1C070A100070	\$ 159,000	\$ 159,000	\$ 159,000	\$ 159,000	\$ 159,000	\$ 159,000	\$ 159,000	\$ 159,000	\$ 159,000	\$ 152,600	\$ 228,900	0%	0%	0%	0%	0%	0%	0%	0%	-4%	44%	
1C1001050010	\$ 4,240,500	\$ 4,240,500	\$ 4,240,500	\$ 4,240,500	\$ 4,240,500	\$ 4,240,500	\$ 4,240,500	\$ 4,047,800	\$ 4,047,800	\$ 4,047,800	\$ 6,071,700	0%	0%	0%	0%	0%	0%	-5%	-5%	-5%	43%	
1C070K810070	\$ 387,600	\$ 387,600	\$ 387,600	\$ 387,600	\$ 387,600	\$ 387,600	\$ 387,600	\$ 372,100	\$ 372,100	\$ 369,000	\$ 553,500	0%	0%	0%	0%	0%	0%	-4%	-4%	-5%	43%	
1C070K810120	\$ 690,000	\$ 690,000	\$ 690,000	\$ 690,000	\$ 690,000	\$ 690,000	\$ 690,000	\$ 699,100	\$ 699,100	\$ 655,400	\$ 983,100	0%	0%	0%	0%	0%	1%	1%	-5%	-5%	42%	
4B1701030140	\$ 53,600	\$ 53,600	\$ 53,600	\$ 53,600	\$ 53,600	\$ 53,600	\$ 53,600	\$ 50,900	\$ 55,000	\$ 55,000	\$ 76,350	0%	0%	0%	0%	0%	-5%	3%	3%	3%	42%	
4B2901150050	\$ 1,008,600	\$ 1,008,600	\$ 957,400	\$ 957,400	\$ 957,400	\$ 957,400	\$ 957,400	\$ 957,400	\$ 957,400	\$ 957,400	\$ 1,436,100	0%	-5%	-5%	-5%	-5%	-5%	-5%	-5%	-5%	42%	
4B1701030150	\$ 54,700	\$ 54,700	\$ 54,700	\$ 54,700	\$ 54,700	\$ 54,700	\$ 54,700	\$ 51,900	\$ 56,100	\$ 56,100	\$ 77,850	0%	0%	0%	0%	0%	-5%	3%	3%	3%	42%	
1C060K700040	\$ 457,400	\$ 457,400	\$ 457,400	\$ 457,400	\$ 457,400	\$ 457,400	\$ 457,400	\$ 457,400	\$ 457,400	\$ 431,200	\$ 646,800	0%	0%	0%	0%	0%	0%	0%	0%	-6%	41%	
4B1701100110	\$ 135,000	\$ 135,000	\$ 59,600	\$ 135,000	\$ 135,000	\$ 135,000	\$ 117,200	\$ 117,200	\$ 126,600	\$ 126,600	\$ 189,900	0%	-56%	0%	0%	0%	-13%	-13%	-6%	-6%	41%	
5B1201010060	\$ 278,800	\$ 278,800	\$ 304,100	\$ 228,100	\$ 228,100	\$ 228,100	\$ 258,500	\$ 258,500	\$ 258,500	\$ 258,500	\$ 387,750	0%	9%	-18%	-18%	-18%	-7%	-7%	-7%	-7%	39%	
5B1201350010	\$ 234,300	\$ 234,300	\$ 216,300	\$ 216,300	\$ 216,300	\$ 216,300	\$ 216,300	\$ 216,300	\$ 216,300	\$ 216,300	\$ 324,450	0%	-8%	-8%	-8%	-8%	-8%	-8%	-8%	-8%	38%	
5B1501010030	\$ 566,300	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 522,700	\$ 784,050	-8%	-8%	-8%	-8%	-8%	-8%	-8%	-8%	-8%	38%	
4B1601010022	\$ 382,300	\$ 382,300	\$ 382,300	\$ 382,300	\$ 382,300	\$ 382,300	\$ 352,300	\$ 352,300	\$ 352,300	\$ 352,300	\$ 528,450	0%	0%	0%	0%	0%	-8%	-8%	-8%	-8%	38%	
4B2901010050						\$ 548,900	\$ 500,800	\$ 500,800	\$ 500,800	\$ 500,800	\$ 751,200					0%	-9%	-9%	-9%	-9%	37%	
1C070K830040	\$ 3,699,600	\$ 3,363,300	\$ 3,363,300	\$ 3,363,300	\$ 3,363,300	\$ 3,363,300	\$ 3,363,300	\$ 3,363,300	\$ 3,321,100	\$ 3,363,300	\$ 5,044,950	-9%	-9%	-9%	-9%	-9%	-9%	-9%	-10%	-9%	36%	
4B1701080039	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 75,000	0%	0%	0%	0%	0%	-9%	-9%	-9%	-9%	36%	
1C070H020010	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,575,000	\$ 1,575,000	\$ 1,575,000	\$ 2,362,500	0%	0%	0%	0%	0%	0%	-10%	-10%	-10%	35%	
1C060U060040	\$ 266,000	\$ 266,000	\$ 266,000	\$ 266,000	\$ 266,000	\$ 266,000	\$ 266,000	\$ 265,800	\$ 265,800	\$ 239,200	\$ 358,800	0%	0%	0%	0%	0%	0%	0%	0%	-10%	35%	
1C070A140030	\$ 80,000	\$ 80,000	\$ 71,200	\$ 71,200	\$ 71,200	\$ 71,200	\$ 71,200	\$ 71,200	\$ 71,200	\$ 71,200	\$ 106,800	0%	-11%	-11%	-11%	-11%	-11%	-11%	-11%	-11%	34%	
1C070A090050	\$ 268,700	\$ 268,700	\$ 268,700	\$ 268,700	\$ 268,700	\$ 268,700	\$ 268,700	\$ 268,700	\$ 268,700	\$ 236,500	\$ 354,750	0%	0%	0%	0%	0%	0%	0%	0%	-12%	32%	
1C070K820021			\$ 1,531,500	\$ 1,531,500	\$ 1,511,800	\$ 1,392,000	\$ 1,392,000	\$ 1,340,000	\$ 1,340,000	\$ 1,346,800	\$ 2,020,200			0%	-1%	-9%	-9%	-13%	-13%	-12%	32%	
4B1701100070	\$ 104,500	\$ 104,500	\$ 104,500	\$ 104,500	\$ 104,500	\$ 104,500	\$ 88,200	\$ 90,500	\$ 90,500	\$ 90,500	\$ 135,750	0%	0%	0%	0%	0%	-16%	-13%	-13%	-13%	30%	
6D0701060000	\$ 400,000	\$ 344,800	\$ 344,800	\$ 344,800	\$ 344,800	\$ 344,800	\$ 344,800	\$ 344,800	\$ 344,800	\$ 344,800	\$ 517,200	-14%	-14%	-14%	-14%	-14%	-14%	-14%	-14%	-14%	29%	
7B0901020022	\$ 397,000	\$ 397,000	\$ 397,000	\$ 397																		

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

Parcel	Assessed Land Value										
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
5B1201040052	\$ 2,843,600	\$ 2,843,600	\$ 2,843,600	\$ 2,843,600	\$ 2,843,600	\$ 2,843,600	\$ 2,339,700	\$ 2,339,700	\$ 2,339,700	\$ 2,339,700	\$ 3,509,550
3R0401000050	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 75,200
1C060K700052	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 67,500	\$ 101,250
4B1701030110	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 65,500	\$ 65,500	\$ 70,700	\$ 70,700	\$ 98,250
5B2101000030	\$ 1,155,600	\$ 1,155,600	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,900	\$ 834,400	\$ 834,400	\$ 917,300	\$ 917,300	\$ 1,310,550
1C0708010010	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 708,000	\$ 708,000	\$ 708,000	\$ 1,062,000
1C0708010020	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 288,500	\$ 288,500	\$ 288,500	\$ 432,750
5B1601420020	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 439,700	\$ 452,900	\$ 452,900	\$ 679,350
5B1601420040	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 322,300	\$ 332,000	\$ 332,000	\$ 498,000
4B1701110110	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000

Cumulative % Change in Assessed Land Value Since 2011										
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
0%	0%	0%	0%	0%	-18%	-18%	-18%	-18%	23%	
0%	0%	0%	0%	0%	0%	0%	0%	0%	21%	
0%	0%	0%	0%	0%	0%	0%	0%	0%	-21%	19%
0%	0%	0%	0%	0%	-23%	-23%	-17%	-17%	15%	
0%	-31%	-31%	-31%	-31%	-28%	-28%	-21%	-21%	13%	
0%	0%	0%	0%	0%	0%	-25%	-25%	-25%	12%	
0%	0%	0%	0%	0%	0%	-28%	-28%	-28%	8%	
0%	0%	0%	0%	0%	0%	-31%	-29%	-29%	6%	
0%	0%	0%	0%	0%	0%	-31%	-29%	-29%	6%	
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	

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

1C070A520080	\$ 65,000	\$ 65,000	\$ 43,100	\$ 43,100	\$ 43,100	\$ 43,100	\$ 43,100	\$ 43,100	\$ 43,100	\$ 43,100	\$ 64,650
5B1601430017	\$ 2,546,700	\$ 2,546,700	\$ 2,546,700	\$ 2,546,700	\$ 2,546,700	\$ 2,546,700	\$ 2,546,700	\$ 1,680,800	\$ 1,680,900	\$ 1,680,900	\$ 2,521,350
1C1001070050	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 109,000	\$ 93,500	\$ 93,500	\$ 93,500	\$ 70,100	\$ 70,100	\$ 105,150
1C1001070030	\$ 142,500	\$ 142,500	\$ 142,500	\$ 142,500	\$ 142,500	\$ 122,100	\$ 122,100	\$ 122,100	\$ 91,600	\$ 91,600	\$ 137,400
1C1001070040	\$ 144,600	\$ 144,600	\$ 144,600	\$ 144,600	\$ 144,600	\$ 123,900	\$ 123,900	\$ 123,900	\$ 92,900	\$ 92,900	\$ 139,350
4B1701030090	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 60,000	\$ 50,700	\$ 54,700	\$ 54,700	\$ 76,050
5B1601440082				\$ 966,600	\$ 805,500	\$ 805,500	\$ 805,500	\$ 598,100	\$ 598,100	\$ 598,100	\$ 897,150
7B0901020010	\$ 1,464,800	\$ 1,464,800	\$ 1,464,800	\$ 1,464,800	\$ 1,464,800	\$ 1,464,800	\$ 1,464,800	\$ 868,400	\$ 868,400	\$ 868,400	\$ 1,302,600
4B1701030100	\$ 124,100	\$ 124,100	\$ 124,100	\$ 124,100	\$ 124,100	\$ 124,100	\$ 85,900	\$ 72,600	\$ 78,400	\$ 78,400	\$ 108,900
5B1601020121	\$ 2,161,000	\$ 2,161,000	\$ 1,080,500	\$ 1,080,500	\$ 1,080,500	\$ 1,080,500	\$ 1,080,500	\$ 1,080,500	\$ 1,188,600	\$ 1,188,600	\$ 1,782,900
5B1301070036	\$ 574,000	\$ 574,000	\$ 574,000	\$ 287,000	\$ 287,000	\$ 287,000	\$ 287,000	\$ 287,000	\$ 287,000	\$ 287,000	\$ 430,500
5B1601000040	\$ 2,548,800	\$ 2,548,800	\$ 1,274,400	\$ 1,274,400	\$ 1,274,400	\$ 1,274,400	\$ 1,274,400	\$ 1,274,400	\$ 1,274,400	\$ 1,274,400	\$ 1,911,600
5B1201060112	\$ 533,200	\$ 533,200	\$ 533,200	\$ 533,200	\$ 226,600	\$ 226,600	\$ 226,600	\$ 226,600	\$ 226,600	\$ 226,600	\$ 339,900
1C1001070020	\$ 234,700	\$ 234,700	\$ 234,700	\$ 234,700	\$ 234,700	\$ 117,300	\$ 117,300	\$ 117,300	\$ 88,000	\$ 88,000	\$ 132,000
5B2101320021						\$ 849,000	\$ 599,100	\$ 269,800	\$ 269,800	\$ 269,800	\$ 404,700
1C1001070060	\$ 1,475,800	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000	\$ 272,300	\$ 272,300	\$ 272,300	\$ 408,450

0%	-34%	-34%	-34%	-34%	-34%	-34%	-34%	-34%	-1%	
0%	0%	0%	0%	0%	0%	-34%	-34%	-34%	-1%	
0%	0%	0%	0%	-14%	-14%	-14%	-36%	-36%	-4%	
0%	0%	0%	0%	-14%	-14%	-14%	-36%	-36%	-4%	
0%	0%	0%	0%	-14%	-14%	-14%	-36%	-36%	-4%	
0%	0%	0%	0%	0%	-25%	-37%	-32%	-32%	-5%	
		0%	-17%	-17%	-38%	-38%	-38%	-38%	-7%	
0%	0%	0%	0%	0%	0%	-41%	-41%	-41%	-11%	
0%	0%	0%	0%	0%	-31%	-41%	-37%	-37%	-12%	
0%	-50%	-50%	-50%	-50%	-50%	-50%	-45%	-45%	-17%	
0%	0%	-50%	-50%	-50%	-50%	-50%	-50%	-50%	-25%	
0%	-50%	-50%	-50%	-50%	-50%	-50%	-50%	-50%	-25%	
0%	0%	0%	-58%	-58%	-58%	-58%	-58%	-58%	-36%	
0%	0%	0%	0%	-50%	-50%	-50%	-63%	-63%	-44%	
				0%	-29%	-68%	-68%	-68%	-52%	
-82%	-82%	-82%	-82%	-82%	-82%	-82%	-82%	-82%	-72%	

Parcels below this line were new in assessment year 2021

1C070K770012											\$ 2,322,000
5B1401020073											\$ 1,055,550
5B1401050020											\$ 936,150
5B1401050030											\$ 962,400
5B1401050040											\$ 391,950
5B1401050050											\$ 784,050
5B1401050060											\$ 705,450
5B1401050070											\$ 3,361,800
5B1401050080											\$ 781,650
5B1401050090											\$ 784,050
5B1401050110											\$ 392,700
5B1401050120											\$ 393,150
5B1401050130											\$ 631,050
5B1401050140											\$ 503,100
5B1601380034											\$ 771,300
5B1601380036											\$ 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 repeated tested and shown by evidence to be adequate for the purpose by professional associations of clinical pathologists. Sampling for quality control in manufacturing process saves enormous amounts of money and ensures the safety of drugs, foods, air transportation, and on and on.

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

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



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

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

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

The issue of deleting values that are not favorable

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

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



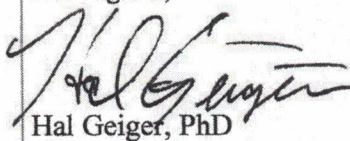
for classifying data points as outliers—and want to be clear that I am definitely not trying to criticize that practice.

In conclusion

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

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

Best regards,



Hal Geiger, PhD
Chief Scientist



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

October 2021

EMPLOYMENT

Currently retired.

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

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

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

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

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

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

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

EDUCATION

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

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

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

OTHER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SELECTED PUBLICATIONS

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

Short, J.W., **H.J. Geiger**, J.C. Haney, C.M. Voss, M.L. Vozzo, V. Guillory, and C.H. Peterson. 2017. 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.



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

**GOLD CREEK PROPERTIES LLC
9999 GLACIER HWY
JUNEAU AK 99801**

**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Wednesday, January 19, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 5, 2022
Parcel Identification	1C060K700040
Property Location	538 W WILLOUGHBY AVE
Appeal No.	APL20210406
Sent to Email Address:	bruce@donable.biz

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 Wednesday, January 12, 2022** 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 Thursday, January 13, 2022** 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

Petition for Review / Correction of Assessed Value Real Property



Office of the Assessor
155 S Seward Street
Juneau AK 99801

Assessment Year	2021
Parcel ID Number	1C060K700040

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

Please attach all supporting documentation

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

Parcel ID Number	1C060K700040		
Owner Name	Gold Creek Properties LLC	Name of Applicant	Bruce Abel
Primary Phone #	907-789-2155	Email Address	bruce@donabel.biz
Physical Address	538 W Willoughby Ave	Mailing Address	9999 Glacier Highway
			Juneau, AK 99801
Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.			
<input type="radio"/> My property value is excessive/overvalued <input checked="" type="radio"/> My property value is unequal to similar properties <input type="radio"/> My property was valued improperly/incorrectly <input type="radio"/> My property has been undervalued <input type="radio"/> My exemption(s) was not applied		THE FOLLOWING ARE NOT GROUNDS FOR APPEAL <ul style="list-style-type: none"> • 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:			
See Attached			
Have you attached additional information or documentation?		<input checked="" type="radio"/> Yes <input type="radio"/> No	
Values on Assessment Notice:			
Site	\$ 646800	Building	\$ 822800
Total	\$ 1469600		
Owner's Estimate of Value:			
Site	\$ 431200	Building	\$ 822800
Total	\$ 1254000		
Purchase Price of Property:			
Price	\$	Purchase Date	
Has the property been listed for sale? <input type="radio"/> Yes <input checked="" type="radio"/> No (if yes complete next line)			
Listing Price	\$	Days on Market	
Was the property appraised by a licensed appraiser within the last year? <input type="radio"/> Yes <input checked="" type="radio"/> 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	
		4/30/21	

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

Step 1 – Administrative Review

Appraiser to fill out						
Appraiser				Date of Review		
Comments:						
Post Review Assessment						
Site	\$		Building	\$	Total	\$
Exemptions	\$					
Total Taxable Value	\$					
APPELLANT RESPONSE TO ACTION BY ASSESSOR						
My acceptance or rejection of the assessment valuation in the amount of \$_____ is indicated below.						
<input type="checkbox"/> Accept New Assessed Value <input type="checkbox"/> Close Review (Assessment Remains Unchanged) <input type="checkbox"/> Reject and Appeal						
If appealed, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.						
Appellant's Signature _____				Date: _____		

Appellant Accept Value	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>(if no skip to Board of Equalization)</i>
Govern Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Spreadsheet Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Corrected Notice of Assessed Value Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No

Step 2 – Appeal

Appeal # _____

BOARD OF EQUALIZATION						
Scheduled BOE Date	<input type="checkbox"/> Yes <input type="checkbox"/> No					
10-Day Letter Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No					
The Board of Equalization certifies its decision, based on the Findings of Fact and Conclusion of Law contained within the recorded hearing and record on appeal, and concludes that the appellant <input type="checkbox"/> Met <input type="checkbox"/> Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.						
Notes:						
Site	\$		Building	\$	Total	\$
Exemptions	\$					
Total Taxable Value	\$					

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

8525 Holdings LLC

Parcel ID Number: 1C60K700040

The 2021 Assessment for this property has increased 50% in one year. This jump is arbitrary and does not reflect a disparity of valuation between my property and similar property with similar use nor base land adjustment considerations. Parcel # 1C060K660090, which is located across the street with similar use is assessed at \$35.64 sq.ft. while my property is assessed at \$49.49/sq.ft. Additionally, this property is immediately adjacent the gold river flume, rendering the small strip of land to the Northeast of the building undevelopable.

Official Public Records Request

CBJ Parcel # 1C60K700040

8525 Holdings
9999 Glacier Highway
Juneau,
AK. 99801

5/30/21

City & Borough of Juneau
Office of the Assessor
155 South Seward Street
Juneau, AK. 99801

Dear Sir;

This letter is an Official Public Records Request for copies of all records of Data Sources and Methods, including all Work Papers, used to calculate including all written and electronic correspondence for both the 2021 original accessed value and the 2021 adjusted accessed value for the CBJ parcel identification numbers listed below.

This letter is also officially asking that you preserve all Data Sources and Methods, including all Work Papers, used to calculate including all written and electronic correspondence for both the 2021 original accessed value and the 2021 adjusted accessed value for the CBJ parcel identification numbers listed below.

CBJ Parcel Identification Numbers:

Per Alaska Administrative Code 2 AAC 96.325 you have 10 days to respond.

Sincerely,

Bruce Abel
Managing Member
Gold Creek Properties 1C60K700040



APPEAL #2021-0406

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION January 19, 2022

ASSESSOR OFFICE

Appellant: Gold Creek Properties LLC

Location: 538 W Willoughby Ave

Parcel No.: 1C060K700040

Property Type: Mixed Use

Appellant's basis for appeal: My property value is unequal to similar properties

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 431,200	\$ 646,800	\$ 646,800
Buildings:	\$ 822,800	\$ 822,800	\$ 822,800
Total:	\$ 1,254,000	\$ 1,469,600	\$ 1,469,600

Subject Photo



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OVERVIEW

The subject is a mixed use property with retail, offices and warehouse on the lower level and residential apartments above. The structure was built in 1948 per city records.

Subject Characteristics:

- Land
 - 13,068 SF lot = 0.30 AC
 - Level, developed lot
- Building
 - 16,010 SF
 - 1st level office and warehouse – 10,310 SF
 - 2nd level Rental apartments – 5,700 SF
 - 5 units converted from mezzanine in 2013

SUBJECT PHOTOS



Front

Front right



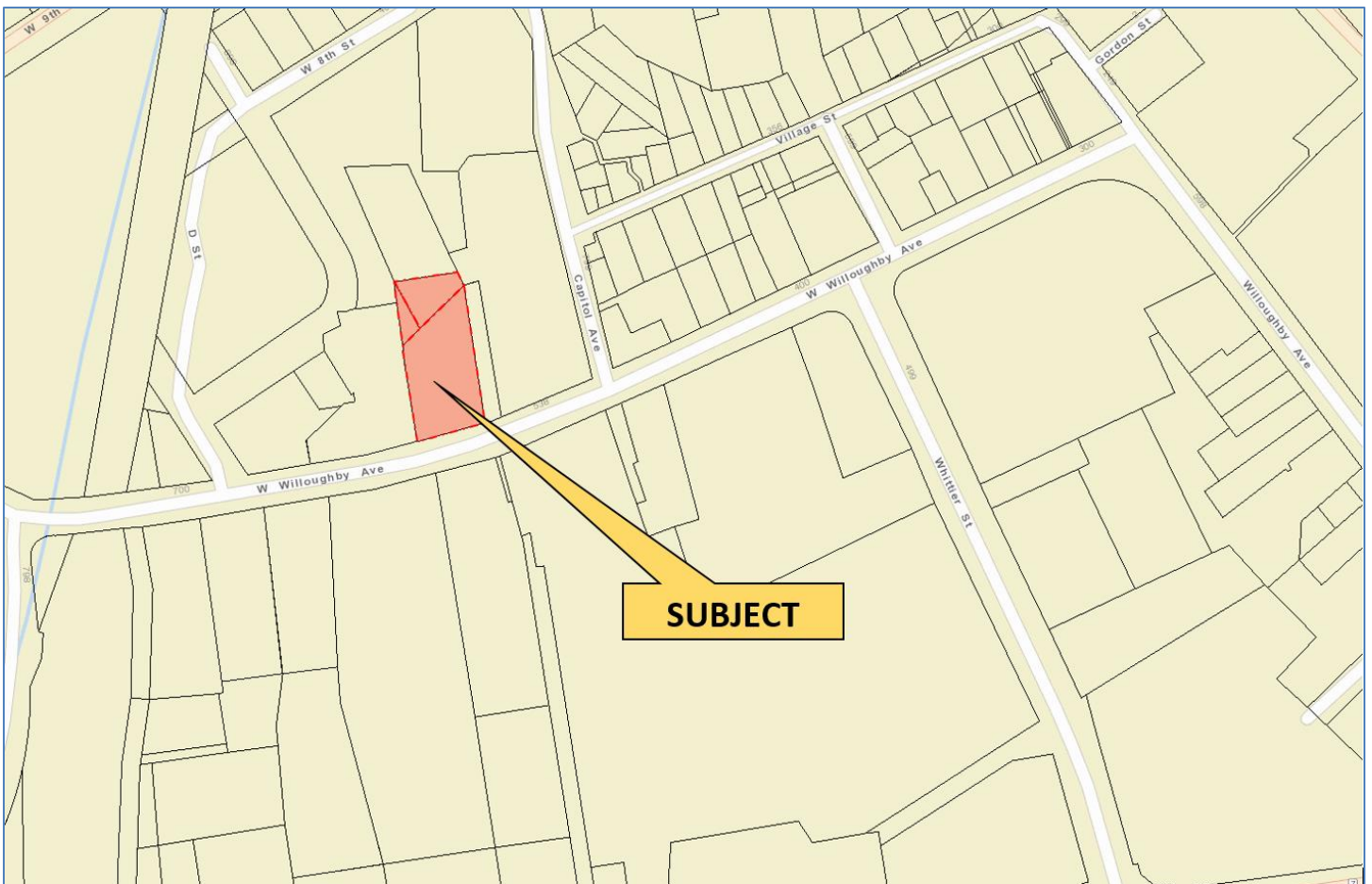
Front - 2012

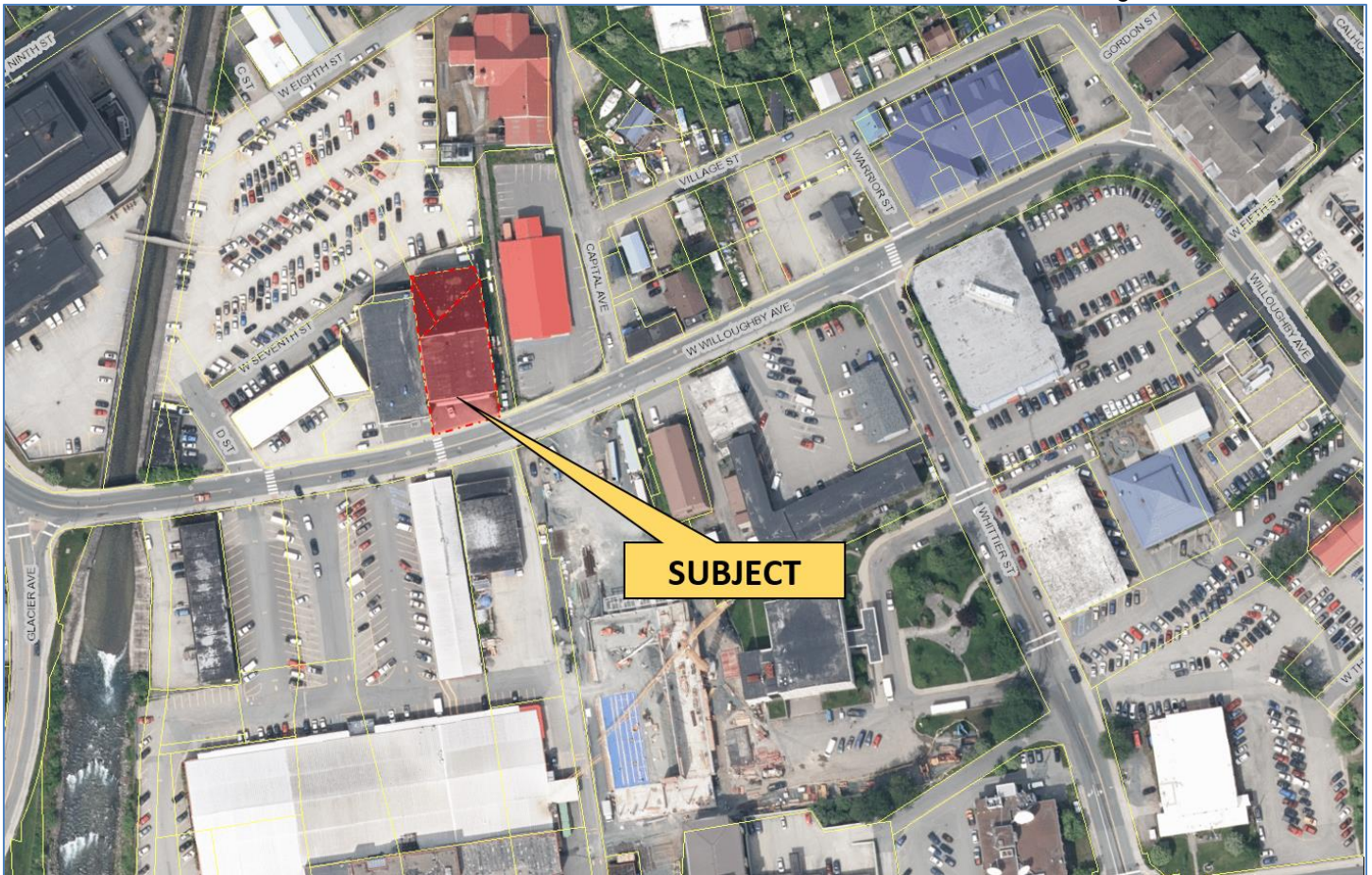


Front right - 2012



AREA MAP & AERIAL





ASSESSED VALUES

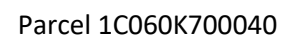
Remember that the total assessed value is the primary test against market. The distribution of that value between the Land Component and the Building Component is secondary and can vary from one model to another. The total assessed value is tested against market indicators (sales, lease rates, etc.) 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 and developed. The subject parcel's land value is equitable and is not excessive.



BUILDING(S)

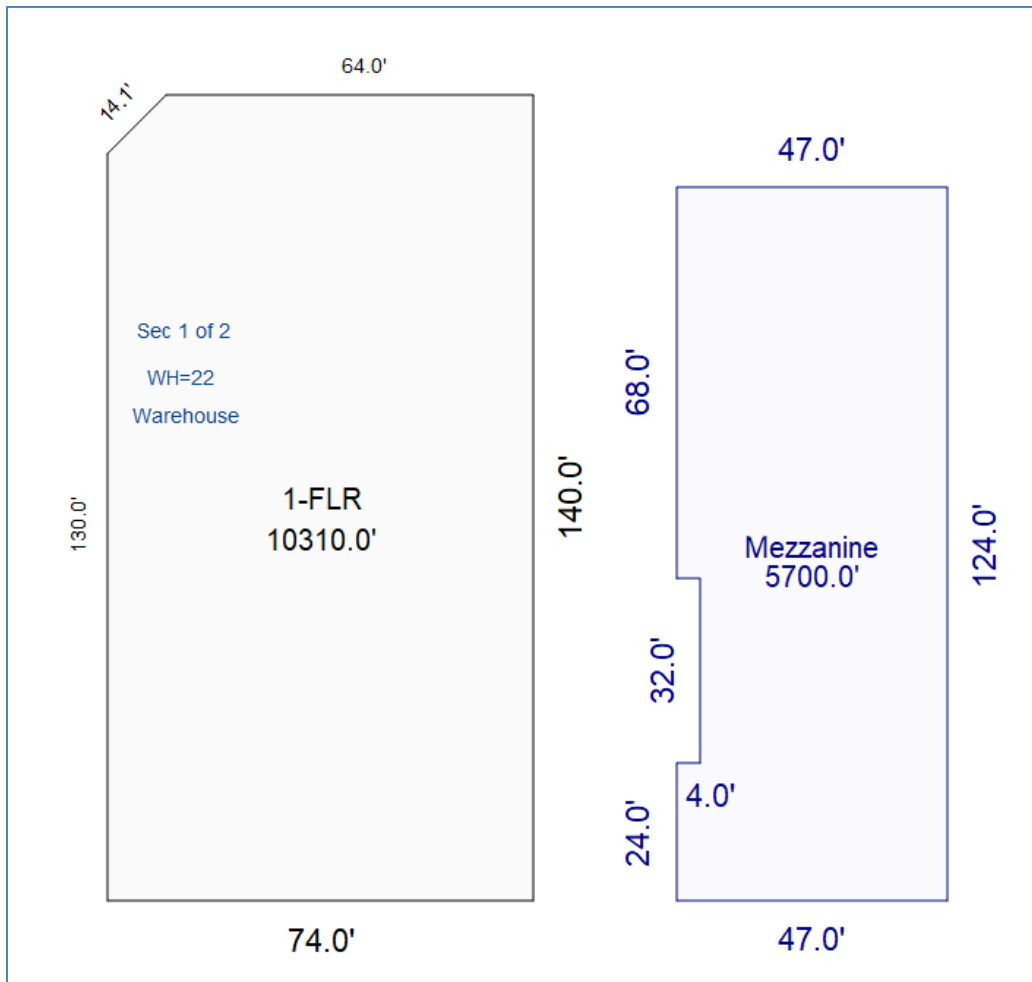
The building component may be based on market adjusted cost tables, residual from sales after extraction of the land value or other appropriate means.

Ratio studies are performed to determine market adjustments.

Building Characteristics:

- 16,010 SF
 - 1st level– 10,310 SF
 - 2nd level Rental apartments – 5,700 SF
 - 5 units converted from mezzanine in 2013

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.

1092		Record		1			
Parcel Code Number	1C060K700040	Number of Stories (Building)		01			
Owner Name	GOLD CREEK PROPERTIES LLC	Number of Sections		1			
Parcel Address	538 W WILLOUGHBY AVE	Perimeter		422			
Effective Year Built	2003	Class		D			
Year Built	1948	Height		22			
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank		Average			
Building Type	Industrials, Light Mfg.	Total Area		10,310.00			
Section 1		Description	Units	Percent	Cost	+/-	Total
Base Cost			10310		44.25		456,218
Exterior Wall		Stud -Metal Siding	10310		11.62		119,813
Heating & Cooling		Heating & Cooling	10310		606.00		606
Heating & Cooling		Hot Water	10310		8.60		88,666
Architect Fee			10310		6.40		65,984
Sprinklers		Sprinklers	17060		3.25		55,445
Mezzanine		Office	5700		40.50		230,850
Fire Alarm System			10310		1.46		15,053
Basement		Unfinished	1050		33.50		35,175
Sub Total							\$1,067,809.02
Local Multiplier					1.43	[X]	\$1,526,967.00
Current Multiplier					1.05	[X]	\$1,603,315.00
Neighborhood Multiplier						[X]	\$1,603,315.00
Depreciation - Physical					34.00	[-]	\$545,127.00
Depreciation - Functional						[-]	\$0.00
Depreciation - Economic						[-]	\$0.00
Percent Complete					100.00	[-]	\$1,058,188.00
Cost to Cure							
Neighborhood Adjustment							
Replacement Cost less Depreciation							\$1,058,188
Miscellaneous Improvements							
Miscellaneous Improvement		Built-in Appliances,				[+]	15,000
Total Improvement Value							\$1,073,200

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

1C060K700040
GOLD CREEK PROPERTIES LLC
538 W WILLOUGHBY AVE

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$646,800.00	\$15,000.00	\$807,800.00	\$1,469,600.00
2020	\$431,200.00	\$15,000.00	\$807,800.00	\$1,254,000.00
2019	\$457,400.00	\$15,000.00	\$807,800.00	\$1,280,200.00
2018	\$457,400.00	\$15,000.00	\$807,800.00	\$1,280,200.00
2017	\$457,400.00	\$15,000.00	\$807,800.00	\$1,280,200.00
2016	\$457,400.00	\$15,000.00	\$807,800.00	\$1,280,200.00
2015	\$457,400.00	\$15,000.00	\$830,300.00	\$1,302,700.00
2014	\$457,400.00		\$582,500.00	\$1,039,900.00
2013	\$457,400.00		\$582,500.00	\$1,039,900.00
2012	\$457,400.00	\$0.00	\$582,500.00	\$1,039,900.00
2011	\$457,400.00	\$0.00	\$582,500.00	\$1,039,900.00
2010	\$457,400.00	\$0.00	\$582,500.00	\$1,039,900.00

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 unequal to similar properties.
 - We find that the value is equitable and that, based on analysis of market sales, it is not excessive. This is addressed in the land, building, cost report, commercial market and assessment analysis, summary and conclusion sections of our response in your packet. There is additional information in the “Property Assessment Guide.”
 - In reviewing locational subgroups, property type subgroups and property characteristic subgroups in the analysis we did not see evidence that any location or other subgroup should be treated differently from the rest with the exception of the boathouses.
- The appellant states that the 2021 assessment for this property has increased 50% in one year. This jump is arbitrary and does not reflect a disparity of valuation between my property and similar property with similar use nor base land adjustment considerations. Parcel #1C060K660090, which is located across the street with similar use is assessed at \$35.64/sf, while my property is assessed as \$49.49/sf. Additionally, this property is immediately adjacent the gold river flume, rendering the small strip of land to the northeast of the building undevelopable.
 - We find that the percentage increase for the property is 17.2%.
 - We find that the value per square foot of the parcel across the street is lower due to size.

For additional information on the assessment process, assessed values, analysis process, ratio studies and other related areas please see the “Property Assessment Guide” included in the packet.

CONCLUSION

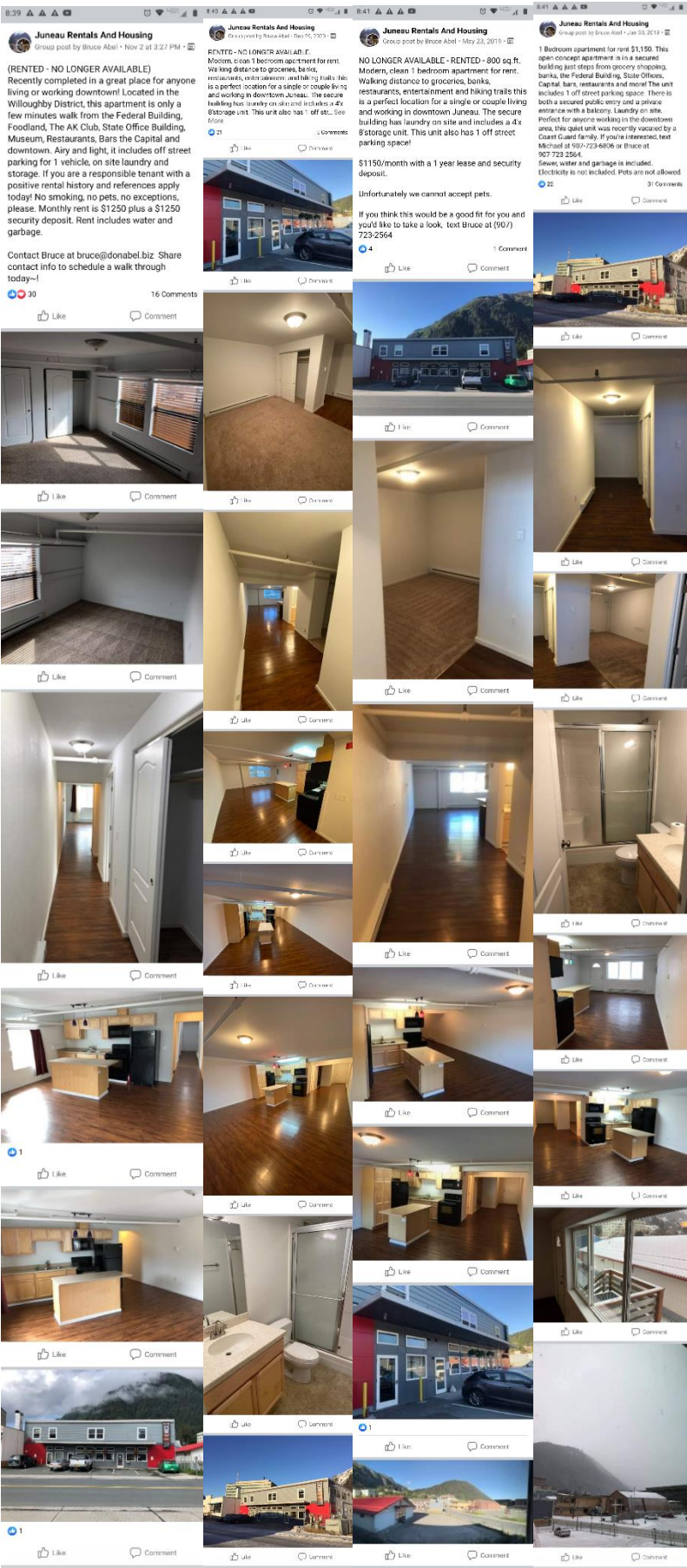
The 2021 Assessed values were based on a simple methodology, analysis through ratio studies and subsequent trending of values based on the analysis findings. Underlying this standard compliant trending are the locational and feature influenced specific models that have been applied to Juneau commercial 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 17.2%.

We find that no change to the 2021 assessed value of \$1,469,600 is warranted and ask that the BOE uphold the assessed value.

ADDENDUM A (Rental Listing Photos)





Juneau Rentals And Housing

Group post by Bruce Abel · May 23, 2019 · 

NO LONGER AVAILABLE - RENTED - 800 sq.ft.
Modern, clean 1 bedroom apartment for rent.
Walking distance to groceries, banks,
restaurants, entertainment and hiking trails this
is a perfect location for a single or couple living
and working in downtown Juneau. The secure
building has laundry on site and includes a 4'x
8'storage unit. This unit also has 1 off street
parking space!

\$1150/month with a 1 year lease and security
deposit.

Unfortunately we cannot accept pets.

If you think this would be a good fit for you and
you'd like to take a look, text Bruce at (907)



Juneau Rentals And Housing

Group post by Bruce Abel · Jan 30, 2019 · 

1 Bedroom apartment for rent \$1,150. This open concept apartment is in a secured building just steps from grocery shopping, banks, the Federal Building, State Offices, Capital, bars, restaurants and more! The unit includes 1 off street parking space. There is both a secured public entry and a private entrance with a balcony. Laundry on site. Perfect for anyone working in the downtown area, this quiet unit was recently vacated by a Coast Guard family. If you're interested, text Michael at 907-723-6806 or Bruce at 907-723-2564. Sewer, water and garbage is included. Electricity is not included. Pets are not allowed.



Juneau Rentals And Housing

Group post by Bruce Abel · Dec 29, 2020 · 

RENTED - NO LONGER AVAILABLE.

Modern, clean 1 bedroom apartment for rent. Walking distance to groceries, banks, restaurants, entertainment and hiking trails this is a perfect location for a single or couple living and working in downtown Juneau. The secure building has laundry on site and includes a 4'x 8' storage unit. This unit also has 1 off street parking space! Sewer/water included - electricity not included.

\$1200/mo - We require a 1 year lease and security deposit. Unfortunately we cannot accept pets.

If you think this would be a good fit for you and you'd like to take a look, text Bruce at (907) 723-2564



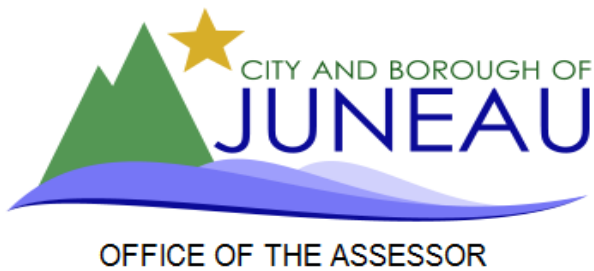
Juneau Rentals And Housing

Group post by Bruce Abel • Nov 2 at 3:27 PM • 

(RENTED - NO LONGER AVAILABLE)

Recently completed in a great place for anyone living or working downtown! Located in the Willoughby District, this apartment is only a few minutes walk from the Federal Building, Foodland, The AK Club, State Office Building, Museum, Restaurants, Bars the Capital and downtown. Airy and light, it includes off street parking for 1 vehicle, on site laundry and storage. If you are a responsible tenant with a positive rental history and references apply today! No smoking, no pets, no exceptions, please. Monthly rent is \$1250 plus a \$1250 security deposit. Rent includes water and garbage.

Contact Bruce at bruce@donabel.biz Share contact info to schedule a walk through today~!



Gold Creek Properties LLC / Bruce Abel
9999 Glacier Hwy
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 1C060K700040
RESPONSE DEADLINE:

PARCEL: 1C060K700040
PHYSICAL LOCATION: 538 W Willoughby Ave

Gold Creek Properties LLC / Bruce Abel,

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 unequal to similar properties**

- 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 **1C060K700040**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$1,469,600
2021 Owner estimate of value:	\$1,254,000
2021 Final determination:	\$1,469,600

Response to Petition for Review:

- Your assessed value has been reviewed and was found to be equitable with your neighbors.
- The basis for the changes was a market analysis done based off of available sales data and followed assessment standards.
- The Foodland lots are considered an “economic unit” and valued as a single lot. An appropriate size adjustment is in place.

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 **9/24/2021**, 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

Parcel 1C060K70040

Gold Creek Properties (Willoughby AVE)

My Appeal has been denied. I wish to move this to the Board Of Equalization. There are a number of reasons that this is not a fair and equitable assessment:

1) There are significant discrepancies in comparable properties. Within a five minute walk of the Gold Creek building land assessments vary from \$40.10/ sq.ft. to \$59.39/sq.ft. While lot size and zoning does play a factor it is obvious the Mass Appraisal method did nothing to correct and normalize discriminate valuations.

Parcel 1C060K70040, 538 Willoughby Ave. (Appellant's property):	\$49.50/sq.ft.
Parcel 1C060U0400, 800 Glacier Ave. – multi use office bld/coroner lot	\$40.10/sq.ft.
Parcel 1C060U040030, 810 Glacier Ave. - Gas station	\$42.60/sq.ft.
Parcel 1C060C250070, 740 W. 9th Street – Mixed Use Bld.	\$47.25/sq.ft.
Parcel 1C030C280101, 1200 Glacier Ave. – Mixed Use Bld.	\$42.52/sq.ft.
Parcel 1C030J020010, 1248 Glacier Ave. – Mixed use Bld.	\$40.50/sq.ft.

The closest building, #2 on the list, has the lowest assessed value but has multipliers, such as being a corner lot, the Assessor has used to justify higher property valuations across multiple properties. This building is less than a one minute walk from the Gold Creek building yet has a 19% assessed property valuation discount when compared to my property and up to a 15% assessed property valuation discount compared to a building across the street. This inconsistency illustrates an inconsistent and unaddressed application of assessments. While these inconsistencies have developed over many years, they are not corrected but rather exacerbated via the Mass Assessment increase applied to the 2020 tax year assessment.

While Properties to the south of the GCP building on Willoughby Ave and Whittier Street have fairly consistent per sq.ft. valuations, which is expected, each of these properties have been treated inconsistently when compared to properties North of the Gold Creek building. The random application of property assessments all within easy walking distance of each other creates confusion and unequal treatment for individual properties that cannot be justified. This places my building at a significant competitive disadvantage when competing for tenants, a direct and completely consistent use of both properties.

2) Improper Methodology:

* I am part of the combined appeal and will not address the significant issues associated with the 2020 tax valuations by the CBJ Assessors Office. This issue will be address via that process through Robert Spitzfaden, Attorney at Law. I do not waive my right to be part of the combined settlement by way of this appeal to the BOE.



Bruce Abel
Owner
Gold Creek Properties



The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the



Michael Dahle

From: bruce donabel.biz <bruce@donabel.biz>
Sent: Wednesday, October 20, 2021 11:31 AM
To: Michael Dahle
Subject: RE: Clerk Contact Form Message

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

Thank you Michael,
I want to make sure I have an opportunity to prepare and can make the date. I do travel for work so you can see why I'm concerned.

I'm sure you can be reasonably flexible as long as you know my scheduling concerns. I appreciate your consideration and will be patient.

Bruce

From: Michael Dahle <Michael.Dahle@juneau.org>
Sent: Wednesday, October 20, 2021 9:39 AM
To: bruce donabel.biz <bruce@donabel.biz>
Subject: RE: Clerk Contact Form Message

Dear Mr. Abel,

As indicated by the clerk's office no date has been set yet for your hearings. We have a number of appeals that are pending and have not yet been scheduled. The reason that yours has not been scheduled yet is that you submitted additional detail in response to our conclusion letter and we wanted to have opportunity to review that additional information to see if it changes our conclusion.

That additional review is in process. When it is completed we will either schedule you for a BOE hearing and send you notification of the date or we will send you a notice of the changes to our conclusion first and then potentially schedule you for a hearing.

Sincerely,

Michael Dahle

Deputy Assessor, City & Borough of Juneau
907-586-5215 ext. 4036
Michael.Dahle@juneau.org

From: City Clerk <City.Clerk@juneau.org>
Sent: Tuesday, October 19, 2021 2:22 PM
To: 'bruce donabel.biz' <bruce@donabel.biz>
Cc: Assessor <Assessor@juneau.org>; City Clerk <City.Clerk@juneau.org>; Caitlin OMeally <caitlin.omeally@juneau.org>
Subject: FW: Clerk Contact Form Message

Hello Mr. Abel,

I have forwarded your email to the Assessor's Office so they can coordinate with you, the Clerk's Office has not received appeal paperwork for your appeals so no date has been set yet to have the Board of Equalization hear your appeals.

Thank you,
Diane 'Di' Cathcart
Deputy Municipal Clerk
907.586.5278
di.cathcart@juneau.org
city.clerk@juneau.org
www.juneau.org/clerk

From: domadmin@juneau.org <domadmin@juneau.org>
Sent: Tuesday, October 19, 2021 2:01 PM
To: City Clerk <City.Clerk@juneau.org>
Subject: Clerk Contact Form Message

Name
Bruce Abel
Email
bruce@donabel.biz
Phone
(907) 789-2155
Subject
Commercial Property Tax Appeal
Message
Hi; I have six properties waiting for appeal. When will the appeal schedule be published? I travel for work and need some way to be prepared and schedule for the hearings. Thanks, Bruce Abel (Krusty Krab Co., Gold Creek Properties, 8525 Holdings)



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

KRUSTY KRAB CO LLC
9999 GLACIER HWY
JUNEAU AK 99801

**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Wednesday, January 19, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 5, 2022
Parcel Identification	4B1601010010
Property Location	9999 GLACIER HWY
Appeal No.	APL20210404
Sent to Email Address:	bruce@donable.biz

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 Wednesday, January 12, 2022** 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 Thursday, January 13, 2022** 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

Petition for Review / Correction of Assessed Value Real Property

Assessment Year **2021**Parcel ID Number **4B1601010010**

For Office Use:

Review #

Appeal #



Office of the Assessor
155 S Seward Street
Juneau AK 99801

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	4B1601010010		
Owner Name	Krusty Krab Co LLC	Name of Applicant	Bruce Abel
Primary Phone #	907-789-2155	Email Address	bruce@donabel.biz
Physical Address	9999 Glacier Highway	Mailing Address	9999 Glacier Highway Juneau, AK 99801
Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.			
<input type="radio"/> My property value is excessive/overvalued <input type="radio"/> My property value is unequal to similar properties <input checked="" type="radio"/> My property was valued improperly/incorrectly <input type="radio"/> My property has been undervalued <input type="radio"/> My exemption(s) was not applied		THE FOLLOWING ARE NOT GROUNDS FOR APPEAL <ul style="list-style-type: none"> • 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: See Attached			
Have you attached additional information or documentation?		<input checked="" type="radio"/> Yes <input type="radio"/> No	
Values on Assessment Notice:			
Site	\$ 2308350	Building	\$ 1921600
Total	\$ 4229950		
Owner's Estimate of Value:			
Site	\$ 1600000	Building	\$ 1921600
Total	\$ 3521600		
Purchase Price of Property:			
Price	\$	Purchase Date	
Has the property been listed for sale? <input type="radio"/> Yes <input checked="" type="radio"/> No (if yes complete next line)			
Listing Price	\$	Days on Market	
Was the property appraised by a licensed appraiser within the last year? <input type="radio"/> Yes <input checked="" type="radio"/> 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 4/30/21	

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

Step 1 – Administrative Review

Appraiser to fill out					
Appraiser				Date of Review	
Comments:					
Post Review Assessment					
Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				
APPELLANT RESPONSE TO ACTION BY ASSESSOR					
My acceptance or rejection of the assessment valuation in the amount of \$_____ is indicated below.					
<input type="checkbox"/> Accept New Assessed Value <input type="checkbox"/> Close Review (Assessment Remains Unchanged) <input type="checkbox"/> Reject and Appeal					
If appealed, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.					
Appellant's Signature _____				Date: _____	

Appellant Accept Value	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>(if no skip to Board of Equalization)</i>
Govern Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Spreadsheet Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Corrected Notice of Assessed Value Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No

Step 2 – Appeal

Appeal # _____

BOARD OF EQUALIZATION					
Scheduled BOE Date	<input type="checkbox"/> Yes <input type="checkbox"/> No				
10-Day Letter Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No				
The Board of Equalization certifies its decision, based on the Findings of Fact and Conclusion of Law contained within the recorded hearing and record on appeal, and concludes that the appellant <input type="checkbox"/> Met <input type="checkbox"/> Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.					
Notes:					
Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				

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

KRUSTY KRAB CO. LLC

Parcel ID Number: 4B1601010010

The 2021 Assessment for this property has increased 50% in one year. This jump is arbitrary and does not reflect significant base land adjustment considerations. This property is immediately adjacent the Mendenhall River. Since the installation of the new Mendenhall River Bridge the riverbank has continuously eroded. Structures prior to the new bridge that were as much as 25' away from the river are now perched on the edge. Each release of the Mendenhall glacier flood waters takes additional land away. The repair of the riverbank will run up to one million dollars, an amount that significantly reduces the current property value.

Official Public Records Request

CBJ Parcel # 4B1601010010

KRUSTY KRAB CO. LLC

9999 Glacier Highway

Juneau,

AK. 99801

5/30/21

City & Borough of Juneau

Office of the Assessor

155 South Seward Street

Juneau, AK. 99801

Dear Sir;

This letter is an Official Public Records Request for copies of all records of Data Sources and Methods, including all Work Papers, used to calculate including all written and electronic correspondence for both the 2021 original accessed value and the 2021 adjusted accessed value for the CBJ parcel identification numbers listed below.

This letter is also officially asking that you preserve all Data Sources and Methods, including all Work Papers, used to calculate including all written and electronic correspondence for both the 2021 original accessed value and the 2021 adjusted accessed value for the CBJ parcel identification numbers listed below.

CBJ Parcel Identification Numbers:

Per Alaska Administrative Code 2 AAC 96.325 you have 10 days to respond.

Sincerely,

Bruce Abel

Managing Member

Krusty Krab Co LLC



APPEAL #2021-0404

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION January 19, 2022

ASSESSOR OFFICE

Appellant: Krusty Krab Inc

Location: 9997/9999 Glacier Hwy

Parcel No.: 4B1601010010

Property Type: Commercial – Retail/Lumber yard

Appellant's basis for appeal: My property was valued improperly/incorrectly

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 1,600,000	\$ 2,308,350	\$ 2,270,795
Buildings:	\$ 1,921,600	\$ 1,921,600	\$ 1,921,600
Total:	\$ 3,521,600	\$ 4,229,950	\$ 4,192,395

Subject Photo



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OVERVIEW

The subject is a building supply store and lumber yard.

Subject Characteristics:

- Land
 - 227,745 SF lot = 5.22 AC
 - Level, developed lot
 - A portion of the property is leased to river rafting company for use as a haul out
- Building
 - Retail store 29,665 SF
 - 1st level Retail 20,636 SF
 - 1st level Misc storage 1,716 SF
 - 2nd level Retail/Offices 7,313 SF
 - Cabinet shop w/ Apt 3,501 SF
 - 1st level Cabinet shop/storage 2,685 SF
 - 2nd level Apartment 816 SF
 - Tool & Equipment Rental 1,664 SF
 - Residential structure 1,448 SF
 - Open air lumber storage 12,780 SF
 - Fuel building 576 SF (open air cinder block wall structure)
 - Misc storage buildings
 - Misc storage bays - Adjacent to river 3,720 SF (only one level valued at WH = 18')
 - Sheetrock storage - Adjacent to river 1,560 SF

SUBJECT PHOTOS



Aerial



Retail Store - Front

Cabinet Shop/Storage/2nd Level
Apartment



Cabinet Shop/Storage/2nd Level
Apt - 2016



Rental Shop



Residence – 2016



Lumber Storage Building - 2016



Fuel Building



Misc Storage Building 1



Misc Storage Building 2



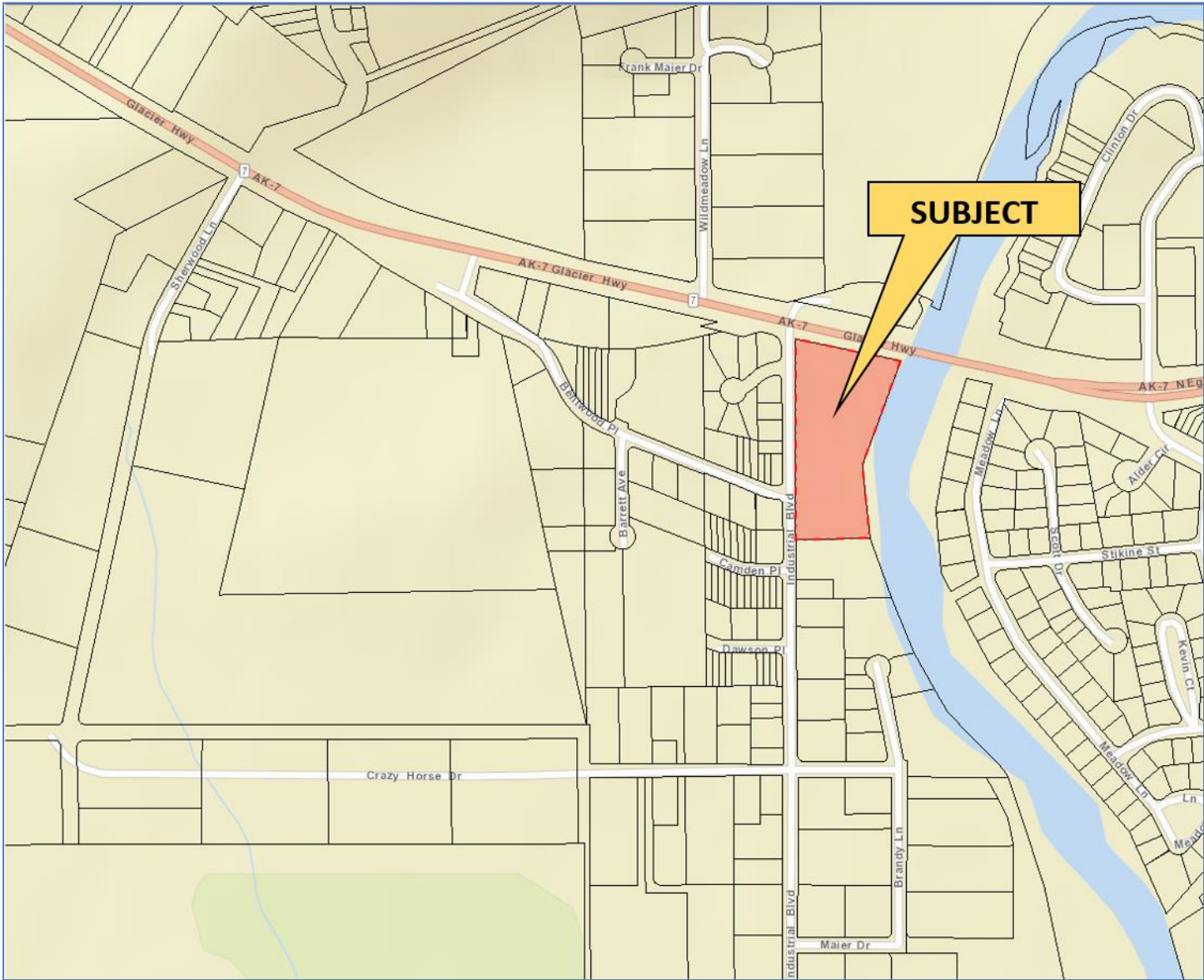
River Frontage



Leased Area



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

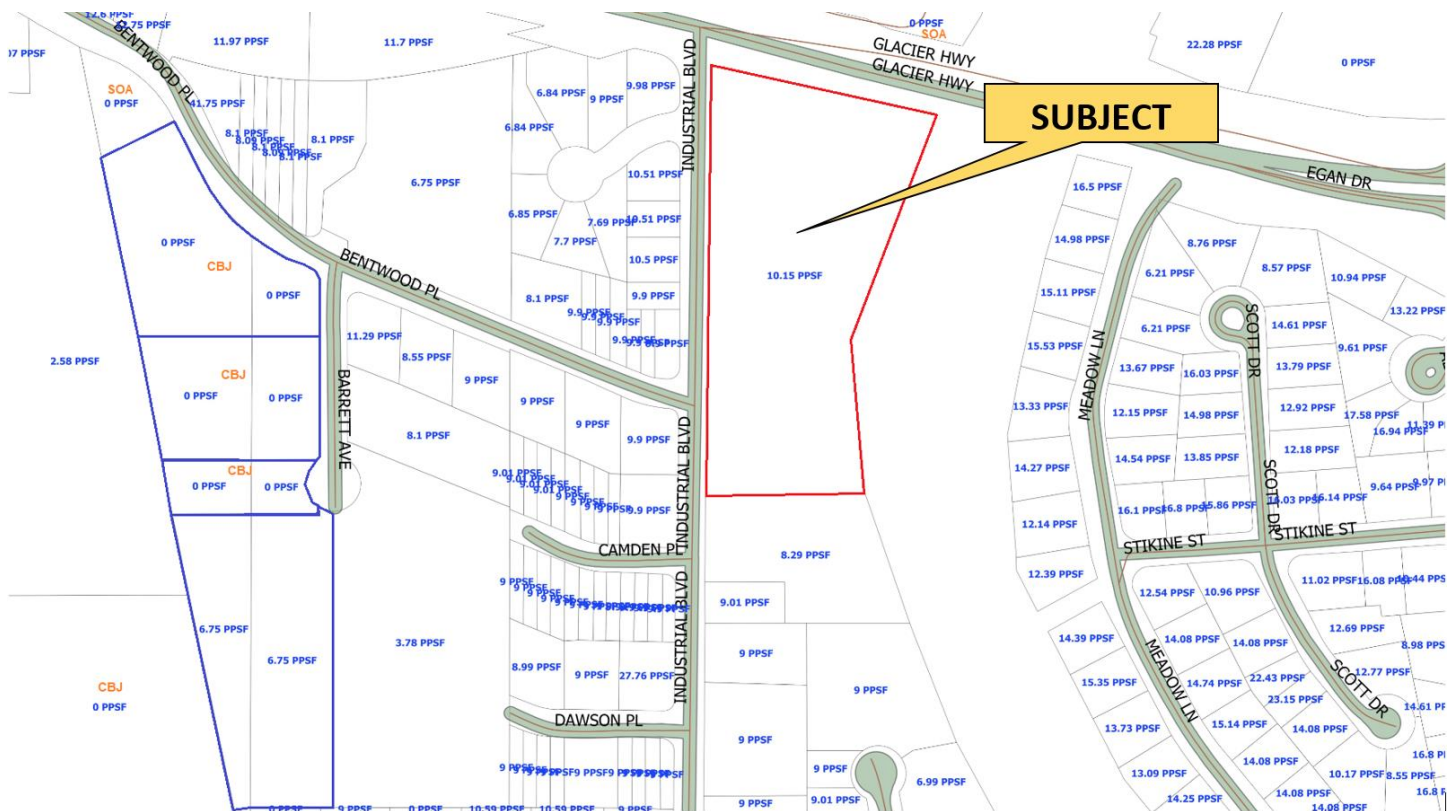
Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation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

Land Characteristics:

- 227,745 SF lot = 5.22 AC
- Flat, developed lot with river frontage

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.

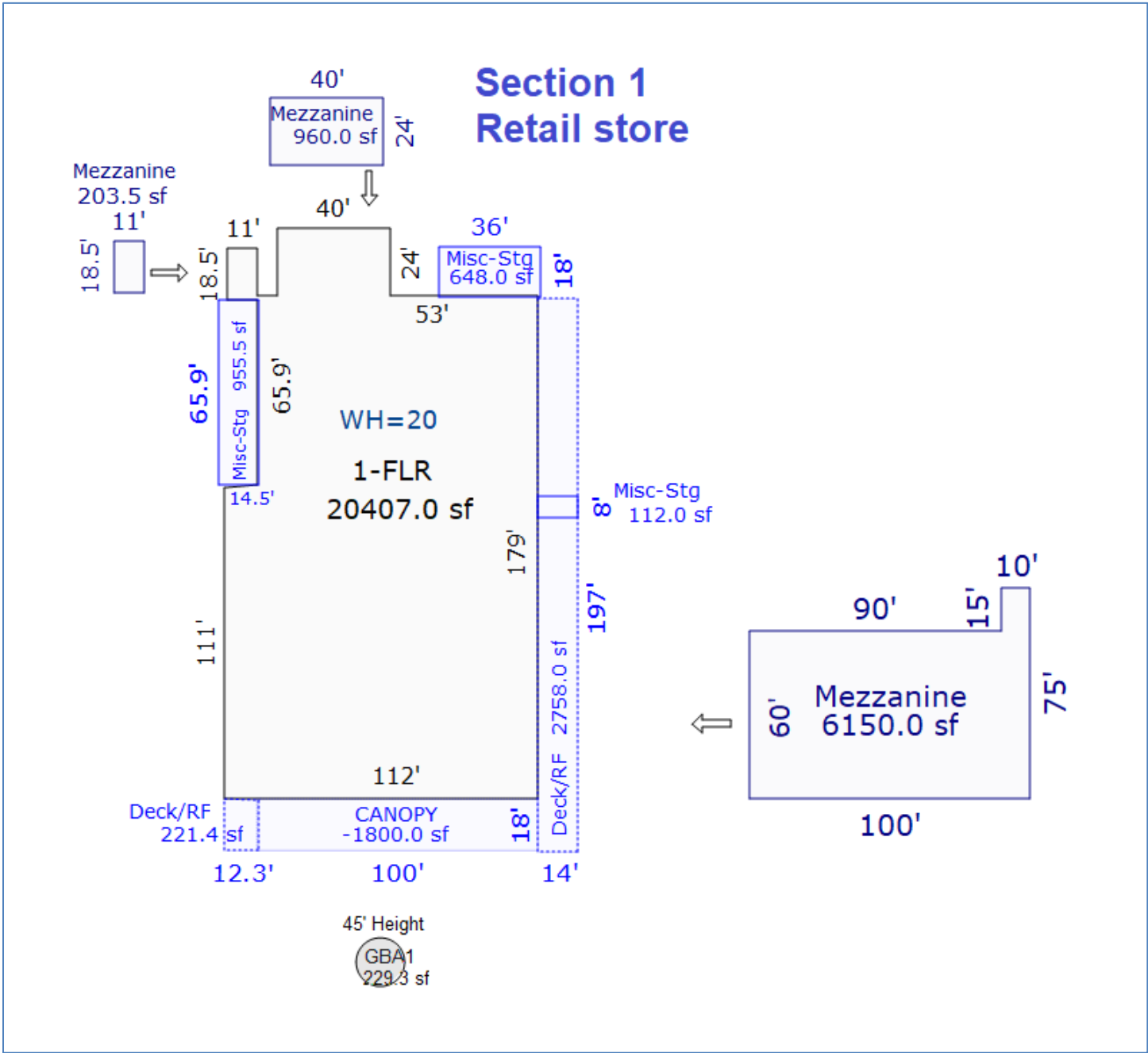
Ratio studies are performed to determine market adjustments.

Building Characteristics:

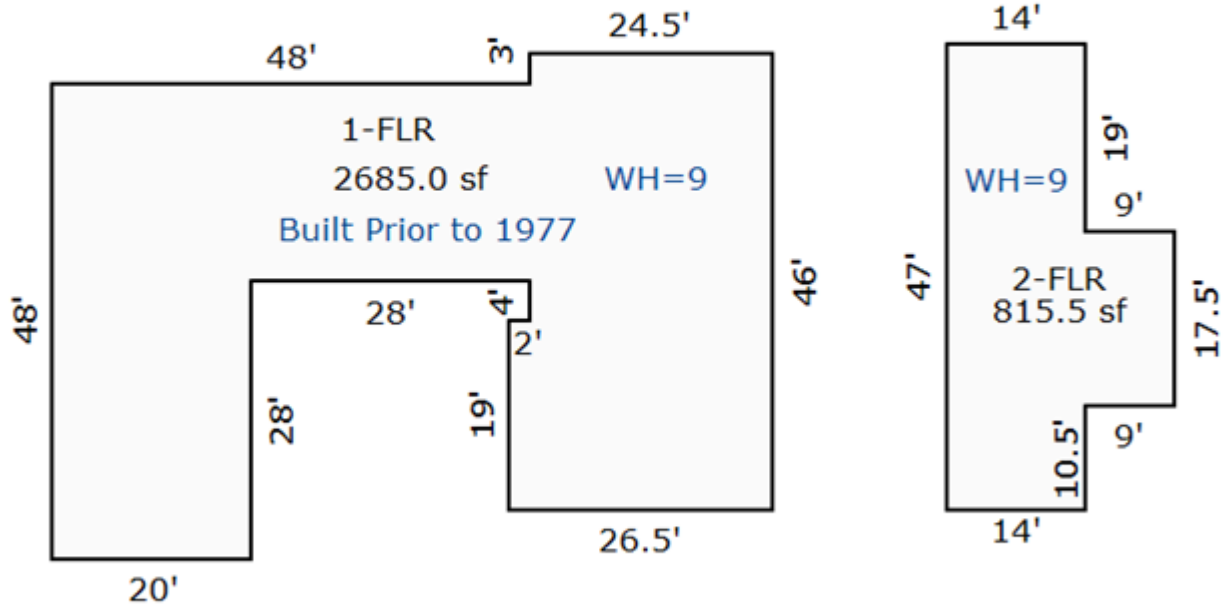
- Retail store 29,665 SF
 - 1st level Retail 20,636 SF
 - 1st level Misc storage 1,716 SF
 - 2nd level Retail/Offices 7,313 SF
- Cabinet shop w/ Apt 3,501 SF
 - 1st level Cabinet shop/storage 2,685 SF
 - 2nd level Apartment 816 SF
- Tool & Equipment Rental 1,664 SF
- Residential structure 1,448 SF
- Open air lumber storage 12,780 SF
- Fuel building 576 SF (open air cinder block wall structure)
- Misc storage buildings
 - Misc storage bays - Adjacent to river 3,720 SF (only one level valued at WH = 18')
 - Sheetrock storage - Adjacent to river 1,560 SF



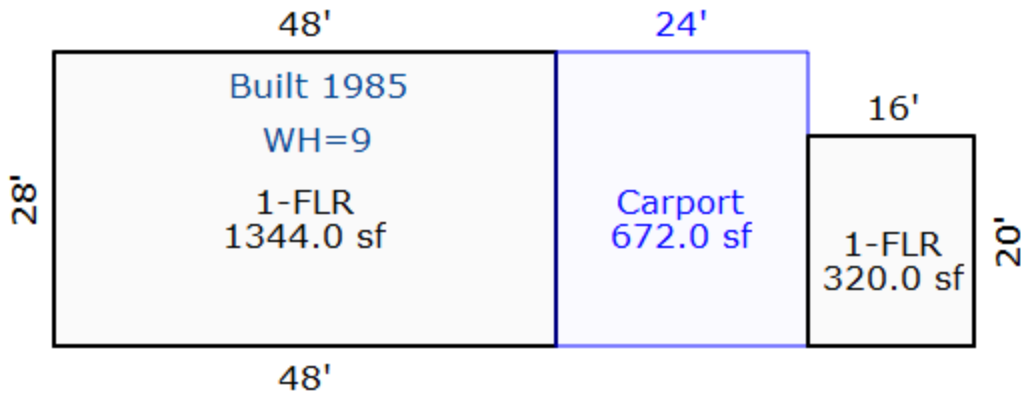
Sketch of Improvements:



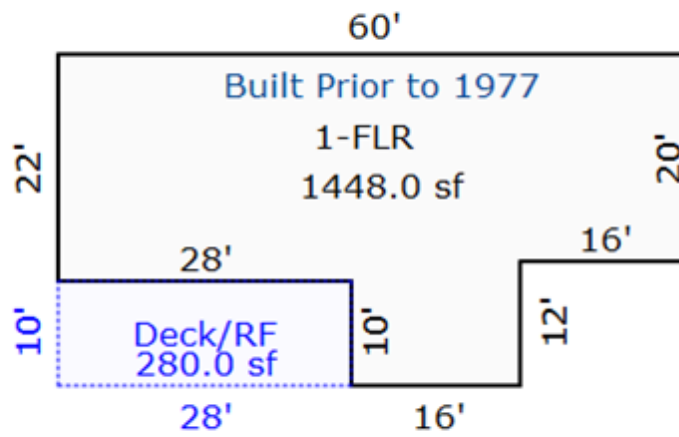
Section 3 Cabinet shop/storage/apartment



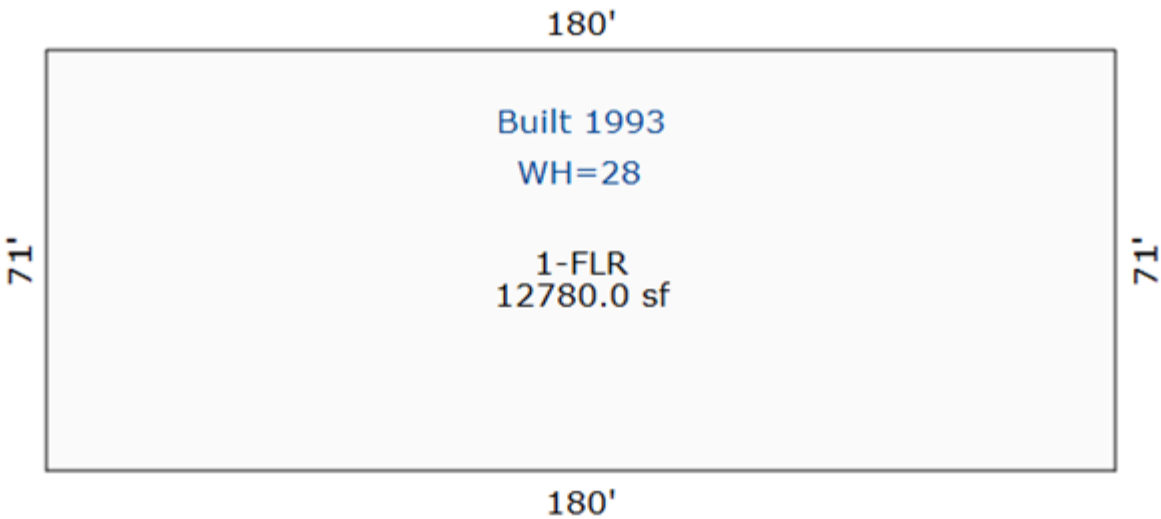
Section 4 Rental shop



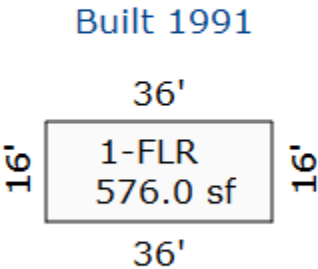
Section 5 Single family residence



Section 6
Lumber storage

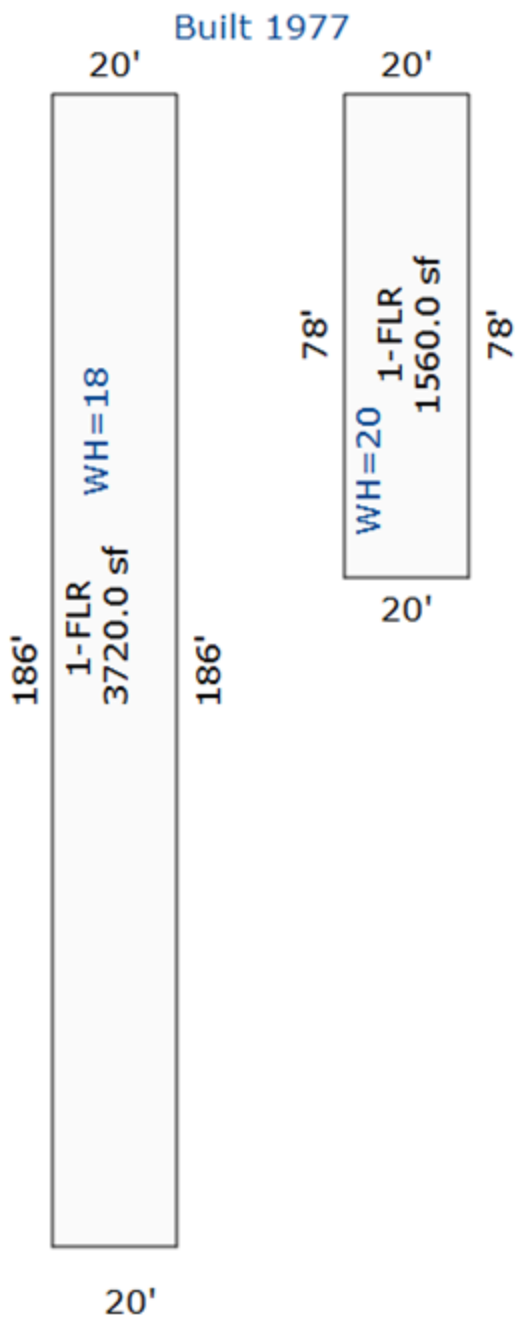


Section 7
Fuel depot



Section 8

Misc storage structures



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.

4269		Record	1
Parcel Code Number	4B1601010010	Number of Stories (Building)	01
Owner Name	KRUSTY KRAB CO LLC	Number of Sections	1
Parcel Address	9999 GLACIER HWY	Perimeter	739
Effective Year Built	2004	Class	D
Year Built	1978	Height	20
Building Model	C- 13 Stores, Commercials	Rank	Average
Building Type	Discount Store	Total Area	20,636.00

Section 1	Description	Units	Percent	Cost	+/-	Total
Base Cost		20636		53.00		1,093,708
Exterior Wall	Stud -Metal Siding	20636		15.03		310,252
Heating & Cooling	Heating & Cooling	20636		611.00		611
Heating & Cooling	Electric	20636		4.36		89,973
Architect Fee		20636		6.50		134,134
Sprinklers	Sprinklers	32644		3.15		102,829
Mezzanine	Office	7313		41.00		299,833
Sub Total						\$2,031,339.50

Local Multiplier	1.43	[X]	\$2,904,815.00
Current Multiplier	1.03	[X]	\$2,991,959.00
Neighborhood Multiplier		[X]	\$2,991,959.00
Depreciation - Physical	42.00	[-]	\$1,256,623.00
Depreciation - Functional		[-]	\$0.00
Depreciation - Economic		[-]	\$0.00
Percent Complete	100.00	[-]	\$1,735,336.00
Cost to Cure			
Neighborhood Adjustment			
Replacement Cost less Depreciation			\$1,735,336

4269		Record	3
Parcel Code Number	4B1601010010	Number of Stories (Building)	02
Owner Name	KRUSTY KRAB CO LLC	Number of Sections	1
Parcel Address	9999 GLACIER HWY	Perimeter	297
Effective Year Built	2004	Class	D
Year Built	1900	Height	8
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank	Average
Building Type	Industrials, Light Mftg.	Total Area	3,501.00

Section 3	Description	Units	Percent	Cost	+/-	Total
	Base Cost	3501		44.25		154,919
	Exterior Wall Stud -Metal Siding	3501		8.71		30,488
	Heating & Cooling Heating & Cooling	3501		606.00		606
	Heating & Cooling Electric	3501		4.50		15,755
	Architect Fee	3501		6.40		22,406
	Sub Total					\$224,174.26
	Local Multiplier			1.43	[X]	\$320,569.00
	Current Multiplier			1.05	[X]	\$336,597.00
	Neighborhood Multiplier				[X]	\$336,597.00
	Depreciation - Physical			31.00	[-]	\$104,345.00
	Depreciation - Functional				[-]	\$0.00
	Depreciation - Economic				[-]	\$0.00
	Percent Complete			100.00	[-]	\$232,252.00
	Cost to Cure					
	Neighborhood Adjustment					
	Replacement Cost less Depreciation					\$232,252

4269		Record	4
Parcel Code Number	4B1601010010	Number of Stories (Building)	01
Owner Name	KRUSTY KRAB CO LLC	Number of Sections	1
Parcel Address	9999 GLACIER HWY	Perimeter	224
Effective Year Built	2004	Class	D
Year Built	1985	Height	8
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank	Average
Building Type	Industrials, Light Mftg.	Total Area	1,664.00

Section 4	Description	Units	Percent	Cost	+/-	Total
	Base Cost	1664		44.25		73,632
	Exterior Wall Stud -Metal Siding	1664		8.71		14,491
	Heating & Cooling Heating & Cooling	1664		606.00		606
	Heating & Cooling Electric	1664		4.50		7,488
	Architect Fee	1664		6.40		10,650
	Sub Total					\$106,866.38
	Local Multiplier			1.43	[X]	\$152,819.00
	Current Multiplier			1.05	[X]	\$160,460.00
	Neighborhood Multiplier				[X]	\$160,460.00
	Depreciation - Physical			31.00	[-]	\$49,743.00
	Depreciation - Functional				[-]	\$0.00
	Depreciation - Economic				[-]	\$0.00
	Percent Complete			100.00	[-]	\$110,717.00
	Cost to Cure					
	Neighborhood Adjustment					
	Replacement Cost less Depreciation					\$110,717

4269		Record	5
Parcel Code Number	4B1601010010	Number of Stories (Building)	01
Owner Name	KRUSTY KRAB CO LLC	Number of Sections	1
Parcel Address	9999 GLACIER HWY	Perimeter	184
Effective Year Built	2019	Class	D
Year Built	1900	Height	8
Building Model	C- 12 Residential Multiples, Motels	Rank	Low
Building Type	Single-Family Residence	Total Area	1,448.00

Section 5	Description	Units	Percent	Cost	+/-	Total
	Base Cost	1448		63.50		91,948
	Exterior Wall Stud -Textured Plywood	1448		14.10		20,417
	Heating & Cooling Heating & Cooling	1448		615.00		615
	Architect Fee	1448		0.50		724
	Sub Total					\$113,703.80
	Local Multiplier			1.43	[X]	\$162,596.00
	Current Multiplier			1.02	[X]	\$165,848.00
	Neighborhood Multiplier				[X]	\$165,848.00
	Depreciation - Physical			2.00	[-]	\$3,317.00
	Depreciation - Functional			50.00	[-]	\$82,924.00
	Depreciation - Economic			40.00	[-]	\$66,339.00
	Percent Complete			100.00	[-]	\$13,268.00
	Cost to Cure					
	Neighborhood Adjustment					
	Replacement Cost less Depreciation					\$13,268

4269		Record	6
Parcel Code Number	4B1601010010	Number of Stories (Building)	01
Owner Name	KRUSTY KRAB CO LLC	Number of Sections	1
Parcel Address	9999 GLACIER HWY	Perimeter	502
Effective Year Built	2004	Class	D
Year Built	1993	Height	28
Building Model	C- 17 Sheds, Farm Buildings	Rank	Average
Building Type	Lumber Storage Shed, Horz.	Total Area	12,780.00

Section 6	Description	Units	Percent	Cost	+/-	Total
	Base Cost	12780		20.05		256,239
	Architect Fee	12780		1.70		21,726
	Sub Total					\$277,965.00
	Local Multiplier			1.43	[X]	\$397,490.00
	Current Multiplier			1.06	[X]	\$421,339.00
	Neighborhood Multiplier				[X]	\$421,339.00
	Depreciation - Physical			80.00	[-]	\$337,071.00
	Depreciation - Functional				[-]	\$0.00
	Depreciation - Economic				[-]	\$0.00
	Percent Complete			100.00	[-]	\$84,268.00
	Cost to Cure					
	Neighborhood Adjustment					
	Replacement Cost less Depreciation					\$84,268

4269		Record	7
Parcel Code Number	4B1601010010	Number of Stories (Building)	01
Owner Name	KRUSTY KRAB CO LLC	Number of Sections	1
Parcel Address	9999 GLACIER HWY	Perimeter	104
Effective Year Built	2004	Class	D
Year Built	1991	Height	
Building Model	C- 17 Sheds, Farm Buildings	Rank	Average
Building Type	Lt. Commercial Utility Build.	Total Area	576.00

Section 7	Description	Units	Percent	Cost	+/-	Total
	Base Cost	576		20.65		11,894
	Exterior Wall Stud -Metal Siding	576		13.05		7,517
	Architect Fee	576		2.00		1,152
	Sub Total					\$20,563.20

Local Multiplier	1.43	[X]	\$29,405.00
Current Multiplier	1.06	[X]	\$31,169.00
Neighborhood Multiplier		[X]	\$31,169.00
Depreciation - Physical	56.00	[-]	\$17,455.00
Depreciation - Functional		[-]	\$0.00
Depreciation - Economic		[-]	\$0.00
Percent Complete	100.00	[-]	\$13,714.00
Cost to Cure			
Neighborhood Adjustment			

Replacement Cost less Depreciation	\$13,714
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4269		Record	8
Parcel Code Number	4B1601010010	Number of Stories (Building)	01
Owner Name	KRUSTY KRAB CO LLC	Number of Sections	1
Parcel Address	9999 GLACIER HWY	Perimeter	608
Effective Year Built	2004	Class	D
Year Built	1978	Height	18
Building Model	C- 17 Sheds, Farm Buildings	Rank	Average
Building Type	Material Shelter	Total Area	5,280.00

Section 8	Description	Units	Percent	Cost	+/-	Total
	Base Cost	5280		9.59		50,635
	Exterior Wall Stud -Metal Siding	5280				
	Architect Fee	5280		1.50		7,920
	Sub Total					\$58,555.20

Local Multiplier	1.43	[X]	\$83,734.00
Current Multiplier	1.06	[X]	\$88,758.00
Neighborhood Multiplier		[X]	\$88,758.00
Depreciation - Physical	73.00	[-]	\$64,793.00
Depreciation - Functional		[-]	\$0.00
Depreciation - Economic		[-]	\$0.00
Percent Complete	100.00	[-]	\$23,965.00
Cost to Cure			
Neighborhood Adjustment			

Replacement Cost less Depreciation	\$23,965
---	-----------------

Miscellaneous Improvements

Storage Shed Under 200SF	check out shack mar	[+]	1,000
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Total Improvement Value	\$2,214,500
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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 4B1601010010 KRUSTY KRAB CO LLC 9999 GLACIER HWY MENDENHALL VALLEY INDUSTRIAL PARK 3 LT 1				
<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$2,308,350.00		\$1,921,600.00	\$4,229,950.00
2020	\$1,538,900.00		\$1,921,600.00	\$3,460,500.00
2019	\$1,538,900.00		\$1,921,600.00	\$3,460,500.00
2018	\$1,538,900.00		\$1,921,600.00	\$3,460,500.00
2017	\$1,538,900.00		\$1,921,600.00	\$3,460,500.00
2016	\$1,600,000.00		\$1,771,300.00	\$3,371,300.00
2015	\$1,600,000.00		\$1,771,300.00	\$3,371,300.00
2014	\$1,600,000.00		\$1,771,300.00	\$3,371,300.00
2013	\$1,600,000.00		\$1,771,300.00	\$3,371,300.00
2012	\$1,600,000.00	\$0.00	\$1,962,200.00	\$3,562,200.00
2011	\$1,600,000.00	\$0.00	\$1,962,200.00	\$3,562,200.00
2010	\$1,500,000.00	\$0.00	\$1,962,200.00	\$3,462,200.00

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 that, based on analysis of market sales, it is not excessive. This is addressed in the land, building, cost report, commercial market and assessment analysis, summary and conclusion sections of our response in your packet. There is additional information in the “Property Assessment Guide.”
 - In reviewing locational subgroups, property type subgroups and property characteristic subgroups in the analysis we did not see evidence that any location or other subgroup should be treated differently from the rest with the exception of the boathouses.
- The appellant states that the 2021 assessment for this property has increased 50% in one year. This jump is arbitrary and does not reflect significant base land adjustment considerations. This property is immediately adjacent the Mendenhall River. Since the installation of the new Mendenhall River Bridge the riverbank has continuously eroded. Structures prior to the new bridge that were as much as 25’ away from the river are now perched on the edge. Each release of the Mendenhall glacier flood waters takes additional land away. The repair of the riverbank will run up to one million dollars, an amount that significantly reduces the property value.
 - We find that the increase in the property value was 22.2%.
 - The appellant also takes issue with his value compared to the Kirby property next door. We can review whether or not that property’s value is appropriate given the presence of the rip rap, however, that kind of study is beyond the scope of this review. For this appeal we reviewed the subject compared to the rest of the neighborhood and found it to have been treated uniformly.
 - In regards to 4B1601040041 and its lower value per sf, it would take additional research to determine the reason for it’s lower value per sf, however, for the scope of this appeal we reviewed the subject compared to the rest of the neighborhood and found that the base rate applied was consistent throughout the neighborhood which was then adjusted for specific property features.
 - We find that approximately 3,700 square feet of land has eroded and we have recommended a reduced site value as a result.

For additional information on the assessment process, assessed values, analysis process, ratio studies and other related areas please see the “Property Assessment Guide” included in the packet.

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 22.2%.

We find that the land value should be reduced due to erosion. We recommend a new value of \$4,192,395. This is a reduction of \$37,555 from the original assessed value of \$4,229,950.



OFFICE OF THE ASSESSOR

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

Krusty Krab Co LLC / Bruce Abel
9999 Glacier Hwy
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 4B1601010010
RESPONSE DEADLINE:

PARCEL: 4B1601010010
PHYSICAL LOCATION: 9999 Glacier Hwy

Krusty Krab Co LLC / Bruce Abel,

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 & My property value is unequal to similar properties & My property was valued improperly**

- 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 **4B1601010010**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$4,229,950
2021 Owner estimate of value:	\$3,521,600
2021 Final determination:	\$4,229,950

Response to Petition for Review:

- Your assessed value has been reviewed and was found to be equitable with your neighbors.
- The basis for the changes was a market analysis done based off of available sales data and followed assessment standards.
- Fred Meyers and Home Depot are not in the subject neighborhood and are much larger than the subject property. Adjustments are made based on size and neighborhood.
- Based on our data and site visit, we did not find a need for adjustment due to erosion.

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

9/24/21
Date

If we do not receive a response from you by **9/24/2021**, 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

Parcel 4B1601010010

Krusty Krab Co (Industrial Blvd)

My Appeal has been denied. I wish to move this to the Board Of Equalization. There are a number of reasons that this is not a fair and equitable assessment:

1. Unequal valuation:

- * The adjacent property, 4B1601010082 (Ralph Kibby owner) is valued at \$8.67/sq.ft. (\$455,250/52,505 sq.ft.)
- * My Property is valued at \$10.15/sq.ft. This is a 15% difference: This seems excessive based on similar use as both renters sell goods and services commercially, enjoy ease of access and are separated by only a single parcel.

The Kibby property is rip-rapped (the river bank is armored) and is not suffering erosion. My property is not rip-rapped and is suffering significant erosion. I have one building in extreme threat (see photos); As noted of the attached arial map and photos as building "A". This structure is being undercut by the Mendenhall river.

Despite having a permit from the Army Corp of Engineers and Fish and Game, the City of Juneau will not issue a grading permit to armor the riverbank. This denies me the full use of the property, which is not the case for the comparable parcel owned by Ralph Kibby. The CBJ will not accept the engineering the US Army Corp of Engineers required for it permit. CBJ Community Development has arbitrarily decided that a No-Rise calculation must be provided before a permit will be issued. There is only one engineer in the State of Alaska that can certify that calculation and the fee for that service is estimated by the engineer at \$35,000 and has the net effect of making the Corp Permit null and void and rendering all prior engineering and permits null and void. That engineer has also told me she does not do work in Juneau. As such I am denied the ability to properly maintain my property by way of the CBJ.

The estimated cost of armoring this property is \$350,000. This must be taken into account when valuing the parcel as it would factor into any sale/purchase of the property resulting in a decreased sales price. While there is value in the parcel this alone warrants a static valuation when compared to the 2019 assessment.

2. Improper Methodology:

- * I am part of the combined appeal and will not address the significant issues associated with the 2020 tax valuations by the CBJ Assessors Office. This issue will be address via that process. I do not waive my right to be part of the combined settlement via discussion or settlement by way of this appeal to the BOE.

Exibits:

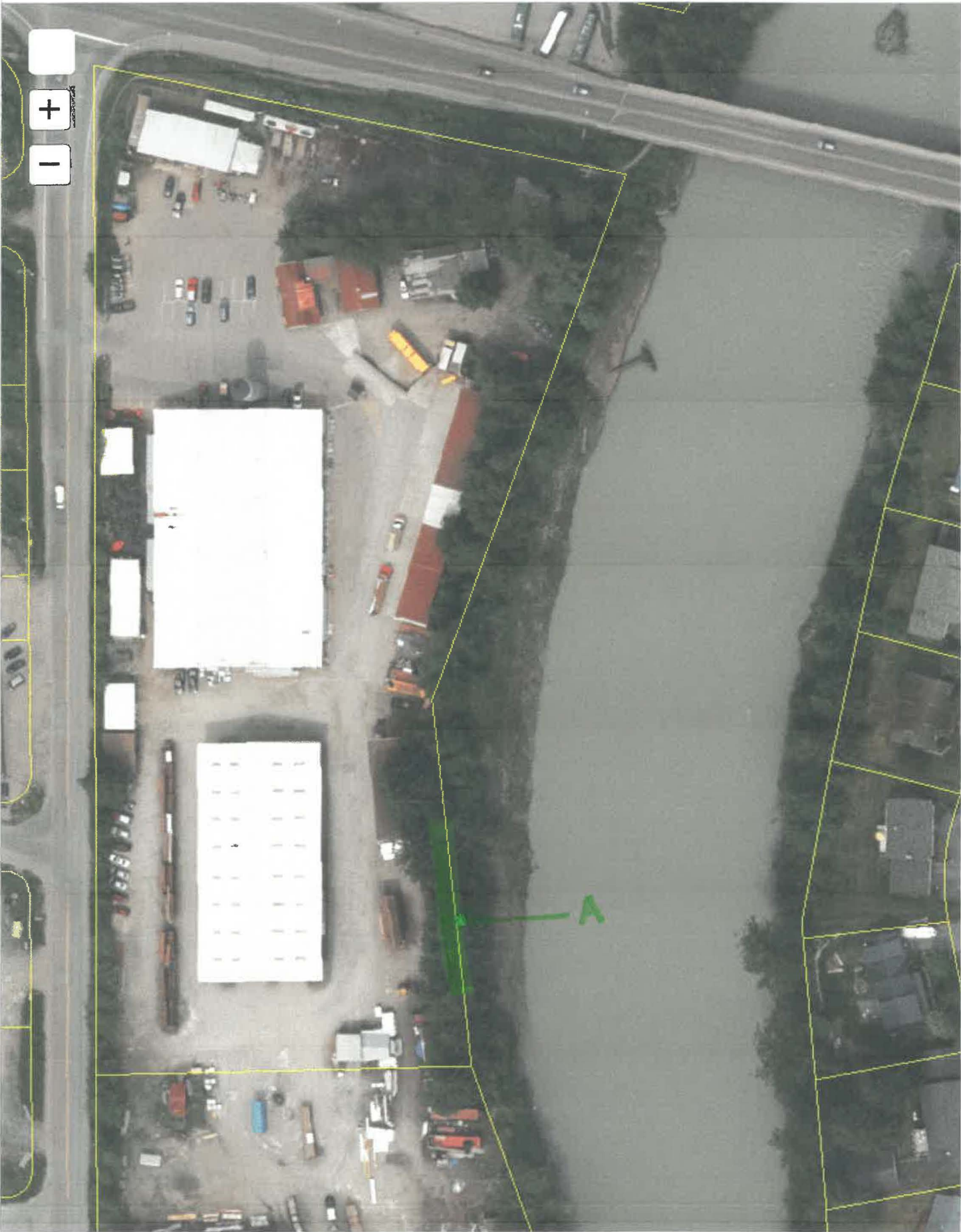
1. Site maps
2. Riverbank photos
3. Corp Permit





Bruce Abel
Owner
Krusty Krab Company

Disable Parcel Detail

Show Control Panel





From: Bruce Abel bruce@valleylumberjuneau.com  
Subject: KKC photos
Date: September 24, 2021 at 8:23 AM
To: bruce donabel.biz bruce@donabel.biz





DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 22270
JUNEAU, AK 99802-2270

April 18, 2018

Regulatory Division
POA-2018-97

Mr. Bruce Abel
9999 Glacier Highway
Juneau, Alaska 99801

Dear Mr. Abel:

This is in response to your March 12, 2018, application for a Department of the Army (DA) permit, to discharge 4,000 cubic yards of 1 inch to 4 inch riprap into 15,000 square feet of the Mendenhall River in order to stabilize an existing eroding bank. It has been assigned file number POA-2018-97, Mendenhall River, which should be referred to in all future correspondence with this office. The project site is located within Section 25, T. 40 S., R. 65 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.36789° N., Longitude -134.60292° W.; located at 9999 Glacier Highway, in Juneau, Alaska.

Based on our review of the information you furnished and available to us, we have preliminarily determined the above project area contains waters of the United States (U.S.) under the Corps of Engineers (Corps) regulatory jurisdiction. See the attached Preliminary Jurisdictional Determination (PJD) Form. Please sign and return the form to our office. A PJD is not appealable. At any time you have the right to request and obtain an Approved Jurisdictional Determination (JD), which can be appealed. If it is your intent to request an Approved JD, do not begin work until one is obtained.

DA permit authorization is necessary because your project involves work in and the placement of fill material into waters of the U.S. under our regulatory jurisdiction.

Specifically the work includes the placement of 4,000 cubic yards of 1' to 4' riprap into 15,000 square feet of waters of the U.S. along the bank of the Mendenhall River to stabilize the eroding bank. All rock will be placed from the top of the bank using an excavator to ensure that no excess material enters the river. The voids in the riprap above the Mean High Water will be filled in with soil and seeded with native vegetation to promote growth, help stabilize, and enhance the riparian area.

Based upon the information and plans you provided, we hereby verify that the work described above, which would be performed in accordance with the enclosed plan (sheets 1-6), dated November 1, 2017, is authorized by Nationwide Permit (NWP) No. 13, Bank Stabilization. NWP No. 13 and its associated Regional and General Conditions can be accessed at our website at: www.poa.usace.army.mil/Missions/Regulatory/Permits. Regional Conditions **D & F** apply to your project. You must comply with all terms and conditions associated with NWP No. 13.

Further, please note General Condition 30 requires that you submit a signed certification to us once any work and required mitigation are completed. Enclosed is the form for you to complete and return to us.

Unless this NWP is modified or revoked, it expires on March 19, 2022. It is incumbent upon you to remain informed of the changes to the NWPs. Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact Matthew Brody via email at Matthew.T.Brody@usace.army.mil, by mail at the address above, or by phone at (907) 790-4493, if you have questions or to request paper copies of the, regional and/or general conditions. For more information about the Regulatory Program, please visit our website at www.poa.usace.army.mil/Missions/Regulatory.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randal Vigil', with a large, stylized circular flourish on the left side.

Randal Vigil
Project Manager

Enclosures

ENCLOSURE



**US Army Corps of Engineers
Alaska District**

Permit Number: POA-2018-97

Name of Permittee: Mr. Bruce Abel

Date of Issuance: April 18, 2018

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to Mr. Matthew Brody at the following address:

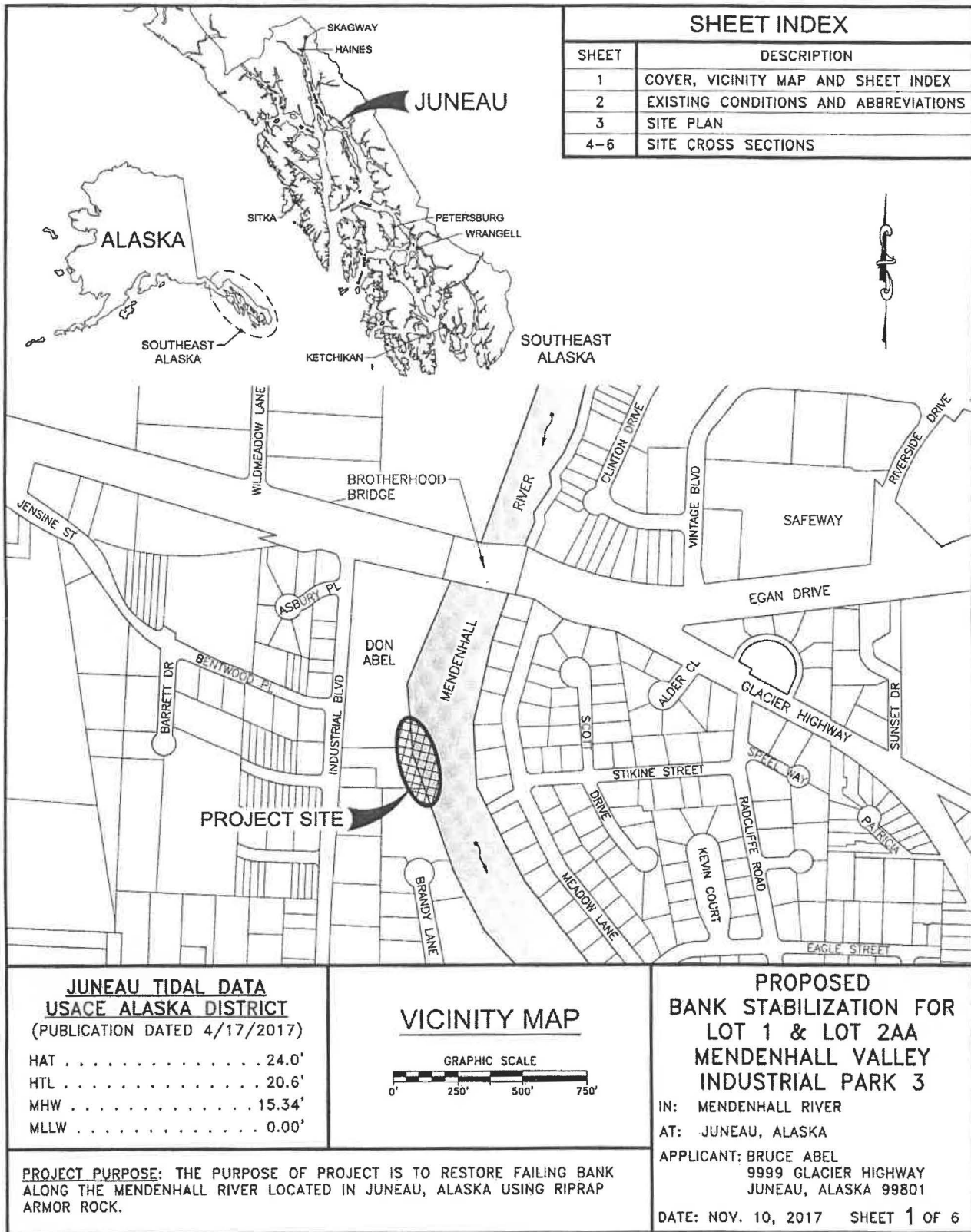
U.S. Army Corps of Engineers
Alaska District
Regulatory Division
Post Office Box 22270
Juneau, Alaska 99802-2270

Please note that your permitted activity is subject to a compliance inspection by an U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

Date





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

**GOLD CREEK PROPERTIES
9999 GLACIER HWY
JUNEAU AK 99801**

**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Wednesday, January 19, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 5, 2022
Parcel Identification	4B1601010022
Property Location	2496 INDUSTRIAL BLVD
Appeal No.	APL20210405
Sent to Email Address:	bruce@donable.biz

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 Wednesday, January 12, 2022** 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 Thursday, January 13, 2022** 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

Petition for Review / Correction of Assessed Value Real Property

Assessment Year **2021**Parcel ID Number **4B1601010022**

For Office Use:

Review #

Appeal #



Office of the Assessor
155 S Seward Street
Juneau AK 99801

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	4B1601010022		
Owner Name	Gold Creek Properties	Name of Applicant	Bruce Abel
Primary Phone #	907-789-2155	Email Address	bruce@donabel.biz
Physical Address	9999 Glacier Highway	Mailing Address	9999 Glacier Highway Juneau, AK 99801
Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.			
<input type="radio"/> My property value is excessive/overvalued <input checked="" type="radio"/> My property value is unequal to similar properties <input type="radio"/> My property was valued improperly/incorrectly <input type="radio"/> My property has been undervalued <input type="radio"/> My exemption(s) was not applied		THE FOLLOWING ARE <u>NOT</u> GROUNDS FOR APPEAL <ul style="list-style-type: none"> • 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: See Attached			
Have you attached additional information or documentation?		<input checked="" type="radio"/> Yes <input type="radio"/> No	
Values on Assessment Notice:			
Site	\$ 528450	Building	\$ 548053
Total	\$ 1076503		
Owner's Estimate of Value:			
Site	\$ 302018	Building	\$ 548053
Total	\$ 850071		
Purchase Price of Property:			
Price	\$	Purchase Date	
Has the property been listed for sale? <input type="radio"/> Yes <input checked="" type="radio"/> No (if yes complete next line)			
Listing Price	\$	Days on Market	
Was the property appraised by a licensed appraiser within the last year? <input type="radio"/> Yes <input checked="" type="radio"/> 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	
		4/30/21	

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

Step 1 – Administrative Review

Appraiser to fill out						
Appraiser				Date of Review		
Comments:						
Post Review Assessment						
Site	\$		Building	\$	Total	\$
Exemptions	\$					
Total Taxable Value	\$					
APPELLANT RESPONSE TO ACTION BY ASSESSOR						
My acceptance or rejection of the assessment valuation in the amount of \$_____ is indicated below.						
<input type="checkbox"/> Accept New Assessed Value <input type="checkbox"/> Close Review (Assessment Remains Unchanged) <input type="checkbox"/> Reject and Appeal						
If appealed, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.						
Appellant's Signature _____				Date: _____		

Appellant Accept Value	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>(if no skip to Board of Equalization)</i>
Govern Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Spreadsheet Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Corrected Notice of Assessed Value Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No

Step 2 – Appeal

Appeal # _____

BOARD OF EQUALIZATION			
Scheduled BOE Date	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10-Day Letter Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No		
The Board of Equalization certifies its decision, based on the Findings of Fact and Conclusion of Law contained within the recorded hearing and record on appeal, and concludes that the appellant <input type="checkbox"/> Met <input type="checkbox"/> Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.			
Notes:			
Site	\$	Building	\$
Exemptions	\$		
Total Taxable Value	\$		

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

Official Public Records Request

CBJ Parcel # 4B1601010022

8525 Holdings
9999 Glacier Highway
Juneau,
AK. 99801

5/30/21

City & Borough of Juneau
Office of the Assessor
155 South Seward Street
Juneau, AK. 99801

Dear Sir;

This letter is an Official Public Records Request for copies of all records of Data Sources and Methods, including all Work Papers, used to calculate including all written and electronic correspondence for both the 2021 original accessed value and the 2021 adjusted accessed value for the CBJ parcel identification numbers listed below.

This letter is also officially asking that you preserve all Data Sources and Methods, including all Work Papers, used to calculate including all written and electronic correspondence for both the 2021 original accessed value and the 2021 adjusted accessed value for the CBJ parcel identification numbers listed below.

CBJ Parcel Identification Numbers:

Per Alaska Administrative Code 2 AAC 96.325 you have 10 days to respond.

Sincerely,

Bruce Abel
Managing Member
Krusty Krab Co LLC 4B1601010022

8525 Holdings LLC

Parcel ID Number: 4B1601010022

The 2021 Assessment for this property has increased 50% in one year. This jump is arbitrary and does not reflect a disparity of valuation between my property and similar property with similar use nor significant base land adjustment considerations. Parcel # 4B160104004, which is located along the same stretch of river with similar use is assessed at \$4.74 sq.ft. while my property is assessed at \$8.29/sq.ft. Additionally, this property is immediately adjacent the Mendenhall River. Since the installation of the new Mendenhall River Bridge the riverbank has continuously eroded. Structures prior to the new bridge that were as much as 25' away from the river are now perched on the edge. One structure is now unusable and is in danger of collapsing into the river. Each release of the Mendenhall glacier flood waters takes additional land away. The repair of the riverbank estimated at \$300,000 dollars, an amount that significantly reduces the current property value.



ASSESSOR OFFICE

APPEAL #2021-0405

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION January 19, 2022

Appellant: Gold Creek Properties

Location: 2496 Industrial Blvd

Parcel No.: 4B1601010022

Property Type: Industrial – Garage/Manufacturing warehouse

Appellant's basis for appeal: My property value is unequal to similar properties.

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 302,018	\$ 528,450	\$ 487,800
Buildings:	\$ 548,053	\$ 548,053	\$ 548,053
Total:	\$ 850,071	\$ 1,076,503	\$ 1,035,853

Subject Photo



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OVERVIEW

The subject is a level, developed lot located in Mendenhall Valley on Industrial Blvd, with a service garage and a newer warehouse.

Subject Characteristics:

- Land
 - 63,717 SF lot = 1.46 AC
 - Level, developed lot
- Buildings
 - Service garage
 - 3,040 SF
 - Manufacturing warehouse
 - 4,800 SF

SUBJECT PHOTOS



Service Garage

Service Garage



Manufacturing Warehouse



Misc Shed - 2016



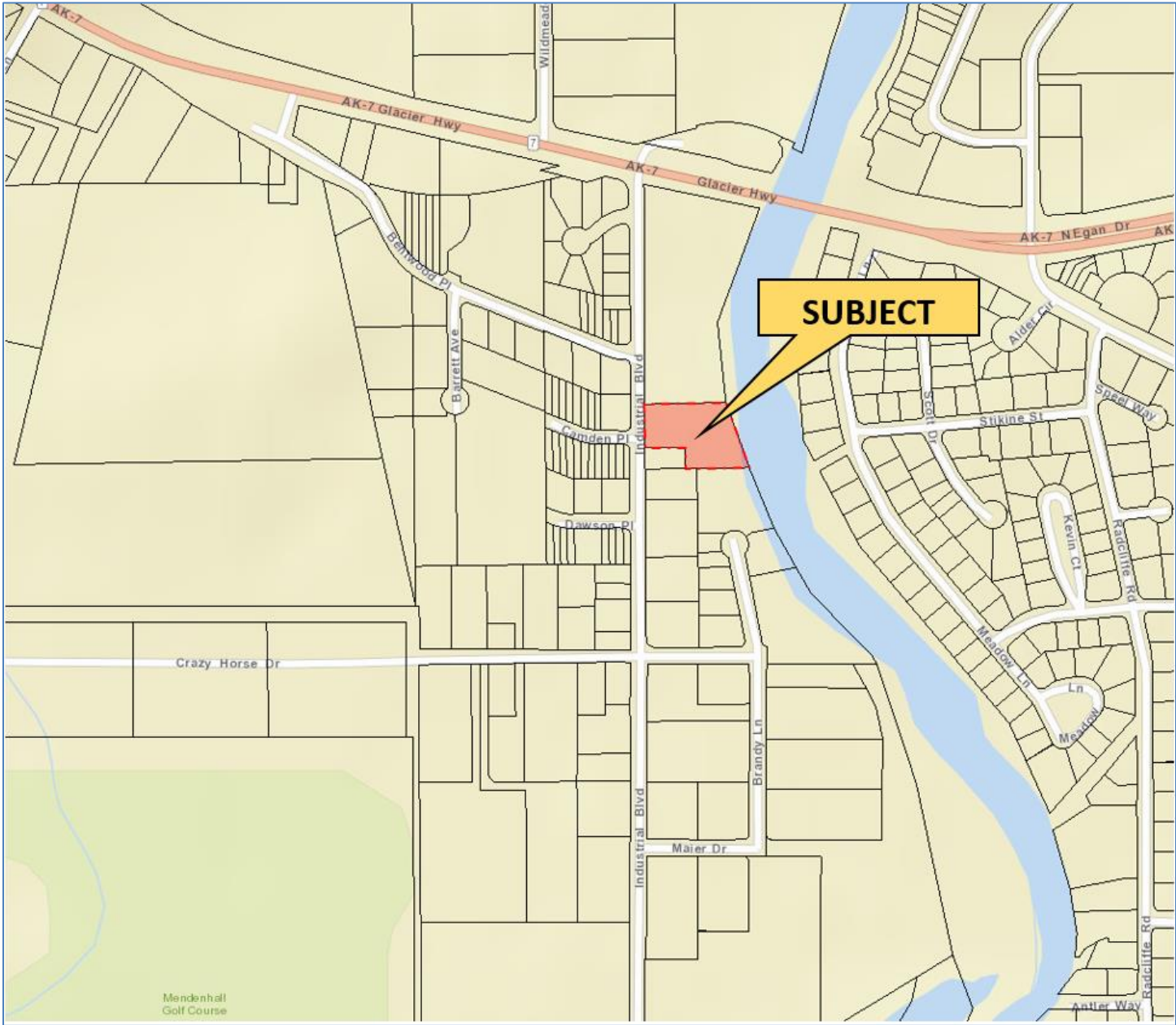
Misc Shed (no value, adjacent to river)

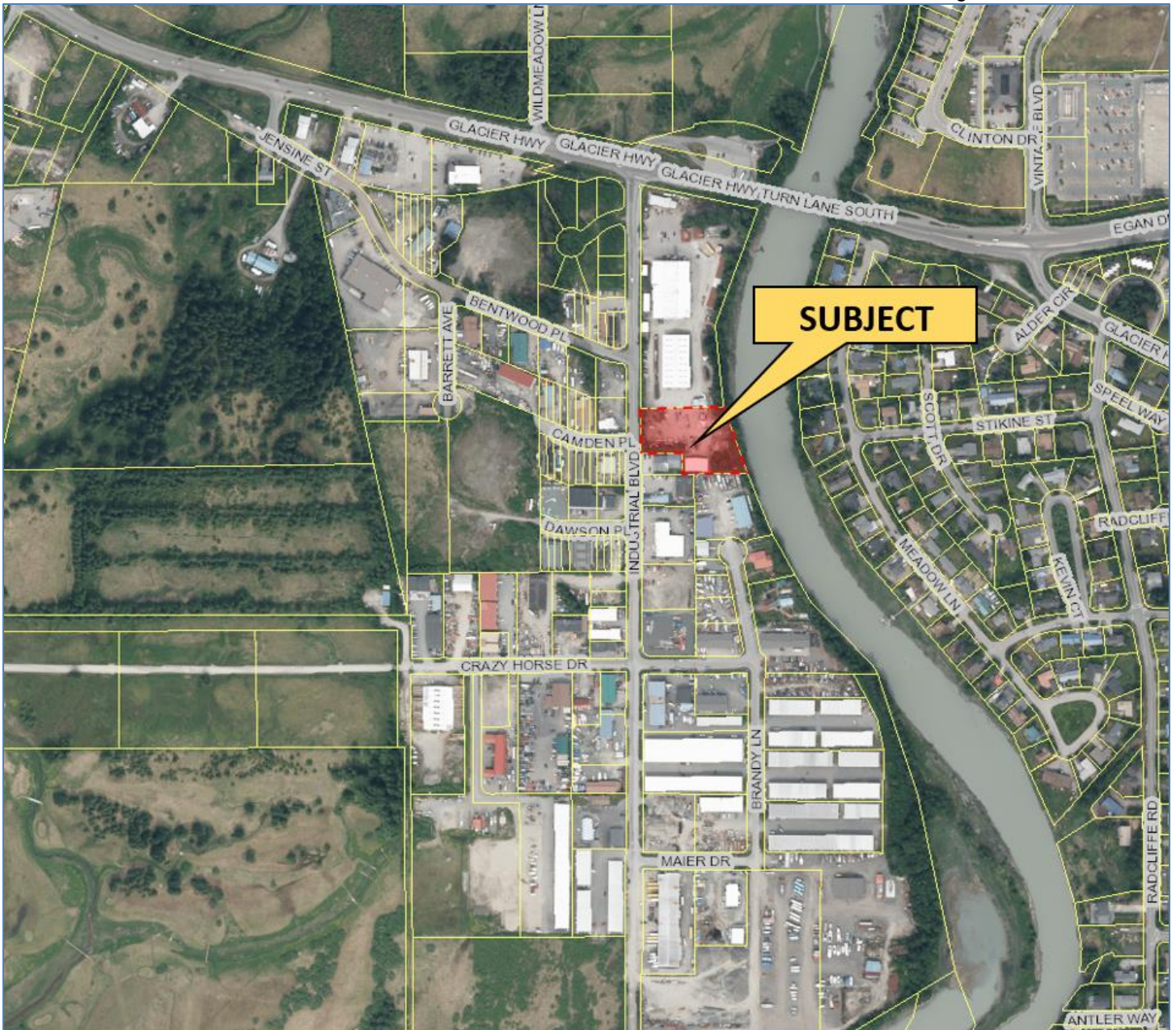


River Frontage



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

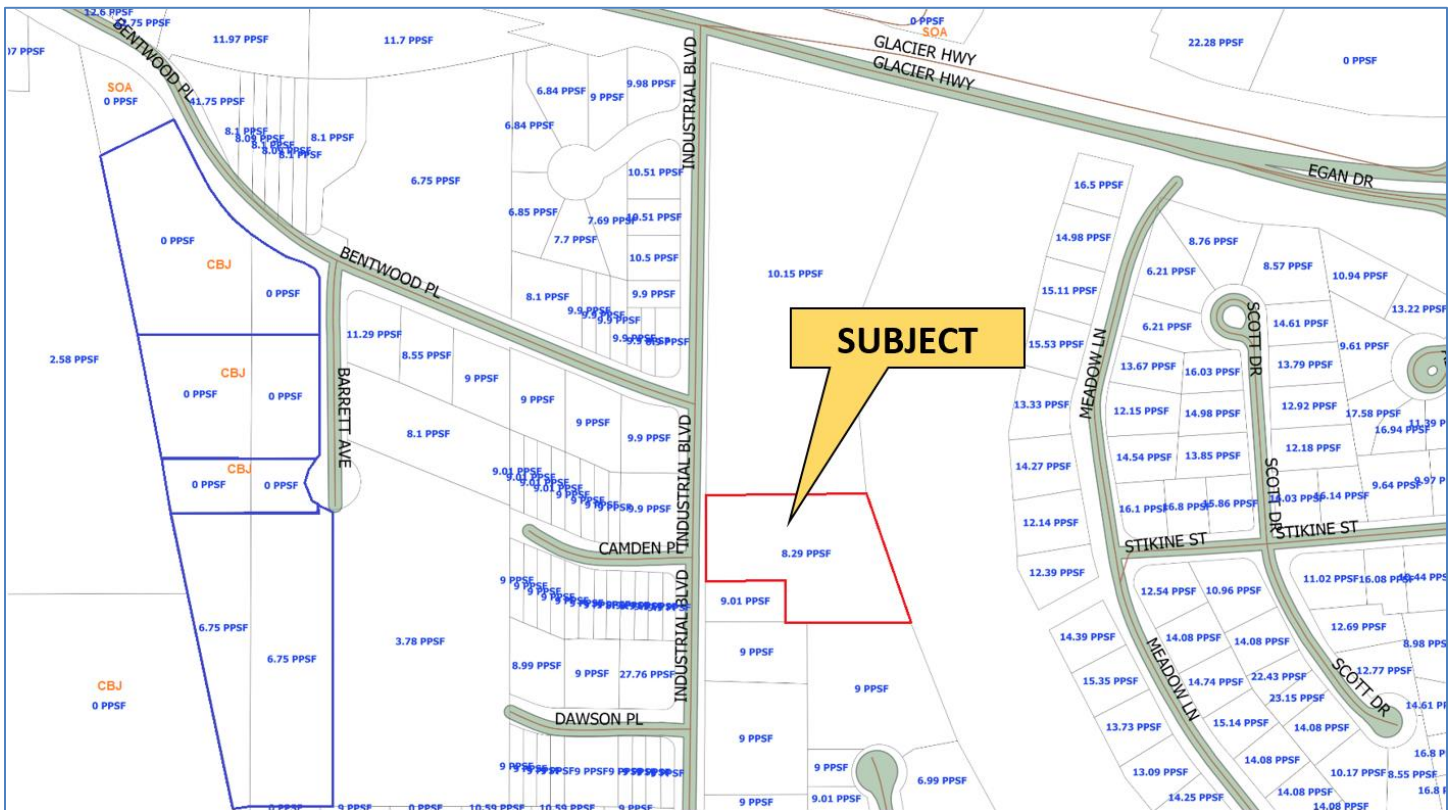
Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation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

Land Characteristics:

- 63,717 SF lot = 1.46 AC
- Level, developed lot

Land Values



BUILDING(S)

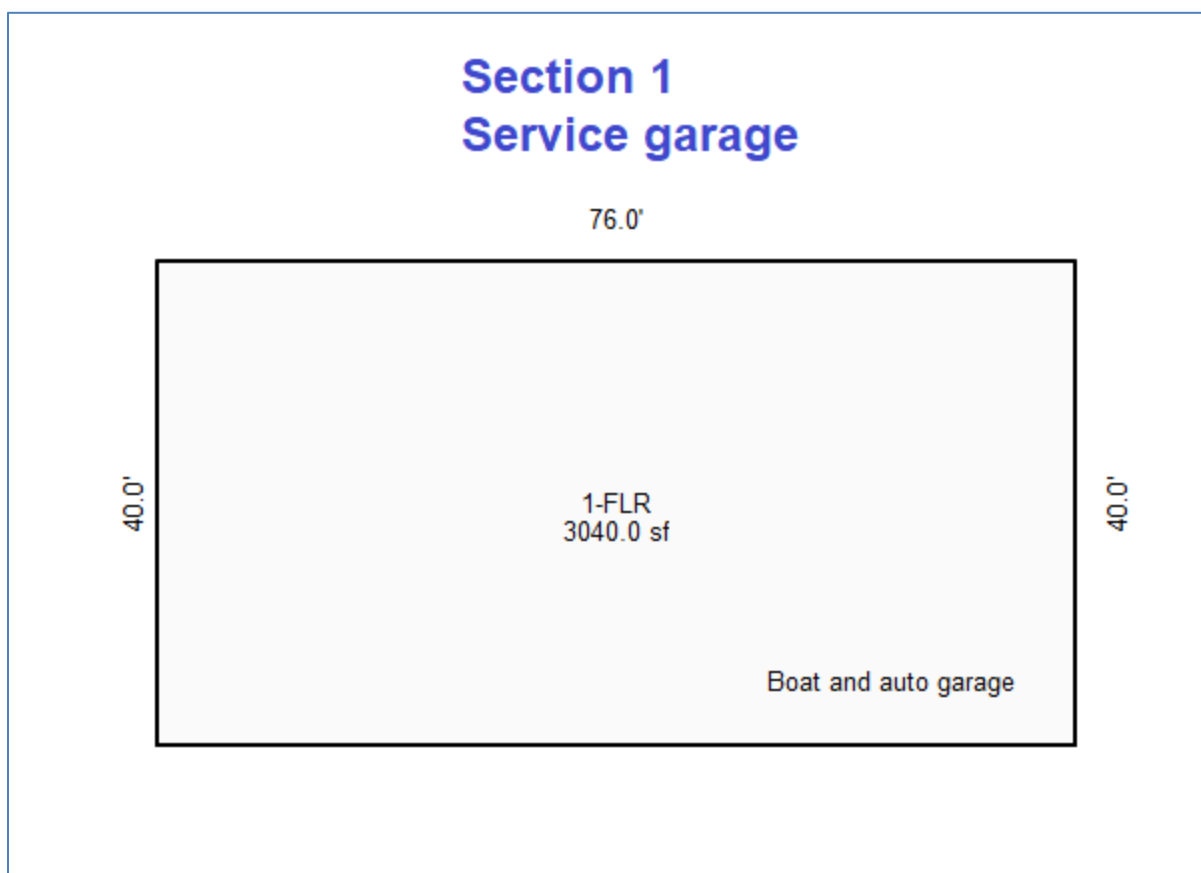
The building component may be based on market adjusted cost tables, residual from sales after extraction of the land value or other appropriate means.

Ratio studies are performed to determine market adjustments.

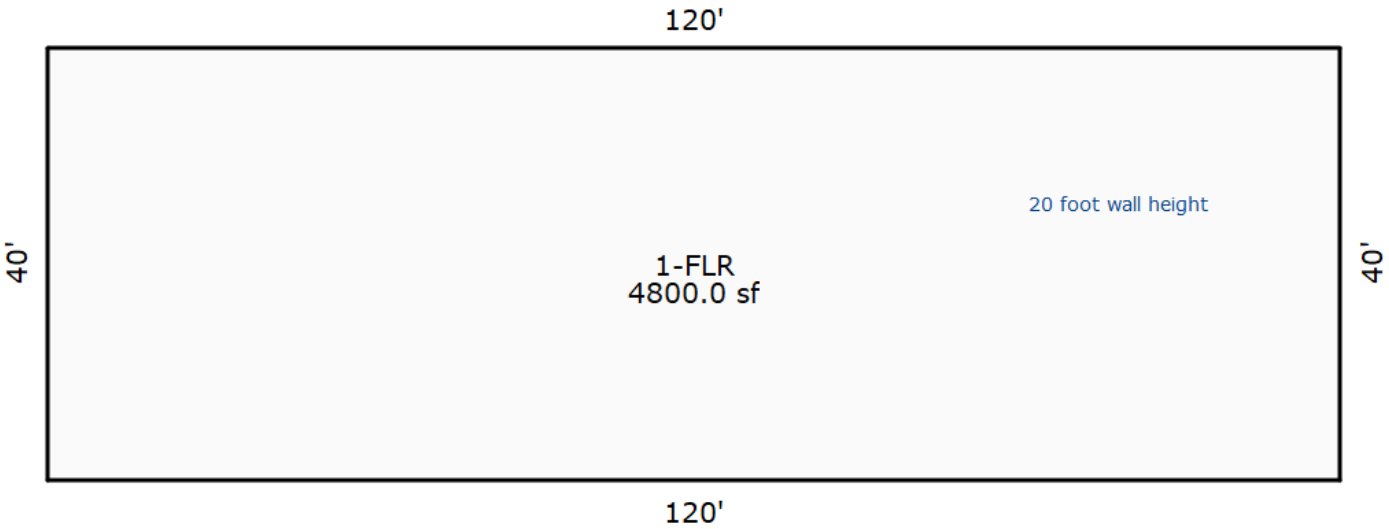
Building Characteristics:

- Service garage
 - 3,040 SF
- Manufacturing warehouse
 - 4,800 SF

Sketch of Improvements:



Section 2
Manufacturing warehouse



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.

11/17/2021 10:11:51AM

Page 1

Cost Report - Commercial

4270		Record	1
Parcel Code Number	4B1601010022	Number of Stories (Building)	01
Owner Name	GOLD CREEK PROPERTIES	Number of Sections	1
Parcel Address	2496 INDUSTRIAL BLVD	Perimeter	232
Effective Year Built	2014	Class	D
Year Built	2006	Height	14
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank	Average
Building Type	Service Repair Garage	Total Area	3,040.00

Section 1	Description	Units	Percent	Cost	+/-	Total
Base Cost		3040		47.75		145,160
Exterior Wall	Stud -Metal Siding	3040	100%	9.76		29,670
Heating & Cooling	Heating & Cooling	3040		606.00		606
Heating & Cooling	Space Heater	3040	100%	2.30		6,992
Architect Fee		3040		6.30		19,152
Sub Total						\$201,580.40
Local Multiplier				1.43	[X]	\$288,260.00
Current Multiplier				1.05	[X]	\$302,673.00
Neighborhood Multiplier					[X]	\$302,673.00
Depreciation - Physical				14.00	[-]	\$42,374.00
Depreciation - Functional					[-]	\$0.00
Depreciation - Economic					[-]	\$0.00
Percent Complete				100.00	[-]	\$260,299.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						\$260,299

4270		Record	2
Parcel Code Number	4B1601010022	Number of Stories (Building)	01
Owner Name	GOLD CREEK PROPERTIES	Number of Sections	1
Parcel Address	2496 INDUSTRIAL BLVD	Perimeter	320
Effective Year Built	2021	Class	S
Year Built	2018	Height	20
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank	Average
Building Type	Industrials, Light Mftg.	Total Area	4,800.00

Section 2	Description	Units	Percent	Cost	+/-	Total
Base Cost		4800		43.25		207,600
Exterior Wall	Single -Metal on Steel Frame	4800		5.43		26,050
Heating & Cooling	Heating & Cooling	4800		606.00		606
Heating & Cooling	Wall Furnace	4800		2.25		10,800
Architect Fee		4800		6.20		29,760
Fire Alarm System		4800		1.46		7,008
Sub Total						\$281,823.94
Local Multiplier			1.43	[X]		\$403,008.00
Current Multiplier			1.03	[X]		\$415,098.00
Neighborhood Multiplier				[X]		\$415,098.00
Depreciation - Physical			0.00	[-]		\$0.00
Depreciation - Functional				[-]		\$0.00
Depreciation - Economic				[-]		\$0.00
Percent Complete			100.00	[-]		\$415,098.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						\$415,098
Miscellaneous Improvements						
Storage Shed Under 200SF					[+]	1,000
Total Improvement Value						
						\$676,400

INCOME APPROACH

The income approach was not the basis for setting the assessed value for 2021. The appellant submitted P&L information for one year for the Review process. The conclusions from this one year are still unknown due to unresolved questions regarding the information.

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

4B1601010022
GOLD CREEK PROPERTIES
2496 INDUSTRIAL BLVD
MENDENHALL VALLEY INDUSTRIAL PARK 3 LT 2AA

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$528,450.00		\$548,053.00	\$1,076,503.00
2020	\$352,300.00		\$548,053.00	\$900,353.00
2019	\$352,300.00		\$250,100.00	\$602,400.00
2018	\$352,300.00		\$250,100.00	\$602,400.00
2017	\$352,300.00		\$250,100.00	\$602,400.00
2016	\$382,300.00		\$215,900.00	\$598,200.00
2015	\$382,300.00		\$215,900.00	\$598,200.00
2014	\$382,300.00		\$215,900.00	\$598,200.00
2013	\$382,300.00		\$215,900.00	\$598,200.00
2012	\$382,300.00	\$0.00	\$185,600.00	\$567,900.00
2011	\$382,300.00	\$0.00	\$185,600.00	\$567,900.00
2010	\$325,700.00	\$0.00	\$185,600.00	\$511,300.00

SUMMARY

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

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

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

Additional Details:

- The appellant states that their assessed value is excessive/overvalued.
 - We find that the value is equitable and that, based on analysis of market sales, it is not excessive. This is addressed in the land, building, cost report, commercial market and assessment analysis, summary and conclusion sections of our response in your packet. There is additional information in the “Property Assessment Guide.”
 - In reviewing locational subgroups, property type subgroups and property characteristic subgroups in the analysis we did not see evidence that any location or other subgroup should be treated differently from the rest with the exception of the boathouses.
- The appellant states that the 2021 assessment for this property has increased 50% in one year. This jump is arbitrary and does not reflect a disparity of valuation between my property and similar property with similar use nor significant base land adjustment considerations. Parcel #4B160104004, which is located along the same stretch of river with similar use is assessed at \$4.74/sf while my property is assessed at \$8.29/sf. Additionally, this property is immediately adjacent the Mendenhall River. Since the installation of the new Mendenhall River Bridge the riverbank has continuously eroded. Structures prior to the new bridge that were as much as 25’ away from the river are now perched on the edge. One structure is now unusable and is in danger of collapsing into the river. Each release of the Mendenhall Glacier flood waters takes additional land away. The repair of the riverbank estimated at \$300,000, an amount that significantly reduces the current property value.
 - We find that the increase in the property value was 19.6%.
 - The appellant also takes issue with his value compared to the Kirby property next door. We can review whether or not that property’s value is appropriate given the presence of the rip rap, however, that kind of study is beyond the scope of this review. For this appeal we reviewed the subject compared to the rest of the neighborhood and found it to have been treated uniformly.
 - In regards to 4B1601040041 and its lower value per sf, it would take additional research to determine the reason for it’s lower value per sf, however, for the scope of this appeal we reviewed the subject compared to the rest of the neighborhood and found that the base rate applied was consistent throughout the neighborhood which was then adjusted for specific property features.
 - We find that approximately 4,900 square feet of land has eroded and we have recommended a reduced the site value as a result.

For additional information on the assessment process, assessed values, analysis process, ratio studies and other related areas please see the “Property Assessment Guide” included in the packet.

CONCLUSION

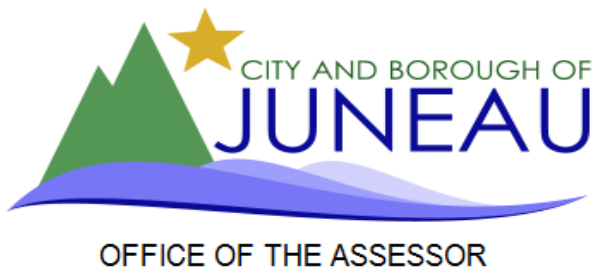
The 2021 Assessed values were based on a simple methodology, analysis through ratio studies and subsequent trending of values based on the analysis findings. Underlying this standard compliant trending are the locational and feature

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 19.6%.

We find that the land value should be reduced due to erosion. We recommend a new value of \$1,035,853. This is a reduction of \$40,650 from the original assessed value of \$1,076,503.



Gold Creek Properties LLC / Bruce Abel
9999 Glacier Hwy
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 4B1601010022
RESPONSE DEADLINE:

PARCEL: 4B1601010022
PHYSICAL LOCATION: 2496 Industrial Blvd

Gold Creek Properties LLC / Bruce Abel,

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 unequal to similar properties**

- 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 **4B1601010022**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation: **\$1,076,503**
2021 Owner estimate of value: **\$850,071**
2021 Final determination: **\$1,076,503**

Response to Petition for Review:

- Your assessed value has been reviewed and was found to be equitable with your neighbors.
- The basis for the changes was a market analysis done based off of available sales data and followed assessment standards.
- Fred Meyers and Home Depot are not in the subject neighborhood and are much larger than the subject property. Adjustments are made based on size and neighborhood.
- Based on our data and site visit, we did not find a need for adjustment due to erosion.

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 **9/24/2021**, the Petition for Review will be scheduled for the Board of Equalization where you will be expected to present **specific evidence** as to why your parcel is not valued correctly.

Sincerely,



Mary Hammond
Assessor
City & Borough of Juneau



OFFICE OF THE ASSESSOR

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

Gold Creek Properties LLC / Bruce Abel
9999 Glacier Hwy
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 4B1601010022
RESPONSE DEADLINE:

PARCEL: 4B1601010022
PHYSICAL LOCATION: 2496 Industrial Blvd

Gold Creek Properties LLC / Bruce Abel,

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 unequal to similar properties**

- 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 **4B1601010022**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$1,076,503
2021 Owner estimate of value:	\$850,071
2021 Final determination:	\$1,076,503

Response to Petition for Review:

- Your assessed value has been reviewed and was found to be equitable with your neighbors.
- The basis for the changes was a market analysis done based off of available sales data and followed assessment standards.
- Fred Meyers and Home Depot are not in the subject neighborhood and are much larger than the subject property. Adjustments are made based on size and neighborhood.
- Based on our data and site visit, we did not find a need for adjustment due to erosion.

Parcel 5B1601010022

Gold Creek Properties (Industrial Blvd)

My Appeal has been denied. I wish to move this to the Board Of Equalization. There are a number of reasons that this is not a fair and equitable assessment:

1. Unequal valuation:

* The adjacent property, 4B1601010082 (Ralph Kibby owner) is valued at \$8.67/sq.ft. (\$455,250/52,505 sq.ft.)

* My Property is valued at \$8.29/sq.ft.

The Kibby property is rip-rapped (the riverbank is armored) and is not suffering erosion. My property is not rip-rapped and is suffering significant erosion inhibiting my ability to move ahead developing the property for the highest and best use. I have lost the use of two buildings, noted on the attached arial map:

A) A full storage garage which cannot be used as the back wall is now on the edge of a severely undercut riverbank caused by erosion and not safe to occupy. In the arial map you will note there was approximately 15' of ground between the back of the building and the river when the arial view was captured in 2013.

B) This was a caretaker's cabin and it has been razed. The riverbank erosion made it necessary to remove the structure before it collapsed into the Mendenhall River.

C) Despite having a permit from the Army Corp of Engineers and Fish and Game, the City of Juneau will not issue a grading permit to armor the riverbank. This denies me the full use of the property, which is not the case for the adjoining parcel owned by Ralph Kibby. The CBJ will not accept the engineering the US Army Corp of Engineers required for its permit. CBJ Community Development has arbitrarily decided that a No-Rise calculation must be provided before a permit will be issued. There is only one engineer in the State of Alaska that can certify that calculation and the fee for that service is estimated by the engineer at \$35,000 and has the net effect of making the Corp Permit null and void and rendering all prior engineering and permits null and void. That engineer has also told me she does not do work in Juneau.

The estimated cost of armoring this property is \$300,000. This must be taken into account when valuing the parcel. While there is value in the parcel this alone warrants a static valuation when compared to the 2019 assessment.

D) The CAP rated for this property is 3.25% and there is no ability to develop the property further due to the failing riverbank.

2. Improper valuation factors: A Residential designation is associated with the parcel. There is no living area on this property. Only a storage building and a warehouse.

3. Improper Methodology:

* I am part of the combined appeal and will not address the significant issues associated with the 2020 tax valuations by the CBJ Assessors Office in this portion of the appeal. This issue will be addressed via that process. I do not waive my right to be part of the combined settlement via discussion or settlement on the issues raised above.

Exhibits:

1. Site maps
2. Cap rate calculations and 3 years P/L's
3. Corp Permit



Bruce Abel

Owner

Gold Creek Properties

Gold Creek Properties – 9/24/21



Storage Building



Back of Building



Chunk of undercut bank



Undercut riverbank



Tree collapsed into the water

From: Intuit E-Commerce Service quickbooks@notification.intuit.com
Subject: Truss P & L 2018 - 2020
Date: September 24, 2021 at 1:24 PM
To: Bruce@donabel.biz

IS

Gold Creek Properties

Profit and Loss

For the period ending December 31, 2020

Hello

Attached is the Profit and Loss report for Gold Creek Properties.

Regards
Cheri David

Sent from QuickBooks

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Gold Creek Properties

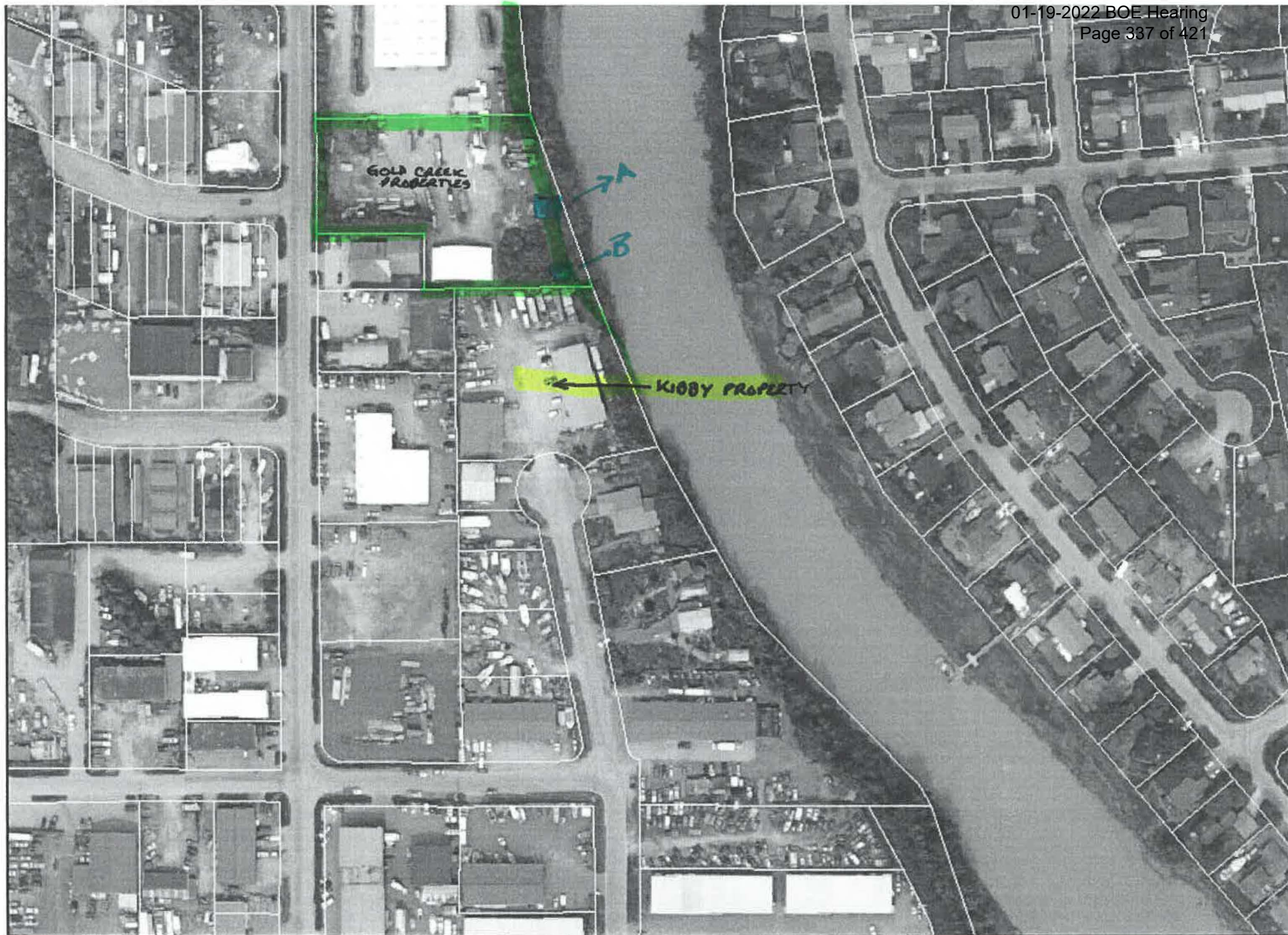
Profit and Loss

January 2018 - December 2020

	JAN - DEC 2018	JAN - DEC 2019	JAN - DEC 2020	TOTAL
Income				
Rental Income		8,400.00	56,429.72	\$64,829.72
Total Income	\$0.00	\$8,400.00	\$56,429.72	\$64,829.72
GROSS PROFIT	\$0.00	\$8,400.00	\$56,429.72	\$64,829.72
Expenses				
Insurance		3,818.00	3,741.00	\$7,559.00
Licenses			50.00	\$50.00
Professional Fees		375.00	1,220.50	\$1,595.50
Property Tax			10,229.72	\$10,229.72
Taxes				\$0.00
Sales Taxes			600.00	\$600.00
Total Taxes			600.00	\$600.00
Utilities		99.32		\$99.32
Total Expenses	\$0.00	\$4,292.32	\$15,841.22	\$20,133.54
NET OPERATING INCOME	\$0.00	\$4,107.68	\$40,588.50	\$44,696.18
Other Expenses				
Amortization Expense			3,753.26	\$3,753.26
Depreciation Expense		18,493.96	12,063.54	\$30,557.50
Interest			18,287.55	\$18,287.55
Total Other Expenses	\$0.00	\$18,493.96	\$34,104.35	\$52,596.31
NET OTHER INCOME	\$0.00	\$ -18,493.96	\$ -34,104.35	\$ -52,596.31
NET INCOME	\$0.00	\$ -14,386.28	\$6,484.15	\$ -7,902.13

Gold Creek Properties, LLC
PARCEL 4B16010010
2496 Industrial Blvd
Capitalization Rate
12/31/20

	Tax year end 12/31		
	2018	2019	2020
Gross Rents	-	8,400	56,429
Total Expenses	-	4,292	15,841
10% Vacancy Contingency	-	840	5,643
Net Operating Income	-	3,268	34,945
Assessed Value	1,076,503	1,076,503	1,076,503
CAP Rate	0.00%	0.30%	3.25%



The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the



Parcel Identify Results



Showing result 1 of 1

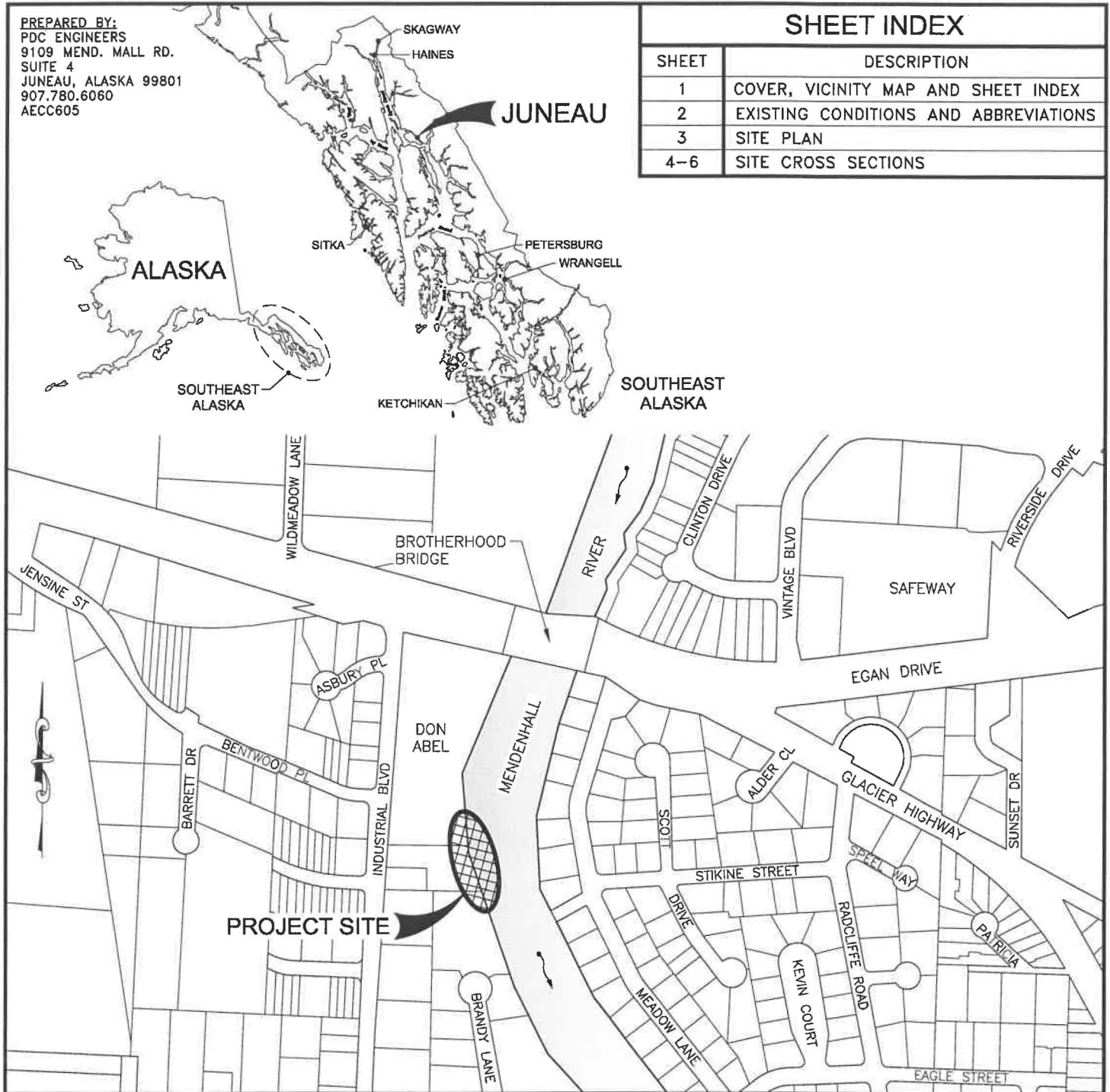
PARCEL

Tax ID	4B1601010022 (assessor summary)
Owner(s)	Gold Creek Properties
Previous owner(s)	BRUCE N ABEL
Site address(es)	2496 Industrial Blvd
Mail address(es)	9999 Glacier Hwy - Juneau, AK 99801
Legal description	MENDENHALL VALLEY INDUSTRIAL P
Lot square feet	63,717
Lot acres	1.4627
Zoning	(I) Industrial
Road system	yes
Fire service	yes
Water available	yes
Sewer available	yes
Year built	2006
Living area	3040
Assessment year	2021
-- assessed value	1,076,503
-- land value	528,450
-- building value	548,053
-- exemptions	0

PREPARED BY:
PDC ENGINEERS
9109 MEND. MALL RD.
SUITE 4
JUNEAU, ALASKA 99801
907.780.6060
AECC605

SHEET INDEX

SHEET	DESCRIPTION
1	COVER, VICINITY MAP AND SHEET INDEX
2	EXISTING CONDITIONS AND ABBREVIATIONS
3	SITE PLAN
4-6	SITE CROSS SECTIONS



JUNEAU TIDAL DATA USACE ALASKA DISTRICT (PUBLICATION DATED 4/17/2017)

HAT	24.0'
HTL	20.6'
MHW	15.34'
MLLW	0.00'

VICINITY MAP



PROPOSED BANK STABILIZATION FOR LOT 1 & LOT 2AA MENDENHALL VALLEY INDUSTRIAL PARK 3

IN: MENDENHALL RIVER

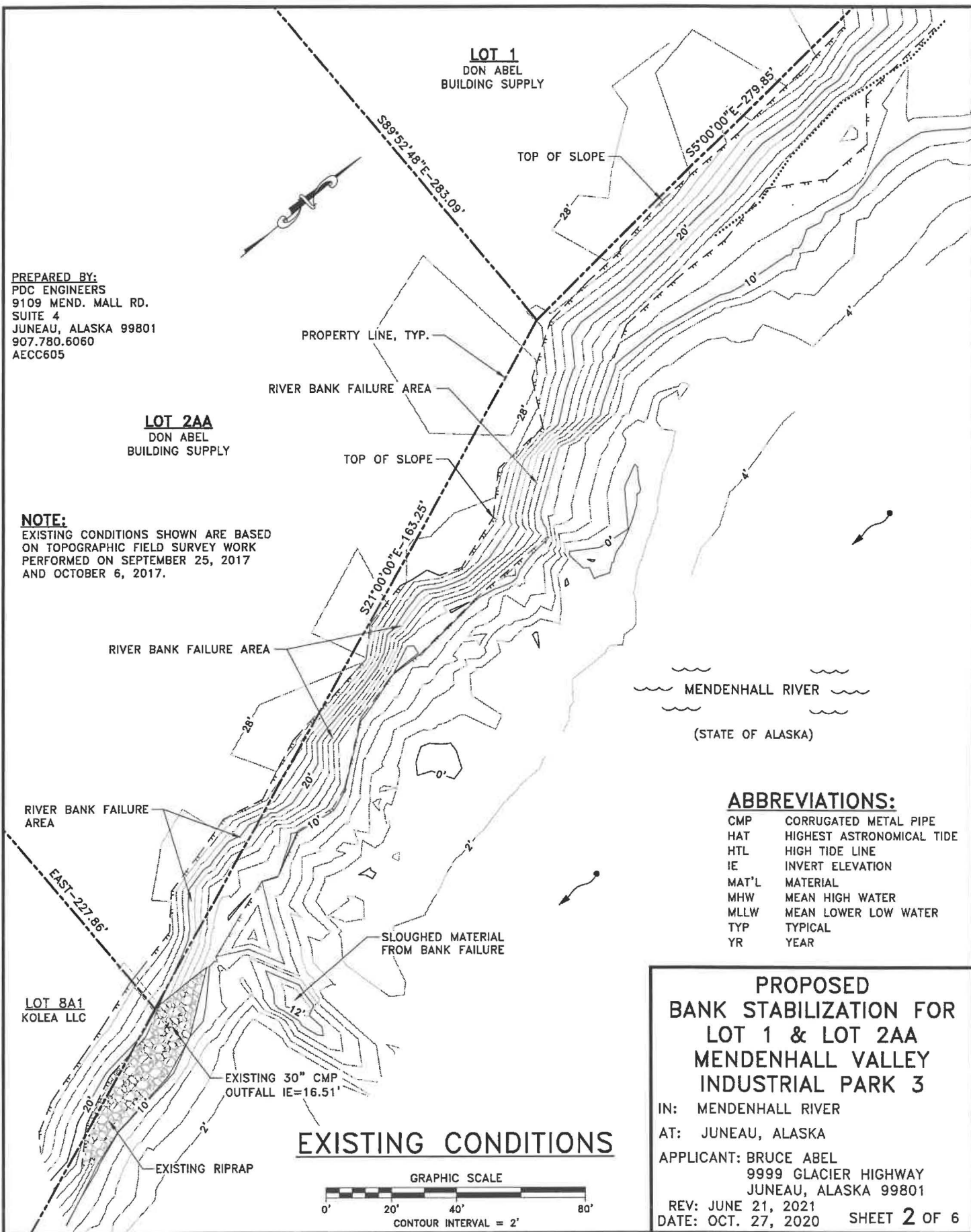
AT: JUNEAU, ALASKA

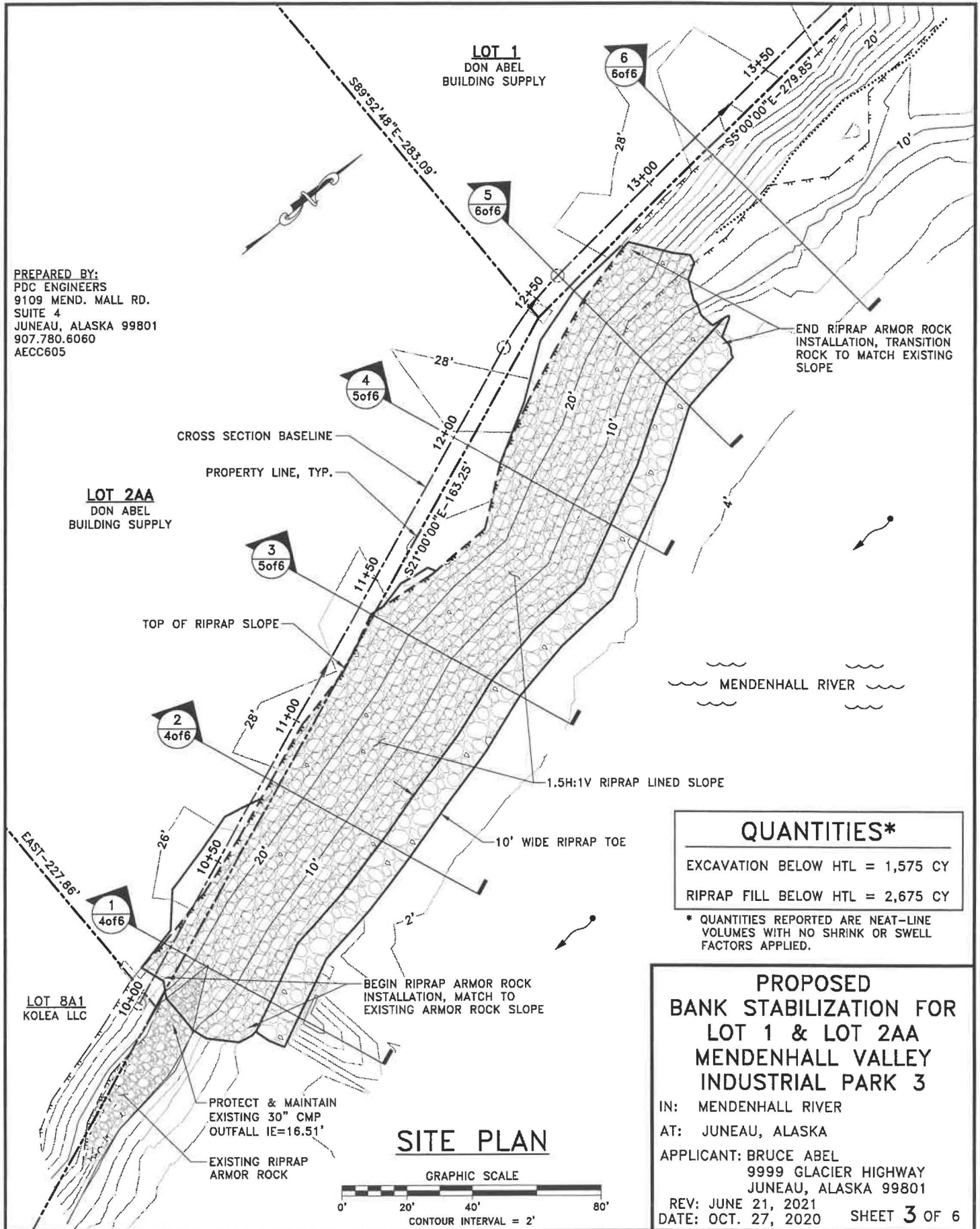
APPLICANT: BRUCE ABEL
9999 GLACIER HIGHWAY
JUNEAU, ALASKA 99801

REV: JUNE 21, 2021

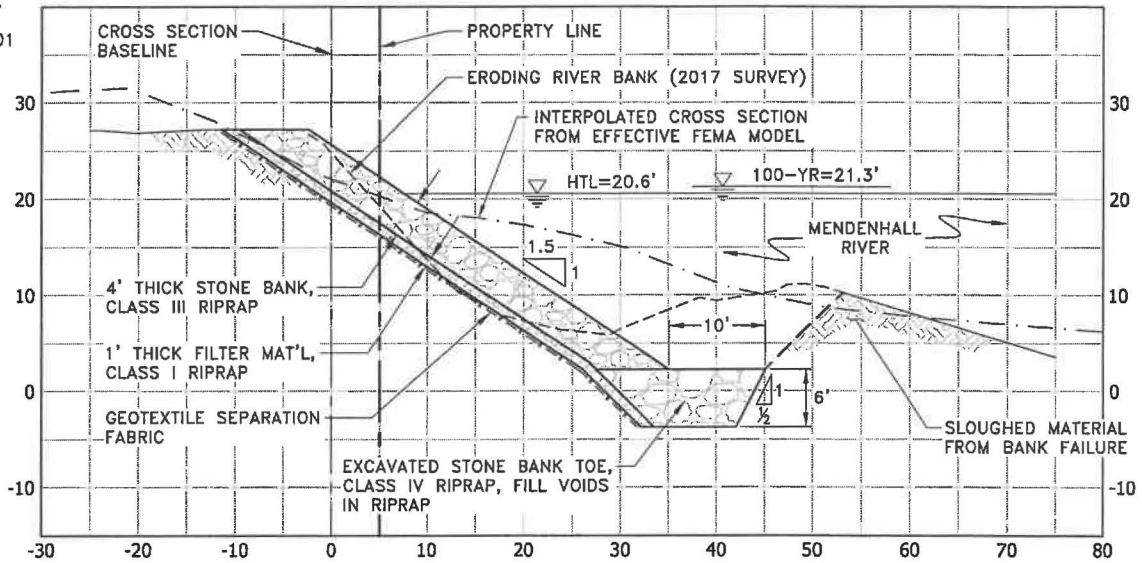
DATE: OCT. 27, 2020 SHEET 1 OF 6

PROJECT PURPOSE: THE PURPOSE OF THIS PROJECT IS TO STABILIZE THE RIVERBANK TO PREVENT FURTHER LOSS OF PROPERTY AND IMMINENT LOSS OF STRUCTURES. BANK STABILIZATION WILL BE ACCOMPLISHED BY PARTIALLY EXCAVATING THE EXISTING ERODED RIVERBANK TO ALLOW ROOM FOR PLACEMENT OF RIPRAP ARMOR ROCK. THE INTENT IS TO ARMOR ROCK THE RIVERBANK IN ITS ORIGINAL POSITION IN A MANNER THAT IS UPLAND FROM THE RECENT CENTERLINE OF THE MENDENHALL RIVER.

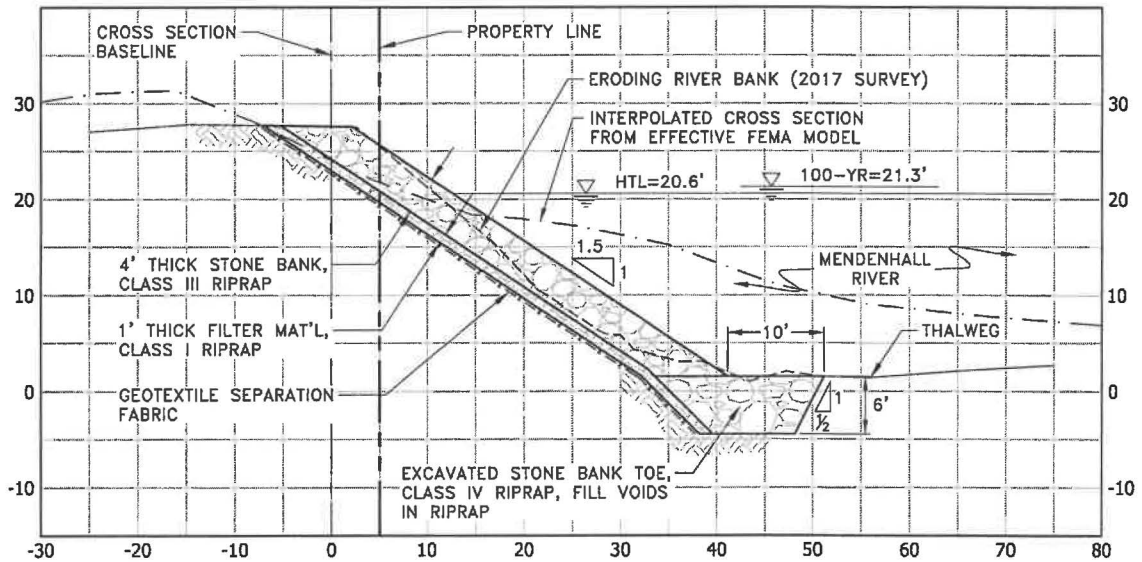




PREPARED BY:
PDC ENGINEERS
9109 MEND. MALL RD.
SUITE 4
JUNEAU, ALASKA 99801
907.780.6060
AECC605



1 SECTION - STA.10+20

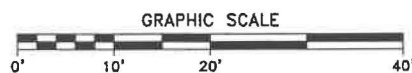


2 SECTION - STA.10+80

FLOOD ELEVATION TABLE	
100 YEAR EL:	21.3'
50 YEAR EL:	21.1'
25 YEAR EL:	20.9'
10 YEAR EL:	20.7'
2 YEAR EL:	20.3'

ELEVATIONS BASED ON USGS
HYDROLOGY, GEOMORPHOLOGY
AND FLOOD PROFILES OF THE
MENDENHALL RIVER, JUNEAU,
ALASKA, WATER RESOURCES
INVESTIGATION REPORT
99-4150

CROSS SECTIONS



PROPOSED BANK STABILIZATION FOR LOT 1 & LOT 2AA MENDENHALL VALLEY INDUSTRIAL PARK 3

IN: MENDENHALL RIVER

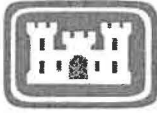
AT: JUNEAU, ALASKA

APPLICANT: BRUCE ABEL
9999 GLACIER HIGHWAY
JUNEAU, ALASKA 99801

REV: JUNE 21, 2021
DATE: OCT. 27, 2020 SHEET 4 OF 6

PDC No.: 17306JN

ENCLOSURE



**US Army Corps of Engineers
Alaska District**

Permit Number: POA-2018-97

Name of Permittee: Mr. Bruce Abel

Date of Issuance: April 18, 2018

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to Mr. Matthew Brody at the following address:

U.S. Army Corps of Engineers
Alaska District
Regulatory Division
Post Office Box 22270
Juneau, Alaska 99802-2270

Please note that your permitted activity is subject to a compliance inspection by an U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

Date

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

9/24/21
Date

If we do not receive a response from you by **9/24/2021**, the Petition for Review will be scheduled for the Board of Equalization where you will be expected to present **specific evidence** as to why your parcel is not valued correctly.

Sincerely,



Mary Hammond
Assessor
City & Borough of Juneau



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

8525 HOLDINGS LLC
9999 GLACIER HWY
JUNEAU AK 99801

**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Wednesday, January 19, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 5, 2022
Parcel Identification	5B1501010051
Property Location	8525 OLD DAIRY RD
Appeal No.	APL20210407
Sent to Email Address:	bruce@valleylumberjuneau.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 Wednesday, January 12, 2022** 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 Thursday, January 13, 2022** 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

Petition for Review / Correction of Assessed Value Real Property

Assessment Year	2021
Parcel ID Number	5B1501010051



Office of the Assessor
155 S Seward Street
Juneau AK 99801

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	5B1501010051		
Owner Name	8525 Holdings LLC	Name of Applicant	Bruce Abel
Primary Phone #	907-789-2155	Email Address	bruce@valleylumberjuneau.com
Physical Address	8525 Old Dairy Road	Mailing Address	9999 Glacier Highway Juneau, AK 99801
Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.			
<input type="radio"/> My property value is excessive/overvalued <input checked="" type="radio"/> My property value is unequal to similar properties <input type="radio"/> My property was valued improperly/incorrectly <input type="radio"/> My property has been undervalued <input type="radio"/> My exemption(s) was not applied		THE FOLLOWING ARE NOT GROUNDS FOR APPEAL <ul style="list-style-type: none"> 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:			
See Attached			
Have you attached additional information or documentation?		<input checked="" type="radio"/> Yes <input type="radio"/> No	
Values on Assessment Notice:			
Site	\$ 764700	Building	\$ Total \$ 764700
Owner's Estimate of Value:			
Site	\$ 637320	Building	\$ Total \$ 637320
Purchase Price of Property:			
Price	\$	Purchase Date	
Has the property been listed for sale? <input type="radio"/> Yes <input checked="" type="radio"/> No (if yes complete next line)			
Listing Price	\$	Days on Market	
Was the property appraised by a licensed appraiser within the last year? <input type="radio"/> Yes <input checked="" type="radio"/> 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 4/30/21	

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

Step 1 – Administrative Review

Appraiser to fill out						
Appraiser				Date of Review		
Comments:						
Post Review Assessment						
Site	\$		Building	\$	Total	\$
Exemptions	\$					
Total Taxable Value	\$					
APPELLANT RESPONSE TO ACTION BY ASSESSOR						
My acceptance or rejection of the assessment valuation in the amount of \$_____ is indicated below.						
<input type="checkbox"/> Accept New Assessed Value <input type="checkbox"/> Close Review (Assessment Remains Unchanged) <input type="checkbox"/> Reject and Appeal						
If appealed, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.						
Appellant's Signature _____				Date: _____		

Appellant Accept Value	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>(if no skip to Board of Equalization)</i>
Govern Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Spreadsheet Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Corrected Notice of Assessed Value Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No

Step 2 – Appeal

Appeal # _____

BOARD OF EQUALIZATION			
Scheduled BOE Date	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10-Day Letter Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No		
The Board of Equalization certifies its decision, based on the Findings of Fact and Conclusion of Law contained within the recorded hearing and record on appeal, and concludes that the appellant <input type="checkbox"/> Met <input type="checkbox"/> Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.			
Notes:			
Site	\$	Building	\$
Exemptions	\$		
Total Taxable Value	\$		

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

Official Public Records Request

CBJ Parcel # 5B1501010051

8525 Holdings
9999 Glacier Highway
Juneau,
AK. 99801

5/30/21

City & Borough of Juneau
Office of the Assessor
155 South Seward Street
Juneau, AK. 99801

Dear Sir;

This letter is an Official Public Records Request for copies of all records of Data Sources and Methods, including all Work Papers, used to calculate including all written and electronic correspondence for both the 2021 original accessed value and the 2021 adjusted accessed value for the CBJ parcel identification numbers listed below.

This letter is also officially asking that you preserve all Data Sources and Methods, including all Work Papers, used to calculate including all written and electronic correspondence for both the 2021 original accessed value and the 2021 adjusted accessed value for the CBJ parcel identification numbers listed below.

CBJ Parcel Identification Numbers:

Per Alaska Administrative Code 2 AAC 96.325 you have 10 days to respond.

Sincerely,

Bruce Abel
Managing Member
8525 Holdings, LLC

8525 Holdings LLC

Parcel ID Number: 5B1501010051

The 2021 Assessment for this property has increased 50% in one year. This jump is arbitrary. The new assessment is \$22.5/sq.ft. while Fred Meyers is assessed at \$16.24/sq.ft. for a paved, improved lot. Fred Meyer is a direct competitor with better ease of access and a more reasonable rate. Both properties have similar use and road frontage. However, my property is not paved and approximately 50% has drainage issues. It also has access issues and would be difficult for any other use than storage without significant additional fill. Due to the mitigating issues of the property I value it at \$15/sq.ft.



APPEAL #2021-0407

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION January 19, 2022

ASSESSOR OFFICE

Appellant: 8525 Holdings LLC

Location: 8525 Old Dairy Rd

Parcel No.: 5B1501010051

Property Type: Commercial – Vacant (material storage)

Appellant's basis for appeal: My property value is unequal to similar properties

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 637,320	\$ 764,700	\$ 764,700
Buildings:	\$ 0	\$	\$
Total:	\$ 637,320	\$ 764,700	\$ 764,700

Subject Photo



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OVERVIEW

The subject is a vacant commercial lot currently utilized for material storage as part of lumberyard operations.

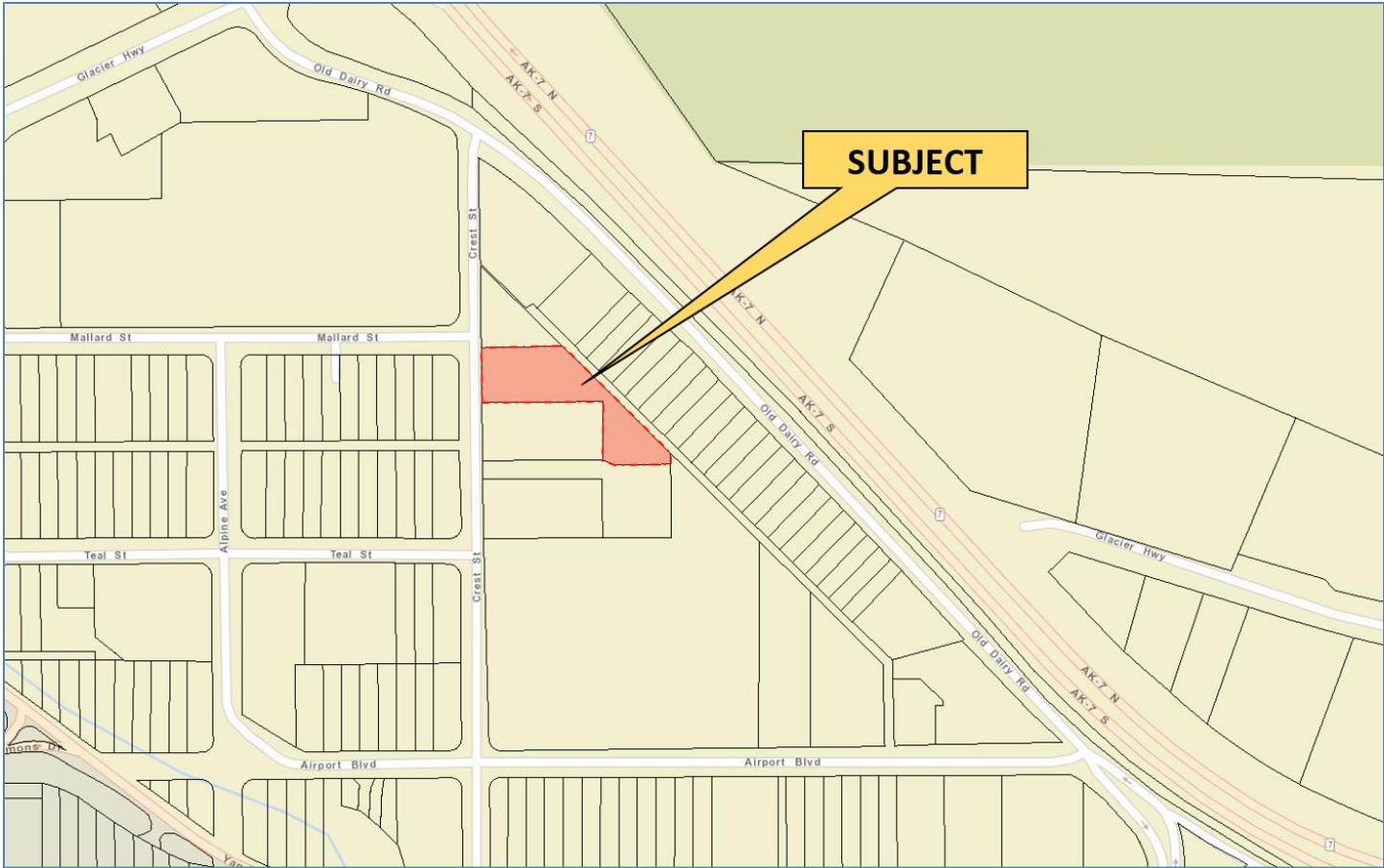
Subject Characteristics:

- Land
 - 42,488 SF lot = 0.97539 AC
 - Level
 - Irregular shape
 - Currently utilized for material storage as part of lumberyard operations

SUBJECT PHOTOS

	From Crest St
	From Crest 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

The subject site is level and developed as a materials storage yard. The subject parcel's land value is equitable and is not excessive.

BUILDING(S)

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

Ratio studies are performed to determine market adjustments.

Building Characteristics: Vacant Land, No Buildings

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.

Vacant Land, 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

5B1501010051
8525 HOLDINGS LLC
8525 OLD DAIRY RD
VALLEY CENTRE BL J LT 3A

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$764,700.00			\$764,700.00
2020	\$509,800.00			\$509,800.00
2019	\$509,800.00			\$509,800.00
2018	\$509,800.00			\$509,800.00
2017	\$509,800.00			\$509,800.00
2016	\$509,800.00			\$509,800.00
2015	\$509,800.00			\$509,800.00
2014	\$509,800.00			\$509,800.00
2013	\$509,800.00			\$509,800.00
2012	\$509,800.00	\$0.00	\$0.00	\$509,800.00
2011	\$467,400.00	\$0.00	\$0.00	\$467,400.00
2010	\$467,400.00	\$0.00	\$0.00	\$467,400.00

SUMMARY

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

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

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

Additional Details:

- The appellant states that their assessed value is unequal to similar properties.
 - We find that the value is equitable and that, based on analysis of market sales, it is not excessive. This is addressed in the land, building, cost report, income, commercial market and assessment analysis, summary and conclusion sections of our response in your packet. There is additional information in the “Property Assessment Guide.”
 - In reviewing locational subgroups, property type subgroups and property characteristic subgroups in the analysis we did not see evidence that any location or other subgroup should be treated differently from the rest with the exception of the boathouses.
- The appellant states that the assessment for this property has increased 50% in one year. This jump is arbitrary. The new assessment is \$22.50/sf while Fred Meyer is assessed at \$16.24sf for a paved, improved lot. Fred Meyer is a direct competitor with better ease of access and a more reasonable rate. Both properties have similar use and road frontage. However, my property is not paved and approximately 50% has drainage issues. It also has access issues and would be difficult for any other use than storage with significant additional fill. Due to the mitigating issues of the property I value it at \$15/sf.
 - We find that the differences between the subject parcels and the Fred Meyer and Home Depot properties are reasonable. A major factor in both cases is the size adjustment.

For additional information on the assessment process, assessed values, analysis process, ratio studies and other related areas please see the “Property Assessment Guide” included in the packet.

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 \$764,700 is warranted and ask that the BOE uphold the assessed value.



OFFICE OF THE ASSESSOR

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

8525 Holdings LLC / Bruce Abel
9999 Glacier Hwy
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1501010070
RESPONSE DEADLINE:

PARCEL: 5B1501010070
PHYSICAL LOCATION: 8525 Old Dairy Road

8525 Holdings LLC / Bruce Abel,

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 unequal to similar properties**

- 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 **5B1501010070**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$2,078,850
2021 Owner estimate of value:	\$1,624,342
2021 Final determination:	\$2,078,850

Response to Petition for Review:

- Your assessed value has been reviewed and was found to be equitable with your neighbors.
- The basis for the changes was a market analysis done based off of available sales data and followed assessment standards.
- Fred Meyers and Home Depot are not in the subject neighborhood and are much larger than the subject property. Adjustments are made based on size and neighborhood.
- Corner influence and higher exposure commands higher rate than neighbors.

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

9/24/21
Date

If we do not receive a response from you by **9/24/2021**, 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



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

OFFICE OF THE ASSESSOR

8525 Holdings LLC / Bruce Abel
9999 Glacier Hwy
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1501010060
RESPONSE DEADLINE:

PARCEL: 5B1501010060
PHYSICAL LOCATION: 8525 Old Dairy Road

8525 Holdings LLC / Bruce Abel,

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 unequal to similar properties**

- 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 **5B1501010060**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$362,450
2021 Owner estimate of value:	\$333,406
2021 Final determination:	\$362,450

Response to Petition for Review:

- Your assessed value has been reviewed and was found to be equitable with your neighbors.
- The basis for the changes was a market analysis done based off of available sales data and followed assessment standards.
- Fred Meyers and Home Depot are not in the subject neighborhood and are much larger than the subject property. Adjustments are made based on size and neighborhood.

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

9/24/21

Date

If we do not receive a response from you by **9/24/2021**, 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

Mary Hammond
Assessor
City & Borough of Juneau



OFFICE OF THE ASSESSOR

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

8525 Holdings LLC / Bruce Abel
9999 Glacier Hwy
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1501010051
RESPONSE DEADLINE:

PARCEL: 5B1501010051
PHYSICAL LOCATION: 8525 Old Dairy Road

8525 Holdings LLC / Bruce Abel,

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 unequal to similar properties**

- 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 **5B1501010051**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$764,700
2021 Owner estimate of value:	\$637,320
2021 Final determination:	\$764,700

Response to Petition for Review:

- Your assessed value has been reviewed and was found to be equitable with your neighbors.
- The basis for the changes was a market analysis done based off of available sales data and followed assessment standards.
- Fred Meyers and Home Depot are not in the subject neighborhood and are much larger than the subject property. Adjustments are made based on size and neighborhood.

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

9/24/21

Date

If we do not receive a response from you by **9/24/2021**, 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

Mary Hammond
Assessor
City & Borough of Juneau

Parcel(s) 5B1501010070, 5B1501010060, 5B1501010051

8525 Holdings (Valley Lumber Company property)

My Appeal has been denied. I wish to move this to the Board of Equalization. There are a number of reasons that this is not a fair and equitable assessment:

1. Unequal valuation:

* The Fred Meyer Building, 5B1501000020 is valued at \$18.00/sq.ft. While the Valley Lumber building (5B1501010070) is valued at \$22.50/sq.ft.

* The Fred Meyer Parking, 5B1501000030 is valued at \$16.20/sq.ft. While the Valley Lumber unpaved lumber yard (5B1501010051) is valued at \$18/sq.ft. and has no direct access nor is it paved. The Fred Meyer parking is improved and has direct access.

* Home Depot (5B1201360030) is valued at \$12.15/sq.ft., both my property and Home Depot are zoned Industrial, but the CBJ has elected to give Home Depot a disproportionality reduced property valuation despite both companies competing in the same retail sector. The Assessor's argument that the properties are in different neighborhoods and lot sizes are disproportionate fails when both are zoned the same and the Assessor has used sales and property values throughout the entire community to justify a mass valuation.

The individual property owner should enjoy the same flexibility when comparing properties. Disallowing similar use properties throughout the borough for the Appellant's challenge while allowing the same properties for the Assessor justification creates disparity and unequal treatment between the CBJ and the property owner.

Hence, while Home Depot and Fred Meyer are in two different locations as solely defined by the Assessor, the larger lot size and building size cannot make up for the assessment disparity without creating a huge advantage for the mass merchant national retailers at the disadvantage to the local property owner.

Note; Fred Meyer, while zoned slightly differently, is within eyesight of the Valley Lumber location and similarly has been granted a discounted property value in relation to the locally owned site occupied by Valley Lumber. Both Valley Lumber and Fred Meyers sell similar goods and have nearly identical access and visibility.

2. The Assessor has assigned a premium to 8525 as a "corner lot". The Valley Lumber store front does not have access or signage on the Crest street side. Fred Meyers has both access and signage on multiple sides of the building which Valley Lumber does not. Home Depot has similar single side visibility and yet enjoys a 54% lower tax rate.

3. Improper Methodology:

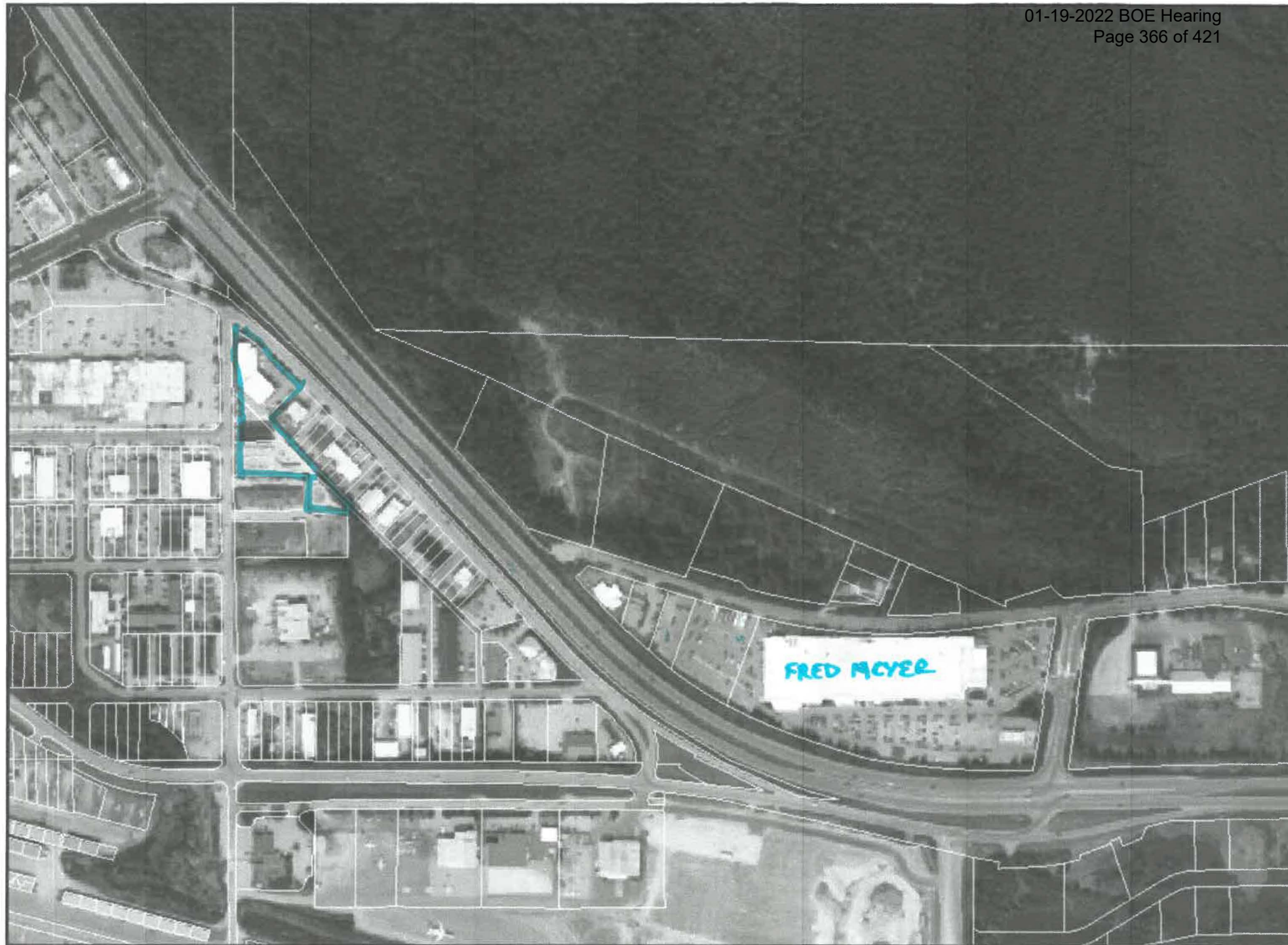
* I am part of the combined appeal and will not address the significant issues associated with the 2020 tax valuations by the CBJ Assessors Office. This topic will be address via that process. I do not waive my right to be part of the combined settlement via discussion or settlement on the issues raised above.

Exhibits:

- 1. Site maps
- 5. Photos

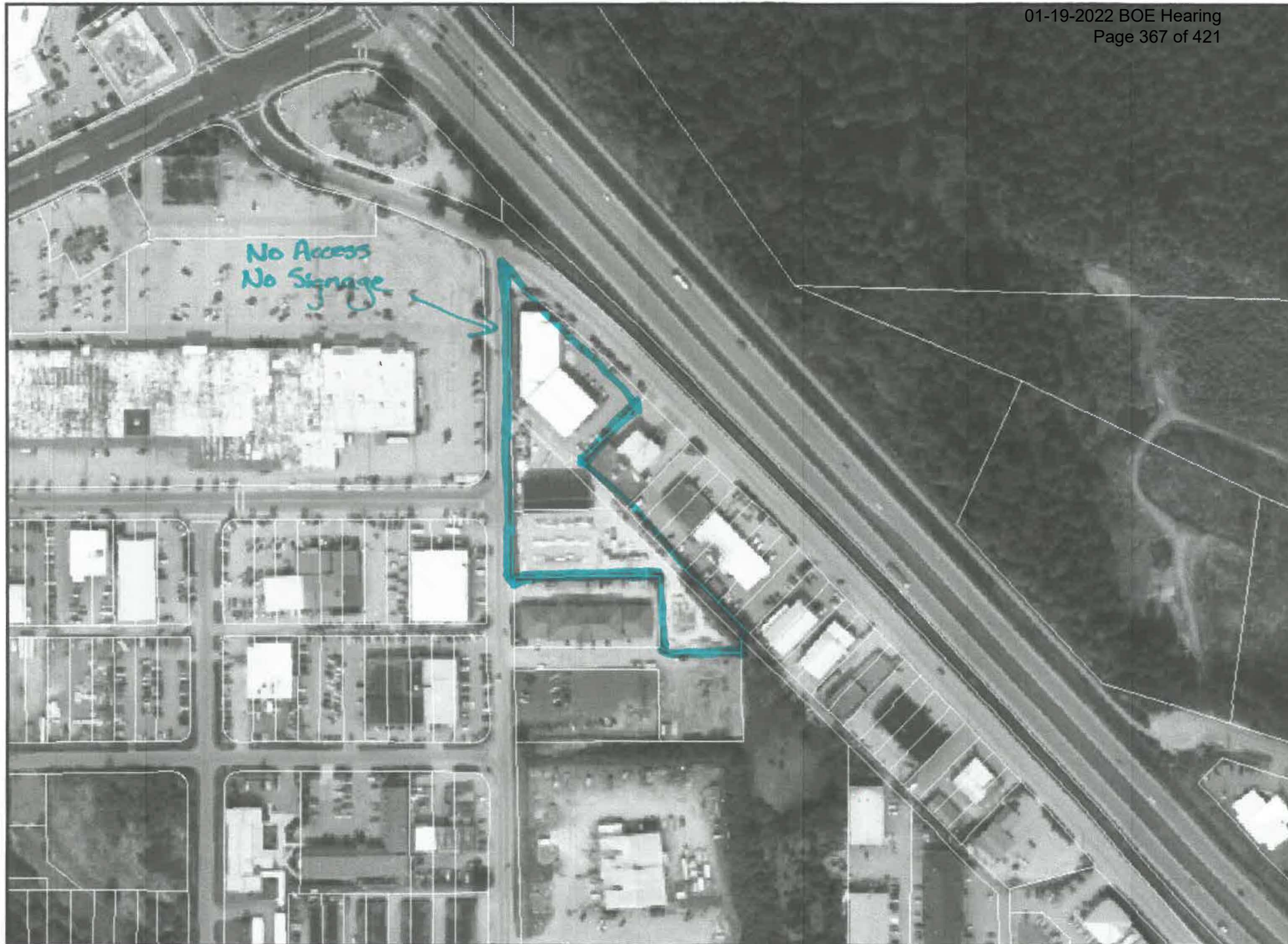


Bruce Abel
Owner
8525 Holdings



The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the City Borough of Juneau, its officials, officers and employees from any liability arising out of the use of the data/information provided. NOT FOR ENGINEERING PURPOSES.



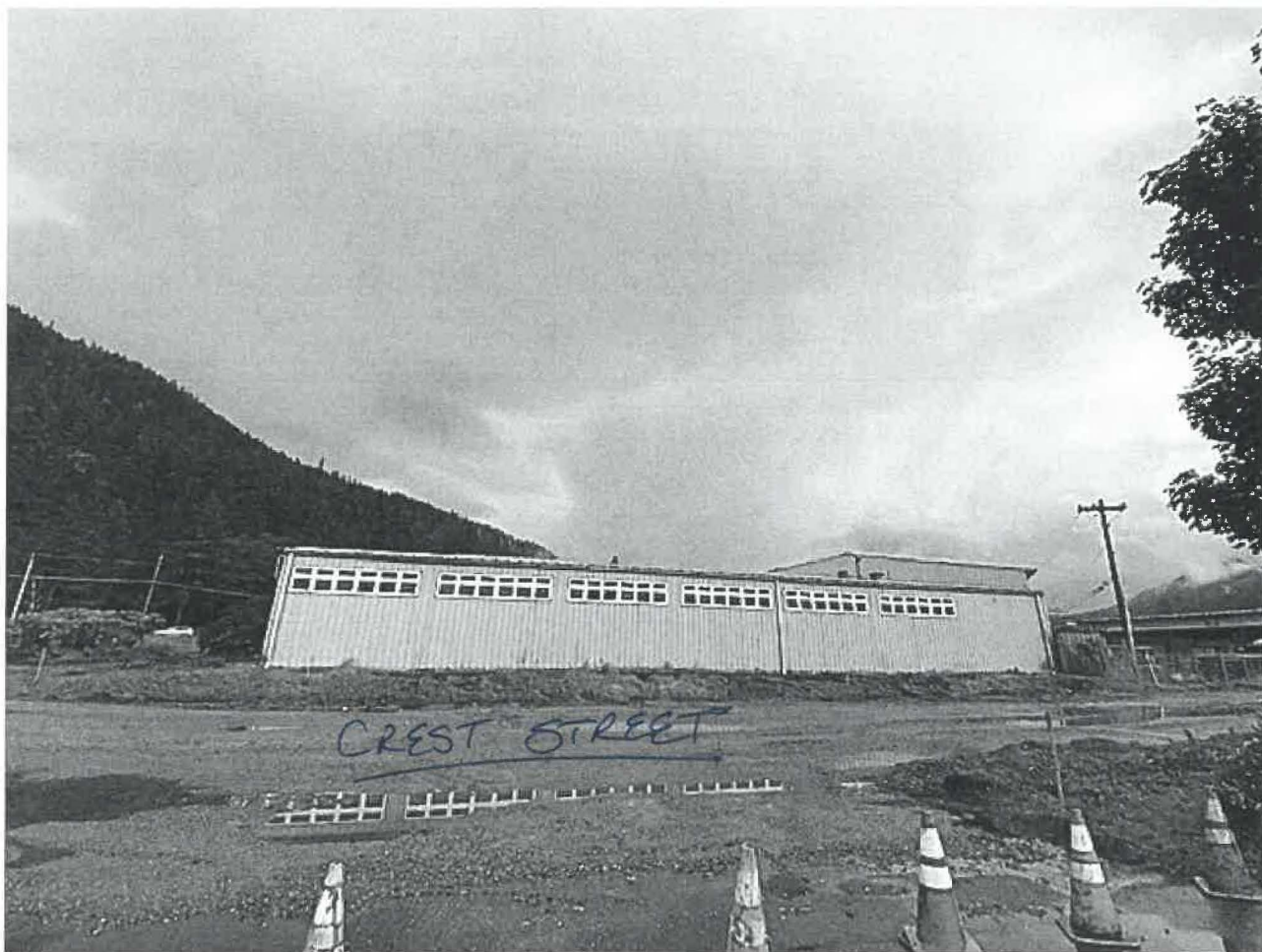


The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the City Borough of Juneau, its officials, officers and employees from any liability arising out of the use of the data/information provided. NOT FOR ENGINEERING PURPOSES.



bruce donabel.biz

From: Bruce Abel <bruce@valleylumberjuneau.com>
Sent: Friday, September 24, 2021 3:37 PM
To: bruce donabel.biz



Sent by Bruce Abel



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

8525 HOLDINGS LLC
9999 GLACIER HWY
JUNEAU AK 99801

**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Wednesday, January 19, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 5, 2022
Parcel Identification	5B1501010060
Property Location	8525 OLD DAIRY RD
Appeal No.	APL20210408
Sent to Email Address:	bruce@valleylumberjuneau.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 Wednesday, January 12, 2022** 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 Thursday, January 13, 2022** 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

Petition for Review / Correction of Assessed Value Real Property



Office of the Assessor
155 S Seward Street
Juneau AK 99801

Assessment Year	2021
Parcel ID Number	5B1501010060

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	5B1501010060		
Owner Name	8525 Holdings LLC	Name of Applicant	Bruce Abel
Primary Phone #	907-789-2155	Email Address	bruce@valleylumberjuneau.com
Physical Address	8525 Old Dairy Road	Mailing Address	9999 Glacier Highway Juneau, AK 99801
Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.			
<input type="radio"/> My property value is excessive/overvalued <input checked="" type="radio"/> My property value is unequal to similar properties <input type="radio"/> My property was valued improperly/incorrectly <input type="radio"/> My property has been undervalued <input type="radio"/> My exemption(s) was not applied		THE FOLLOWING ARE NOT GROUNDS FOR APPEAL <ul style="list-style-type: none"> • 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: See Attached			
Have you attached additional information or documentation?		<input checked="" type="radio"/> Yes <input type="radio"/> No	
Values on Assessment Notice:			
Site	\$ 297150	Building	\$ 65300
Total	\$ 362450		
Owner's Estimate of Value:			
Site	\$ 268106	Building	\$ 65300
Total	\$ 333406		
Purchase Price of Property:			
Price	\$	Purchase Date	
Has the property been listed for sale? <input type="radio"/> Yes <input checked="" type="radio"/> No (if yes complete next line)			
Listing Price	\$	Days on Market	
Was the property appraised by a licensed appraiser within the last year? <input type="radio"/> Yes <input checked="" type="radio"/> 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	
		4/30/21	

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

Step 1 – Administrative Review

Appraiser to fill out						
Appraiser				Date of Review		
Comments:						
Post Review Assessment						
Site	\$		Building	\$	Total	\$
Exemptions	\$					
Total Taxable Value	\$					
APPELLANT RESPONSE TO ACTION BY ASSESSOR						
My acceptance or rejection of the assessment valuation in the amount of \$_____ is indicated below.						
<input type="checkbox"/> Accept New Assessed Value <input type="checkbox"/> Close Review (Assessment Remains Unchanged) <input type="checkbox"/> Reject and Appeal						
If appealed, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.						
Appellant's Signature _____				Date: _____		

Appellant Accept Value	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>(if no skip to Board of Equalization)</i>
Govern Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Spreadsheet Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Corrected Notice of Assessed Value Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No

Step 2 – Appeal

Appeal # _____

BOARD OF EQUALIZATION			
Scheduled BOE Date	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10-Day Letter Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No		
The Board of Equalization certifies its decision, based on the Findings of Fact and Conclusion of Law contained within the recorded hearing and record on appeal, and concludes that the appellant <input type="checkbox"/> Met <input type="checkbox"/> Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.			
Notes:			
Site	\$	Building	\$
Exemptions	\$		
Total Taxable Value	\$		

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

8525 Holdings LLC

Parcel ID Number: 5B1501010060

The 2021 Assessment for this property has increased 50% in one year. This jump is arbitrary. The new assessment is \$18/sq.ft. while Fred Meyers is assessed at \$16.24/sq.ft. for a paved, improved lot. Fred Meyer is a direct competitor with similar ease of access and a more reasonable rate. Both properties have similar access, road frontage and use. A similar lot on Shaune Drive is \$16.49/sq.ft.

Official Public Records Request

CBJ Parcel # 5B1501010060

8525 Holdings
9999 Glacier Highway
Juneau,
AK. 99801

5/30/21

City & Borough of Juneau
Office of the Assessor
155 South Seward Street
Juneau, AK. 99801

Dear Sir;

This letter is an Official Public Records Request for copies of all records of Data Sources and Methods, including all Work Papers, used to calculate including all written and electronic correspondence for both the 2021 original accessed value and the 2021 adjusted accessed value for the CBJ parcel identification numbers listed below.

This letter is also officially asking that you preserve all Data Sources and Methods, including all Work Papers, used to calculate including all written and electronic correspondence for both the 2021 original accessed value and the 2021 adjusted accessed value for the CBJ parcel identification numbers listed below.

CBJ Parcel Identification Numbers:

Per Alaska Administrative Code 2 AAC 96.325 you have 10 days to respond.

Sincerely,

Bruce Abel
Managing Member
8525 Holdings, LLC



APPEAL #2021-0408

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION January 19, 2022

ASSESSOR OFFICE

Appellant: 8525 Holdings LLC

Location: 8525 Old Dairy Rd

Parcel No.: 5B1501010060

Property Type: Commercial – Storage warehouse

Appellant's basis for appeal: My property value is unequal to similar properties

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 268,106	\$ 297,150	\$ 297,150
Buildings:	\$ 65,300	\$ 65,300	\$ 65,300
Total:	\$ 333,406	\$ 362,450	\$ 362,450

Subject Photo



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OVERVIEW

The subject is a commercial property that currently houses a material storage building that is utilized in lumberyard operations

Subject Characteristics:

- Land
 - 16,509 SF lot = 0.379 AC
 - Level, developed
 - Currently utilized in support of lumberyard operations
- Building
 - 6,240 SF Material Storage Warehouse

SUBJECT PHOTOS



Material Storage Building

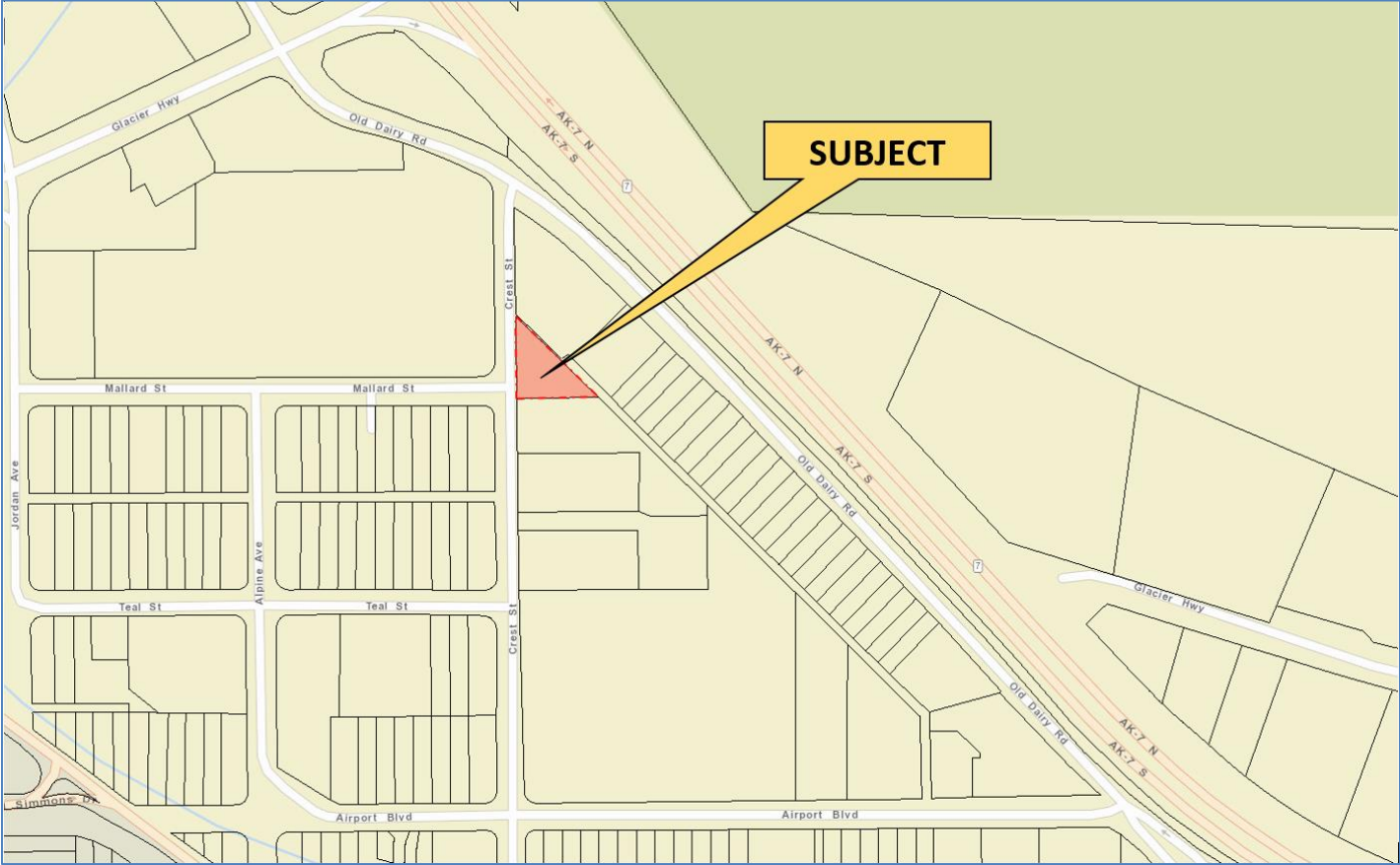
Material Storage Building



From Crest St



AREA MAP & AERIAL



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

LAND

The subject site features are a level lot. The subject parcel's land value is equitable and is not excessive.

- 16,509 SF lot = 0.379 AC
- Level, developed
- Currently utilized in support of lumberyard operations

The map displays a complex arrangement of land parcels, each labeled with its zoning code and population density. Key features include:

- Zoning Codes:** Various residential zones such as R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100.
- Population Density (PPSF):** Values ranging from 0 PPSF to 25.2 PPSF are indicated for many parcels.
- Grid System:** Letters A through J are positioned at the top, and numbers 1 through 10 are on the left side of the map.
- Shaded Areas:** Some parcels are highlighted in light blue or pink, possibly indicating specific project areas or existing developments.
- Water Features:** A winding waterway or canal is shown along the bottom edge of the map.

BUILDING(S)

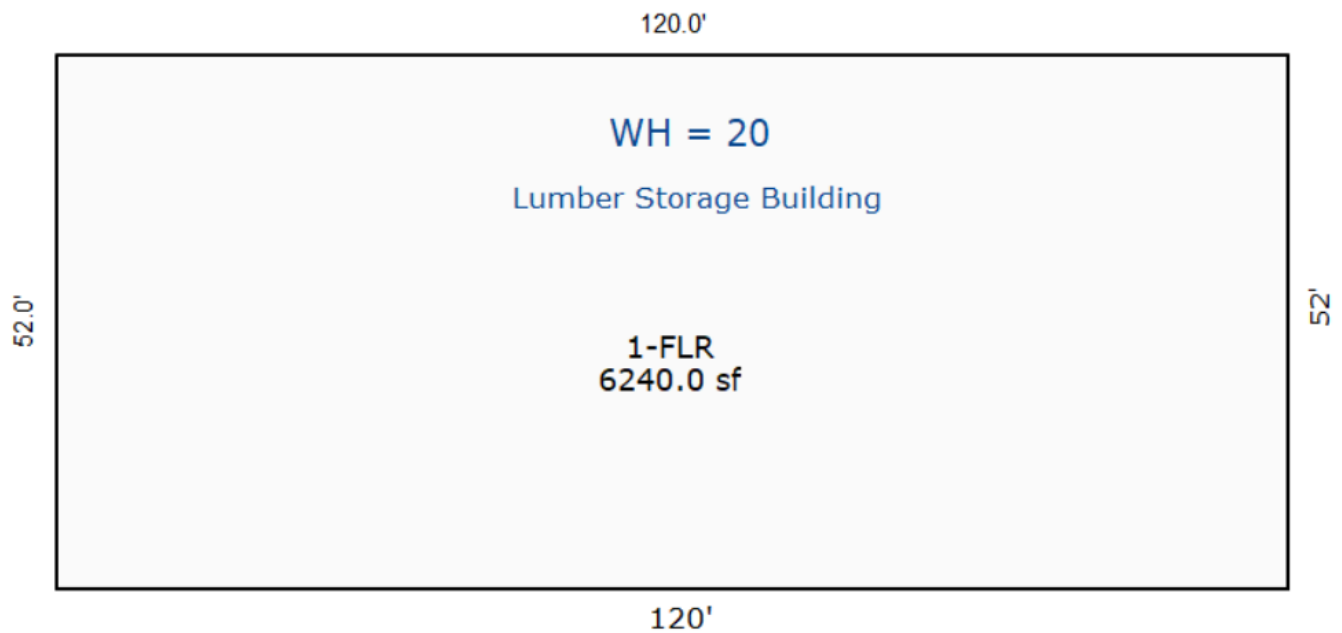
The building component may be based on market adjusted cost tables, residual from sales after extraction of the land value or other appropriate means.

Ratio studies are performed to determine market adjustments.

Building Characteristics:

- 6,240 SF Material Storage Warehouse

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.

11/18/2021 12:17:54PM

Page 1

Cost Report - Commercial

7931		Record	1
Parcel Code Number	5B1501010060	Number of Stories (Building)	01
Owner Name	8525 HOLDINGS LLC	Number of Sections	1
Parcel Address	8525 OLD DAIRY RD	Perimeter	344
Effective Year Built	2006	Class	D
Year Built	1980	Height	20
Building Model	C- 17 Sheds, Farm Buildings	Rank	Average
Building Type	Lumber Storage Shed, Horz.	Total Area	6,240.00

Section 1	Description	Units	Percent	Cost	+/-	Total
	Base Cost	6240		20.05		125,112
	Exterior Wall Stud -Textured Plywood	6240	100%	13.41		83,678
	Architect Fee	6240		1.70		10,608
	Sub Total					\$219,398.40
	Local Multiplier			1.43	[X]	\$313,740.00
	Current Multiplier			1.06	[X]	\$332,564.00
	Neighborhood Multiplier				[X]	\$332,564.00
	Depreciation - Physical			79.00	[-]	\$262,726.00
	Depreciation - Functional				[-]	\$0.00
	Depreciation - Economic				[-]	\$0.00
	Percent Complete			100.00	[-]	\$69,838.00
	Cost to Cure					
	Neighborhood Adjustment					
	Replacement Cost less Depreciation					\$69,838

7/27/12 Canvass. Updated sketch, photos, cost. jcs

Total Improvement Value	\$69,800
--------------------------------	----------

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 5B1501010060 8525 HOLDINGS LLC 8525 OLD DAIRY RD VALLEY CENTRE BL J TR A1				
<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$297,150.00		\$65,300.00	\$362,450.00
2020	\$198,100.00		\$65,300.00	\$263,400.00
2019	\$198,100.00		\$65,300.00	\$263,400.00
2018	\$198,100.00		\$65,300.00	\$263,400.00
2017	\$198,100.00		\$65,300.00	\$263,400.00
2016	\$198,100.00		\$65,300.00	\$263,400.00
2015	\$198,100.00		\$65,300.00	\$263,400.00
2014	\$198,100.00		\$65,300.00	\$263,400.00
2013	\$198,100.00		\$65,300.00	\$263,400.00
2012	\$198,100.00	\$0.00	\$148,700.00	\$346,800.00
2011	\$198,100.00	\$0.00	\$148,700.00	\$346,800.00
2010	\$198,100.00	\$0.00	\$148,700.00	\$346,800.00

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 unequal to similar properties.
 - We find that the value is equitable and is not excessive.
 - We find that the value is equitable and that, based on analysis of market sales, it is not excessive. This is addressed in the land, building, cost report, income, commercial market and assessment analysis, summary and conclusion sections of our response in your packet. There is additional information in the “Property Assessment Guide.”
 - In reviewing locational subgroups, property type subgroups and property characteristic subgroups in the analysis we did not see evidence that any location or other subgroup should be treated differently from the rest with the exception of the boathouses.
- The appellant states that the 2021 assessment for this property has increase 50% in one year. This jump is arbitrary. The new assessment is \$18/sf while Fred Meyer is assess at \$16.24./sf for a paved, improved lot. Fred Meyer is a direct competitor with similar ease of access and a more reasonable rate. Both properties have similar access, road frontage and use. A similar lot on Shaune Dr is \$16.49/sf
 - We find that the differences between the subject parcels and the Fred Meyer and Home Depot properties are reasonable. A major factor in both cases is the size adjustment.

For additional information on the assessment process, assessed values, analysis process, ratio studies and other related areas please see the “Property Assessment Guide” included in the packet.

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 2010 to 2021 was an increase of 4.5%.
- The percentage change from 2020 to 2021 was an increase of 37.6%.

We find that no change to the 2021 assessed value of \$362,450 is warranted and ask that the BOE uphold the assessed value.



OFFICE OF THE ASSESSOR

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

8525 Holdings LLC / Bruce Abel
9999 Glacier Hwy
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1501010070
RESPONSE DEADLINE:

PARCEL: 5B1501010070
PHYSICAL LOCATION: 8525 Old Dairy Road

8525 Holdings LLC / Bruce Abel,

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 unequal to similar properties**

- 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 **5B1501010070**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$2,078,850
2021 Owner estimate of value:	\$1,624,342
2021 Final determination:	\$2,078,850

Response to Petition for Review:

- Your assessed value has been reviewed and was found to be equitable with your neighbors.
- The basis for the changes was a market analysis done based off of available sales data and followed assessment standards.
- Fred Meyers and Home Depot are not in the subject neighborhood and are much larger than the subject property. Adjustments are made based on size and neighborhood.
- Corner influence and higher exposure commands higher rate than neighbors.

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

9/24/21
Date

If we do not receive a response from you by **9/24/2021**, 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



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

OFFICE OF THE ASSESSOR

8525 Holdings LLC / Bruce Abel
9999 Glacier Hwy
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1501010060
RESPONSE DEADLINE:

PARCEL: 5B1501010060
PHYSICAL LOCATION: 8525 Old Dairy Road

8525 Holdings LLC / Bruce Abel,

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 unequal to similar properties**

- 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 **5B1501010060**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$362,450
2021 Owner estimate of value:	\$333,406
2021 Final determination:	\$362,450

Response to Petition for Review:

- Your assessed value has been reviewed and was found to be equitable with your neighbors.
- The basis for the changes was a market analysis done based off of available sales data and followed assessment standards.
- Fred Meyers and Home Depot are not in the subject neighborhood and are much larger than the subject property. Adjustments are made based on size and neighborhood.

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

9/24/21

Date

If we do not receive a response from you by **9/24/2021**, 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

Mary Hammond
Assessor
City & Borough of Juneau



OFFICE OF THE ASSESSOR

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

8525 Holdings LLC / Bruce Abel
9999 Glacier Hwy
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1501010051
RESPONSE DEADLINE:

PARCEL: 5B1501010051
PHYSICAL LOCATION: 8525 Old Dairy Road

8525 Holdings LLC / Bruce Abel,

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 unequal to similar properties**

- 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 **5B1501010051**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$764,700
2021 Owner estimate of value:	\$637,320
2021 Final determination:	\$764,700

Response to Petition for Review:

- Your assessed value has been reviewed and was found to be equitable with your neighbors.
- The basis for the changes was a market analysis done based off of available sales data and followed assessment standards.
- Fred Meyers and Home Depot are not in the subject neighborhood and are much larger than the subject property. Adjustments are made based on size and neighborhood.

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

9/24/21

Date

If we do not receive a response from you by **9/24/2021**, 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

Mary Hammond
Assessor
City & Borough of Juneau

Parcel(s) 5B1501010070, 5B1501010060, 5B1501010051

8525 Holdings (Valley Lumber Company property)

My Appeal has been denied. I wish to move this to the Board of Equalization. There are a number of reasons that this is not a fair and equitable assessment:

1. Unequal valuation:

* The Fred Meyer Building, 5B1501000020 is valued at \$18.00/sq.ft. While the Valley Lumber building (5B1501010070) is valued at \$22.50/sq.ft.

* The Fred Meyer Parking, 5B1501000030 is valued at \$16.20/sq.ft. While the Valley Lumber unpaved lumber yard (5B1501010051) is valued at \$18/sq.ft. and has no direct access nor is it paved. The Fred Meyer parking is improved and has direct access.

* Home Depot (5B1201360030) is valued at \$12.15/sq.ft., both my property and Home Depot are zoned Industrial, but the CBJ has elected to give Home Depot a disproportionality reduced property valuation despite both companies competing in the same retail sector. The Assessor's argument that the properties are in different neighborhoods and lot sizes are disproportionate fails when both are zoned the same and the Assessor has used sales and property values throughout the entire community to justify a mass valuation.

The individual property owner should enjoy the same flexibility when comparing properties. Disallowing similar use properties throughout the borough for the Appellant's challenge while allowing the same properties for the Assessor justification creates disparity and unequal treatment between the CBJ and the property owner.

Hence, while Home Depot and Fred Meyer are in two different locations as solely defined by the Assessor, the larger lot size and building size cannot make up for the assessment disparity without creating a huge advantage for the mass merchant national retailers at the disadvantage to the local property owner.

Note; Fred Meyer, while zoned slightly differently, is within eyesight of the Valley Lumber location and similarly has been granted a discounted property value in relation to the locally owned site occupied by Valley Lumber. Both Valley Lumber and Fred Meyers sell similar goods and have nearly identical access and visibility.

2. The Assessor has assigned a premium to 8525 as a "corner lot". The Valley Lumber store front does not have access or signage on the Crest street side. Fred Meyers has both access and signage on multiple sides of the building which Valley Lumber does not. Home Depot has similar single side visibility and yet enjoys a 54% lower tax rate.

3. Improper Methodology:

* I am part of the combined appeal and will not address the significant issues associated with the 2020 tax valuations by the CBJ Assessors Office. This topic will be address via that process. I do not waive my right to be part of the combined settlement via discussion or settlement on the issues raised above.

Exhibits:

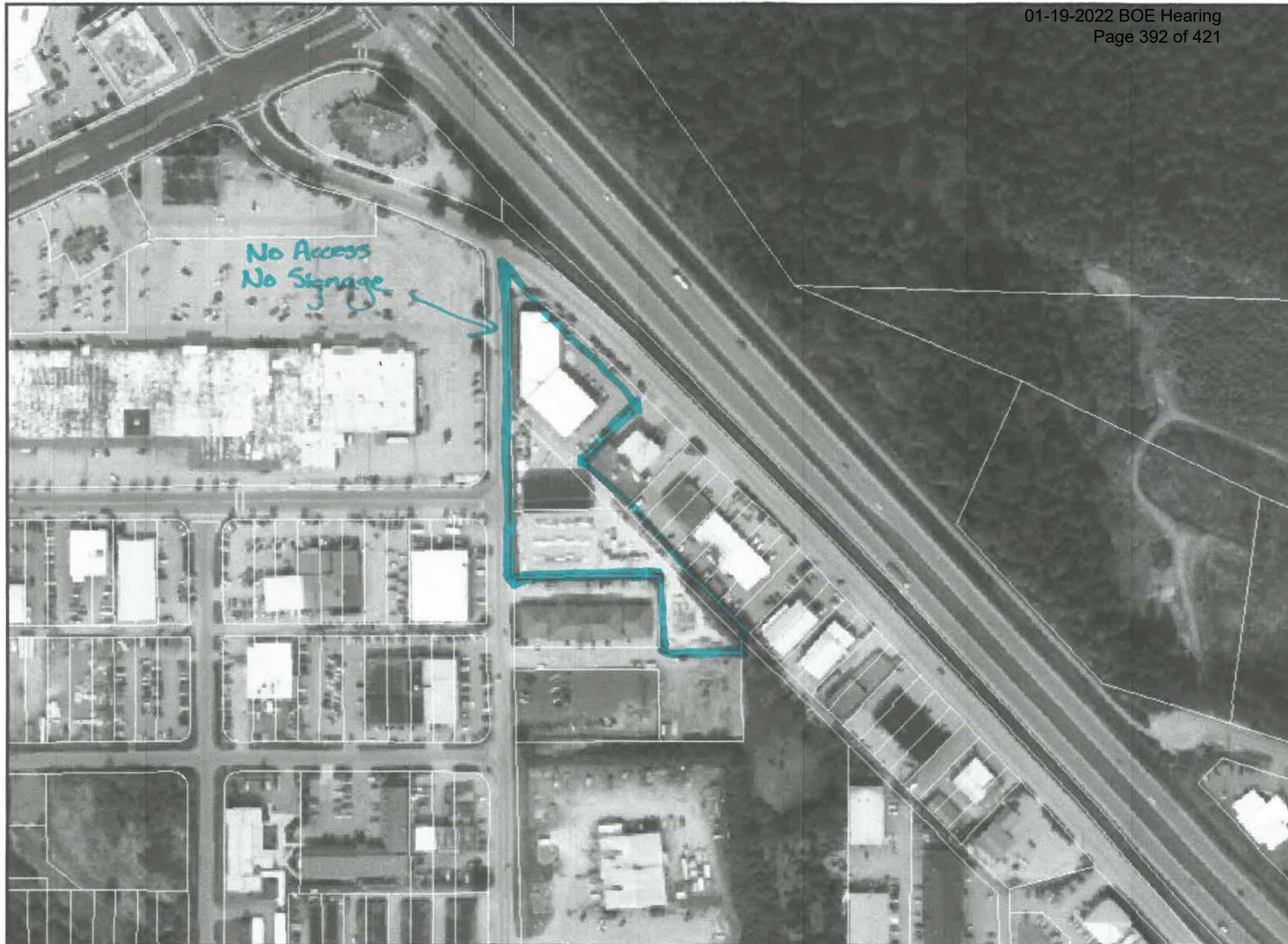
- 1. Site maps
- 5. Photos



Bruce Abel
Owner
8525 Holdings



The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the City Borough of Juneau, its officials, officers and employees from any liability arising out of the use of the data/information provided. NOT FOR ENGINEERING PURPOSES.

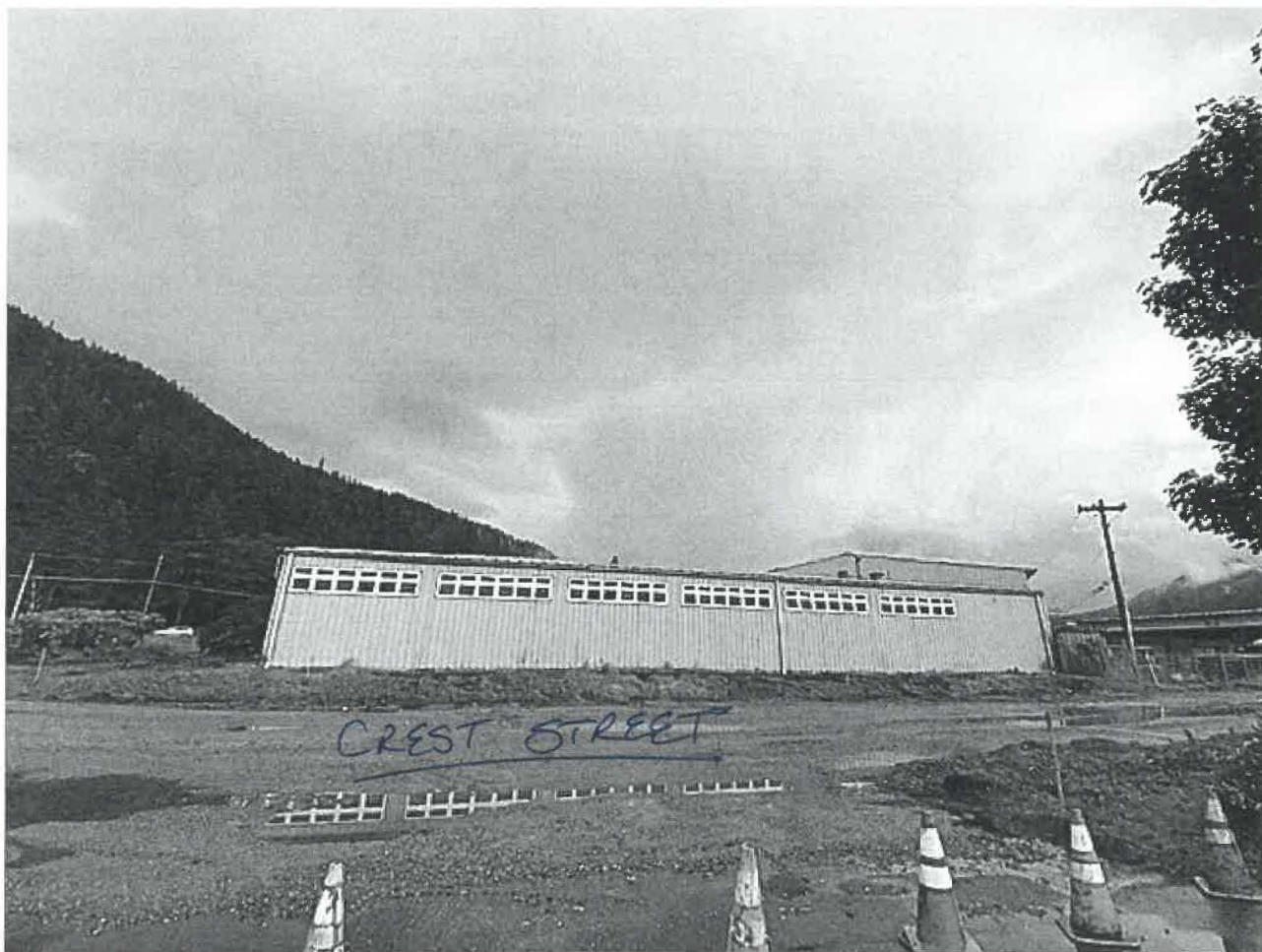


The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the City Borough of Juneau, its officials, officers and employees from any liability arising out of the use of the data/information provided. NOT FOR ENGINEERING PURPOSES.



bruce donabel.biz

From: Bruce Abel <bruce@valleylumberjuneau.com>
Sent: Friday, September 24, 2021 3:37 PM
To: bruce donabel.biz



Sent by Bruce Abel



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

8525 HOLDINGS LLC
9999 GLACIER HWY
JUNEAU AK 99801

**Meeting of Board of Equalization (BOE) and
Presentation of Real Property Appeal**

Date of BOE	Wednesday, January 19, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 5, 2022
Parcel Identification	5B1501010070
Property Location	8525 OLD DAIRY RD
Appeal No.	APL20210409
Sent to Email Address:	bruce@valleylumberjuneau.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 Wednesday, January 12, 2022** 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 Thursday, January 13, 2022** 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

Petition for Review / Correction of Assessed Value Real Property



Office of the Assessor
155 S Seward Street
Juneau AK 99801

Assessment Year	2021
Parcel ID Number	5B1501010070

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	5B1501010070		
Owner Name	8525 Holdings LLC	Name of Applicant	Bruce Abel
Primary Phone #	907-789-2155	Email Address	bruce@valleylumberjuneau.com
Physical Address	8525 Old Dairy Road	Mailing Address	9999 Glacier Highway Juneau, AK 99801
Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.			
<input type="radio"/> My property value is excessive/overvalued <input checked="" type="radio"/> My property value is unequal to similar properties <input type="radio"/> My property was valued improperly/incorrectly <input type="radio"/> My property has been undervalued <input type="radio"/> My exemption(s) was not applied		THE FOLLOWING ARE NOT GROUNDS FOR APPEAL <ul style="list-style-type: none"> • 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: See Attached			
Have you attached additional information or documentation?		<input checked="" type="radio"/> Yes <input type="radio"/> No	
Values on Assessment Notice:			
Site	\$ 988050	Building	\$ 1090800
Total	\$ 2078850		
Owner's Estimate of Value:			
Site	\$ 533,542	Building	\$ 1090800
Total	\$ 1624342		
Purchase Price of Property:			
Price	\$	Purchase Date	
Has the property been listed for sale? <input type="radio"/> Yes <input checked="" type="radio"/> No (if yes complete next line)			
Listing Price	\$	Days on Market	
Was the property appraised by a licensed appraiser within the last year? <input type="radio"/> Yes <input checked="" type="radio"/> 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	
		4/30/21	

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

Step 1 – Administrative Review

Appraiser to fill out					
Appraiser				Date of Review	
Comments:					
Post Review Assessment					
Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				
APPELLANT RESPONSE TO ACTION BY ASSESSOR					
My acceptance or rejection of the assessment valuation in the amount of \$_____ is indicated below.					
<input type="checkbox"/> Accept New Assessed Value <input type="checkbox"/> Close Review (Assessment Remains Unchanged) <input type="checkbox"/> Reject and Appeal					
If appealed, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.					
Appellant's Signature _____				Date: _____	

Appellant Accept Value	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>(if no skip to Board of Equalization)</i>
Govern Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Spreadsheet Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Corrected Notice of Assessed Value Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No

Step 2 – Appeal

Appeal # _____

BOARD OF EQUALIZATION					
Scheduled BOE Date	<input type="checkbox"/> Yes <input type="checkbox"/> No				
10-Day Letter Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No				
The Board of Equalization certifies its decision, based on the Findings of Fact and Conclusion of Law contained within the recorded hearing and record on appeal, and concludes that the appellant <input type="checkbox"/> Met <input type="checkbox"/> Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.					
Notes:					
Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				

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

Parcel ID Number: 5B1501010070

The 2021 Assessment for this property has increased 50% in one year. This jump is arbitrary. The new assessment is \$22.50/sq.ft. while From Meyers is assessed at \$16.54/sq.ft. Both properties have similar access and road frontage. Home Depot is \$12.15/sq.ft., a direct competitor with similar ease of access and a more reasonable rate.

Official Public Records Request

CBJ Parcel # 5B1501010070

8525 Holdings
9999 Glacier Highway
Juneau,
AK. 99801

5/30/21

City & Borough of Juneau
Office of the Assessor
155 South Seward Street
Juneau, AK. 99801

Dear Sir;

This letter is an Official Public Records Request for copies of all records of Data Sources and Methods, including all Work Papers, used to calculate including all written and electronic correspondence for both the 2021 original accessed value and the 2021 adjusted accessed value for the CBJ parcel identification numbers listed below.

This letter is also officially asking that you preserve all Data Sources and Methods, including all Work Papers, used to calculate including all written and electronic correspondence for both the 2021 original accessed value and the 2021 adjusted accessed value for the CBJ parcel identification numbers listed below.

CBJ Parcel Identification Numbers:

Per Alaska Administrative Code 2 AAC 96.325 you have 10 days to respond.

Sincerely,

Bruce Abel
Managing Member
8525 Holdings, LLC



ASSESSOR OFFICE

APPEAL #2021-0409

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION January 19, 2022

Appellant: 8525 Holdings LLC

Location: 8525 Old Dairy Rd

Parcel No.: 5B1501010070

Property Type: Commercial-Retail Lumberyard

Appellant's basis for appeal: My property value is unequal to similar properties.

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 533,542	\$ 988,050	\$ 790,500
Buildings:	\$ 1,090,800	\$ 1,090,800	\$ 1,090,800
Total:	\$ 1,624,342	\$ 2,078,850	\$ 1,881,300

Subject Photo



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OVERVIEW

The subject is a level, developed lot near the Juneau International Airport with frontage on Old Dairy Road. The 16,700 sf building functions as retail and warehouse space for a building supply store.

Subject Characteristics:

- Land
 - 43,913 SF lot = 1.008 AC
 - Level, developed lot
- Building
 - 18,514 SF
 - 1st level – Retail floor 7,867.4 SF
 - 1st level – Warehouse 8,829.7 SF
 - 2nd level/Mezzanine – Office space 1,817.4 SF

SUBJECT PHOTOS

Front



From corner of Old Dairy Rd and
Crest St



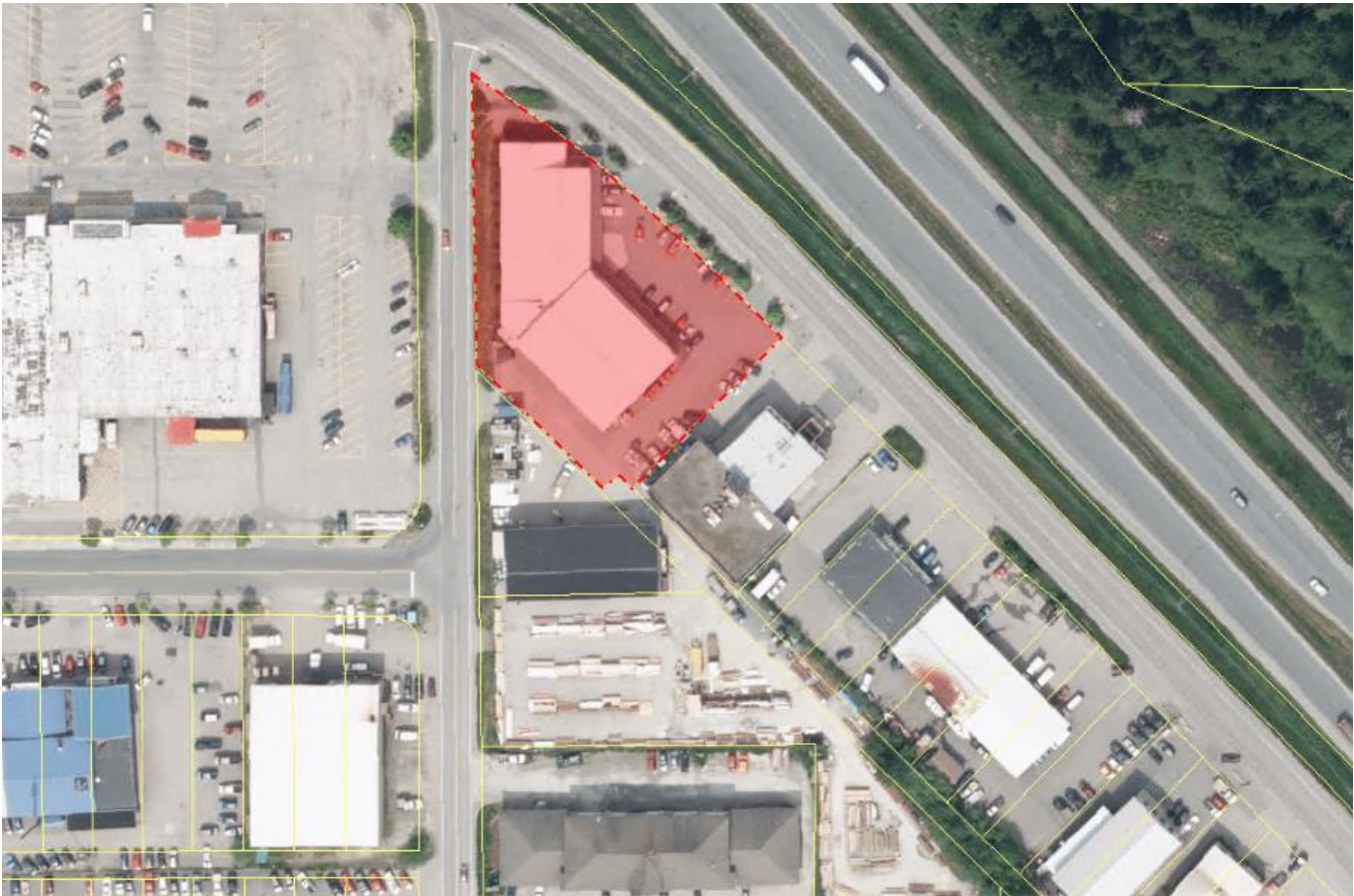
Rear from Crest St



Rear from Crest 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 level and developed. The subject parcel's land value is equitable and is not excessive.

Land Characteristics:

- 43,913 SF lot = 1.008 AC
- Level, developed lot

Land Values



BUILDING(S)

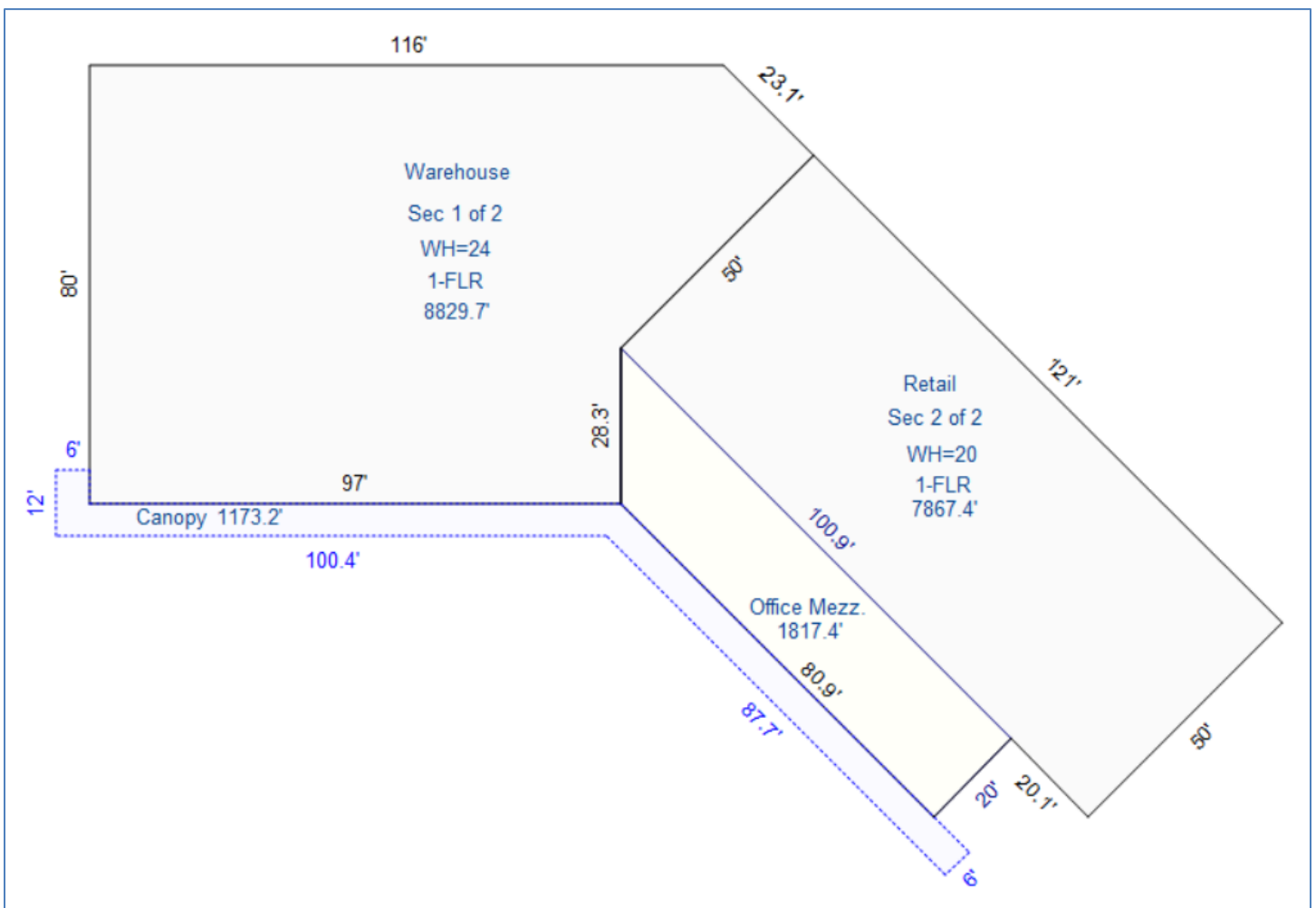
The building component may be based on market adjusted cost tables, residual from sales after extraction of the land value or other appropriate means.

Ratio studies are performed to determine market adjustments.

Building Characteristics:

- 18,514 SF
 - 1st level – Retail floor 7,867.4 SF
 - 1st level – Sales warehouse 8,829.7 SF
 - 2nd level/Mezzanine – Office space 1,817.4 SF

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.

11/18/2021 10:41:42AM

Page 1

Cost Report - Commercial

7932		Record	1
Parcel Code Number	5B1501010070	Number of Stories (Building)	01
Owner Name	8525 HOLDINGS LLC	Number of Sections	1
Parcel Address	8525 OLD DAIRY RD	Perimeter	765
Effective Year Built	2011	Class	D
Year Built	1997	Height	20
Building Model	C- 13 Stores, Commercials	Rank	Good
Building Type	Discount Store	Total Area	16,697.00

Section 1	Description	Units	Percent	Cost	+/-	Total
Base Cost		16697		67.00		1,118,699
Exterior Wall	Stud -Metal Siding	16697		16.67		278,381
Heating & Cooling	Heating & Cooling	16697		612.00		612
Heating & Cooling	Hot Water	16697		8.28		138,251
Architect Fee		16697		6.80		113,540
Sprinklers	Dry Sprinklers	19687		4.73		93,120
Mezzanine	Office	1817		41.00		74,497
Sub Total						\$1,817,099.00
Local Multiplier			1.43	[X]		\$2,598,452.00
Current Multiplier			1.03	[X]		\$2,676,406.00
Neighborhood Multiplier				[X]		\$2,676,406.00
Depreciation - Physical			15.00	[-]		\$401,461.00
Depreciation - Functional				[-]		\$0.00
Depreciation - Economic				[-]		\$0.00
Percent Complete			100.00	[-]		\$2,274,945.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						\$2,274,945

7932		Record	2
Parcel Code Number	5B1501010070	Number of Stories (Building)	01
Owner Name	8525 HOLDINGS LLC	Number of Sections	1
Parcel Address	8525 OLD DAIRY RD	Perimeter	394
Effective Year Built	2011	Class	D
Year Built	1997	Height	24
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank	Good
Building Type	Storage Warehouse	Total Area	8,829.00

Section 2	Description	Units	Percent	Cost	+/-	Total
	Base Cost	8829		53.00		467,937
	Exterior Wall Stud -Metal Siding	8829		13.17		116,293
	Heating & Cooling Heating & Cooling	8829		606.00		606
	Heating & Cooling Space Heater	8829		2.30		20,307
	Architect Fee	8829		6.90		60,920
	Sub Total					\$666,062.74
	Local Multiplier		1.43	[X]		\$952,470.00
	Current Multiplier		1.05	[X]		\$1,000,094.00
	Neighborhood Multiplier			[X]		\$1,000,094.00
	Depreciation - Physical		11.00	[-]		\$110,010.00
	Depreciation - Functional			[-]		\$0.00
	Depreciation - Economic			[-]		\$0.00
	Percent Complete		100.00	[-]		\$890,084.00
	Cost to Cure					
	Neighborhood Adjustment					
	Replacement Cost less Depreciation					\$890,084
	Replacement Cost less Depreciation					\$890,084
	11/18/2021: Split warehouse and showroom into seperate sketches, updated EYB - GM greg_morris - 11/18/2021 10:30:46 AM					
	Total Improvement Value					\$3,165,000

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				
5B1501010070 8525 HOLDINGS LLC 8525 OLD DAIRY RD USS 1195 TR 1A				
<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2021	\$988,050.00		\$1,090,800.00	\$2,078,850.00
2020	\$658,700.00		\$1,090,800.00	\$1,749,500.00
2019	\$658,700.00		\$1,090,800.00	\$1,749,500.00
2018	\$658,700.00		\$1,090,800.00	\$1,749,500.00
2017	\$658,700.00		\$1,090,800.00	\$1,749,500.00
2016	\$658,700.00		\$1,090,800.00	\$1,749,500.00
2015	\$658,700.00		\$1,090,800.00	\$1,749,500.00
2014	\$658,700.00		\$1,090,800.00	\$1,749,500.00
2013	\$658,700.00		\$1,090,800.00	\$1,749,500.00
2012	\$658,700.00	\$0.00	\$1,238,500.00	\$1,897,200.00
2011	\$658,700.00	\$0.00	\$1,238,500.00	\$1,897,200.00
2010	\$614,800.00	\$0.00	\$1,238,500.00	\$1,853,300.00

SUMMARY

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

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

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

Additional Details:

- The appellant states that their assessed value is unequal to similar properties.
 - We find that the value is equitable and that, based on analysis of market sales, it is not excessive. This is addressed in the land, building, cost report, commercial market and assessment analysis, summary and conclusion sections of our response in your packet. There is additional information in the “Property Assessment Guide.”
 - In reviewing locational subgroups, property type subgroups and property characteristic subgroups in the analysis we did not see evidence that any location or other subgroup should be treated differently from the rest with the exception of the boathouses.
- The appellant states that the 2021 assessment for this parcel has increased 50% in one year. This jump is arbitrary. The new assessment is \$22.50/sf while Fred Meyer is assessed at \$16.54/sf. Both properties have similar access and road frontage. Home Depot is \$12.15/sf, a direct competitor with similar ease of access and a more reasonable rate.
 - We find that the differences between the subject parcels and the Fred Meyer and Home Depot properties are reasonable. A major factor in both cases is the size adjustment.
- We do, however, find that for equity with similarly situated and sized parcels in the same geographic area as the subject the site value should be reduced from \$22.50/ sf to \$18/ SF.

For additional information on the assessment process, assessed values, analysis process, ratio studies and other related areas please see the “Property Assessment Guide” included in the packet.

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 18.8%.

We find that the land value should be reduced for equity with similarly situated and sized parcels within the same geographic area as the subject parcel. We recommend a new value of \$1,881,300. This is a reduction of \$197,550 from the original assessed value of \$2,078,850.



OFFICE OF THE ASSESSOR

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

8525 Holdings LLC / Bruce Abel
9999 Glacier Hwy
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1501010070
RESPONSE DEADLINE:

PARCEL: 5B1501010070
PHYSICAL LOCATION: 8525 Old Dairy Road

8525 Holdings LLC / Bruce Abel,

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 unequal to similar properties**

- 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 **5B1501010070**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$2,078,850
2021 Owner estimate of value:	\$1,624,342
2021 Final determination:	\$2,078,850

Response to Petition for Review:

- Your assessed value has been reviewed and was found to be equitable with your neighbors.
- The basis for the changes was a market analysis done based off of available sales data and followed assessment standards.
- Fred Meyers and Home Depot are not in the subject neighborhood and are much larger than the subject property. Adjustments are made based on size and neighborhood.
- Corner influence and higher exposure commands higher rate than neighbors.

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

9/24/21
Date

If we do not receive a response from you by **9/24/2021**, 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



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

OFFICE OF THE ASSESSOR

8525 Holdings LLC / Bruce Abel
9999 Glacier Hwy
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1501010060
RESPONSE DEADLINE:

PARCEL: 5B1501010060
PHYSICAL LOCATION: 8525 Old Dairy Road

8525 Holdings LLC / Bruce Abel,

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 unequal to similar properties**

- 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 **5B1501010060**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$362,450
2021 Owner estimate of value:	\$333,406
2021 Final determination:	\$362,450

Response to Petition for Review:

- Your assessed value has been reviewed and was found to be equitable with your neighbors.
- The basis for the changes was a market analysis done based off of available sales data and followed assessment standards.
- Fred Meyers and Home Depot are not in the subject neighborhood and are much larger than the subject property. Adjustments are made based on size and neighborhood.

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

9/24/21

Date

If we do not receive a response from you by **9/24/2021**, 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

Mary Hammond
Assessor
City & Borough of Juneau



OFFICE OF THE ASSESSOR

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Phone: (907)586-5215
Fax: (907)586-4520
Assessor.Office@juneau.org

8525 Holdings LLC / Bruce Abel
9999 Glacier Hwy
Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1501010051
RESPONSE DEADLINE:

PARCEL: 5B1501010051
PHYSICAL LOCATION: 8525 Old Dairy Road

8525 Holdings LLC / Bruce Abel,

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 unequal to similar properties**

- 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 **5B1501010051**:

VALUE DETERMINATION

Recommended Action: **No Change**

2021 Initial valuation:	\$764,700
2021 Owner estimate of value:	\$637,320
2021 Final determination:	\$764,700

Response to Petition for Review:

- Your assessed value has been reviewed and was found to be equitable with your neighbors.
- The basis for the changes was a market analysis done based off of available sales data and followed assessment standards.
- Fred Meyers and Home Depot are not in the subject neighborhood and are much larger than the subject property. Adjustments are made based on size and neighborhood.

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

9/24/21

Date

If we do not receive a response from you by **9/24/2021**, 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

Mary Hammond
Assessor
City & Borough of Juneau

Parcel(s) 5B1501010070, 5B1501010060, 5B1501010051

8525 Holdings (Valley Lumber Company property)

My Appeal has been denied. I wish to move this to the Board of Equalization. There are a number of reasons that this is not a fair and equitable assessment:

1. Unequal valuation:

* The Fred Meyer Building, 5B1501000020 is valued at \$18.00/sq.ft. While the Valley Lumber building (5B1501010070) is valued at \$22.50/sq.ft.

* The Fred Meyer Parking, 5B1501000030 is valued at \$16.20/sq.ft. While the Valley Lumber unpaved lumber yard (5B1501010051) is valued at \$18/sq.ft. and has no direct access nor is it paved. The Fred Meyer parking is improved and has direct access.

* Home Depot (5B1201360030) is valued at \$12.15/sq.ft., both my property and Home Depot are zoned Industrial, but the CBJ has elected to give Home Depot a disproportionality reduced property valuation despite both companies competing in the same retail sector. The Assessor's argument that the properties are in different neighborhoods and lot sizes are disproportionate fails when both are zoned the same and the Assessor has used sales and property values throughout the entire community to justify a mass valuation.

The individual property owner should enjoy the same flexibility when comparing properties. Disallowing similar use properties throughout the borough for the Appellant's challenge while allowing the same properties for the Assessor justification creates disparity and unequal treatment between the CBJ and the property owner.

Hence, while Home Depot and Fred Meyer are in two different locations as solely defined by the Assessor, the larger lot size and building size cannot make up for the assessment disparity without creating a huge advantage for the mass merchant national retailers at the disadvantage to the local property owner.

Note; Fred Meyer, while zoned slightly differently, is within eyesight of the Valley Lumber location and similarly has been granted a discounted property value in relation to the locally owned site occupied by Valley Lumber. Both Valley Lumber and Fred Meyers sell similar goods and have nearly identical access and visibility.

2. The Assessor has assigned a premium to 8525 as a "corner lot". The Valley Lumber store front does not have access or signage on the Crest street side. Fred Meyers has both access and signage on multiple sides of the building which Valley Lumber does not. Home Depot has similar single side visibility and yet enjoys a 54% lower tax rate.

3. Improper Methodology:

* I am part of the combined appeal and will not address the significant issues associated with the 2020 tax valuations by the CBJ Assessors Office. This topic will be address via that process. I do not waive my right to be part of the combined settlement via discussion or settlement on the issues raised above.

Exhibits:

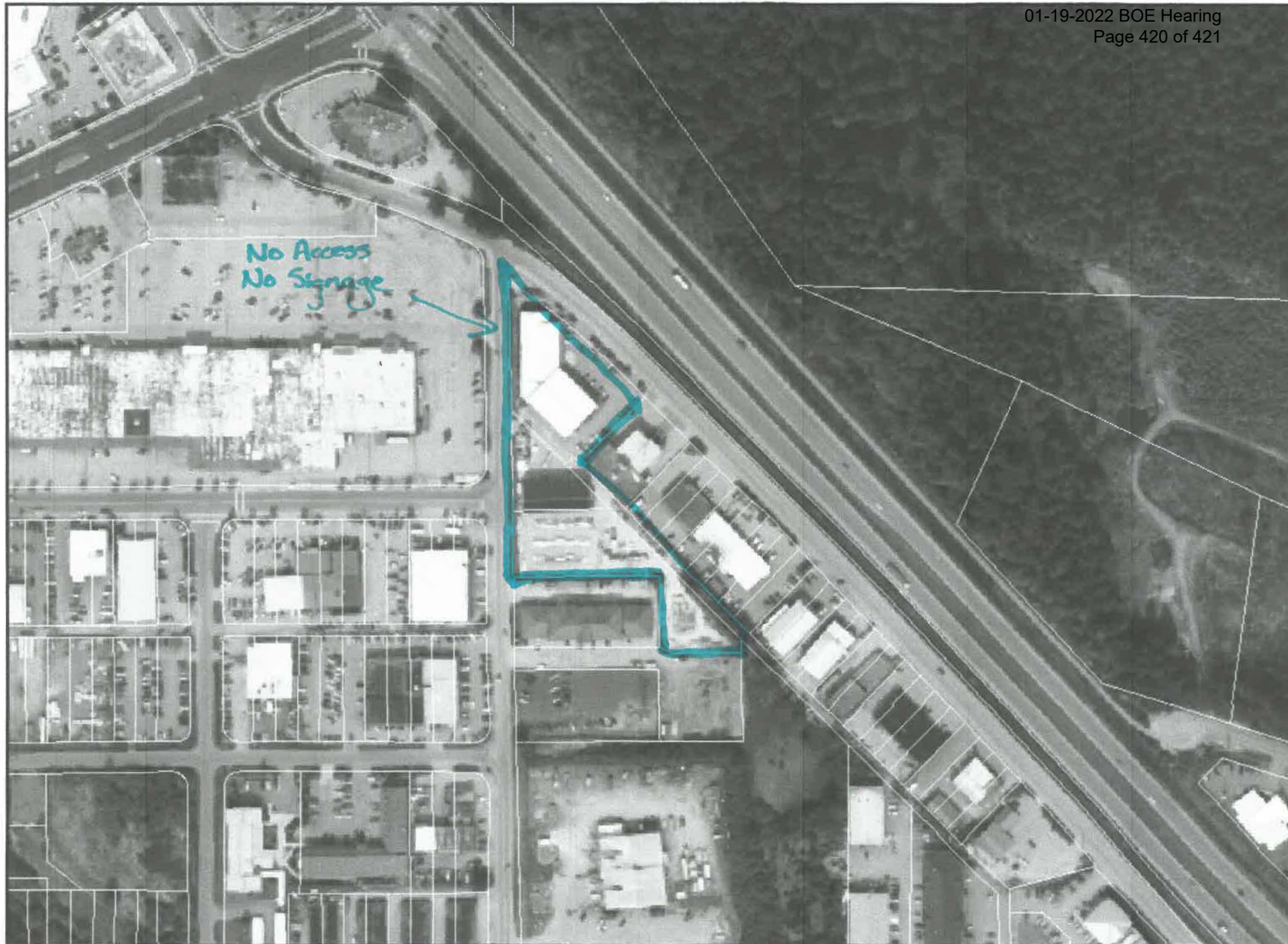
- 1. Site maps
- 5. Photos



Bruce Abel
Owner
8525 Holdings



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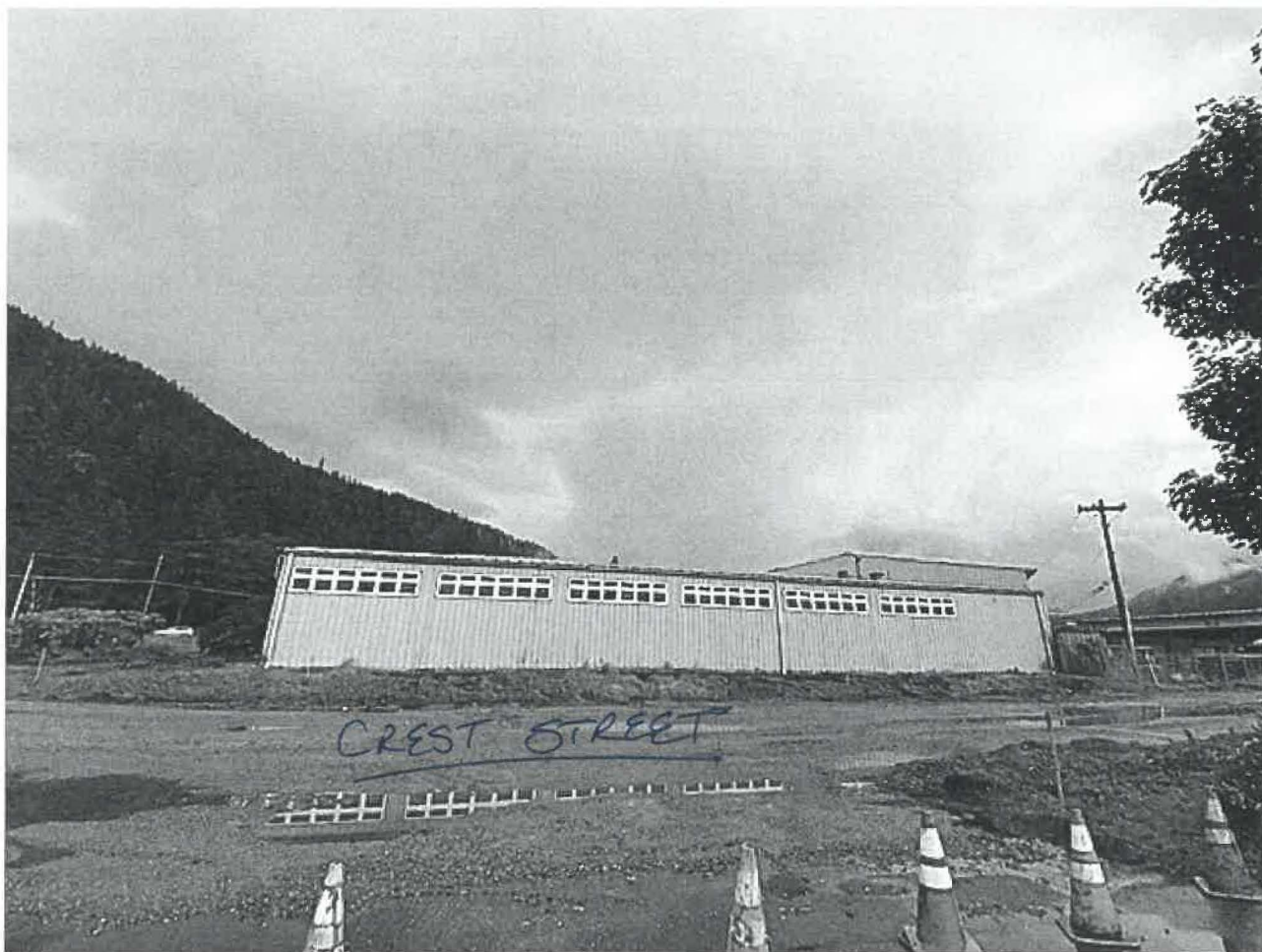


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bruce donabel.biz

From: Bruce Abel <bruce@valleylumberjuneau.com>
Sent: Friday, September 24, 2021 3:37 PM
To: bruce donabel.biz



Sent by Bruce Abel