AGENDA

BOARD OF EQUALIZATION

THE CITY AND BOROUGH OF JUNEAU, ALASKA

Tuesday, January 25, 2022 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**
- **Approval of Agenda** IV.
- **Property Appeals** V.

Attached are 2021 commercial property appeals being brought before the Board of Equalization for final value determination. The Appellants and the Assessor were unable to reach an agreement for the parcel values. You will find for each parcel the following –

Recommended Value

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

Appeal No. 2021-0202

Appellant: A&D Bergmann Alaska Community Property Location: 195 S Franklin St

Parcel No.: 1C070B0J0020 Type: Commercial – Retail

Appellant's Estimate of Value

Original Assessed Value Recommended Value Site: \$288,500 Site: \$432,750 Site: \$432,750 Buildings: \$249,700 Buildings: \$249,700 Buildings: \$249,700 Total: \$538,200 Total: \$682,450 Total: \$682,450

Appeal No. 2021-0522

Appellant: DJG Development Location: NHN Glacier Hwy Parcel No.: 5B1501000010 Type: Residential - Vacant

Appellant's Estimate of Value **Original Assessed Value**

Site: \$400,000 Site: \$720,700 Site: \$558,000 Buildings: \$0 Buildings: \$0 Buildings: \$0 Total: \$400,000 Total: \$720,700 Total: \$558,000

Appeal No. 2021-0472

Appellant: West Glacier Development LLC Location: 5580 Montana Creek Rd

Parcel No.: 4B2901150050 Type: Commercial

Original Assessed Value Appellant's Estimate of Value Recommended Value

Site: not provided Site: \$1,436,100 Site: \$1,436,100 Buildings: not provided Buildings: \$0 Buildings: \$0 Total: not provided Total: \$1,436,100 Total: \$1,436,100

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

BOE – Orientation Page 1 of 2

- 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 – Orientation Page 2 of 2

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	or Review of Assessed Value' filed by
with respect to Parcel 1	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 \underline{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 <u>YES</u> VOTE

Because . . .

Appellant proved there was error . . .

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

AND

We find insufficient evidence of value in the record



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

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

	Page 6 of 757
Meeting of Board of Presentation of	Egualization (BOE) and Real Property Appeal
Date of BOE	Tuesday, January 25, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 12, 2022
Parcel Identification	1C070B0J0020
Property Location	195 S FRANKLIN ST
Appeal No.	APL20210202
Sent to Email Address:	blueanddeb1979@gmail.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 Tuesday, January 18, 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 Wednesday, January 19, 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



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

DJG DEVELOPMENT LLC 5165 GLACIER HWY JUNEAU AK 99801

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Meeting of Board of Presentation of	f Банаlization (ВОЕ) and Real Property Appeal
Date of BOE	Tuesday, January 25, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 12, 2022
Parcel Identification	5B1501000010
Property Location	GLACIER HWY
Appeal No.	APL20210522
Sent to Email Address:	djgalaska@yahoo.com

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

WEST GLACIER DEVELOPMENT LLC 10400 GLACIER HWY JUNEAU AK 99801

Meeting of Board of Presentation of	Page 8 of 757 हिन्द्रामुब्बांन्सुरांकृत (हु०हु) and Real Property Appeal
Date of BOE	Tuesday, January 25, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 12, 2022
Parcel Identification	4B2901150050
Property Location	5580 MONTANA CREEK RD
Appeal No.	APL20210472
Sent to Email Address:	swampy@alaska.net

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.

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FROM THE OFFICE OF THE CITY CLERK LINKS TO BOE HEARING PACKETS 2021

UPDATED: January 19, 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 1/31)

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

January 19, 2022

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=FFUxoobAD5RcGnpY&claimPasscode=tmugv38qdjjnywqH

BOE HEARING ZOOM CLOUD RECORDING LINKS

Zoom Cloud Recording of December 2, 2021 BOE Hearing:

https://juneau.zoom.us/rec/share/g6AyzQ2-

 $\underline{3fVzJu1qk0aXO0TNEUy58ugSBRJxLn582oAC-TcVBrPvImxJx3Ph0.JW8HVNy3FmQ54uv8}$

Access Passcode: =A1\$MAaN

FROM THE OFFICE OF THE CITY CLERK LINKS TO BOE HEARING PACKETS 2021

UPDATED: January 19, 2022 (living document)

Zoom Cloud Recording of November 30, 2021 BOE Hearing:

https://juneau.zoom.us/rec/share/wVusKy2qZFrHXS0LfFiFIgDRbteeXYJQAEfnrxvuXOFvEtn-BIgddqBTgCdTnhcm. 27m4yhxFozc0P4b

Access Passcode: J5xc&45f

Zoom Cloud Recording of November 18, 2021 BOE Hearing:

 $\frac{https://juneau.zoom.us/rec/share/gvfs-hdoua044-X2dOf-Y1m00t4wz1dYWMhL1qqD6pkrWX9eVMvoTP-qdCdT2Byd.u1m0shCmbDiprTmo$

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/cYNUVHFN9HuZAhXTmIeqCaDUuvDYJjs6H02QBMiCFc

MH87n9rC07T2TwjgpdVOF4.0bo1FdTrHkUCBox1

Access Passcode: 1*%w+Nbl

Zoom Cloud Recording of November 2, 2021 BOE Hearing:

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

k 0FvnL3h8aDIoaWHBlmEPMb71NrckJt3pzkV8juDBRW1lXpc26.o1ol8KeNsQsu avr

Access Passcode: gg\$2X@Ni

Zoom Cloud Recording of October 28, 2021 BOE Hearing:

https://juneau.zoom.us/rec/share/pTLs5B5uBnPU0fEJ34V F3P2iaPAvzDwJMlPwnPIVI0cL4JOJTvgZEefX W5nAdk.SVkLDOKj4pWf8nW

Access Passcode: +!H1+xmE

Zoom Cloud Recording of October 21, 2021 BOE Hearing:

https://juneau.zoom.us/rec/share/Hc9toKLClKRSXMs9lRYBSopOeHGSH9iLswx6T09tGcrbpevzUUxKjQX1u0fjatI.9Mf0lTxOBLVBoARv

Access Passcode: %20&apx%

Zoom Cloud Recording of October 20, 2021 BOE Hearing:

https://juneau.zoom.us/rec/share/u5rwjVBRagO3YJYCvn1VkjVHRjED5a5Gtmc-

dBKLxBg_X19tpq6RzRDMk7JAkIYc.SjNY2FAzl0MkhGSv

Access Passcode: 0ZkV3*@*

 From:
 Bob Spitzfaden

 To:
 City Clerk

 Subject:
 Filing Documents

Date: Tuesday, January 18, 2022 12:32:39 PM

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

I will be sending a series of emails with documents attached that are to be provided to the Board of Equalization for the hearings scheduled for January 19 and 25, 2022. These are the hearings for my clients Bergmann, Sidney, Grant and Boehm.

Robert S. Spitzfaden

From: Bob Spitzfaden
To: City Clerk

Subject: Email 1 for BOE hearings

Date: Tuesday, January 18, 2022 12:33:53 PM

Attachments: 2022-01-18 Transcript Cover Pages - 903, 904, 905, 906.pdf

Board of Equalization Appeals Hearing 10-20-2021 189 pgs.pdf Board of Equalization Appeals Hearing 10-21-2021 207 pgs.pdf

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

CASE NO.: 1JU-21-00903 CI APPEAL FROM THE CITY AND BOROUGH OF JUNEAU, PROPERTY APPEALS HEARING, OCTOBER 20, 2021 Adam R. Gottschalk, ABA #2008079 Assistant Municipal Attorney Attorney for CBJ Board of Equalization City & Borough of Juneau, Alaska

Transcript on Appeal

Graham L. Rountree v. CBJ, Board of Equalization, 1JU-21-00905 CI

In The Matter Of:

City and Borough of Juneau Board of Equalization

Property Appeals Hearing October 20, 2021

Glacier Stenographic Reporters Inc.
P.O. Box 32340
Juneau, Alaska 99803
www.glaciersteno.com



Original File Board of Equalization Appeals Hearing 10-20-2021.txt

Min-U-Script® with Word Index

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1	CITY AND BOROUGH OF JUNEAU	
2	BOARD OF EQUALIZATION	
3		
4		
5	PROPERTY APPEALS HEARING	
6	October 20, 2021	
7	5:32 p.m.	
8		
9		
10	BOARD MEMBERS PRESENT:	
11	David Epstein, Chair Emil Mackey	
12	Emily Haynes Gary Sonnenberg	
13	BOARD MEMBERS ABSENT:	
14	Barbara Sheinberg Kenneth Solomon-Gross	
15	Barbara Mecum Raymond T. Williams	
16	ALSO PRESENT:	
17	Mary Hammond, Assessor Michael Dahle, Appraiser III	
18	Adam Gottschalk, Esq., Assistant Attorney Teresa Bowen, Esq.	
19	Caitlin O'Meally, Clerk's Office Assistant	
20		
21		
22		
23		
24		
25		

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20	APPEAL NO. 2021-0467:	
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		3
1	PROCEEDINGS	
2	5:32 PM	
3	CALL TO ORDER AND ROLL CALL	
4		
5	CLERK CAITLIN O'MEALLY: Okay. I started	
6	the recording at 5:32 p.m., October 20th. I have	
7	four BOE members present. The roll has been noted.	
8	And I would advise you guys to pick a	
9	presiding officer now, and once you've picked	
10	presiding officer, I will move everyone into the	
11	meeting room so Mr. Spitzfaden and the assessor's	
12	office I will move into the meeting room.	
13	I'd also want to clarify right now, once	
14	we're done with the proceedings, last meeting we	
15	moved everyone who wasn't a BOE member and add them	
16	back into attendee mode. Is that something we want	
17	to do again so that you can have your discussion	
18	without anyone else in the room? Doesn't matter?	
19	BOARD MEMBER MACKEY: It does not matter to	
20	me.	
21	CLERK CAITLIN O'MEALLY: Okay.	
22	BOARD MEMBER MACKEY: I actually do not mind	
23	having a public discussion, but if other people are	
24	uncomfortable by it, I'm willing to do whatever is	
25	allowable under the law.	

	4
1	CLERK CAITLIN O'MEALLY: Great. Well, we'll
2	see what happens when we get there. Okay. Choose
3	your presiding officer, and I'll move everyone in.
4	
5	SELECTION OF PRESIDING OFFICER
6	
7	BOARD MEMBER MACKEY: I move to have David
8	Epstein as the presiding officer.
9	BOARD MEMBER HAYNES: I don't think I need to
LO	second, but I'm going to.
L1	CHAIRMAN EPSTEIN: I accept. And I'm sorry I
L2	called you Di, Caitlin.
L3	CLERK CAITLIN O'MEALLY: It's fine. I'm used
L4	to it at this point.
L5	BOARD MEMBER MACKEY: Do we need to pick the
L6	alternative at this time?
L7	MR. GOTTSCHALK: I would recommend doing that.
L8	CLERK CAITLIN O'MEALLY: Yeah.
L9	CHAIRMAN EPSTEIN: So is that something I can
20	suggest? I would suggest that Gary Sonnenberg be
21	the alternate.
22	BOARD MEMBER SONNENBERG: This is Gary, and I
23	can do that.
24	CHAIRMAN EPSTEIN: Thank you.
25	CLERK CAITLIN O'MEALLY: All right. Does

	5
1	everyone have access to their packet? Okay.
2	CHAIRMAN EPSTEIN: Madam Clerk, are we ready
3	to go?
4	CLERK CAITLIN O'MEALLY: You're ready to move
5	on to the approval of the agenda.
6	
7	APPROVAL OF AGENDA
8	
9	CHAIRMAN EPSTEIN: Give me a minute here.
LO	Okay. Everyone has the tonight's agenda in front
L1	of them. I would entertain a motion for approval
L2	the agenda.
L3	BOARD MEMBER MACKEY: I move to approve the
L4	agenda as submitted.
L5	BOARD MEMBER HAYNES: I second.
L6	CHAIRMAN EPSTEIN: Hearing no objections, the
L7	agenda is approved.
L8	And before we get into the appeals, I
L9	will introduce myself. David Epstein. I was
20	selected as Chair for this evening.
21	Would the other panelists please
22	introduce themselves.
23	BOARD MEMBER HAYNES: Hi. I'm Emily Haynes,
24	and I'm on the Board of Equalization.
25	BOARD MEMBER MACKEY: Emil Mackey, Board of

	6
1	Equalization member.
2	CHAIRMAN EPSTEIN: You too, Gary.
3	BOARD MEMBER SONNENBERG: Gary Sonnenberg, and
4	I'm the alternate.
5	CHAIRMAN EPSTEIN: Thank you. Okay. The
6	order that we follow is that the assessment appeals
7	will be heard first, followed by timeliness
8	hearings, of which we have none this evening, so we
9	can move right into the appeals.
10	Madam Clerk, are you ready?
11	CLERK CAITLIN O'MEALLY: I'm ready.
12	CHAIRMAN EPSTEIN: Counselor, are you ready?
13	MR. GOTTSCHALK: Yes, I'm ready.
14	
15	PROPERTY APPEALS
16	
17	CHAIRMAN EPSTEIN: Okay. Thank you.
18	We are now on record with respect to
19	petition for review of assessed value filed by
20	Graham L. Rountree and Janis A. Rountree, location
21	194 South Franklin Street, Parcel No. 1C070K810120,
22	commercial retail property.
23	I'd like to go over the hearing rules and
24	the procedure. Time allocated to each side will be
25	20 minutes. That will include I'm sorry.

BOARD MEMBER MACKEY: You shouldn't be sorry.

CHAIRMAN EPSTEIN: Okay. I thought someone
said something I didn't hear.

Time allocated to each side is 20 minutes, including Board questions. I will ask you to state your name, for the record, and speak clearly into your microphone, use surnames, and maintained decorum.

The appellant taxpayer goes first, and the appellant taxpayer has the burden to prove an error based on an unequal, excessive, improper, or undervaluation. And I don't think tonight that we have any cases involving undervaluation, so there are three conditions that we'll be looking for.

Following the appellant, the assessor will present the assessor's evidence in response, and the appellant will have a chance to rebut if the appellant has any time left. So the procedure is the appellant goes first, then the assessor, and then the appellant has an opportunity to rebut.

Both sides will each have 20 minutes. And I will ask the clerk to keep time and give me a five-minute high sign after 15 minutes have elapsed, if that happens.

After the appellant rebuttal, the hearing

8 will be closed, and the Board will then move to its 1 2 deliberation phase. We may discuss amongst 3 ourselves. We may ask questions of either party. And then, once that's done, I'll entertain a motion, 4 5 and we'll take a vote and that will be that. 6 Are there any questions? Are the parties 7 ready to proceed? 8 The appellant, you have the floor for 20 9 minutes. Mr. Spitzfaden or Mr. or Mrs. Rountree, are you there? Did we lose them? 10 11 CLERK CAITLIN O'MEALLY: I've clicked the 12 button to ask Mr. Spitzfaden to unmute. 13 I still don't -- okay. MR. SPITZFADEN: So 14 are you going to get my picture here or what? 15 CLERK CAITLIN O'MEALLY: If you turn on your 16 Is your camera on? camera. 17 MR. SPITZFADEN: Okav. So Mr. Rountree is right next to me. Why don't you stick your head so 18 19 you can see it. There's Mr. Rountree. And I also 20 have in the room Mr. Wold, Mr. Coogan, and Mr. 21 Hanna. Some or all of those people are going to 22 testify. 23 And, like I said, I have this long 24 presentation. We intend to put it on. I don't 25 think you have the right to just say 20 minutes out

of the blue. And I have said repeatedly, as Ms. Bowen knows, that this is going to take many hours, and so I'm asking that you decide right now that we'll have sufficient time to put on our case. That's number one.

I have a couple other preliminary matters that I've raised with you by written document, written requests, and I'll raise those after we figure out how much time we're going to get.

CHAIRMAN EPSTEIN: Okay. Am I unmuted now? We received over 650 pages of information on this appeal, which I reviewed over the weekend. So I feel like I have a pretty good grasp of the facts that you want to present. I don't see -- I did take note of the motion that was included in the package where you requested 90 minutes. I don't think 90 minutes is necessary. I'll ask my fellow panelists to speak up and see how they feel.

Mr. Mackey.

BOARD MEMBER MACKEY: Yes, I'll go ahead and speak up as well. I personally don't have a problem going 3, 8, 12 hours. I really don't, but the 15-minute appeal process has been what's been extended to all appellants in this process is my understanding. It's a long-held time limit for at

least as long as I've served on the Board of Equalization. And under the spirit of due process, if not the law of due process, I expect -- or I feel that we should stick to that time limit. If there is an extension necessary, I believe that there is an ability for us to reconvene at a later date should additional information be needed.

CHAIRMAN EPSTEIN: Ms. Haynes.

BOARD MEMBER HAYNES: I would agree. I don't see an issue, and I would like to note that the questions that the Board has at the end do not count against the appellant or the assessor's time, and I think that that would be sufficient time to provide them if we have further questions.

MR. SPITZFADEN: Mr. Rountree can't hear any of you. I've got the volume up as high as I can get it.

CHAIRMAN EPSTEIN: When I speak I'll try and speak up.

MR. SPITZFADEN: That was better. So I still haven't -- aren't we going to -- are you going to give us sufficient time to put on our case, or are you going to just cut us off?

CHAIRMAN EPSTEIN: We're going to stick with 20 minutes.

MR. SPITZFADEN: Mr. Mackey and Ms. Haynes seem to think that they would go longer. That sounds like two to one to me.

CHAIRMAN EPSTEIN: Mr. Mackey.

BOARD MEMBER MACKEY: What I -- what I stated, and I'll try to speak up. What I stated was is that I think we have to stick at the 15-minute limit at this time. But if we feel at the end of the presentations that there was insufficient time, we do have a procedure and the right to either reconvene later or extend this hearing. And I would say let's revisit that at the conclusion or at the appropriate time in the meeting.

CHAIRMAN EPSTEIN: Ms. Haynes.

BOARD MEMBER HAYNES: And just restate again for the appellant, what I had stated was that the time reserved for the BOE to ask questions at the end is not accounted towards your time or the assessor's time. So if we have additional questions at the end, we can do that then.

MR. SPITZFADEN: So you know, I sent you an e-mail to the clerk on October 12th asking a number of things be decided, first of all, that anybody that attended the Board training session be -- not be on the panel. So I'd like that question decided

right now.

I'm concerned, the Board training, it's done every year. The state assessor comes to town, brings us up to speed on the latest process. It really is separate and apart from an appeals hearing, so I don't think it would be appropriate. I -- you know, most of us on the Board attended the training, so if we were to disqualify the Board members who attended the training there, the Assembly might have to do the hearing because I'm not sure we'd have a quorum.

But I'll ask Mr. Gottschalk to speak to that.

MR. GOTTSCHALK: Thank you, Chair Epstein.

Yeah, I -- there is no personal or financial conflict of interest created by attending that meeting. It was open to all, public notice. That transcript was made available to all appellants, as well as Mr. Spitzfaden. It was specifically sent to Mr. Spitzfaden in an e-mail from the assessors attorney advisor, Ms. Bowen. Apart from that transcript provided in text, there was also a link to a video. And had any of the appellants or Mr. Spitzfaden wanted to view that they could.

As far as the members go, I believe most,

if not all, attended that training, so it would 1 2 essentially -- by honoring that request, where there 3 is no conflict created by attending a training program, it would essentially preclude the 4 5 possibility of having one of these hearings. 6 would advise the Board to reject Mr. Spitzfaden's 7 request. 8 CHAIRMAN EPSTEIN: Mr. Gottschalk, do we need 9 a motion? MR. GOTTSCHALK: It can't hurt to put that 10 11 into a motion. 12 I would entertain a motion. CHAIRMAN EPSTEIN: 13 Ms. Haynes, I saw your hand. 14 I move to reject the BOARD MEMBER HAYNES: appellant's request to have all BOE members who 15 attended the training held earlier this year be not 16 17 able to participate today. BOARD MEMBER MACKEY: I'll second in case it's 18 19 necessary. 20 It's been moved and CHAIRMAN EPSTEIN: 21 seconded to reject the appellant's request that all 22 members who attended the BOE training be 23 disqualified for this hearing. 24 Mr. Mackey, how do you vote? 25 BOARD MEMBER MACKEY: I vote yea for the

motion to reject.

CHAIRMAN EPSTEIN: Ms. Haynes?

BOARD MEMBER HAYNES: I vote yes.

CHAIRMAN EPSTEIN: I vote yes. The motion is rejected, and we'll continue with the hearing with the BOE members present.

So as far as I'm concerned, the 20 minutes hasn't started yet, Mr. Spitzfaden. When you're ready --

MR. SPITZFADEN: So let me just say, as I said repeatedly to Ms. Bowen in numerous e-mails and I just told you, that we have hours of testimony, and you're -- and I represent approximately 20 to 25 taxpayers, all of whom have the same issues that we're going to present tonight.

And our view is that it will be most efficient for everybody concerned to just combine these into one hearing and do it once, otherwise what's going to happen is we're going to just repeat what you just had. When Ms. Engstrom comes up and when Ms. -- and when the Alaskan Kiwis come up, and the same is going to happen with Coogan and same thing is going to happen with the Grants that are scheduled for next week. And the same evidence, same people, same witnesses, same documents are all

going to come up because it's the same issues.

And the most efficient way to proceed here is to do it all at once. You can combine them into one hearing. And I understand you can -- you'll have to issue separate orders for each case, but the evidence, the testimony, the documents can all be taken at once, which is the most efficient way to proceed, otherwise we're going to have the same hearing repeatedly happening 20 or 25 times. So I'm asking, I'm moving, requesting that you decide to hold us all in one hearing. This isn't a surprise. Counsel, Ms. Bowen --

CHAIRMAN EPSTEIN: So what's your -- what's on our agenda tonight is three hearings, and you're suggesting that we consider them en masse; is that what I'm hearing you say, Mr. Spitzfaden?

MR. SPITZFADEN: That's true, but there's also 20 more coming up. The Grants are already scheduled. I don't know when they're going to schedule the rest of them, but there's 20 different taxpayers, all of whom have the same issues.

And I'm saying that the most efficient way to proceed, so you don't have to sit and hear the same testimony and I don't have to make the same objections and disqualifications and so forth and so

on, you can do an all at once in one hearing, get it over with and resolve this in that most efficient, expeditious, least amount of time for everybody involved.

CHAIRMAN EPSTEIN: So I don't want to put words in your mouth, but I think what I heard you say is everyone has the same issue with their property tax assessments; is that correct?

MR. SPITZFADEN: Yes, same basic issue.

CHAIRMAN EPSTEIN: Okay. And after having reviewed the package, that, to me, appears to be the appellants' sentiment that the method used by the assessor is fatally flawed. That is the singular issue; Am I correct in saying that?

MR. SPITZFADEN: Yes, that the method was wrong, improper, however you want to say it, wrong, improper, incorrect. I should say there are a number of reasons why that's the case, and that's why it will take so long to present this because we have to go over each one of what we consider the wrongful application of the methods.

CHAIRMAN EPSTEIN: Okay. So really what I'm hearing you say is you do not believe there's been unequal, you don't believe there's been excessive, but you do believe there's been improper methods

employed. So it's the same argument for all of these appeals.

I think I would ask, Mr. Gottschalk, is it possible for us to combine the three items in our agenda tonight into one hearing, or should we stick to what's here and do each one separately? It seems to me that it could go rather quickly after we've got the first one under our belt. If the same issues involved in the other two, then it's essentially pro forma, we take the same action, but I'd like to hear what you have to say.

MR. GOTTSCHALK: Thank you, Chair Epstein. So I would advise that we actually do each of these separately. The CBJ has already considered this issue, and each appellant has a right to be heard in their own case, and they may have some individual concerns. If Mr. Spitzfaden or the appellants would like to present a similar contention in each case, they may; however, just to avoid grounds for rejection or remand, we should continue to do the individual process that's set out in CBJ Title 15.

So, Mr. Spitzfaden, I think the ball is in your court to prove that an improper method was used to value the property in question. And the 20

Okay. Thank you very much.

CHAIRMAN EPSTEIN:

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minutes can start now.

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MR. SPITZFADEN: I have other motions, but let me just say, I mean, you know, Mr. Gottschalk can say anything he wants, but you can't limit our time so that we can't prove our case and, at the same time, say we should repeat this every night for nights on end. If you just add up our number of appellants, it's, say, 20 appellants and 20 minutes each, that's 400 minutes. We'd probably be able to get it all done. So what do you want me to do, put on 20 minutes of hearing now and 20 minutes later? You know, because it's not going to all happen in 20 minutes. It's not going to happen. I don't know how clear I can make it. I can show you -- got a list of questions for Mr. Wold and a list of questions for Mr. Geiger and a list of questions for Mr. Dahle. It takes longer than that I -- you know --

CHAIRMAN EPSTEIN: Did you say --

MR. SPITZFADEN: If I could do it in less, I would do it in less, but I can't do it in less. I'm telling you it just cannot be done in 20 minutes. I don't know -- I mean, you want me to -- I can start, and you'll see exactly why it's not going to take -- it's going to take longer.

CHAIRMAN EPSTEIN: Before we get to that, I heard you say you had other motions. Would you like to go into those?

MR. SPITZFADEN: Sure. So, as I said, I'm not sure if Ms. Engstrom was able to join by phone. She was going to try that. So I don't know if she made it through to the clerk or not. And Ms. -- or Peggy Ann McConnochie, Alaskan Kiwis, is not in town and is tied up until at least 7:00 tonight. So because they're not available, I'd ask that we continue their hearings to another time. So that's one motion there.

CHAIRMAN EPSTEIN: That's for Alaskan Kiwis, correct?

MR. SPITZFADEN: Yes.

CHAIRMAN EPSTEIN: That's certainly doable.

The clerk can -- the appropriate party can

reschedule them to a time when they are available.

Mr. Mackey.

BOARD MEMBER MACKEY: Thank you. So I do have a question. What's the reason for -- was there a problem with the notice? I'm kind of curious why they weren't able to make it today, because I thought that we had to give appropriate notice.

MR. SPITZFADEN: You want me to answer that?

CHAIRMAN EPSTEIN: Yes, please.

MR. SPITZFADEN: So for both of the people involved, the notice came out on the 5th of October for this, 20, the 20th, so 15 days, but both of them and already made plans. Ms. McConnochie is up in Fairbanks working, and that was plans that were made many months ago.

And the same with Ms. Engstrom; she's not working, but she's visiting family in Alabama with plans that were many, many months before. And, you know, this could have been avoided if the clerk had just simply called me up and said, "Can they make these dates?"

And I would have said, "Well, no, let's reschedule." But, unfortunately, all we get is these notices without being able to have any input ahead of time, so that's why they're not here tonight.

CHAIRMAN EPSTEIN: Ms. Haynes, did you have something to say?

BOARD MEMBER HAYNES: I was just going to ask -- because it doesn't seem to align with what other appellants have received. So I was curious if that is specific to these two appellants. In the past I've seen appellants been able to reschedule

	21
1	and work with the clerk's office before
2	MR. SPITZFADEN: Yeah, I asked the clerk
3	BOARD MEMBER HAYNES: So is that only in this
4	case?
5	MR. SPITZFADEN: I sent a message to the clerk
6	asking this and no response with e-mail.
7	CHAIRMAN EPSTEIN: So I would ask,
8	Mr. Spitzfaden, you can't represent their interests
9	in their absence?
10	MR. SPITZFADEN: Can I represent their
11	interest in their absence? Well, I'm their counsel,
12	but they want to be present and, you know, they may
13	have something to contribute once they hear what is
14	said and what happens. They may have something that
15	I want them to contribute. Like, for instance, with
16	Mr. Graham, I have a couple of questions for him,
17	but I just can't see that you would hold a hearing
18	without the appellants being present just because
19	they had plans made many months before.
20	CHAIRMAN EPSTEIN: I don't think there's a
21	requirement for the appellant to be present for us
22	to have to hearing.
23	Is that correct, Mr. Gottschalk?
24	MR. GOTTSCHALK: Yes, Chair Epstein, that's
25	correct, per CBJ 15.5.190.

CHAIRMAN EPSTEIN: So we could proceed with the hearings?

MR. GOTTSCHALK: Yes, that would be at the Board's discretion.

CHAIRMAN EPSTEIN: Okay. And as far as the time goes, that's within our discretion also?

MR. GOTTSCHALK: Yes, that would be.

CHAIRMAN EPSTEIN: So, Mr. Spitzfaden, if you would like to proceed with the first hearing.

MR. SPITZFADEN: I have one other -- so I take it you're gonna hold these hearings without the appellants being present; is that right?

CHAIRMAN EPSTEIN: Yes.

MR. SPITZFADEN: All right. So the next thing I want to bring up is if you're not going to let us do one common hearing, then I want to make sure that in order to try and make this expeditious for the Board, the City, and the appellants, that since this is being recorded, that we can use this recording, to the extent that we can get our information in today, which doesn't appear likely, and then in the next hearing, for instance, if Alaska Kiwis is next or Sally Engstrom is next, we will just say that recording of witness testimony can be introduced at their hearing so we don't have to repeat this

repeatedly time and time again asking the same questions, going over the same documents and the same materials. So we can do a hearing for Mr. Rountree and then that can be used in subsequent hearings and we don't have to -- we don't have to pound the nail repeatedly.

CHAIRMAN EPSTEIN: Mr. Gottschalk, do you -MR. GOTTSCHALK: Yeah, so I guess I'm not sure
which nails that we're concerned about pounding
repeatedly. I think that -- I assume this would be
the 20 minutes, the presence of the appellants, and
I -- which are the other nails that we're concerned
with? Well, regardless I -- those aren't unique to
any of these cases necessarily, so I don't see an
issue if you want to reference this hearing and say,
"As established, each party will have 20 minutes
pursuant to" --

CHAIRMAN EPSTEIN: The appellants are free to use their 20 minutes any way they see fit, so and we've already discussed the issue of combining everything into one big hearing. That's not going to work. So do you have any other motions you'd like to bring up before we get into your presentation?

MR. SPITZFADEN: I just want to make sure --

I'm not quite sure I understood what Mr. Gottschalk said. Are you saying we can use this recording in subsequent hearings? Is that what I understood him to say?

MR. GOTTSCHALK: As to those issues, as to the issue of -- well, I guess that would be up to Mr. Epstein, assuming it's also going to be 20 minutes at the subsequent hearings. I don't see why that would be different, but it doesn't seem like there would be any issue in having those kind of side issues or those, you know, common motions decided for all three hearings tonight.

CHAIRMAN EPSTEIN: Do you have any other motion?

MR. SPITZFADEN: That was so unclear. So I can use whatever happens today -- I can -- that can be used in the next hearing? We don't have to repeat that again?

MR. GOTTSCHALK: If that is the same motion and that you anticipate raising in all hearings, as far as time, presence of the appellant --

MR. SPITZFADEN: What I'm talking about, I'm going to call Mr. Hal Geiger. He's a statistician. I'm going to call him, and he's going to testify. I don't know how far he'll get in his testimony before

you put him off. But whatever he says tonight, I don't want to have to keep having to repeat it tomorrow for Mr. Coogan or for Mr. Grant and a couple of weeks down the road. I don't even want to have to have him repeat what he said for the Engstrom and Alaska Kiwis. I just want to say. "Okay. You heard Geiger for 20 minutes. That's admitted into the record for Alaskan Kiwis or for Sally Engstrom" and then go from there. That's what I'm trying to get to.

MR. GOTTSCHALK: So I would advise the Board not to do that in that way. So if -- we will have different panels at subsequent hearings, and we're going to want all the evidence that you intend to rely on in front of the panel that's hearing your case. So as for today, we have the same panel throughout. So I would say that's fine for the common motions of the 20 minutes, non-combining. If you want to use specific testimony, that's going to be confined to the 20 minutes of each case.

MR. SPITZFADEN: So I guess if I have to ask the Clerk -- because I don't see him on my screen -- but Mr. Geiger -- Hal Geiger is -- was going to get in.

CLERK CAITLIN O'MEALLY: I do have a Hal on my

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1	list. I also do have a phone number in listener,
2	but it's just the number listed.
3	MR. SPITZFADEN: Well, that' probably
4	Ms. Engstrom.
5	CLERK CAITLIN O'MEALLY: Okay.
6	MR. SPITZFADEN: I hope.
7	CLERK CAITLIN O'MEALLY: So, yeah, I can allow
8	Hal to talk when you're ready for him.
9	MR. SPITZFADEN: Okay. So if we're going
10	to those are the things I had to raise. So if
11	we're going to start, I'd have get Mr. Geiger up
12	so we can all hear him.
13	I also have a I have documents I want
14	to share on the screen. Can I can you set that
15	up so that happens?
16	CHAIRMAN EPSTEIN: That would be a question
17	for the clerk. I don't have that capability.
18	CLERK CAITLIN O'MEALLY: The documents in the
19	packet?
20	MR. SPITZFADEN: No, documents that I have on
21	my computer. I mean, some of them are in the
22	packet, some of them are not.
23	CHAIRMAN EPSTEIN: So if you introduce new
24	evidence this evening I don't know how much new
25	evidence you have to produce. How much new evidence

	27
1	do you have to produce or could you produce in 20
2	minutes?
3	MR. SPITZFADEN: Well
4	CHAIRMAN EPSTEIN: Hang on, Emily.
5	MR. SPITZFADEN: For instance, I have
6	Mr. Geiger's resume. So I don't know that that's in
7	the packet. So I was going to put it up on the
8	screen and say that that should be considered so I
9	don't have to ask him 10 or 15 questions about his
10	resume.
11	CLERK CAITLIN O'MEALLY: Okay. So we can
12	allow you to share the screen if the Chair allows
13	it.
14	MR. SPITZFADEN: Say that again.
15	CLERK CAITLIN O'MEALLY: We can allow you to
16	share your screen if the Chair and Board allow it.
17	CHAIRMAN EPSTEIN: Mr. Mackey.
18	BOARD MEMBER MACKEY: I don't see any problem
19	in allowing Mr. Spitzfaden to share his screen to
20	provide adequate evidence. I would suggest that
21	in that these things can be also entered into the
22	record.
23	CHAIRMAN EPSTEIN: Mr. Mackey, are you still
24	there? We lost your video. Don't know if we have
25	your audio. Okay. You're back now.

BOARD MEMBER MACKEY: Yes. So I don't have a problem with him sharing his screen. Alternatively, also he could probably e-mail that to us for consideration in our discussion.

CHAIRMAN EPSTEIN: He'd have to -- this is something for both parties to consider, not just the Board, the assessor would have to be involved too. So I'm not -- the appellant has 20 minutes to present his case. And if Mr. Geiger's resume is important to proving an improper valuation, then fine, but I would suggest the appellant make wise use of their time.

Ms. Haynes.

BOARD MEMBER HAYNES: That's basically what I was going to say, that in past appeals cases we've allowed them to share their screen, as, you know, however you would like to use that time.

CHAIRMAN EPSTEIN: Mr. Mackey.

BOARD MEMBER MACKEY: So, yeah, and I'm trying to be helpful here. I don't want us to overthink this process. This is a quasi-judicial board and administrative hearing essentially. And, you know, we don't have the same rules of evidence as the court systems and all.

Frankly, if somebody comes in and says

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1	that they're a statistician, it's helpful for me to
2	know what their education is, but I'm probably just
3	going to accept that on the word of the
4	presentation. And so I understand why
5	Mr. Spitzfaden wants to get everything completely
6	documented. I understand that 100 percent, but at
7	the same time, too, I also want to be fair to all
8	appellants, stick to the same process, and I think
9	that is really where we need to focus our efforts
10	tonight.
11	
12	APPEAL NO. 2021-0217
13	
14	CHAIRMAN EPSTEIN: Mr. Spitzfaden, we see
15	your screen. Are you ready to start.
16	MR. SPITZFADEN: Yeah.
17	Mr. Geiger can you hear me?
18	MR. GEIGER: Can you hear me?
19	MR. SPITZFADEN: Yeah. Hal?
20	MR. GEIGER: Yes.
21	
22	APPELLANT'S APPEAL
23	
24	HAL GEIGER
25	called as a witness, testified as follows on:

		30
1		EXAMINATION
2	BY MR.	SPITZFADEN:
3	Q.	Okay. So this is Mr. Spitzfaden. I'm going
4		to ask you some questions. If you can't hear
5		me or don't understand me, just asked me to
6		repeat the question. Can you see what I'm
7		sharing on the screen at this point? It's
8		your it's your CV.
9	Α.	Yes, I see it.
10	Q.	Okay. So I just want to make sure this is
11		your CV and you gave it to me yesterday
12		and it's accurate?
13	Α.	Yes, as far as I know.
14	Q.	Okay. And let me just ask you, are you versed
15		in statistical analysis?
16	Α.	Yes.
17	Q.	Now, did you have a occasion to review a
18		summary report that was prepared by Mr. Dahle?
19	Α.	Well, I've reviewed several things. I
20		reviewed something that didn't really have a
21		title or pagination that I think was older
22		reports, and I'm not sure who the author was.
23	Q.	Okay.
24	Α.	It's titled Summary Report, CBJ property
25		valuation.

		31
1	Q.	All right. And so looking at the screen, is
2		that the document that you were just talking
3		about?
4	Α.	Yes.
5	Q.	And did you review the Board of Equalization
6		training program, training hearing session?
7	Α.	Yes, I did.
8	Q.	Okay. And during that session, Mr. Dahle gave
9		some presentation to the Board of
10		Equalization; is that right?
11	Α.	That's correct, yes.
12	Q.	Okay. And based upon the review of the I'm
13		going to call it the summary report that we
14		just talked about and your review of the
15		training session, did that raise any concerns
16		about the validity of what Mr. Dahle's report
17		was trying to get across?
18	Α.	Well, yes, several things peaked my my
19		perked up my attention. But I would say the
20		biggest problem I have is there were no
21		written methods, no verbal really discussion
22		of methods, nothing that really outlined the
23		logic and algebra of what was going on there.
24		But as I listened to the training video,
25		at about one hour, 39 minutes and 19 seconds I

heard him describe the -- a case where there was -- it looked like somebody had gotten a really good deal on the property. And just the words he used and the way he used the words had me a little bit concerned that he was likely to delete that from the sample because he didn't know whether that was representative or not. He didn't say he did, but then he didn't say he didn't.

I noted at one hour and 44 minutes and approximately zero seconds he talked about the total number of sales that look to us to be market sales, and then he went on to talk about they look like a market sale.

So I was very concerned about the -- how things went into the sample, how the samples were collected, and I wanted to be absolutely sure that all of the observations were put in there. And even though it may seem well-meaning or like common sense that some things would be deleted because they're not considered representative, that would create very serious problems with the analysis if that's what happens.

Q. So trying to put that in common layman's

terms, so are you saying that the analysis would be flawed if it threw out selected data points selected --

Yes, I'm -- yes, I'm definitely trying to make that point. And I think -- I know people's eyes glaze over as you start talking too much about the mathematics and algebra of this, but I think the only way I know to make common sense of this, as I remember when I was 19 years old and I was going to college, and I -- my college is about 300 miles away. And I thought, well, about 300 miles, I'm going to drive about 50 miles an hour; that should take me about six hours.

And then as I drove, I kept looking and seeing that typically I was driving about 60 miles an hour, so it should take me less than six hours. But it actually took seven and a half hours because it's not just what's typical, it's not just the speed that's the most common, you have to consider all that time that I had to slow down to 35 miles north for the construction zone, all that time that was taken to get gas and maybe stop and go to the bathroom. All of those things need to be

Α.

		34
1		in the sample if it's really to represent the
2		population.
3		And I'm just a little bit suspicious that
4		things may have been deleted even with the
5		best of intentions perhaps but without
6		understanding how that would affect the
7		validity of the conclusions.
8	Q.	And there is in his report I'm going to
9		move it down the screen. It's going to take a
10		second here with just hold on.
11		So on this page there's something that's
12		called COD. Do you see that?
13	Α.	Yes, I do.
14	Q.	Okay. And did you understand, based upon
15		Mr. Dahle talked about at the training
16		session, is that the excuse me
17		coefficient of distribution or something like
18		that? I might have got that wrong.
19	Α.	Yes, he talked about both the COV and the COD,
20		or that's those are the terms he used.
21		When I first saw this, I didn't know what the
22		COV was, but the coefficient of variation is a
23		term I've used hundreds or thousands of times;
24		it's something I'm very familiar with.
25		The coefficient of dispersion is

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something that -- if I were just pull out a statistics book off my shelf, that wouldn't be in there.

But I think, if I understand what he's getting at, it's something very similar to the coefficient of variation. And he indeed did say some things that were not quite correct, and it's important -- it's an important matter.

He said, "The smaller the COV the better," but that's not quite true. And just to go to some current events, the Theranos trial is on right now. And Theranos was a \$9 billion company that came all unraveled in a very short time.

And part of why it came unraveled or maybe one of the principal reasons was the -the -- the -- that company had to report their coefficient of variation for medical tests to the FDA. And maybe for well-intentioned reasons or maybe not they deleted the extreme values as not typical in order to get the coefficient of variation down smaller. So if you delete values that should be in the sample because they seem untypical, you'll get a

		36
1		smaller coefficient of variation.
2		So Mr. Dahle's point was the smaller the
3		coefficient of variation, the better, but the
4		smaller the coefficient a small coefficient
5		of variation could be small for not very good
6		reasons, for reasons that really are an index
7		of how invalid the analysis really is.
8	Q.	Let me just go up a little bit here. There's
9		a section we may talk about this section
10		again in its report or in this report that
11		says it's on this takes a while to get
12		through these things.
13		So analysis conclusions. And so in that
14		second paragraph there it says a ratio of 1
15		would be right at market. A ratio under 1
16		indicates a property is undervalued. Do you
17		see that?
18	Α.	Yes, I do.
19	Q.	So that's what he was is that is it your
20		understanding he was aiming at getting the
21		ratio to 1? That was the goal?
22	Α.	Well, there's different testimony about that.
23		I know at one hour, 48 minutes and 34 seconds
24		we hear him say that he would like the median
25		target ratio to be 98 percent, which is

		37
1		essentially 1. So I think but but
2		elsewhere he talks about a different target
3		value, I think.
4	Q.	Okay. And so if we just let me so I
5		think your testimony was that you couldn't
6		nothing that you had seen or heard indicated
7		what his methods were. So without the
8		methods, are you able to repeat his work to
9		duplicate it so we can see whether it's
10		correct or not?
11	Α.	No, I have not I have tried to understand
12		what was done. I have tried to reproduce it.
13		I'm not able to. I I did what I thought he
14		probably I thought I understood what he was
15		doing, and I got different values. I do not
16		understand what he did.
17	Q.	And going back to the page that I had thrown
18		up. It says it's got the COD value. It
19		says 23.6036. Do you see that?
20	Α.	Yes.
21	Q.	And then there's a chart up in the right-hand
22		corner that says IAAO standards for COD.
23	Α.	Yes.
24	Q.	And it says income properties 20 or less,
25		income urban areas 15 or less, and vacant land

		38
1		20 or less. So that 23 value for his COD will
2		be in excess of what the standards are that
3		are set out in that (indiscernible)?
4	Α.	Yes. I'm not an expert in real estate, and
5		that's how those standards came about are
6		really outside my expertise, but I can see
7		what you mean. I read that the value of 23.6
8		is is outside the range that's specified.
9	Q.	And I'm going to try here as quick as I can to
10		get it well, let me just go through this.
11		So there are some pages here. Here's one
12		right here that says histogram of ratio
13		frequency.
14	Α.	Yes.
15	Q.	What is a histogram?
16	Α.	A histogram is just a graphical way to show
17		the whole distribution. So we see that, you
18		know, these ratios could theoretically go to
19		zero, and then they could go up to infinity
20		here, but this is showing the length of
21		these bars is showing how often that
22		particular value that's shown in the X axis,
23		how often that appeared in the sample.
24	Q.	And so, for instance, if we look at the 1.20,
25		it looks like that ratio happened once?

		39
1	Α.	Yes.
2	Q.	And if we look at the ratio or the 1.00
3		ratio, that happened three times it looks
4		like?
5	Α.	1.00, yes. Yes, that's what it looks like to
6		me.
7	Q.	And the ratio let's talk about the ratio a
8		little bit. If I under is it your
9		understanding the ratio that Mr. Dahle is
10		dealing with here is based upon the an
11		actual sales price versus the assessed value?
12	Α.	Well, yes, but I I will say I'm a little
13		bit confused by that because there are more
14		than one thing that's a price. So I see in
15		some of the material that he provided there's
16		a sale price, but there's another thing called
17		trended SP, which I think is some kind of
18		adjusted price on his part, and then there's a
19		thing called AV total.
20		And as I tried to work with these to get
21		his results, I couldn't quite do it. So I'm
22		suspecting that there might be other assessed
23		values in the analysis somewhere that I don't
24		have. But but my point is there's more
25		than one thing labeled "sale price."

		40	
1	Q.	Okay. But all right. But general well,	
2		let's see. All right. And so this histogram	
3		that we're looking at right now, the one we	
4		just talked about why there's only one data	
5		point at 1.2, thinking about that histogram,	
6		is your understanding that that is a histogram	
7		based upon using the 2020 assessed value?	
8	Α.	Yes, I think that's the 2020 assessed values,	
9		and the things I think that's the things	
10		labeled "sale price."	
11		So then that ratio well, it's the	
12		ratio it's the ratio of the assessed value	
13		over the sale price. So the smaller the sale	
14		price, the larger the ratio and simulated that	
15		the larger well, the larger yeah, it's	
16		the ratio. So so it can go two ways. It	
17		can go up by changing the assessed value or it	
18		can go up or down based on the change in the	
19		sale price.	
20	Q.	So looking at the 1.20 data point, what's that	
21		showing us is that the it was overassessed?	
22	Α.	That's correct, yes.	
23	Q.	And if we go to the data point for point 2.0,	
24		that would have been underassessed?	
25	Α.	Yes, that's that's my understanding of what	

		41
1		this ratio means.
2	Q.	And then let's go down to the next histogram.
3		And it so you see that that
4	Α.	Yes, I do. Yes, I do.
5	Q.	Is it your understanding that this histogram
6		is based upon 2021 assessed value?
7	Α.	Yes, I think that I believe what this is
8		it's not labeled but I believe what this is
9		is an example of what he's suggesting as
10		adjustments that would bring the assessed
11		values more in line with what he think they
12		thinks they should be.
13	Q.	And so, in this case, then looking at this,
14		any entry, any data point to the left of 1.0
15		means it's underassessed; is that right?
16	Α.	That's my understanding, yes.
17	Q.	Okay. And anything to the right would be
18		overassessed?
19	Α.	Yes, that would be correct.
20	Q.	Okay. And you have seen a list of his sales
21		that he purportedly used that has
22		approximately 56 sales; do you remember that?
23	Α.	Yes. I have that right here in front of me.
24	Q.	Okay. And so assuming it's 56, that might
25		vary to be 53, 54, 55, but just assume it's

		42
1		56. So based on this chart, there are 13
2		properties that are overassessed?
3	Α.	Yes, that would be that would be the
4		explanation of what that what this
5		histogram is showing, that 25 percent of this
6		sample would the intent would be to say
7		that the assessment value would be more than
8		what it looks like we would expect the sale
9		price to be based on the sales that had
10		already been completed.
11	Q.	And then he mentioned
12		CLERK CAITLIN O'MEALLY: Mr. Spitzfaden, you
13	have f	ive minutes.
14		MR. SPITZFADEN: Well, we're nowhere near done
15	even w	ith Mr. Geiger.
16	BY MR.	SPITZFADEN:
17	Q.	So let me just say you had mentioned, there
18		was a you had seen a document that had
19		trending analysis or had a column about
20		trending; is that right?
21	Α.	Yes. Yes, definitely.
22	Q.	And is this the document?
23	Α.	Well, that's you'll see that the third
24		column heading from the left says "trended
25		SP," which is kind of a cryptic column

		43
1		heading. But, yes, I think I think there
2		was some effort to adjust sale prices based on
3		some kind of analysis of trends, but I can't
4		say for sure what really what's going on
5		there.
6	Q.	And so let's just look at the first entries.
7		It says a sale date of 7/26 my eyes are
8		failing me. I don't know if that's '18.
9	Α.	I see 7/25/18 for the first entry.
10	Q.	Okay. 7/25/18. So a sale price of 27,500,
11		and then it says "trended SP," which I take it
12		you're interpreting to be trended sales price?
13	Α.	I I I would guess that's what that
14		means.
15	Q.	Okay.
16	Α.	That that I would guess that that would
17		mean that the sale price was adjusted based on
18		some kind of I don't want to be negative
19		here but some kind of mysterious analysis of
20		trends. So that would take the year 2018 and
21		put that on the same footing as some other
22		year that hasn't been specified.
23	Q.	And so
24	Α.	I would guess.
25	Q.	In terms of your reviewing the Board training

		44	ł
1		session and also the summary report, is there	
2		anything that indicated to you the methodology	
3		and for this trended SP call?	
4	Α.	No, I saw nothing that explained it	
5		explained it. And I'm also very concerned	
6		that this I am very concerned about how	
7		trends are are estimated. They can be very	
8		influenced by outliers sometimes. There's	
9		more than one way to do it. And since I don't	
10		really know how the trend analysis went in	
11		here, I'm very concerned about this part of a	
12		larger analysis.	
13	Q.	And if you look down I'd pull up sort of in	
14		the middle of the screen here. There's a	
15		12/4/20 sale. It says "confidential." So you	
16		see that?	
17	Α.	No. I mean, I'm looking at too darn much	
18		stuff like. No, I don't see that. Where am I	
19		looking?	
20	Q.	Do you see it on can you look at the	
21		screen?	
22	Α.	I'm looking here at a piece of paper. What	
23		is	
24	Q.	It's the same document that we've been talking	
25		about.	

			45
1	Α.	Yes.	
2	Q.	It's just down further.	
3	Α.	Okay. 12/4. Yes. Okay.	
4	Q.	Okay. It says "confidential." And then	
5		it's	
6	Α.	On Crazy Horse Drive.	
7	Q.	Yeah. And if we go down there some a	
8		couple there's two more that are marked	
9		"confidential"; is that right?	
10	Α.	I'm looking on the piece of paper, and I see	
11		one, two. I see at least two labeled	
12		"confidential." Oh, three. Yes, I see three	
13	Q.	And those marked "confidential" don't have a	
14		sales price or even the trending price, do	
15		they?	
16	Α.	No, they don't.	
17	Q.	Okay. And so assuming that we got the	
18		methodology, that was followed to get the	
19		trending, you would not be able to repeat the	
20		trending analysis unless you were able to see	
21		those sales prices, correct?	
22	Α.	Well, I don't really know. I don't know if	
23		they went into the analysis. I'm not sure ho	w
24		the whole analysis worked.	
25	Q.	So let's go back up in the so the report.	

		2	46
1		Sorry, it takes me a second to move around	
2		here.	
3		CLERK CAITLIN O'MEALLY: 30 seconds left.	
4	BY MR.	SPITZFADEN:	
5	Q.	So if we get up to his analysis, conclusion	
6		analysis I'm sorry, I'm trying to get	
7		there.	
8		Okay. Analysis conclusion, you see	
9		there's a box there. And one of the lines,	
10		there's commercial land; do you see that?	
11	Α.	Oh, yes, indeed, yeah.	
12	Q.	Okay. And it has a column for count. Then	
13		under the commercial land it says 12.	
14	Α.	Yes, I'm very concerned about that.	
15	Q.	And why are you concerned about that?	
16	Α.	Well, if this is a very important adjustment	
17		that goes in goes into the larger analysis,	
18		then you would want that adjustment to be	
19		based on a lot of data so you have confidence	
20		in it.	
21		Just like if you flip a coin six times,	
22		you don't always get exactly three heads and	
23		three tails even if it's a fair coin. The	
24		more times you flip the coin, the closer you	
25		get to the true true value. And I would	

take 12 would possibly be too few to really reliably estimate what that should be.

And not only that, I'm kind of curious how the -- the -- there's a -- there's a sale in here where the sale was for \$20 million and the assessment was 7.5 million. I'm not sure how that figured into it, too, but that's an outlier that could possibly really pull that around that estimate. So I'm very concerned about that part of the analysis.

CHAIRMAN EPSTEIN: Gentlemen, your time is up. You'll have -- the Board will grant you 10 minutes to rebut, because it does seem like you have a lot of information here. But now it's time for the assessor to present his case. You can ask questions --

MR. SPITZFADEN: Before -- just I need to make a record so -- for the judge when he reviews this. So we're not done with Mr. Geiger, and Mr. Wold hasn't testified at all nor has Mr. Rountree. So you cut us off without giving us the opportunity to present our full case. And I just don't see any way around your -- this not being a violation of due process of an opportunity -- a fair opportunity to be heard. It's just not happening given you're

48 cutting us off. So I made my declaration for the 1 2 court, and hopefully you'll -- now that you've seen 3 what's going on, you will recognize why 20 minutes is so hopelessly short of the necessary time. 4 5 Thank you, Mr. Spitzfaden. CHAIRMAN EPSTEIN: 6 Mr. Dahle will be presenting for the 7 assessor. 8 MS. HAMMOND: I'd like to just introduce 9 myself, Mary Hammond, the city assessor. 10 responsible for the assessment process in the City 11 and Borough of Juneau. I review, test, and approve 12 all work related to the assessment process, 13 including commercial, residential, and personal 14 property assessments. 15 And Michael Dahle is going to present on behalf of the assessor's office. 16 17 18 BOARD OF EQUALIZATION PRESENTATION 19 20 Good evening. MR. DAHLE: In your packet is a 21 more detailed response starting on page 575. 22 this presentation I'm going to go over just a few 23 highlights. 24 The basis for 2021 commercial property 25 assessed values is a market analysis based upon

available sales data of commercial property sales. The analysis adhered to assessment standards.

In trending assessed values, the underlying consideration, such as the three approaches to value and locational and property characteristic adjustments, are all incorporated and carried forward.

And this appellant is represented by Mr. Spitzfaden. Mr. Spitzfaden submitted new information with the packet. We have reviewed and consider all of the submitted materials and have found no indication that a change to the assessed value is warranted. There is no indication that the assessed value is excessive, unequal, or improper.

In the material from the appellant is a letter from -- and some notations from Mr. Wold. Please note that Mr. Wold has not contacted us about the analysis process or the ratio of study.

His conclusions and opinion seemed to be based off of an erroneous assumption that this is a land study, and, as such, his opinion and conclusions are inaccurate and irrelevant. In our presentation we do not plan to go into more detail about this, but we certainly can do so to answer any questions that you may have.

Understand that the fact that the correction to commercial properties was applied mainly but not exclusively through the land segments does not make this a land study. The land segment adjustment was the mechanism by which increases could be applied within the CAMA system while maintaining uniformity and land values of improvement and vacant lands and moving all commercial properties closer to market value.

As we have spent over 1,000 hours over the past six months going through these petitions for review, our work in adjusting the commercial assessed values has repeatedly been validated. There has been no sudden surge in the submission of new sales data. There has been nothing to indicate the commercial assessed value should not have been increased, that the increases were excessive, or that the methods were not proper. The methodologies, analysis, and ratio studies were all done properly. No values were adjusted in an improper method and no properties were treated in a nonuniform manner.

The appeal period ended on May 3rd of 2021. The petition for review form encourages the applicant to submit supporting evidence, and we have

made multiple requests for supporting evidence from the appellants.

Addressing this property in particular, the subject is a 3,155 square foot two-story commercial building with an 18 -- 816 square foot apartment on the second floor and approximately 2,800 -- 2,380 square feet of off-street parking. The whole thing is located on a 4,855 square foot corner lot at 194 South Franklin Street in Downtown Juneau and is adjacent to the Marine View Building.

The original structure was built in 1935, according to CBJ records, and appears to have had standard maintenance and updates. The assessed value was reviewed in response to the petition for review. The land and buildings are valued using the same methods and standards as other properties in the borough.

The appellant states that their assessed value is excessive. We find that the value is equitable and not excessive. The appellant states that the 26 percent increase is unreasonable. The increase was based on analysis of actual sales.

The appellant states that the market is dead in the water and that values are in a recession. In actuality, the sales volume did not

	52
1	drop off in 2020 nor did the reported sales prices
2	show any indication of a decline up through January
3	1st of 2021, which is the assessment date. We find
4	that no change to the 2021 assessed value of
5	\$1,238,200 is warranted, and we asked that the BOE
6	uphold the assessed value. And I will have Mary
7	Hammond conclude.
8	MS. HAMMOND: That's the conclusion of this
9	presentation.
LO	CHAIRMAN EPSTEIN: Okay. Thank you. Your
L1	time is reserved. Now we go back to Mr. Spitzfaden
L2	and the appellants. You have 10 minutes to rebut.
L3	Okay. You need to mute unmute yourself,
L4	Mr. Spitzfaden.
L 5	MR. SPITZFADEN: I'd like to ask Mr. Dahle
L 6	some questions.
L7	
L8	APPELLANT'S REBUTTAL
L9	
20	EXAMINATION
21	BY MR. SPITZFADEN:
22	Q. So, Mr. Dahle, what was the assessed value for
23	the commercial land for Mr. Rountree's
24	property on January 1, 2020. Did you hear me?
25	CHAIRMAN EPSTEIN: Mr. Dahle, can you hear

53 Mr. Spitzfaden? 1 2 MR. DAHLE: Yeah, I'm unmuting, and I'm trying 3 to get to a point where I can look up what he's 4 asking. okay. So could you repeat? I had a little 5 trouble hearing it. 6 BY MR. SPITZFADEN: 7 So what is the -- what was the assessed value Q. 8 for the commercial land portion of Mr. 9 Rountree's property on January 1 of 2020? So the land value for that parcel for January 10 Α. 11 1st of 2020 was \$655,400. It is important to 12 remember that our tests on the assessed values 13 are on the total of the assessed value, not on 14 the different segments. 15 And so when we look at testing whether 16 assessed value is correct, we're primarily 17 looking at the total assessed value. If vou 18 start changing the mix, then you have to 19 change both aspects and not just one. 20 But, Mr. Dahle, if you look at your Q. 21 analysis conclusions, you looked at 12 land 22 parcels -- vacant land parcels, and you got a 23 ratio of .4096. So you were looking at land, 24 not just the land plus building, correct? 25 Could you repeat that? Α.

		5	4
1	Q.	If you look at the	
2	Α.	Just	
3	Q.	If you look at the report	
4	Α.	Just so you sir, just so you know, I have a	
5		hearing impairment. I only hear 40 percent of	
6		the speech sounds.	
7	Q.	Okay.	
8	Α.	Okay. So I may have to ask you to repeat	
9		things if I can't decipher what you're saying.	
10	Q.	That's fine. And Is it better if I speak	
11		loudly or if I speak slowly and loudly?	
12	Α.	It's not slow or loud, it's clarity,	
13		annunciation.	
14	Q.	Okay. So I will try to annunciate. So if you	
15		look at your summary report on that analy	
16		conclusion analysis conclusion sections,	
17		the one we talked to Mr. Geiger about.	
18		MR. SPITZFADEN: If the clerk will let me,	
19	I'll -	- well, let's see. I guess I can share the	
20	screen	again. Let's see if I can find it. Sorry,	
21	it tak	es a while.	
22	BY MR.	SPITZFADEN:	
23	Q.	So the analysis conclusion sections, there's	
24		a the chart has a commercial land with the	
25		count of 12. Is that Mr. Geiger was	

		55
1		thinking that means there were 12 parcels of
2		commercial land, in other words, land that
3		doesn't have any improvements on it; is that
4		right?
5	Α.	With I would have to look it up for sure,
6		but I believe that that is correct, that
7		within the study one of the subsets is looking
8		at vacant land, and for vacant land there was
9		a count of 12.
10	Q.	Okay.
11	Α.	That is just one of the subsets within this
12		study. That's not the study.
13	Q.	And what that got you was a mean mean is
14		the average a mean of .4095. In other
15		words, another way to think about it is that
16		assessed value was about 40 percent of the
17		sales price; is that fair to say?
18	Α.	I believe that's that would be correct, I
19		think, what you stated.
20	Q.	Okay.
21	Α.	If I understood you correctly.
22	Q.	And so going back to your testimony about you
23		weren't looking at land. At least part of
24		this the part of your study did look at
25		vacant land, correct, at least part of it?

		56	5
1	Α.	Absolutely. My comment was talking about	
2		improved properties. And when you when	
3		you when you look at vacant land, obviously	
4		you're looking at the the land component.	
5	Q.	So and if you and then going back to	
6		Mr. Rountree's, what was his assessed his	
7		land assessment on January 1 of 2021?	
8	Α.	655,400.	
9	Q.	No, I'm asking about 2021, not 2020.	
10	Α.	oh, 2021 was 983,100.	
11	Q.	And so that was an increase of exactly 50	
12		percent, not a penny more, not a penny less,	
13		correct?	
14	Α.	Well, with rounding, it may be a penny more,	
15		penny less, but it's a 50 percent increase.	
16	Q.	Okay. And in that 50 percent increase is	
17		something you applied across the board to	
18		every commercial property in Juneau with	
19		respect to the land component; is that	
20		correct?	
21	Α.	In general. There were some exceptions	
22		because of particularities, but that was	
23		generally applied across the borough.	
24	Q.	And I take it your testimony also was that	
25		the I was having trouble keeping up, so	

		57
1		sorry if I mis-repeated it. And if I do
2		mis-repeat it, you need to correct.
3		But I thought I understood you to say
4		that in 2020, which is the pandemic year, that
5		you didn't see any dramatic decrease in sales
6		or decrease in sales prices; is that fair to
7		say?
8	Α.	And that information is in that summary report
9		that you referred to.
10	Q.	Okay. Now, there was a fair amount of time
11		during June, July, August, and into September
12		where the position of the city was that the
13		city would not disclose all of the sale prices
14		that were used in your study; is that correct?
15	Α.	Any disclosure or nondisclosure that we did
16		was under the direction of the law department
17		and I would I would have to
18	Q.	Okay. I'm not asking you who told you. I
19		just want to
20	Α.	I would have to
21	Q.	understand that there's a period of time
22	Α.	Can I finished my response?
23	Q.	No. I'm asking the questions. You just
24		answered the question that I asked.
25	Α.	This is not an interrogation.

		58
1	Q.	The question is, is there a period was
2		there a period of time in the summer of 2021
3		when sale all the sales prices were not
4		being disclosed to the appellants; yes or no?
5	Α.	I would I would have to look up dates as to
6		when the different directives occurred.
7	Q.	Sorry. This is going to take a little bit
8		longer because I'm having trouble finding it.
9		CLERK CAITLIN O'MEALLY: You have two minutes.
LO	BY MR.	SPITZFADEN:
L1	Q.	You disclosed in Ms. Bowen sent me an
L2		e-mail I think it was on the 30th of
L3		September this year in which yeah, here,
L4		it is in which there was an analysis of
L5		sales prices. Do you see that up on the
L6		screen?
L7	Α.	No, I don't see anything on the screen.
L8	Q.	Well, I thought I am I
L9		MR. SPITZFADEN: I'll ask the clerk. Am I
20	sharing	g the screen or not?
21		CLERK CAITLIN O'MEALLY: You are sharing the
22	screen,	, and you have a minute and 50 seconds left,
23	but we'	re only seeing your finder screen right now.
24		MR. SPITZFADEN: Hold on. I'm sorry. Okay.
25	Am I sh	naring a screen with an e-mail on it?

1 CLERK CAITLIN O'MEALLY: No, you're not. 2 MR. SPITZFADEN: All right, well, sorry this 3 taking -- I'm not the best as these things, 4 obviously. Okay. Do I have -- well, my screen at 5 least says that there's an e-mail from Ms. Bowen to 6 me dated September 30. Is that up on the screen? 7 BOARD MEMBER MACKEY: If I may, if you have 8 multiple screens, try to pull the e-mail over to the 9 one where you have the -- to the Explorer open where you're opening these from so that they're all on the 10 11 I think that might be the issue. same screen. 12 That's all Greek to me. MR. SPITZFADEN: 13 Sorry. 14 BY MR. SPITZFADEN: 15 well, let me ask it this way, Mr. Dahle: Q. Ι 16 got an e-mail from Ms. Bowen on September 17 30th, and it discloses every sale price, 18 except for three. And it has is a note, "These were the sale prices available to our 19 20 market analysis for assessment year 2021." 21 And that sale list is dated September 29th, 22 2021. 23 So given that, do you have any doubt that that's when the sales prices of all but those 24 25 three confidential sales were disclosed to the

		60)
1		appellants?	
2	Α.	Okay. I I would have to look back through	
3		the history. I think there was a disclosure	
4		prior to that of some of them.	
5	Q.	Okay. I'm I don't dispute that there was a	
6		disclosure of some but not all prices previous	
7		to September 29th. But September 29th is the	
8		first time that the appellant saw all but the	
9		three confidential sales. Would you agree	
LO		with that?	
11	Α.	I'm not in a position to know if that's an	
L2		accurate statement or not. I would have to	
L3		check with the attorney and with the assessor	
L4		and research dates.	
L5	Q.	Okay. Let me just say that on this list it	
L6		has sale dates, the	
L7		CLERK CAITLIN O'MEALLY: Mr. Presiding	
L8	Officer	, we're at time for rebuttal.	
L9		CHAIRMAN EPSTEIN: Okay. Thank you.	
20		Thank you to both parties. The hearing	
21	is now	closed, and the Board will move into its	
22	deliber	ative process, which I would like to start	
23	with so	me questions for Mr. Dahle.	
24		Mr. Spitzfaden brought up a number of	
25	concern	s. You may have eventually gotten to them,	

but I'm going to ask because I don't think you did, and I'd like them -- I'd like your answer to the record. So start from the latest and work my way back up top.

Mr. Geiger looked at your analysis and made note of the COV, Charlie, Oscar, Victor, and the COD, the Charlie, Oscar, Delta. My recollection from past training was that you placed more emphasis on the COD in a smaller sample.

And it was noted that in one of the screens that was presented, the COD for the analysis was 23.6, which the appellant noted to was greater than 20. But in your explanation of this to the Board, you still considered this -- I'll use the term -- a de minimis excursion, something that didn't raise your eyebrows as being so excessive that it would give you concern that the data you were looking at was not representative. Do I have that correct?

MR. DAHLE: Basically, yes, and the IAAO standards are standards. They're targets you shoot for. But if a particular sample or particular set of properties didn't meet those standards, it wouldn't mean you would throw everything out. It would be a consideration in your analysis.

But certainly with a set of properties that involves many types of properties, you would expect those numbers to be a little bit higher. And so the numbers actually look pretty good considering what's in that set of data.

CHAIRMAN EPSTEIN: Thank you. The next question: There was some concern that -- expressed by Mr. Geiger that he couldn't see what methods you were using and he couldn't reproduce your results. So could you speak a little bit about the ratio analysis process that you used so hopefully all parties could understand it a little bit better.

MR. DAHLE: Yeah. The analysis process is really quite complex and very few people understand it if they hadn't worked in assessment work. The environment we work in is not normal for stat -- a statisticians -- statisticians' work because we aren't dealing from a lab where you have controlled experiments and controlled factors.

So one of his concerns was that he thought, maybe from some of my comments, that we were cherry-picking the sales, and we've addressed that numerous times. We did not cherry-pick sales. We used the standard for defining market sales. We used the standard for identifying outliers, which is

the IAAO standard. And in -- I think the only outlier was in the boathouses, which was a -- because they were different was dealt with as a separate ratio study.

So in the main ratio study, there were no outliers is my recollection. I can tell you for sure that the NCL sale that is brought up a number of times does is not qualify as a statistical outlier.

We certainly looked at whether or not it was having an undue influence, and it was not having an undue influence. We look -- looked at that carefully. But I do want to make sure that it's noted that it was not an outlier from the standards standpoint. So the -- all of the processes within the analysis were done within the standards.

What you generally do is you start with a large picture and determine what that is as a benchmark, and then you look at all of the subgroups that you can identify and work with.

And, very often, when you start dividing into subgroups, you get into groups that have small numbers, and so you have to make a determination as to the confidence that you can have and what they're indicating on what your conclusions are.

And that's where the skill of the analyst and the -- that's where appraiser judgment comes in. And you have to make those decisions because, regardless of the number of sales, we have to set assessed values every year. So I don't know if there's more specifics you'd like me to get into on that, but none of the concerns that were raised are things that I would consider to be problematic with the work we did.

BOARD MEMBER MACKEY: David, you're muted.

CHAIRMAN EPSTEIN: I'm sorry. I just have two more questions and then the other panelists can ask questions if they so choose.

Getting closer to the beginning of the appellant's presentation, some statements were made about the data points being thrown out and all things needed to be in the sample. They were concerned how the sample was collected, some things were deleted because they were not representative, and the analysis was flawed if you -- if they got thrown out. So can you speak to that concern, please.

MR. DAHLE: Yes, nothing was -- nothing was thrown out in that sense. We start with we consider all sales. Some sales are determined not to be

market, a transaction. Like maybe it's a sale to a family member, and, by definition, that's not to be considered a market sale.

So for us, because we're not a full disclosure at this point still, the next -- one of the other things you had to deal with is the fact that you have sales prices for some of the transactions but not for all. And so there's some sales, that you would consider to be a market sale and you'd like to include in your ratio study, but you can't because you don't have a sale price. But I can unequivocally say that no sales were arbitrarily tossed out because we didn't like them.

CHAIRMAN EPSTEIN: Thank you. Final question for me: The appellant opened up by stating there were no written methods to what you did, and there was nothing to define the process. Can you please respond to that.

MR. DAHLE: Well, certainly we put together this year and I think it's the first -- probably the first time in -- in at least many years we tried to put together things that summarized, as best as we could, a very complex process for the public. And so we put out initially two documents and subsequently added additional things that we felt

66 would help people understand the process. So we've 1 2 tried to provide some documentation that allows 3 people to -- to understand, at least to some extent, 4 the complexities of the analysis process. 5 So it's -- it would be CHAIRMAN EPSTEIN: 6 correct to say that you felt there was some 7 information presided -- provided about the process 8 vou followed? 9 MR. DAHLE: Yes. And certainly the office is 10 very receptive to and happy to answer questions. 11 I spent many hours answering specific questions 12 about the process that people had. And we are 13 always open to -- you know, to walking a person 14 through the process and explaining aspects that they 15 don't understand or they have questions about. 16 Thank you, Mr. Dahle. CHAIRMAN EPSTEIN: 17 Mr. Mackey, do you have any questions 18 you'd like to ask? And now you need to unmute. 19 **BOARD MEMBER MACKEY:** Touché. So and just for 20 clarification, I can ask either side this, or is 21 this purely to the assessor? 22 CHAIRMAN EPSTEIN: This is to whomever you 23 direct it to. 24 **BOARD MEMBER MACKEY:** Thank you. 25 Mr. Dahle, what exactly are your

certifications and experience in public assessing? 1 2 There actually is a document in MR. DAHLE: 3 the packet -- I don't remember the page number, but it's towards the end -- that has a listing of my 4 5 But basically I've been in this qualifications. 6 profession for 20 years and related professions for 7 more than that. But I've got both experience at the 8 local level doing the assessments, and I also have 9 experience in the oversight level providing training to assessors' offices on how to accomplish their 10 11 task and also overseeing their work. 12 **BOARD MEMBER MACKEY:** Thank you. Can you 13 briefly, though, go over your education and 14 certifications or equivalent experience. 15 I'm sorry? MR. DAHLE: 16 BOARD MEMBER MACKEY: Or equivalent 17 experience. 18 CHAIRMAN EPSTEIN: Mr. Mackey, if you look at page 567 of 664 you'll see Mr. Dahle's background 19 20 summary. 21 BOARD MEMBER MACKEY: I finally found it just 22 as you started. 23 Thank you for those pages numbers. MR. DAHLE: 24 I was looking for it. 25 Thank you. BOARD MEMBER MACKEY: Now, to get

to -- what I'm trying to -- and you've got it here -- is that it says that you have a Washington ad valorem appraiser accreditation or an Alaska certified assessor-appraiser; is that correct?

MR. DAHLE: So the current status of my certifications, the -- on that page you'll notice that the Washington one, it expires -- theirs is every two years. So that one was just recently renewed, and that one is active for several more years. I've had an application into the triple AO to renew that application. And that has been a long process that is still continuing, so the application for renewal is in, but it has not been fully processed.

BOARD MEMBER MACKEY: That's fine. I just wanted to get -- and I also noticed your education is almost a three-quarter page on the preceding page of page 1 of your background. And so I just wanted to be sure that this was accurate.

When, in your opinion -- why is it -what are the weaknesses of doing a straight
statistical analysis rather than a statistical
analysis through an assessor within the assessors'
methodology?

MR. DAHLE: I didn't quite follow that.

BOARD MEMBER MACKEY: So I guess what I'm saying is is that if you -- as an assessor, what -- do you -- what within the profession are some of the considerations that make being an assessor unique to being a straight statistical analyst?

MR. DAHLE: The analysis work that we do is part mathematics and part statistics. It's also part sociology, part psychology, part economics, part finances and part art, because when we talk about setting -- when we talk about market value or what the market is doing, we say that as if it's a singular word. What's market value?

But when we're analyzing the market, what you're really analyzing is the actions of like in Juneau, something like, what is it, 35,000 people here? And each one has a different motivation, each one has a different financial position, each one has different motivations in what they're looking for, if they're a purchaser. And so you have to try to bring that all into a model that reflects that market, where most statistics are dealing with results that are out of a controlled sampling or controlled environment.

And so when we look at statistics and when we look at data sets, there's a lot of

considerations behind it that normally wouldn't come into play. It's not a pure statistical thing that we do. And so, you know, you might -- you might see indications that two different characteristics are both influencing prices more than what the model is.

One of the things you have to ask is are those separate, or are they related? If I increase one, am I more accurate than if I increase both?

So an example with that maybe would be view and topography, because your topography can end up affecting what your view is. So there's just a lot of things that enter into the interplay between all the characteristics between sellers and buyers, between factors in the market, what financing is available. Is it different for low-end houses versus up-end houses? And so there's just a lot of -- a lot of things in play that are not purely statistical.

BOARD MEMBER MACKEY: Thank you. And that then parlays into my next question, which is in the written appeal at the very bottom -- and this is on page -- it would be page 569. The appellant writes, "How can you determine a value without a purchase price?" Can you explain that briefly.

MR. DAHLE: Okay. I don't have the right

71 1 page, so can you repeat it again? 2 BOARD MEMBER MACKEY: It says at the bottom of it, "How can you determine a value without a 3 purchase price?" And I'm sure there's some context 4 5 on this page here that probably is important. it's on 569 of the packet immediately following 6 7 your --8 MR. DAHLE: Oh --9 BOARD MEMBER MACKEY: -- your background. 10 His filing. MR. DAHLE: 11 BOARD MEMBER MACKEY: Yes. And the reason I'm 12 asking this is because the argument that I heard 13 today was basically an argument of methodology. So 14 I want to understand the methodology because that 15 kind of gets to the root of what I believe to be the 16 whole presentation today. 17 MR. DAHLE: Let me scroll down just a little 18 So I guess, to me, there's a couple different 19 things that could be in that question or could be 20 answered. 21 From the standpoint of a particular property, a particular property may not have sold in 22 23 So what we're determining is the any given year. 24 value of property based on the sales that did occur. 25 So there's some states where the assessed

value is set by the actual purchase price of that individual property, but that's not how most assessment work is done. Most assessments are based on market research. And you determine the market -- excuse me -- the market value of properties based on sales on and common denominators within that.

So typical things that go into it, key factors would be square footage, often quality is a consideration, condition is a consideration, and then other features such as view and topography and -- and things like that.

So you determine the market influence of those factors, and then you look at what that particular property has as far as those factors and what adjustments need to be made to arrive at a value for that property.

BOARD MEMBER MACKEY: So what I hear you saying -- and I'm not meaning to put words in your mouth -- but I think what you're -- what I hear is that you're using a mixed methodology of both quantitative, as well as qualitative analysis that wouldn't be reflected within a pure statistical analysis, and, therefore, you're coming up with this -- with a value without knowing the purchase price based upon that mixed methodology; is that

correct? Am I understanding that answer correctly.

MR. DAHLE: I'm not sure.

BOARD MEMBER MACKEY: But that's okay. We'll just leave it there. That's --

MR. DAHLE: So --

BOARD MEMBER MACKEY: I come from a different scientific background, so I'm trying to put it in my own words because that's what I understand.

MR. DAHLE: Yeah. And in the appraisal world, one of the things that occurs is that there are three approaches to value: your cost approach, your sales comparison approach, and your income approach. And you consider all of those. The cost approach is just that; it's largely driven by cost factors. The other two are driven by sales.

But because of the tasks that we are given to assess a market, even if we've relied on a cost approach, we are going to adjust that to market based on the sales. So it always gets back to the sales and what they're indicating as far as the market is doing.

And -- and in a simple model, as I mentioned, you know, you typically have square foot, quality, and condition, and you would apply those factors and you'd come up with a value. And then

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1	beyond that, there's usually other factors that are
2	playing a role in the market.
3	BOARD MEMBER MACKEY: My apologies. That was
4	my Alexa reminder.
5	MR. DAHLE: Okay. So I don't know if that
6	helps answer
7	BOARD MEMBER MACKEY: It did. Thank you very
8	much.
9	I have, I think, one more question. And
LO	this would be for the appellant or his
L1	representative, Mr. Spitzfaden.
L2	And that is that, you know, from what I
L3	heard today, it's your you presented a
L4	methodological argument, but I'm confused. Are you
L5	saying it was that the statistical analysis led
L6	to unequal, excessive, or improper valuations? And,
L7	if so, how would you summarize that in kind of a
L8	kind of a short thesis?
L9	CHAIRMAN EPSTEIN: You're muted,
20	Mr. Spitzfaden.
21	MR. SPITZFADEN: First of all, it's all three.
22	Secondly, if you look at the histogram
23	for 2021, it shows that 25 percent of the properties
24	are overassessed. Now, we don't know which of those
5	25 properties it could be. It could well be

Mr. Grant, but we don't know because we can't tell from the information that's been given to us.

Secondly, it's clear that Mr. Dahle did throw out sales. And if I'd have been allowed to have Mr. Wold testify, he would have identified which sales were thrown out and why they were incorrectly -- they were market sales but incorrectly thrown out.

Mr. Wold would also have testified that he has identified a number of sales that were not included. Prices were provided. The assessor knew them, and they weren't included in the study, and they were market sales.

And, finally, it is proof that the methodology was in -- was giving you incorrect assessments. Mr. Wold has identified a number of sales that occurred in 2021 in which the actual sale price was substantially a underassessed value as of 1/1/21.

So if we'd have been able to present our full case, you would have heard that information, and you would have found that there is evidence that whatever the methodology was used -- and I'm not convinced that Mr. Dahle's explained it to you -- his essential testimony is, "It's too complex for

you guys to understand. Leave it to us assessors." 1 2 But even if you -- and so we don't know 3 his methodology and so we can't track what he did. But what we can track is that the assessed -- under 4 5 his own documentation of the histogram, properties 6 are selling for under assessed value. And we have 7 identified sales that he threw out that should have 8 been market sales. 9 So given that, it was improper and excessive and doesn't follow -- it doesn't meet the 10 11 standard of Alaska Supreme Court in the memo that I 12 sent to you that the clerk should have provided to 13 you. 14 BOARD MEMBER MACKEY: That concludes my 15 questions. 16 Thank you, Mr. Chair. 17 CHAIRMAN EPSTEIN: Thank you, Mr. Mackey. 18 Ms. Haynes, any questions? BOARD MEMBER HAYNES: Yes, and some of these 19 20 might be duplications or just in a different way, 21 but I'll just go ahead and go through them just so 22 we have all of the information. The first one will 23 be for the assessor's office. 24 So it's my understanding that there were 25 four sales that were identified and three of those

being ones that were not included in the assessment. And the reasons being -- on page 593 of the packet, the Emporium Mall, the Assembly Building, and the Pacific Pier, or whether this is the only -- and the reasons being for the Emporium Mall that it's multi-parcel sale. It doesn't qualify as a market sale. The Assembly Building was -- did not have a verified sales price. Pacific Pier did not have the sales price. Are those the three that were not included in your assessment methodology.

MS. HAMMOND: Maybe I can answer. Those were sales that were identified by several appellants as sales that they felt that we should have used in the analysis. And what that page is telling you is why they weren't included in the analysis for this year.

BOARD MEMBER HAYNES: Okay. So for the assessor's office, there were more sales that were not included in the assessment; is that correct?

MS. HAMMOND: From the packet of information we received from Mr. Spitzfaden, it appears that there were more sales than just those three that were not considered or that were not included in the ratio study. We used all of the qualified sales that we had sales information on at the time of the study in the study.

BOARD MEMBER HAYNES: Okay. Thank you. And then the appellant also brought up that sales from 2021 we're not included. Is it accurate that the 2021 -- any 2021 sales would not be incorporated into a 2021 assessment and that they would be incorporated into next year's assessment?

MS. HAMMOND: If they're qualified sales and we receive sales prices for those, they will be considered and included in our analysis for next year. January 1st is the -- the cutoff date for any sales to be considered for a sales ratio study.

BOARD MEMBER HAYNES: Okay. And then just to be clear, can you just explain what the qualified sale is?

MS. HAMMOND: A qualified sale is a sale between a willing buyer and a willing seller. Generally, both have their best interest in mind when they're -- when they're conducting the transaction. There are some times when a sale like that isn't considered a qualified sale, such as multi-parcel sales.

There are various reasons for that.

Mostly because in a multi-parcel sale, sometimes
it's hard to allocate what value was given to each
parcel, and the reality is that once that sale takes

place, a portion of that property could be sold off to somebody else. So we -- we don't consider those typically.

BOARD MEMBER HAYNES: Okay. Thank you. And I -- can the appellant just confirm that one of the concerns was the lack of sales samples that were taken into account? Oh, you're muted.

MR. SPITZFADEN: I couldn't quite hear your question.

BOARD MEMBER HAYNES: Was one of the concerns with the methodology the lack of sample size?

MR. SPITZFADEN: Yes. And Mr. Wold and Mr. Geiger would have testified to that if we didn't get cut off, so that you would have had the information so that you could have considered what the impact of a small sample size is on the study —the ratio study that was done here.

BOARD MEMBER HAYNES: Could the assessor's office just address the sample size limitations within CBJ?

MR. SPITZFADEN: That's unfair. I mean, let us put on our evidence and then like give them a chance to respond.

MS. HAMMOND: Ms. Haynes -- I'm sorry, Mr. Epstein --

CHAIRMAN EPSTEIN: I think the assessor's office can answer that question.

MS. HAMMOND: Can you please repeat the question one more time?

BOARD MEMBER HAYNES: Could you just outline the issues of the sample size and limitations that we have in CBJ of sample sizes?

MS. HAMMOND: Yes. Alaska is a nondisclosure state until November, I believe, of 2020. The City and Borough of Juneau did not require disclosure of sales prices. That has limited the availability of sales prices. That does not mean that we don't have to value properties as of January 1. We used as much information as we could to trend the values that have not seen any trending in 10 years, and we think that we got closer to market value this year for commercial sales in general.

BOARD MEMBER HAYNES: Okay. And then I think this one is for Mr. Dahle as well or the assessor's office. The two histograms that they had discussed -- I'm going to have to find the page real fast -- but there was one that was called updated and then another one before that. I'll find it in just a second. And can you just explain the difference? It sounded like the appellant had said

one was an adjusted and one was with the adjustments. Can you just explain those two?

MR. DAHLE: Yeah. Can you give me a chance -- a second to find them? Well, I was hoping to find them, but I'll just -- I'll try and do it without having it in front of me.

BOARD MEMBER HAYNES: If Mr. Spitzfaden stops sharing his screen, I can share this document.

MR. DAHLE: So I believe it's -- I believe that the order that they appear in is a first one.

Mary, if you could maybe scroll up to the top so -- so is that the first? Is there another one after that, or is that only one there? Okay. So which -- can you tell me which page that is so I can just -- oh, that's in a separate -- okay.

BOARD MEMBER HAYNES: In the document in the packet it's on page 336 and 337.

MR. DAHLE: Okay. Thank you. So the order that they come in in that document is what I thought they were. The first one is basically the starting point. That's the assessed values from assessment year 2020 compared to the sales. The second one is where we ended up after doing the adjustments, the corrections to the values. And so that takes the assessment year 2021 assessed values and compares

those to the sales. And then I think you specifically had a question about the histogram; is that correct?

BOARD MEMBER HAYNES: I was just referring to those two pages, but I called them out as the histograms just making sure that I understood the what the difference was between the two.

MR. DAHLE: Yeah, so the one is our starting point and the other is where we ended up after making our adjustments. And it was -- it's normal in this histogram that you would see properties both above and below the 1.0.

BOARD MEMBER HAYNES: Okay. And then there was one more thing that I wanted to -- the assessor's office to touch on or address is the trended sales price and the sales price spreadsheet that they had brought up. I think I know what that means, but could you just explain what the differences is in those prices and where they come from.

MR. DAHLE: Yeah, the sales price is the actual sale price at the time of sale, but we have a valuation date, the assessment date of January 1st, 2021. So if you have a sale that occurred back in, say, 2016 and you have a market that has been

increasing over those years, you need to adjust that sale to bring it to the valuation date. So that's a market trend, a time trend to bring it to the valuation date.

BOARD MEMBER HAYNES: And that's why you would see a bigger difference between older sales and then those that are more recent?

MR. DAHLE: Yes.

BOARD MEMBER HAYNES: Okay. I think that's -- those are all of my questions.

CHAIRMAN EPSTEIN: Okay. Thank you, Ms. Haynes.

One final one for me in the appellant's presentation. They -- and when they were referring to the histograms, they used the terms "underassessed" and "overassessed," and I think that's the misapplication. And I need the assessor's office to tell me if I'm wrong. I think really what that means is you're comparing a particular price against the market and that that's not necessarily an assessment.

MR. DAHLE: Well, you're comparing the assessed value to a particular sale. And every sale is going to be different in its motivations, and so you're going to have some that are higher and some

84 1 that are lower. 2 Okay. All right. So that CHAIRMAN EPSTEIN: 3 really is nothing new under the sun. That's something you guys have been doing forever? 4 5 MR. DAHLE: Yeah. 6 CHAIRMAN EPSTEIN: Okay. All right. 7 Mr. Mackey or Ms. Haynes, any further questions? 8 BOARD MEMBER MACKEY: Thank you, Mr Chairman. 9 In fairness to the appellant, I'd like to ask them a 10 similar question that Ms. Haynes asked, which is, 11 how do you think -- or how would you suggest to 12 handle the small sample size during the assessing 13 process? 14 Don't use a mass evaluation MR. SPITZFADEN: assessment process when you don't have enough 15 16 So you can do what Mr. Dahle said they do. 17 You can use comparable sales, you can use cost approach, or you can use of income approach, none of 18 19 which, as I understand from Ms. Bowen's e-mails, 20 were used in this case. So the assessor simply 21 picked the wrong method. You can't use mass 22 appraisal techniques when you don't have enough 23 sample size. 24 **BOARD MEMBER MACKEY:** Thank you. 25 CHAIRMAN EPSTEIN: Ms. Haynes.

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BOARD MEMBER HAYNES: Just a quick follow-up to make sure that I understood what was -- what had been said. Were all three of those appraisal techniques considered in the assessments? would be for the assessor's office. MR. DAHLE: So yes, all three approaches are considered. That doesn't mean that all three are appropriate in every circumstance, but all three are considered. And they are all -- that consideration is part of the original value, and it's all retained when you do trending because you're working off of the original assessments. So any adjustments for characteristics and any other considerations that went into which approach to use are carried forward with the trending. Okay. Ms. Haynes, or is CHAIRMAN EPSTEIN: that --BOARD MEMBER HAYNES: I'm good. CHAIRMAN EPSTEIN: Okay. All right. there's nothing further, I believe we can -- I can entertain a motion if someone wishes to make one. **BOARD MEMBER HAYNES:** Sure. I'll go ahead. Go ahead. CHAIRMAN EPSTEIN: BOARD MEMBER HAYNES: I move that the Board

grant the appeal, and I am going to ask for a no

vote for the reason that the appellant has indicated that the assessment is overvalued but has not shown that there's gross disproportionate application to this parcel, as well the appellant has indicated that it was improper and that they used an improper method of valuation with the mass appraisal. It is an accepted value of -- or method of valuation and also supported by the reasons given by the assessor.

CHAIRMAN EPSTEIN: Thank you. Is there a second?

BOARD MEMBER MACKEY: I second.

CHAIRMAN EPSTEIN: Is there discussion?

I have discussion. I -- I agree with Ms. Haynes.

In the beginning of the hearing, I asked

Mr. Spitzfaden if based upon what was contained in
the packet on page 319 of the digital packet, in
yellow highlight it stated, "The assessor employed a
fundamentally flawed or incorrect methodology to
counter" -- "counter to the Alaska statute," et
cetera. "Was there -- were there other concerns
with an equity or excessiveness?"

The answer was, "No."

Just a few minutes ago Mr. Spitzfaden said all three factors were in action here, but I'm going to take what I see in writing. I do not

believe a fundamentally flawed or incorrect methodology was employed.

In our training, on page 32 of the digital packet, Mr. Casey described -- gave an example of an improper method. It could be anything from the assessor throwing darts and, in other words, something arbitrary and capricious. And after having listened to the evidence and arguments, having seen the evidence and listening to the arguments, I truly do not believe an arbitrary and capricious method was used.

It's been acknowledged that there was a real small sample size this year, but, as the assessor noted, they are bound by state statute to do the best they can to provide assessments regardless.

And, for the record, I don't see any inequality. The 50 percent adjustment factor was applied generally across the board, and I don't think it was excessive. In the context of what the assessor's office was trying to achieve, one could even say it might be deficient because it didn't completely close the gap. So everyone was treated the same, and the assessor has broad discretion in what method they use to perform assessments. I

think they exercised that discretion to the best of their ability.

Is there any further discussion?

Hearing none, I would ask for a vote.

BOARD MEMBER MACKEY: Mr Chairman.

CHAIRMAN EPSTEIN: Mr. Mackey.

BOARD MEMBER MACKEY: Yes, I had my hand raised.

CHAIRMAN EPSTEIN: I'm sorry. I didn't see you. I'm sorry.

BOARD MEMBER MACKEY: No, it's okay. I just want to concur with the previous two Board members' statements. I -- I actually just went back to AS 29.45.210, and (b) is really succinct. It says, "The appellant bears the burden of proof, and the only grounds for adjustment of the assessment are proof of unequal, excessive, improper, or undervaluation based upon the facts that are stated in the written appeal -- in a valid written appeal or proven at the appeal hearing."

The evidence I've heard was basically that the entire assessment process is somehow improper. I am not an attorney. I am not an assessor. I -- I am not qualified to make that judgment, but my role on this board is, in this

case, in this specific appeal, was it proven that this assessment was unequal, excessive, improper, or undervaluation?

And I believe that the focus on the overall methodology rather than bringing specific evidence to the specific parcel lacked the specific evidence necessary in order to reach that burden of proof in AS 29.45.210. So for that reason, I also concur and am ready to move to a vote.

CHAIRMAN EPSTEIN: Thank you, Mr. Mackey.

It's been moved by Ms. Haynes that the Board grant the appeal. And she asked for a no vote because of the reasons previously explained.

Mr. Mackey, how do you vote?

BOARD MEMBER MACKEY: Nay.

CHAIRMAN EPSTEIN: Ms. Haynes?

BOARD MEMBER HAYNES: I vote no.

CHAIRMAN EPSTEIN: And I vote no. There are three nos, no yeas. The appeal is denied.

So we are now, I believe -- unless the clerk or the counselor has something else to say, we are ready to move on to the next case.

CLERK CAITLIN O'MEALLY: All I have to say is that it does look like I have Peggy Ann McConnochie and Ms. Engstrom in the attendees. So when

	90
1	Mr. Spitzfaden would like to speak to either of
2	them, just let me know, and I can allow them to
3	talk.
4	BOARD MEMBER MACKEY: Mr Chairman.
5	CHAIRMAN EPSTEIN: Go ahead.
6	BOARD MEMBER MACKEY: May I move for a
7	five-minute recess, so that we can take an
8	appropriate break for a meeting this long?
9	CHAIRMAN EPSTEIN: Very well. We shall
10	reconvene at 7:47pm.
11	BOARD MEMBER MACKEY: Thank you.
12	(Off record.)
13	CHAIRMAN EPSTEIN: Mr. Mackey or everybody
14	back? Mr. Mackey?
15	BOARD MEMBER MACKEY: Yes, I apologize. I
16	keep getting a message saying that I'm wanted to
17	be that somebody wants me to speak, and I'm not
18	quite sure if that's an intentional message or not.
19	CHAIRMAN EPSTEIN: Well, we know you're there,
20	so that's essential. Thank you.
21	BOARD MEMBER MACKEY: No, that's fine.
22	CHAIRMAN EPSTEIN: Madam Clerk, are we ready
23	to proceed?
24	CLERK CAITLIN O'MEALLY: I am ready to
25	proceed, so whenever you're ready.

91 1 CHAIRMAN EPSTEIN: Counselor, are you ready to 2 proceed? Mr. Gottschalk? 3 MR. GOTTSCHALK: All right. Oh, okay. I'm 4 not sure which counselor, but, yes, I am ready. 5 Okay. Thank you very much. CHAIRMAN EPSTEIN: 6 MR. SPITZFADEN: Who's up now? Which one? 7 8 APPEAL NO. 2021-0206 9 CHAIRMAN EPSTEIN: We're on the record now 10 11 with respect to petition for review of assessed value filed by Sally Engstrom with respect to Parcel 12 13 1C070B0L0020, 231 South Franklin Street. 14 For the benefit of Ms. Engstrom, I'll 15 quickly go over the hearing rules and procedure. Each side will have 20 minutes to present their 16 17 case; That includes time for rebuttal on the part of 18 the appellant. Please state your name for the 19 record and speak clearly into the microphone, use 20 surnames, and maintain decorum. 21 The appellant taxpayer goes first and has 22 the burden to prove an error, meaning an unequal, 23 excessive, improper, or undervaluation, which in 24 this case I don't think is the case based upon 25 presented factual evidence.

92 1 Then the assessor presents the assessor's 2 The appellant has the opportunity to rebut, 3 and then the hearing will be closed after those The Board will go into deliberation. 4 presentations. 5 make a motion. 6 Does anyone have any questions? Are we 7 ready to proceed? 8 CLERK CAITLIN O'MEALLY: I'm ready to proceed, 9 but I just want to give one note. I will be timing everyone for 20 minutes. When 15 minutes have a 10 11 elapsed, I'll be raising my hand. If you could acknowledge that you see the hand raised, that would 12 13 be great, otherwise I will interrupt you to let you 14 know that you have five minutes remaining. 15 Thank you, Madam Clerk. CHAIRMAN EPSTEIN: Mr. Spitzfaden, you have the floor. 16 17 Okav. I'm raising the same MR. SPITZFADEN: 18 objections I raised in Mr. Rountree's, and I'm 19 moving into evidence his entire -- the entirety of 20 his hearing, and then I get to proceed from that 21 point. 22 So is Ms. Engstrom on the phone? Can she 23 sally? hear us? 24 (Indiscernible) is on the line. MS. ENGSTROM: 25 Sally, can you hear MR. SPITZFADEN: Okay.

```
93
           This is Bob Spitzfaden.
1
      me?
2
                             Yes, (indiscernible).
              MS. ENGSTROM:
3
              MR. SPITZFADEN:
                               okay.
                             (Indiscernible) Spitzfaden,
4
              MS. ENGSTROM:
5
      Sally Engstrom.
6
7
                        APPELLANT'S APPEAL
8
9
                          SALLY ENGSTROM
      called as a witness, testified as follows:
10
11
                            EXAMINATION
12
      BY MR. SPITZFADEN:
13
              Okay. Well, let me ask you for -- just real
      Q.
14
              briefly, what was your assessed value for the
15
              land on the property that's at issue here --
              just the land; I'm not asking about the
16
17
              building -- for the year of 2020?
              For 2020 it was -- I don't have all the
18
      Α.
19
              figures here, but I know it was something in
20
              excess of 500,000.
21
              Okay. And then it got increased for 2021; is
      Q.
22
              that right?
23
              Yes, sir, it's now close to 900,000.
      Α.
24
              And when you were calculating this out, it was
      Q.
25
              pretty -- it was a 50 percent increase, right?
```

			94
1	Α.	Indeed, it was.	
2	Q.	Okay. I mean, it wasn't it was exactly 50	
3		percent? It didn't vary by \$1 here or a \$1	
4		there but exactly 50 percent?	
5	Α.	It was it I would say 50 percent.	
6		MR. SPITZFADEN: Okay. Thank you.	
7		So now I call Mr. Geiger.	
8		Hal, are you there.	
9		MR. GEIGER: Yes.	
10		HAL GEIGER	
11	called	as a witness, testified as follows:	
12		EXAMINATION	
13	BY MR.	SPITZFADEN:	
14	Q.	Okay. You heard Mr. Dahle's presentation in	
15		the last case; is that right?	
16	Α.	Yes.	
17	Q.	Okay. So given what he said, are you any	
18		clearer on the method that he employed?	
19	Α.	No. He made very general comments. There was	S
20		very little specifics. I had my pen here in	
21		my hand. I was going to take notes, and I'm	
22		looking at a blank piece of paper.	
23	Q.	And with respect to the determination that he	
24		made for the commercial land at a .4096, did	
25		you hear anything that he said that would	

		9	5
1		indicate the method that he employed to get	
2		that to get to that number?	
3	Α.	No, I didn't.	
4	Q.	And what about the trending? Did you hear	
5		anything where he indicated that the	
6		trending that you knew his trending	
7		methodology?	
8	Α.	There was nothing there was nothing that I	
9		heard that was specific about what he did.	
10		So so I remain very concerned about that.	
11		I'm not sure how that figures into the whole	
12		larger analysis, which gives me even more	
13		concern.	
14	Q.	And so I'll sort of paraphrase a little bit.	
15		But Mr. Dahle, as I understood it, was saying	
16		that this isn't a matter of statistics, that	
17		he employees sociology and economics and a	
18		whole other variety of techniques and	
19		information in order to come to his assessed	
20		value. Do you remember that testimony?	
21	Α.	Yes, I do.	
22	Q.	Is there anything in his report or in the	
23		Board training that would indicate that he had	
24		said anything similar to that previously to	
25		tonight?	

Property Appeals Hearing

Α.	I couldn't say for sure. I think he might
	have made some sort of comment like that in
	the in the Board training, but I'm not
	sure. But still I know I should just answer
	the question you were asked, but I can't
	I can't not say when people I hear people
	go through a big analysis and they sort of
	poo-poo what sounds to me like they're
	poo-pooing logic and algebra. I mean, it
	it's not the case that we have over 100
	years of the field of statistics being
	developed, and really it's all that's all
	developed so that we have logic and algebra to
	collate together large quantities of data.
	And if you're saving, well, we didn't use

And if you're saying, well, we didn't use logic and algebra because we had to use social factors too, well, then fundamentally what you're saying is you didn't use logic and algebra.

Q. Turning to the histograms, did you hear him say anything that would indicate that for the histogram for 2021, that would have indicated anything other than that the histogram for 2021 showed approximately 13 sales where there was an overassessment.

Property Appeals Hearing

A. Well, he used slightly different language than that, and he made the point -- which is a correct point -- that the different sales will have different -- different sales values, and so you would expect some of those values to be over 1. I agree with that. But I think the point that I want to make is that's a heck of a lot of values over the value of 1, 25 percent.

So even though, sure, you can say in one particular example or two particular examples somebody got a good deal or something like that, but when he's got that many over the value of 1 of that ratio, it seems to me you have a problem.

And not only that, it seems to me you ought to have some kind of policy of about how many over the value of 1 -- or what percentage of the values over the value of 1 are acceptable.

Q. Let me ask you about the small sample size.

Is the fact that there is a small sample size indicative of the fact that the assessor could have looked for another way to valuate these properties?

		98
1	A. Well, as as I've said before, I don't	
2	really have expertise in real estate or	I
3	don't have expertise in how the properti	es
4	will be evaluated.	
5	What I do have expertise in is how,	as
6	the sample size gets bigger, you get mor	e
7	confidence in the estimate. And if you	have
8	an estimate of something that's going in	to
9	this process that has such significance	that
10	it's that is it's having this kind	of
11	huge increase in the value of land, that	I
12	would want I would want to be very	
13	confident that my estimate is precise.	And I
14	doubt that that estimate is very precise	with
15	only 11 values or 12 values, whatever it	is.
16	MR. SPITZFADEN: So I think that that's	the
17	questions that I have for Mr. Geiger at this po	int.
18	So I would was ask Mr. Wold to testi	fy.
19	Okay. Am I jeez	
20	CLERK CAITLIN O'MEALLY: Hi. Who did yo	u
21	want wish to testify?	
22	MR. SPITZFADEN: Mr. Wold, Kim Wold.	
23	CLERK CAITLIN O'MEALLY: Okay.	
24	MR. SPITZFADEN: So can we is can	we
25	proceed now?	

			99
1		CHAIRMAN EPSTEIN: You have the floor.	
2			
3		KIM WOLD	
4	called	as a witness, testified as follows:	
5		EXAMINATION	
6	BY MR.	SPITZFADEN:	
7	Q.	Okay. Mr. Wold, I'm going to show you a	
8		report that you prepared. It's up on the	
9		screen now. Do you see it?	
10	Α.	It's blocked. I've got it.	
11	Q.	Oh, okay. We've got it. So this is a July	
12		12, 2021 report that you prepared?	
13	Α.	Yes.	
14	Q.	Okay. And did you go over the sales that	
15		Mr. Dahle indicated he was going to use as	
16		data points in his ratio study?	
17	Α.	Yes, I did.	
18	Q.	And looking at that first page, it says,	
19		"Included in the assessor's sales listing."	
20		Do you see that?	
21	Α.	Yes.	
22	Q.	Okay. And it says, "Seven vacant parcels."	
23		So there were seven parcels that didn't have	
24		improvement structures on them?	
25	Α.	Correct.	

		100
1	Q.	And then there were 18 condominiums?
2	Α.	Correct.
3	Q.	And is there any problem with using
4		condominiums in a study where you're trying to
5		determine the assessed value of commercial
6		land?
7	Α.	Yes, it comes down to appraisers do
8		apples-to-apples comparisons. And by
9		including condominiums in a data set, a
10		condominium is typically a space within the
11		walls are paint. It doesn't include
12		CHAIRMAN EPSTEIN: I don't have the audio.
13	BY MR.	SPITZFADEN:
14	Q.	Okay. So let's go to the it says, "16
15		improved properties." As you say "Likely
16		biased land value allocation." Can you tell
17		us why that is?
18	Α.	Yes, the improved sales, in order them for
19		them to be used in a land valuation, there has
20		to be an extraction of land value from the
21		improved property.
22	Q.	And did you see any attempt in Mr. Dahle's
23		report where he attempted to extract land
24		values?
25	Α.	No, I didn't see that. And, furthermore, had

		101
1		he done it, the indication that the land would
2		have indicated would be improved land, land
3		that would have had clearing, grading, utility
4		extensions, perhaps retaining walls, asphalt
5		surfacing. So you never use improved sales in
6		determining raw land values.
7	Q.	And so I take it the next line says, "Four
8		related-party transactions, non-market,"
9		meaning that there were four sales that you
10		identified in that list of 57 that were to
11		related parties. And so it wouldn't be
12		considered market sales; is that right?
13	Α.	Correct. There were actually five. I found
14		another one today.
15	Q.	And then it says, "Three boathouses, not
16		comparable." Why are boathouses not
17		comparable?
18	Α.	Well, the boathouses are entirely different
19		entities. It's oranges as compared to
20		embracing apples.
21	Q.	And when we say "boathouses," did you
22		understand the boathouses to mean actually a
23		boat on water with the structure over it?
24	Α.	That's what I assumed they were.
25	Q.	Okay. And then you said there were two

		102
1		residential properties. Why wouldn't they be
2		included?
3	Α.	Well, we're trying to value commercial
4		investor land. So the inclusion of
5		residential properties would have been
6		inappropriate, and, furthermore, there were
7		improvements on at least one of the
8		properties.
9	Q.	And then you have an RV park. Why wouldn't
10		that be included?
11	Α.	Well, because, one, it's residentially zoned.
12		Number two, is that the sale price implicitly
13		includes the interior roads, the pads, the
14		utility services. So there's a lot more to
15		that. In addition, there was surplus land
16		that was included in the sale price.
17	Q.	And then turning to the next one, one special
18		purpose cruise dock property. Is that the
19		Norwegian dock?
20	Α.	Yes, it is.
21	Q.	Okay. And why shouldn't that be included?
22	Α.	Well, it's not indicative of land value. It's
23		indicative of the preference right to develop
24		the tidal and soft shore of that land.
25		And I think you're probably aware that

		103
1		Norwegian Cruise Lines has offered to donate
2		that property to the CBJ or other nonprofit
3		entities to develop the uplands.
4	Q.	Okay. And so just to make this clear to
5		everybody, under Alaska law the uplands are
6		the land above mean high tide, correct?
7	Α.	Correct.
8	Q.	And if you own the uplands, you have a
9		preference right to access and use the
10		tidelands?
11	Α.	Correct.
12	Q.	And the tidelands would be the land between
13		low mean tide and high mean tide?
14	Α.	Yes.
15	Q.	And it's that
16	Α.	No, actually it extends beyond that. It
17		includes submerged lands.
18	Q.	Okay. And so it's that tide and submerged
19		lands that's important to the Norwegian dock
20		because they want to build a dock to bring in
21		their cruise ships, correct?
22	Α.	They want to build a tandem dock.
23	Q.	Okay. And then you said there's two NGOs. I
24		take it that's non-governmental organizations.
25		And why are the grant stimulus, why doesn't

		104
1		that count?
2	Α.	Well, they were given monies because of the
3		COVID epidemic, and those monies had a
4		requirement that they be spent. So these two
5		entities went right out in in search of
6		buying properties in Juneau. Absent the
7		stimulus money, they wouldn't have made those
8		acquisitions.
9	Q.	And so when we're talking about a market sale,
10		would you agree with me that a market sale is
11		a willing buyer, willing seller under
12		neither under any compulsion and both as
13		having full knowledge of the property?
14	Α.	Yes.
15	Q.	Okay. And in this particular instances, these
16		NGOs actually had a compulsion? They had to
17		spend the money by a certain date; is that
18		right?
19	Α.	Absolutely.
20	Q.	And so then there's the next line is two City
21		and Borough of Juneau transactions. They're
22		not arm's length. What do you mean by and
23		why should that be excluded?
24	Α.	Well, the CBJ is dictating the lease rates for
25		those properties, and you either pay that

		105
1		price or you abandon your improvements.
2		That's not definition of an arm's length
3		transaction.
4	Q.	And then so if we throw out the sales that
5		you're have identified, we're left with
6		seven sales, is that right, seven vacant
7		property sales?
8	Α.	Yes.
9	Q.	And of those seven, five are in the Rock Dump,
10		right?
11	Α.	Correct.
12	Q.	Was there something about the Rock Dump that
13		indicates that it's not indicative of other
14		properties in the City and Borough of Juneau?
15	Α.	Well, that's a specific neighborhood that has
16		value attributes distinct to that
17		neighborhood. It's determined largely by the
18		proximity to the tourism district and to the
19		shipping terminals and bulk plants in the
20		area.
21	Q.	So, in other words, it's got proximity to the
22		cruise ship docks that are located right there
23		at the Rock Dump, in addition to the
24		commercial docks that are there; is that
25		right?

		106
1	Α.	Yes.
2	Q.	And then that would give you a characteristic
3		that is unlike, for instance, property on
4		Industrial Boulevard or in Lemon Creek?
5	Α.	Correct.
6		CLERK CAITLIN O'MEALLY: We're at the
7	five-m	inute warning.
8	BY MR.	SPITZFADEN:
9	Q.	That would be consistent with Mr. Dahle's
10		testimony that you once you're looking at a
11		property, you have to identify factors that
12		would impact the value?
13	Α.	Yes, there should be adjustments made.
14	Q.	And then you say there's a on the second
15		page here, there's a large sale of property in
16		the Industrial Boulevard. Do you see that?
17	Α.	Yes.
18	Q.	What's the problem with that?
19	Α.	Well, without knowing what kind of sites
20		adjustments the assessor uses in his model,
21		it's impossible to say whether or not that
22		ratio is accurate.
23	Q.	And when you say "land adjustments," meaning
24		that if you buy a bulk land, it's just like
25		buying bulk food, you get a reduced price?

		107
1	Α.	Yes, the principle is that larger parcels sell
2		for lower unit values than smaller parcels.
3	Q.	And did you see anything in his report or his
4		Board training video that indicated he make
5		that kind of adjustment for this Industrial
6		Boulevard property?
7	Α.	No, I did not.
8	Q.	And so I take it you're saying that a sample
9		of seven vacant land sales is simply too small
10		for statistical analysis?
11	Α.	Yes.
12	Q.	And so when you say you would want 30 sales
13		statistical sales, wouldn't you is that
14		something that you use in your own practice,
15		or is that something that's generally used by
16		appraisers and assessors, to your knowledge?
17	Α.	Well, first of all, my training and classes in
18		statistics state that a sample of 30 sales is
19		the minimum to do a proper statistical
20		analysis. I do use statistical analysis in my
21		valuations. I am the team leader for Reliant
22		in doing settlement trust valuations, and we
23		use a regression model. We score the
24		comparables, as well as the subject
25		properties. And the least number of sales

		108
1		that we've used is 40 in our statistical
2		sample and typically use anywhere from 50 to
3		75 sales.
4	Q.	And let me just ask quickly about your
5		background. What licenses do you currently
6		hold?
7	Α.	I'm a certified general appraiser in the state
8		of Alaska. I'm permitted to appraise all
9		types of real property.
10	Q.	And how long have you been doing that?
11	Α.	About 45 years.
12	Q.	And did you make any attempt to see if
13		Mr. Dahle has any credentials in the state of
14		Alaska, permits, licenses?
15	Α.	Yes, I did do a check of actually, it was
16		my wife that did. And she transmitted the
17		correspondence from the International
18		Association of Assessing Officers.
19	Q.	Okay. And did they find any licenses and
20		permits?
21	Α.	No. He did have a trainee appraisers license.
22		It was expired, but there was no other
23		certifications.
24	Q.	So did you have an opportunity to review the
25		sales that the list of 56 that was produced

		109
1		on September 29th, the sales were used by
2		Mr. Dahle?
3	Α.	Yes.
4	Q.	And when you were looking at that, when was
5		the latest in time of sale for a property on
6		South Franklin?
7	Α.	That was in July of 2019.
8	Q.	So no sales since then?
9	Α.	No.
10	Q.	And Ms. Engstrom has a property on South
11		Franklin, right?
12	Α.	I'm not familiar with which property she has.
13	Q.	Let's just well, I think it's clear in the
14		Board packet that the notice indicates the
15		property is located on South Franklin.
16		And so assuming her property is on South
17		Franklin, then there would be no current sales
18		for at least a couple of years on South
19		Franklin?
20	Α.	No. And the sales of the Rock Dump would not
21		be the term "comparable." How land that sells
22		for \$21.2 a square foot can morph into values
23		approaching \$500 a square foot is beyond me.
24	Q.	And if you look at the dates of the sales that
25		were included in Mr. Dahle's for the year

		110
1		2020, isn't it true that there are a few sales
2		in February, March, April of 2020 and then
3		there no sales until August, and then there
4		are no more sales until September, October
5		November?
6	Α.	Yes.
7	Q.	And isn't that gap between March and
8		September, October exactly the time that the
9		pandemic was at its worst?
10	Α.	Yes.
11	Q.	And what's your you and your firm's
12		experience with respect to rents and business
13		income in the Juneau area?
14	Α.	Well, we saw that, as far as tourist retail,
15		that revenues dropped to pretty close to zero.
16		In some cases they did drop to zero, and
17		landlords, for the most part, did not collect
18		rent, so there was zero revenue being
19		generated by commercial real estate.
20		Hospitality properties are also another one it
21		adversely affected.
22		CLERK CAITLIN O'MEALLY: We're at time.
23	BY MR.	SPITZFADEN:
24	Q.	And then let me ask you about Mr. Dahle's
25		description of what an assessor does that uses

	111
1	sociology and economics and so forth. Have
2	you ever heard that description of how an
3	assessor comes to an assessed value?
4	A. Well, I think that Mr. Dahle provided a very,
5	very complex answer to a what should be a
6	relatively simple valuation process.
7	Q. And let me just ask you
8	CHAIRMAN EPSTEIN: Your time is up,
9	Mr. Spitzfaden.
10	MR. SPITZFADEN: Well, you know, once again,
11	you're cutting me off. And what you're going to do
12	is we're going to have you come on in your comments
13	period and you're going to say, "Well, you didn't
14	provide us enough evidence. So, yes, you know, give
15	us the time so we can present the evidence.
16	CHAIRMAN EPSTEIN: I gave you the time. I'm
17	giving you
18	MR. SPITZFADEN: No, you didn't. I told you
19	it would take hours. It is taking hours, and you're
20	still cutting us off.
21	CHAIRMAN EPSTEIN: That's correct, 20 minutes
22	has elapsed.
23	Assessors, your turn.
24	
25	BOARD OF EQUALIZATION PRESENTATION

Property Appeals Hearing

MS. HAMMOND: Again, for the record, my name is Mary Hammond, city assessor for the City and Borough Juneau. I am responsible for the assessment process in CBJ, and I review, test, approve -- or test and approve all work related to the assessment process, including commercial, residential, and personal property assessments.

And Michael Dahle is going to present on behalf of the city assessor's office.

MR. DAHLE: Okay. Thank you. In your packet is a more detailed response starting on page 601.

In this presentation I'm going to go over a few highlights.

The basis for the 2021 commercial property assessed values is a market analysis based upon available actual sales data of commercial property sales. The analysis adhered to assessment standards.

In trending assessed values, the underlying considerations, such as a three approaches to value and locational and property characteristic adjustments, are all incorporated and carried forward.

This appellant is represented by

Mr. Spitzfaden. Mr. Spitzfaden submitted new information with the packet. We have reviewed and considered all of the submitted materials and have found no indication that a change to the assessed value is warranted. There is no indication that the assessed value is excessive, unequal, or improper.

In the material that Mr. Spitzfaden submitted, there is a letter from Mr. Wold, and he has testified here this evening. Please note that Mr. Wold has not contacted us about the analysis process or the ratio study.

He states that his premise is that he is reviewing a land study. The sales list is not from a land study. We have never represented that the list of sales considered in the assessment year 2021 analysis was a land study. In fact, we have repeatedly corrected the error when stated by appellants or their attorney. It was not and is not a list of land sales. All of his conclusions and opinion are based off of this erroneous assumption, and, as such, are inaccurate and irrelevant.

Mr. Wold also presents 30 as a set number of minimum data points. There is no absolute number. The number of data points is one consideration as you do your analysis. There is no

actual basis for his claim that 46 of the sales are corrupt. It seems to be linked to his erroneous assumptions and a lack of understanding of assessment procedures and practices.

He states that the statistical analysis used by the assessor is improper. Our analysis was not improper, and it conforms to assessment standards. Understand that the fact that the correction to commercial properties was applied mainly but not exclusively through the land segment does not mean that this is a land study. The land segment adjustment was the mechanism by which increases could be applied within the CAMA system while maintaining uniformity and land values of improved and vacant land and moving all commercial properties closer to market value.

As we have spent over 1,000 hours over the past six months going through these petitions for review, our work in adjusting the commercial assessed values has repeatedly been validated. There has been no sudden surge in the submission of new sales data. There has been nothing to indicate the commercial assessed value should not have been increased, no indication that the increases were excessive, or that the methods are not proper. The

methodologies, analysis, and ratio studies were all proper.

No values were adjusted in an improper method and no properties were treated in a nonuniform manner. The appeal period ended May 3 of 2021. The petition for review form encourages appellants to submit supporting evidence, And we made multiple requests for supporting evidence from the appellants.

In regards to this particular property, the subject is a three-story downtown commercial building that currently sits vacant. Prior uses have included retail, offices, apartments, and personal services businesses. The assessed value was reviewed in response to the petition for review. The land and buildings are valued using the same methods and standards as other properties in the borough.

The appellant states that their assessed value is excessive. We were able to do a full inspection of this property, including a walkthrough of the interior. We appreciate the opportunity to inspect the building, and, based on the inspection, we ran a new cost report on the building, and it supports the assessed value.

Regarding the neighborhood and the Glory Hall influence, we would conclude that the property's location does not make it unusable or unrentable, And please see our report in the packet for additional details on that.

We have not seen any evidence of the building actually being advertised for rent or for sale. There are no for rent signs visible on the building. The subject property has deferred exterior maintenance, however, it appears that it would just take a little cosmetic work to make it clean, well-lit, and inviting and to being one of the more appealing buildings in the area.

The cost approach, which supports the current assessed value, applied a little over \$700,000 of depreciation. This amount appears appropriate and would provide for a lot of upgrading to the building.

Regarding the appraisal history, the significant drop in the building value in 2020 was a clerical error. When the override building value of \$709,900 was entered, it was incorrectly entered as 109,900, a \$600,000 difference. That error was not caught until the next year, and so it was corrected for the 2021 values. The total increase for this

117 1 property for assessment year 2021 as compared to 2 2020 was 892,800. 600,000 of that was the 3 correction of the input error and 292,800 was the increase from the sales analysis. So the actual 4 5 market trend increase represents a 22 percent 6 increase over basically an 11-year period. 7 the first significant increase in assessed value 8 basically since 2010 and on this property really since 2005. 9 From the 2005 value, a 16-year span, it's 10 11 a 27 percent increase, which equates to 1.6 percent 12 per year. For the subject property, as I mentioned, 13 the percentage change from assessment year 2020 to 14 2021 was 22 percent. We find that no change to the 15 assessed value of \$1,594,800 is warranted and ask 16 that the BOE uphold the assessed value. 17 And I would turn our presentation back to 18 Mary Hammond. MS. HAMMOND: That concludes the assessor's 19 20 office presentation. 21 CHAIRMAN EPSTEIN: Thank you. Mr. Spitzfaden, 22 10 minutes for rebuttal. And you're going to want 23 to unmute. 24 MR. SPITZFADEN: I'm trying to get myself

25

unmuted.

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1		APPELLANT'S REBUTTAL
2		
3		EXAMINATION
4	BY MR.	SPITZFADEN:
5	Q.	So you did a cost assessment for
6		Ms. Engstrom's property?
7		CHAIRMAN EPSTEIN: Is that directed to
8	Mr. Dał	nle?
9	BY MR.	SPITZFADEN:
10	Q.	Yeah, Mr. Dahle, did you do a cost assessment
11		for Ms. Engstrom's property?
12	Α.	We did a cost approach as part of the review
13		process.
14	Q.	And is that included in your summary report?
15	Α.	Yes, it is.
16	Q.	Where is it?
17		CHAIRMAN EPSTEIN: I find it on page 612 of
18	the hea	aring or page 613 of the digital copy.
19	BY MR.	SPITZFADEN:
20	Q.	But I asked you if that's part of your summary
21		report.
22	Α.	I'm sorry, was that
23	Q.	Mr. Dahle, I asked if it was part of your
24		summary report, not whether it was part of
25		some other document.

		119
1	Α.	I'm sorry. Can you repeat that?
2	Q.	Was the cost approach valuation part of your
3		summary report? In other words, is it
4		included in your summary report?
5	Α.	I guess I'm not quite following that question.
6	Q.	Do you know what my do you know what your
7		summary report is?
8	Α.	There have been a number of reports that have
9		had "summary" in the title, so I would like
10		you to be more specific on what you're asking.
11	Q.	Okay. The summary report that was provided to
12		Mr. Coogan by an e-mail from Mr. Drown on June
13		25 of 2021, there's a summary report included
14		in there. And I'm asking
15	Α.	I don't know what report you're referring to.
16	Q.	So you
17		BOARD MEMBER HAYNES: If I may, there is a
18	summar	y report published on the city assessor's
19	websit	e that was available to all of the appellants.
20		MR. SPITZFADEN: Well, I don't know what
21	you're	injecting there, but I just want to know
22	Mr. Dal	hle apparently doesn't know his summary
23	report	s that well, so I'll move on.
24	BY MR.	SPITZFADEN:
25	Q.	So you said that you had undertaken the study

		120
1		that you did in accordance with assessment
2		standards. I think those were your words.
3		Can you tell me what assessment standards
4		those are? In other words, where would I go
5		to find the assessment standards that you
6		applied in doing your study?
7	Α.	The assessment standards are in various
8		places. The IAAO is one of the sources of
9		those standards. There are numerous textbooks
10		that are considered as being informative for
11		the assessment profession.
12	Q.	Which textbooks?
13	Α.	And there are numerous classes that are
14		provided.
15	Q.	Which textbooks did you use to as the
16		standards for your assessment?
17	Α.	I don't see how that question is pertinent.
18	Q.	Well, you just testified in your direct that
19		you applied assessment standards. I asked you
20		what assessment standards. You said, "I use
21		textbooks," and now I'm me asking you what
22		textbooks?
23	Α.	I would have to go back in the many classes
24		I've taken. Many different textbooks have
25		been part of those classes, and those have all

		121
1		contributed to my knowledge of the assessment
2		profession practices and processes.
3	Q.	So is it fair to say that the assessment
4		standards that you applied are the standards
5		that you personally have developed over the
6		course of your career and using textbooks and
7		classes and the IAAO standards and that those
8		standards that you use are carried in your
9		head and nowhere else?
10	Α.	No, I don't think that would be an accurate
11		statement.
12	Q.	Okay. Where are they that I could go look
13		them up and find them?
14	Α.	I don't I've given you a reference as to
15		where those are typically found.
16	Q.	Now, let me ask you about well, how about
17		just one textbook? You got one textbook you
18		can name?
19		MR. DAHLE: Teresa, is this appropriate?
20	BY MR.	SPITZFADEN:
21	Q.	It's my turn to ask questions, Mr. Dahle. I
22		don't understand why you're so resistant
23		MS. BOWEN: It needs to be relevant. So I'm
24	just go	oing to say this is about the Sally Engstrom
25	appeal,	, and it has to be relevant to the assessment

		122
1	process	s on that appeal.
2		MR. SPITZFADEN: And he testified that he
3	underto	ook a study that he used for Sally Engstrom's.
4	And I'r	n asking you about what the standards he
5	applied	d so that we can to duplicate those with
6	respect	t to Ms. Engstrom's assessment. So are you
7	instru	cting him not to answer?
8		MS. BOWEN: I'm not instructing that. I'm
9	just sa	aying it's in the packet of the standards.
10		MR. SPITZFADEN: Where in the
11	BY MR.	SPITZFADEN:
12	Q.	Mr. Dahle, is it the packet? And if it is,
13		where? What pages?
14		MS. BOWEN: I'm not talking about a textbook.
15	BY MR.	SPITZFADEN:
16	Q.	Well, let's move on. So looking at
17		thinking about the list of sales, would you
18		agree that there's been no sales on Franklin
19		Street since sometime in 2019?
20	Α.	Would I agree with what?
21	Q.	Would you agree that there have been no sales
22		on Franklin Street since 2019?
23	Α.	I would have to do some research to see if
24		that is an accurate statement.
25	Q.	Okay. Well, you did the study. You produced

		123
1		the list. The September 29th list that Ms.
2		Bowen sent me on September 30th, you made the
3		list up, and it has dates. And I'm asking you
4		if any of those dates for Franklin sales
5		occurred after 2019?
6	Α.	And I'm telling you that I would have to
7		give a definitive answer to that, I would have
8		to do some research.
9	Q.	Okay. And so if I go and look at the sales
10		list that you was produced by Ms. Bowen, I
11		would be able to determine whether there were
12		sales after 2019, correct?
13	Α.	You would be able to determine if there was a
14		market sale for which we had a sale price.
15	Q.	Okay.
16	Α.	There may have been a non-market sale that
17		occurred, or there may have been a market sale
18		for which we did not have a sales price.
19	Q.	And so let's thinking about the sales on
20		your list of September 29th, just thinking on
21		that, would that list have any sales that
22		occurred after 2019 for property on Franklin
23		Street?
24	Α.	Can you give us a page number that that list
25		is on that you're referring to?

		124
1	Q.	Well, I can, if I can share here. I can drag
2		it up.
3	Α.	If you can give me the page number, I can
4		refer to to it on a larger document that I
5		could see.
6	Q.	My pagination doesn't fall on your pagination.
7		CHAIRMAN EPSTEIN: Try 328.
8		MR. DAHLE: I'm sorry, David, what was that
9	page nı	umber?
10		CHAIRMAN EPSTEIN: 328 of the hard copy or 329
11	of the	digital, if I'm interpreting the question
12	correct	tly.
13	BY MR.	SPITZFADEN:
14	Q.	So can you see what's on my screen? I've got
15		a list up. Can you see it?
16	Α.	All I can see on your screen is a File
17		Explorer.
18	Q.	A what?
19	Α.	A list of files.
20	Q.	All right. Well, hold on. We're going to try
21		and find this list.
22		MS. BOWEN: I think you're looking for 620 on
23	the pac	cket as it pertains to this particular appeal.
24		MR. SPITZFADEN: 620 on which packet?
25		MS. BOWEN: The BOE packet.

		125
1		MR. SPITZFADEN: I got two packets from the
2	BOE.	
3		MS. BOWEN: This is particularly for Sally
4	Engstro	om's appeal.
5		MR. SPITZFADEN: Oh, okay. Here it is. I see
6	it, 620	0.
7	BY MR.	SPITZFADEN:
8	Q.	Okay. 620, Mr. Dahle, do you have that in
9		front of you yet?
10	Α.	So I have I have a copy of it.
11	Q.	Okay. So, again, on that list, I'm going to
12		go back and ask you the same question again.
13		Are there any sales on Franklin Street after
14		2019?
15	Α.	And I am looking through the list.
16	Q.	Okay.
17		CLERK CAITLIN O'MEALLY: I'm sorry, we're at
18	10 minu	utes for the rebuttal.
19	Α.	So glancing down the list, the last one I see
20		for South Franklin is July of 2019.
21	BY MR.	SPITZFADEN:
22	Q.	Okay. That was the last one. And then the
23		next question is, do you see a gap in sales
24		throughout the city from approximately March
25		of 2020 to a sale in August and then no more

		126
1		sales until September, October, November? Do
2		you see that with respect to 2020?
3	Α.	I don't have it detailed out in that
4		particular way right in front of me. I can
5		tell you that we analyze sales through the end
6		of December 2020. The assessment date is
7		January 1st, 2021, and, therefore, that's
8		where the consideration of sales stops.
9	Q.	Okay. And Let me ask you this: Isn't
10		Ms. Engstrom's property located next to the
11		Glory Hole [sic]?
12	Α.	Can you repeat the question?
13	Q.	Is Ms. Engstrom's property located next to the
14		Glory Hole?
15		CLERK CAITLIN O'MEALLY: I want to say again
16	that w	e've reached time for the rebuttal.
17	BY MR.	SPITZFADEN:
18	Q.	You can answer. It's not a hard question.
19	Α.	So I believe it was called the Glory Hall.
20	Q.	Okay. Glory Hall.
21	Α.	And it is no longer at that location, but it
22		was.
23	Q.	Okay. And did you take that into account when
24		you testified that it was not rented and there
25		was no apartment or retail store? Did you

		127
1		take into account the fact that the Glory Hall
2		had operated there until very recently?
3	Α.	We did take that into account, and there's an
4		extensive explanation of that in the packet.
5	Q.	Okay. And how much did you adjust the
6		assessed value?
7	Α.	We determined that the presence of the Glory
8		Hall did not make their property unrentable.
9		The rents in that block are based for that
LO		block and are different than a block further
L1		up South Franklin or further down South
L2		Franklin. So the neighborhood adjustment
L3		takes into account all of the features of that
L4		location.
L 5		CHAIRMAN EPSTEIN: That's the end of the
L 6	rebutta	al period. Thank you. That concludes the
L7	hearing	g. We'll now move into the Board deliberation
L8	phase.	
L9		Do any of the Board members have any
20	questi	ons for either the assessor or the appellant?
21		Ms. Haynes, I see your hand.
22		BOARD MEMBER HAYNES: One of the questions
23	that I	want to ask you is what for the appellant,
24	which a	appeal method are you basing this on? Is this
25	also e	xcessive, unequal, and improper, or is it just

128 one of these? It wasn't quite clear from --1 2 MR. SPITZFADEN: Yeah, are you asking me? 3 BOARD MEMBER HAYNES: Yes, for the appellant. MR. SPITZFADEN: All of those. They used the 4 5 wrong method and they came -- and it's overvalued. 6 **BOARD MEMBER HAYNES:** okay. And then so 7 another follow-up is that you have indicated -- or 8 they -- one of the people you had speaking for you 9 indicated that there were no sales on South Franklin: is that correct? 10 11 MR. SPITZFADEN: For a particular period of 12 After I think it was November of 2019 there 13 were no sales on South Franklin that are -- from the 14 sales that are listed on Mr. Dahle's list that was 15 dated September 29th, page 620. 16 BOARD MEMBER HAYNES: Okay. And then. 17 additionally, I think Kim had indicated that 30 18 sample sizes are necessary. So I was curious as to how this methodology would be improperly -- like 19 20 fraudulently applied? 21 MR. SPITZFADEN: When you have a mass 22 appraisal, you have to have -- this is what both 23 Mr. Geiger and Mr. Wold testified to. When you have 24 this kind of ratio study doing mass appraisals, you 25 have to have enough data points, that is, in this

particular instance, sales so that the study is valid. If you only have two data points, that's not going to tell you anything about the other 200-some sales in the city. If you have 100 data points, it's going to tell you -- out of 200, then it's going to tell you a lot. But in this case Mr. Geiger and Mr. Wold say it's not enough.

Now, Mr. Dahle wants to say, well, what was I going to do? And our response is that he should have done what he did for Mrs. Engstrom, and that is go use the cost comparison or the -- a cost assess -- the cost or the comparable sales or the income approach, and he could have done that.

Now, I'm sure his response to this will be, "Well, that's too expensive and too time-consuming." Well, he's already talked about he spent 1,000 hours trying to justify this report he's done. He could have spent that time doing the assessments right in the first place.

BOARD MEMBER HAYNES: Okay.

MR. SPITZFADEN: So our view is that there were other methods that would be appropriate when you have too small of a data set.

BOARD MEMBER HAYNES: Okay. My next question is for the assessor's office. In the packet it

appears that the cost approach, the income approach and -- what's the other one? -- or that three different approaches, and you can -- I think the cost approach and the ratio and the income approach and the ratio approach were all considered in this assessment. Is that accurate?

MR. DAHLE: In our review we did look at the cost approach and the income approach, if that's -- if I understand your question correct. And both of them show that we are undervalued on this property, like we are on all commercial properties.

BOARD MEMBER HAYNES: Okay. Thank you. And then another question I also have for the assessor's office: It's my understanding that there are many different assessment methodologies that could produce varying assessment values, is that correct, or is there, you know, like a singular approach that would produce the same value in all cases?

MR. DAHLE: In appraisal work there's three approaches: the cost approach -- and I will add a clarification on that is that when you use the cost approach, you still need a land value to go along with it, so that that does not exempt you from having to produce a land value.

There's a sales comparison approach, and

there is an income approach. All three approaches are considered. There may be reasons that a particular approach is not utilized. So, for instance, in a residential property, you may decide that the income approach isn't typically appropriate, so you wouldn't use it.

The -- I forgot the rest of your question that I was going to answer. So you have all three approaches. Then there's a reconciliation process where you make a determination which approach is most proper -- appropriate on what the indicated value is.

Mass appraisal is different than single property appraisal. And so typically what you do within a mass appraisal process is you make those determinations on a wider scale. So you may take a whole class of properties and decide which is the most appropriate method for arriving at a value for that class of properties, and you would then apply it to the whole class of properties.

BOARD MEMBER HAYNES: Okay. I think that covers my questions right now.

CHAIRMAN EPSTEIN: Okay. Thank you, Ms. Haynes.

Mr. Mackey, do you have a question?

BOARD MEMBER MACKEY: Not at this time.

CHAIRMAN EPSTEIN: Okay. I have a question. When Mr. Wold was making his presentation, he stated that 46 of the 53 sales were corrupt.

Mr. Dahle or Ms. Hammond, can you explain why they were not corrupt, why they were valid to be considered in the appraisal process?

MR. DAHLE: Yeah, there's no -- I would find that -- that statement to be inaccurate. The sales that were used were appropriate, given the standards for what a market cycle is. Since the study has been done, additional information has been presented that we will look at.

So, for instance, two of the highest ratios have been -- there's been an indication that the parties were related. And if we can substantiate that, that would -- it would no longer be considered market, and for future use they would be taken out.

We've got a good example in Addendum B how the mass appraisal process, you have processes that look for outliers in order to eliminate any of those kinds of problems from having an influence. You also are looking at central tendency. And so one particular sale, removing or including it,

133 excluding it or including it typically is not going 1 2 to change much. But always you go -- you do a study 3 with the information you have at the time. And every study there's always more 4 5 information that comes out later on that that may 6 change the determination as to whether it's a market 7 sale or what the condition of the property was at 8 the time of the sale. That's typical. It's part of 9 the process. But the sales that were used for this 10 11 ratio study were proper and appropriate. 12 And if you look at the number of our sales for the 13 study, we are over that number of 30, but 30 is not 14 an absolute number that is required. And so 15 hopefully that answers your questions. 16 CHAIRMAN EPSTEIN: You're saying they were 17 proper in the context of the standards that you use 18 to appraise commercial property? 19 MR. DAHLE: Yes. 20 CHAIRMAN EPSTEIN: Thank you. 21 Mr. Mackey or Ms. Haynes, any further 22 questions? 23 Hearing none, I would entertain a motion. 24 **BOARD MEMBER HAYNES:** I'll go ahead. I move 25

at the Board grant the appeal and I ask for a no

vote because the appellant did not provide any information supporting an excessive evaluation that was not gross -- it was not clear that they had any evidence that it was grossly disproportionate when compared to other assessments.

Additionally, they did not provide any evidence that it was unequal, that the same -- other properties in the same class were being valued differently.

Additionally, that they did not provide any evidence that there was improper valuation method coming to the level of being a fraudulent methodology being applied. And I -- yes, and that's it.

CHAIRMAN EPSTEIN: Thank you, Ms. Haynes.

Mr. Mackey. Oh, it's been moved. Do you second?

BOARD MEMBER MACKEY: I do second.

CHAIRMAN EPSTEIN: Okay. Thank you.

BOARD MEMBER MACKEY: And -- thank you. I concur with the comment for the motion from Emily that I did not see a specific argument for -- that met the standards that we -- inequity specific to this inequity or any other specific to this appellant.

I also took a look at our handout, and according to Board of Equalization statute

AS 29.45.200, my understanding is Section (b) that the Board of Equalization is governed by. So this is the only thing we can do, and its proceedings by rule is adopted by ordinance are consistent with general rules of administrative procedure.

And Part (a), that the governing body has the purpose of hearing an appeal from the determination of the assessor. They delegate two -- two people -- wait a minute. I'm looking at the wrong one. But what I'm getting at -- oh, no, there it is. The Board -- what I'm getting at in this is that basically all we can do is make a decision upon the appeal based upon the criteria that we've been provided -- it's getting late -- and I do not see that in here.

I think the argument that's being made by the appellant is a much broader argument over a broader methodology of all of our assessments. And the Board of Equalization, in my understanding, is not empowered under statute or in our city ordinance to look at that. We can only look at this appellant and how they were affected by the assessment on that one piece of property. So I don't think that case

was made today.

CHAIRMAN EPSTEIN: Thank you, Mr. Mackey. My comments are, a lot of time was spent calling into question the qualifications of the assessor. The assessor is presumed to be the subject matter expert. I think if you look in the packet and consider the lengthy list of credentials that Mr. Dahle has presented, I think that was, quite frankly, time wasted. I mean, if you want to -- if you're interested in what textbooks he uses, I'm sure he would be welcome -- he'd be willing to show you. I don't think that's necessary to be specified here in the hearing because the assessor -- every member of that staff has been highly trained and are subject matter experts.

You also spent some time talking about sales after July of 2020. I think it's important to note that this appraisal body of information is based on five years of sales and not just one and, as has been stated by Mr. Mackey in Ms. Haynes, I don't believe that a case was made that this assessment was unequal, excessive, or improper.

And I would call for the vote.

Mr. Mackey.

It's been moved and seconded that the

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1	Board grant the appeal and ask for a no vote because
2	of the reasons specified.
3	BOARD MEMBER MACKEY: And I vote nay.
4	CHAIRMAN EPSTEIN: Ms. Haynes?
5	BOARD MEMBER HAYNES: I vote no.
6	CHAIRMAN EPSTEIN: And I vote no also. The
7	appeal is denied.
8	With that, we can move on to the final
9	appeal of the evening, Alaska Kiwis, LLC. So if the
10	clerk wishes to bring in the appropriate parties, we
11	will stand by.
12	CLERK CAITLIN O'MEALLY: Peggy Ann McConnochie
13	is in the room now.
14	CHAIRMAN EPSTEIN: Thank you, Madam Clerk.
15	Are you ready?
16	CLERK CAITLIN O'MEALLY: I am ready.
17	CHAIRMAN EPSTEIN: Mr. Gottschalk, are you
18	ready?
19	MR. GOTTSCHALK: I'm ready.
20	
21	APPEAL NO. 2021-0467
22	
23	CHAIRMAN EPSTEIN: Very well. We are on the
24	record, with respect to the petition for review of
25	assessed value file by Alaskan Kiwis, LLC, parcel

138 No. 1C060K630020, location 1107 West 8th Street. 1 2 I'll briefly go over the hearing rules and 3 procedure. Each side will be allotted 20 minutes. 4 5 and that will include questions of one another. 6 Please state your name for the record and speak 7 clearly into the microphone, use surnames, and 8 maintain decorum. 9 The appellant taxpayer will go first. They will have 20 minutes and has the burden to 10 11 prove an error, an unequal, excessive, improper, or 12 undervaluation based on presented factual evidence. 13 The assessor will follow with his and/or her 14 presentation. 15 The appellant will then rebut and then 16 they hearing will be closed. The Board will go into 17 deliberation discussion amongst themselves and ask questions of the parties as needed. Then there will 18 19 be a motion and a vote. 20 Are there any questions? Are the parties 21 ready to proceed? MS. MCCONNOCHIE: Yes, sir. 22 CHAIRMAN EPSTEIN: Appellant, you have the 23 24 floor for 20 minutes. 25 So we'll raise the same MR. SPITZFADEN:

	139
1	objections we did previously, move into evidence the
2	last two hearings for Ms. Engstrom and Mr. Rountree,
3	and we will and I'll ask a couple of questions
4	and Peggy Ann McConnochie.
5	MS. MCCONNOCHIE: I'm ready.
6	MR. SPITZFADEN: Can she hear me?
7	MS. MCCONNOCHIE: Yes, I can.
8	MR. SPITZFADEN: You're sort of vague from
9	where I stand.
10	
11	APPELLANT'S APPEAL
12	
13	PEGGY ANN MCCONNOCHIE
14	called as a witness, testified as follows on:
15	EXAMINATION
16	BY MR. SPITZFADEN:
17	Q. Okay. Let me ask you this, Ms. McConnochie:
18	What was your 2020 land assessment for the
19	land portion of your building?
20	A. The 2020 assessment on my land was 308,700.
21	The 2021 assessment for my land went up to
22	\$463,050. That is a 50 percent increase.
23	Q. And that's exactly a 50 percent increase on
24	the land, correct?
25	A. That is an exactly 50 percent increase on the

		140
1		land.
2		MR. SPITZFADEN: So I'd ask a couple of
3	questic	ons and Mr. Wold at this point.
4		KIM WOLD
5	called	as a witness, testified as follows on:
6		EXAMINATION
7	BY MR.	SPITZFADEN:
8	Q.	So is there anything, Mr. Wold, that you know
9		about that would show that the Alaskan Kiwis
10		property has unequal valuation?
11	Α.	Well, they are assessed at \$60 a square foot
12		for the land, and I would cite the old
13		standard property on Willoughby, 12.74 a
14		square foot; the Bill Ray Center, \$26.98 a
15		square foot; MRV Architects, \$37.55 a square
16		foot. That would appear to be unequal, in my
17		opinion.
18	Q.	And those numbers you just gave us are all
19		assessed values per square foot?
20	Α.	Correct.
21	Q.	And is that a study that you undertook or that
22		you got to hold of?
23	Α.	Yes, it is.
24	Q.	And those properties are all located within,
25		what, a block or two of the Alaskan Kiwis

		141
1		property?
2	Α.	Yes.
3	Q.	And how do you determine the square footage,
4		the per-dollar square footage?
5	Α.	Well, it's divided, the land assessment
6		divided by the square footage of the parcel.
7	Q.	Just give me a second here. I'm looking. So
8		looking at your report, there's a number of
9		documents in your report that say "assessors
10		database current." Do you see that?
11	Α.	Yes.
12	Q.	And are those and they have, in the upper
13		left-hand corner, a number, 1, 2, 3, 4.
14	Α.	Upper right-hand corner?
15	Q.	Upper right-hand corner.
16	Α.	Yes.
17	Q.	And that corresponds to this list up or in
18		your report there's a sales analysis sales
19		list for assessed year 2021. And that
20		you've numbered that on the left-hand
21		corner left-hand side, right?
22	Α.	Correct.
23	Q.	And so those numbers correspond to the numbers
24		that are on the assessor's data information
25		correct?

		142
1	Α.	Yes.
2	Q.	And then as we look at each of the assessors
3		database, it shows the current owner. You've
4		handwritten in, for instance, condo and other
5		things. Is that the information there,
6		like, for instance, one has residential. Does
7		that handwriting correspond to the letter that
8		we went over previous here, which you went
9		through each type of property that you thought
10		was inappropriately included in the study?
11	Α.	Yes, it does.
12	Q.	And if we okay. In your at the
13		towards the end of the report there's a
14		called a comparative analysis 2021 assessed
15		land values. So looking at that document,
16		what does that show us?
17	Α.	I've seen that (indiscernible).
18		MR. SPITZFADEN: Hold on. We're having
19	technic	cal problems here. Sorry, this is taking
20	longer	than I thought. Okay. Oh, here it is.
21	BY MR.	SPITZFADEN:
22	Q.	Comparative analysis 2021 assessment land
23		value; do you see that?
24	Α.	Yes.
25	Q.	And that document goes through property in the

		143
1		downtown area and other areas in Juneau, and
2		it determines a land assessed land value
3		per square foot, correct?
4	Α.	Yes.
5	Q.	Okay. And if you look at that, for instance,
6		like South Franklin, the valuations are not
7		consistent; there are substantial differences
8		per square foot?
9	Α.	Correct, there's no uniformity.
10	Q.	And that would be true even for not just South
11		Franklin but, say, for instance, Lemon Creek?
12	Α.	That's correct.
13	Q.	And that would also be true for the Valley
14		area?
15	Α.	Yes.
16		CHAIRMAN EPSTEIN: May I ask what page you're
17	at? Be	cause I can't find what you're looking at.
18	I'm sor	ry.
19		MS. BOWEN: I believe it's 483, but you can
20	tell me	if I'm wrong.
21		MR. SPITZFADEN: What did you say page 43?
22	Because	my page 43 is the BOE training session.
23		MS. BOWEN: 483.
24		MR. SPITZFADEN: 483. I don't have a 483.
25	Wait a	minute. I have 483. Okay. 48 well,

		144
1	actual [°]	ly 483 and 484.
2	BY MR.	SPITZFADEN:
3	Q.	So, Mr. Wold, those would show unequal
4		assessments, correct
5	Α.	Yes.
6	Q.	based on square footage?
7		And let me ask you, Mr. Dahle's made much
8		of the fact that he didn't do a land study.
9		Is that what you understand?
10	Α.	That's what I understand his testimony to be
11		now.
12	Q.	Okay. And if we look at his report, this
13		is again, is attached to your report
14		itself. And in there he has some ratios that
15		are in the in his analysis conclusion he
16		has some ratios for commercial improved
17		property. That is .7748, .7149 for properties
18		overall. Do you see that?
19	Α.	Yes, I do.
20	Q.	Okay. And so those are indications of
21		undervaluation when the value when the
22		sales prices inclusive of land and building;
23		is that your understanding?
24	Α.	Yes.
25	Q.	And so if you were to just take the land

		145
1		portion and increases by 50 percent, you would
2		get overassessment based upon these numbers in
3		his own report?
4	Α.	Yes, that was what my mathematical
5		calculations determined.
6	Q.	Okay. And those mathematical calculations
7		are those mathematical calculations are at
8		page 480, right?
9	Α.	Yes, they are.
10	Q.	Okay. And the effect of those calculations is
11		that you he's overassessed by increasing
12		property by 50 percent?
13	Α.	Yes.
14	Q.	And that would apply to the Alaskan Kiwis
15		property?
16	Α.	Yes.
17	Q.	And let me just ask you then, on page 485, you
18		have some comments here, and there's a list of
19		parcels. When you previously testified, you
20		talked about some sales that were not included
21		in this study?
22	Α.	Yes.
23	Q.	Okay.
24	Α.	I'm not sure which page
25	Q.	In any event, in your study in your report

		146
1		there's a listing of the properties that were
2		not included with sales in the sales that
3		he listed on his list of price data, correct?
4	Α.	Yes.
5	Q.	And you've also, in your report, got a list of
6		sales that occurred during 2021?
7	Α.	Yes.
8	Q.	And those sales would show that sales were
9		occurring at less than assessed value?
10	Α.	Yes.
11	Q.	And so it wasn't your intention to try and use
12		the sales to establish fair market value on
13		January 21 January 1/21, was it?
14		Instead, it was your intention to show that in
15		real-life situations sales were being done
16		that underassessed value?
17	Α.	Correct.
18	Q.	And that would be proof that the methodology
19		that had been employed was incorrect?
20	Α.	Absolutely.
21		MR. SPITZFADEN: Okay. I think that's the
22	questic	ons I have for Mr. Wold. And
23		CLERK CAITLIN O'MEALLY: You have five
24	minutes	5.
25		MR. SPITZFADEN: Is Mr. Geiger still on?

		147
1	Can you	u tell?
2		CLERK CAITLIN O'MEALLY: Yes, I pulled him
3	over to	o a lounge talk.
4		MR. GEIGER: I'm sorry?
5		HAL GEIGER
6	called	as a witness, testified as follows on:
7		EXAMINATION
8	BY MR.	SPITZFADEN:
9	Q.	Yeah, Mr. Geiger, this let me ask you
10		again. I know you heard Mr. Dahle talk again
11		about what he did. And let me ask you,
12		anything that he said the second time around,
13		when he was testifying with respect to the
14		Engstrom property, did any of that provide any
15		additional information on what you could
16		determine his methodology?
17	Α.	No, it didn't.
18	Q.	What about for trending? Any additional
19		information for the trending analysis?
20	Α.	No, I don't I don't think you know, I
21		didn't no, I don't I didn't make any
22		note of anything that that helped me
23		understand how that fit into the larger
24		analysis.
25	Q.	And he did testify that he did have his

		148
1		study of the commercial land, just land, not
2		improved properties, that that hit 12 data
3		points; is that right?
4	Α.	That's my memory. I'm not at my desk anymore.
5		I've went home.
6	Q.	Okay. Let me just say that his 12 data
7		points, would you view that as an
8		insufficiently large sample size to give you
9		confidence in the results?
10	Α.	Well, I've got two things to say about that.
11		First, 12 data points is not very many to
12		estimate a quantity with precision. But, of
13		course, it depends on how much the elements in
14		the population vary one to another. But, in
15		general, 12 is not considered very much.
16		But the other thing is, it seems like
17		this quantity that's being estimated is very
18		important. It's having a huge effect on
19		individuals who are asked to pay this tax. So
20		I would think if you had a quantity that's
21		having a huge effect in your analysis, you'd
22		want to be really sure that you had some
23		precision on that quantity, so I would think
24		12 would be insufficient.
25		MR. SPITZFADEN: That's all that's the only

149 questions I have. So I'm finished for my 1 2 presentation. 3 Thank you, Mr. Spitzfaden. CHAIRMAN EPSTEIN: Assessor? You're muted, Mary. 4 5 6 BOARD OF EQUALIZATION PRESENTATION 7 8 Thank you, Mr. Epstein. MS. HAMMOND: 9 For the record, my name is Mary Hammond. 10 I'm the City and Borough of Juneau assessor. 11 responsible for the assessment process in the City 12 and Borough of Juneau. And I review, test, and 13 approve all work related to the assessment process, 14 including commercial, residential, and personal 15 property. Michael will be presenting for the 16 17 assessor's office. 18 MR. DAHLE: So I am Michael Dahle. I am the 19 deputy assessor. My apologies that my camera keeps 20 cutting out. So at this point I don't seem to be 21 able to keep that connected, so you'll just get a 22 picture of me rather than the video. But it appears 23 my audio is continuing to work. 24 So in your more -- in your packet is a 25 more detailed response starting on page 630.

this presentation I am to go -- I am going to go over just a few highlights.

The basis for the 2021 commercial property assessed value is a market analysis based upon available actual sales data of commercial property sales. The analysis adhered to assessment standards. In trending assessed values, the underlying considerations, such as the three approaches to value and locational and property characteristic adjustments, are all incorporated and carried forward.

This appellant is represented by Mr.

Spitzfaden, and Mr. Spitzfaden submitted new information with the packet. We have reviewed and considered all of the submitted materials and have found no indication that it changed the assessed value is warranted. There is no indication that the assessed value is excessive, unequal, or improper.

In the material from the appellant is a letter and some notations from Mr. Wold. Please note that Mr. Wold has not contacted us about the analysis process or the ratio study. All of his conclusions and opinions are based off an erroneous assumptions that this is a land study, and, as such, his opinion and conclusions are inaccurate and

irrelevant.

In regards to his testimony a few minutes ago that his figures show that land is not equitable, if you look at page 636 of the packet, you will see a map, which shows that the subject property's land price per square foot is equitable for that neighborhood. It does vary from neighborhood to neighborhood, but they are equitable for that neighborhood.

In regards to the page 483 and the claim that it shows a lack of uniformity, I think it was there are differences in the price per square foot from property to property due to location and other property characteristics. So in our presentation, I'm not going to go into more detail. We covered that in the other presentations as far as Mr. Wold's letter, and being that's part of the record, it'll be here. And also I'm happy to answer any additional questions you may have.

Moving on. Understand that the fact of the correction to commercial properties was applied mainly but not exclusively through the land segment. It does not make this a land study. The land segment adjustment was the mechanism by which increases could be applied within the CAMA system

while maintaining uniformity and land values of improved and vacant land and moving all commercial properties closer to the market value.

As we have spent over 1,000 hours over the past six months going through these petitions for review, our work in adjusting the commercial assessed values has repeatedly been validated. There's been no sudden surge in the submission of new sales data. There's been nothing to indicate the commercial assessed values should not have been increased, that the increases are excessive, or that the methods were not proper. The methodologies analysis and ratio studies were all done properly. No values were adjusted in an improper method, no properties were treated in a nonuniform manner.

The appeal period ended May 3. The petition for review encourages the appellant to submit supporting evidence, and we've made multiple requests for supporting evidence from the appellants. In regards to this particular subject, it is a two-story commercial building located downtown in close proximity to the Juneau-Douglas bridge. The assessed value was reviewed in response to the petition for review. The land and buildings are valued using the same methods and standards as

	153
1	other properties in the borough.
2	The appellant states that the assessed
3	value is excessive. We find that the value is
4	equitable and is not excessive. The percentage
5	change for this property from 2020 to 2021 was 14
6	percent. The percentage change from 2006 to 2021,
7	which is a 15-year period, is 19 percent or 1.27
8	percent per year. We find that no change to the
9	2021 assessed value of \$1,228,950 is warranted and
10	ask the BOE uphold the assessed value.
11	And I turn it back to Mary Hammond.
12	MS. HAMMOND: That's the conclusion of the
13	assessor's office presentation.
14	CHAIRMAN EPSTEIN: Thank you, both.
15	Mr. Spitzfaden, rebuttal?
16	MR. SPITZFADEN: Thanks.
17	
18	APPELLANT'S REBUTTAL
19	
20	EXAMINATION
21	BY MR. SPITZFADEN:
22	Q. So you would agree, Mr. Dahle, that the square
23	footage assessed value per square foot is not
24	the same for the Alaskan Kiwis property as it
25	is for other property in the Alaskan Kiwis

		154
1		neighborhood based upon the documents that
2		Mr. Wold testified to, correct?
3	Α.	No, their value is uniform with the
4		neighborhood.
5	Q.	Okay. And when you say "it's uniform with the
6		neighborhood," how do you come to that
7		conclusion?
8	Α.	By comparing the assessed values.
9	Q.	What's that? I missed that. Sorry, my
10		battery is running out. Say that again.
11	Α.	By comparing the assessed values.
12	Q.	Comparing the assessed value to what? The
13		document says shows assessed value per
14		square foot, and it's not the same for Alaskan
15		Kiwis as it is for a number of other
16		properties in the neighborhood; isn't that
17		right? Isn't that what the document showed?
18	Α.	No, that's not correct. If you go to page 636
19		of the BOE hearing packet.
20	Q.	Yeah, I have 636. My 636 says the analysis
21		appraisal summary. Is that what you're is
22		that the document that you want me to look at?
23	Α.	No, I have a land value amount.
24	Q.	On page 636? Okay. I've got another 636 that
25		says "assessed values land," and it has a

		155
1		looks like "Watson neighborhood of Alaskan
2		Kiwis." Is that what you're telling me to
3		look at?
4	Α.	Yes.
5	Q.	Okay. And what does it what is it that
6		you're trying to say that document shows?
7	Α.	So what I'm describing is the fact that within
8		the assessment system and models we have
9		neighborhoods that we have identified. And so
10		if you look at this neighborhood, you will see
11		that all of the properties are assessed at
12		about \$60 a square foot, including the
13		subject.
14		There is one on that map that shows an
15		amount of 123 that's incorrect. That has to
16		do with a parcel that stretches over
17		multiple or a property that stretches over
18		multiple parcels, so it did not calculate
19		correctly, but all the rest you'll see are at
20		about \$60 a square foot.
21	Q.	How did you get those \$60 figures?
22	Α.	That is a representation of the land segment
23		portion of the assessed value.
24	Q.	Okay. And where does that information come
25		from?

		156
1	Α.	It comes out of the CAMA system that we use,
2		which lists the assessed value. It lists the
3		portion that is attributed to the land segment
4		and the portions that are attributed to
5		improvement segments, and it also has a field
6		that lists the size of the parcel either in
7		square foot or acreage.
8	Q.	And so the document you're telling me about is
9		a summary of calculations you've done
10		somewhere else, right?
11	Α.	This is a representation of a map that's
12		within a GIS system based on
13	Q.	Okay. And what I'm
14	Α.	based on data from the CAMA system.
15	Q.	Which data? What data is that in your
16		analysis?
17	Α.	This is not coming out of the analysis, per
18		se, this is a representation of the assessed
19		values.
20	Q.	But I'm asking you where did you get the data
21		to come up with this representation?
22	Α.	It's the assessed value divided into the size
23		of the property.
24	Q.	Okay. And so for Alaskan Kiwi,
25		Ms. McConnochie testified that the assessed

		157
1		value in 2020 was 308,700. So how many square
2		feet would you divide that number by?
3	Α.	If you look just above the map, we have
4		indicated that our records have this as a
5		7,717 square foot lot.
6	Q.	Okay. So I'm going to I'm doing the math
7		right now. So 308,700 divided by 7,717, I get
8		\$40. What did I do wrong?
9	Α.	Did you use 2020 assessed value?
10	Q.	Yes, I used 2020. Ms. McConnochie testified
11		that her 2020 assessment was at \$308,700. And
12		I divided that by 7,717 square feet, and I got
13		\$40.
14	Α.	Yeah, the assessments in question here are the
15		assessments for assessment year 2021. So this
16		map is representing the 2021 assessed value
17		land segment.
18	Q.	So the 2021 is 462,500, and I would divide
19		that by 7,710. And that's how I get the 60;
20		is that right?
21	Α.	If I heard you correctly, yes.
22	Q.	Okay. And so this is based upon increasing
23		the value of Alaskan Kiwis' property by 50
24		percent, correct?
25	Α.	This represents the values after the

		158
1		adjustments we made for this year.
2	Q.	Okay. And in the adjustment for
3		Ms. McConnochie was a 50 percent increase in
4		the land, correct?
5	Α.	I believe that would be correct. I don't know
6		offhand if there was any new construction or
7		changes to the improvements.
8	Q.	I'm not sure I followed that last portion. It
9		was correct so it was correct so long as
10		what?
11	Α.	To the best of my knowledge, they received the
12		50 percent increase to the land segment.
13	Q.	Okay. Well, you heard Ms. McConnochie testify
14		to what her assessed value for 2020 and 2021
15		is. Are you doubting whether she testified
16		correctly?
17	Α.	I don't know that I'm doubting that. I'm not
18		sure that I I'm not sure what her testimony
19		was that you're referring to.
20	Q.	You didn't hear her testimony earlier tonight?
21	Α.	I listened to her testimony.
22	Q.	Okay. And I wrote down her testimony, you
23		know, 308,700 for 2020 and 462,050 for 2021.
24		You have any doubt that that's the numbers?
25	Α.	So let me find the page. The page number is

		159
1		639. We can compare the numbers.
2	Q.	Are you comparing the numbers, or you're
3		waiting for me to ask the questions?
4	Α.	I got the numbers in front of me. So do you
5		want me to read them off?
6	Q.	Yeah.
7	Α.	Okay. So what we show is that for the land
8		segment only, the value in 2020 was 308,700,
9		And the land value for segment for 2021 was
10		\$463,050. And I just did I just did a
11		calculation, and that is a 50 percent increase
12		on the land segment.
13	Q.	So you said that in some instances, when you
14		were doing square footage calculations, you
15		adjusted based on the location and property
16		characteristics. Did you do that for Alaskan
17		Kiwis?
18	Α.	Yes.
19	Q.	And what were the what was the location
20		adjustment?
21	Α.	well, it's for the location it's the
22		neighbor there neighborhood they're in.
23		That's the map that I showed you earlier.
24	Q.	And so what was showing what's showing me
25		the map do to indicate what the adjustment

		160
1		was? I mean, you made a 50 percent increase
2		in value, and it doesn't look like there
3		was and you did that for almost every
4		property in Juneau. I'm not seeing a
5		particular adjustment for the location or the
6		property characteristics in Alaskan Kiwi
7		building. I'm just wondering did you not do
8		an adjustment for that property?
9	Α.	They would be in as I mentioned in my
10		presentation, they would be in the base amount
11		that was been given the 50 percent
12		adjustment.
13		CLERK CAITLIN O'MEALLY: We're at the end of
14	ten min	nutes for rebuttal
15	BY MR.	SPITZFADEN:
16	Q.	They got the adjustment everybody
17		essentially everybody got 50 percent
18		CLERK CAITLIN O'MEALLY: end of ten
19	minutes	S.
20	BY MR.	SPITZFADEN:
21	Q.	correct?
22	Α.	We're at the end of the time.
23	Q.	It's a pending question. Is that right or
24		not, they got the same adjustment that
25		everybody else got? Are you going to refuse

161 1 to answer? 2 CHAIRMAN EPSTEIN: That is the end of the 3 rebuttal. The hearing is over. We'll now move into 4 Board deliberations. 5 Mr. Mackey, do you have any questions? 6 BOARD MEMBER MACKEY: Not at this point. 7 Thank you. 8 CHAIRMAN EPSTEIN: Ms. Haynes, do you have any 9 questions? BOARD MEMBER HAYNES: Yeah. Based off of the 10 11 appellant's appeal, it sounds like the appeal basis 12 is that it is unequal. And I just want to make sure 13 that I am understanding the assessor's report 14 correctly, that the land values in this neighborhood 15 are all about \$60 per square foot; is that correct? That's correct. And in the review 16 MR. DAHLE: 17 the property, we found that the property was valued 18 with the same methodology as other properties and 19 that it was not unequal. 20 **BOARD MEMBER HAYNES:** Okay. And then they had 21 brought up a few different -- the appellant had 22 brought up a few different parcels I think near but 23 not within the neighborhood that had varying prices 24 per square foot. What would be -- is that -- I

mean, would they be -- is that normal to have -- I

25

162 guess not normal. But they wouldn't be -- they 1 2 wouldn't be assessed the same way because they're in 3 different neighborhoods; is that correct? It's correct that you would expect 4 MR. DAHLE: 5 to find different amounts. They might have similar 6 methodology but because they're in a different 7 neighborhood, they could end up at a different 8 amount, or you might have a different methodology. 9 You could have an area that was valued off of front foot rather than square foot or some other 10 11 difference that made sense for a neighborhood. 12 BOARD MEMBER HAYNES: What does "front foot" 13 mean? 14 MR. DAHLE: Front foot would be the amount 15 of -- so, for instance, the amount of the waterfront 16 frontage that you had. 17 Oh, okay. **BOARD MEMBER HAYNES:** okav. MR. DAHLE: So if you were doing waterfront 18 19 residential properties, you might find that the 20 overriding factor was the amount of frontage they 21 had, and you might base your model on that, and that 22 would be very different than maybe a neighborhood 23 that was three blocks inland from that. 24 okay. That makes sense. **BOARD MEMBER HAYNES:**

I just want to make it clear for the

25

163 1 appellant that the -- what we need to prove, that 2 it's unequal. We need to show that there is no 3 basis that would justify a different valuation, that they have to be so similar. And so having, you 4 5 know, different characteristics, is where you 6 wouldn't say that that would be unequal because it's 7 not similar class, and there's no difference that 8 would justify that different valuation. So I just 9 wanted to make that clear for the appellant. that's the end of my questions. 10 11 CHAIRMAN EPSTEIN: Mr. Mackey, back to you. 12 BOARD MEMBER MACKEY: No further questions 13 I'll reserve for comments. 14 Thank vou. I have no CHAIRMAN EPSTEIN: 15 questions, so I would entertain a motion. 16 **BOARD MEMBER HAYNES:** I'll go ahead. 17 that the Board grant the appeal, and I ask for a no vote because the appellant did not provide any 18 19 evidence of unequal assessment on this property. 20 The property is actually valued almost identically 21 per square foot for the land value to all others in 22 that neighborhood and for the evidence provided by 23 the assessor.

CHAIRMAN EPSTEIN: Is there a second?

BOARD MEMBER MACKEY: Second.

24

25

CHAIRMAN EPSTEIN: Thank you. Discussion.
Mr. Mackey, any discussion this evening?

assessment process seems to be the real tip of the spear on these arguments and that I don't think we have the authority to address the process. We only have the authority to address what is very narrowly defined in statute and in CBJ code and -- and specific to this particular property, and I haven't seen anything that really addresses that specific thing. We can't talk about the entire process. We can only talk about this lot, this case. And I think that -- I think that this is just -- it's just too broad and specific to this case that just has not been adequate evidence presented to compel me.

CHAIRMAN EPSTEIN: Thank you.

I take a look at page 639 of the hearing packet, and I see that the land value increased exactly 50 percent from 2020 to 2021, and neither the miscellaneous value nor the building value changed. The assessor's goal of increasing the land component by 50 percent was achieved here exactly as it was elsewhere. I don't find anything unequal, excessive, or improper in the process employed by the assessor in this particular case.

	165
1	So I would call for the question.
2	Mr. Mackey, a motion has been made that the Board
3	grant the appeal and deliver a no vote for the
4	reasons specified in discussion. How do you vote?
5	BOARD MEMBER MACKEY: I vote no.
6	CHAIRMAN EPSTEIN: Mr. Mackey votes no.
7	Ms. Haynes?
8	BOARD MEMBER HAYNES: I vote no.
9	CHAIRMAN EPSTEIN: And I vote no also.
10	The hearing is the appeal is denied.
11	
12	ADJOURNMENT
13	
14	CHAIRMAN EPSTEIN: That brings us to the end
15	of tonight's business. I would entertain a motion
16	to adjourn.
17	BOARD MEMBER MACKEY: Move to adjourn.
18	BOARD MEMBER HAYNES: Second.
19	CHAIRMAN EPSTEIN: We are adjourned at
20	9:42 p.m. Thank you everyone for attending.
21	(Hearing adjourned at 9:42 p.m.)
22	
23	
24	
25	

	166
1	CERTIFICATE
2	
3	SUPERIOR COURT)
4) ss. STATE OF ALASKA)
5	
6	I, LYNDA BARKER, Registered Diplomate
7	Reporter and certified for transcription services by
8	the United States Courts and the Alaska State
9	Courts, hereby certify:
10	
11	That the foregoing pages contain a full,
12	true and correct transcript of proceedings in the
13	above-referenced matter, transcribed by me to the
14	best of my knowledge and ability, or at my
15	direction, from the electronic sound recording.
16	
17	DATED at Juneau, Alaska, this 11th day
18	of January, 2022.
19	SIGNED AND CERTIFIED TO BY:
20	
21	Junda brisker
22	0.911.012011.01
23	LYNDA BARKER, RDR Notary Public for Alaska
24	My commission expires: 5/6/2024
25	-, -, - -

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In The Matter Of:

City and Borough of Juneau Board of Equalization

Property Appeals Hearing October 21, 2021

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4		
5	PROPERTY APPEALS HEARING	
6	October 21, 2021	
7	5:30 p.m.	
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9		
10	BOARD MEMBERS PRESENT:	
11	David Epstein, Chair Emily Haynes	
12	Raymond T. Williams Barbara Mecum	
13	BOARD MEMBERS ABSENT:	
14	Barbara Sheinberg	
15	Kenneth Solomon-Gross Emil Mackey	
16	Gary Sonnenberg	
17		
18	ALSO PRESENT:	
19	Mary Hammond, Assessor	
20	Michael Dahle, Appraiser III Adam Gottschalk, Esq., Assistant Attorney Teresa Bowen, Esq.	
21	Caitlin O'Meally, Clerk's Office Assistant	
22		
23		
24		
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1	PROCEEDINGS	
2	5:30 PM	
3	CALL TO ORDER AND ROLL CALL	
4	CLERK CAITLIN O'MEALLY: Okay. It's 5:30, and	
5	we have a quorum for the BOE members. I'm starting	
6	this recording at 5:30. Right now we have BOE	
7	Members David Epstein, Barbara Mecum, Emily Haynes,	
8	and Thor Williams, for the record, and City Attorney	
9	Adam Gottschalk.	
10		
11	SELECTION OF PRESIDING OFFICER	
12		
13	CLERK CAITLIN O'MEALLY: Right now you all	
14	should pick a presiding officer and decide who the	
15	alternate is. And once you've done that, we can	
16	move on to approving the agenda, and I'll hand it	
17	over to you.	
18	BOARD MEMBER WILLIAMS: I'll move to appoint	
19	David Epstein as the presiding officer.	
20	BOARD MEMBER HAYNES: You beat me to it.	
21	Sorry, David.	
22	CHAIRMAN EPSTEIN: I'm good with that. Thank	
23	you.	
24	CLERK CAITLIN O'MEALLY: Okay.	
25	(Indiscernible) presiding officer and the alternate	

		5
1	(indiscernible).	
2	CHAIRMAN EPSTEIN: Ms. Mecum, do I see your	
3	hand raised to be the alternate? Okay. You're	
4	muted, but it looks like you're in the affirmative.	
5	Okay. So	
6	BOARD MEMBER MECUM: Yes, I am.	
7	CHAIRMAN EPSTEIN: Okay. Thank you.	
8	CLERK CAITLIN O'MEALLY: And Ms. Mecum as the	
9	alternate.	
10	BOARD MEMBER MECUM: Thank you.	
11		
12	APPROVAL OF AGENDA	
13		
14	CLERK CAITLIN O'MEALLY: We can move on to	
15	approving the agenda and I'll move everybody over.	
16	CHAIRMAN EPSTEIN: I'd entertain a motion to	
17	approve tonight's agenda.	
18	BOARD MEMBER WILLIAMS: And I'll second that	
19	motion or I'll move for approval.	
20	BOARD MEMBER HAYNES: And I'll second.	
21	CHAIRMAN EPSTEIN: It's been moved and	
22	seconded to approve the agenda as presented.	
23	Are there any objections? Hearing none,	
24	the agenda is approved as presented.	
25	MR. GOTTSCHALK: Chair Epstein, it looks like	

6 1 Ms. Haynes may have a question. 2 CHAIRMAN EPSTEIN: Right. I was going to wait 3 until we got everyone onboard here, and I'll wait for the clerk to advise if that's okay. 4 5 CLERK CAITLIN O'MEALLY: We are recording, and 6 I've handed the meeting over to you this point, 7 so --8 Thank you, Madam Clerk. CHAIRMAN EPSTEIN: 9 And good evening, everyone. Before we 10 get started with the first appeal, a member of the 11 panel, Ms. Haynes -- who is also joined on the panel 12 by Mr. Williams, with Ms. Mecum as our alternate --13 Ms. Haynes has a question. 14 So, Ms. Haynes, please proceed with your 15 question. 16 BOARD MEMBER HAYNES: Through the Chair, I'd 17 like to request a clarification on BOE procedures to 18 the BOE attorney, Mr. Adam -- or Mr. Gottschalk. 19 CHAIRMAN EPSTEIN: Go ahead. 20 **BOARD MEMBER HAYNES:** okay. I was curious 21 just after yesterday's proceeding, it -- I wasn't 22 quite clear at -- with the appellants' rebuttals, 23 normally I thought that those questions -- basically all the rebuttal will be directed to the BOE, and 24

the BOE would request others to answer, such as the

25

		7
1	appellant or the assessor's office to answer. Is	
2	that the procedure, or do we allow that direct	
3	questioning to other parties?	
4	MR. GOTTSCHALK: So it is the first that we've	
5	had it this year; however, that is something that	
6	appellants have a right to do is to directly	
7	question the assessor or the assessor deputy	
8	assessor. So that is something they can do during	
9	the rebuttal, and depending on, you know, the	
10	decision of the Chair and the Board, they may even	
11	do it during their case-in-chief. It's sort of how	
12	they choose to use their time.	
13	BOARD MEMBER HAYNES: Okay. Thank you.	
14	CHAIRMAN EPSTEIN: Okay. Good question,	
15	Ms. Haynes. Thank you.	
16	We're ready Madam Clerk, are you	
17	ready?	
18	CLERK CAITLIN O'MEALLY: I'm ready.	
19	CHAIRMAN EPSTEIN: Mr. Gottschalk, are you	
20	prepared? Are you ready?	
21	MR. GOTTSCHALK: Yes, Chair Epstein.	
22		
23	PROPERTY APPEALS	
24		
25	CHAIRMAN EPSTEIN: Okay. We'll proceed to go	

onto the record with respect to petition for review of assessed value filed by Coogan Alaska, LLC with respect to Parcel ID No. 5B1301080000, a commercial mobile home park located at 5875 Glacier Highway.

I'd like to review hearing rules and procedures for each appeal. Time allotted to each side will be approximately 20 minutes; that includes BOE questions. I'd ask that you state your name for the record and speak clearly into the microphone, use surnames to maintain decorum.

The process will be that the appellant taxpayer goes first, and the appellant taxpayer has the burden to prove an error, which is an unequal, excessive, improper, or undervaluation based upon presented factual evidence.

After the appellant does that, the proceedings will turn over to the assessor, who will have 20 minutes to present their side of the story. Following that we will return to the appellant for a rebuttal.

The hearing closes after the presentations are complete, at which time the Board will go into deliberation, which will entail discussing things amongst ourselves and perhaps asking questions of the assessor and/or the

appellant.

I'm going to ask the clerk to keep track of time for us to 20 minutes per side. When your time is up, I ask that you close off your point and cease discussion.

Are there any questions?

MR. SPITZFADEN: Yeah, I have a number of questions. First, this is the same company that owns all five parcels. So are we doing them all at once, or are you going to take them one at a time? It seems more efficient to take them all at once, and just give us our 20 minutes times five.

CHAIRMAN EPSTEIN: I believe we discussed that last night at that hearing. The same question came up, and we got advice from Mr. Gottschalk that we should do each one separately, and that's how I would propose to proceed this evening.

Mr. Gottschalk, am I on the right course?

MR. GOTTSCHALK: Yes, Chair Epstein, we -- it

would be -- well, I advise that we do it separately

as well, as Mr. Spitzfaden has been made aware by

assessor's counsel, Ms. Bowen, for a number of

reasons we should do each one individually. We're

assessing the parcels, not necessarily the

(indiscernible).

MR. SPITZFADEN: Okay. Second question I have is: I think you misstated the standard. If you look at the Twentieth 20th Century case, it's been cited and given to you on a brief.

One of the things that you have to determine is whether the wrong method has been employed. So that is one of the things that we are entitled to show you this at -- in these proceedings today. So I want a clear ruling that that, in fact, is what you're going to do.

CHAIRMAN EPSTEIN: That falls within the boundaries of improper.

MR. SPITZFADEN: No, this Twentieth Century case doesn't say anything about improper; it says whether a wrong method was employed.

CHAIRMAN EPSTEIN: Mr. Gottschalk.

MR. GOTTSCHALK: So offhand I don't know the full -- what full, you know, discussion in Twentieth Century, but Mr. Spitzfaden and his clients are welcome to challenge the method during these hearings, and they're welcome to present any evidence they have challenging the method, so just the same as last night.

MR. SPITZFADEN: And then the next thing I have is I want to renew each -- it's unclear to me

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what exactly you're trying to do to us, but I, first 1 2 of all, want to renew the motions that I made 3 yesterday, and I want to introduce into evidence 4 each one of the hearings that was held yesterday, 5 its evidence in the each of the proceedings tonight. 6 CLERK CAITLIN O'MEALLY: Mr. Spitzfaden, can I 7 interrupt you to ask you to turn on your camera if 8 vou can? 9 MR. SPITZFADEN: To do what? I can hardly 10 hear you. 11 CLERK CAITLIN O'MEALLY: To please turn on 12 your camera if you have that option. 13 It doesn't seem to be MR. SPITZFADEN: 14 I can -- hold on. There is it. workina. 15 Okay. So I want an answer to using 16 yesterday's hearings in these proceedings. 17 CHAIRMAN EPSTEIN: Can you briefly state what the substance of that was for the record tonight? 18 MR. SPITZFADEN: Well, there were three 19 20 hearings, Rountree, Alaskan Kiwis, and Engstrom. 21 All three hearings yesterday, they were recorded by 22 the clerk, and I want those recordings introduced as 23 evidence into these cases, into these five cases 24 this evening. 25 CHAIRMAN EPSTEIN: Mr. Gottschalk, do we need

a motion on that?

MR. GOTTSCHALK: So I think that might be difficult. So what we have into evidence is a 640-page packet. What Chair Epstein and Ms. Haynes remember from yesterday is certainly something that can impact their thinking tonight, but Mr. -- I believe Mr. Williams and -- neither Mr. Williams nor Ms. Mecum was at the hearing yesterday, and I don't think we can, in the next few minutes, brief them on four and a half hours about the hearings. So it certainly may be in a record at a later time, but that's not in the record that was compiled for today. And we can't have Mr. Williams suddenly responsible for knowing four and a half hours' worth of hearing.

MR. SPITZFADEN: Well, what you can do is just not decide this case until he has time to go back and listen to those four and a half hours of hearings. That's easily enough done. There is a recording; the clerk's got it. It can be done. And it's only fair since we -- otherwise I have to reinvent the wheel every time, and that is a waste of everybody's time.

CHAIRMAN EPSTEIN: We're not going to have Mr. Williams go back and review last night's

recording. The hearings tonight will stand on the facts, the arguments, and the evidence presented this evening.

MR. SPITZFADEN: Well, the evidence I just presented was yesterday's hearings. So are you going to admit those hearings or not?

CHAIRMAN EPSTEIN: No. It's your job to prove an error in the assessment within 20 minutes of presenting facts, evidence, and argument.

MR. SPITZFADEN: And you don't -- from yesterday, that I've told you repeatedly, it can't happen, and you know why. Because this evening I got five witnesses, and you can't put five witnesses on in 20 minutes and especially if I have to go back and repeat what was done yesterday. So to be fair to the appellants, to honor your constitutional due process obligations, allow us to put on the full case.

CHAIRMAN EPSTEIN: We're not going to handle this evening any different than we did last night. So you have 20 minutes to present your side of the story.

MR. SPITZFADEN: Okay. And so then I want to make sure that what I present in the first case is going to carry over to the second case, and the

	14
1	first and second carry over to the third case on
2	tonight's cases, because that's what we did
3	yesterday.
4	CHAIRMAN EPSTEIN: I have no objection to
5	that. That's consistent with what we did last
6	night.
7	MR. SPITZFADEN: So I'd like to talk to
8	Mr. Dahle first. I have some questions for him.
9	
10	APPEAL NO. 2021-0383
11	APPELLANT'S APPEAL
12	
13	MICHAEL DAHLE
14	called as a witness, testified as follows on:
15	EXAMINATION
16	BY MR. SPITZFADEN:
17	Q. So, Mr. Dahle, can you tell us when the
18	assessments were complete, what the date was
19	that you completed the assessments?
20	MR. DAHLE: So just to clarify, have we
21	started the hearing?
22	CHAIRMAN EPSTEIN: Yes, we have.
23	CLERK CAITLIN O'MEALLY: I have begun timing.
24	A. I would have to look back to see what the date
25	was that the notices were sent out.

			15
1	BY MR.	SPITZFADEN:	
2	Q.	So that date would have been somewhere in	
3		April or March of 2021, correct?	
4	Α.	It would have been on the notice.	
5	Q.	Well, I understand that, but I'm asking you	
6		when you got when the approximately when	l
7		the notices went out. You don't even know	
8		that?	
9	Α.	I'm not going to state a date without looking	
LO		and verifying that it's correct.	
L1	Q.	Okay. Well, can you look at the date and	
L2		verify it?	
L3	Α.	I can see if I can find that.	
L4	Q.	Well, if you're not able to answer that	
L5		question, Mr. Dahle	
L6		MR. SPITZFADEN: How about Ms. Hammond; does	
L7	she kno	ow the answer?	
L8		MS. HAMMOND: The main assessment notices were	<u>!</u>
L9	mailed	out on April 2. We had a couple	
20	suppler	mentary assessment notices that went out after	
21	that da	ate. I don't have the exact date for those.	
22	BY MR.	SPITZFADEN:	
23	Q.	So, Mr. Dahle, assuming this April 2 date,	
24		would your work on your ratio studies and your	ı
25		determination of what assessed values would be	<u> </u>

			16
1		in individual cases, that work would have been	
2		done before April 2; is that right?	
3	Α.	I had a little bit of trouble understanding	
4		you, but, if I understand, you're asking if	
5		the analysis and ratio study would have been	
6		done before the notices went out?	
7	Q.	Yes, that's the question.	
8	Α.	That is correct.	
9	Q.	And if you look at the page 421 in the record.	
10		Do you have page 421?	
11	Α.	Scrolling there. Okay.	
12	Q.	So is that a document that you prepared, page	
13		421?	
14	Α.	There are notes at the bottom that are not	
15		from us, but the primary list is a list	
16		generated by the assessor's office.	
17	Q.	Okay. So you didn't put in when you say	
18		you did not put in Notes 1 through 9 on that	
19		page 421 document?	
20	Α.	No, the notes the notes at the bottom.	
21	Q.	Which notes at the bottom are you talking	
22		about? 13 of 56, is that what you're talking	
23		about?	
24	Α.	Yes.	
25	Q.	Okay. Other than that, that's a document that	

			17
4			
1		you prepared, correct?	
2	Α.	It looks like a document that was generated	
3		from the assessor's office.	
4	Q.	And it says, "These sales were available to us	
5		for our market analysis for assessment year	
6		2021." Do see that in Footnote 1?	
7	Α.	Yes.	
8	Q.	Okay. And so these would be the sales that	
9		you used sometime prior to April 2 to generate	
10		your report and the assessments, correct?	
11	Α.	As stated in 1, these were the available	
12		sales available to us for our market analysis.	
13	Q.	And in your market analysis was done	
14		sometime before April 2. So these were the	
15		sales that were available to you sometime	
16		before April 2; is that correct?	
17	Α.	Yes.	
18	Q.	You should keep that page available to you	
19		because we'll probably go back and refer to	
20		it. So on page 329, if you can pull that up.	
21	Α.	Okay. I'm on 329.	
22	Q.	And setting aside the handwritten column on	
23		the left-hand side of the page, this is a	
24		document that you used for your market	
25		analysis for assessment year 2021?	

			L8
1	Α.	Can you repeat that?	
2	Q.	Is this a document listing the sales that you	
3		used for your market analysis for assessment	
4		year 2021?	
5	Α.	Again, there are some notations the numbers	
6		on the left that are not part of the original	
7		document.	
8	Q.	I said (indiscernible), but the rest of the	
9		document	
10	Α.	Okay. I'm sorry. I had trouble understanding	
11		you. Again, I have a hearing impairment, and	
12		I may need to ask you to repeat some things.	
13	Q.	So you did this document other than for the	
14		handwritten numbering?	
15	Α.	So other than handwritten numbers, this	
16		appears to be an earlier version of the	
17		list	
18	Q.	Okay. And this version doesn't	
19	Α.	generated generated from by the	
20		assessor's office.	
21	Q.	And this list doesn't have any prices on it,	
22		sales prices or assessment numbers, values,	
23		correct?	
24	Α.	I'm sorry, one more time?	
25	Q.	The page 329 list does not have any sales	

			19
1		prices on it, does it?	
2	Α.	No, and that was per the direction of the law	
3		department at the time.	
4	Q.	Okay. And subsequently, by the time you got	
5		to the page we were just talking about, when	
6		you got to that, page 421, by the time of that	
7		page, you were able to produce the prices; is	
8		that right?	
9	Α.	Some of the prices, yes.	
10	Q.	And the prices that you didn't disclose are	
11		marked as "confidential," is that right, on	
12		the page 421 document?	
13	Α.	I believe so. I'd have to scroll back down to	
14		it.	
15	Q.	Well, I said, you know, you should try and	
16		keep these things because we're going to jump	
17		back and forth.	
18	Α.	I have to scroll back and forth between them	
19		with what I have. Sorry. So, yes, on that	
20		list those are marked with the word	
21		"confidential."	
22	Q.	And that list is dated September 29, 2021, the	
23		list on page 421, correct?	
24	Α.	September 29th?	
25	Q.	Yes.	

			20
1	Α.	Yes.	
2	Q.	And then if you will well, let's see.	
3		You I take it what you did is you did this	
4		market study you were calling it a market	
5		analysis. You did this market analysis, and	
6		then after the market analysis was done, did	
7		you determine the assessed values for	
8		commercial land in the borough?	
9	Α.	So, again, can you repeat that, just to make	
10		sure I'm getting it correctly?	
11	Q.	Once you've completed the market analysis for	
12		assessments for the year 2021, once that	
13		market analysis was done, did you then	
14		determine the assessed values for each of the	
15		commercial property's land value I'm	
16		talking about only land values the	
17		commercial land values for each of the	
18		properties in the borough that was given an	
19		assessment notice?	
20	Α.	I think that would be an okay way to state it.	
21	Q.	Say that again.	
22	Α.	I think that is an okay way to describe it.	
23	Q.	Okay. And so can you tell us how you well,	
24		for instance, in Mr. Coogan's case there's a	
25		notice that was sent out to him, and it has an	

		21
1		assessed value on it. And I'd like you to
2		tell us how you got from the completion of the
3		ratios the market analysis, how you got
4		from the complete when that was completed,
5		how you got from when it was completed to the
6		point where you had an assessed value to send
7		to Mr. Coogan.
8	Α.	There's a couple mechanisms that were employed
9		within the CAMA system this year. It would
10		vary a little bit, depending on what type of
11		property it were, but the changes proper
12		changes were made in the CAMA, which is
13		Computer Assisted Mass Appraisal System. It's
14		computer systems that we use.
15	Q.	And is that CAMA a computer program?
16	Α.	Yes.
17	Q.	What company did you buy that computer program
18		from?
19	Α.	The program is referred to currently as
20		Govern.
21	Q.	And so, again, I'm going to ask you how did
22		you get from the ratio from the market
23		analysis study to a specific assessment for
24		Mr. Coogan's property? How did that happen?
25	Α.	So the adjustments to the values were made

			22
1		within the CAMA system, and the CAMA system	
2		that we have generates the assessment notices.	
3	Q.	And what adjustments to the system were made?	
4	Α.	We've described those. The methodology that	
5		was primarily used this year was a 50 percent	
6		increase to the land portion of the assessed	
7		value.	
8	Q.	And how did you come up	
9	Α.	There are there are exceptions to that.	
10		For instance, some of the commercial condos do	
11		not have a full land value, and so, in those	
12		cases, the adjustments were made in the	
13		improvement segment, but they were they	
14		were done to produce the same level of change	
15		from 2020 to assessment year 2021.	
16	Q.	Okay. Well, you know, you're answering	
17		questions that I didn't ask. I'm razor	
18		focused on Mr. Coogan's property. It's not a	
19		condominium, is it, the one that's under	
20		appeal right now in this hearing; is that	
21		right?	
22	Α.	This hearing is I believe we're on parcel	
23		5в1301080000.	
24	Q.	And it's not a condominium, is it?	
25	Α.	You asked me to describe how the value of	

- changes were applied and got to the assessment notices. I was answering that question.
 - Q. No, you misunderstood the question. I asked you how did you get from the rate -- the assessment study to the figure that was sent to Mr. Coogan for the parcel in question in this case?
 - A. I believe I've answered that question.
 - Q. Okay. The answer I understood was you put in a 50 percent adjustment into the CAMA system; is that right?
 - A. I gave my description.

Q. Well, answer the question. You can't keep playing games with me. I don't -- I'm going to run out of time here. We're going to be doing this all night.

Isn't it true that you adjusted the CAMA with a 50 percent adjustment for the commercial land that Mr. Coogan is under appeal right now? Isn't that what you did?

- A. I will clarify that, again, we applied -
 CLERK CAITLIN O'MEALLY: Five minutes. You
 have five minutes left.
- A. Okay. We -- we applied -- in most cases of the commercial properties the correction was

		24
1		applied through the CAMA system by making a 50
2		percent increase to the land portion of the
3		assessed value.
4	BY MR.	SPITZFADEN:
5	Q.	And that's what you did with respect to the
6		property owned by Mr. Coogan in this case; is
7		that right?
8	Α.	Yes.
9	Q.	Turn to page 331, please. Oh
10	Α.	Okay. I'm on page 231.
11	Q.	331.
12	Α.	Oh, I'm sorry. Okay. I'm on page 331.
13	Q.	Okay. And if you look there, there's a chart.
14		In the section named "analysis conclusions"
15		there's a chart there that says "commercial
16		land," and it says "count 12." Do you see
17		that?
18	Α.	Yes.
19	Q.	Okay. And that's if I understand that,
20		"commercial land" means vacant land?
21	Α.	Yes, that would be the case.
22	Q.	And then there's another thing that says
23		"commercial improved properties core types."
24		What's that?
25	Α.	Oh, that would be your again, I'll use the

			25
1		word that's there: core types of commercial	
2		properties. So there are many types of	
3		properties that fall under the designation of	
4		being commercial property in our system.	
5		And so, for instance, boathouses fall	
6		within commercial designation or	
7		classification, but because they were	
8		considered to be different in nature, they	
9		were handled through a separate ratio study.	
10		So these properties would be typically what	
11		would be in the core would be things like	
12		retail properties, offices, industrial	
13		buildings, commercial buildings, warehouses.	
14	Q.	So what exactly is the definition of core-type	!
15		commercial improved properties? Just give me	
16		the definition that you used for this study.	
17	Α.	I think I just described it for you.	
18	Q.	No, you said, well, some of the things that	
19		weren't included. You didn't define what the	
20		core types are.	
21	Α.	Well, if you wanted a definitive list, we	
22		could go through the sales included in the	
23		in the study and generate a list of exactly	
24		what types those were.	
25	Q.	Okay. So right now you can't tell me what a	

			26
1		core type is. Well, let's move on	
2	Α.	I've given you I've given you a	
3		description. It's your typical commercial	
4	Q.	Okay. Let's	
5	Α.	building, like a retail building, an office	!
6		building.	
7	Q.	Okay. Let me just get to this. Why did you	
8		pick 50 percent to put into the CAMA system?	
9	Α.	That was based on our analysis and to set	
10		appraisal decisions as far as the adjustment	
11		that needed to be made to the commercial	
12		properties, to bring them closer to market and	l
13		to be the mechanism that was fairest way of	
14		applying the first step for correcting the	
15		deficiencies in the values.	
16	Q.	You know, that doesn't answer my question.	
17		Why did you pick 50 percent? Why not 40	
18		percent or 60 percent or 55? Why 50 percent?	
19		CHAIRMAN EPSTEIN: I'd like to step in here	
20	and say	y that that's not a matter that the Board of	
21	Equalia	zation is going to be considering tonight.	
22	That wa	as a policy question. That was something done	
23	by the	assessor at the spirit of tonight is to	
24	determ ⁻	ine if the assessment was unequal, excessive,	
25	or imp	roper. The	

			27
1		MR. SPITZFADEN: Well, no, Mr. Epstein,	
2	because	e your own attorney said that we could	
3	approa	ch the wrong method. If you're now telling me	
4	that so	omebody made a policy call on 50 percent,	
5	we're g	going to have to explore that. So	
6		CHAIRMAN EPSTEIN: That's that's	
7	BY MR.	SPITZFADEN:	
8	Q.	Mr. Dahle, who made the policy decision to use	
9		50 percent?	
10	Α.	I'm sorry?	
11	Q.	Who made the policy decision to use the 50	
12		percent percentage to put into the CAMA	
13		system?	
14	Α.	Is that a that decision was made primarily	
15		by the assessor and myself.	
16	Q.	And how did with respect to the part that	
17		you played in that, what was you what did	
18		you think, or what was your method? How do	
19		you come to the point of saying it should be	
20		50 percent?	
21	Α.	Through the analysis process.	
22	Q.	Okay. And	
23		CLERK CAITLIN O'MEALLY: You're at time.	
24	BY MR.	SPITZFADEN:	
25	Q.	And in the analysis process, where in the	

1 analysis process? In this report that you 2 provided, where in there does it say, "Raise it 50 percent"? 3 BOARD MEMBER WILLIAMS: Point of order. 4 5 CHAIRMAN EPSTEIN: Go ahead. BOARD MEMBER WILLIAMS: We're now -- through 6 7 the Presiding Chair, our time is over for the 8 appellant. Are we moving on to the next portion of 9 this hearing? MR. SPITZFADEN: Okay. Well, just let me say, 10 11 once again, you're cutting us off. BOARD MEMBER WILLIAMS: Point of order --12 13 This is a due process MR. SPITZFADEN: 14 problem. This is a constitutional issue. You are 15 cutting it off before we can get our full testimony. 16 You can barely see --17 CHAIRMAN EPSTEIN: You are allotted 20 18 minutes, Mr. Spitzfaden. That 20 minutes is up. 19 MR. SPITZFADEN: Yeah, and that 20 minutes is 20 unconstitutional. We're entitled to the process 21 that then allows us to present our case. 22 CHAIRMAN EPSTEIN: And the presiding officer 23 gives 20 minutes to the appellant, 20 minutes to the 24 assessor, and the additional 10 minutes for 25 rebuttal. So now it is the assessors turn to

		29
1	present his case.	
2	Mr. Dahle.	
3		
4	BOARD OF EQUALIZATION PRESENTATION	
5		
6	MS. HAMMOND: For the record, I'm Mary	
7	Hammond. I'm the City and Borough of Juneau	
8	assessor. I'm responsible for the assessment	
9	processes in Juneau. I review, test, and approve	
10	all work related to the assessment process,	
11	including the commercial, residential, and personal	
12	property.	
13	Michael will be presenting for the city	
14	assessor in this case.	
15	MR. DAHLE: And, for the record, I'm Michael	
16	Dahle. I'm the deputy assessor for the City and	
17	Borough of Juneau.	
18	So in your packet is a more detailed	
19	response starting on page 515. In this presentation	
20	I'm going to go over just a few highlights. The	
21	basis for the commercial property assessed values is	
22	a market analysis based upon available actual sales	
23	data of commercial property sales. The analysis	
24	adhered to assessment standards.	
25	As a result of the analysis, trending of	

assessed values was applied. In trending the assessed value, the underlying considerations, such as the three approaches to value and locational and property characteristics adjustments, are all incorporated and carried forward.

A little bit of a background to this is that most commercial properties have seen no significant change to their assessed values for 10-plus years. One of the advantages of making an initial correction through trending is that all of the applied methodologies and valuation models are incorporated into the new assessed values.

This appellant is represented by
Mr. Spitzfaden. Mr. Spitzfaden submitted new
material with the packets. We have reviewed and
considered all of the submitted materials and have
found no indication that a change to the assessed
value is warranted. There is no indication that the
assessed value is excessive, unequal, or improper.

Our value has consistently indicated that in spite -- or, excuse me, our review has consistently indicated that, in spite of the corrections applied this year, the fact remains that we are still undervalued for commercial properties. This is borne out through the sales analysis, the

cost approach, and the income approach.

Normally at the BOE level, we would be proposing increases to value when appropriate; however, in an effort to maintain uniformity, this year we've only been doing so when errors cause a property to be further undervalued.

Mr. Spitzfaden has presented two people as being expert witnesses in this --

MR. SPITZFADEN: Wait. I'm going to object to this. He can't talk about expert witnesses unless you allow me to introduce the testimony from yesterday, which you won't allow.

CHAIRMAN EPSTEIN: Mr. Spitzfaden, Mr. Dahle has the floor.

MR. SPITZFADEN: Yeah, he may have the floor, but I'm entitled to raise an objection when he's introducing evidence that was presented yesterday that you won't let me introduce to support our case.

CHAIRMAN EPSTEIN: You'll have the opportunity to rebut, sir.

Go ahead, Mr. Dahle.

MS. BOWEN: So --

MR. DAHLE: I can skip --

MS. BOWEN: -- for the assessor, yeah, I was going to say for Michael Dahle, the only thing is in

the evidence in the record, so the two-page letter from Kim Wold.

MR. DAHLE: Yeah. So in the material that Mr. Spitzfaden submitted, there is a two-page letter dated July 12th from Kim Wold, who represents that he is a licensed appraiser in the state of Alaska.

Please note that Mr. Wold has not contacted us about the analysis process or the ratio studies. He states that his premise is that he is reviewing a land study. The sales list is not from a land study. We have never represented that the list of sales considered in the assessment year 2021 analysis was a land study.

In fact, we have repeatedly corrected that error when it has been stated by appellants or their attorney. It was not and is not a list of land sales. All of his conclusions and opinion are based off of this erroneous assumption, and, as such, are inaccurate and irrelevant.

Mr. Wold also presents that 30 as a set number of minimum data points. There is no absolute number. The number of data points is one consideration as you do your analysis, and, in fact, our data set included over 50 sales.

There also is no basis for his claim that

46 of the sales were corrupt. This seems to be linked to is erroneous assumptions and a lack of understanding of assessment procedures and practices. He states also that the statistical analysis used by the assessor is improper. Our analysis was not improper and it conforms to assessment standards.

Understand that the fact that the correction to commercial properties was applied mainly but not exclusively through the land segment does not make this a land study. The land segment adjustment was the mechanism by which increases could be applied within the CAMA system while maintaining uniformity in land values of improved and in vacant land and moving all commercial properties closer to market value.

There's been no sudden surge in the submission of new sales data to us. There's been nothing to indicate the commercial assessed value should not have been increased, that the increases were excessive, or that the methods were not proper. The methodologies, analysis, and ratio studies were all proper. No values were adjusted in an improper method, and no properties were treated in a nonuniform manner.

We have made multiple requests for supporting evidence from the appellants. We have submitted our information advance -- in advance to both the BOE and the appellants for review prior to the hearing.

All sales are considered in our work.

Only some sales are deemed to be a market sale. Of those that are market sales, we only have prices on some of them. The word "considered" is also sometimes used to refer to sales that were included in the ratio studies as a market sale.

when the word is applied in this more restrictive manner, please do not interpret this to mean that other sales were not considered in the broader sense or application of the word "considered."

Remember that most commercial properties have no significant change to their assessed values for 10-plus years. This adjustment does not represent one year of market change but change over many years.

Also, please remember that regardless of the size of the sample set that we have to work with -- and in this case it was over 50 sales -- we are required by law to set assessed values. And in setting assess values, we must do so for all taxable properties in the borough.

In regards to this particular property, this subject is a 96-unit mobile home park located within the Lemon Creek area. It has structures on-site that include a residence and a carport or garage structure. Individual mobile homes are not part of this valuation and are assessed as their own parcel. The appellant states that the assessed value was excessive. We find that the assessed value is equitable and is not excessive.

The appellant also states that the property was valued improperly. We find that the property was valued using appropriate methodology.

The appellant also states that analysis will show true value to be about 60 percent of that shown on the assessment notice. We find no evidence that the true value of this parcel is 60 percent of the assessed value, and we have received no evidence from the appellant.

For this particular property, because it represents primarily land value, the percentage change from 2020 to 2021 was 46.9 percent. We find that no change to the 2021 assessed value of 3,263,900 is warranted and ask that the BOE uphold

	36
1	the assessed value.
2	And I will turn our response presentation
3	back to Mary Hammond.
4	MS. HAMMOND: That's the conclusion of the
5	assessor's office presentation, but Michael and I
6	are both available to answer questions.
7	CHAIRMAN EPSTEIN: Thank you.
8	Mr. Spitzfaden, ten minutes to rebut.
9	And it looks like you're muted, Mr. Spitzfaden.
10	
11	APPELLANT'S REBUTTAL
12	
13	MICHAEL DAHLE
14	called as a witness, testified as follows on:
15	EXAMINATION
16	BY MR. SPITZFADEN:
17	Q. There's a chart in the of the neighborhood
18	that shows the subject property and lists per
19	square foot land values, and it will show the
20	per square foot land value for this particular
21	mobile home park. Do you know what I'm
22	talking about?
23	A. In I know what you're talking about, but
24	let me get to that page number. Can you give
25	me a page number reference?

		37
1	Q.	I'm looking for it right now. It's page 520.
2	Α.	Okay.
3	Q.	So what's the per square I take it that
4		that page shows the subject property that
5		means Mr. Coogan's property that's under
6		appeal here and does it show the per square
7		foot assessed value for 2021?
8	Α.	It shows yes.
9	Q.	Okay. And what is that assessed value per
10		square foot?
11	Α.	44.97 sorry, \$4.79 per square foot.
12	Q.	Okay. And there was a of the 56 sales that
13		were on your list remember the list we
14		talked about when I directly was examining
15		you? It was the September 29th list there
16		is an RV park, isn't there, that was sold?
17	Α.	I believe that's I believe that was a
18		market sale.
19	Q.	And what was the per square foot market sale
20		price?
21	Α.	I don't think we have that on our documents,
22		and I would have to research that and see what
23		their price per square foot was.
24	Q.	Did you take into consideration
25	Α.	Are you are you are you asking about

			38
1		their the the sale price per square	
2		foot?	
3	Q.	Yes.	
4	Α.	And to get that I'd have to look and see if	
5		there were improvements on the property, and	
6		that would have to be extracted from the sale	
7		price in order to get to land value.	
8	Q.	Well, it's an RV park just like Mr. Coogan's	
9		RV park. They would both have similar	
10		<pre>improvements, wouldn't they?</pre>	
11	Α.	Improvements can vary quite a bit from park to	
12		park.	
13	Q.	Okay. Let's get back to this. We were	
14		talking about the 50 percent increase or the	
15		50 percent value that was inserted into the	
16		CAMA system. I want to get back to what	
17		you how you came to helping the assessor,	
18		Ms. Hammond, decide that it should be 50	
19		percent as opposed to some other percentage.	
20		How did you come to that conclusion?	
21	Α.	Through the analysis process.	
22	Q.	Okay. And the analysis processes is the	
23		market analysis that report that you	
24		provided, correct?	
25	Α.	The analysis is many-faceted, so I'm not sure	

			39
1		when you say "market report" what you're	
2		referring to, but it includes the ratio	
3		studies it includes	
4	Q.	Well, let's just be clear. I'm referring to	
5		the market analysis report that you've been	
6		repeatedly referencing and that is specified	
7		as you described on Footnote 1 to the	
8		September 29 sales list. It's that market	
9		assessment that I'm talking about. Do you	
10		understand what I'm talking about?	
11	Α.	No. Can you give me a page reference?	
12	Q.	It's the one I said that maybe it would be a	
13		good idea to keep that in mind, 421.	
14	Α.	Page 421 is simply a listing of the sales.	
15	Q.	I'm not asking about that. I said in Footnote	
16		1 it says, "Our market analysis for assessment	
17		year 2021." Just so you and I are on the same	
18		page, I'm talking about the market analysis	
19		assessment that you reference at Footnote 1.	
20		Now, is that the assessment is that	
21		the market analysis that you use to come to	
22		the 50 percent figure?	
23	Α.	The market analysis is part of that process	
24		and part of the overall analysis.	
25	Q.	Okay. Is in this 600-and-some-page	

		4	10
1		document that the clerk prepared, is the full	
2		market analysis anywhere in this document?	
3	Α.	In any appraisal work you have a lot of	
4		supporting documentation and work files, so,	
5		no, not all of those are included in the BOE	
6		packet.	
7		MR. SPITZFADEN: So let me turn to Ms. Hammond	
8	and asl	k her this question.	
9		MARY HAMMOND	
10	called	as a witness, testified as follows on:	
11		EXAMINATION	
12	BY MR.	SPITZFADEN:	
13	Q.	How did you come to the 50 percent figure to	
14		put into the CAMA system?	
15	Α.	We tested several adjustment amounts. We	
16		determined that 50 percent was a fair and	
17		equitable way to increase commercial property	
18		values without overvaluing too many	
19		properties.	
20	Q.	And what was describe to me what you tested	
21		it and how you tested it.	
22	Α.	We we had the assessed value versus the	
23		sale prices. We adjusted the land portion by	
24		50 percent or 75 percent or 25 percent and	
25		determined that 50 percent was the appropriate	

			41
1		adjustment.	
2	Q.	And why 50 percent appropriate and not 25 or	
3		75?	
4	Α.	25 would not have brought us close enough to	
5		market. 75 would have brought too many	
6		properties over market value.	
7	Q.	Okay. And where is it in what is market	
8		then? You say that you were trying to get to	
9		market. What is market for commercial	
10		properties in Juneau?	
11	Α.	Market is what a willing willing buyer	
12		would be purchasing from a willing seller. We	
13		use we use	
14	Q.	I'm not asking	
15	Α.	Mass appraisal, so I can't say specifically	
16		what market is for every property.	
17	Q.	Well, you just told me you tested 25, 75, and	
18		50 against market value. So what is the	
19		market	
20	Α.	Yes, through the sales that were available to	
21		us we tested those adjustments to those sales.	
22	Q.	What is the market value that you tested the	
23		50, 25, and 75 against?	
24	Α.	I believe you're asking me what sale prices we	
25		used to test those theories.	

			42
1	Q.	No, no, I'm asking you what number did you	
2		come to to determine this is market value in	
3		Juneau so that you could then test whether if	
4		you increased the commercial properties by 25	
5		or 50 or 75 you would come closest to market	
6		value? I'm asking what's that number? What	
7		is the market value number that you were	
8		testing for?	
9	Α.	So when we do a ratio study, we compare the	
10		sale price to the assessed value. The median	
11		ratio is the market that we're aiming for. We	1
12		would like to be at 98 percent, but we are	
13		much lower than that.	
14	Q.	And where in the if you turn to page 331,	
15		334, 335, this is the market the ratio	
16		study that's in the record.	
17		And I'm going to ask you where in there	
18		is the numbers, the ratios, whatever you say	
19		it is that tells you what market value is for	
20		the Juneau market?	
21	Α.	So on page 331 you can see the mean and median	
22		ratios of the different property types, and	
23		you can see the mean and median ratios	
24		overall.	
25	Q.	I see it.	
	·		_

			43
1	Α.	Our goal is to get those to 98 to 100 percent.	
2		At this point they're well below that.	
3	Q.	And how do you know they're well below that?	
4	Α.	Because of the ratio between the sale prices	
5		and the assessed values.	
6	Q.	And the ratio is the for instance, for the	
7		commercial land, the ratios you're talking	
8		about are the .4095 and the .3928; is that	
9		right?	
10	Α.	That's right.	
11	Q.	Okay. And so if you look at the improved	
12		properties in the properties overall, they	
13		have ratios in the .71, (indiscernible) .81,	
14		.74. Do you see that?	
15	Α.	Yes.	
16	Q.	So isn't it true that if you raise those	
17		properties, you raise the land values by 50	
18		percent, you're going to be over fair market	
19		value?	
20	Α.	If you raise if you well, I don't have	
21		the the final values in front of me. Let's	
22		see. If you look at page 338, you can see	
23		what the mean and median ratios were before	
24		the adjustments were made.	
25	Q.	Which numbers are you referring to?	

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1	A. I'm sorry, page 337 of the packet.	
2	CLERK CAITLIN O'MEALLY: We're at time for	
3	rebuttal.	
4	BY MR. SPITZFADEN:	
5	Q. 337? Is that the bolded numbers that say	
6	.6879 and .7286?	
7	A. That's right.	
8	Q. Okay.	
9	BOARD MEMBER WILLIAMS: Point of order, we're	
LO	at time now for the second round of questioning.	
L1	MR. SPITZFADEN: Okay. Again, objecting on	
L2	due process grounds, which are cutting me off before	
L3	the before we have all our evidence in. So are	
L4	you going to let me keep going or what?	
L5	MR. GOTTSCHALK: Mr. Epstein, if or, Chair	
L6	Epstein, if you're speaking, you're on mute.	
L7	CHAIRMAN EPSTEIN: That was directed towards	
L8	me. I was muted. I'm sorry. Rebuttal time is up.	
L9	We're now going to move into the Board deliberation	
20	phase where we have a chance to discuss this amongst	
21	the Board or ask questions. So I'd like to start	
22	with Mr. Williams.	
23	Mr. Williams, do you have any questions	
24	for the assessor or the appellant?	
25	BOARD MEMBER WILLIAMS: Just go yes, and	

thank you, Presiding Chair.

The question goes back to page 331 the means and -- means -- I'm saying that wrong, excuse me -- your analysis on the conclusion. So basically what you're trying to do with this is saying that property values haven't -- or, excuse me, property values have gone up, but the assessed value has not gone up on those properties in ten years. So we're looking at trying to get to 98 percent with this analysis over a period of time, but this year we're using that method to start getting closer to what the assessor's office is feeling is the correct assessed value of the commercial land. Is that a good conclusion? To the assessor.

MS. HAMMOND: Yes.

BOARD MEMBER WILLIAMS: Okay. So you're not trying to say that just this year we just did it 50 percent, but for the last ten years we haven't increased that same property -- commercial property value as we have done for residential property, so we're trying to get back to an even keel in our land values throughout the community both commercially to meet up to what residential has been?

MS. HAMMOND: That's correct.

BOARD MEMBER WILLIAMS: Okay. All right.

I've kind of gone through this, and the next question I have is to the appellant.

You made the appeal and saying that this was wrong, but you don't give any estimate of value of what you feel the value of this property should be. Is there a number that you've come up with now? You're on mute. Sorry.

MR. SPITZFADEN: Let me just say your -- the premise -- implicit premise of your question misunderstands the appellant's position. Our position is that the study is sufficiently flawed; it's unreliable to increase or decrease property taxes.

Having said that, it's our view that for this particular piece of property, Mr. Coogan's RV park, that page 33, which is another RV park that sold within the last couple years produces a price per foot of a \$1.74, and that's what his property should be a valued at instead of the 4.79 that the assessors has assessed it at.

BOARD MEMBER WILLIAMS: So your answer is that you have no value? You don't --

MR. SPITZFADEN: No, I didn't say that. You misunderstood what I said.

BOARD MEMBER WILLIAMS: (Indiscernible)

because it's part of the estimate value, where people have to make a value statement as the appellant of saying what they feel is the problem. You're saying the methodology is wrong, But you're leaving the value to us to determine if it's right or wrong. Determining that, it would be hard to come up with that answer because you have not given any value. You're using somebody else's value and saying that property should be that compared to your property.

MR. SPITZFADEN: Well, first, I am saying that you used the wrong method, but I'm also saying if you want the dollar valuation here, it's a buck 74 pursuant to page -- pursuant to page 33 of Mr. Wold's report. I forget what number it is in the record, but it's a buck 74 a foot based upon a comparable sale. And there's no evidence to indicate that a buck 74 isn't still the fair market value for Mr. Coogan's property.

BOARD MEMBER WILLIAMS: Okay. So --

MR. SPITZFADEN: So a buck 74 times however many square feet there are. The square footage is in the record.

BOARD MEMBER WILLIAMS: Okay. So that's -- those are the questions that I have. Thank you,

Presiding Officer.

CHAIRMAN EPSTEIN: Thank you, Mr. Williams.

Ms. Haynes, do you have any questions?

BOARD MEMBER HAYNES: Yes, and I'm just going to follow up on Mr. Williams' questioning there.

The appellant has stated that the RV park sale should be directly applied to this mobile home park, and for us to consider an unequal appeal basis, it needs to be the exact same class and that there would be no reason to justify a difference in values.

Is there anything that the assessor could provide that would have a -- that's a difference -- that would make them differently valued? Is there a difference in these two parcels that are being discussed, the appellant's parcel and the RV park sale?

MS. HAMMOND: I'm not entirely familiar with RV park sale. I can say that it's an RV park and not a mobile home park. I can say that I believe that it's a much smaller property, it's in a different location. It's on the Back Loop Road rather than in Lemon Creek. I -- I don't have the particulars on the per foot value or -- or the sale price per foot, but I think a different location and

49 a different property type would make these things 1 2 not directly comparable. 3 BOARD MEMBER HAYNES: Okay. Thank you. That's all. 4 5 Thank you, Ms. Haynes. CHAIRMAN EPSTEIN: Mr. Spitzfaden, you referred a couple 6 7 times to -- you'll have to clarify for me, an RV 8 park or a mobile home park, one or the other, which 9 has \$1.74 assessed value per square foot. 10 exactly is this property located? 11 MR. SPITZFADEN: 10200 Mendenhall Loop Road. 12 CHAIRMAN EPSTEIN: okay. So that -- that's in 13 a different location. You're suggesting that one 14 size should fit all. So if the \$1.74 at one 15 location, it should be the same thing at 16 Mr. Coogan's location; is that correct? 17 MR. SPITZFADEN: No. 18 CHAIRMAN EPSTEIN: What is correct? 19 MR. SPITZFADEN: What I'm suggesting is that 20 these mobile home parks are both located in the 21 Valley, that the market they're involved -- that the 22 submarket in Juneau that they're involved in is the 23 same submarket and that the sale of one is 24 sufficiently similar to the other. Of course 25 they're different locations. No two properties in

the world have the same location. That's just the nature of real estate. So you can't say, "Oh, they have a different location; that's the difference." You have to explain what the difference in location here is.

There is no difference in location with respect to the usage. They're both going to the same market. The same people want to be in an RV park or want to be in a mobile home park, and they're generally in the Valley. Everybody in Juneau knows the Valley is different from Downtown, which is different from Thane, which is different from Douglas, which just different from Auke Bay. These are located in the Valley.

As to the smaller nature, there's no -that just to say they're smaller or larger is not to
explain why that should increase or decrease the
value. But even if it did, you can make an
adjustment, but no adjustment was ever made here.

And then, secondly, to say -- well, I think the other thing was -- hold on a second. Oh, well, Mr. Coogan points out to me that if we could put on our whole case, we would establish that smaller has a higher value per square foot.

So, no, I don't think that you -- your

question or the assessor's statement sufficiently distinguished the two sales -- or the two properties in a way that one can't be used as a -- to establish the value for the other.

CHAIRMAN EPSTEIN: Okay. Thank you. I have no further questions.

Mr. Williams, last chance for questions.
Anything further?

BOARD MEMBER WILLIAMS: I have to be better to write down the questions that I have. I'm trying to go back to -- no other questions at this time.

Thank you.

CHAIRMAN EPSTEIN: Thank you.

Ms. Haynes?

BOARD MEMBER HAYNES: Oh, sorry, I didn't realize I was not on mute. Yeah, I have one more question for Ms. Hammond.

So I understand that we are not -- the assessor's office is not bound to follow a particular formula as long as the assessment formula is reasonable. Since you approved and reviewed this assessment, do you find that the methods applied were reasonable?

MS. HAMMOND: I do.

BOARD MEMBER HAYNES: That's all that I have.

1 CHAIRMAN EPSTEIN: okay. I think we're at the 2 end of our discussion. I would entertain a motion. 3 I -- this Emily Haynes. BOARD MEMBER HAYNES: 4 I move that the Board grant the appeal, and I ask 5 for a no vote because the appellant has not 6 demonstrated or provided any evidence that the 7 assessment is grossly disproportionate when compared 8 to other assessments. 9 He has not provided any evidence that the 10 assessment was unequal when compared to any other 11 properties in the same class and has not provided 12 any evidence that the assessor used an improper 13 method of valuation which amounts to fraud or 14 adoption of a wrong principle of valuation. 15 CHAIRMAN EPSTEIN: Is there a second? 16 BOARD MEMBER WILLIAMS: I'll second that 17 motion. 18 CHAIRMAN EPSTEIN: Thank you, Mr. Williams. It's been moved by Ms. Haynes that the Board grant 19 20 the appeal, and she asked for a no vote because of 21 the reasons specified in the discussion. 22 Ms. Haynes, how do you vote? 23 BOARD MEMBER HAYNES: I vote no. 24 Mr. Williams, how do you CHAIRMAN EPSTEIN: 25 vote?

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1	BOARD MEMBER WILLIAMS: I vote no.
2	CHAIRMAN EPSTEIN: I also vote no. The appeal
3	is denied.
4	
5	APPEAL NO. 2021-0375
6	
7	CHAIRMAN EPSTEIN: Without objection,
8	we'll move on to the next hearing when the clerk is
9	ready to start. The appellant
10	MR. SPITZFADEN: Can I can we take a break?
11	CHAIRMAN EPSTEIN: Certainly. Let's reconvene
12	at 6:47 p.m., a five-minute break.
13	(Off record.)
14	CHAIRMAN EPSTEIN: Alright. My clock shows
15	6:47. I see Mr. Spitzfaden, I see Mr. Dahle, I see
16	the Board members, so we will go on to the next
17	hearing. And I assume everyone can hear me.
18	Madam Clerk, can you hear okay. All right.
19	We're on the record, with respect to petition for
20	review of assessed value filed by Coogan Alaska, LLC
21	with respect to Parcel ID No. 1D060L040032,
22	commercial property apartment complex located at 401
23	Cordova Street.
24	Mr. Spitzfaden, are you ready to start?
25	MR. SPITZFADEN: Yes.

CHAIRMAN EPSTEIN: Please proceed.

MR. SPITZFADEN: Well, first, I want to make sure -- I'm going to make sure that what was said in the past hearing on the mobile home park is part of the record, in hearing No 1.

Secondly, I'm going to make same motion that I did before, that the hearing should be -- from yesterday should be part of this record. And then I just want to enter an objection that will carry over every time we have one of these hearings is you can't make a decision in which you say, The appellant didn't prove his case" when you cut us off and we aren't allowed to make our case. You know, lawyers have a word for that; it's called a kangaroo court.

And I would hope that you would adjust your procedures to allow us to put on our entire evidence, otherwise what we're going to be telling the court is, their decisions are all based on saying there's no evidence, but they prevented us from having the evidence presented to the Board.

So having said all that, I am prepared to move along.

CHAIRMAN EPSTEIN: Thank you. Go ahead. MR. SPITZFADEN: So a question for Ms.

			55
1	Hammon	d.	
2			
3		APPELLANT'S APPEAL	
4			
5		MARY HAMMOND	
6	called	as a witness testified as follows on	
7		EXAMINATION	
8	BY MR.	SPITZFADEN:	
9	Q.	I thought I understood Mr. Dahle to say that	
LO		he used a CAMA program by an outfit called	
L1		Govern. And I'm asking you if the city had	
L2		that CAMA Govern program available for use in	
L3		January, February, March, and April this year?	•
L4	Α.	Yes, we did.	
L5	Q.	And when did you get when did you purchase	
L6		that?	
L7	Α.	Govern was part of an enterprise system. I am	1
L8		not certain when the city purchased the	
L9		program. I believe that CAMA module of the	
20		program went live in 2014, but I may be off a	
21		year on that.	
22	Q.	So let me go back to where we are asking you	
23		questions before. And you had gotten the	
24		if I understood your testimony correctly, you	
25		were saying that you were measuring 25, 50 or	

75 percent -- percentage to put into the CAMA system against a market value.

And I'm just going to ask you again what is that value? I mean, I take it what you're saying is we knew what should be average median market value for commercial land here in Juneau, and we were determining whether if we raised assessed value by 25 or 50 or 75 percent, we would get close to that market value. Well, that market value has got to have a number associated with it. It's got to be 2 bucks a square foot or \$100 a square foot or whatever it may be, but it's got to be a number. And I'm asking you what is that number and where in the record can I find how that number was determined?

- A. That number was not determined as part of the ratio study. The determination of the ratio study was how much to trend commercial property values.
- Q. How did -- what -- how did you get to the market value that you were measuring 50, 25, and 75 percent against? How did you get to that market value if you didn't use the ratio study?

			57
1	Α.	The median ratio was the market value that we	
2		were aiming to adjust properly.	
3	Q.	And which median value would that be?	
4	Α.	As as I was saying on previously, on	
5		page 337 of the packet it shows the mean and	
6		median value of all of the commercial property	
7		before adjustments were made.	
8	Q.	So you were	
9	Α.	And on the following page it shows the mean	
10		and median value or ratio after the	
11		adjustments were made.	
12	Q.	When you say "the following page," you mean	
13		the page 332 with charts on it with	
14	Α.	Sorry. Page 337 was the page with the ratios	
15		before the market adjustment.	
16	Q.	Okay. And so looking at page 331, it says	
17		"commercial properties overall." That's is	
18		that the line that you were using the median	
19		number .7411? That's the number that you were	
20		using in order to get a market value to	
21		measure 25, 50, and 75 percent against?	
22	Α.	That was the ratio prior to the adjustments, I	
23		believe.	
24	Q.	Right. And then you decided that the after	
25		you tested 25 or 50 or 75 percent, that 50	

			58
1		percent would get you closer to market value?	
2	Α.	Yes.	
3	Q.	Well, what is market value?	
4	Α.	Market value is the value of the property.	
5		So so can we look at the mean and median	
6		value again? That's the that's the number	
7		we're testing against.	
8	Q.	This is on page 337?	
9	Α.	Yes.	
10	Q.	Okay. And it says mean is 66879 and	
11		median is .7286?	
12	Α.	That's right, and that's what the that's	
13		what the median and mean ratios were before	
14		the market adjustments.	
15	Q.	Okay. And those numbers are different than	
16		the mean and median on page 331; is that	
17		right?	
18	Α.	Those do appear to be different.	
19	Q.	Yeah. So how come they're different?	
20	Α.	I don't know exactly when the when the	
21		information was pulled for the original, but	
22		it may have changed during the analysis.	
23		Let's see. What you will see on page 338 is	
24		the mean and median ratio after the	
25		adjustments were made.	

		59	
1	Q.	338?	
2	Α.	Yes.	
3	Q.	And that's .8526 and .88658853 I think it	
4		is?	
5	Α.	That's what I'm reading on the paper, yes.	
6	Q.	And those are the mean and median of which	
7		category of properties?	
8	Α.	Commercial properties.	
9	Q.	Commercial properties overall or commercial	
10		properties core types?	
11	Α.	I believe that's overall. It does exclude	
12		the I believe that that number excludes the	
13		boathouses.	
14	Q.	So you took the boathouses out of the	
15		Mr. Dahle testified the September 29 list of	
16		sales was what he used. Are you saying that	
17		the boathouses were deleted from that sales	
18		list in order to get the mean and median that	
19		shows on page 338?	
20	Α.	I'm saying that those were analyzed	
21		separately.	
22	Q.	What does it mean to say they were analyzed	
23		separately? I mean, you ran a separate study	
24		to determine what boathouses should be	
25		increased?	

			60
1	Α.	Yes.	
2	Q.	Okay. And were the boathouse sales used in	
3		determining the mean and median on page 338	
4		for overall commercial properties?	
5	Α.	No.	
6	Q.	So is there a list somewhere in this 600-some	
7		pages that shows the list of properties that	
8		were used for the ratio sales ratio study?	
9	Α.	I believe page I don't remember which page	
10		you were referring us to for the the list	
11		of sales.	
12	Q.	But it's the September 29the list of sales?	
13		That's what you	
14	Α.	Right. Could you please direct me to the page	
15		number?	
16	Q.	All right. I just want to make sure I know.	
17		I can find the September 29th. And so	
18	Α.	If you can direct me to that number, then that	
19		would be helpful for me to answer your	
20		questions.	
21	Q.	Okay. Let me just ask you here this is not a	
22		condo, right? The property at issue here is	
23		not a condo?	
24	Α.	That's correct.	
25	Q.	Was there any attempt made when you did	

		61
1		these determining what assessed values
2		should be, was there any attempt made to do an
3		analysis just on properties in the same
4		neighborhood, for instance, those only on
5		South Franklin or only those at the Rock Dump
6		or only those in the Valley? Did you make any
7		effort to do a ratio analysis for particular
8		neighborhoods?
9	Α.	We did review the adjustments for particular
10		neighborhoods. We we reviewed the effect
11		of the trending on the different neighborhoods
12		and different property types.
13	Q.	And where is that study in the record?
14		what
15	Α.	I don't have that in the record.
16		MR. SPITZFADEN: And do turning to Mr. Dahle.
17		MICHAEL DAHLE
18	called	as a witness, testified as follows on:
19		EXAMINATION
20	BY MR.	SPITZFADEN:
21	Q.	Mr. Dahle, in the record I for this
22		particular appeal, I see that once the appeal
23		was made you did some calculate or you
24		undertook some work to determine whether the
25		assessed value would was appropriate if you

			62
1		use like cost approach, a cost approach to	
2		determine value. Do you know what I'm talking	
3		about?	
4	Α.	So, if I understand correctly, you're	
5		referring to is our review process.	
6	Q.	Yes. And that review process was all done	
7		after the assessed values were calculated and	
8		sent out?	
9	Α.	Yes, the review process is done in response to	
10		the petition for review.	
11	Q.	And sometimes I see used in some of the	
12		materials in the record the word "qualified."	
13		And I think you testified about this	
14		yesterday, that a qualified sale would be one	
15		that was a willing seller, willing buyer, no	
16		compulsion on either party, and with full	
17		knowledge. Is that how "qualified" is used by	
18		you and the assessor's office?	
19	Α.	"Qualified" our use of the word,	
20		"qualified" basically means that, to the best	
21		of our knowledge, it is a market sale.	
22	Q.	And a market sale means willing seller,	
23		willing buyer, no compulsion on either party,	
24		and full knowledge; that's what what's	
25		that's what a market sale is?	

		63
1	Α.	There are various similar definitions.
2	Q.	But they're all generally you come to that
3		conclusion?
4	Α.	I think so, yes.
5	Q.	Okay. So, if you would look the record at
6		page let's see. What is that? I'm sorry I
7		don't have this quicker.
8		If you look at page 439, and there's a
9		number of pages thereafter. Do you see
10		have you got to that, 439? I think it runs
11		through 454.
12	Α.	439?
13	Q.	Yeah, 439.
14	Α.	Okay.
15	Q.	So is this a list is this something that
16		you produced?
17	Α.	Yes, this was a an early variation of the
18		sales list where we tried to provide
19		additional information, i.e., the photographs,
20		for instance. So it's a different format but
21		similar list.
22	Q.	And there's a I call it a box, but there's
23		a there's an area that says "validation
24		code." And, for instance, at least with
25		respect to the first entry for Mr. Wostmann's

			64
1		property, the property he sold, it says	
2		"qualified." Do you see that?	
3	Α.	So so you're a little trouble hearing	
4		you, but you're talking about the validation	
5		code field?	
6	Q.	Yeah, the validation code field. And for	
7		Mr the property on the very top of the	
8		page, 230 Seward Street that was sold from	
9		Mr. Wostmann to Spear family, the validation	
10		code says "qualified." Do you see that?	
11	Α.	Yes.	
12	Q.	So in that is that being the word	
13		"qualified" being used in the same way that	
14		you just described, that it means market sale?	
15	Α.	Yes.	
16	Q.	Now, there's a number of sales that are listed	
17		if you go through all these pages, you know,	
18		439 and onward to 454. Not all of these sales	
19		ultimately show up on your September 29th	
20		list, do they?	
21	Α.	I would have to do a comparison, but it's	
22		certainly possible that they do not.	
23	Q.	Okay. And	
24	Α.	If they were determined, as we were doing the	
25		analysis as we're preparing the sales list	

			65
1		for the analysis, if we were not able to	
2		determine that they truly were a qualified	
3		sale or if we didn't have a sale price, then	
4		it would not have been included in the set	
5		that was considered for the analysis study.	
6	Q.	And just thinking about, you know, your work	
7		over this period of time, including the	
8		summer, you did, in fact	
9		CLERK CAITLIN O'MEALLY: Five minutes	
10	remain ⁻	ing.	
11	BY MR.	SPITZFADEN:	
12	Q.	you did, in fact, reduce the number of	
13		proper properties, number of sales that	
14		were used for your market analysis, correct?	
15	Α.	There is a difference between early estimates	
16		of what we might have as far as qualified	
17		sales, if that's what you're referring to.	
18	Q.	No, I'm just saying that if you see at the	
19		top of page 49 excuse me 439, there's a	
20		handwritten word, "June 2, 2021." So you had	
21		a list on June 2 of 2021. Actually, down	
22		below it says "March 26, 2021," so maybe by	
23		March 26, 2021 you had a list. And all I'm	
24		saying is that that list if you count all	
25		these up, by the way, that it's 74 you	

			66
1		don't have to do that right now but your	
2		final list on September 29, the sale prices is	
3		more like 56 or 57.	
4		And my only question is that over the	
5		course of time, for whatever reason you may	
6		have had, you, in fact, deleted sales from the	
7		sales that you used for your market analysis?	
8	Α.	So from the date March 26, I would I would	
9		think this is probably an early listing of	
10		possible qualified sales. And, yes, we in	
11		the packet we have a page that talks about	
12		various sales that were not included in the	
13		study and the reasons why they were not. And	
14		I would I would expect that probably most	
15		of the differences of variations are explained	
16		on that page.	
17	Q.	And when you say that the list on 439 is an	
18		early list, actually, it's since we know	
19		that the assessment notices were, by and	
20		large, sent out by April 3, this March 26th	
21		list is actually within seven days of when the	
22		assessments were actually completed and sent	
23		out, correct?	
24	Α.	Well, the March 26 would represent when this	
25		report was printed out. It would not	

		6	57
1		necessarily have all of the determinations	
2		that were made in the process of the analysis	
3		and in the sales reviews. It's called a	
4		validation and verification process, but,	
5		again, I have not done a direct comparison	
6		between this particular report, which was	
7		submitted in your materials, and that	
8		particular the finalized sales list. But I	
9		suspect most of the differences are outlined	
10		already on that report from the list submitted	
11		by Mr. Williamson.	
12	Q.	And let's see. So if you if we turn to	
13		page 535, that is this particular appeal we	
14		have right now. I think I'm right about that;	
15		is that right?	
16		CHAIRMAN EPSTEIN: Yes.	
17	Α.	I'm getting there.	
18	BY MR.	SPITZFADEN:	
19	Q.	Okay. And so, again, at some point in here	
20		you've got a subject well, I guess it's on	
21		page 545. And I take it that that's the kind	
22		of it's a map, and it says subject, and it	
23		has a buck 58. I take it that \$1.58 is the	
24		per square assessed value per square foot	
25		assessed value; is that right?	

			68
1	Α.	That is a per square foot of the land segment	
2		of the assessed value.	
3	Q.	All right. And this property is located in	
4		Douglas; is that correct?	
5	Α.	I think of what to call West Juneau.	
6	Q.	West Juneau. Okay. West Juneau. And how	
7		many on your list of 56 September 29th	
8		list of 56, how many sales were there on that	
9		list in the West Juneau area?	
10	Α.	I will have to look.	
11		I believe that's 421, Board members.	
12		CLERK CAITLIN O'MEALLY: We're at time, 20	
13	minute	S.	
14		MR. SPITZFADEN: There's a pending question.	
15	He can	at least answer that.	
16		BOARD MEMBER HAYNES: You're muted,	
17	Mr. Ep	stein, if you're trying to talk.	
18		CHAIRMAN EPSTEIN: Sometime I'll learn. It's	
19	now the	e assessor's time.	
20		Mary Ms. Hammond, would you like to	
21	start (off? And you're muted.	
22			
23		BOARD OF EQUALIZATION PRESENTATION	
24			
25		MS. HAMMOND: Thank you. I am Mary Hammond,	

the City and Borough of Juneau assessor. I'm responsible for the assessment process in the CBJ, and I review, test, and approve work related to the assessment process, including commercial properties.

Mr. Dahle will be presenting for the assessor's office.

MR. DAHLE: And I'm Michael Dahle. I am the deputy assessor for the City and Borough of Juneau.

So in your packet is a more detailed response starting on page 539. In this presentation I'm going to go over just a few highlights. The basis for the 2021 commercial property assessed values is a market analysis based upon available actual sales data of commercial property sales. The analysis adhered to assessment standards.

As a result of the analysis -- excuse me -- trending of assessed values was applied. In trending the assessed values, the underlying considerations, such as the three approaches to value and locational and property characteristic adjustments, are all incorporated and carried forward. Some background to this is that most commercial properties have been -- have seen no significant change to their assessed values for ten-plus years.

One of the advantages of making an initial corrections re-trending is that all of the applied methodologies and valuation models are incorporated into the new assessed values.

This appellant is represented by

Mr. Spitzfaden. Mr. Spitzfaden submitted

information with the packets. We have reviewed and

considered all of the submitted materials and found

no indication that a change to the assessed value is

warranted. There's no indication that the assessed

value is excessive, unequal, or improper.

However, in the review of this parcel, we did identify an error in the land value for this parcel and recommended a change to correct that error. Our review has consistently indicated that, in spite of the corrections applied this year, the fact remains that we are still undervalued for commercial properties. This is borne out through the sales analysis, the cost approach, and the income approach.

Normally at the BOE level we would be proposing increases to value when appropriate, such as this parcel. However, with most of these appeals, in an effort to maintain uniformity this year, we have only been doing so when the errors

cause a property to be further undervalued.

In the material Mr. Spitzfaden submitted, there's a two-page letter from Kim Wold, who represents that he's a licensed appraiser in the state of Alaska. Please note that Mr. Wold has not contacted us about the analysis process or the ratio studies. He states that his premise is that he is reviewing a land study. The sales list is not a land study. We have never represented that the list of sales considered in the assessment year 2021 analysis was a land study.

In fact, we have repeatedly corrected that error when it has been stated by appellants or their attorney. It was not and is not a list of land sales. All of his conclusions and opinions are based off of this erroneous assumption, and, as such, are inaccurate and irrelevant.

Mr. Wold also presents 30 as a set number of minimum data points. There is no absolute number. The number of data points is one consideration as you do your analysis, and, in fact, our data set included over 50 sales.

There is no basis for his claim that 46 of the sales are corrupt. It seems to be linked to his erroneous assumptions and a lack of

understanding of assessment procedures and practices. He states that the statistical analysis used by assessor is improper. Our analysis was not improper and conforms to assessment standards. Mr. Wold states that he has used statistics for the appraisal work. This is an entirely different application and set of practices in mass appraisal applications and the associated analysis procedures.

Please understand that the fact that the correction to commercial properties was applied mainly but not exclusively through the land segment does not make this a land study. The land segment adjustment was a mechanism by which increases could be applied within the CAMA system while maintaining uniformity in land values of improved and vacant land and moving all commercial properties closer to market value.

There has been no sudden surge in the submission of new sales data to the assessor's office. There has been nothing to indicate that commercial assessed values should not have been increased, that the increases were excessive, or that the methods were not proper.

The methodologies, analysis, and ratio studies were all proper. No values were adjusted in

an improper method, and no properties were treated in a nonuniform manner. We have made multiple requests for supporting evidence from the appellants. We have submitted our information in advance to both the BOE and the appellants for review prior to the hearing.

As far as sales, all sales are considered. Only some sales are deemed to be a market sale, and of those that are market sales, we only have prices on some of them.

The word "considered" is also sometimes used to refer to sales that were included in the ratio studies as a market sale. When the word is applied in this more restrictive manner, please do not interpret this to mean that other sales were not considered in the broader sense of the application of the word, "considered."

Remember that most commercial properties have seen no significant change to their assessed values for ten-plus years. This adjustment does not represent one year of market change but change over many years.

Regardless of the size of the sample set that we have to work with -- and in this case it was over 50 sales -- we are required by law to set

assessed values. In setting assess values, we must do so for all taxable properties in the borough.

In regards to the subject, this subject is a three-building, 60-unit apartment complex that was constructed in stages initiated in about 2004 and culminating around 2016. There are 52 units that are two bedroom, one bath; six units that are two bedroom, two bath, 1,000 square foot; and two units that are one bedroom, one bath, 800 square foot.

The appellant states that the property was valued improperly. We find that the property was valued using appropriate methodology. The appellant states that the analysis will show true value to be about 60 percent of that shown on the assessment notice. We find no evidence that the true value of this parcel is 60 percent of that shown on the assessment notice and have received no evidence from the appellant.

from 2020 to 2021 was 2 percent. This low percentage is due to the low land portion. This is a result of the land portion being undervalued due to a base rate that was too low for the neighborhood and the property type. We recommend increasing the

	75
1	assessed value from 6,483,150 to a new assessed
2	value of \$8,530,848 in order to correct for the
3	undervalued land portion and to bring this parcel
4	into equity with other commercial properties.
5	And I turn it back to Mary Hammond.
6	MS. HAMMOND: That's the conclusion of the
7	assessor's office presentation, but Michael and I
8	are both available for questions.
9	CHAIRMAN EPSTEIN: Thank you, Assessor.
10	Mr. Spitzfaden, you have ten minutes to rebut.
11	MR. SPITZFADEN: Thank you.
12	
13	APPELLANT'S REBUTTAL
14	
15	MICHAEL DAHLE
16	called as a witness, testified as follows on:
17	EXAMINATION
18	BY MR. SPITZFADEN:
19	Q. So what was the neighborhood for this
20	property, Mr. Dahle?
21	A. This is located in the West Juneau area.
22	Q. Well, what were the boundaries? What were the
23	street boundaries?
24	A. Offhand, I don't I don't I couldn't tell
25	you the exact boundaries, but basically, in

			76
1		general, it's these commercial properties in	
2		the West Juneau area. There is also a Douglas	
3		neighborhood, and there are other	
4		neighborhoods throughout Juneau, but this	
5		would be in the West West Juneau area.	
6	Q.	But you said it was the neighborhood where	
7		Mr. Coogan's property is located that caused	
8		you to increases his valuation, right? Isn't	
9		that what you testified? One of the factors	
10		was the neighborhood, right?	
11	Α.	Yes.	
12	Q.	But you're unable to define the neighborhood	
13		for us right now; is that right?	
14	Α.	I know I know that it is in that	
15		neighborhood. I can't tell you which specific	
16		streets are included in that.	
17	Q.	And how many sales on your list of 56 or	
18		the September 29 sales list of sales, how	
19		many sales are within the neighborhood?	
20	Α.	Let me go back to page 421. On page 421 you	
21		will see our neighborhood code in the	
22		right-hand column. And a quick glance at that	
23		list, I think there is one sale from West	
24		Juneau commercial neighborhood.	
25	Q.	And which one was that?	

		77
1	Α.	It's about line, I think, 17, if I counted
2		right. It's
3	Q.	Why don't you give us a sale date.
4	Α.	Sale date is November 13 of '20.
5	Q.	November 13th November this is on the
6		page 421, right?
7	Α.	Correct.
8	Q.	Is 201 Cordova Street?
9	Α.	Yes.
10	Q.	Okay. And now if you'll look back at page
11		545.
12	Α.	Okay.
13	Q.	Where is 201 Cordova on this map, on page 545?
14	Α.	I would have to look that up to find out where
15		that one comparable is. It's just one of the
16		sales of our sales list. If you look
17	Q.	Yeah, I know. It's the one that's actually in
18		the neighborhood, correct?
19	Α.	It is a sale that is in the same neighborhood
20		from our destination of the neighborhoods.
21	Q.	Okay. And is the neighborhood is that
22		you're talking about is the neighborhood that
23		is shown on page 545, correct?
24	Α.	This represents a GIS view of the subject and
25		surrounding parcels. It does not necessarily

78 represent the exact lines of a neighborhood. 1 2 well, which one is 201 Cordova Street? Q. Because, as I see it, there are a lot of 3 4 different square -- assessed value square 5 footage numbers on here. I'm trying to figure 6 out which one you're using, which one is 201 7 Cordova. 8 And I would -- I would have to go to a map and Α. 9 look that up and see. Do you want me to do I can pull up --10 that? 11 Q. Sure. 12 I've got it up on Google CHAIRMAN EPSTEIN: 13 If it would be helpful to share a screen, I'd Maps. 14 be more than happy to do that. 15 MR. DAHLE: okay. Thank you. Madam Clerk, can I do that? 16 CHAIRMAN EPSTEIN: 17 CLERK CAITLIN O'MEALLY: You may. I'm trying. And you don't 18 CHAIRMAN EPSTEIN: 19 see a Google Map view, do you? It's at the corner 20 of Nowell and Cordova Street on the left side 21 above -- or on the left side of Nowell. 22 corresponding to page 535, it looks like it would be 23 the parcel that is valued at \$18 per square foot. 24 And I'm sorry about this screen-sharing. I'm trying 25 to -- try again. It's not going to work. I'm

	79
1	sorry.
2	BOARD MEMBER HAYNES: I saw the map.
3	CHAIRMAN EPSTEIN: Oh, you did? Okay.
4	BOARD MEMBER HAYNES: Yes.
5	CHAIRMAN EPSTEIN: Do you see it now?
6	BOARD MEMBER HAYNES: No, I think you stopped
7	sharing, but I did see it. And I agree that I
8	thought it was the 18 per square foot
9	CHAIRMAN EPSTEIN: Yes.
10	BY MR. SPITZFADEN:
11	Q. It's the one that says 18 per square foot?
12	A. Yes.
13	Q. And what are you going to value what's the
14	per square footage that you want to reevaluate
15	Mr. Coogan's property to?
16	A. Let me
17	MR. DAHLE: Mary, could you look that up so we
18	don't have change the screens?
19	MS. HAMMOND: I believe that was \$10 per foot.
20	BY MR. SPITZFADEN:
21	Q. What was the error that you made that
22	originally underassessed it?
23	A. The fact that it was assessed at only \$1.58 a
24	square foot, which is an appropriate rate.
25	Q. Yeah, why is it appropriate, though? That's

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1		what I'm asking you. What was the error that
2		you made?
3	Α.	The error was the rate that was applied. It
4		was an inequitable rate.
5	Q.	What rate did you originally apply?
6	Α.	It was \$1.58 per square foot.
7	Q.	Yeah, I know that's what you assessed at, but
8		you're saying that that's \$1.58 is an
9		error. And I'm trying to have you tell me
10		what was the error that caused a buck 58 to be
11		wrong?
12	Α.	The error is that it is not a proper rate for
13		that neighborhood.
14	Q.	And that's based on what that it's not a
15		proper rate for that neighborhood?
16	Α.	I'm sorry. I didn't follow that.
17	Q.	Why isn't the buck 58 a proper rate for that
18		neighborhood?
19	Α.	Because it's not equitable with the other
20		properties.
21	Q.	And all these other properties were assessed
22		based upon the 50 percent increase; is that
23		right?
24	Α.	No, a lot of these properties in the so let
25		me qualify my statement. The proper any

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properties in West Juneau neighborhood that were commercial properties that we're not a -like a condo/warehouse, if there is any in that area would have received that 50 percent. Some of the properties within the map that you see would be residential properties. They would not have received a 50 percent increase because they've been receiving increases every year. CLERK CAITLIN O'MEALLY: We're at time for rebuttal. CHAIRMAN EPSTEIN: Thank you, Madam Clerk. The hearing is now complete, and we'll move into the Board discussion phase. We'll start this time with Ms. Haynes. Ms. Haynes, do you have any questions you'd like to ask? BOARD MEMBER HAYNES: Yes, this is for the assessor's office. When do you discover -- or when -- for this parcel, when did you discover the

MR. DAHLE: As we were doing the review from the petition for review.

error in the rate applied to the land value?

BOARD MEMBER HAYNES: Okay. So not -- so that occurs after somebody has appealed their assessment,

then you review it and make any adjustments or --1 2 MR. DAHLE: Yeah, the form -- the form that 3 initiates, it's called a petition for review and 4 initiates both an initial review by the -- by the 5 assessor's office. And then if there is not 6 agreement by the appellant with the findings of the 7 assessor's office, it turns into a formal appeal and 8 appears before you. 9 **BOARD MEMBER HAYNES:** Okay. And then the next It's my understanding -- and correct me if I'm 10 wrong for the assessor's office -- that -- does the 11 12 appellant know that their value may be recommended 13 to increase after they appeal? 14 MR. DAHLE: That is in our -- in the materials 15 in the BOE packet. It does state that. 16 **BOARD MEMBER HAYNES:** Okay. Thank you. I 17 think that's my last one for now. Thanks. 18 CHAIRMAN EPSTEIN: Thank you. 19 Mr. Williams, do you have any questions? 20 BOARD MEMBER WILLIAMS: I'm trying to take 21 myself off mute. I quess my question, once again, is to 22 23 the appellant. You still haven't put any value to 24 the property that you feel was mis-valued by the 25 Is there any value you would like to put on city.

that now so we can determine the estimated value by the people?

MR. SPITZFADEN: Well, it's a surprise to us that they just told us that they made an error, so I guess I would say they don't know any better than we do what the assessed value should be because their system produces errors. They just admitted to one, although it's unclear in their testimony exactly what the error was. So I would say if they made one error, then they can make another. And the system should be reevaluated, and Mr. Coogan should be enough -- given enough time to go back and see if they did it right.

And I'd also point out that they claim to have done a cost assessment and profit and -- a income approach and sales comparison for this property. And I didn't hear any information today that would indicate that those numbers changed anything they did originally.

BOARD MEMBER WILLIAMS: So basically the appellants don't have a different change from the assessed value originally given you at \$1.58 per square foot to the \$10 now recommended by the assessor's department; is that correct? So you're not saying it's not valued at \$10?

MR. SPITZFADEN: What we're saying is -- I don't know how many times I have to say this -- what we're saying is that the buck 58 is wrong because their method is wrong. We just went through this whole testimony. It turns out that they did this big study, and then they just decided that 50 percent hits fair market value, but they can't tell you what fair market value is. That indicates to me that the whole system is flawed and, therefore, you can't trust the buck 58. And I would say if you can't trust the buck 58, it should be the 2020 assessed value.

BOARD MEMBER WILLIAMS: So if the appellant said that the Breeze In in West Juneau is valued at \$13.02 a square foot and that's a commercial property, and the other commercial property at 201 Cordova Street is assessed at \$18 a square foot, and you feel your client is getting taken advantage of at \$1.58 a square foot?

MR. SPITZFADEN: I'm saying those numbers are wrong too because they're all based off a flawed assessment. You can't trust the numbers for the Breeze In or the 201 Cordoba because the method that they used is flaw -- for those system -- for those properties is just flawed. And so you can't use a

flawed comparison to drive up or change Mr. Coogan's assessed value. I mean, your question assumes that Cordova and Breeze In are correct, but there's no evidence of that. In fact, our -- if we were ever given the chance to put on our whole case, our evidence would show that they used the improper, wrong method, and it's resulting in across-the-board flawed assessed values.

BOARD MEMBER WILLIAMS: All right. To the assessor's department, do you feel the Breeze In property and the property value at 201 Cordova Street are as accurate as you possibly could come up with?

MS. HAMMOND: The values of those properties are based on the same methodology as the Cordova Street property.

BOARD MEMBER WILLIAMS: So if we went back to page 545, that would change them to \$10 a square foot for his property, not the \$1.58 would be correct in value?

MS. HAMMOND: Yes, his property was previously valued based on raw land and not developed land with apartment buildings on it.

BOARD MEMBER WILLIAMS: And also going back to the assessor's department, all those residential

properties are pretty similar in price to what are all the other properties in that area, so that would conclude that the property on Cordova Street, that the appellant is bringing at 404, would be in line also additionally with residential? I know it's two different things, but it's similar to what it looks like in price in that area for undeveloped property or developed property?

MR. DAHLE: Yes, there is uniformity in the residential properties, as well as the commercial. And you'll see variations from an individual property to another because of different characteristics. So one property might have a view and another property might not, for instance. And so you'll see slight variations, but there is a uniformity in how the model is applied.

BOARD MEMBER WILLIAMS: So to the assessors, property with views of oceans and mountains have more value than property of somebody else's back (indiscernible) or not a view type of property?

MR. DAHLE: In most markets that would be a true statement, yes, and I think that holds true for Juneau.

BOARD MEMBER WILLIAMS: Okay. Thank you. Those were all my questions.

CHAIRMAN EPSTEIN: Thank you, Mr. Williams.

I have some questions, and I think one was just answered. The original assessment of \$1.58 per square foot for this particular parcel was based on raw land, and you're raising it to \$10 per square foot, because, in truth, it's not raw land. There's something sitting on it, so that increases the value. It's a developed property. Do I understand this correctly?

MS. HAMMOND: That is correct.

\$1.58 per square foot to \$10 per square foot. To be equitable in the context of your initiative -- I'll use that word -- to achieve a 50 percent increase, does -- raising it to \$10, is that in line with the 50 percent increase that you see for this property, or it is that bringing it to a full market value instead of a 50 percent value?

MS. HAMMOND: That increase would bring it into uniformity with the other commercial properties. It does not bring it to market value, as far as we're concerned.

CHAIRMAN EPSTEIN: Okay. So --

MS. HAMMOND: So it is the value that the parcel would have been if it had already been valued

as developed land and then received the 50 percent 1 2 trending. 3 CHAIRMAN EPSTEIN: Okay. So it's a true 4 statement to say it's being treated equally as 5 corrected with the rest of the commercial properties 6 in the borough, the rest of the properties that were 7 assessed: is this correct? 8 MS. HAMMOND: I agree with your statement, 9 yes, that's correct. So what did you say that a 10 CHAIRMAN EPSTEIN: 11 new CAMA value was for this parcel? 12 MR. DAHLE: Our recommended value is 13 \$8,530,848. 14 Okay. Thank you. CHAIRMAN EPSTEIN: Those are my questions. I'll go back for another bite of 15 16 the apple. 17 Ms. Haynes, any further questions? **BOARD MEMBER HAYNES:** 18 No. You guys had a 19 great ones, so I've got everything I need. Thank 20 you. 21 Mr. Williams? 22 BOARD MEMBER WILLIAMS: Just my last question 23 to the assessors. So what I understand, since the 24 first building was developed in 2004 to 2021, that

property stayed the same value at \$1.58 until you

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went back and made the correct value change to that value as determined by your models?

MS. HAMMOND: Sorry. I'm looking for the history report so I can accurately respond to your question.

BOARD MEMBER WILLIAMS: Okay.

MR. DAHLE: Page 552.

MS. HAMMOND: Thank you. So in 2015 this property was changed. This is a new parcel in 2015, and it was valued based on the -- the model that was surrounding that, and it did not get valued as if it were developed land.

BOARD MEMBER WILLIAMS: Okay. Thank you.

CHAIRMAN EPSTEIN: It looks -- it looks like something happened between 2015 and 2016. I take that to mean that there was an addition put on, so that increase the building value. Would that be a correct assumption?

MS. HAMMOND: That is true.

CHAIRMAN EPSTEIN: Okay. All right. I have no more questions. I don't think the other two panelists have any further questions, so we'll move to the motion phase.

Would someone like to make a motion?

Ms. Hayes.

BOARD MEMBER HAYNES: I'm going to make a motion and I'll add some -- just provide some more information at the end of it so you know what I mean by the motion.

I move that the Board grant the appeal and I ask for no vote because the appellant did not provide any evidence that the appeal was excessive and that it was grossly disproportionate when compared to other assessments.

Additionally, the appellant did not provide any evidence that it was unequal, that there was no basis that would justify -- or that it was -- the property was not valued similarly to other properties in the same class.

Additionally, the appellant did not provide any evidence that there was any fraud conducted by the assessment -- assessor's office when doing this valuation.

With a no vote, I am requesting that the recommended value of \$8,530,848 be the new assessed value for 2021.

CHAIRMAN EPSTEIN: Thank you, Ms. Haynes.

Is there a second?

BOARD MEMBER WILLIAMS: I'll second that motion.

CHAIRMAN EPSTEIN: Thank you. Is there any discussion?

BOARD MEMBER HAYNES: I guess the only thing that I just kind of want to state is the level of fraud is not necessarily -- and that's -- that's what I hear from the appellant is that the fraud and improper evaluation is the basis of the appeal.

And the level of -- to reach the level of fraud, it just doesn't mean that there's a difference of opinion in the way that it was valued. And I would just encourage the appellant to produce some evidence of fraud in any future appeals if that is the basis for appeal.

CHAIRMAN EPSTEIN: And I would like to -- in this case I think this exemplifies the level of care that the assessor -- the assessor's office takes in reviewing appeals. They found an error in this case. It increased the value of the assessment, which is unfortunate for the appellant, but it represents the correct approach that a mistake was corrected, and they were open about it, and they provided a full explanation.

Mr. Williams, do you have any comments or discussion?

BOARD MEMBER WILLIAMS: I would concur with

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to take a break --

the presiding officer. It didn't look like the city was trying to be (indiscernible) or fraudulent to the appellant. They found an error, corrected that In legal terms that happens and you just can't throw out the baby with the bath water because there's an error. Errors happen, and, of course, (indiscernible) errors happen. And they're corrected so that there is equality through the properties of West Juneau and that it wasn't done improperly to hurt or be malicious, and I feel that this was done properly. CHAIRMAN EPSTEIN: Thank you. It's been moved by Ms. Haynes and seconded by Mr. Williams that the Board grant the appeal and produce a no vote for the reason specified in discussion. Ms. Haynes, how do you vote? I vote no. BOARD MEMBER HAYNES: CHAIRMAN EPSTEIN: Mr. Williams, how do you vote? **BOARD MEMBER WILLIAMS:** I vote no. CHAIRMAN EPSTEIN: I vote no also. The appeal is denied. without objection, unless someone needs

MR. GOTTSCHALK: Mr. Epstein.

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1	CHAIRMAN EPSTEIN: Mr. Gottschalk.
2	MR. GOTTSCHALK: Would the Board mind quickly
3	taking a vote on whether to accept whether
4	there's an error determined and whether there's
5	sufficient evidence to grant the assessor's
6	recommended value?
7	CHAIRMAN EPSTEIN: Would one of the Board
8	members like to make that motion?
9	BOARD MEMBER HAYNES: Yes, and I kind of added
10	that on at the end of my last motion as the meaning.
11	But I'll go ahead and move to accept the assessor's
12	recommended value for Parcel 1D060L040032 at
13	8,530,848 for assessment year '21.
14	CHAIRMAN EPSTEIN: Is there a
15	BOARD MEMBER WILLIAMS: I'll second the
16	motion.
17	CHAIRMAN EPSTEIN: Discussion
18	Mr. Gottschalk, does that satisfy your
19	concern?
20	MR. GOTTSCHALK: Yes, that does, as long as
21	the Board finds that there was sufficient evidence
22	to grant that valuation.
23	CHAIRMAN EPSTEIN: Thank you. Is there any
24	discussion on this motion?
25	BOARD MEMBER WILLIAMS: I Presiding

Officer, I recommend that we agree to that amendment. It was found in error by the assessor's department, and the correct value has been given to the Board of Equalization to approve, and I think this is the correct value at this time for that property.

CHAIRMAN EPSTEIN: Thank you, Mr. Williams.

Ms. Haynes, any comments?

BOARD MEMBER HAYNES: Yes, I agree. It's -it was clear that the assessor recognized that the
error happened, and this does happen in many
assessments, and we see this in appeals. And that
is now more in line with other commercial properties
within that neighborhood.

CHAIRMAN EPSTEIN: Thank you.

It's been moved and seconded to accept the appraiser's corrected -- the assessor's office corrected value, 8 million --

Ms. Haynes, could you fill in the blank, please? I did copy that down.

BOARD MEMBER HAYNES: \$8,530,848.

CHAIRMAN EPSTEIN: It's been moved and seconded to approve the assessor's corrected assessed value of \$8,530,848.

All those in favor?

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1	Ms. Haynes.	
2	BOARD MEMBER HAYNES: I vote yes.	
3	CHAIRMAN EPSTEIN: Mr. Williams?	
4	BOARD MEMBER WILLIAMS: I vote yes.	
5	CHAIRMAN EPSTEIN: I also vote yes.	
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7	APPEAL NO. 2021-0374	
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9	CHAIRMAN EPSTEIN: If everyone is ready to	
10	move on to the third hearing, we will go on the	
11	record with respect to petition for review of	
12	assessed value filed by Coogan Alaska, LLC with	
13	respect to Parcel ID No. 5B2101310000, a commercial	
14	mobile home park, location 9900 to 9945 Stephen	
15	Richards Memorial Drive.	
16	Mr. Spitzfaden, you have the floor.	
17	CLERK CAITLIN O'MEALLY: Mr. Spitzfaden, are	
18	you available? Mr. Spitzfaden, we're about to start	
19	your 15 minutes for the next appeal.	
20	MR. SPITZFADEN: Yeah, can we take a break	
21	here, five, ten minutes?	
22	CHAIRMAN EPSTEIN: Let's reconvene at 7:57.	
23	MR. SPITZFADEN: All right. Thanks.	
24	(Off record.)	
25	CHAIRMAN EPSTEIN: Okay. It's 7:57 p.m., and	

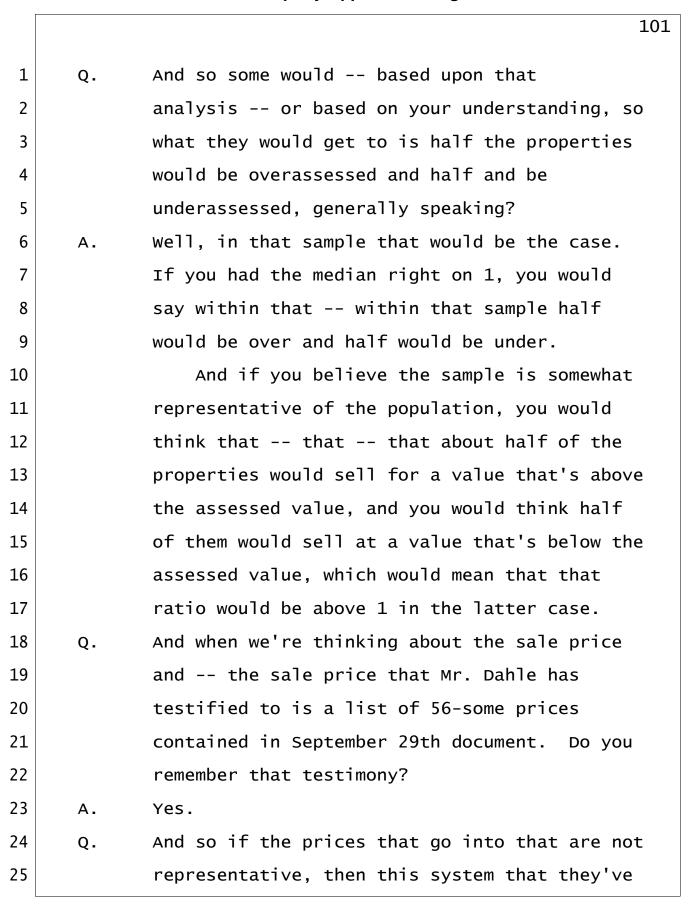
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1	I see
2	UNIDENTIFIED MALE: Bob's here in a minute
3	here. Hold on.
4	MR. SPITZFADEN: Okay.
5	CHAIRMAN EPSTEIN: I see Mr. Spitzfaden, I see
6	Mr. Dahle, I see Mary Hammond's block, I see Mary
7	Hammond.
8	Madam Clerk, are you ready?
9	Mr. Gottschalk, are you ready?
10	Mr. Spitzfaden, you have 20 minutes to
11	present your case.
12	MR. SPITZFADEN: I call Mr. Geiger. I think
13	he's been on the Zoom call. Can he be hooked in
14	now? I mean, I
15	MR. GEIGER: Hello. Can you hear me? Can you
16	hear me?
17	MR. SPITZFADEN: Can I proceed now?
18	CHAIRMAN EPSTEIN: Yes, go ahead.
19	CLERK CAITLIN O'MEALLY: Yes, you may.
20	Yes, we can hear you.
21	MR. SPITZFADEN: Okay.
22	
23	APPELLANT'S APPEAL
24	
25	HAL GEIGER

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1	called	as a witness, testified as follows on:	
2		EXAMINATION	
3	BY MR.	SPITZFADEN:	
4	Q.	And so, Mr. Geiger, just a couple of	
5		preliminary questions here: What degrees do	
6		you hold?	
7	Α.	Well, I have a bachelor's degree in	
8		mathematics and a master's degree in	
9		statistics from Oregon State University, and ${\tt I}$	
10		have a doctorate from the College of Fisheries	
11		and Oceans Sciences at the University of	
12		Alaska Fairbanks, where I did most of my	
13		graduate work on the topics of statistics,	
14		biomathematics, and quantitative genetics.	
15	Q.	So you're well-versed in statistics?	
16	Α.	I've worked in the field of statistics and	
17		biostatistics for over 40 years.	
18	Q.	Okay. So and you heard Mr. Dahle and his	
19		testimony yesterday and today; is that right?	
20	Α.	Yes, I've listened to all the testimony both	
21		days.	
22	Q.	And you listened to Ms. Hammond today, right?	
23	Α.	Yes, I did.	
24	Q.	So, in your view, based upon the testimony	
25		you've heard, how do you think they approached	

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1		getting a 50 percent increase in assessed	
2		land commercial land vales?	
3	Α.	Yes, I was quite confused about this last	
4		night, but I think Ms. Hammond cleared this	
5		up.	
6		So they have these ratios for their	
7		sample, and so there might be some question of	:
8		whether that sample is representative of the	
9		whole population or not.	
10		But for the moment, if we just assume	
11		that that sample is representative of the	
12		population, for every parcel in that in	
13		that sample, they have a sale price, and so	
14		then they have an assessed value, which can be	
15		thought of is just an equation. It would be	
16		like a cell in a spreadsheet. And so they	
17		could adjust that up or down and look at the	
18		ratio of the assessed price to the sale price.	
19		And the sale price might the sale might	
20		have taken place in 2016 or '17 or '18, but	
21		they've adjusted those up, I think, to be a	
22		2021 equivalent.	
23		So then they just adjust that assessed	
24		value until they get the distribution of all	
25		50 of all 50, whatever 52, 56, whatever it	

			99
1		was, 54. So they get all of those to look	
2		reasonable to them. And I think by	
3		"reasonable" they're looking at ideally,	
4		those values would all be 1. That would mean	
5		the assessed value was actually was	
6		actually equal to the sale price and so that	
7		would be a good assessment.	
8		And so they're looking at the	
9		distribution of those because as they they	
10		change things like the land value, the whole	
11		distribution moved up and moved down. And by	
12		"distribution," I mean, some of them some	
13		of those assessed values would be too low and	
14		some would be too high because they can't	
15		they're trying to change a big characteristic	
16		of all of them. So I don't know if that if	:
17		that is clear, but I think that's what they	
18		explained that they did tonight. I think	
19		that's what Ms. Hammond explained.	
20	Q.	And so they have a there's a fraction, the	
21		numerator, which is assessed value, and the	
22		denominator which is sale price	
23	Α.	Yes.	
24	Q.	is that maybe fair to say?	
25	Α.	Yeah, so the denominator is a fixed number,	

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1		and the numerator is an equation that they can
2		put things into.
3	Q.	And they want to adjust the assessed value
4		this is where Ms. Hammond says, "Well, we
5		tried 25 or 50 or 75. So we want to we're
6		changing the assessed value so we can get a
7		ratio of 1."
8	Α.	Ideally, they would like the ratio for every
9		single every single parcel not only in the
10		sample but in the whole population be 1. That
11		would be ideal. And they can't do that, so
12		they can only look at the characteristics of
13		the whole sample.
14	Q.	And so the ratio we're talking about, to your
15		understanding, was a mean?
16	Α.	well
17	Q.	Sorry, it's the it's sorry, it's not the
18		mean, it's the median. The ratio is a median.
19	Α.	Well, the ratio for each individual parcel is
20		just a ratio, and then you have a distribution
21		of those within the sample. And the median is
22		a characteristic of all of those together.
23		And the median would be the point where half
24		of the values are above the median and half
25		the values are below the median.



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1		employed would fall apart; am I right about
2		that?
3	Α.	Well, it certainly it certainly would not
4		make logical logical nor algebraic sense if
5		prices were wrong.
6	Q.	Okay. And whether the prices are right or
7		wrong depends on whether they've got a
8		representative sample?
9	Α.	Well, the sample is the sample. If you're
10		saying whether that sample would be relevant
11		for making inference of the whole population,
12		that that would rest on the assumption that
13		the sample is a representative sample.
14	Q.	Okay. So to be relevant, it has to be a
15		representative sample; am I getting this
16		right?
17	Α.	Well, yes, yes, indeed it does. And and
18		some of the statistics that Mr. Dahle referred
19		to last night, they make even they're valid
20		for even more restrictive kinds of samples.
21		But if we just don't get bogged down in
22		those technical details, yeah, I think we're
23		all trying to make the assumption that the
24		sample is representative of the whole
25		population, and that means more than just that

103 1 the averages are the same or that you have 2 some typical values in the sample. For the sample to be really useful for 3 making inference about the whole population, 4 5 you have to have -- you have to have much more 6 restrictive assumptions and just -- you have 7 some typical values in there. 8 Ο. And so whether it's a representative sample or not would -- I'm not -- I mean, you're not --9 I'm not going testify somebody has knowledge 10 11 of real estate. But whether it's 12 representative or not would be dependent on 13 somebody who had knowledge of real estate 14 commercial properties who could say, "Is this 15 particular data point, this particular sale a representative sample?" 16 17 Well, I'm in no position to say whether the Α. sample is representative or not, but it would 18 19 be possible to look at characteristics of the 20 Juneau population and then look at 21 characteristics of the sample and make a reasonable determination as to whether that 22 23 sample was representative or not. I'm not in 24 a position to do that. 25 That's all I have for MR. SPITZFADEN:

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1	Mr. Geiger.
2	I'd call Mr. Wold.
3	CLERK CAITLIN O'MEALLY: Mr. Wold is in the
4	chat room.
5	MR. SPITZFADEN: Well, actually, Mr is Mr.
6	
	Geiger is Mr. Geiger still there? I had one
7	other question for him.
8	MR. GEIGER: Yes, I'm still here.
9	BY MR. SPITZFADEN:
10	Q. Mr. Geiger, one other question: In terms of
11	this
12	CHAIRMAN EPSTEIN: Someone needs to mute
13	because we're getting feedback.
14	MR. SPITZFADEN: Sorry.
15	BY MR. SPITZFADEN:
16	Q. Okay. In terms of this the representative
17	sample of the denominator of this equation, if
18	you are removing data points, sales, is that
19	going to impact the validity of the result?
20	A. Well, it would depend on what they're removed
21	for I would suppose. But if they were removed
22	based on any kind of professional judgment
23	that they shouldn't be there or any kind of
24	professional judgment that they're not
25	representative, that would be a very serious

Property Appeals Hearing

1 matter.

And, as I mentioned last night, just to point you to current events, right now there's a trial of people who were -- the principals at Theranos, the \$9 billion company that came all unraveled, and one of the principal things that was the undoing of that company was it turned out that they had people deleting some values on some tests for a medical device because they had to -- they had to turn in a coefficient of variation, which is something we've seen on -- on some of the reports from the real estate. But they had to turn in the coefficient of variation, and it -- and it looked too big to them, so they deleted a few points and called them outliers.

And the Food and Drug Administration took a very dim view of that. And -- and indeed some of the employees at that point really turned against the company. So it was a very serious -- it would be a very serious problem if we found that some properties were deleted because they -- they were just sort of unfavorable to the outcome that somebody was trying to portray.

		106
1		MR. SPITZFADEN: All right. That's what I had
2	for Mr	. Geiger.
3		And I'd ask Mr. Wold to testify. We're
4	going ⁻	to share a screen so we don't get that noise.
5		KIM WOLD
6	called	as a witness, testified as follows on:
7		EXAMINATION
8	BY MR.	SPITZFADEN:
9	Q.	So I hope you can still hear me here. So
10		Mr. Wold, do you hold any license any real
11		estate licenses from the State of Alaska?
12	Α.	I'm a certified general real estate appraiser.
13	Q.	And do you appraise commercial properties?
14	Α.	I do.
15	Q.	And how long have you been doing that?
16	Α.	Approximately 40 years.
17	Q.	And in your appraising work, do you undertake
18		statistical analysis?
19	Α.	I sometimes I do, yes.
20	Q.	Okay. And you produced a report. It's in the
21		record here. It's page 327, and it's got a
22		date of July 12, 2021, correct?
23	Α.	Yes.
24	Q.	And after you did that report, sometime in
25		late September you were given the September

		107
1		29th sales list. Do you remember that?
2	Α.	Yes.
3	Q.	And then once you got that, were you able to
4		do some additional work?
5	Α.	Yes.
6	Q.	And that the additional work is included in
7		your included in the report all lumped
8		together?
9	Α.	It's included in the supplemental information.
10	Q.	Okay. All right. And so if we look at the
11		first page of your report well, first of
12		all, this Mr. Dahle has made a big point of
13		whether you think you were doing some sort of
14		land study. What were you really doing?
15	Α.	Well, I was analyzing the sales that were
16		included in his sample.
17	Q.	And you were analyzing them to determine
18		whether they were appropriate for the sample
19		or not?
20	Α.	For the ratio analysis, yes.
21	Q.	Okay. And so if we go through those oh,
22		you got okay. So if we go through there,
23		there's seven vacant parcels; is that right?
24	Α.	Seven and possibly one that there's too little
25		information about to know whether it should

			108
1		have been included.	
2	Q.	And then there's 18 condominiums. And why	
3		shouldn't that be included?	
4	Α.	Well, because they don't include land per se,	
5		that it is a unit that sold based upon the	
6		utility of the walls in it's an interior	
7		use of space for the office, residential,	
8		industrial.	
9	Q.	And so Ms. Hammond testified that what they	
10		were really using is the overall commercial	
11		properties. So if you're going to use the	
12		overall commercial properties, would	
13		condominiums still be something that could or	
14		could not be included?	
15	Α.	Well, I don't I don't think that they're	
16		indicative commercial property values for	
17		commercial or industrial land values.	
18	Q.	And then you said there were 16 improved	
19		properties that you thought had a biased land	
20		allocation. What do you mean by that?	
21	Α.	Well, I thought that	
22		CLERK CAITLIN O'MEALLY: Five minutes.	
23		MR. SPITZFADEN: What?	
24		CHAIRMAN EPSTEIN: Five minutes.	
25	Α.	I thought Mr. Dahle had assigned a land value	

		109
1		to determine his ratio analysis, and he may
2		not have. This may simply have been done to
3		calculate the ratio of commercial property
4		values, but there's inadequate information for
5		me to understand what he did.
6	BY MR.	SPITZFADEN:
7	Q.	And then you say there's five related-party
8		transactions, meaning it's not a willing
9		seller, willing buyer, no pressure on either,
10		and was sold (indiscernible)?
11	Α.	Well, in some cases it was simply family
12		transferring property to a trust or to a buyer
13		transferring to a LLC that they bought. So
14		they're not market transactions. They have no
15		place in any kind of appraisal analysis.
16	Q.	And why wouldn't three why wouldn't he use
17		three boathouses as a representative sample
18		for commercial properties?
19	Α.	Well, there's no nexus to land values nor the
20		commercial improved property ratio analysis.
21	Q.	Because it's both properties we're talking
22		about is simply somebody parking their boat in
23		a dock in which is covered with a some sort of
24		shelter?
25	Α.	Correct.

		110
1	Q.	And then if we look at the RV park, why would
2		you include that?
3	Α.	Well, the RV park, number one, it's
4		residentially zoned, has no nexus to
5		commercial lands, so I don't understand the
6		inclusion. And that one was complicated by
7		the fact that there was surplus land involved,
8		which further complicates the analysis.
9	Q.	And then you said there was one special
10		purpose property, the cruise dock. That's the
11		Norwegian dock off of Egan Expressway?
12	Α.	Correct.
13	Q.	And why wouldn't you include that?
14	Α.	Well, because it's not indicative of a value
15		per square foot or a ratio. It's a value of a
16		cruise ship berth, actually two cruise ship
17		berths. The upland really has no or little
18		contributory value, which is indicated by the
19		fact that Norwegian is offering to give that
20		property to the CBJ at no cost.
21	Q.	So what you're saying is that the value of
22		the Norwegian paid \$20 million, right? And
23		that \$20 million was to buy the ability to put
24		two berths?
25	Α.	Correct, they would have a preference right to

		11	1
1		develop the tidelands.	
2	Q.	And then you say there's two City and Borough	
3		of Juneau transactions that shouldn't be	
4		included?	
5	Α.	That's correct, that those are not arm's	
6		length transactions in no context.	
7	Q.	Okay. And then looking at the seven parcel	
8		sales, you say five of those vacant land sales	
9		were at the Rock Dump. And why is that a	
10		problem?	
11	Α.	Well, those sales are indicative of values at	
12		the Rock Dump. They have no nexus to Lemon	
13		Creek or Downtown Juneau or West Juneau. So	
14		I'm not sure why this would this was turned	
15		into one for analysis, what the data	
16		supported.	
17	Q.	And so this goes to the idea that you have to	
18		have the correct submarket for the Juneau	
19		area? In other words, Auke Bay has its own	
20		market, Lemon Creek has another, the Rock Dump	
21		another, West Juneau another, and Franklin	
22		Street another, and so on?	
23	Α.	Correct, and there's different rates of	
24		appreciation, so uniformly applying a 150	
25		percent adjustment to all neighborhoods	

		112
1		disproportionately values some of those
2		neighborhoods.
3	Q.	And then there was one sale that, as you
4		say I think this was an Industrial
5		Boulevard. You say that that shouldn't
6		that "I had a problem using that as a
7		representative sample of general Juneau
8		market"?
9	Α.	Well, it can't be used for a ratio analysis
10		without validating the correct application of
11		a size adjustment. That was a large parcel.
12		And if there's a flaw in the assessor's
13		analysis of size adjustments, then the ratio
14		analysis would be incorrect.
15	Q.	And so, in your view, are larger what's the
16		difference between larger and smaller parcels?
17	Α.	Okay. Larger parcels typically sell for lower
18		unit values than smaller parcels.
19	Q.	So a larger parcel has you pay less per
20		square foot than you would for a smaller
21		parcel?
22	Α.	Correct.
23	Q.	And so there's been some testimony by
24		Mr. Dahle that there was no impact by the
25		pandemic sales

	113
1	CAITLIN O'MEALLY: We're at time for the
2	appellant.
3	BY MR. SPITZFADEN:
4	Q. And if you look at your if you look at
5	CHAIRMAN EPSTEIN: Mr. Spitzfaden, your time
6	is up. Thank you.
7	MR. SPITZFADEN: Well, I just want to make
8	this clear for the record, you know, we're not done
9	with testimony and by cutting us off, then we're not
LO	able to put on our case. And so when one of you
L1	starts to say we didn't prove our case, the reason
L2	we didn't prove our case is you didn't give us an
L3	opportunity to do that.
L4	CHAIRMAN EPSTEIN: Mr. Assessor or, Mary, do
L5	you want to start off?
L6	
L7	BOARD OF EQUALIZATION PRESENTATION
L8	
L9	MS. HAMMOND: Thank you, Mr. Epstein. I am
20	Mary Hammond, the City and Borough of Juneau
21	assessor. I'm responsible for the assessment
22	process in the CBJ, and I review, test, and approve
23	all work related to the assessment process,
24	including the commercial property.
25	Michael Dahle will be presenting on

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1	behalf of the assessor's office.
2	CHAIRMAN EPSTEIN: Go ahead, Mr. Dahle.
3	MR. DAHLE: So I'm wondering if I can skip the
4	general comments that we have made for each of these
5	and just go straight to the specific property to
6	save time?
7	MR. SPITZFADEN: Fine with me.
8	BOARD MEMBER WILLIAMS: I would say you would
9	have to put that on the record because that would be
10	used against anybody in a court of law because the
11	appellants are also putting information on the
12	record to be used in the court of law.
13	MR. SPITZFADEN: I'm willing to stipulate that
14	what that he the general information as
15	previously testified to can be used in this hearing.
16	CHAIRMAN EPSTEIN: Mr. Gottschalk, is that
17	acceptable?
18	MR. GOTTSCHALK: As far as the preamble, yeah,
19	that's acceptable. It's we've heard it twice.
20	You know, we don't need to hear that part again. I
21	think it's in everyone's minds that this point.
22	CHAIRMAN EPSTEIN: Thank you.
23	Mr. Williams, thank you for your
24	question.
25	Mr. Dahle, proceed.

115 So if I understand, I'll 1 Okay. MR. DAHLE: 2 just go to the specifics on this property. 3 CHAIRMAN EPSTEIN: Correct. The subject is a 111-unit mobile 4 MR. DAHLE: 5 home park located in the Mendenhall Valley. Other 6 structures assessed to this parcel are the Duck 7 Creek Convenience Market and the Alderwood 8 Individual mobile homes are not part of Apartments. this valuation and are assessed as their own parcel. 9 10 The appellant states that the assessed 11 value is excessive. We have reviewed the assessed 12 value, and we find that the assessed value is 13 equitable and is not excessive. 14 The appellant states that the property 15 was valued improperly. We find that the property was valued using appropriate methodology. The 16 17 appellant states that analysis will show true value to be about 60 percent of that shown on the 18 assessment notice. We find no evidence that the 19 20 true value of this parcel is about 60 percent of 21 that shown on the assessment notice, and we have 22 received no evidence from the appellant. 23 This property in particular, the 24 percentage change from 2020 to 2021 was 46.9 25

percent. And that is because the vast majority of

	116
1	the value of this property is in the land, I
2	believe, but not all of it. It has improvements, so
3	it's not straight 50 percent, it's 46.9.
4	So we find in our for our conclusion
5	we find that no change to the 2021 assessed value of
6	\$3,263,900 is warranted, and we ask that the BOE
7	uphold the assessed value. Thank you.
8	And I return it to Mary Hammond.
9	MS. HAMMOND: That is the conclusion of our
10	presentation, but Michael and I are both available
11	to answer questions.
12	CHAIRMAN EPSTEIN: Okay. Thank you.
13	Mr. Spitzfaden, you have 10 minutes to
14	rebut, and you're muted. Mr. Spitzfaden, you're
15	muted.
16	APPELLANT'S REBUTTAL
17	
18	KIM WOLD
19	called as witness, testified as follows on:
20	EXAMINATION
21	BY MR. SPITZFADEN:
22	Q. Okay. So looking at page 576, that's a map of
23	the subject property.
24	A. Yes.
25	Q. And it on the map it shows a \$5.19 per

		117
1		square foot
2	Α.	Yes.
3	Q.	assessed value, is that correct?
4	Α.	Yes.
5	Q.	All right. And this goes back to your
6		something we talked about earlier. There's a
7		sale of an RV park at a buck 74 a square foot?
8	Α.	The \$1.74 is actually what that property is
9		assessed at.
10	Q.	Oh, okay.
11	Α.	Including all the land improvements to roads,
12		the utility installations, the pads, etc.
13	Q.	Okay. So it's assessed at that?
14	Α.	Correct.
15	Q.	And so it's and it's at a buck 74, and
16		Mr. Coogan's is at 5.19?
17	Α.	Yes.
18	Q.	And is there any I mean, you've heard the
19		explanations from the assessors that, oh,
20		they're different locations, they're different
21		sizes. Would does that instead have any
22		bearing on whether this unequal assessment is
23		correct?
24	Α.	well, I don't see where the locations are
25		both similar locations, so I don't buy that

		118
1		claim for the assessment disparity. And as
2		far as one being RV park and the other being a
3		mobile home park, they're both utilized the
4		same. People that occupy RV parks in Juneau
5		stay there on a permanent basis. So there
6		really shouldn't be any difference. And we're
7		talking about land. We're not talking about
8		the improvements. So that's what I fail to
9		understand, why there's such a great
10		disparity.
11	Q.	And what about the size of the parcel, that
12		Mr. Coogan's is so much larger than the other
13		parcel?
14	Α.	Well, it should actually be assessed less than
15		the other parcel that was assessed at \$1.74
16		based upon size differential.
17	Q.	And in your report in your report you had
18		a this is on page 420. You did some
19		land some calculations?
20	Α.	Yes.
21	Q.	And the gist of those calculations is that the
22		percentages you arrive at, 40 42.9 and
23		40.9, indicates that well, and what does it
24		indicate?
25	Α.	Well, it indicates that in the properties that

		119
1		were assessed for the core, that if they were
2		over I believe it was in the vicinity of 40
3		percent land component of the total assessed
4		valuation, then by applying 150 percent, those
5		properties were then overassessed relevant to
6		their market value and to the equalized ratio
7		that the assessor identified in that chart.
8	Q.	And then looking at page 422, it identified
9		does it identify some sales that occurred
10		before January 1, 2020 which are not included
11		in the September 29th list of sales?
12	Α.	That's correct.
13	Q.	And would these sales have been representative
14		of commercial properties?
15	Α.	Well, they're representative, and the assessor
16		has pulled the sales price. I have that
17		confirmed by each of the parties to the
18		transaction.
19		And I might add that I found subsequent
20		sales and pending sales after the date that,
21		in some cases, are over double assessed their
22		sale prices, and there's absolutely no
23		evidence whatsoever that those were forced
24		sales or were unduly influenced.
25	Q.	And so that would indicate that the assessed

		120
1		values were overassessing properties?
2	Α.	The model is wrong, correct.
3	Q.	Oh, we've heard about some portion of
4		Mr. Dahle's market analysis is based upon 12
5		vacant land sales. And, in your view, is that
6		a sufficient number to do a study that has
7		reliable results?
8	Α.	well, considering all the vacant land sales
9		that have occurred in Juneau over this
10		five-year time period, that is a very, very
11		small sampling. And, quite frankly, had a
12		larger sampling been used with a little bit of
13		effort trying to confirm sales, the sales
14		document recordings are public record. And so
15		it's just a matter of calling buyers and
16		sellers to confirm the sale prices, and it's
17		something that we, as the appraisers, do on a
18		daily basis. And there's no reason why the
19		assessor couldn't have done that.
20	Q.	And so what you're referring to is that when
21		real estate changes hands, the deed has to be
22		recorded so you know there's been a sale?
23	Α.	Yes.
24	Q.	And in many cases there's financing and
25		there's a deed of trust that indicates the

		121
1		some borrowing on the property?
2	Α.	Yes.
3	Q.	And so those are public documents, and you can
4		go find them and see who the buyer and seller
5		are. And what you're saying is that you then
6		contact the buyer and seller to get the
7		sales
8	Α.	Yes. Well, oftentimes I resort to utilizing
9		the assessor's records to track down addresses
10		and locations for people so I can call them
11		and confirm the sales.
12	Q.	And so I'm what I'm going to assume here is
13		that the assessor will say, "Well, people are
14		resistant, and they won't tell me the sales
15		price."
16	Α.	Well, I worked in an assessor's office for
17		three years that served as a contract
18		assessor. We find the data. Yeah, sometimes
19		it needs to be a banker or title company or an
20		attorney, but there are methods. And, yes,
21		you have to make some effort, but it's not
22		unreasonable to have that expectation.
23	Q.	So, in your view, if you were going to do this
24		market analysis, would you have done it by
25		submarket in the Juneau area as opposed to

122 lumping all of Juneau into the same markets. 1 2 I think it has to be done on a Α. 3 neighborhood-by-neighborhood basis. there's such disparity such as the tourist 4 5 district of Juneau relative to Industrial 6 Boulevard or West Juneau that (indiscernible) 7 a 150 percent adjustment is just absolutely 8 and unsupported by information that the assessor has provided. 9 what about this idea that there's been no 10 Q. 11 slowdown in the commercial market? That's 12 been advanced by Mr. Dahle a couple times. 13 Well, last year there were a total 36 cruise Α. 14 passengers that arrived in Juneau. Most of 15 the properties down there received no rental income, substantial discounts were given, and, 16 17 in some times, total rent abatement. the stores never opened and never had \$1 of 18 19 sales. 20 And so we, at Reliant, had been 21 discounting property values throughout 2020 and 2021 for the lack of sales. 22 Only 8 23 percent of cruise passengers -- projected 24 cruise passengers arrived in Juneau this year. 25 Take a look at page 332 of the record. Q.

		123
1		this is a document that was part of
2		Mr. Dahle's summary report. And if you look
3		at that, it says "Commercial sales volume by
4		year." Do you see that?
5	Α.	Yes.
6	Q.	And there was a peak of 52 in 2017?
7	Α.	Yes.
8	Q.	And so in the next three years it reduced to
9		34, 36, and 37. So what would that indicate
10		to you?
11	Α.	Well, it's a 29 percent
12		CLERK CAITLIN O'MEALLY: You're at time.
13	Α.	decline in sales, and it indicates that the
14		economy is slowing, that there's job losses in
15		Juneau, there's been population loss, and
16		there's sales loss. And, unfortunately, the
17		assessor, in trying to prove that property
18		values were not affected in 2020, neglected to
19		show the retail sales for 2020. He only goes
20		up to 2019. Now, that is an omission by
21		intention.
22	Q.	And let me ask you
23		CHAIRMAN EPSTEIN: Thank you. Rebuttal time
24	is ove	r. Rebuttal time is over. Thank you. We'll
25	now mov	ve into Board deliberations.

	124
1	And we'll start with Mr. Williams. Do
2	you have any questions for the parties?
3	BOARD MEMBER WILLIAMS: I go back to sorry,
4	I was on mute. I go back to that we're talking
5	about Parcel No. 5B2Q01310000, and we're talking
6	about the methodology of coming to the assessed
7	value.
8	And, again, to the appellant, did you
9	have an estimated value of that property?
10	MR. SPITZFADEN: Yeah, Mr. Wold just testified
11	to it, a buck 74 times whatever number of the square
12	feet is.
13	BOARD MEMBER WILLIAMS: I'm looking for a
14	certified copy. I'm not looking for his estimate.
15	I'm looking for a certified estimate copy of that
16	price.
17	MR. SPITZFADEN: What do you mean "a certified
18	estimate"?
19	BOARD MEMBER WILLIAMS: Well, you could he
20	is an appraiser. So he has an appraise his
21	appraiser's letter or his appraiser form has been
22	completed with that information to you, the
23	MR. SPITZFADEN: (Indiscernible) assessed
24	value. You're
25	BOARD MEMBER WILLIAMS: But, yeah

125 MR. SPITZFADEN: Wait. Wait. Let me finish. 1 2 Your --3 BOARD MEMBER WILLIAMS: I'm going to not argue with the appellant at this time. Presiding Officer. 4 5 I'm just asking the guestion is there a form that 6 the assessor has made to that property so we can put 7 it into the record --8 MR. SPITZFADEN: That's a question for the 9 assessor. 10 BOARD MEMBER WILLIAMS: Okay. So you don't 11 have one. So moving on, so we're not going to --12 again, we're talking apples and oranges to this RV 13 park that's in the Back Loop area, but we're not 14 comparing to mobile home parks that we were talking 15 about earlier in an appeal, 5B130108003. I think 16 that would be more of a comparison to see if the 17 value is as equal to -- similar to this comparison that we're talking about. 18 Is that true? Do we --19 would the assessor agree to that or -- we're still 20 on this RV park. 21 MS. HAMMOND: I would agree that two mobile 22 home parks are more similar than a mobile home park 23 and an RV park. 24 So back to the **BOARD MEMBER WILLIAMS:** okay.

Does the RV park that we have, is that

25

assessor.

126 in -- I'm going to use some probably poor wording --1 2 part of the municipal code or the CBJ code that a 3 person can only stay in that RV park for a certain 4 amount of time, or is that a permanency residence 5 that is allowed? 6 MS. HAMMOND: I -- I don't know the answer to 7 that question. 8 BOARD MEMBER WILLIAMS: Okav. So we don't 9 have a clear answer to that. Not from my department. 10 MS. HAMMOND: 11 BOARD MEMBER WILLIAMS: Okay. All right. 12 Those are the questions I had. 13 CHAIRMAN EPSTEIN: Thank you. 14 Ms. Haynes, do you have any questions? 15 BOARD MEMBER HAYNES: Yeah, I guess I'll ask 16 two; one being that the question of whether or not 17 the assessor's office attempts to gain sales data was brought up. Does the assessor's office -- you 18 19 know, what sort of ways do the assessor's office get 20 sales data, and what are you guys allowed to do? 21 we are allowed to ask for sales MS. HAMMOND: 22 data. we send a letter to each buyer and each 23 seller of each transaction that appears to be arm's 24 length. We -- we don't generally call each owner. 25 We have been met with resistance. We generally

don't get that information from commercial property appraisers. Those -- that's -- that's how we do it. We do -- we do review the deed of trust in -- in property sales. That's not a direct correlation to the sale price, unfortunately. That just says how much the person borrowed in order to take that property.

BOARD MEMBER HAYNES: Okay. Thank you. And then this question would be also for the assessor's office. Looking at that -- the land value comparison price per square foot map on page 576, it appears that the lot just across the street from this one is also a mobile home park; is that correct?

MR. DAHLE: Yes, that is correct.

BOARD MEMBER HAYNES: And it's priced at 6.36 per square foot -- dollars per square foot?

MR. DAHLE: Correct.

BOARD MEMBER HAYNES: And the same methodology was applied to both of these, and these would be considered to be very similar properties; is that accurate, similar in that they're very similar locations, similar uses? They would probably be combined as similar properties without getting, you know, too into --

MR. DAHLE: Right.

BOARD MEMBER HAYNES: Okay. And I don't see any other parcels like that in that map, is that correct, that I'm reading that right? Those are the two mobile homes?

MR. DAHLE: So if I hear your question right, most of the other properties would be residences.

BOARD MEMBER HAYNES: Thank you. Yes, you answered it better than I asked.

That's going to be all my questions, right now. Thank you.

CHAIRMAN EPSTEIN: Thank you, Ms. Haynes. And to carry on your point with regard to the property, the lot across Stephen Richards to the north of the one that's under consideration here, I'd like to share my screen, and hopefully it'll work this time. Can you see this Google Maps aerial view? Can everyone see that?

BOARD MEMBER HAYNES: Yes.

CHAIRMAN EPSTEIN: Okay. So this -- if you look at my cursor moving in a circle, this is the parcel in question. This is the one that Ms. Haynes brought up. I just want to move the little yellow band to an area in -- the parcel under question, you can see what it looks like. And then I'm going to

move it across the street into the other development. I'll just pick a random place and show you what it looks like. It -- they're both mobile home parks. This one is assessed at -- I think it was \$1.17 per square foot more than the subject.

think I heard Mr. Wold say that this sort of analysis should be done on a neighborhood basis. And this is a matter of fact in this case, that the assessor compared an apple to an apple, that these two are not substantially different. Yes, the one to the north is a little bit more expensive per square foot, but to say that it's equivalent to \$1.74, I just don't see the basis for that. I don't have any other questions or comments.

Mr. Williams, do you have any?

BOARD MEMBER WILLIAMS: I have no further questions. I agree that it looks like the property value above the property value in question is similar to the property value that is being appealed, and that was a good analysis by the Board on looking for those answers, and I appreciate that.

CHAIRMAN EPSTEIN: Thank you.

Ms. Haynes, anything further.

BOARD MEMBER HAYNES: I have nothing else.

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1	Thank you.
2	CHAIRMAN EPSTEIN: Then I would consider a
3	motion. Would someone like to make a motion?
4	Ms. Haynes.
5	BOARD MEMBER HAYNES: I'll go ahead, yes. I
6	move that the Board grant the appeal, and I ask for
7	a no vote because the appellant has not provided
8	sufficient evidence of excessive valuation or
9	unequal valuation or improper methodology specific
10	to this parcel that is subject under this appeal.
11	CHAIRMAN EPSTEIN: Is there a second?
12	BOARD MEMBER WILLIAMS: I'll second that.
13	CHAIRMAN EPSTEIN: It's been moved and
14	seconded that the Board grant the appeal and ask for
15	a no vote.
16	Is there any discussion on this motion.
17	BOARD MEMBER WILLIAMS: I would just say
18	I'm sorry.
19	CHAIRMAN EPSTEIN: Go ahead.
20	BOARD MEMBER WILLIAMS: I was going to say
21	I was going to agree with that. Sorry. But just
22	the lateness of the hour, getting punchy.
23	CHAIRMAN EPSTEIN: I call the question.
24	Mr. Williams, how do you vote?
25	BOARD MEMBER WILLIAMS: I'll vote no.

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1	CHAIRMAN EPSTEIN: Ms. Haynes?
2	BOARD MEMBER HAYNES: I vote no.
3	CHAIRMAN EPSTEIN: I also vote no. The appeal
4	is denied.
5	APPEAL NO. 2021-0373
6	
7	CHAIRMAN EPSTEIN: Without objection, I'd like
8	to move on to the fourth appeal this evening.
9	And I'll ask the clerk to move the
10	parties into the room.
11	CLERK CAITLIN O'MEALLY: Do I need to move
12	anyone else or anyone but (indiscernible)?
13	CHAIRMAN EPSTEIN: If you're asking me, I
14	don't know.
15	CLERK CAITLIN O'MEALLY: I'm not seeing
16	Mr. Spitzfaden. Do you need anyone else moved into
17	the room?
18	CHAIRMAN EPSTEIN: You're muted, Mr.
19	Spitzfaden. We can't hear.
20	MR. SPITZFADEN: Easy you don't have to
21	CHAIRMAN EPSTEIN: You're muted again.
22	MR. SPITZFADEN: Yeah, I'm ready to go.
23	CHAIRMAN EPSTEIN: Thank you.
24	Madam Clerk, are you ready?
25	CLERK CAITLIN O'MEALLY: I'm ready.

132 1 CHAIRMAN EPSTEIN: Mr. Gottschalk, are you 2 ready? 3 Okay. We are now on record with respect to petition for review of assessed value filed by 4 5 Coogan, Alaska LLC with respect to Parcel ID No. 6 4B2901150060, commercial industrial, location, 5600 7 Montana Creek Road. I'll quickly review the ruling 8 here -- the hearing rules of procedure. 9 The appellant will have 15 minutes to 10 present his side. State the name for the record, 11 speak clearly into the mic, use surnames, and The appellant goes first and will 12 maintain decorum. 13 have 20 minutes to make his case. The appellant has 14 the burden to prove an error and unequal, excessive, 15 improper, or undervaluation based on presented factual evidence. 16 17 Following the appellant, the assessor will have 20 minutes. The appellant will have 10 18 19 minutes to rebut, at which time the hearing will be 20 The Board will go into deliberation and closed. 21 make a motion and vote on it. 22 Are there any questions? Are the parties 23 ready to proceed? 24 Mr. Spitzfaden, you have 20 minutes. 25 Thank you. You know, the MR. SPITZFADEN:

		133
1	same t	hing, moving into evidence what happened last
2		asking that we do all this in one hearing and
3		aking sure that what we said previously
4	_	t is part of the record in this case. So let
5		I'm going to ask Mr. Coogan a couple of
6	questi	ons.
7		
8		APPELLANT'S APPEAL
9		
10		WAYNE COOGAN
11	called	as a witness, testified as follows on:
12		EXAMINATION
13	BY MR.	SPITZFADEN:
14	Q.	Mr. Coogan, this property at 5600 Montana
15		Creek, just what is that?
16	Α.	It's 17-acre parcel zoned residential.
17	Q.	And what are you?
18	Α.	D-5, I believe.
19	Q.	D-5?
20	Α.	Yeah.
21	Q.	And D-5 means five living units per acre?
22	Α.	Correct.
23	Q.	And what are there actually living units
24		constructed on the property?
25	Α.	That's currently a gravel pit.

		134
1	Q.	Excuse me.
2	Α.	It's currently an operated gravel pit.
3	Q.	That's the 5600 Montana Creek
4	Α.	Or, excuse me, I'm sorry. I'm sorry. I mixed
5		it up with the other property. The other one
6		is at the 5600 5-point-some-odd-acre tract,
7		and it's a it's zoned D-5 as well.
8	Q.	And what actually goes on there right now?
9	Α.	It's a it's got a shop and some mobile home
10		offices and some storage, some storage,
11		outside storage and stuff.
12	Q.	Well, what the NEXT property we're going to
13		hear about tonight is 5611 Montana Creek. Why
14		don't we just get that out of the out of
15	Α.	I need to add something to to 5600.
16		It's after after we bought the property
17		they built a shooting range right next to it.
18		Okay. So every couple days there's a match.
19		It's a fusillade of shots going off for hours
20		on end.
21	Q.	This is an outdoor range?
22	Α.	Correct. It's it's not really suitable for
23		residential developments. It's kind of
24		diminished because of that. You know, the
25		only way that could really happen is if the

		135
1		shooting range was relocated.
2	Q.	And just looking at 5611 Montana Creek, what's
3		there?
4	Α.	It's the aforementioned description I gave
5		you. It's the gravel pit. I mixed up the
6		addresses.
7	Q.	Okay. And that's about 17 acres?
8	Α.	Correct. And it is also adjacent to the
9		shooting range as well.
10	Q.	And it's zoned D-5 likewise?
11	Α.	Correct.
12	Q.	And
13	Α.	And that's an operating gravel pit there.
14	Q.	And are you aware of any what's the nearest
15		operating gravel pit to your gravel pit?
16	Α.	It's the Montana Creek Gravel Pit across the
17		street.
18	Q.	So most of these properties are not selling
19		commercial; is that right?
20	Α.	That's correct, they're both zoned
21		residential.
22	Q.	Now, after you appealed these five parcels,
23		did you ask the city for information about how
24		they had come to your valuation?
25	Α.	I did.

		136
1	Q.	And if you look at page 427, is that what you
2		got back when you what you when you
3		asked for information?
4	Α.	Yes.
5	Q.	And page 428 has a list of properties. Do you
6		see that?
7	Α.	Yes.
8	Q.	And it says analysis sales list?
9	Α.	Yes.
10	Q.	Are there any prices on that list?
11	Α.	I don't see any.
12	Q.	And in terms of the assessments you've got for
13		2021 as compared to 2020 and thinking about
14		the difference between 2020 and 2021 with
15		respect to the land portion of the assessment,
16		did it go up 50 percent?
17	Α.	Precisely.
18	Q.	And did your use of the property change at all
19		from 2020 or 2021?
20	Α.	No, not really. It's a we're trying to
21		imagine what we're going to do with it. And
22		the presence of the next door shooting range
23		really restricts the options.
24	Q.	Okay. So, in your view, there was no material
25		change in your usage that would have justified

		137
1		a 50 percent increase within the land portion?
2	Α.	No, there was no there was no change.
3	Q.	So it's your view that the land value should
4		stay at 2020?
5	Α.	That's just in all fairness, I, mean, you
6		could increase it with the Anchorage Consumer
7		Price Index and it might go up a couple
8		percentage points or something, but 50 percent
9		is it just seems incredible to us.
10	Q.	And I'm going to show you page 629. It's got
11		a little map on it. Do you see that?
12	Α.	I do.
13	Q.	And it has an arrow drawn to your
14		(indiscernible). Is that
15	Α.	That's 5611.
16	Q.	Which is where the shop is?
17	Α.	No, that's the gravel pit.
18	Q.	That's the gravel pit. Okay.
19	Α.	The shop is right to the northeast of it.
20	Q.	Okay. And so that's the when you say to
21		the north, it's a buck 50?
22	Α.	Yes, correct.
23	Q.	Okay. And that's that is a yard?
24	Α.	That is that is the storage yard, office,
25		and shop, yes.

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Q.	Okay. And then the pit itself?
Α.	\$1.49.
Q.	\$1.49. And then what what's the property
	to I guess that's east?
Α.	That's the Montana Creek Gravel Pit, and that
	is a it looks like \$0.92; is that right?
Q.	Okay. So your gravel pit is at \$1.49, but
	across the street is \$0.93?
Α.	Correct.
	MR. SPITZFADEN: Okay. I think that's all I
have fo	or Mr. Coogan. And I'd like to call Mr. Wold
again.	
	KIM WOLD
called	as a witness, testified as follows on:
	EXAMINATION
BY MR.	SPITZFADEN:
Q.	So, Mr. Wold, looking at the record again,
	that page 421, that's the list of September
	29 list of properties
Α.	Yes.
Q.	do you see that?
	So on that list, do you see any
	properties that you would recognize as a
	gravel pit?
Α.	No, I do not.
	Q. A. Q. A. have for again. called BY MR. Q. A.

		139
1	Q.	And if property is zoned D-5, would that be
2		considered commercial?
3	Α.	No, it would not. It would be a
4		medium-density residential use.
5	Q.	And if you wanted to determine a value for the
6		gravel pit here well, let me just so we
7		get this all out of the way at the same time.
8		On page 421 do you see any construction yards
9		listed?
10	Α.	No.
11	Q.	And if you were going to try and get to a
12		value for Mr for a gravel pit, what kind
13		of analysis would you do?
14	Α.	Typically either sales comparison or a
15		discount cash flow analysis based upon
16		extraction materials.
17	Q.	And When you say "a sales comparison," what
18		kind of properties would you be looking at for
19		the sales comparison?
20	Α.	Gravel pits with similar volumes for units of
21		comparison that could be analyzed.
22	Q.	And would you if you didn't have any gravel
23		pits to utilize as a comparable, would you
24		look at commercial properties, for instance,
25		on South Franklin?

		140
1	Α.	No. No.
2	Q.	Well, then how about commercial properties in
3		other places in the Valley?
4	Α.	No. No, that would not be appropriate. You'd
5		want to analyze the quantity of material and
6		estimate the time period for extraction.
7		You'd have to estimate the royalty value of
8		that material in place and basically convert
9		that into a value indication. It would be a
10		variation of the income capitalization rate.
11	Q.	Is same questions with Mr. Coogan's
12		construction yard. If you can't find any
13		well, let's see. Would you use commercial
14		properties as a comparable sale for his
15		construction yard?
16	Α.	No, no, you'd want to use residential sales.
17	Q.	And that's because its own residential?
18	Α.	D-5. Ideally, you'd look for D-5 comparables.
19		You may be able to adjust if there's a
20		difference in density by valuing on the
21		per-unit basis for development potential, but
22		ideally you search for D-5 sales only.
23	Q.	Directing your attention to page 593, I guess
24		it's the 5600 Montana Creek, and then also the
25		page 619; that's 5611. So if we sort of flip

		141
1		through here, do you see, for instance, on
2		page 607 there's a cost report, there's an
3		income approach. 608 is the commercial
4		property and assessment analysis.
5		Similarly let me just find it here. Well,
6		let's just stay with that.
7		So none of those none of the documents
8		that Mr. Dahle prepared for this particular
9		parcel, 5600 Montana Creek, none of that has
10		anything like what you've described in terms
11		of how you go about (indiscernible) that?
12	Α.	Not that I see.
13	Q.	Okay. Going from 5611 Montana Creek, if we
14		look at that at page 631, he says, "There was
15		no cost report and no income approach."
16		So, again, do you see anything in here
17		that would be similar to what you described as
18		to how to reach a value?
19	Α.	There's no evidence of a sales comparison
20		approach having been developed to support his
21		value.
22		CLERK CAITLIN O'MEALLY: You have five
23	minutes	S.
24	BY MR.	SPITZFADEN:
25	Q.	And I know I've asked you this question before

		142
1		tonight, but is there anything that you're
2		aware of that would justify a 50 percent
3		increase over 2020 assessed value for these
4		two properties?
5	Α.	That's inconsistent with the value training
6		that Reliant has been doing.
7	Q.	And that value training is based upon the fact
8		that the pandemic has impacted the tourism and
9		hospitality industries in general?
10	Α.	It's affected a lot more properties than
11		than just that.
12	Q.	And why do you say it goes beyond just those
13		kind of properties?
14	Α.	Well, because tourism dropped off so that
15		hotels suffered regardless of location.
16		Restaurants suffered. There were a few
17		retailers that did see some improvement in
18		sales, but there's other sales or retailers
19		that lost substantial amounts of business to
20		the Amazons and other mail order services.
21	Q.	And the science, the pandemic well, let me
22		just ask you this: So in terms of, for
23		instance, South Franklin, there haven't been
24		any sales on South Franklin since 2019,
25		correct?

		143	
1	Α.	That's correct.	
2	Q.	And thinking about the last five or six or	
3		seven years since oil prices crashed and the	
4		revenues the State of Alaska was already	
5		were reduced, did that have any impact on the	
6		commercial property properties here in	
7		Juneau?	
8	Α.	I will say that there is a general trend that	
9		rental rates have declined over the last five	
10		years. And going in the opposite direction,	
11		there's been substantial increases in fixed	
12		and operating expenses of commercial	
13		industrial (indiscernible). Utility prices	
14		have gone up double digits. You're seeing	
15		escalations of oil prices. There's	
16		insurance has gone up, property tax has gone	
17		up. So you've actually had a decline in net	
18		operating income for most commercial	
19		industrial property types.	
20	Q.	And so what does that mean in terms of	
21		assessing property assessing property for	
22		property tax purposes?	
23	Α.	Well, it's certainly a factor that should have	
24		been considered by the assessor, and it can	
25		runs opposite to his trending analysis, which	

		144	
1		he testified to that showed a 7 1/2 percent	
2		annual appreciation rate. But, once again,	
3		there's absolutely no evidence in the record	
4		of how he arrived at those numbers. There's	
5		no cost trending.	
6	Q.	You heard Mr. Geiger's testimony that that	
7		his understanding of what the assessors did	
8		was this formula of assessed value divided by	
9		a sales price with trying to get the ratio of	
10		1 and adjusting up. And then the Ms. Hammond	
11		testified, "Well, we just adjusted the	
12		numerator 25 or 75 or 50 until we got what we	
13		wanted." Do you remember that testimony?	
14	Α.	Yes.	
15	Q.	And they arrived at 50 percent to get to	
16		the to make the fraction equal 1. Do you	
17		remember that testimony?	
18	Α.	Yes.	
19	Q.	Okay. And so in the real world beyond just	
20		trying to make a fraction come out at 1, in	
21		the real world of the commercial properties	
22		here in Juneau, is there any justification	
23		that you can see for a 50 percent increase?	
24	Α.	Well, here's the crux of the problem is that	
25		in their analysis, half the properties were	

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1	above 1, and that is a problem. No property
2	should ever be overassessed. That is a
3	violation of the assessor's duties. It's also
4	unfair to the property owner that he's
5	burdened with an excessive property tax. That
6	is what the Board of Equalization is all
7	about.
8	And, consequently, just seeing the fact
9	that 25 percent of the sample is overassessed,
10	it the assessments exceed the market value
11	of the properties, that should be enough to
12	rule that the methodology is improper.
13	Q. And then when you say
14	CLERK CAITLIN O'MEALLY: We're at time.
15	CHAIRMAN EPSTEIN: Rebuttal is over. Thank
16	you. We'll now move into Board deliberations.
17	Ms. Haynes, do you have any questions for
18	either the appellant or the assessor?
19	BOARD MEMBER HAYNES: I think the assessor
20	still needs to
21	CLERK CAITLIN O'MEALLY: Yes, we're into
22	assessors.
23	CHAIRMAN EPSTEIN: Oh, jeez. I'm getting
24	ahead of myself. It's late.
25	Okay. Assessor, my apologies. Go ahead.

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1	You've got
2	
3	BOARD OF EQUALIZATION PRESENTATION
4	
5	MS. HAMMOND: I actually thought we were in
6	the rebuttal sectional also. It's been a long night
7	already.
8	My name is Mary Hammond. I'm the city
9	assessor. I'm responsible for the assessments in
10	Juneau. I test and approve all of the work. I'd
11	like to point out that all of our evidence is in our
12	packet. We've outlined all of the information
13	that and the report that we've done.
14	I'm going to have Michael Dahle present.
15	MR. DAHLE: So my name is Michael Dahle. I am
16	the deputy assessor for the City and Borough of
17	Juneau.
18	In your packet the detailed response that
19	Mary referenced for this particular parcel, that
20	starts on 597. I'm going to skip the general
21	information that we've presented in the first number
22	tonight, and and on the basis that that's
23	basically been included, and I'll go straight to the
24	specifics to this property.
25	MR. SPITZFADEN: Just to make everybody

comfortable, I'll stipulate that what he said in his general remarks can be admitted into this proceeding.

MR. DAHLE: So this subject property is 5.78 acres or 251,847 square feet. It is accessed from Montana Creek Road. There is a 3,168 square foot shop and two mobile offices on-site, as well as the additional storage. The property includes a cell tower and also provides construction equipment and materials staging.

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.

The appellant states that the assessed value is excessive. We find that the assessed value is equitable and is not excessive. The appellant states of the property was valued improperly. We find that the property was valued using appropriate methodology.

The appellant also states the -- that analysis will show that the true value to be about 60 percent of that shown on the assessment notice. We find no evidence that the true value of this

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1	parcel is 60 percent of the assessed value and have
2	received no evidence from the appellant.
3	For this subject property, the percentage
4	of change from 2020 to 2021 was an increase of 28.5
5	percent. We find that no change to the 2021
6	assessed value of \$566,600 is warranted and ask that
7	BOE uphold the assessed value.
8	And I turn the presentation back to Mary
9	Hammond.
10	MS. HAMMOND: Once again, Michael and I are
11	available to answer any questions that you have.
12	That's the conclusion of the assessor's office
13	presentation.
14	CHAIRMAN EPSTEIN: Thank you, Ms. Hammond.
15	Okay. Now, Mr. Spitzfaden.
16	MR. SPITZFADEN: I was just going to ask
17	CHAIRMAN EPSTEIN: Ten minutes.
18	MR. SPITZFADEN: Ask a couple questions to Mr.
19	Coogan.
20	APPELLANT'S REBUTTAL
21	
22	WAYNE COOGAN
23	called as a witness, testified as follows on:
24	EXAMINATION
25	BY MR. SPITZFADEN:

		149
1	Q.	On 5600, is that the construction yard?
2	Α.	Yes.
3	Q.	So does it have public sewer?
4	Α.	No, sir, there's no public sewer out there.
5	Q.	Then how about cable service? Do you have any
6		cable service?
7	Α.	There's no cable service. The street is is
8		not fully developed. There's no sidewalks out
9		there. The pedestrians have to walk in the
10		street. It's it's rural in nature.
11		It's not it's not a developed region of the
12		city.
13	Q.	And when you say that, how would that impact
14		value if it doesn't have all these services?
15	Α.	Well, if someone wanted to develop the
16		property to the extent that it is zoned for,
17		they would have to spend a disproportionate
18		amount of money to extend the sewer down
19		to public the public road from where it is
20		a half mile away or quarter mile away at
21		least.
22	Q.	So this is more like raw land than commercial
23		property?
24	Α.	In yeah, to those in a sense it is, yes.
25		I mean, it's not to the it's not developed

		150
1		to the extent that that any normal
2		neighborhood is in general.
3		MR. SPITZFADEN: I'm just going to ask
4	Mr. Wo	ld a couple of questions here and then we get
5	cut of	f.
6		KIM WOLD
7	called	as a witness, testified as follows on:
8		EXAMINATION
9	BY MR.	SPITZFADEN:
10	Q.	Oh, I know. You were talking about 20, 25
11		percent of the properties were overassessed.
12		That goes back to Mr. Geiger's testimony
13		yesterday about the histogram of ratio
14		frequency; that's on page 338. Do you see
15		that?
16	Α.	Yes, that's correct.
17	Q.	Okay. And so 1 this report says earlier on
18		is the assessed value equals fair market
19		value. That's what's a 1 is supposed to be?
20	Α.	Yes.
21	Q.	And so anything to the right of the chart, the
22		histogram chart on 338 means that those
23		properties are all overassessed?
24	Α.	Correct.
25	Q.	And if we add all those this chart is

		151
1		showing how many, for instance. And
2		there's for the 1.1 overassessed, there's
3		three and so forth. And then if we add all
4		those up, we get a number, and that number is
5		about 25 percent of the total of the sales
6		prices that are listed on the September 29th
7		document?
8	Α.	Yes, except for the fact that 33 of those
9		sales probably shouldn't have been included
10		because of the fact that they're related-party
11		condominiums rather
12	Q.	Sorry. But just on Mr. Dahle's own report,
13		the histogram would show that they're
14		overassessing 25 percent of the properties?
15	Α.	Correct, and that would be of the entire
16		population, not the sample.
17	Q.	Right.
18		MR. SPITZFADEN: That's all I have.
19		CHAIRMAN EPSTEIN: Thank you, Mr. Spitzfaden.
20		We will now close the hearing and move
21	into B	oard discussion.
22		Mr. Williams, do you have any questions
23	for th	e appellant or the assessor?
24		BOARD MEMBER WILLIAMS: Yes, for the assessor,
25	I'm go	ing to page 597 of the packet. And it's it

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Property Appeals Hearing

says its property type is commercial industrial. 1 2 There's paperwork on page 607 that says it's Class 3 The appellant says it's residential. So I'm 4 kind of confused what this property is at this time. 5 if that makes sense. 6 MS. HAMMOND: The current use of this property 7 is for commercial purposes. 8 Okay. All right. BOARD MEMBER WILLIAMS: 9 If I go to -- the appellant on page 608, could you explain the value increases in 2013 to 2020 on land 10 11 property? 12 I think I would like to CHAIRMAN EPSTEIN: 13 jump in here and say that what happened in the past 14 is not relevant to this evening's discussion. 15 understand the spirit of the question, but before I 16 (indiscernible) --17 okay. Then going to BOARD MEMBER WILLIAMS: 18 the assessor, does having commercial agreement to 19 cell towers usually increase the value of 20 property -- of one's property if they have that on 21 them because it's leased? 22 MR. DAHLE: Generally speaking, leased -- cell 23 sites or leased and they're usually as some type of 24 compensation to the property owner. 25 BOARD MEMBER WILLIAMS: So could that increase

153 property value? 1 2 It could, yes. MR. DAHLE: 3 BOARD MEMBER WILLIAMS: So my understanding -back to the assessors. You -- this is zoned 4 5 residential, but it's being used commercially; is 6 that correct? 7 That's correct, I believe that MS. HAMMOND: 8 there's been more than one zoning change on this 9 property, and I don't have the full history on that. 10 **BOARD MEMBER WILLIAMS:** Okay. All right. 11 Those are all my questions. Thank you. 12 CHAIRMAN EPSTEIN: Thank you, Mr. Williams. 13 Ms. Haynes, do you have any questions? 14 BOARD MEMBER HAYNES: Yes, thank you. I do --15 I'm just going to follow up with Mr. Williams on 16 Is the assessment -- is the assessment based 17 on the use of the property rather than the zoning? 18 Is that how you guys have -- you guys consider a commercial property versus a residential property? 19 20 MS. HAMMOND: That would depend on the use. 21 BOARD MEMBER HAYNES: Okay. But zoning is not 22 a consideration? 23 MS. HAMMOND: Zoning is considered in the 24 models, but for the purposes of trending these 25 values, it was not considered to be residential

154 1 property. 2 **BOARD MEMBER HAYNES:** okay. And then I guess 3 the other question would be for the model. 4 other D-5 within CBJ that have commercial and 5 industrial uses also considered to be commercial in 6 this model? 7 MS. HAMMOND: Yes. 8 Okay. Oh, and I guess I BOARD MEMBER HAYNES: 9 just also wanted to explain that this appeal that I'm going to be asking questions on is just for 10 11 5600, so the 5611 will -- is a separate appeal. 12 For the appellant, you had brought up 13 many times that there is an overall assessment of 25 14 percent of the parcels. Do you have anything -- is 15 this one of those parcels, and do you have anything 16 to support that it is? 17 wait. I don't understand. MR. SPITZFADEN: Ι 18 just showed you the histogram chart that Mr. Dahle, 19 produced the show's overassessment of 25 percent. 20 BOARD MEMBER HAYNES: Of all CBJ parcels. 21 is this one of those --22 MR. SPITZFADEN: Excuse me? Yes, now, if you 23 follow his logic, yeah, 25 percent of the parcels 24 are overassessed, and nobody can figure out which 25 ones are and are not. Although Mr. Wold has

155 identified a number of sales in 2021 that are 1 2 underassessed value, which would demonstrate that 3 the histogram is correct, that there are 4 overassessed parcels. 5 BOARD MEMBER HAYNES: Okay. Within CBJ, but 6 it's not clear whether or not this is one of those 7 parcels? 8 Of course it is, because you MR. SPITZFADEN: 9 can see if you look to the Montana Creek Gravel Pit 10 right next door, they all have equal assessment. 11 BOARD MEMBER HAYNES: I think we're looking at a commercial industrial with storage; is that 12 13 correct? 14 MR. SPITZFADEN: It's all the same -- it's all 15 the same area. They're not equally assessed with 16 different values on neighboring properties. 17 BOARD MEMBER HAYNES: Okay. Thank you. 18 For the assessor's office, can you 19 explain the difference in the values between 5600 20 and the neighboring parcel that -- it kind of looks like they're -- like a lake or something on there on 21 22 the picture on page 50 -- or 605. 23 The -- I don't have the model in MS. HAMMOND: 24 front of me that was used to value these, but it 25 looks like since this property is larger, it would

156 have a smaller per-square-foot value. Also it does 1 2 have standing water on this property, and that would -- that would presumably reduce the value on 3 4 the per square foot basis. 5 BOARD MEMBER HAYNES: Thank you. And I know this has been asked previously, but for the 6 7 assessor, is it accurate that the 50 percent 8 increase applied to all are -- all land values, 9 albeit there might be some adjustments, was to correct 10 years of no increase to parcels within 10 11 CBJ bringing --12 That's correct. MS. HAMMOND: 13 BOARD MEMBER HAYNES: -- it closer to market 14 value? Sorry. 15 MS. HAMMOND: That's correct. It wasn't a 16 one-year adjustment; it was adjustment based on a 17 ten-year lag in assessed properties for commercial. 18 **BOARD MEMBER HAYNES:** okay. Thank you. Those are all of my questions. 19 20 CHAIRMAN EPSTEIN: Thank you, Ms. Haynes. 21 Just for clarification purposes, 22 Ms. Hammond, you just got done saying this partially 23 corrects a ten-year lack of -- I'll use for lack of 24 a better term -- lack of attention to the assessed 25 land portion of a parcel. And I just want to be

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1	clear that the analysis was done on the last five
2	years of sales, correct?
3	MS. HAMMOND: That is correct.
4	CHAIRMAN EPSTEIN: Okay. I have no further
5	questions or comments.
6	Mr. Williams, do you have anything
7	further?
8	BOARD MEMBER WILLIAMS: No, I do not. Thank
9	you, Presiding Officer.
10	CHAIRMAN EPSTEIN: Ms. Haynes, do you have
11	anything further?
12	BOARD MEMBER HAYNES: And I guess just one
13	more for the appellant. What is your estimate of
14	value that we should be considering?
15	MR. SPITZFADEN: 2020 Mr. Coogan testified
16	that the 2020 assessed value may be adjusted 1 or 2
17	percent for inflation based upon the Anchorage CPI.
18	BOARD MEMBER HAYNES: Right. And we just
19	MR. SPITZFADEN: Well, Mr. (indiscernible) is
20	looking across the table and saying the Anchorage
21	CPI went down. All Mr. Coogan said is adjust it for
22	the Anchorage CPI, but 2020 assessed value.
23	BOARD MEMBER HAYNES: Okay. Thank you.
24	CHAIRMAN EPSTEIN: I have nothing further. I
25	would entertain a motion.

Ms. Haynes.

BOARD MEMBER HAYNES: I'll go ahead. I move that the Board grant the appeal, and I ask for no vote because the appellant did not provide evidence of error in assessment with regards to excessive error. This is not grossly disproportionate when compared to other assessments. In fact, it was in -- aligned with other assessments. It was not unequal.

The appellant has not provided any evidence that the neighboring parcel, which he discussed, was the exact same as the parcel being considered, and the appellant did not provide any evidence that the assessor used an improper method of valuation which amounts to fraud or a clear adoption of a wrong principle evaluation.

CHAIRMAN EPSTEIN: Is there a second?

BOARD MEMBER WILLIAMS: I will second that motion.

CHAIRMAN EPSTEIN: Thank you. Ms. Haynes has moved, and Mr. Williams seconded that the Board grant the appeal and ask for a no vote because of the reasons specified. Is there any discussion?

Ms. Haynes is saying no.

Mr. Williams, any discussion?

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1 BOARD MEMBER WILLIAMS: I was -- the only 2 thing I was going to say is looking at the property 3 next to this property that was discussed with the 4 water on that property and being a larger property, 5 it's very much in line with the assessed value to this property. And I would be in agreement that 6 7 it's not overburdensome or unequal in its assessed 8 value to the property. 9 CHAIRMAN EPSTEIN: Thank you. I think that concludes discussion. So I called the question. 10 11 Ms. Haynes, how do you vote? 12 **BOARD MEMBER HAYNES:** I vote no. 13 Mr. Williams? CHAIRMAN EPSTEIN: 14 **BOARD MEMBER WILLIAMS:** I vote no. 15 CHAIRMAN EPSTEIN: And I vote no also. The 16 appeal is denied. 17 APPEAL NO. 2021-0372 18 19 20 Without objection, I would CHAIRMAN EPSTEIN: 21 like to move to the fifth and final hearing of the 22 evening. 23 And Madam Clerk, is there any -- we're 24 talking about relatively adjacent properties. Do 25 you need to move anyone into the room, or is

160 1 everyone here that needs to be here? 2 CLERK CAITLIN O'MEALLY: I will move people in on request. I haven't heard that we need anyone 3 4 else right now. 5 CHAIRMAN EPSTEIN: Are you, therefore, ready 6 to proceed, Madam Clerk? 7 CLERK CAITLIN O'MEALLY: Ready to proceed. 8 MR. SPITZFADEN: I couldn't hear what the clerk said. What was that? 9 CLERK CAITLIN O'MEALLY: If you need anyone 10 11 else moved into the room, you can let me know now. 12 If you need anyone else CHAIRMAN EPSTEIN: 13 moved into the room, please let her know now. 14 MR. SPITZFADEN: oh. Oh, you mean onto the 15 screen? Oh, oh, okay. No. 16 CHAIRMAN EPSTEIN: Madam Clerk, are you 17 otherwise ready to proceed? 18 Mr. Gottschalk? MR. GOTTSCHALK: I'm ready, Chair. 19 20 CHAIRMAN EPSTEIN: Thank you. okay. Ladies 21 and gentlemen, we are on the record, with respect to 22 the petition for review of assessed value filed by 23 Coogan Alaska, LLC with respect to Parcel ID No. 24 4B2901150040, type, commercial industrial, location, 25 5611 Montana Creek Road.

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1		Mr. Spitzfaden, the floor is yours.
2		MR. SPITZFADEN: Thank you. I'm going to ask
3	Mr. Coo	ogan a couple of questions.
4		
5		APPELLANT'S APPEAL
6		
7		WAYNE COOGAN
8	called	as a witness, testified as follows on:
9		EXAMINATION
10	BY MR.	SPITZFADEN:
11	Q.	Let's see. 5600 and 5611 Montana Creek, are
12		the uses that you're presently using there
13		that wasn't very articulate but the uses on
14		those lands, are those grandfathered uses?
15	Α.	Yes.
16	Q.	And so if you deviate from the grandfathered
17		use, you'd have to abide by the zoning?
18	Α.	That's correct. There's a long list of
19		activities that you can do in commercial
20		industrial zones, including things like
21		asphalt plants, manufacturing, assemblies,
22		workshops, all kinds of a multitude of
23		things. None of that can happen on this
24		property ever because the only thing that we
25		can do there is that which has been occurring

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1		here for the last 60 years. And once anybody
2		wants to do anything different with this, it
3		has to conform to the current code.
4	Q.	And you had testified about the gun range next
5		to the property impacting residential use.
6		How about this other gravel pit? Is that
7		going to if you tried to put residential
8		properties on either one of these, 5600 or
9		5611, wouldn't would there be an impact
10		from that other existing pit?
11	Α.	It would be a struggle. As you know,
12		residential values vary depending on the
13		neighborhood. And and with the noise of
14		the the shotgun range there and the gravel
15		pit right there, it would be a hard sell to
16		think that you could sell residential homes
17		there very easily.
18	Q.	And so can the water next door be drained in
19		the pit next door? Can you drain that water
20		out of there?
21	Α.	I think their idea is to backfill that pond.
22		You know?
23	Q.	And are they extracting gravel from the pond?
24	Α.	I mean, just take a drag down there, and it
25		used to be gravel use be extracted pretty

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1	actively, but it's diminished greatly now
2	because the specifications on public roads
3	have changed. They no longer use gravel
4	level. They use shot rock, and there's only
5	two sources of that in Juneau. And the gravel
6	pits in general are more or less laying
7	dormant.
8	Q. And
9	CHAIRMAN EPSTEIN: Madam Clerk, could you stop
10	the clock. I have a question, and I want to share
11	my screen. This won't count against the time.
12	CLERK CAITLIN O'MEALLY: Okay.
13	CHAIRMAN EPSTEIN: Thank you.
14	So I just I'm going to ask for
15	clarification here, Mr. Spitzfaden. This is 5611.
16	This is the one we just got done considering. Are
17	you discussing this parcel here and the draining of
18	this water; is that what you're asking about?
19	MR. SPITZFADEN: I'm asking about the gravel
20	pit next door to Mr. Coogan's two properties.
21	CHAIRMAN EPSTEIN: Which is this property
22	right here?
23	MR. SPITZFADEN: This here.
24	MR. COOGAN: This is yeah, this is this
25	is the neighboring one. This is ours. This is our

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1	shop, and this is the neighboring gravel the
2	neighboring gravel pit.
3	MR. SPITZFADEN: And so let me describe it.
4	There's a road that runs through. It's actually
5	Montana Creek Road and it
6	CHAIRMAN EPSTEIN: Right.
7	MR. SPITZFADEN: Do you see where that is?
8	CHAIRMAN EPSTEIN: Yeah, I do.
9	MR. SPITZFADEN: So the last of Montana Creek
10	is Mr. Coogan's property Montana Creek Road.
11	Sorry. To the left is Montana Creek, Mr it's
12	late at night. Mr. Coogan's property is to the left
13	of Montana Creek Road.
14	CHAIRMAN EPSTEIN: Correct.
15	MR. SPITZFADEN: The other pit to the right is
16	somebody else's, and all that water is in that other
17	property.
18	CHAIRMAN EPSTEIN: I agree. And I guess I'd
19	like to know how does that bear on this particular
20	hearing, that the watering of these pods with how
21	is it relevant?
22	MR. SPITZFADEN: Because it impacts what
23	Mr it impacts the use that Mr. Coogan can put to
24	these properties.
25	CHAIRMAN EPSTEIN: And that's something that

165 will happen in the future you're talking about, not 1 2 something that happened between January 1st, 2020 3 and January 1st, 2021, correct? I'm just trying 4 to --5 Mr. Coogan is better to MR. SPITZFADEN: 6 answer that than me. 7 Okay. So the way it works in the gravel Α. 8 business, both those pits are -- are set up to 9 serve the construction industry, but the 10 industry has changed. It no longer uses 11 gravel to the extent that it used to. It uses 12 rock now in the roads. So the -- the --13 primary activity is no longer sales of gravel 14 but rather the receiving and disposing of 15 waste from the community. And those ponds are 16 waste fill ponds. Our gravel pit on the other 17 side has never had enough gravel extracted out of it to have significant waste fill ponds. 18 19 So their revenue source is now to receive 20 waste, and we're stuck in a conundrum where 21 there's a very little market for what we have. 22 So we -- our gravel is kind of is -- is --23 is -- struggling, it's dormant. 24 So the impact of that is that MR. SPITZFADEN: 25 instead of the trucks hauling gravel out, there's

166 trucks running up and down Montana Creek Road 1 2 dumping into those pits, and that impacts, whether 3 somebody wants to live on either one of Mr. Coogan's 4 parcels. 5 Thank you. CHAIRMAN EPSTEIN: 6 MR. SPITZFADEN: Which and it's only zoned for 7 residential D-5. As he testified, he doesn't have 8 commercial property. He only can do what he's 9 grandfathered into, which is a construction yard and a pit, and that's it for commercial. 10 He can switch 11 to D-5, but to switch to D-5, he has the conundrum 12 on what's going to happen with the guys across the 13 street? Are they going to disrupt -- just like the 14 shooting range, disrupt his usage? 15 CHAIRMAN EPSTEIN: Thank you for the clarification. 16 17 Madam Clerk, please resume timing. And, Mr. Spitzfaden, thank you for 18 indulging my questions. 19 20 Resuming time. CLERK CAITLIN O'MEALLY: 21 MR. SPITZFADEN: So then turning to Mr. Wold. 22 KIM WOLD 23 called as a witness, testified as follows on: 24 **EXAMINATION** 25 BY MR. SPITZFADEN:

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1	Q.	Mr. Wold, when you go to determine value on
2		the property, what impact, if any, does the
3		zoning have?
4	Α.	Well, that is the determination of value.
5		Market value is determined under the legal use
6		of property, and that would be the zoning
7		classifications. The grandfathered use does
8		not carry forward to a successor purchaser, so
9		it can only be valued as D-5.
10	Q.	And so the 5 is a residential classification.
11		So to include these properties in a commercial
12		assessment would be incorrect?
13	Α.	Absolutely.
14	Q.	And if you were considering the properties for
15		D-5 usage in terms of assessing or valuing,
16		would you have to consider what's going on in
17		the surrounding neighborhood?
18	Α.	Yes, definitely the activities and homogeneity
19		of the surrounding uses has a direct bearing
20		upon the value of, in particular, residential
21		property with a D-5 zoning.
22		MR. SPITZFADEN: Those are my questions.
23	We're 1	finished, well, other than to say, if I
24	haven't	already said it, that everything that
25	transp	ired prior to this particular hearing on

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1	tonight will be part of this record. And as I've
2	said previously and been denied, we would want
3	yesterday's hearings included in the record of the
4	proceedings tonight.
5	CHAIRMAN EPSTEIN: Thank you. Thank you,
6	Mr. Spitzfaden.
7	Now, it's the assessor's turn,
8	Ms. Hammond.
9	
10	BOARD OF EQUALIZATION PRESENTATION
11	
12	MS. HAMMOND: Thank you, Mr. Epstein. I might
13	be getting a hang of this process. We'd like to
14	stipulate that the previous statements in the
15	previous appeals will be carried over into this
16	appeal.
17	I will also state that my name is Mary
18	Hammond. I'm the City and Borough of Juneau
19	assessor, and I'm responsible for all of the
20	assessments in the City and Borough of Juneau.
21	And Michael Dahle will be presenting on
22	behalf of the assessor's office.
23	MR. DAHLE: I am Michael Dahle. I'm the
24	deputy assessor for the City and Borough of Juneau.
25	The subject is a 17,000 sorry. The

subject is a 17.38 acre parcel located off of Back Loop Road close to recent residential subdivisions and is zoned D-5. The property was utilized in the past for sand and gravel extraction operations and for construction equipment and materials staging.

The assessed value was reviewed in response to the petition for review. The land and buildings are valued using the same methods and standards as all other properties in the borough.

The appellant states that the assessed value is excessive. We find that the assessed value is equitable and is not excessive. The appellant states of the property was valued improperly. We find that the property was valued using appropriate methodology and taking property characteristics into account.

The appellant states that analysis will show true value to be about 60 percent of that shown on the assessment notice. We find no evidence that the true value of this parcel is 60 percent of the shown -- of the amount shown on the assessment notice, and we have received no evidence from the appellant.

The percentage change for 2020 to 2021 for this parcel was an increase of 50 percent. We

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1	find that no change to the 2021 assessed value of
2	\$1,125,000 is warranted, and we ask that the BOE
3	uphold the assessed value.
4	And I'll turn our presentation back to
5	Mary Hammond.
6	MS. HAMMOND: Thank you, Michael. When we
7	wrote our overview, we based that on documentation
8	we found from the community development department.
9	But during Mr. Spitzfaden's presentation, we heard
10	that the property is currently being used as a
11	gravel pit. And and we stated that in the in
12	the past it had been. We find that it's being
13	valued properly. It's being used for commercial
14	purposes.
15	That's the end of our presentation, and
16	we will be available for questions.
17	CHAIRMAN EPSTEIN: Thank you, Ms. Hammond, Mr.
18	Dahle, Mr. Spitzfaden.
19	MR. SPITZFADEN: Thank you.
20	
21	APPELLANT'S REBUTTAL
22	
23	MICHAEL DAHLE
24	called as a witness, testified as follows on:
25	EXAMINATION

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1	BY MR.	SPITZFADEN:
2	Q.	So, Mr. Dahle looking at 631 of the record.
3	Α.	I will scroll to that point.
4	Q.	So on this particular property, if I've got it
5		right, you didn't do a cost report or an
6		income approach; is that right?
7	Α.	The property does not have any buildings, so a
8		cost report was not done, and the appellant
9		did not submit any profit and loss
10		information, so an income approach was not
11		performed.
12	Q.	And you didn't on the income approach in
13		other appeals tonight you did a profit and
14		loss based upon other information that you
15		didn't get from the appellant, but you didn't
16		do that here; is that right?
17	Α.	For some properties we have standard rates
18		that we can do a income statement from to get
19		an idea of the income potential for a
20		property.
21	Q.	Why don't you have standard rates for this
22		property?
23	Α.	Because we don't I don't so typically
24		the income approach would normally, most of
25		our data would have to do with things like

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1		office buildings, improved properties. This	
2		is a basically land that's used for gravel	
3		extraction, so there are no building rents	
4		that are appropriate to be applied to it.	
5	Q.	Isn't the real reason is because it's zoned	
6		D-5 and so it's residential and you wouldn't	
7		do a profit and loss on residential property?	
8	Α.	Well, so if I understand your question	
9		correctly, on a residential property, like a	
10		single-family residence, sometimes the income	
11		approach is not done because it is not viewed	
12		as representative of residential property.	
13		There certainly are residential properties	
14		that are owned and rented out and produce an	
15		income. So there may be occasions when you	
16		actually would do an income approach for	
17		residential property.	
18	Q.	And just to be clear, on page 623 you listed	
19		the property type as commercial industrial,	
20		but that would be incorrect, right?	
21	Α.	That's a general classification that we use	
22		within our office.	
23	Q.	Well, is this particular property that	
24		we're talking about, is it a commercial	
25		industrial property?	

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1	Α.	I think the argument could be made that a	
2		gravel extraction is a commercial activity,	
3		And it's my understanding that that's what it	
4		has been used for and is currently being used	
5		for.	
6	Q.	So why didn't you do a profit and loss	
7		analysis based on the gravel extraction?	
8	Α.	Because the appellant would not submit any	
9		profit and loss information.	
LO	Q.	Well, you have standard things that would	
L1		apply to a commercial operation. Why not just	
L2		use those?	
L3	Α.	I don't have standard rates that would be	
L4		applicable for that.	
L 5		MR. SPITZFADEN: I don't have any further	
L6	questi	ons.	
L7		CHAIRMAN EPSTEIN: Thank you. The hearing is	
L8	closed	. We'll now move into the Board deliberation.	
L9		Ms. Haynes, do you have any questions?	
20		BOARD MEMBER HAYNES: Oh, sure. For the	
21	assesso	or's office, I'm trying to understand what	
22	when th	ne current like what the assessment is	
23	based o	off of. Like you call it out or it's	
24	called	out as a commercial industrial or a parcel	
25	being u	used for commercial industrial purposes. Are	

174 future uses taken into consideration for 1 2 assessments? 3 MS. HAMMOND: We're -- we're evaluating the 4 property based on its use as of January 1st, 2020. 5 **BOARD MEMBER HAYNES:** okay. Thank you. 6 then for this one, the assessor's office also said 7 that it was considered to be a previous gravel 8 extraction site. So what was the use that was --9 the use of the property for this assessment? I'm 10 sorry I'm rambling. It's late. 11 MS. HAMMOND: The -- the assessment on this 12 property was based on the model that was already 13 applied before January 2021. We applied the same 14 model that we did with all other commercial 15 properties. BOARD MEMBER HAYNES: And is that because? 16 17 MS. HAMMOND: I'm sorry, we -- I'm sorry, we 18 applied the same trending that we did with the other 19 commercial land values. 20 **BOARD MEMBER HAYNES:** okay. Thank you. So it 21 being a current -- or recently, you know, expired 22 gravel extraction site wouldn't affect the 23 assessment value this year? 24 MS. HAMMOND: I'm sorry. Can you ask me that 25 question again?

BOARD MEMBER HAYNES: I'll try. So if it was — it says in the packet that it was a previous gravel extraction site. The appellant has stated that it's still a gravel extraction site, and you have indicated that the same model is applied for the same — yeah, I think the same model was applied to this. Does any of that — would any of that change based off the information that the appellant has provided?

MS. HAMMOND: No, it would not. This -- this property, as -- as with most commercial properties, has not seen an increase in 10 years. It received the same trending that the other commercial land properties did.

BOARD MEMBER HAYNES: Okay. Thank you. So to restate what is said before, this was just to bring the property closer to current market value?

MS. HAMMOND: That's correct.

BOARD MEMBER HAYNES: Okay. Thank you. And then I did just want to -- I think there's also the aerial on 628. And to be clear, the other parcel that the appellant -- I'll ask the appellant this. The other parcel that you were discussing was the one with the multicolored retention ponds around there, is that correct, the one that you've based

176 1 most of your comparison on? 2 CHAIRMAN EPSTEIN: Was that question for the 3 assessor or the appellant? 4 MR. SPITZFADEN: Oh, I'm sorry. What was the 5 question to me? 6 BOARD MEMBER HAYNES: That's okay. I just 7 wanted to confirm that the -- on page 628 there's an 8 aerial. And I just wanted to confirm that the --9 the main comparison gravel pit that you guys were discussing is the one directly across the street 10 11 from the subject parcel which has these multicolored 12 retention ponds. 13 MR. SPITZFADEN: Well, I don't -- the copy I 14 got from the clerk's office doesn't have colors, 15 but --16 Oh. okay. BOARD MEMBER HAYNES: 17 There's an arrow that says MR. SPITZFADEN: "subject," and then there's about -- and then you 18 19 see Montana Creek Road running diagonally there. On 20 the left is the subject, and on the right is the 21 gravel pit, the other gravel pit, not Mr. Coogan's 22 gravel pit, the other --23 Thank you. I think I BOARD MEMBER HAYNES: 24 understand that now. So this isn't -- this next 25 question is for the assessor's office as well.

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1 So is it correct to assume that the 2 assessed value would -- could change, would -- you 3 know, would definitely be reevaluated if the use of the property changed, for example, if the property 4 5 went from the current gravel pit to a residential? 6 Yes, the property would be MS. HAMMOND: 7 valued based on the residential model if it was 8 being used for residential purposes. 9 **BOARD MEMBER HAYNES:** Okay. Thank you. 10 And that is all my questions. 11 CHAIRMAN EPSTEIN: Thank you, Ms. Haynes. Mr. Williams, any questions? 12 13 BOARD MEMBER WILLIAMS: I'll try to make it 14 brief due to the lateness of the hour for most 15 people. I guess it comes -- this is a question 16 17 for the assessor's office. It keeps on coming back 18 this is D-5 property that is zoned residential but 19 it's using commercial and would like to be 20 considered residential property. Is there a huge 21 difference between residential property values 22 compared to commercial value -- property values? 23 Generally, residential property MS. HAMMOND: 24 values have been increasing every year while 25 commercial property values have not. I don't know

if that answers your question.

BOARD MEMBER WILLIAMS: I guess, for me, the question is the appellant has been saying they would -- should have -- we should have considered it -- or, excuse me, the assessor's office should have considered their D-5 property as residential and been assessed a residential rate for this property, 5611 Montana Creek. So is that going to change the assessed value widely, or is it going to be comparable I guess would be my question? What's the difference in the residential and commercial rate?

MS. HAMMOND: We did not analyze this property to see what the value would be if it was being used for residential purposes.

BOARD MEMBER WILLIAMS: Okay. Next question for the assessors: Do we have any residential property in the City and Borough of Juneau that is 17 acres to 17.5 acres? That's (indiscernible).

MS. HAMMOND: I don't think that that's typical. I cannot say for certain that there's none, but I -- I don't know the answer to your question.

BOARD MEMBER WILLIAMS: Okay. All right. I just wanted to get some clarification. Sorry.

MS. HAMMOND: I think typically if a residential single family residence is on a large parcel, there would be other -- there would be reasons for that such as wetlands or other development issues, but I can't say for certain if there's a 17-acre single family residence parcel.

BOARD MEMBER WILLIAMS: Understood.

So back to the appellants. One of the questions I've asked all night: On your appeal you place no assessed value in your appeal, that the property has none. Is there anything that you're looking to put an assessed value onto this property?

MR. SPITZFADEN: I'd say two things: One, it should be stated -- for all the reasons I said before, it should stay at 2020 assessed, but, at the very least, it should be assessed at \$0.93 cents a square foot just like the gravel pit across the street.

BOARD MEMBER WILLIAMS: Going back to the assessor, thinking of another question. Do we follow Anchorage assessed cost or Anchorage index on our property here in Juneau?

MS. HAMMOND: That is not something that has been done typically. It may be one of the factors

180 that one would use to determine if the market might 1 2 be increasing, but that was not considered this 3 year. 4 BOARD MEMBER WILLIAMS: okay. Those are all 5 the questions I have. Thank you. 6 David, you're muted. **BOARD MEMBER HAYNES:** 7 CHAIRMAN EPSTEIN: I thought I wasn't. I have 8 no questions. They've already been answered. I would entertain a motion. 9 I will go ahead. 10 **BOARD MEMBER HAYNES:** 11 that Board grant the appeal, and I ask for a no vote 12 because the appellant did not provide enough --13 provide evidence of error in assessment, including 14 any evidence showing excessive assessment and that 15 it was grossly disproportionate when compared to 16 other assessments, no evidence of unequal assessment 17 and that the appellant did not show that there are other properties in the same class as the property 18 19 being appealed which were valued differently, and 20 the appellant did not provide evidence that there 21 was improper assessment applied such as fraud or 22 clear adoption of a wrong principle of valuation. 23 Is there a second? CHAIRMAN EPSTEIN: 24 BOARD MEMBER WILLIAMS: I'll second that 25 motion.

CHAIRMAN EPSTEIN: Thank you, Mr. Williams.

Ms. Haynes has moved, Mr. Williams has seconded that
the Board grant the appeal and a no vote is asked
for because of the reasons specified.

Is there any discussion?

BOARD MEMBER WILLIAMS: Mr. Presiding Officer, I would say that tonight, through all these appeal processes, the reason why we are trying to get where we are today on the assessed value of property is that it's been 10 years since assessed values have been to commercial properties, where if we've taken that same look at residential property, one has not followed the other. So if we're trying to make the community whole, we're trying to get back to that to make it equal between the two, commercial and residential properties.

Now we're getting to that point. We're coming to (indiscernible) to that, getting to the value. I hope that we, as a community, have learned a valuable lesson on keeping up with property values because it does hurt companies, property owners, and everyone else when this happens, but we're trying to get to a place of normalcy in property values, both commercial and residential, in an equal way.

So I thank everyone for this evening. I

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1	thank you for your time and coming here and having
2	this discussion.
3	And one last thing, I live here close to
4	the gun range, and I hear the gun range down here on
5	Kelly Court, so I can understand where the appellant
6	comes from hearing the gun sounds.
7	CHAIRMAN EPSTEIN: Thank you, Mr. Williams.
8	Ms. Haynes, any discussion?
9	BOARD MEMBER HAYNES: I have nothing else.
10	Thank you, Mr. Williams, for providing that.
11	That I think that was a great way to articulate
12	kind of what we've been going through, so I
13	appreciate that.
14	BOARD MEMBER WILLIAMS: Thank you.
15	CHAIRMAN EPSTEIN: I have no discussion, so I
16	call the question.
17	BOARD MEMBER HAYNES: I move to adjourn.
18	BOARD MEMBER WILLIAMS: No, first
19	CHAIRMAN EPSTEIN: Ms. Haynes, how do you vote
20	on the motion?
21	BOARD MEMBER HAYNES: Whoops. I vote no. I'm
22	sorry, I thought we moved past that.
23	CHAIRMAN EPSTEIN: Chomping at the bit.
24	BOARD MEMBER WILLIAMS: I vote no.
25	CHAIRMAN EPSTEIN: And I vote no also. The

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1	appeal is denied.	
2		
3	ADJOURNMENT	
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5	CHAIRMAN EPSTEIN: Now I would entertain a	
6	motion to adjourn.	
7	BOARD MEMBER HAYNES: I move to adjourn.	
8	BOARD MEMBER WILLIAMS: I'll second that.	
9	CHAIRMAN EPSTEIN: We are adjourned at 10:00.	
10	Thank you, everyone. Have a pleasant evening.	
11	BOARD MEMBER WILLIAMS: Thank you.	
12	(Hearing adjourned at 10:00 p.m.)	
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1	CERTIFICATE
2	
3	SUPERIOR COURT)) SS.
4	STATE OF ALASKA)
5	
6	I, LYNDA BARKER, Registered Diplomate
7	Reporter and certified for transcription services by
8	the United States Courts and the Alaska State
9	Courts, hereby certify:
10	
11	That the foregoing pages contain a full,
12	true and correct transcript of proceedings in the
13	above-referenced matter, transcribed by me to the
14	best of my knowledge and ability, or at my
15	direction, from the electronic sound recording.
16	
17	DATED at Juneau, Alaska, this 15th day
18	of January, 2022.
19	SIGNED AND CERTIFIED TO BY:
20	./ /
21	Hynda læskei
22	
23	LYNDA BARKER, RDR Notary Public for Alaska
24 25	My commission expires: 5/6/2024
/ h	

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From: Bob Spitzfaden
To: City Clerk
Subject: email 3

Date: Tuesday, January 18, 2022 12:45:53 PM

Attachments: assessor valuations summary report april 2021.pdf

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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 at 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.

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

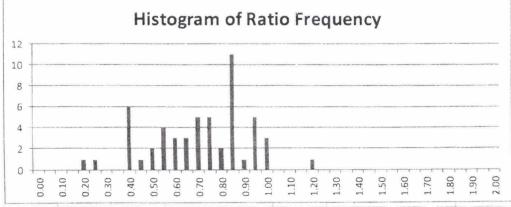
 The residential market appeared strong in 2020 with growth in single family homes, attached homes, and residential condos.

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

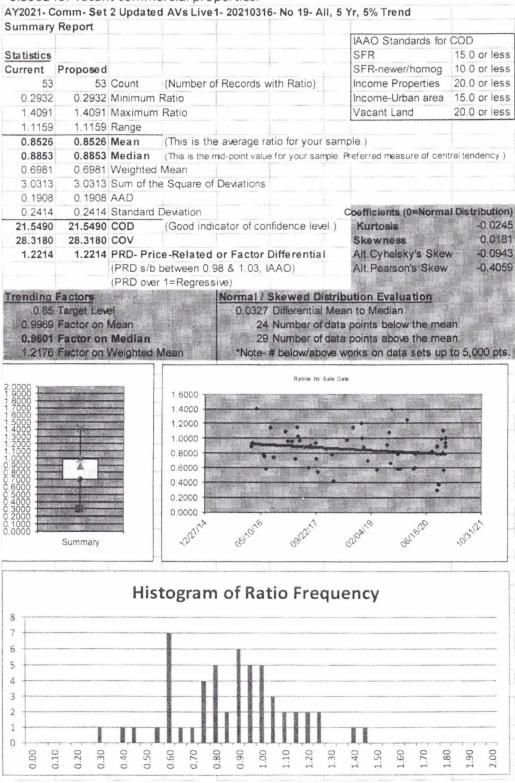
Summary of Performance Tests and Measures (Statistics) Commercial

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

AY2021- Comm- Set 2- 20210316- No19- All, 5 Yr, 5% Trend **Summary Report** IAAO Standards for COD SFR 15.0 or less Statistics SFR-newer/homog 10.0 or less Proposed Current 20.0 or less (Number of Records with Ratio) Income Properties 54 54 Count 0.3419 Minimum Ratio Income-Urban area 15.0 or less 0.1959 Vacant Land 20.0 or less 1.1908 1.6221 Maximum Ratio 0.9950 1,2801 Range 0.6879 0.8989 Mean (This is the average ratio for your sample.) (This is the mid-point value for your sample. Preferred measure of central tendency.) 0.7286 0.8375 Median 0.5418 0.7694 Weighted Mean 2.3448 4.4163 Sum of the Square of Deviations 0.1720 0.2321 AAD 0.2887 Standard Deviation Coefficients (0=Normal Distribution) 0.2103 23.6036 27.7094 COD (Good indicator of confidence level.) Kurtosis -0.3111 30.5772 32.1131 COV Skewness -0.2814 -0.1481 1.1683 PRD- Price-Related or Factor Differential Alt.Cyhelsky's Skew 1.2696 -0.5808(PRD s/b between 0.98 & 1.03, IAAO) Alt Pearson's Skew (PRD over 1=Regressive) Normal / Skewed Distribution Evaluation **Trending Factors** 0.98 Target Level 0.0407 Differential Mean to Median 23 Number of data points below the mean. 1,4246 Factor on 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 1.4000 1.2000 1.0000 0.8000 0.6000 0.4000 0.2000 0.0000 2271 Summary Histogram of Ratio Frequency 12

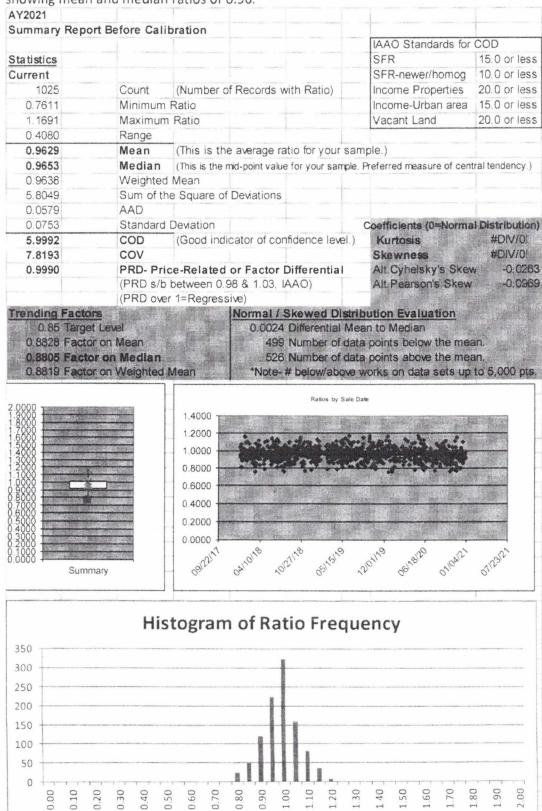


This second summary report shows the statistics after calibrating the values. After calibration we had an overall mean of 0.8526 and an overall median of 0.8853 for commercial properties. We had a mean of 0.9142 and median of 0.9228 for improved commercial properties and a mean of 0.6631 and median of 0.5902 for vacant commercial properties.

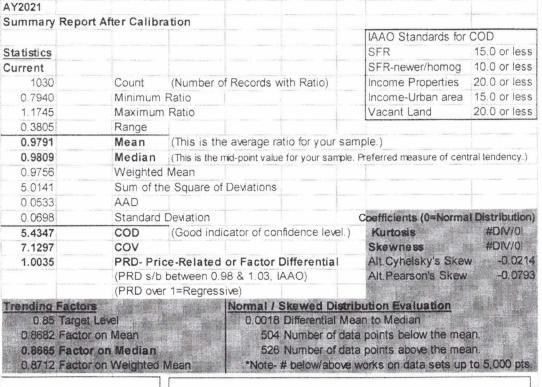


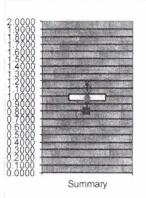
Summary of Performance Tests and Measures (Statistics) Residential

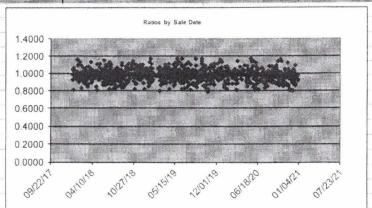
This summary report shows statistics for residential properties from the starting point for assessment year 2021 showing mean and median ratios of 0.96.

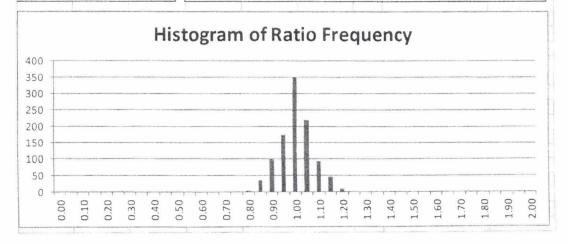


This second summary report shows the statistics for residential properties after calibrating the values for assessment year 2021 showing mean and median ratios of 0.98.









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.

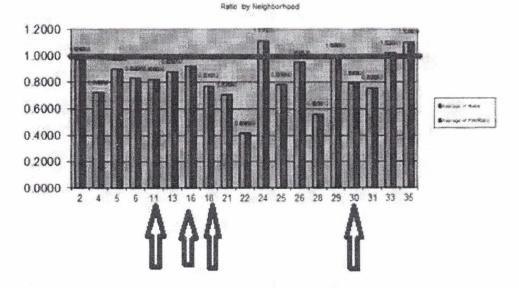
The adjustment being applied this year will result in a 50% increase in the land component for most commercial properties. One class of properties, boathouses, will actually see a 20% reduction this year.

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.

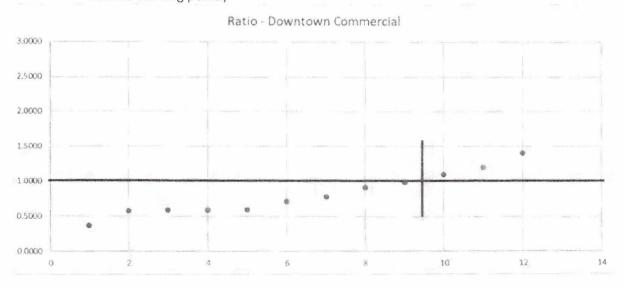
In looking at market areas special attention was paid to the downtown area as it would seem that they would be most impacted by the Covid restrictions. Below is a graph of market areas. The ones with arrows are market areas for which we had 5 or more sales. No special treatment was indicated for the downtown area, in fact, downtown was lower than the new overall ratio.

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

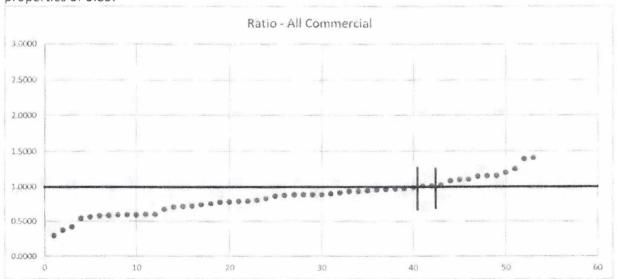


- 11 Downtown Commercial 12 Sales
- 16 Lemon Creek Commercial 9 Sales
- 18 Mendenhall Peninsula Commercial 5 Sales
- 30 South Valley Commercial 5 Sales
- * Ratios are from after AY2021 Calibrations.

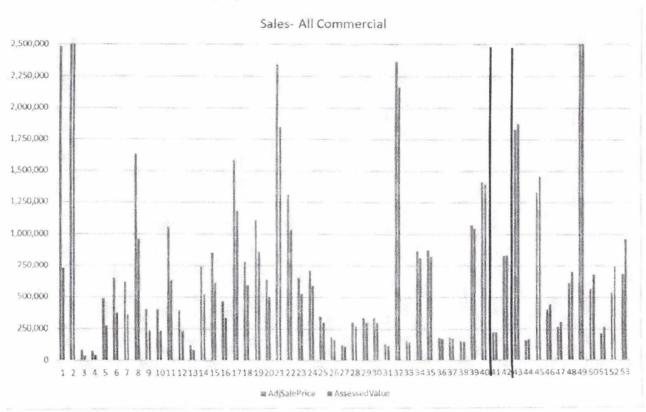
Below is a scatter diagram for the 12 downtown sales. Nine indicate assessments below market and only three have a ratio above 1. (Again, this is after the calibration adjustments, not the starting point.)



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.

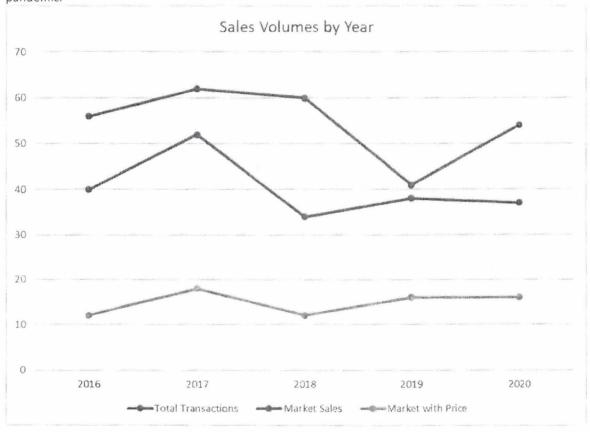


The bar chart below shows the adjusted sale price in orange and the 2021 assessed value in blue. Here the two at market are bracketed in black. Again, we are below market on about 80% of the sales, with an overall assessment level for commercial properties of 0.85.

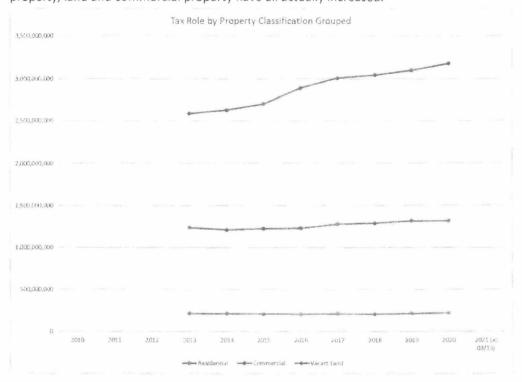


General Charts of Commercial Market Information

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.

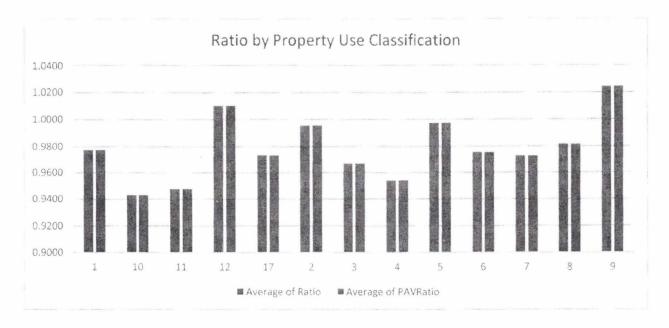
Figure 52: Business Sales in Juneau by Business Category (in Millions), 2010-2019 (Preliminary) \$2,500 \$2,562 \$2,539 \$2,485 \$2,448 \$2,408 \$2,418 \$2,393 \$2.343 \$2,083 \$737 \$841 \$676 \$291 \$765 \$732 \$819 \$870 \$652 \$689 \$682 \$724 5787 \$622 5686 5592 \$318 \$315 3313 5301 \$101 5276 5334 5274 5379 \$22,1 \$312 3248 5257 5229 \$207 2010 2012 2017 2018 2019 Prelim Retail Sales Dther

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.

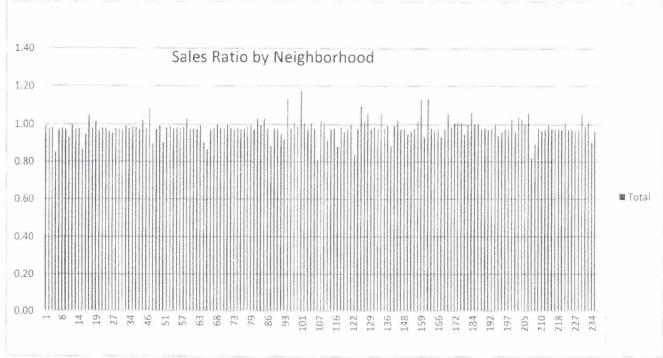
Residential

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: City Clerk To: Subject: email 4

Date: Tuesday, January 18, 2022 12:50:21 PM

Attachments: List 2 June 21.pdf

june 1 sales list.pdf

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

Sale Date		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
10/30/20	1C060K000110	0 EGAN DR	DOWNTOWN C
		5740 CONCRETE WAY	
09/24/20	5B1201060160		LEMON CREEK C
09/24/20	5B1201300110	1783 Anka St	DI III DEDO DI 474 0 04
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.

Land-Area O



Sale-Date	12/09/2020	0 AV-AY202	.0	190,200 F	ropertyT	уре	24
Parcel 1C07	0A050001	Address	230	SEWARD ST		Count	1
-Seller Bern	ard Wostman	ın	₃-Buyer	The Spear/	Kirkness F	Family 1	Tr .
min-Sale	eSource Buye	rs Maket Le	tter :-Tr	ansmitCode	Comme	rcial	
Validati	onCode Quali	fied	1-In	validReaso	n		
-Conditi	onCode Valid		Sale	e-AdjReaso	n		
Bld	g-SF	dg-Storie	es		isedValue	e	



-AreaUnit

Sale-Date

Parcel 5B15011107E0 Address	2221 JORDAN AVE Count 1
-Seller Alaska Bell LLC	≥-Buyer Family Promise of Juneau
min-SaleSource	-1-TransmitCode Commercial
ValidationCode Qualified	1-InvalidReason
ConditionCode Valid	Sale-AdjReason

dg-Stories

12/04/2020 AV-AY2020 Sale-Date 121,700 PropertyType 30 Parcel 4B1701090218 Address 10011 CRAZY HORSE DR Count -Seller Darrell & Pauline Baker 2-Buyer Jeff & Gina Carpenter min-SaleSource 2-TransmitCode ValidationCode Qualified 1-InvalidReason ·ConditionCode Valid Sale-AdjReason isedValue Bldg-SF dg-Stories

Land-Area O -AreaUnit

-AreaUnit sf

Sale-Date 11/23/2020 AV-AY2020 2
Parcel 5B1201060260 Address 5719 CC

12/07/2020 AV-AY2020

249,200 PropertyType 21 5719 CONCRETE WAY Count

-Seller James George & Arbe Jean W 3-Buyer Seth Koch min-SaleSource 3-TransmitCoc ValidationCode Qualified 1-InvalidReaso

Bldg-SF

-TransmitCode Commercial

252,940 PropertyType

isedValue

21

-ConditionCode Valid

Bldg-SF

Sale-AdjReason isedValue

Sale-Date	11/17/202	0 AV-AY202	0 453,200 PropertyType 24	
Parcel 4B17	01020020	Address	10011 GLACIER HWY Count	1
-Seller Shan	non Sweeny		2-Buyer Alaska On Point Properties L	
min-Sal	eSource		:-TransmitCode Commercial	
Validati	onCode Qua	lified	า-InvalidReason	
·Conditi	onCode Valid	1	Sale-AdjReason	
Blo	lg-SF	dg-Storie	es isedValue	

dg-Stories

Land-Area 17534 -AreaUnit sf

Land-Area 4300





Land-Area 6632

-AreaUnit sf

08/07/2020 AV-AY2020 Sale-Date 681,700 PropertyType Parcel 5B1501010001 Address 1880 CREST ST Count -Seller Kristan & Tara Stephens 2-Buyer Hal & Leslie Daugherty 2-TransmitCode Commercial min-SaleSource ValidationCode Qualified 1-InvalidReason ·ConditionCode Valid Sale-AdjReason Multiple Parcel Sale

Bldg-SF

dg-Stories

isedValue

34,000 PropertyType



Land-Area

-AreaUnit

Sale-Date Parcel 1C020K01E300 -Seller Steven Wolf

min-SaleSource Buyer Market Letter 2-TransmitCode ValidationCode Qualified

Address

06/23/2020 AV-AY2020

·ConditionCode Valid

Bldg-SF

dg-Stories

Sale-AdjReason isedValue



Land-Area

-AreaUnit

Sale-Date Parcel 1C110K120051

03/10/2020 AV-AY2020

Address

Eastaugh Way

3-Buyer Eastaugh Way LLC

1435 Harbor Way

a-Buyer Resource Inc

1-InvalidReason

Count

Count

1

-Seller JMIS LLC

min-SaleSource Appraisal

ValidationCode Qualified

-ConditionCode Valid

Bldg-SF

Parcel 1C110K120140

dg-Stories

n-InvalidReason

334,200 PropertyType

Sale-AdiReason isedValue

158,100 -PropertyType

2-TransmitCode Vacant Commercial

Sale-Date 03/10/2020 AV-AY2020

MILL ST

Count

-Seller JMIS LLC

Address

2-Buyer Bonnell Development LLC

17

30

min-SaleSource Seller Market Letter 3-TransmitCode Vacant Commercial

ValidationCode Qualified

·ConditionCode Valid

1-InvalidReason

Sale-AdjReason

Bldg-SF

dg-Stories

isedValue

640,900 PropertyType



Land-Area 195024

Land-Area 17219

-AreaUnit sf

-AreaUnit sf

Sale-Date

Parcel 4B1701090056

02/28/2020 AV-AY2020

Address

10009 CRAZY HORSE DR

Count

-Seller Alaska Striping & Painting Inc 2-Buyer R & L Leasing Inc

min-SaleSource Buyer Market Letter 2-TransmitCode Vacant Commercial ValidationCode Qualified 1-InvalidReason

-ConditionCode Valid

Sale-AdjReason

dg-Stories

isedValue

Bldg-SF



Land-Area 36681

Sale-Date 02/13/2020 AV-AY2020 444,400 PropertyType 24 Parcel 4B1701080020 Address 10012 CRAZY HORSE DR Count -Seller MCC Rentals e-Buyer RPA Investmetns min-SaleSource Seller Market Letter 2-TransmitCode Commercial ValidationCode Qualified 1-InvalidReason -ConditionCode Valid Sale-AdjReason Personal Property In isedValue Bldg-SF dg-Stories



Land-Area 15559

-AreaUnit sf

Sale-Date 12/31/2019 AV-AY2020 1,155,600 PropertyType 24 Parcel 4B1701104000 Address 2771 SHERWOOD LN a-Buyer DPM Rentals LLC -Seller Building Pros Inc min-SaleSource Buyer Market Letter 2-TransmitCode Commercial ValidationCode Qualified 1-InvalidReason ·ConditionCode Valid Sale-AdjReason isedValue Bldg-SF dg-Stories



Land-Area 7665

-AreaUnit sf

Sale-Date 12/31/2019 AV-AY2020 1,206,300 PropertyType 20 Parcel 1C070K810090 Address 170 S FRANKLIN ST Count -Seller Mackin Co (Mackinnon) 3-Buyer The Emporium Mall LLC 2-TransmitCode Commercial min-SaleSource ValidationCode Qualified n-InvalidReason ·ConditionCode Valid Sale-AdjReason isedValue Bldg-SF dg-Stories



Land-Area

-AreaUnit

Sale-Date 12/24/2019 AV-AY2020 179,700 PropertyType Parcel 5B1201300110 Address 1783 Anka St Count 3-Buyer Bonnell Development LLC -Seller Young Rentals LLC min-SaleSource Buyer Market Letter 2-TransmitCode Vacant Commercial ValidationCode Qualified 1-InvalidReason ·ConditionCode Valid Sale-AdjReason isedValue dg-Stories Bldg-SF



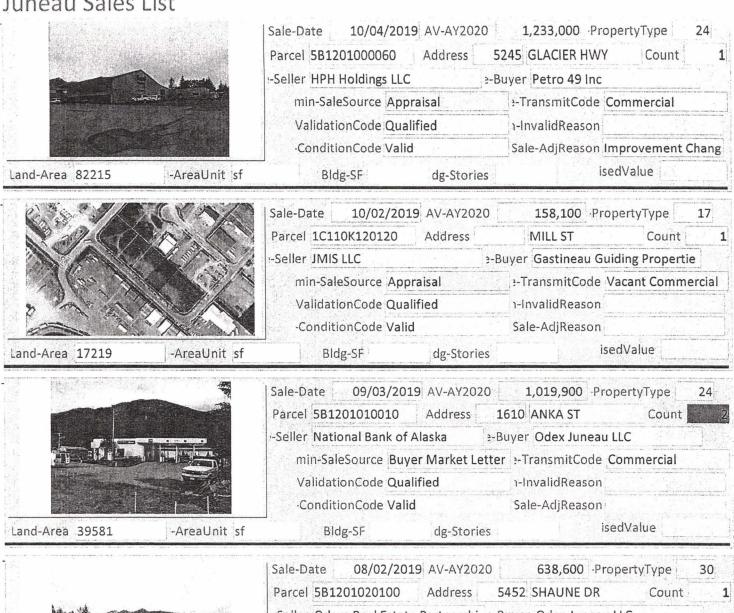
Land-Area 17219 -AreaUnit sf Sale-Date 10/25/2019 AV-AY2020 158,100 PropertyType Parcel 1C110K120130 190 MILL ST Count Address 3-Buyer Bonnell Development LLC -Seller JMIS LLC min-SaleSource Buyer Market Letter ?-TransmitCode Vacant Commercial ValidationCode Qualified 1-InvalidReason ·ConditionCode Valid Sale-AdiReason

Bldg-SF

dg-Stories

isedValue

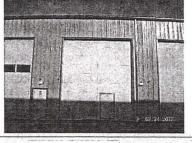
17





-AreaUnit sf

-Seller Odom Real Estate Partnershi 2-Buyer Odex Juneau LLC min-SaleSource Buyer Market Letter 2-TransmitCode Commercial ValidationCode Qualified 1-InvalidReason ·ConditionCode Valid Sale-AdjReason isedValue Bldg-SF dg-Stories



-AreaUnit 0

07/30/2019 AV-AY2020 Sale-Date 70,000 PropertyType 30 Parcel 4B1601050160 2276 INDUSTRIAL BLVD Count Address -Seller William & Susan Martin 2-Buyer Juneau Interiors Staging LLC min-SaleSource Buyer Market Letter 3-TransmitCode Commercial ValidationCode Qualified 1-InvalidReason -ConditionCode Valid Sale-AdjReason isedValue Bldg-SF dg-Stories

Land-Area O

Land-Area 18000



Land-Area 6071

-AreaUnit sf

07/16/2019 AV-AY2020 141,800 PropertyType Sale-Date 21 9309 GLACIER HWY Count Parcel 5B1601140043 Address -Seller BBS LLC 2-Buyer Watchtree Juneau LLC min-SaleSource Seller Market Letter 2-TransmitCode Commercial ValidationCode Qualified 1-InvalidReason ·ConditionCode Valid Sale-AdjReason

Bldg-SF

Sale-Date

dg-Stories

07/01/2019 AV-AY2020

isedValue



land-Area 5328

-AreaUnit sf

1,743,200 PropertyType Address Parcel 1C070B0N0011 259 S FRANKLIN ST Count -Seller Gold Diggers of Alaska Invest 2-Buyer RBG Holdings LLC min-SaleSource Seller Market Letter 2-TransmitCode Commercial ValidationCode Qualified 1-InvalidReason Sale-AdjReason Personal Property In

·ConditionCode

Bldg-SF

dg-Stories

isedValue



Land-Area 0

-AreaUnit

06/28/2019 AV-AY2020 Sale-Date Parcel 1C020K01G280

Address 1435 HARBOR WAY

34,000 PropertyType Count

20

19

17

18

-Seller Barbara Keller 2-Buyer Rex Thompson

min-SaleSource Buyer Market Letter :- TransmitCode

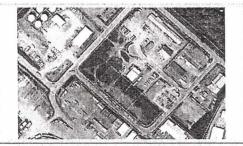
ValidationCode Qualified 1-InvalidReason

·ConditionCode Valid Sale-AdiReason

Bldg-SF

dg-Stories

isedValue



Land-Area 27179

-AreaUnit sf

Sale-Date 04/01/2019 AV-AY2020 Parcel 1C110K120150 Address

249,600 PropertyType MILL ST

Count

-Seller JMIS LLC

min-SaleSource Appraisal

ValidationCode Qualified

-ConditionCode Bldg-SF

Parcel 4B2801050030

2-Buyer M&M Tours Limited

2-TransmitCode Vacant Commercial

1-InvalidReason

Sale-AdjReason

isedValue



Land-Area 11385

-AreaUnit sf

Sale-Date 03/26/2019 AV-AY2020

Address

dg-Stories

3845 LEE CT

Count

-Seller Charles Adams 2-Buyer JG Construction LLC

min-SaleSource Seller Market Letter 12-TransmitCode Vacant Commercial ValidationCode Qualified

dg-Stories

1-InvalidReason

849,500 PropertyType

Sale-AdjReason Improvement Chang

isedValue

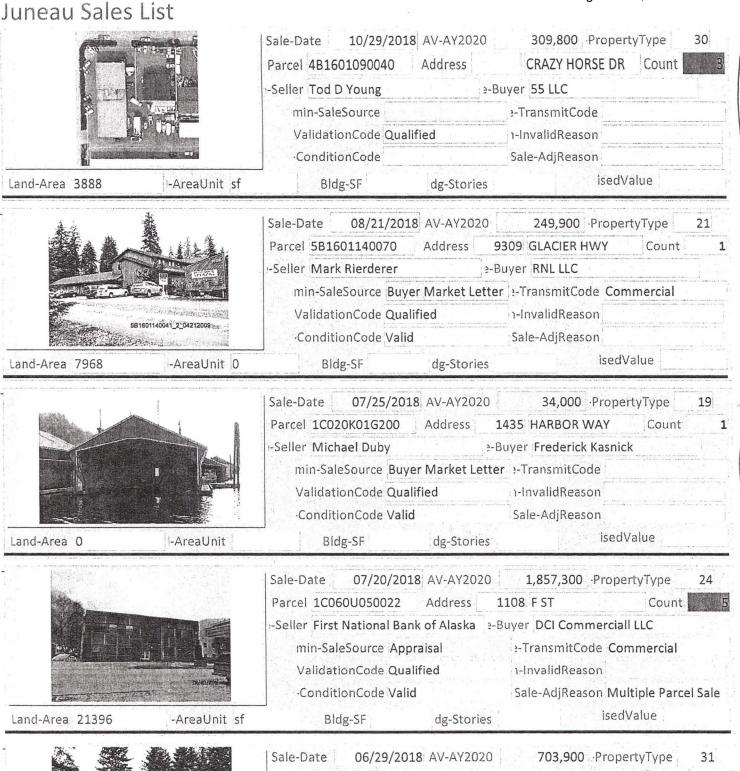


Bldg-SF

·ConditionCode Valid

Page 6 of 15 received ?!







-AreaUnit a

-Seller Spruce Meadow RV Park LLC 2-Buyer Glacier Nalu LLC min-SaleSource Seller Market Letter 2-TransmitCode Commercial ValidationCode Qualified 1-InvalidReason ·ConditionCode Valid Sale-AdjReason Personal Property In isedValue Bldg-SF dg-Stories

Address

10200 MENDENHALL LOO Count

Land-Area 12.5

Parcel 4B2901020010

1



Bldg-SF

dg-Stories



isedValue

Sale-AdjReason

dg-Stories

-AreaUnit

Land-Area 0

Bldg-SF

-ConditionCode Valid



-AreaUnit

Sale-Date 07/31/2017 AV-AY2020 100,000 PropertyType 30 Parcel 4B1601120130 Address 2270 BRANDY LN Count -Seller James & Arbe Williams 2-Buyer Andrew Miller min-SaleSource None Sale Appraisal 2-TransmitCode ValidationCode Qualified n-InvalidReason ·ConditionCode Valid Sale-AdiReason isedValue Bldg-SF dg-Stories



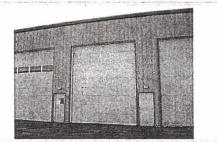
Land-Area 12738

Land-Area O

-AreaUnit sf

07/21/2017 AV-AY2020 Sale-Date 524,500 PropertyType Parcel 5B1201330160 Count Address 2005 ANKA ST -Seller Caroline Pitts a-Buyer Casey & Natalie Wilkins min-SaleSource Appraisal 2-TransmitCode Commercial n-InvalidReason ValidationCode Qualified ·ConditionCode Valid Sale-AdjReason Multiple Parcel Sale isedValue

dg-Stories



Land-Area 0

I-AreaUnit 0

06/13/2017 AV-AY2020 Sale-Date 91,500 PropertyType 30 Parcel 4B1601050030 2274 INDUSTRIAL BLVD Count Address -Seller Ralph Bennett 2-Buyer Hal & Leslie Daugherty min-SaleSource Seller Market Letter !:- TransmitCode ValidationCode Qualified 1-InvalidReason ·ConditionCode Invalid Sale-AdiReason Improvement Chang isedValue Bldg-SF dg-Stories



Land-Area O

-AreaUnit

Sale-Date 04/24/2017 AV-AY2020 125,700 PropertyType 30 Parcel 4B1701090226 Address 10011 CRAZY HORSE DR Count -Seller Alaska Striping & Painting Inc 2-Buyer Paul & Wanda Thomas min-SaleSource Non Sale Appraisal 2-TransmitCode ValidationCode Qualified 1-InvalidReason ·ConditionCode Valid Sale-AdjReason isedValue Bldg-SF dg-Stories



Land-Area 73520

-AreaUnit sf

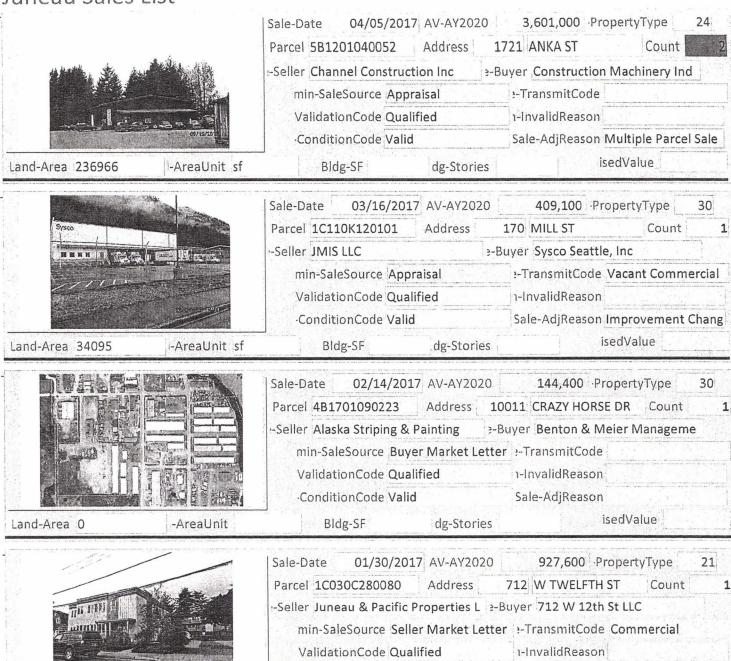
04/11/2017 AV-AY2020 Sale-Date 1,513,800 PropertyType 21 Parcel 7B0901030071 Address 3161 CHANNEL DR Count -Seller Media Limited 2-Buyer Frontier Properties LLC min-SaleSource Buyer Market Letter :- TransmitCode Commercial ValidationCode Qualified 1-InvalidReason -ConditionCode Valid Sale-AdiReason isedValue

dg-Stories

Bldg-SF

Bldg-SF

1





Land-Area 9628

-AreaUnit sf

·ConditionCode Valid Sale-AdiReason isedValue Bldg-SF dg-Stories



Land-Area 45390

-AreaUnit sf

01/27/2017 AV-AY2020 Sale-Date 203,300 PropertyType Parcel 6D0701000020 4755 N DOUGLAS HWY Count Address -Seller Michael Hatch 2-Buyer Compton-Munro Automotiv min-SaleSource Buyer Market Letter :- TransmitCode Commercial ValidationCode Qualified 1-InvalidReason ·ConditionCode Valid Sale-AdjReason Multiple Parcel Sale isedValue Bldg-SF dg-Stories

Friday, March 26, 2021



isedValue

Juneau Sales List



Land-Area 32974 -AreaUnit sf

01/18/2017 AV-AY2020 1,087,200 PropertyType 24 Sale-Date Parcel 5B1201060140 Address 5720 CONCRETE WAY Count -Seller Alaska Seafood Holdings Inc 2-Buyer Alcor Lands LLC min-SaleSource Appraisal 2-TransmitCode Commercial ValidationCode Qualified 1-InvalidReason ·ConditionCode Valid Sale-AdjReason isedValue Bldg-SF dg-Stories

To the second

Bldg-SF

-AreaUnit

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 2-Buyer Morris Kenney

min-SaleSource Buyer Market Letter 2-TransmitCode

ValidationCode Qualified 1-InvalidReason

-ConditionCode Valid Sale-AdjReason

dg-Stories



Land-Area 53622

Land-Area O

-AreaUnit sf

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



Land-Area 18944

-AreaUnit sf

12/15/2016 AV-AY2020 Sale-Date 1,203,800 PropertyType Parcel 1C060U040040 Address 800 GLACIER AVE Count -Seller Forrest Reetz LLC 2-Buyer Caelum AK LLC min-SaleSource Seller Market Letter 2-TransmitCode Commercial ValidationCode Qualified 1-InvalidReason ·ConditionCode Valid Sale-AdjReason isedValue Bldg-SF dg-Stories



Land-Area 11543

Friday, March 26, 2021

-AreaUnit sf

09/23/2016 AV-AY2020 Sale-Date 1,157,400 PropertyType 18 Parcel 1C060C000080 Address 361 DISTIN AVE Count -Seller Sally Engstrom 2-Buyer Lemann Bluff LLC min-SaleSource Non Sale Appraisal 2-TransmitCode Commercial ValidationCode Qualified 1-InvalidReason -ConditionCode Valid Sale-AdiReason

dg-Stories

Bldg-SF

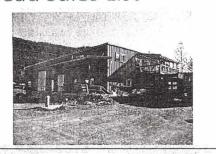
isedValue

24

752,800 PropertyType

2-Buyer Juneau Senior Housing Partn

Juneau Sales List



Land-Area 42577

-AreaUnit sf

927,600 PropertyType Sale-Date 09/02/2016 AV-AY2020 30 Parcel 5B1501020170 Address 8401 AIRPORT BLVD Count -Seller Russell & Caroline Shivers 2-Buyer DCI Properties LLC min-SaleSource Appraisal 2-TransmitCode Commercial 1-InvalidReason ValidationCode Qualified -ConditionCode Valid Sale-AdjReason isedValue Bldg-SF dg-Stories



Land-Area 43560

-AreaUnit sf

Sale-Date Parcel 5B1601440000 -Seller William Bauer min-SaleSource None Sale Appraisal 2-TransmitCode Vacant Commercial ValidationCode Qualified ·ConditionCode Valid

Bldg-SF

dg-Stories

Address

1-InvalidReason

3039 CLINTON DR

isedValue

Sale-AdjReason Multiple Parcel Sale

511,900 PropertyType



Land-Area 17301

-AreaUnit sf

Sale-Date

08/02/2016 AV-AY2020

08/10/2016 AV-AY2020

Address

5631 GLACIER HWY

1-InvalidReason

2-Buyer Gas N Go LLC

Count

36

-Seller Taku Oil Sales Inc.

Parcel 5B1201060061

min-SaleSource Seller Market Letter ?-TransmitCode Commercial

ValidationCode Qualified

·ConditionCode Valid

Bldg-SF

Parcel 4B1701100146

dg-Stories

Sale-AdjReason Multiple Parcel Sale

241,200 PropertyType

isedValue



Land-Area 31329

-AreaUnit sf

Sale-Date

06/30/2016 AV-AY2020

Address

2789 SHERWOOD LN

Count

22

24

-Seller Cuttingedge Development In 2-Buyer Samuel Smith

:-TransmitCode Vacant Commercial

min-SaleSource Appraisal

ValidationCode Qualified

·ConditionCode Valid

Bldg-SF

Parcel 5B1501000002

1-InvalidReason

Sale-AdjReason Improvement Chang

515,500 PropertyType

dg-Stories

isedValue



Land-Area 26000

-AreaUnit sf

Sale-Date 06/15/2016 AV-AY2020

Address

8251 GLACIER HWY

Count

-Seller Spickler Egan Financial Servic 2-Buyer DCI Properties LLC

min-SaleSource Buyer Market Letter :- TransmitCode Commercial ValidationCode Qualified 1-InvalidReason

-ConditionCode Valid Sale-AdjReason

Bldg-SF dg-Stories isedValue



Land-Area 16457

Sale-Date 06/03/2016 AV-AY2020 913,000 PropertyType Parcel 5B1201450110 Address 1731 RALPH'S WAY Count 2-Buyer SE Furniture Warehouse Inc -Seller BC Leasing Partnership min-SaleSource Seller Market Letter 2-TransmitCode Commercial ValidationCode Qualified 1-InvalidReason -ConditionCode Valid Sale-AdjReason

Bldg-SF

Parcel 1C070A030040

-Seller First National Bank Alaska

ValidationCode Qualified

Sale-Date

dg-Stories

Address

isedValue



Land-Area 5943

-AreaUnit sf

-ConditionCode Valid

Bldg-SF

Parcel 4B1701100170

dg-Stories

min-SaleSource Seller Market Letter :- TransmitCode Commercial

672,400 PropertyType

100 N FRANKLIN ST

2-Buyer Spicketts Palace LLC

1-InvalidReason

607,200 PropertyType

Sale-AdjReason Damaged As-Is Prop

isedValue



Land-Area 82328

-AreaUnit sf

Sale-Date

03/01/2016 AV-AY2020 Address

03/30/2016 AV-AY2020

10221 GLACIER HWY

Count

Count

24

24

21

-Seller James & Joan White a-Buyer C & M Rentals

min-SaleSource Buyer Market Letter :-TransmitCode Commercial

1-InvalidReason

Sale-AdjReason

Bldg-SF

ValidationCode Qualified

-ConditionCode Valid

dg-Stories

isedValue

252,940 PropertyType



Land-Area 0

-AreaUnit 0

Sale-Date

02/10/2016 AV-AY2020

Count

Parcel 5B15011107E0 -Seller Allan Schlict

Address

dg-Stories

2221 JORDAN AVE

ValidationCode Qualified

·ConditionCode Valid

Bldg-SF

2-Buyer Alaska Bell Inc

min-SaleSource Seller Market Letter :-TransmitCode Commercial

1-InvalidReason

Sale-AdjReason

isedValue

From: Bob Spitzfaden
To: City Clerk
Subject: email 5

Date: Tuesday, January 18, 2022 1:39:32 PM

Attachments: wold one.pdf

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



9330 Vanguard Drive, Suite 201 Anchorage, Alaska 99507 Phone: (907) 929-2226 Fax: (907) 929-2260

Email: admin@reliantadvisory.com

www.reliantadvisory.com

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.



9330 Vanguard Drive, Suite 201 Anchorage, Alaska 99507 Phone: (907) 929-2226 Fax: (907) 929-2260

Email: admin@reliantadvisory.com

www.reliantadvisory.com

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.

Kum M. Well

Sincerely.

Kim M. Wold

AY2021 Analysis Sales List

O-1- D-1-	D1	N		N : 11 - 1 - 1
Sale Date		Number Stree		Neighborhood
/ 12/09/20			ARD ST	SOMMERS ON SEWARD_C_24
	5B15011107E0	2221 JORE		JORDAN CREEK C 24
3 12/04/20			Y HORSE DR	SAFE HARBOR C 24
4 11/23/20			CRETE WAY	SEAGULLS EDGE C 24
5 11/17/20		10011 GLAC	IER HWY	MENDE PENINSULA C
6 11/13/20	1D060L030011	201 CORI	DOVA ST	WEST JUNEAU C
7 10/30/20	1C060K660110	711 W W	LLOUGHBY AVE	DOWNTOWN C
8 10/09/20	1C060K010031	0 EGAN	I DR	DOWNTOWN C
9 09/24/20	5B1201060160	5740 CON	CRETE WAY	LEMON CREEK C
10 09/24/20	5B1201300110	1783 Anka		
// 08/07/20		1880 CRES		BUILDERS PLAZA C 24
12 03/10/20		0 MILL		DOWNTOWN C
13 03/10/20			ugh Way	
14 02/28/20			Y HORSE DR	MENDE PENINSULA C
1512/24/19		1783 Anka		WENDE / ENHOUGH O
16 10/25/19		190 MILL		DOWNTOWN C
17 10/04/19			IER HWY	LEMON CREEK C
/ 8 10/02/19		0 MILL		DOWNTOWN C
19 08/02/19		5452 SHAL		
				LEMON CREEK C
2007/30/19			STRIAL BLVD	RIVERVIEW YACHT C 24
2 (07/16/19		9309 GLAC		PROFESSIONAL PLAZA C 24
2.2.07/01/19			ANKLIN ST	DOWNTOWN C
2306/28/19		1435 HARE		AURORA BASIN C 19
2404/01/19	1C110K120150	0 MILL		DOWNTOWN C
25 02/28/19	1C020K01G290		OR WAY	AURORA BASIN C 19
26 01/04/19	5B2401610150	4045 DELT		NORTHEAST VALLEY C
2711/30/18		1544 CRES		SOUTH VALLEY C
2811/16/18		8825 MALL		SOUTH VALLEY C
29 11/02/18		195 S FRA	NKLIN ST	DOWNTOWN C
3 08/21/18		9309 GLAC		PROFESSIONAL PLAZA C 24
31 07/25/18		1435 HARE	OR WAY	AURORA BASIN C 19
3 2 07/20/18		1108 F ST		DOWNTOWN C
33 06/29/18		10200 MEND	ENHALL LOOP RD	AUKE MOUNTAIN C
3403/05/18	4B1601080070	2278 INDU	STRIAL BLVD	P & J BUSINESS C 24
	5B1601000023	9151 GLAC	IER HWY	SOUTH VALLEY C
36 12/22/17	5B15011109B0	2231 JORD	AN AVE	JORDAN CREEK C 24
3 7 10/12/17	3B1501020030	1669 CRES	TST	SOUTH VALLEY C
38-09/20/17	4B1701103003	2769 SHER	WOOD LN	BEAR DEN YACHT CONDO C 24
39 09/19/17	4B1601010040	2450 INDUS	STRIAL BLVD	MENDE PENINSULA C
40 07/31/17		2270 BRAN	DY LN	BRANDY LANE YACHT C 24
4/07/21/17	5B1201330160	2005 ANKA	ST	LEMON CREEK C
4206/13/17	4B1601050030	2274 INDUS	STRIAL BLVD	RIVERVIEW YACHT C 24
43 04/24/17	4B1701090226	10011 CRAZ	Y HORSE DR	SAFE HARBOR C 24
4404/11/17	7B0901030071	3161 CHAN		TWIN LAKES C
45 04/05/17	5B1201040052	1721 ANKA		LEMON CREEK C
46 03/16/17	1C110K120101	170 MILL :		DOWNTOWN C
4702/14/17	4B1701090223		Y HORSE DR	SAFE HARBOR C 24
4801/10/17	4B1701090228		Y HORSE DR	SAFE HARBOR C 24
49 12/15/16	1C060U040040	800 GLAC		DOWNTOWN C
SP 09/02/16	5B1501020170	8401 AIRPO		SOUTH VALLEY C
5 08/02/16	5B1201060061	5631 GLAC		LEMON CREEK C
52 06/30/16	4B1701100146	2789 SHER		MENDE PENINSULA C
53 06/15/16	5B1501000002	8251 GLAC		SOUTHEAST INSURANCE C 24
5-4 06/03/16	5B1201450110	1731 RALP		LEMON CREEK C
55 03/30/16	1C070A030040	100 N FRA		DOWNTOWN C
5 6 03/01/16	4B1701100170	10221 GLAC		MENDE PENINSULA C
57 02/10/16	5B15011107E0	2221 JORD		JORDAN CREEK C 24
3 / 02/10/10	JU IJU I I IU/LU	ZZZI JUKU	DIV AVE	JUNDAN CILLA 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.

AY2021- Com Sales List 20210601a.xlsx, MktData, 6/1/2021 @ 4:06 PM, Page 1

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.

Property Class	Count	Mean	Median
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.

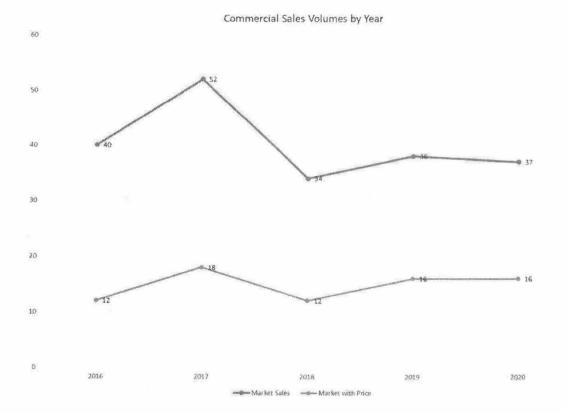
Future Refinements

In the coming years we will be:

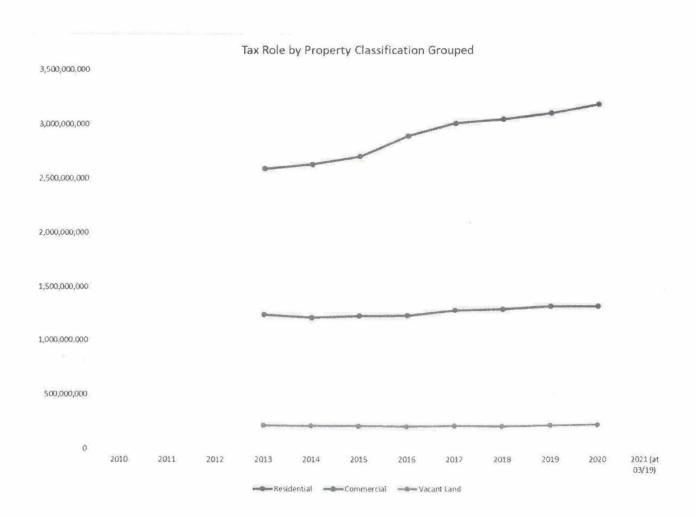
- Refining the valuation models for all of the commercial property types- retail, office, medical, industrial, etc.
- Refining the locational adjustments
- Refining the value adjustments for things like quality, condition and other attributes.

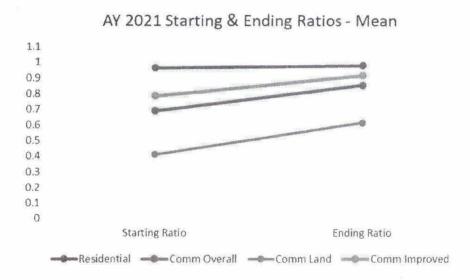
Charts & Maps

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.



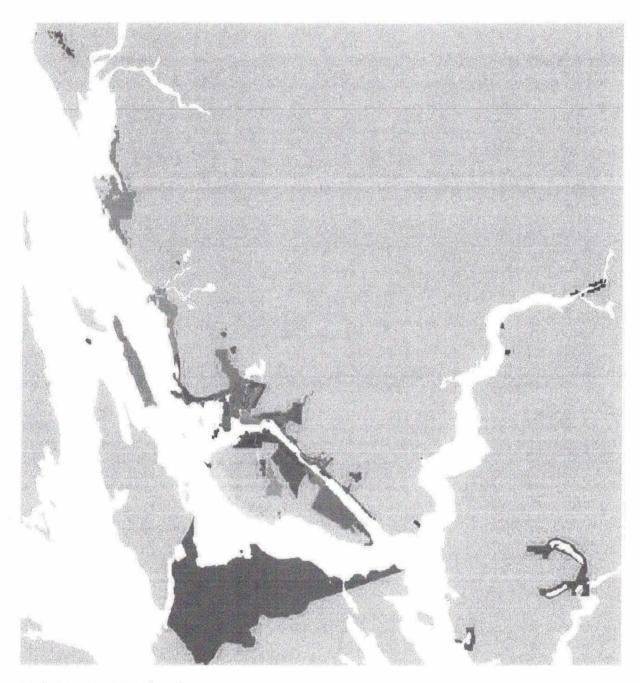
The next chart (below) shows the change in total assessed values by classification over the past 8 years. It includes both new construction and market trend increases. You can see that the residential assessed values have been increased each year while the land assessments and commercial assessments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

\$2,600 \$2,562 \$2,539 \$2,485 \$2,408 \$2,418 \$2,393 \$2,343 \$2,083 \$737 5841 \$676 \$791 \$732 \$765 \$819 \$870 \$658 \$689 \$682 \$724 \$737 \$694 \$622 \$636 \$592 \$315 \$318 \$313 \$301 5301 \$300 \$309 \$248 \$275 \$334 \$379 \$274 \$223 5233 5312 \$257 \$256 \$229 5224 \$156 2019 Prelim. 2010 2011 2012 2013 2015 2016 2017 2018 2014 # Real Estate | # Restaurant/Liquor | # Transportation / Freight | # Contractors | # Professional Services | # Retail Sales | Other

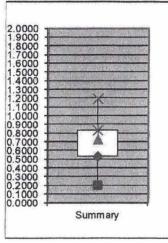
Figure 52: Business Sales in Juneau by Business Category (in Millions), 2010–2019 (Preliminary)

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.

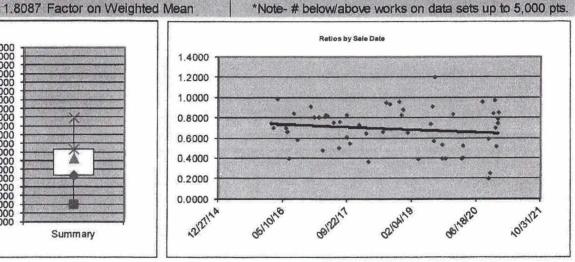
Next we have a summary report of the analysis. The first Summary shows the data for commercial properties prior to this years adjustments and the second summary report shows the data after the corrections that were applied this year.

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

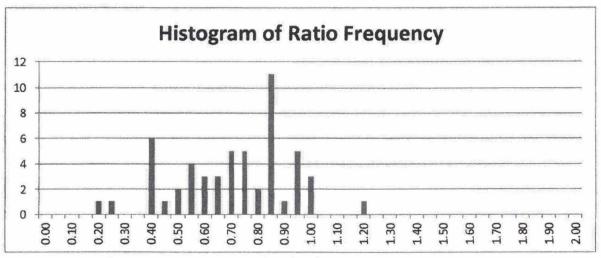
			IAAO Standards for	COD
Statistics			SFR	15.0 or less
Current			SFR-newer/homog	10.0 or less
54	Count	(Number of Records with Ratio)	Income Properties	20.0 or less
0.1959	Minimum	Ratio	Income-Urban area	15.0 or less
1.1908	Maximun	n Ratio	Vacant Land	20.0 or less
0.9950	Range			
0.6879	Mean	(This is the average ratio for your sa	mple.)	
0.7286	Median	(This is the mid-point value for your sample. Pr	eferred measure of central te	ndency.)
0.5418	Weighter			
2.3448	Sum of th	he Square of Deviations		
0.1720	AAD			
0.2103	Standard	Deviation	Coefficients (0=Norma	Distribution
23.6036	COD	(Good indicator of confidence level.)	Kurtosis	-0.3111
30.5772	COV		Skewness	-0.2814
1.2696	PRD- Pr	ice-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 ove	er 1=Regressive)		
Trending Factors		Normal / Skewed Distrib	ution Evaluation	
0.98 Target Le	vel	0.0407 Differential Me	an to Median	
1.4246 Factor or	Mean	23 Number of data	points below the mean	٦.



1.3450 Factor on Median



31 Number of data points above the mean.

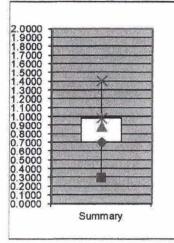


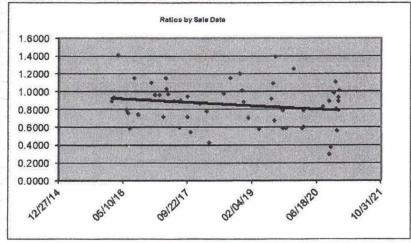
AY2021- Comm- Set 2 Updated AVs Live1- 20210316- No 19- All, 5 Yr, 5% Trend **Summary Report**

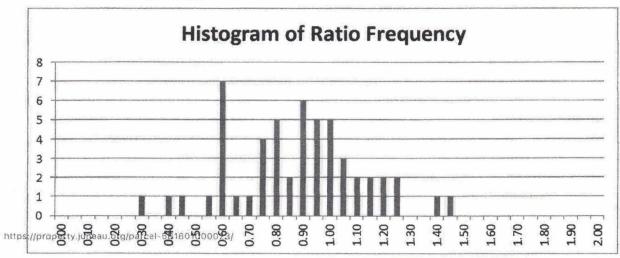
			IAAO Standards for	COD
Statistics			SFR	15.0 or less
Current			SFR-newer/homog	10.0 or less
53	Count	(Number of Records with Ratio)	Income Properties	20.0 or less
0.2932	Minimun		Income-Urban area	
1.4091	Maximur	n Ratio	Vacant Land	20.0 or less
1.1159	Range		L	and the second second
0.8526	Mean	(This is the average ratio for your sar	mple.)	
0.8853	Median	(This is the mid-point value for your sample. Pro	eferred measure of central te	ndency.)
0.6981	Weighte			
3.0313	Sum of t	he Square of Deviations		
0.1908	AAD	PROPERTY OF THE PROPERTY OF TH		
	1010			
0.2414		Deviation	Coefficients (0=Norma	Distribution
0.2414 21.5490		Deviation (Good indicator of confidence level.)	Coefficients (0=Norma Kurtosis	
	Standard			-0.0245
21.5490	Standard COD COV		Kurtosis	-0.0245 0.0181
21.5490 28.3180	Standard COD COV PRD- Pr	(Good indicator of confidence level.)	Kurtosis Skewness	-0.0245 0.0181 -0.0943
21.5490 28.3180	Standard COD COV PRD- Pr (PRD s/t	(Good indicator of confidence level.) ice-Related or Factor Differential	Kurtosis Skewness Alt.Cyhelsky's Skew	-0.0245 0.0181 -0.0943
21.5490 28.3180 1.2214	Standard COD COV PRD- Pr (PRD s/b (PRD ow	(Good indicator of confidence level.) ice-Related or Factor Differential between 0.98 & 1.03, IAAO)	Kurtosis Skewness Alt.Cyhelsky's Skew Alt.Pearson's Skew	-0.0245 0.0181
21.5490 28.3180	Standard COD COV PRD- Pr (PRD s/b (PRD ow	(Good indicator of confidence level.) ice-Related or Factor Differential between 0.98 & 1.03, IAAO) er 1=Regressive)	Kurtosis Skewness Alt.Cyhelsky's Skew Alt.Pearson's Skew ution Evaluation	-0.0245 0.0181 -0.0943

0.9601 Factor on Median 1.2176 Factor on Weighted Mean

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









Current Owner

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

Parcel #: 1C070A050001

(Map)

Prev. Owner: BERNARD F

WOSTMANN

Use Code: Commercial

Misc

Address: 230 SEWARD ST

Site Value: \$5000.00

Exempt: No Data

Garage: No

No. of Units: 000

City Water: Yes

Exempt Land: 0

Year Built: 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



Current Owner

FAMILY PROMISE OF JUNEAU

2221 JORDAN CREEK AVE UNIT 7E, JUNEAU AK 99801

Parcel #: 5B15011107E0

(Map)

Prev. Owner: ALASKA

Use Code: Commercial

Office

BELL LLC

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

CONDO

Address: 2221 JORDAN

CREEK UNIT 7E

Site Value: \$0.00 Building PV: \$234498.00

Exempt: No Data Zoning: Light

Commercial

Year Built: 1983

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: JORDAN

Lot Size: 0.00

Exempt Total: 0

Tax Year: 2021

Legal Desc. 2:

Total PV: \$234498.00

Gross Liv. Area: 001254 saft

Last Trans: 20201207

Road/No Road: Roaded

Search the Database



Current Owner

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

Parcel #: 4B1701090218

(Map)

HORSE DR

Prev. Owner: DARRELL C

BAKER

Use Code: Industrial

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 10011 CRAZY

Site Value: \$5000.00

Exempt: No Data

Year Built: 2010

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

CONDO

Legal Desc. 1: SAFE

HARBOR CONDO UNIT

A18

Building PV: \$140000.00

Total PV: \$145000.00

Zoning: Industrial

Tax Year: 2021

Legal Desc. 2:

Gross Liv. Area: 000951

sqft

Lot Size: 0.00 Last Trans: 20201204

Exempt Total: 0

Road/No Road: Roaded

Search the 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

CONDO

Legal Desc. 1: SEAGULLS

EDGE UNIT 1

Building PV: \$199000.00

Zoning: Industrial

Lot Size: 4300.00

Exempt Total: 0

Last Trans: 20201123

Legal Desc. 2:

Tax Year: 2021

Total PV: \$274300.00

Road/No Road: Roaded

Gross Liv. Area: 000000

Search the 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

IMPZOVED

Legal Desc. 1: USS 1041

LT 2

Building PV: \$304200.00

Lot Size: 17534.00

Exempt Total: 0

Zoning: Industrial

Tax Year: 2021

Legal Desc. 2:

Total PV: \$527700.00

sqft

Last Trans: 20201117

Road/No Road: Roaded

Gross Liv. Area: 004160

Search the Database



Address: 201 CORDOVA

Site Value: \$169800.00

Exempt: No Data

Year Built: 1962

City Sewer: Yes

Garage Area: 000000

Exempt Building: 0

Assessor's Database **Current Owner**

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

RESIDENTIAL

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

Search the Database



Current Owner

GOLD LODGE LLC

PO BOX 34033, JUNEAU AK 99803

Parcel #: 1C060K660110

(Map)

Address: 711 W

BUILDERS INC

Use Code: Apartment

Prev. Owner: CAPITOL

No. of Units: 027

Garage: No City Water: Yes

Exempt Land: 0

WILLOUGHBY AVE

Site Value: \$633750.00

Exempt: No Data

Year Built: 1960

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

IMPROVED

Legal Desc. 1:

TIDELANDS ADDITION BL

66 LT 21

Building PV: \$760400.00

Zoning: ONA

Lot Size: 12802.00

Exempt Total: 0

Tax Year: 2021

Gross Liv. Area: 010752

Total PV: \$1394150.00

Legal Desc. 2:

sqft

Last Trans: 20201030

Road/No Road: Roaded

Search the Database



Address: 0 EGAN DR

Exempt: No Data

Garage Area: 000000

Exempt Building: 0

City Sewer: Yes

Year Built: 0

Site Value: \$7524300.00

Assessor's Database

Current Owner

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

SPECIAL PURPOSE CRUISE DOCK

Legal Desc. 1: JUNEAU

SUBPORT LT C1

Building PV: \$0.00

Zoning: ONA

Tax Year: 2021

Legal Desc. 2:

Total PV: \$7524300.00

Gross Liv. Area: 000000

saft

Lot Size: 125406.00

Exempt Total: 0

Road/No Road: Roaded

Last Trans: 20201009

Search the Database



Current Owner

CENTRAL COUNCIL OF TLINGIT & HAIDA INDIAN TRIBES OF

ALASKA

9097 GLACIER HWY, JUNEAU AK 99801

Parcel #: 5B1201060160

Address: 5740

(Map)

CONCRETE WAY

Prev. Owner: BONNELL

Site Value: \$349050.00

DEVELOPMENT

Use Code: Vacant

No. of Units: 000

Exempt: No Data

Year Built: 0

Garage: No

City Water: Yes

Exempt Land: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

NGO STIMULUS FUNDED

Legal Desc. 1: JRM LT 10

Building PV: \$2800.00

Total PV: \$351850.00

Zoning: Industrial

Tax Year: 2021

Legal Desc. 2:

Gross Liv. Area: 000000

sqft

Lot Size: 25718.00

Last Trans: 20200924

Exempt Total: 0

Road/No Road: Roaded

Search the Database



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

VACANT

Legal Desc. 1: GLACIER

INDUSTRIAL LT 11

Building PV: \$0.00

Zoning: Industrial

Lot Size: 14974.00

Exempt Total: 0

Tax Year: 2021

Gross Liv. Area: 000000

Total PV: \$269550.00

Legal Desc. 2:

saft

Last Trans: 20200924

Road/No Road: Roaded

Search the 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: HALR

Site Value: \$131250.00

DAUGHERTY

Use Code: Commercial

Misc

No. of Units: 001

Garage: No

City Water: Yes

Exempt Land: 0

CONDO

Legal Desc. 1: BUILDERS

PLAZA II BL J LT 3B UNIT

114

Building PV: \$164600.00

Zoning: Industrial

Tax Year: 2021

Gross Liv. Area: 000000

Last Trans: 20210224

Total PV: \$295850.00

Legal Desc. 2:

saft

Garage Area: 000000

City Sewer: Yes

Exempt: No Data

Year Built: 2013

Exempt Building: 0

Lot Size: 6632.00

Exempt Total: 0

Road/No Road: Roaded

Search the Database



Current Owner

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

Parcel #: 1C110K150041

Address: 0 MILL ST

Exempt: No Data

Garage Area: 000000

Exempt Building: 0

City Sewer: Yes

Year Built: 0

Site Value: \$596550.00

(Map)

Prev. Owner: ALASKA

MARINE LINES

Use Code: Vacant

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Legal Desc. 1: USMS 642

ALASKA JUNEAU V BL A

LT 4A

Building PV: \$0.00

Zoning: Industrial

Total PV: \$596550.00

Legal Desc. 2:

Gross Liv. Area: 000000

Last Trans: 20091207

Tax Year: 2021

saft

Lot Size: 43308.00

Exempt Total: 0

Road/No Road: Roaded

Search the Database



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

VACANT

Legal Desc. 1: ALASKA

JUNEAU IV-II BL B LT 5A

Building PV: \$0.00

Zoning: Industrial

Tax Year: 2021

Total PV: \$501300.00

Legal Desc. 2:

Gross Liv. Area: 000000

sqft

Lot Size: 27854.00

Exempt Total: 0

Last Trans: 20200310

Road/No Road: Roaded

Search the Database



Assessor's Database **Current Owner**

R & L LEASING INC

PO BOX 32838, JUNEAU AK 99803

Parcel #: 4B1701090056

(Map)

Prev. Owner: ALASKA

STRIPING & PA

Use Code: Industrial

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 10009 CRAZY

HORSE DR

Site Value: \$961350.00

Exempt: No Data

Year Built: 1983

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

VACANT

Legal Desc. 1:

MENDENHALL VALLEY

INDUSTRIAL PARK 4 LT 3A

Building PV: \$0.00

Zoning: Industrial Tax Year: 2021

Gross Liv. Area: 000816

Total PV: \$961350.00

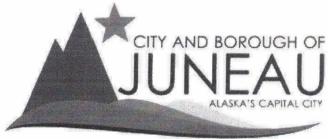
Legal Desc. 2:

sqft

Lot Size: 195024.00 Last Trans: 20200228

Exempt Total: 0 Road/No Road: Roaded

Search the 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

DUPLICATE

Legal Desc. 1: GLACIER

INDUSTRIAL LT 11

Building PV: \$0.00

Lot Size: 14974.00

Exempt Total: 0

Zoning: Industrial

Tax Year: 2021

Gross Liv. Area: 000000

Total PV: \$269550.00

Legal Desc. 2:

sqft

Last Trans: 20200924

Road/No Road: Roaded

Search the 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

VACANT

Legal Desc. 1: ALASKA

JUNEAU V BL B LT 13

Building PV: \$327500.00

Zoning: Industrial

Legal Desc. 2:

Total PV: \$564650.00

Tax Year: 2021

Gross Liv. Area: 000000

saft

Lot Size: 17219.00 Last Trans: 20191025

Exempt Total: 0

Road/No Road: Roaded

Search the Database



Assessor's Database **Current Owner**

PETRO 49 INC

1813 E 1ST AVE, ANCHORAGE AK 99501

Parcel #: 5B1201000060

Address: 5245 GLACIER

(Map)

Prev. Owner: HPH

HOLDINGS LLC

Use Code: Commercial

Misc

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

HWY

Site Value: \$1849500.00

Exempt: No Data

Year Built: 0

City Sewer: Yes

Exempt Building: 0

Garage Area: 000000

IMPROVED

Legal Desc. 1: MIDWAY

TRC

Building PV: \$248614.00

Zoning: Industrial

Lot Size: 82215.00

Exempt Total: 0

Tax Year: 2021

Legal Desc. 2:

Gross Liv. Area: 000000

Total PV: \$2098114.00

sqft

Last Trans: 20191004

Road/No Road: Roaded

Search the Database

From: Bob Spitzfaden
To: City Clerk
Subject: email 6

Date: Tuesday, January 18, 2022 1:44:01 PM

Attachments: wold two.pdf

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



Current Owner

GASTINEAU GUIDING PROPERTIES LLC 1330 EASTAUGH WAY STE 2, JUNEAU AK 99801

Parcel #: 1C110K120120

Address: 0 MILL ST

Legal Desc. 1: ALASKA

Legal Desc. 2:

(Map)

Prev. Owner: JMIS LLC

Site Value: \$237150.00

JUNEAU V BL B LT 12 Building PV: \$0.00

Total PV: \$237150.00

Gross Liv. Area: 000000

Use Code: Vacant

Exempt: No Data

VACANT

Zoning: Industrial Tax Year: 2021

No. of Units: 000

Year Built: 0

Garage Area: 000000

sqft

City Water: Yes

Garage: No

Lot Size: 17219.00

Last Trans: 20191002

Exempt Land: 0

City Sewer: Yes **Exempt Building: 0**

Exempt Total: 0

Road/No Road: Roaded

Search the Database

RELATED PARTY



Assessor's Database **Current Owner**

ODEX JUNEAU LLC

11400 SE 8TH ST STE 300, BELLEVUE WA 98004

Parcel #: 5B1201020100

DR

Address: 5452 SHAUNE

Prev. Owner: ODOM

Site Value: \$324000.00

Building PV: \$422600.00

Legal Desc. 1: SSG LT 10

Total PV: \$746600.00

REAL ESTATE PAR

(Map)

Use Code: Industrial

No. of Units: 000

Exempt: No Data

Year Built: 0

Zoning: Industrial

Tax Year: 2021

Legal Desc. 2:

Gross Liv. Area: 009600

Last Trans: 20190802

sqft

Garage: No

City Water: Yes

Garage Area: 000000

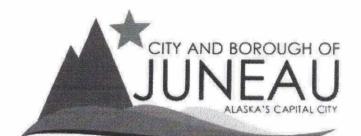
City Sewer: Yes

Exempt Land: 0 Exempt Building: 0 Lot Size: 18000.00

Exempt Total: 0

Road/No Road: Roaded

Search the 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

CONDO

Legal Desc. 1: RIVERVIEW

YACHT III UNIT U

Building PV: \$78000.00

Zoning: Industrial

Lot Size: 0.00

ndustrial Tax Year: 2021

Gross Liv. Area: 000741

Total PV: \$83000.00

Legal Desc. 2:

saft

Last Trans: 20040804

Exempt Total: 0 Road/No Road: Roaded

Search the Database



HWY

Site Value: \$82650.00

Exempt: No Data

Year Built: 1979

City Sewer: Yes

Garage Area: 000000

Exempt Building: 0

Assessor's Database

Current Owner

WATCHTREE JUNEAU LLC 2593 DAVID ST UNIT 9, JUNEAU AK 99801

Parcel #: 5B1601140043

(Map)

Prev. Owner: BBS LLC

Use Code: Commercial

Office

No. of Units: 000

Garage: No City Water: Yes

Exempt Land: 0

CONDO

Address: 9309 GLACIER Legal Desc. 1:

BLDG A UNIT 102

Building PV: \$86700.00

PROFESSIONAL PLAZA

Zoning: Light

Commercial

Legal Desc. 2:

Total PV: \$169350.00

Tax Year: 2021

Gross Liv. Area: 000885

Last Trans: 20190716

sqft

Lot Size: 6071.00

Exempt Total: 0

Road/No Road: Roaded

Search the Database



Assessor's Database **Current Owner**

RBG HOLDINGS LLC

PO BOX 9024005, SAN JUAN PUERTO RICO 00902

Parcel #: 1C070B0N0011

Address: 259 S FRANKLIN

Prev. Owner: GOLD

Site Value: \$1265100.00

DIGGERS OF ALAS

Use Code: Commercial

Exempt: No Data

Retail

(Map)

Garage: No

No. of Units: 003

City Water: Yes

Exempt Land: 0

Year Built: 1999

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

IMPROVED

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

Lot Size: 5328.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$2164900.00

Tax Year: 2021

Gross Liv. Area: 006803

saft

Last Trans: 20190701

Road/No Road: Roaded

Search the Database



Current Owner

REX THOMPSON

2 ABBOTSFORD CT, DALLAS TX 75225

Parcel #: 1C020K01G280

Prev. Owner: BARBARA J

KELLER

(Map)

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

Gross Liv. Area: 000805 sqft

Last Trans: 20190628

Legal Desc. 2:

Tax Year: 2021

Total PV: \$27200.00

Road/No Road: Roaded

Search the Database



Current Owner

M & M TOURS LIMITED

5880 THANE RD, JUNEAU AK 99801

Parcel #: 1C110K120150

Prev. Owner: JMIS LLC

Use Code: Vacant

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

(Map)

Address: 0 MILL ST

JUNEAU V BL B LT 15

Building PV: \$0.00 Site Value: \$374400.00

Year Built: 0

City Sewer: Yes

Exempt: No Data

Exempt Building: 0

Legal Desc. 1: ALASKA

Zoning: Industrial

Legal Desc. 2:

Total PV: \$374400.00

Tax Year: 2021

Gross Liv. Area: 000000

saft

VACANT

Garage Area: 000000 Lot Size: 27179.00

Exempt Total: 0

Last Trans: 20190401

Road/No Road: Roaded

Search the Database



Current Owner

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

Parcel #: 1C020K01F290

Address: 1435 HARBOR

Legal Desc. 1: AURORA

Legal Desc. 2:

(Map)

WAY

BASIN STALL F-29

Prev. Owner: RUDY J

Site Value: \$0.00

Building PV: \$27200.00

Total PV: \$27200.00

RIPLEY

Use Code: Boathouse **Exempt:** No Data Zoning: Waterfront -

Tax Year: 2021

No. of Units: 000

Year Built: 1976

Commercial

Gross Liv. Area: 000748

saft

BOAT HOUSE

Garage: No

Garage Area: 000000

Exempt Building: 0

Lot Size: 0.00

Last Trans: 20130827

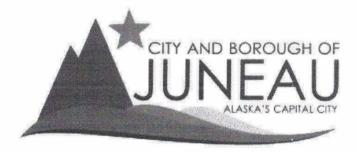
City Water: Yes **Exempt Land: 0** City Sewer: Yes

Exempt Total: 0

Road/No Road: Roaded

Search the Database





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

Address: 4045 DELTA DR

Site Value: \$127500.00

Exempt: No Data

Year Built: 1983

City Sewer: Yes

Garage Area: 000000

Exempt Building: 0

Garage: No City Water: Yes

No. of Units: 006

Exempt Land: 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 Total PV: \$521900.00

Zoning: -Multi-Family-

5,000 sq.ft. minimum lot

size -18 units per acre

Lot Size: 9000.00

Exempt Total: 0

Road/No Road: Roaded

Last Trans: 20190104

Gross Liv. Area: 003696

Legal Desc. 2:

Tax Year: 2021

saft

Search the Database



Current Owner

CITY AND BOROUGH OF JUNEAU & AIRPORT 9999 NINEMILE CREEK RD, JUNEAU AK 99801

Lessee: JAMES ARTHUR THOMPSON

Parcel #: 3B1501040120

Address: 1544 CREST ST

Legal Desc. 1: AIRPORT BLOLT 12

Legal Desc. 2:

sqft

(Map)

Prev. Owner: H CLOUGH

Site Value: \$29200.00

Building PV: \$134800.00

Total PV: \$164000.00

Use Code: City Lease

Exempt: No Data

Zoning: Industrial

Tax Year: 2021 Gross Liv. Area: 000000

No. of Units: 000

Year Built: 0

Last Trans: 00000000

Garage: No City Water: Yes

Garage Area: 000000 City Sewer: Yes

Lot Size: 3250.00

Road/No Road: Roaded

Exempt Land: 0

Exempt Building: 0

Exempt Total: 0

Search the 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

Site Value: \$466200.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

IMPROVED

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

Search the Database



Current Owner

A & D BERGMANN ALASKA COMMUNITY PROPERTY TRUST & TRUSTEES ALVIN C BERGMANN

1210 MENDENHALL PENINSULA RD, JUNEAU AK 99801

Parcel #: 1C070B0J0020

Address: 195 S FRANKLIN

(Map)

ST

Prev. Owner: ALVIN

Site Value: \$432750.00

BERGMANN

Use Code: Commercial

Misc

Exempt: No Data

Garage: No City Water: Yes

No. of Units: 000

Exempt Land: 0

Year Built: 1932

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

RELATED

Legal Desc. 1: JUNEAU

TOWNSITE BL J LT 2 FR &

BLKLT2

Building PV: \$249700.00

Zoning: -Mixed Use-

Residential and

Commercial -5,000 sq.ft. minimum lot size -60

units per acre

Lot Size: 3205.00

Exempt Total: 0

Legal Desc. 2: DEBRA L

BERGMANN

Total PV: \$682450.00

Tax Year: 2021

Gross Liv. Area: 002794

saft

Last Trans: 20200901

Road/No Road: Roaded

Search the Database



Assessor's Database **Current Owner**

CONDO

PO BOX 34606, JUNEAU AK 99803

Parcel #: 5B1601140070

(Map)

Address: 9309 GLACIER

Site Value: \$176850.00

HWY

Prev. Owner: MARKS

RIEDERER

Use Code: Commercial

Office

No. of Units: 000

Garage: No

City Water: Yes **Exempt Land: 0** Garage Area: 000000

Exempt: No Data

Year Built: 1982

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1:

PROFESSIONAL PLAZA

UNIT B101

Building PV: \$132000.00

Zoning: Light

Commercial

Tax Year: 2021

Gross Liv. Area: 001287

Total PV: \$308850.00

Legal Desc. 2:

sqft

Lot Size: 7968.00

Last Trans: 20180821

Exempt Total: 0 Road/No Road: Roaded

Search the Database



Current Owner

WILLIAM J GOERTZEN

PO BOX 211049, AUKE BAY AK 99821

Parcel #: 1C020K01G200

Prev. Owner: FREDERICK

KASNICK

(Map)

Use Code: Boathouse

No. of Units: 000

Garage: No City Water: Yes

Exempt Land: 0

Address: 1435 HARBOR Legal Desc. 1: AURORA

BASIN STALL G-20

Site Value: \$0.00 **Building PV: \$27200.00**

Exempt: No Data

Commercial

Year Built: 1973

WAY

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

House BOAT

Legal Desc. 2:

Tax Year: 2021

Total PV: \$27200.00

Zoning: Waterfront -

Exempt Total: 0

Gross Liv. Area: 000851

saft

Last Trans: 20190101 Lot Size: 0.00

Road/No Road: Roaded

Search the Database



IMPROVED

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



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

Site Value: \$1025550.00

Exempt: No Data

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Address: 10200

MENDENHALL LOOP RD

Year Built: 1982

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

AN PARK

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

Lot Size: 12.50

Exempt Total: 0

Total PV: \$1045750.00

Legal Desc. 2:

Tax Year: 2021

Gross Liv. Area: 000924

saft

Last Trans: 20180629

Road/No Road: Roaded

Search the Database



Address: 2278

INDUSTRIAL BLVD

Exempt: No Data

Year Built: 1996

City Sewer: Yes

Site Value: \$5000.00

Garage Area: 000000

Exempt Building: 0

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

CONDO

Legal Desc. 1: P&J

BUSINESS UNIT B7

Building PV: \$30000.00

Tax Year: 2021 Zoning: Industrial

Gross Liv. Area: 000300

Last Trans: 20190927

Total PV: \$35000.00

Legal Desc. 2:

sqft

Lot Size: 0.00

Exempt Total: 0

Road/No Road: Roaded

Search the 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

NGO GRANT FUNDED

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

saft

Last Trans: 20180215

Road/No Road: Roaded

Search the Database



COMDO

Current Owner

TAMAR MARY BOYD

20136 COHEN DR. JUNEAU AK 99801

Parcel #: 5B15011109B0

Address: 2231 JORDAN

Legal Desc. 1: JORDAN

Legal Desc. 2:

(Map)

AVE

CREEK UNIT 9B **Building PV:** \$230384.00

Total PV: \$230384.00

CONSTANCE TROLLAN

Prev. Owner:

Use Code: Commercial

Exempt: No Data

Site Value: \$0.00

Zoning: Light

Tax Year: 2021

Office

No. of Units: 000

Year Built: 1983

Commercial

Gross Liv. Area: 001232

sqft

Garage: No

Garage Area: 000000

Lot Size: 0.00

Last Trans: 20171222

City Water: Yes Exempt Land: 0 City Sewer: Yes

Exempt Building: 0

Exempt Total: 0

Road/No Road: Roaded

Search the Database



Current Owner

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

Lessee: RICHARD FORST

Parcel #: 3B1501020030

Prev. Owner: LARRY

DEPUTE

(Map)

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

IMPROVED

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

saft

Last Trans: 00000000

Road/No Road: Roaded

Search the Database



Current Owner

MICHAEL BLUME

2769 SHERWOOD LN UNIT I, JUNEAU AK 99801

Parcel #: 4B1701103003

(Map)

SHERWOOD LN

Prev. Owner:

Use Code: Industrial

No. of Units: 001

Garage: No

City Water: Yes

Exempt Land: 0

Address: 2769

Site Value: \$5000.00 **Exempt:** No Data

Year Built: 2017

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

CONDO

Legal Desc. 1: BEAR DEN

YACHT CONDOS PHASE III

UNITI

Building PV: \$331200.00

Zoning: Industrial

Total PV: \$336200.00

Tax Year: 2021

Legal Desc. 2:

Gross Liv. Area: 000000

saft

Last Trans: 20180109

Exempt Total: 0

Lot Size: 0.00

Road/No Road: Roaded

Search the Database



IMPROVED

Current Owner

BAD DOG INVESTMENTS 4508 WOODDUCK AVE, JUNEAU AK 99801

Parcel #: 4B1601010040

Address: 2450

INDUSTRIAL BLVD

Legal Desc. 1:

Legal Desc. 2:

(Map)

MENDENHALL VALLEY **INDUSTRIAL PARK 3 LT 4**

Prev. Owner: B&K

Site Value: \$314100.00

Building PV: \$509000.00

Total PV: \$823100.00

VENTURES

Use Code: Commercial

Exempt: No Data

Zoning: Industrial

Tax Year: 2021

No. of Units: 000

Year Built: 1978

Gross Liv. Area: 007380

saft

Garage: No

Garage Area: 000000

Lot Size: 34907.00

Last Trans: 20170919

City Water: Yes **Exempt Land: 0** City Sewer: Yes

Exempt Building: 0

Exempt Total: 0

Road/No Road: Roaded

Search the Database



Current Owner

ANDREW MILLER

4016 SPRUCE LN, JUNEAU AK 99801

Parcel #: 4B1601120130

Prev. Owner: JAMES G

(Map)

Address: 2270 BRANDY

LN

Site Value: \$5000.00

Exempt: No Data

Year Built: 0

WILLIAMS

Use Code: Industrial

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

CONDO

Legal Desc. 1: BRANDY

LANE YACHT BLDG A UNIT

Building PV: \$114000.00

Zoning: Industrial

Tax Year: 2021

Gross Liv. Area: 001000

Last Trans: 20170731

Total PV: \$119000.00

Legal Desc. 2:

sqft

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Lot Size: 0.00

Exempt Total: 0

Road/No Road: Roaded

Search the Database



IMPROVED

Current Owner

CASEY J WILKINS & NATALIE N WILKINS PO BOX 240122, DOUGLAS AK 99824

Parcel #: 5B1201330160

Address: 2005 ANKA ST

Legal Desc. 1: RSH III LT

Legal Desc. 2:

(Map)

Prev. Owner: CAROLINE

Site Value: \$184350.00

Building PV: \$368700.00

Total PV: \$553050.00

M PITTS

Use Code: Commercial

Exempt: No Data

Zoning: Industrial

Tax Year: 2021

Misc

No. of Units: 000

Year Built: 2005

Gross Liv. Area: 004880

saft

Garage: No

Garage Area: 000000

Lot Size: 12738.00

Last Trans: 20170721

City Water: Yes **Exempt Land: 0** City Sewer: Yes

Exempt Building: 0

Exempt Total: 0

Road/No Road: Roaded

Search the Database



Current Owner

GREGORY PILCHER; HILARY YOUNG; & ROBERT JEFFRY

PILCHER

PO BOX 20932, JUNEAU AK 99802

Parcel #: 4B1601050030

INDUSTRIAL BLVD (Map)

Prev. Owner: HAL R

Use Code: Industrial

No. of Units: 000

Garage: No City Water: Yes

DAUGHERTY

Exempt Land: 0

Address: 2274

Site Value: \$5000.00

Exempt: No Data

Year Built: 1995

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

CONDO

Legal Desc. 1: RIVERVIEW

YACHT UNIT 3

Lot Size: 0.00

Exempt Total: 0

Building PV: \$103800.00

Zoning: Industrial

Tax Year: 2021

Gross Liv. Area: 000924

Total PV: \$108800.00

Legal Desc. 2:

Last Trans: 20180619

Road/No Road: Roaded

Search the 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

CONDO

Legal Desc. 1: SAFE

HARBOR CONDO UNIT B6

Building PV: \$144800.00

Zoning: Industrial

Tax Year: 2021

Legal Desc. 2:

Gross Liv. Area: 000982

Total PV: \$149800.00

saft

Last Trans: 20170424

Exempt Total: 0

Lot Size: 0.00

Road/No Road: Roaded

Search the Database





Current Owner

FRONTIER PROPERTIES LLC

3161 CHANNEL DR STE 2, JUNEAU AK 99801

Parcel #: 7B0901030071

Address: 3161 CHANNEL

Prev. Owner: MEDIA Site Value: \$1091700.00

LIMITED

(Map)

Use Code: Commercial

Office

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

IMPROVED

Legal Desc. 1: USS 1075

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

saft

Last Trans: 20170411

Road/No Road: Roaded

Search the Database





Current Owner

CONSTRUCTION MACHINERY INDUSTRIAL LLC 5400 HOMER DR, ANCHORAGE AK 99518

Parcel #: 5B1201040052

Address: 1721 ANKA ST

(Map)

Prev. Owner: CHANNEL

CONSTRUCTION

Use Code: Commercial

Misc

No. of Units: 000

Garage: No

City Water: Yes

Exempt Land: 0

Site Value: \$3509550.00

Exempt: No Data

Year Built: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

IMPROVED

Legal Desc. 1: HORN 2 LT

Building PV: \$589900.00

Zoning: Industrial Tax Year: 2021

Legal Desc. 2:

Total PV: \$4099450.00

sqft

Lot Size: 236966.00 Last Trans: 20170405

Exempt Total: 0

Road/No Road: Roaded

Gross Liv. Area: 008450

Search the Database



Current Owner

SYSCO 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

Total PV: \$1573435.00

Tax Year: 2021

Legal Desc. 2:

Gross Liv. Area: 007854

saft

Lot Size: 34095.00

Exempt Total: 0

Last Trans: 20170316

Road/No Road: Roaded

Search the 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

CONDO

Legal Desc. 1: SAFE

HARBOR CONDO UNIT B3

Building PV: \$167300.00

Zoning: Industrial

Tax Year: 2021

Legal Desc. 2:

Gross Liv. Area: 001128

Total PV: \$172300.00

Last Trans: 20170214

Exempt Total: 0

Lot Size: 0.00

Road/No Road: Roaded

Search the Database



Current Owner

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

CONDO

Legal Desc. 1: SAFE

HARBOR CONDO UNIT B8

Building PV: \$167300.00

Zoning: Industrial

Tax Year: 2021

Legal Desc. 2:

Gross Liv. Area: 001128

Total PV: \$172300.00

saft

Last Trans: 20180727

Exempt Total: 0

Lot Size: 0.00

Road/No Road: Roaded

Search the Database



IMPROVED

Assessor's Database

Current Owner

CAELUM AK LLC

PO BOX 35592, JUNEAU AK 99803

Parcel #: 1C060U040040

Address: 800 GLACIER

Legal Desc. 1:

Legal Desc. 2:

(Map)

HARBORVIEW 2 URBAN

Prev. Owner: FORREST

RENEWAL BL 4 LT 7 **Building PV: \$732400.00**

Total PV: \$1492000.00

REETZ LLC

Zoning: Light

Tax Year: 2021

Use Code: Commercial

Exempt: No Data

Site Value: \$759600.00

Commercial

Gross Liv. Area: 010017

Misc

Year Built: 1976

sqft

Garage: No

Garage Area: 000000

Exempt Building: 0

Lot Size: 18944.00

Last Trans: 20161215

City Water: Yes **Exempt Land: 0**

No. of Units: 000

City Sewer: Yes

Exempt Total: 0

Road/No Road: Roaded

Search the Database





Current Owner

DCI COMMERCIAL LLC

PO BOX 30920, BELLINGHAM WA 98228

Parcel #: 5B1501020170

Address: 8401 AIRPORT

BLVD

Site Value: \$766350.00

Prev. Owner: DCI **PROPERTIES LLC**

(Map)

Use Code: Industrial

No. of Units: 001

Exempt: No Data

Year Built: 0

Garage: No

City Water: Yes

Exempt Land: 0

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

IMPROVED

Legal Desc. 1: VALLEY

CENTRE BL M LT 18 - 22

Building PV: \$416700.00

Zoning: Industrial Tax Year: 2021

Gross Liv. Area: 006375

Total PV: \$1183050.00

Legal Desc. 2:

saft

Lot Size: 42577.00 Last Trans: 20161107

Exempt Total: 0

Road/No Road: Roaded

Search the Database



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

IMPROVED

Legal Desc. 1: HILDRE II

LT 1A

Building PV: \$126000.00

Zoning: Industrial

Lot Size: 17301.00

Exempt Total: 0

Tax Year: 2021

Legal Desc. 2:

Total PV: \$437400.00

sqft

Last Trans: 20160802

Gross Liv. Area: 003400

Road/No Road: Roaded

Search the 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

Legal Desc. 1: ANDSOH

Building PV: \$787400.00

Lot Size: 31329.00

Exempt Total: 0

Zoning: Industrial Tax Year: 2021

Gross Liv. Area: 006847

Total PV: \$1149200.00

Legal Desc. 2:

saft

Last Trans: 20180703

Road/No Road: Roaded

Search the Database



Current Owner

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

Parcel #: 5B1501000000

Address: 8251 GLACIER

(Map)

HWY

Legal Desc. 1: USS 1195

INSURANCE CONDO

LAND)

Prev. Owner: TITLE

INSURANCE AGEN

Use Code: UT Billing

No. of Units: 000

Garage: No City Water: Yes

Exempt Land: 0

Year Built: 0

Site Value: \$0.00

Exempt: No Data

City Sewer: Yes

Exempt Building: 0

Garage Area: 000000

CONDO

TR 2A LT 1 [SOUTHEAST

Building PV: \$0.00

Zoning: General

Commercial

Lot Size: 0.00

Exempt Total: 0

Legal Desc. 2: ATTN:

COLLEEN SULLIVAN

Total PV: \$0.00

Tax Year: 2021

Gross Liv. Area: 000000

Last Trans: 20060728

Road/No Road: Roaded

Search the Database



WAY

Site Value: \$370350.00

Exempt: No Data

Garage Area: 000000

Exempt Building: 0

City Sewer: Yes

Year Built: 0

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

IMPROVED

Legal Desc. 1: SSG V LT Address: 1731 RALPH'S

Building PV: \$666100.00

Zoning: Industrial

Tax Year: 2021

Legal Desc. 2:

saft

Lot Size: 16457.00

Exempt Total: 0

Last Trans: 20160603

Road/No Road: Roaded

Gross Liv. Area: 004480

Total PV: \$1036450.00

Search the Database





Current Owner

SPICKETTS PALACE LLC

PO BOX 023293, JUNEAU AK 99802

Parcel #: 1C070A030040

(Map)

Prev. Owner: FIRST

NATIONAL BANK

Use Code: Commercial

Misc

No. of Units: 006

Garage: No

City Water: Yes

Exempt Land: 0

Address: 100 N FRANKLIN ST

Site Value: \$873600.00

Exempt: No Data

Year Built: 1900

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

IMPROVED

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

Lot Size: 5943.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$2639300.00

Tax Year: 2021

Gross Liv. Area: 016124

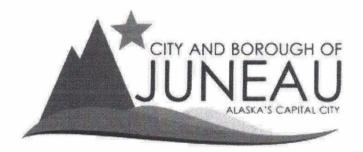
saft

Last Trans: 20160330

Road/No Road: Roaded

Search the Database





Assessor's Database **Current Owner**

C & M RENTALS

PO BOX 32878, JUNEAU AK 99803

Parcel #: 4B1701100170

(Map)

Address: 10221 GLACIER

Prev. Owner: JAMES L.

WHITE

Use Code: Commercial

Misc

No. of Units: 000

City Water: Yes

Garage: No

Exempt Land: 0

HWY

Site Value: \$617400.00

Exempt: No Data

Year Built: 1972

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

IMPROVED

Legal Desc. 1:

SHERWOOD ESTATES BL

BLT4FR

Building PV: \$240600.00

Zoning: Industrial

Tax Year: 2021

Total PV: \$858000.00

Legal Desc. 2:

saft

Lot Size: 82328.00

Exempt Total: 0

Last Trans: 20160301

Gross Liv. Area: 000000

Road/No Road: Roaded

Search the Database



Current Owner

FAMILY PROMISE OF JUNEAU

2221 JORDAN CREEK AVE UNIT 7E, JUNEAU AK 99801

Parcel #: 5B15011107E0

Address: 2221 JORDAN

Legal Desc. 1: JORDAN

CONDO

Legal Desc. 2:

(Map)

AVE Prev. Owner: ALASKA

Site Value: \$0.00

CREEK UNIT 7E Building PV: \$234498.00

Total PV: \$234498.00

BELL LLC

Use Code: Commercial

Exempt: No Data

Zoning: Light

Tax Year: 2021

Office

No. of Units: 000 Year Built: 1983 Commercial

Gross Liv. Area: 001254

saft

Garage: No

Garage Area: 000000

Lot Size: 0.00

Last Trans: 20201207

City Water: Yes **Exempt Land: 0** City Sewer: Yes

Exempt Building: 0

Exempt Total: 0

Road/No Road: Roaded

Search the Database

Land:

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

Core Commercial:

Commercial Overall:

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

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 A	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		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		3B1501020030	1	1669 CREST ST	NO	SOUTH VALLEY C
11/30/18	168,750	186,776		3B1501040120	1	1544 CREST ST	NO	SOUTH VALLEY C
09/19/17	750,000	876,000		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		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	COLUMN TO THE PARTY OF THE PART	4B1701020020	1	10011 GLACIER HWY	NO	MENDE PENINSULA C
02/28/20	1,567,000	1,634,569		4B1701090056	1	10009 CRAZY HORSE DR	NO	MENDE PENINSULA C
12/04/20		confidential		4B1701090218	1	10011 CRAZY HORSE DR	5K	SAFE HARBOR C 24
02/14/17	150.000	179,757		4B1701090223	1	10011 CRAZY HORSE DR	5K	SAFE HARBOR C 24
04/24/17	130,000	154,534	THE RESERVE OF THE PARTY OF THE	4B1701090226	1	10011 CRAZY HORSE DR	5K	SAFE HARBOR C 24
01/10/17	150,000	180,492		4B1701090228	1	10011 CRAZY HORSE DR	5K	SAFE HARBOR C 24
06/30/16	501,624	617,218	and the second s	4B1701100146	1	2789 SHERWOOD LN	NO	MENDE PENINSULA C
03/01/16	697,000	869,424		4B1701100170	1	10221 GLACIER HWY	NO	MENDE PENINSULA C
09/20/17	400,000	467,144	*************	4B1701103003	1	2769 SHERWOOD LN	5K	BEAR DEN YACHT CONDO C 24
06/29/18	950,000	1,071,961		4B2901020010	1	10200 MENDENHALL LOC	0.0000000000000000000000000000000000000	AUKE MOUNTAIN C
10/04/19	2,205,832	2,346,343		5B1201000060	1	5245 GLACIER HWY	NO	LEMON CREEK C
08/02/19	500,000	536,260	CONTROL OF THE PROPERTY OF THE	5B1201020100	1	5452 SHAUNE DR	NO	LEMON CREEK C
04/05/17	4,140,000	4,932,313		5B1201040052	2	1721 ANKA ST	NO	LEMON CREEK C
08/02/16	500,000	612,910		5B1201060061	2	5631 GLACIER HWY	NO	LEMON CREEK C
09/24/20	2,450,000	2,483,957		5B1201060160	2	5740 CONCRETE WAY	NO	LEMON CREEK C
11/23/20	486,000	488,654		5B1201060260	1	5719 CONCRETE WAY	APN	SEAGULLS EDGE C 24
09/24/20	300,000	304,158		5B1201300110	1	1783 Anka St	NO	LEMON CREEK C
12/24/19	205,000	215,734		5B1201300110	1	1783 Anka St	NO	LEMON CREEK C
07/21/17	900,000	1,058,760		5B1201330160	3	2005 ANKA ST	NO	LEMON CREEK C
06/03/16	1,060,000	1,308,273		5B1201450110	1	1731 RALPH'S WAY	NO	LEMON CREEK C
06/15/16	637,500	785,744		5B1501000002	1	8251 GLACIER HWY	APN	SOUTHEAST INSURANCE C 24
08/07/20	700,000	714,406		5B1501010001	2	1880 CREST ST	APN	BUILDERS PLAZA C 24
	1,300,000	1,587,924		5B1501020170	1	8401 AIRPORT BLVD	NO	SOUTH VALLEY C
11/16/18	750.000	831,585		5B1501040030	1	8825 MALLARD ST	NO	SOUTH VALLEY C
12/07/20		confidential	NAME OF THE OWNER OWNER OWNER OF THE OWNER O	5B15011107E0	1.	2221 JORDAN AVE	SEP	JORDAN CREEK C 24
02/10/16	273,000	341,299	017001010000000000000000000000000000000	5B15011107E0	1	2221 JORDAN AVE	SEP	JORDAN CREEK C 24
12/22/17	300,000	346,452	KOLI KARONEN CANDONAN KARONIN KARONIN KARONIN KA	5B15011109B0	1	2231 JORDAN AVE	SEP	JORDAN CREEK C 24
02/15/18	968,750	1,111,292		5B1601000023	1	9151 GLACIER HWY	NO	SOUTH VALLEY C
07/16/19	145,000	155,861		5B1601140043	1	9309 GLACIER HWY	APN	PROFESSIONAL PLAZA C 24
08/21/18	240,100	269,142		5B1601140070	1	9309 GLACIER HWY	APN	PROFESSIONAL PLAZA C 24
-01= 11 10		740,490	THE RESERVE THE PROPERTY OF TH	5B2401610150	1	4045 DELTA DR	NO	NORTHEAST VALLEY C
01/04/19	10//1810							

- (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) 5}B1201020100 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)

			Assessment	
			Exceeds SP	
Parcel No.	Bldg Name	Date	%	
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
1C070K830040 1C070K810140 1C070A090060 1C070K810010	Pacific Pier Emporium Mall Assembly Building Miner's Mercantile	3/13/18 12/31/19 4/1/19 9/17/21	60.70% 38% 205.80% 36.60%	

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

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		141.6	MU
Decker Bldg	231 S. Franklin	4,800			MU
Glory Hall	247 S. Franklin St.		exempt	exempt	MU
Filipino Hall	251 S. Franklin	12,831			MU
Gold Diggers of Alaska	257 S. Franklin	5,328			
Sam Sengul	263 S. Franklin	15,510			
Terry Hickock (old Dreamland)	289 S. Franklin	10,000			
The state of the s	307 S. Franklin	5,000			
	365 S. Franklin	5,148			
Hernandez	373 S. Franklin	3,000			
Garrison Stone/ Caribou Crossing	383-391. S. Franklin	10,000			MU
	401 S. Franklin	2,684	A. A		
H& H mgmt. A&J Bldg	411 S. Franklin St.	8,420			
3	431 S. Frankin St.				
Rbg Holdings	431 S. Frankin St. 435 S. Franklin St.	1,610			
Royal Blue Alaska	445 S. Franklin	3,625 1,707			
Lazaro Bldg.	465 S. Franklin	3,900			
Oswald Bldg	489 S. Franklin	15,420	Mr. Saran and Street Street		
Timberwold Ventures (T shirt shop)	911 Thane Road	36,728			
AJT Prop (empty lot)	549 S Franklin	2,867			
Eagle bluffs (empty lot) Eagle Bluffs empty lot	349 S Plankim	4,222			
Eagle Bluffs empty lot		5,072			
AJT Prop (empty lot)		105,415			
AEL&P old line crew building	889 S. Franklin	118,403			
Franklin Dock	880 S. Franklin	37,250			
Franklin Dock Bldg	700 S. Franklin	61,554			
Ak Seafoods parking lot	560 S. Franklin	54,296			
	550 S. Franklin	73,655			
Ak Seafoods plant & Twisted Fish Peoples Wharf	432 S. Franklin	4,747			
Almond Ltd.	418 S. Franklin	4,543			
Warners Warf	406 S. Franklin	11,211	5,044,950		WC
	356 S. Franklin				WC
Archipelago Properties Red Dog	278 S. Franklin	33,875 6,159			
old Cop Shop Bldg Ken Williamson	206 Admiral Way	8,091			
	255-263 Marine Way	6,815			
Ken Williamson	236 S. Franklin	17,179			
Marine View	226-232 S. Franklin	20,247			
Georges Gift Shop	194 S. Franklin	4,855			
lucky lady	192 S. Franklin	2,098	7		
Rendezvous Bar	184 S. Franklin	3,550	The second secon		
Emporium Mall	170 S. Franklin 158 S. Franklin	7,665 4,622			
Young Rentals					
Alaska Cache Licquor	154 S. Franklin	3,101			
Narrows Bar	148 &152 S. Franklin	3,027			
Trianngle Club	249 Front St.	1,263			
Helenthal Bldg (formerly 1st National Bk)	234 Front St.	5,943			
Gross Ak Theatre	220-226 Front St.	9,656			
Merchants Wharf		54,443		100	
NCL	SUB PORT LOT	125,406			MU
Seadrome Bldg???	76 Egan Drive	43,947	4		
Goldbelt Hotel	51 Egan Drive	38,786			
Prospector Hotel	375 Whittier	31,847			
Driftwood Hotel	429 West Willoughby	48,179			
Valentine Bldg	109-119 Seward	8,153			
Viking Bar	214-218 Front St	5,287			
Fish and Game Bldg	nxt to Overstreet prk	59,988	3,539,250	58.999	WC

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Old Std. Oil deads	A PIC	27 202	BOE Hea	ring Jan 25 2022
Old Std. Oil dock Goldbelt Building (permanent fund)	AJT properties 801 W. 10th St	37,392	(300 200	58.501 LC
of the same of the	ovi w. iviii si	37,253	2,179,350	36 LC
Bill Ray Center		21,396	770,250 1,046,700	26.998 LC
Bill Ray Parking Lot	740 W/Odb	38,769		
Voelkers Bldg (where Coppa is)	740 W.9th	7,145	337,650	47.257 LC
Frenchies Flower Bldg MRV Architects	1200 Glacier Hwy 1420 Glacier Hwy	8,040 8,867	341,850 333,000	42.519 LC 37.555 D18
THE PROBLEMS	1420 Glacies IIWy	0,007	333,000	31.333 D10
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 Northrim Bank	8619 Teal St. 2094 Jordan Ave	45,896	693,900	15.119 GC
Nugget Mall	8745 Jordan Ave	54,906 349,235	988,350 5,029,050	18.001 GC 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 nxt 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	1 107 000	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 nxt to 1st bank Future Transit Center	9114 Mendenhall mall	32,689 66,399	1,135,800 1,195,200	34,746 LC 18 LC
Former Taco Bell	9116 Mend. Mall Rd	42,847	771,300	18.001 LC
Mendenhall Mall	STATISTICS THE TOTAL	939,195	9,802,800	10.437 LC
GALLON CORPUS AND A				
SALMON CREEK AREA				
n	2402 01	100000	1000000	150.50
Empire Building	3100 Channel Drive 3159 Channel Dr.	13053 8 73521	1997250 1091700	15.3 GC 14.849 GC
Juneau Radio Center				11.016 GC
Samson Warehouse	3141 Channel Dr.	136192	1500300	
Old AML yard/	3155 Channel Dr. 3132 Channel Dr.	204732 68050	1060500 1145250	5.18 WI 16.83 GC
State Dept of Transportation Bldg 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
	The state of the s			

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: Bob Spitzfaden
To: City Clerk
Subject: email 7

Date:Tuesday, January 18, 2022 1:49:18 PMAttachments:wold zoning analysis 10-30-21.pdf

wold zoning analysis.docx wold zoning analysis 10-30-21.pdf

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

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
- Industrial Shop-Industrial zoning
- 40. Boat Condominium Industrial zoning
- 41. Industrial building-Industrial zoning-Purchase price influenced by CUP for Cannabus 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



Direct: 206.295.9785

Page 530 of 757 BOE Hearing Jan. 25, 2022

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

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Website: www.reliantadvisory.com



From: Bob Spitzfaden
To: City Clerk
Subject: email 8

Date: Tuesday, January 18, 2022 2:03:36 PM

Attachments: bowen sept 30 2021 email with four attachments.pdf

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

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)

Hoblit 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.

Page 535 of 757 BOE Hearing Jan. 25, 2022

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 ration 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 meant "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 spoilation 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 documentas 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.

Sale Date	Sale Price	Trended SP	AVTotal	Main Parcel	Count	Number Street	Condo	Neighborhood
07/25/18	27,500	30,930		1C020K01G200	1	1435 HARBOR WAY	NO	AURORA BASIN C 19
06/28/19	25,000	26,936		1C020K01G280	1	1435 HARBOR WAY	NO	AURORA BASIN C 19
02/28/19	25,000	27,356	CONTRACTOR OF THE PROPERTY OF	1C020K01G290	1	1435 HARBOR WAY	NO	AURORA BASIN C 19
10/09/20	20,000,000	20,235,200		1C060K010031	1	0 EGAN DR	NO	DOWNTOWN C
10/30/20	1,400,000	1,412,348		1C060K660110	1	711 W WILLOUGHBY AV	NO	DOWNTOWN C
12/15/16	1,100,000	1,327,612		1C060U040040	1	800 GLACIER AVE	NO	DOWNTOWN C
03/30/16	550,000	683,826		1C070A030040	1	100 N FRANKLIN ST	NO	DOWNTOWN C
12/09/20	confidential	confidential		1C070A050001	1	230 SEWARD ST	5K	SOMMERS ON SEWARD C 24
11/02/18	510,600	567,144	DATES TO SECURITION OF THE PROPERTY OF THE PRO	1C070B0J0020	1	195 S FRANKLIN ST	NO	DOWNTOWN C
07/01/19	2.200.000	2.369.400		1C070B0N0011	1	259 S FRANKLIN ST	NO	DOWNTOWN C
03/10/20	612,788	638,268		1C110K120051	1	0 Eastaugh Way	NO	DOWNTOWN C
03/16/17	716,000	855,033		1C110K120101	1	170 MILL ST	NO	DOWNTOWN C
10/02/19	378,818	403,055		1C110K120120	1	0 MILL ST	NO	DOWNTOWN C
10/25/19	378,818	401,835		1C110K120130	1	190 MILL ST	NO	DOWNTOWN C
03/10/20	378,818	394,569		1C110K120140	1	0 MILL ST	NO	DOWNTOWN C
04/01/19	597,938	651,597	SALLES CONTRACTOR CONT	1C110K120150	1	0 MILL ST	NO	DOWNTOWN C
11/13/20	400,000	402,744		1D060L030011	2	201 CORDOVA ST	NO	WEST JUNEAU C
10/12/17	65,000	75,711	PROGRAMMA STATE OF THE	3B1501020030	1	1669 CREST ST	NO	SOUTH VALLEY C
11/30/18	168,750	186,776		3B1501040120	1	1544 CREST ST	NO	SOUTH VALLEY C
09/19/17	750,000	876,000		4B1601010040	1	2450 INDUSTRIAL BLVD	NO	MENDE PENINSULA C
06/13/17	104,000	122,899		4B1601050030	1	2274 INDUSTRIAL BLVD	5K	RIVERVIEW YACHT C 24
07/30/19	115,000	123,388		4B1601050160	1	2274 INDUSTRIAL BLVD	5K	RIVERVIEW YACHT C 24
03/05/18	73,000	83,557	Salara de Caración	4B1601080070	1	2278 INDUSTRIAL BLVD	5K	P & J BUSINESS C 24
***************************************	a construction and a construction of the const			4B1601080070			5K	BRANDY LANE YACHT C 24
07/31/17 11/17/20	112,500 650,000	132,188 654.095	eurous and a service and a ser		1	2270 BRANDY LN	NO	MENDE PENINSULA C
02/28/20	1,567,000	1,634,569		4B1701020020	1	10011 GLACIER HWY	NO	MENDE PENINSULA C
NAMES OF THE PROPERTY OF THE P			CONTRACTOR OF THE PROPERTY OF	4B1701090056	1	10009 CRAZY HORSE DR	5K	
12/04/20 02/14/17	confidential 150,000	confidential 179,757		4B1701090218 4B1701090223	1	10011 CRAZY HORSE DR 10011 CRAZY HORSE DR	5K	SAFE HARBOR C 24 SAFE HARBOR C 24
04/24/17	130,000	154,534	***************************************	4B1701090226	1	10011 CRAZY HORSE DR		SAFE HARBOR C 24
01/10/17	150,000	180,492		4B1701090228	1	10011 CRAZY HORSE DR	5K	SAFE HARBOR C 24
06/30/16	501,624	617,218		4B1701090226	1	2789 SHERWOOD LN	NO	MENDE PENINSULA C
03/01/16	697,000	869,424		4B1701100146	1	10221 GLACIER HWY	NO	MENDE PENINSULA C
09/20/17	400,000	467,144		4B1701103003	1	2769 SHERWOOD LN	5K	BEAR DEN YACHT CONDO C 24
06/29/18	950,000	o contraction and a second and		4B2901020010	1	10200 MENDENHALL LOO	0.0000000000000000000000000000000000000	AUKE MOUNTAIN C
10/04/19	2,205,832	1,071,961 2,346,343	CRANCE CONTROL OF STREET, STRE		1		NO	LEMON CREEK C
08/02/19	500,000	536,260	Annual Company of the Park of	5B1201000060 5B1201020100	1	5245 GLACIER HWY 5452 SHAUNE DR	NO	LEMON CREEK C
04/05/17	4,140,000	4,932,313	CONTRACTOR OF CO	5B1201040052	2		NO	LEMON CREEK C
08/02/16	500.000	612,910	ALTERNATION OF THE PROPERTY OF	5B1201060061	2	1721 ANKA ST 5631 GLACIER HWY	NO	LEMON CREEK C
09/24/20	2,450,000	2,483,957	*****************************	5B1201060061	2	5740 CONCRETE WAY	NO	LEMON CREEK C
11/23/20	486,000	488,654		5B1201060160	1	5719 CONCRETE WAY	APN	SEAGULLS EDGE C 24
09/24/20	300,000	304,158	CONTRACTOR OF THE PROPERTY OF	5B1201300110	1	1783 Anka St	NO	LEMON CREEK C
12/24/19	205,000	215,734	0.000000000000000000000000000000000000	5B1201300110	1	1783 Anka St	NO	LEMON CREEK C
07/21/17	900,000	1,058,760		5B1201330160	3	2005 ANKA ST	NO	LEMON CREEK C
06/03/16	1,060,000	1,308,273		5B1201330100			NO	
CONTRACTOR AND ADDRESS OF THE PARTY OF THE P	NAME OF TAXABLE PARTY OF TAXABLE PARTY.	A CONTRACTOR OF THE PARTY OF TH			1 1	1731 RALPH'S WAY	APN	LEMON CREEK C
06/15/16 08/07/20	700,000	785,744 714,406		5B1501000002 5B1501010001	2	8251 GLACIER HWY 1880 CREST ST		SOUTHEAST INSURANCE C 24
							APN	BUILDERS PLAZA C 24
	1,300,000	1,587,924		5B1501020170	1	8401 AIRPORT BLVD	NO	SOUTH VALLEY C
11/16/18	750,000	831,585		5B1501040030	1	8825 MALLARD ST	NO	SOUTH VALLEY C
**********************	confidential	confidential	CONTROL OF THE PROPERTY OF THE	5B15011107E0	1	2221 JORDAN AVE	SEP	JORDAN CREEK C 24
02/10/16	273,000	341,299	TOTAL	5B15011107E0	1	2221 JORDAN AVE	SEP	JORDAN CREEK C 24
12/22/17	300,000	346,452		5B15011109B0	1 1	2231 JORDAN AVE	SEP	JORDAN CREEK C 24
02/15/18	968,750	1,111,292		5B1601000023	1	9151 GLACIER HWY	NO	SOUTH VALLEY C
07/16/19	145,000	155,861		5B1601140043	1 1	9309 GLACIER HWY	APN	PROFESSIONAL PLAZA C 24
08/21/18	240,100	269,142	CONTRACTOR	5B1601140070 5B2401610150	1	9309 GLACIER HWY	APN	PROFESSIONAL PLAZA C 24
01/04/19 04/11/17	672,000	740,490 1,833,432		7B0901030071	1	4045 DELTA DR	NO	NORTHEAST VALLEY C
04/11/1/	1,540,000	1,033,432	1,077,700	1,00001030011	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; 5EP = land is valued under different parcel.

FIRST	LAST	CORPORATION OWNERSHIP NAME	PARCEL ID #'S
Blue	Bergmann	Alaskan Fudge	1C070B0J0020 Still pending final determination 4B1601010010 - Krusty Krab Co LLC 4B1601010022 - Gold Creek Properties LLC 1C060K700040 - Gold Creek Properties LLC
Bruce	Abel		5B1501010051 - 8525 Holdings LLC Has final determination letter 5B1501010060 - 8525 Holdings LLC and submitted additional 5B1501010070 - 8525 Holdings LLC documentation for consideration
Colter	Boehm	Bobcat of Juneau	5B1201000121 Still has evidence being reviewed
Daniel	Glidman	Goldestein Improvement	Bob has them Has final determination letter
Dave	Hanna	JLC Properties Inc.	5B1201060201 5B1201060191 2D040C050074 Receiving final determina
Doug	Trucano	Trucano Family Partnership	6D0601020040 No appeal filed.
Doug	Trucano	Douglas Trucano	7B0901010010 & 1C070H020120 Late-file request by Trucano Construction on different
1575	-	Nowel Avenue	property denied by BOE on
Doug	Trucano	Development, LLC	1D060L010010 & 5B120106081 7/29/2020.
Doug	Trucano	A&J Building, LLC	1C070I010011
Graham	Rountree	Graham & Janice Rountree	1G070K81020 Has final determination letter and received Assessor's BOE record previously
James	Sidney	West Glacier Dev't	4B1701100040, 4B1701100060, 4B1701100070, 4B1701100100, 4B1701100110, 4B2201020020, 4B2201020030, 4B2201020040, 4B2201020050, 4B2901150050
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 6D0701060000
Hugh & Shari	Grant	Grant Properties LLC	5B1201000033 5B1201000052 resolved. Final
Hugh & Shari	Grant	GRANT'S PLAZA LLC	5B1201000031, 5B1201000032 determination letter out on rest.
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 boroughwide.

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:

1st Page	48 appealed parcels	Cumulative increases in land assessment from 2011 to 2020
2 nd Page	47 appealed parcels	No cumulative change in land assessment from 2011 to 2020
3 rd – 4 th Page	61 appealed parcels	Cumulative decreases in land assessment from 2011 to 2020
4 th Page	16 appealed parcels	Cumulative decreases 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.

Active 2021 Commercial Assessment Appeals Only

	Assessed Land Va	alue	Cum	ulative % Change in Assessed Land Value Since 2011
Parcel 2011 2012	2013 2014 2015 2016	2017 2018 2019 2020	2021 2012 2013	2014 2015 2016 2017 2018 2019 2020 2021
5B1601020110 \$ 191,300 \$ 191,300 \$	5 597,900 \$ 597,900 \$ 597,900 \$ 645,800	\$ 645,800 \$ 645,800 \$ 688,800 \$ 688,8	300 \$ 1,033,200 0% 213%	213% 213% 238% 238% 238% 260% 260% 440%
5B1201060201 \$ 146,900 \$ 146,900 \$	5 500,800 \$ 500,800 \$ 500,800 \$ 500,800	\$ 526,000 \$ 526,300 \$ 500,900 \$ 526,3	00 \$ 789,450 0% 241%	241% 241% 241% 258% 258% 241% 258% 437%
	5 500,900 \$ 500,900 \$ 500,900 \$ 500,900			107% 107% 107% 107% 107% 107% 118% 227%
	5 247,000 \$ 247,000 \$ 247,000 \$ 247,000			114% 114% 114% 114% 114% 118% 118% 227%
	\$ 109,000 \$ 109,000 \$ 109,000 \$ 109,000		000 \$ 163,500 63% 63%	63% 63% 63% 63% 63% 63% 144%
	5 109,000 \$ 109,000 \$ 109,000 \$ 109,000			63% 63% 63% 63% 63% 63% 144%
	\$ 109,000 \$ 109,000 \$ 109,000 \$ 109,000		+	63% 63% 63% 63% 63% 63% 144%
1C070A170092 \$ 30,000 \$ 48,400 \$				61% 61% 61% 61% 61% 61% 142%
1C070A170091 \$ 18,000 \$ 28,300 \$		\$ 28,300 \$ 28,300 \$ 28,300 \$ 28,3		57% 57% 57% 57% 57% 57% 57% 136%
	\$1,005,000 \$1,005,000 \$1,005,000 \$1,005,000		And Company of the Co	0% 0% 0% 0% 0% 0% 0% 125%
4B2201020050 \$ 110,000 \$ 110,000 \$	STANDER BOOKEN THE ADMINISTRATION OF STANDARD ST	\$ 163,500 \$ 172,400 \$ 162,000 \$ 162,0		-34% -33% -64% 49% 57% 47% 47% 121%
management of the second of the second of	126,000 \$ 126,000 \$ 126,000 \$ 126,000	i contract i contract i contract i contract		26% 26% 26% 32% 32% 32% 32% 98%
4B1701030180 \$ 41,000 \$ 41,000 \$		\$ 45,600 \$ 53,200 \$ 57,500 \$ 57,5		0% 0% 0% 11% 30% 40% 40% 95%
4B1701030170 \$ 33,300 \$ 33,300 \$		\$ 37,000 \$ 43,200 \$ 46,600 \$ 46,6		0% 0% 0% 11% 30% 40% 40% 95%
4B1701030160 \$ 49,000 \$ 49,000 \$		\$ 54,400 \$ 63,500 \$ 68,500 \$ 68,5		0% 0% 0% 11% 30% 40% 40% 94%
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	5 130,100 \$ 130,100 \$ 130,100 \$ 47,300			-4% -4% -65% 24% 24% 24% 24% 86%
1D060L020140 \$ 30,000 \$ 30,000 \$		\$ 30,800 \$ 30,800 \$ 32,300 \$ 32,3		0% 0% 0% 3% 3% 8% 8% 83%
	5 122,700 \$ 122,700 \$ 123,927 \$ 44,500			-9% -8% -67% 33% 40% 22% 22% 83%
		\$ 116,600 \$ 112,300 \$ 112,300 \$ 112,3		7% 7% 25% 25% 20% 20% 20% 80%
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3R0401000040 \$ 20,000 \$ 20,000 \$ 1C070K820022		\$ 681,500 \$ 654,200 \$ 654,200 \$ 708,8	' - '	0% 9% 9% 9% 5% 5% 13% 70%
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Active 2021 Commercial Assessment Appeals Only

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							\$ 181,600									\$ 272.4		0%	0%	0%	0%	0%	0%	0%	0%	50%
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							\$ 1,190,000									\$ 1,785,0		0%	0%	0%	0%	0%	0%	0%	0%	50%
							\$ 585,600	8 8						100				0%	0%	0%	0%	0%	0%	0%	0%	50%
							\$ 1,055,300											0%	0%	0%	0%	0%	0%	0%	0%	509
070H040010							\$ 1,033,300						\$ 64,000			\$ 96.0		0%	0%	0%	0%	0%	0%	0%	0%	509
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							(8)						1 01110-011					0%	-25%	0%	0%	0%	0%	0%	0%	509
040T320111	1			\$ 125,100	700		\$ 125,100									\$ 114.9		0%	0%	0%	0%	0%	0%	0%	0%	509
030M010010				\$ 76,600		76,600			76,600				\$ 76,600					0%	0%	0%	0%	0%	0%	0%	0%	509
				17		1577	\$ 412,000		-0							\$ 618,0		0%	0%	0%	0%	0%		0%	0%	509
1701050091				\$ 86,900					86,900			and the same			-,	\$ 130,3			0%	0%			0%	0%	0%	509
1701050131	***			\$ 83,600		83,600				\$ 83,600			\$ 83,600	151		\$ 125,4		0% -56%	0%	0%	0%	0%	0%	0%	0%	509
1701100060							\$ 135,000					5	\$ 135,000			\$ 202,5							0%		0%	509
1701100100							\$ 135,000									\$ 202,5		-56%	0%	0%	0%	0%	0%	0%	0%	
		* 17 TO 18 T					\$ 750,000		3.00						-			0%	0%	0%	0%	0%	0%	0%	0%	509
	\$ 495,000	\$ 495,0	00 :	\$ 495,000	>	495,000	\$ 495,000	>	495,000	\$ 495,000	- 2			3000	- A	A CONTRACTOR OF		0%	U70	0%	0%	U76	0%	0%	0%	50%
1201000121	ć 453.300	ć 453.3	00	ć 153.300	_	152 200	ć 153.300	4	152 200	ć 152.20v			\$ 1,169,100					00/	00/	00/	Day	00/				
						7	\$ 152,200											0%	0%	0%	0%	0%	0%	0%	0%	50%
1201020022	No. of the Comment of	101		\$ 108,600			\$ 108,600						\$ 108,600	77401 177000		\$ 162,9		0%	0%	0%	0%	0%	0%	0%	0%	50%
						430.3000 MIC. (1100)	\$ 133,000									the production		0%	0%	0%	0%	0%	0%	0%	0%	509
							\$ 196,900							2		\$ 295,3		0%	0%	0%	0%	0%	0%	0%	0%	50%
							\$ 289,700									\$ 434,5		0%	0%	0%	0%	0%	0%	0%	0%	509
	* =====================================				2		\$ 290,000	- 0			0.					100		0%	0%	0%	0%	0%	0%	0%	0%	509
	S. Samon Assessor	The contract of the con-					\$ 374,000						\$ 374,000	040 0000		\$ 561,0		0%	0%	0%	0%	0%	0%	0%	0%	509
		*				110000000000000000000000000000000000000	\$ 503,500							1.6				0%	0%	0%	0%	0%	0%	0%	0%	
		ē.,			353		\$ 198,100	5.			- 2	7	\$ 198,100			\$ 297,1		0%	0%	0%	0%	0%	0%	0%	0%	509
							\$ 658,700							1000		\$ 988,0		0%	0%	0%	0%	0%	0%	0%	0%	509
		(A) (C) (C) (C) (C)					\$ 193,700	7				* * * * * * * * * * * * * * * * * * * *				\$ 290,5		0%	0%	0%	0%	0%	0%	0%	0%	509
501060030	, , , , , , , , , , , , , , , , , , , ,			\$ 91,200		91,200			91,200				\$ 91,200		_,	\$ 136,8		0%	0%	0%	0%	0%	0%	0%	0%	509
							\$ 522,700		mennate and	16. 00.000000000000000000000000000000000		2000 - C.	\$ 522,700			\$ 784,0		0%	0%	0%	0%	0%	0%	0%	0%	509
							\$ 261,400				2.7		\$ 261,400			\$ 392,1		0%	0%	0%	0%	0%	0%	0%	0%	509
				*			\$ 537,500					00,000,000,000,000,000		1997	Section Control of	200		0%	0%	0%	0%	0%	0%	0%	0%	50%
							\$ 1,309,000									\$ 1,963,5		0%	0%	0%	0%	0%	0%	0%	0%	509
	\$ 309,000	\$ 309,0	00	\$ 309,000	\$	309,000	\$ 309,000	\$	309,000							\$ 463,0		0%	0%	0%	0%	0%	0%	0%	0%	509
0040C050074										\$ 465,500) \$	465,500	\$ 465,500	\$ 46	5,000	\$ 697,5	00					0%	0%	0%	0%	509

Active 2021 Commercial Assessment Appeals Only

Part						As	sessed Land V	alue						Cui	mulative	% Chang	ge in Ass	essed La	and Valu	e Since 2	011	
Separation Sep	Parcel	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
							Parcels be	elow this line e	xperienced a c	ecrease in land	value from 20	011 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%
							A. C.	1000					0%	0%	0%	0%	-1%	-1%	-1%	-1%	-1%	49%
						G() 100	3	30					0%	0%	0%	0%	0%	-1%	-1%	-1%	-1%	49%
													0%	0%	0%	0%	0%	0%	-2%	-2%	-2%	47%
													0%									
												1.5										
STATE STAT						the confidence of the state of the	Committee of the commit															
SERIPLICINIENDES 445,000 5 445,000							10 -10 -10						0%	0%	0%	0%	0%			0%	-2%	46%
Stationard Sta								7			\$ 392,000	\$ 588,000	-2%	-2%	-2%	-2%	-3%	-3%	-3%	-3%	-3%	46%
													0%	0%	0%	0%	0%		-3%	-3%	-3%	46%
Salicy S	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%
Sale Date Park Pa											\$ 1,723,300	\$ 2,584,950	10149034088033030303030		000.00.00000000000000000000000000000000	DANCE DE L'ANNE DE L	001101010000000000000000000000000000000		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%
S427000001 S2,374,000 S4,074,000 S4,	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%
													0%	0%	0%	0%	0%	-4%	-4%	-4%	-4%	44%
COPPORATION S 159,000													-4%	-4%	-4%	-4%	-4%	-4%	-4%	-4%	-4%	44%
CLODINGSION S.47.40.50 S.	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%
COTONISATION S 387,600 S 387,600 S 387,600 S 387,600 S 387,600 S 387,600 S 690,000	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%
	1C100I050010	\$ 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%
Matricol 1001-1001-1001-1001-1001-1001-1001-100	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%	0%	1%	1%	-5%	42%
ABJTOLIO30LS	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%	0%	-5%	3%	3%	42%
Composition	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%	0%	-5%	3%	3%	42%
Salizoli10000 S 278,800 S 278,800 S 278,800 S 278,800 S 278,800 S 281,000 S 228,100	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%
Selicolisonic S 244,300 S 244,300 S 246,300 S 216,300	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%
Self-010030 S Self-300 S S	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%
481601010022 \$ 382,300 \$ 3	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%
AB2901010050 S S S S S S S S S	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%
1C070K830040 \$ 3,699,600 \$ 3,363,300 \$ 53,603,300 \$ 53,363,300 \$ 53,363,300 \$ 53,363,300 \$ 53,663,300 \$ 53,663,300 \$ 53,663,300 \$ 53,663,300 \$ 53,663,300 \$ 53,663,300 \$ 55,00	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%
481701080039 \$ 55,000	4B2901010050						\$ 548,900	\$ 500,800	\$ 500,800	\$ 500,800	\$ 500,800	\$ 751,200					0%	-9%	-9%	-9%	-9%	37%
1C070H020010 \$ 1,750,000 \$ 1,750,000 \$ 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 \$ 2,362,500 \$ 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	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%
10000000000 \$ 266,000 \$ 266,000 \$ 266,000 \$ 266,000 \$ 266,000 \$ 266,000 \$ 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% 0% 0% 0% 0% 0%	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%W
1C070A140030 \$ 80,000 \$ 80,000 \$ 71,200	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%
1C070A090050 \$ 268,700 \$ 2	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%	
1C070A090050 \$ 268,700 \$ 2	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%
4B1701100070 \$ 104,500 \$ 1	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%	
600701060000 \$ 400,000 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 344,800 \$ 517,200 \$ 187,200 \$ 1	1C070K820021				\$ 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%	
780901020022 \$ 397,000 \$ 216,400 \$ 2	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%	
780901020022 \$ 397,000 \$ 216,400 \$ 2	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%
10060K600060 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 64,200 \$ 64,200 \$ 64,200 \$ 64,200 \$ 96,300 \$ 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	7B0901020022	\$ 397,000	\$ 397,000	\$ 397,000	\$ 397,000	\$ 397,000	\$ 397,000	\$ 397,000	\$ 511,300	\$ 511,300	\$ 511,300	\$ 511,300	0%	0%	0%	0%	0%	0%	29%	29%	29%	
481701030120 \$ 85,000 \$ 187,200 \$ 1	5B1201350040	\$ 252,500	\$ 252,500	\$ 216,400	\$ 216,400	\$ 216,400	\$ 216,400	\$ 216,400	\$ 216,400	\$ 216,400	\$ 216,400	\$ 324,600	0%	-14%	-14%	-14%	-14%	-14%	-14%	-14%	-14%	29%
6D0701040000 \$ 220,000 \$ 234,000 \$ 187,200 \$ 187,200 \$ 187,200 \$ 187,200 \$ 187,200 \$ 187,200 \$ 187,200 \$ 187,200 \$ 187,200 \$ 187,200 \$ 187,200 \$ 187,200 \$ 187,200 \$ 187,200 \$ 280,800 6% -15% -15% -15% -15% -15% -15% -15% -15	1C060K600060	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 64,200	\$ 64,200	\$ 64,200	\$ 96,300	0%	0%	0%	0%	0%	0%	-14%	-14%	-14%	28%
581201010050 \$ 304,100 \$ 304,100 \$ 304,100 \$ 228,100 \$ 228,100 \$ 228,100 \$ 228,100 \$ 228,100 \$ 258,500 \$ 258,500 \$ 258,500 \$ 258,500 \$ 258,500 \$ 0,800	4B1701030120	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 65,400	\$ 72,500	\$ 78,300	\$ 78,300	\$ 108,750	0%	0%	0%	0%	0%	-23%	-15%	-8%	-8%	
581201010050 \$ 304,100 \$ 304,100 \$ 304,100 \$ 228,100 \$ 228,100 \$ 228,100 \$ 228,100 \$ 228,100 \$ 258,500 \$ 258,500 \$ 258,500 \$ 258,500 \$ 258,500 \$ 0,800	6D0701040000	\$ 220,000	\$ 234,000	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 187,200	\$ 280,800	6%	-15%	-15%	-15%	-15%	-15%	-15%	-15%	-15%	28%
	5B1201010050	\$ 304,100	\$ 304,100	\$ 304,100	\$ 228,100	\$ 228,100	\$ 228,100	\$ 258,500	\$ 258,500	\$ 258,500	\$ 258,500	\$ 387,750	0%	0%	-25%	-25%	-25%	-15%	-15%	-15%	-15%	
1C100K830024 \$6,001,700 \$4,971,200 \$4,971,200 \$4,971,200 \$4,971,200 \$4,971,200 \$4,971,200 \$4,971,200 \$4,977,900 \$4,977,900 \$4,977,900 \$7,466,850 -17% -17% -17% -17% -17% -17% -17% -17%	4B1701030130	\$ 60,800	\$ 60,800	\$ 60,800	\$ 60,800	\$ 60,800	\$ 60,800	\$ 60,800	\$ 51,400	\$ 55,500	\$ 55,500	\$ 77,100	0%	0%	0%	0%	0%	0%	-15%	-9%	-9%	27%
	1C100K830024	\$6,001,700	\$4,971,200	\$4,971,200	\$ 4,971,200	\$ 4,971,200	\$ 4,971,200	\$4,971,200	\$4,977,900	\$4,977,900	\$4,977,900	\$ 7,466,850	-17%	-17%	-17%	-17%	-17%	-17%	-17%	-17%	-17%	24%

Active 2021 Commercial Assessment Appeals Only

					Ass	essed Land V	alue						Cun	nulative	% Chan	ge in Ass	essed La	nd Value	e Since 2	011	
Parcel	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	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	0%	0%	0%	0%	0%	-18%	-18%	-18%	-18%	23%
3R0401000050	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 75,200	0%	0%	0%	0%	0%	0%	0%	0%	0%	21%
1C060K700052	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 67,500	\$ 101,250	0%	0%	0%	0%	0%	0%	0%	0%	-21%	19%
4B1701030110	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 85,200	\$ 65,500	\$ 65,500	\$ 70,700	\$ 70,700	\$ 98,250	0%	0%	0%	0%	0%	-23%	-23%	-17%	-17%	15%
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	0%	-31%	-31%	-31%	-31%	-28%	-28%	-21%	-21%	13%
1C070B0L0010	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 708,000	\$ 708,000	\$ 708,000	\$ 1,062,000	0%	0%	0%	0%	0%	0%	-25%	-25%	-25%	12%
1C070B0J0020	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 400,600	\$ 288,500	\$ 288,500	\$ 288,500	\$ 432,750	0%	0%	0%	0%	0%	0%	-28%	-28%	-28%	8%
5B1601420020	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 639,600	\$ 439,700	\$ 452,900	\$ 452,900	\$ 679,350	0%	0%	0%	0%	0%	0%	-31%	-29%	-29%	6%
5B1601420040	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 468,900	\$ 322,300	\$ 332,000	\$ 332,000	\$ 498,000	0%	0%	0%	0%	0%	0%	-31%	-29%	-29%	6%
4B1701110110	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
					Parcols I	alow this line	have a lower l	and value in 20	121 than in 201	1 ayan with th	he 50% increase i	in 2021									
1C070A520080	\$ 65,000	\$ 65,000	\$ 43,100	\$ 43,100		\$ 43,100			\$ 43,100	,	\$ 64,650	0%	-34%	-34%	-34%	-34%	-34%	-34%	-34%	-34%	-1%
5B1601430017		\$ 2,546,700		Maria Control Control Control	\$ 2,546,700				100			0%	0%	0%	0%	0%	0%	-34%	-34%	-34%	-1%
1C100I070050	*	\$ 109,000		\$ 109,000		\$ 93.500			\$ 70,100		\$ 105,150	0%	0%	0%	0%	-14%	-14%	-14%	-36%	-36%	-4%
1C1001070030				\$ 142,500					\$ 91,600		\$ 137,400	0%	0%	0%	0%	-14%	-14%	-14%	-36%	-36%	-4%
1C1001070040		\$ 144,600	•	\$ 144,600	Jen 1900 100 100 100 100 100 100 100 100 10	\$ 123,900			\$ 92,900		\$ 139,350	0%	0%	0%	0%	-14%	-14%	-14%	-36%	-36%	-4%
4B1701030090			10	\$ 80,000		\$ 80,000	4.		\$ 54,700		\$ 76.050	0%	0%	0%	0%	0%	-25%	-37%	-32%	-32%	-5%
5B1601440082	3 80,000	\$ 80,000	\$ 60,000	\$ 966,600		\$ 805,500			\$ 598,100	\$ 598,100	\$ 897,150	076	076	0%	-17%	-17%	-17%	-38%	-38%	-38%	-7%
7B0901020010	\$ 1.464.800	\$ 1.464.800	\$ 1.464.800				A. C.		\$ 868,400		\$ 1,302,600	0%	0%	0%	0%	0%	0%	-41%	-41%	-41%	-11%
4B1701030100							2 2		\$ 78,400		\$ 1,302,000	0%	0%	0%	0%	0%	-31%	-41%	-37%	-37%	-12%
5B1601020121				190					\$ 1,188,600	\$ 1,188,600		0%	-50%	-50%	-50%	-50%	-50%	-50%	-45%	-45%	-17%
5B1301070036									\$ 287,000		\$ 430,500	0%	0%	-50%	-50%	-50%	-50%	-50%	-50%	-50%	-25%
5B1601000040								,			,,	0%	-50%	-50%	-50%	-50%		-50%	-50%	-50%	-25%
5B1201060112									\$ 226,600		\$ 339.900	0%	0%	0%	-58%	-58%	-58%	-58%	-58%	-58%	-36%
1C100I070020			7.5		2,000						\$ 132,000	0%	0%	0%	0%	-50%	-50%	-50%	-63%	-63%	-44%
5B2101320021	\$ 234,700	\$ 234,700	\$ 234,700	\$ 254,700	\$ 254,700			\$ 269,800	\$ 269,800	and the second	\$ 404,700	076	U76	076	070	0%	-29%	-68%	-68%	-68%	
1C100I070060	¢ 1 475 900	\$ 265,000	\$ 265,000	\$ 265,000	\$ 265,000		The state of the s	THE STATE OF THE S	The state of the s		The second second	-82%	-82%	-82%	-82%	-82%	-82%	-82%	-82%	-82%	-52% -72%
10100070000	\$ 1,475,000	203,000	203,000	2 203,000	203,000	203,000	200,000	\$ 272,300	\$ 272,500	\$ 272,300	\$ 408,430	5275	VLA	- UZ re	-04,70	5479	02.70	-02.70	-02/6	-0476	-12/0
							Parcels below	this line were	new in assessn	nent year 2021	!										
1C070K770012											\$ 2,322,000										0%
5B1401020073											\$ 1,055,550										0%
5B1401050020											\$ 936,150										0%
5B1401050030											\$ 962,400										0%
5B1401050040											\$ 391,950										0%
5B1401050050											\$ 784,050										0%
5B1401050060											\$ 705,450										0% W
5B1401050070											\$ 3,361,800										0%
5B1401050080											\$ 781,650										0%
5B1401050090											\$ 784,050										0% I
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\$ 392,700

\$ 393,150 \$ 631,050

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\$ 771,300

\$ 9,802,800

5B1401050110

5B1401050120

5B1401050130 5B1401050140

5B1601380034

5B1601380036

Page 548 of 757 BOE Hearing Jan. 25, 2022

Bob Spitzfaden From: City Clerk To: Subject: email 9

Date: Tuesday, January 18, 2022 2:22:07 PM

bowen email 9-23-21 with sales list with prices and proposed stipulation.pdf bowen letter 8-14-21 with hartle memo.pdf **Attachments:**

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

Bob Spitzfaden

From:

Teresa Bowen < Teresa. Bowen@juneau.org>

Sent:

Thursday, September 23, 2021 5:15 PM

To: Subject: 'Bob Spitzfaden' Check-in and update

Attachments:

AY2021- Com Sales List 20210923a.pdf; 2021_09_23 Stipulation (UPDATED).docx

Good afternoon, Mr. Spitzfaden.

Following our call on Friday, I talked to the CBJ Assessor and walked through the requirements for confidentiality under CBJ 15.05.105. Your comments regarding our ability to share data that was independently verified through sources other than buyer disclosures is well taken and we agree with that position. The Assessor spent this week going through the records on the sales used for the ratio study and was able to determine that more than half of the sales were verified through independent sources. I'm attaching that list here.

The list has several components. There is some data you've always had: sale date, parcel ID, and street #. This data is always publicly verifiable through recorded deed. However- the second column is sales price as of the date of sale. You will notice there are still some confidential lines- those are the sales where the only source of information was determined to be buyer disclosure.

The third column is the trended sales price. This is explained in FN 8. In essence, when creating a ratio study, the sales price provided in the past is trended to reflect increase in property values.

Finally- there is a AV Total column- which is the assessed value of that property during 2021.

The list is a living document- and it will change over time as sales are qualified or rejected as market sales. As noted in Footnote 3, at least one sale has since been determined as not qualified.

There is also a note on Footnote 3 stating there was a change in directive from the law department that allowed us to add some sales price. This reflects a conversation I had with the Assessor yesterday, further advising them that any buyer who filed an appeal has waived confidentiality to their disclosed sales price and providing for more disclosure of sales prices verified outside the buyer disclosure process.

In addition to the sales list, a separate appellant unassociated with your group submitted a list of properties to the Assessor earlier this week and asked the Assessor to address if the sales were included in the ratio study and the reason for each. We are working on finalizing that response and will provide it to you when it's complete- but most of the information provided is in the above attachment.

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.

I know you asked about placing witnesses under oath. I won't stipulate to that because it has not been part of the BOE process. You may ask the BOE for that, but these are not formal court trials and it hasn't been our practice.

We can of course cross-examine witnesses as well.

Only other thing was dates. I talked to the Clerks about the latter half of October. The current preference appears to be the week of October 18-22 if that works for you-simply because Clerks staff will be back from Anchorage (following the

Page 551 of 757

by-mail election) and there will not be any Assembly meetings- which will occur the week after. We can still work on dates if that doesn't work for you, but that is the best available date range that we have right now.

As always- sorry for the lengthy email.

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

Sale Date	Sale Price	Trended SP	AVTotal	Main Parcel	Count	Number	Street	Neighborhood
07/25/18	confidential	confidential	27,200	1C020K01G200	1		HARBOR WAY	AURORA BASIN C 19
06/28/19	confidential	confidential		1C020K01G280	1		HARBOR WAY	AURORA BASIN C 19
02/28/19	confidential	confidential		1C020K01G290	1		HARBOR WAY	AURORA BASIN C 19
10/09/20	20,000,000	20,235,200		1C060K010031	1		EGAN DR	DOWNTOWN C
10/30/20	1,400,000	1,412,348		1C060K660110	1		W WILLOUGHBY A	
12/15/16	1,100,000	1,327,612		1C060U040040	1	21031034700000000000000000000000000000000	GLACIER AVE	DOWNTOWN C
03/30/16	550,000	683,826		1C070A030040	1	********************	N FRANKLIN ST	DOWNTOWN C
12/09/20	confidential	confidential		1C070A050001	1	000000000000000000000000000000000000000	SEWARD ST	SOMMERS ON SEWARD C 24
11/02/18	510,600	567,144		1C070B0J0020	1		S FRANKLIN ST	DOWNTOWN C
07/01/19	2,200,000	2,369,400		1C070B0N0011	1		S FRANKLIN ST	DOWNTOWN C
03/10/20	612,788	638,268		1C110K120051	1		Eastaugh Way	DOWNTOWN C
03/16/17	716,000	855,033		1C110K120101	1		MILL ST	DOWNTOWN C
10/02/19	378,818	403,055		1C110K120120	1	0	MILL ST	DOWNTOWN C
10/25/19	confidential	confidential	ACCESSOR OF THE PROPERTY OF TH	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		4B1701090226	1	10011	CRAZY HORSE DR	SAFE HARBOR C 24
01/10/17	confidential	confidential		4B1701090228	1			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		4B1701100170	1	10221	GLACIER HWY	MENDE PENINSULA C
09/20/17	400,000	467,144		4B1701103003	1	200000000000000000000000000000000000000	SHERWOOD LN	BEAR DEN YACHT CONDO C 24
06/29/18	950,000	1,071,961		4B2901020010	1			AUKE MOUNTAIN C
10/04/19	2,205,832	2,346,343	***************************************	5B1201000060	1	0.0000000000000000000000000000000000000	GLACIER HWY	LEMON CREEK C
08/02/19	500,000	536,260		5B1201020100	1		SHAUNE DR	LEMON CREEK C
04/05/17	4,140,000	4,932,313		5B1201040052	2		ANKA ST	LEMON CREEK C
08/02/16	500,000	612,910		5B1201060061	2	AND AND ADDRESS OF THE PARTY OF	GLACIER HWY	LEMON CREEK C
09/24/20	2,450,000	2,483,957		5B1201060160	2	2010/10/2017/20/20/20/20/20	CONCRETE WAY	LEMON CREEK C
11/23/20	confidential	confidential		5B1201060260	1		CONCRETE WAY	SEAGULLS EDGE C 24
09/24/20	300,000	304,158		5B1201300110	1	200200000000000000000000000000000000000	Anka St	LEMON CREEK C
12/24/19	confidential	confidential		5B1201300110	1		Anka St	LEMON CREEK C
07/21/17 06/03/16	1.060.000	1,058,760	CONTROL OF THE PROPERTY OF THE	5B1201330160	3		ANKA ST	LEMON CREEK C
06/03/16	confidential	1,308,273 confidential		5B1201450110	1		RALPH'S WAY	LEMON CREEK C
08/07/20	700,000	714,406		5B1501000002	2		GLACIER HWY	SOUTHEAST INSURANCE C 24
***************************************				5B1501010001		************	CREST ST	BUILDERS PLAZA C 24
11/16/18	1,300,000 750,000	1,587,924 831,585		5B1501020170 5B1501040030	1	AND DESCRIPTION OF THE PROPERTY OF THE PROPERT	MALLARD ST	SOUTH VALLEY C
12/07/20	confidential	confidential		5B1501040030	1		JORDAN AVE	SOUTH VALLEY C JORDAN CREEK C 24
02/10/16	273,000	341,299				10.000000000000000000000000000000000000	JORDAN AVE	
12/22/17	300,000	346,452		5B15011107E0 5B15011109B0	1		JORDAN AVE	JORDAN CREEK C 24 JORDAN CREEK C 24
02/15/18	968,750	1,111,292		5B1601000023	1		GLACIER HWY	SOUTH VALLEY C
07/16/19	145,000	155,861		5B1601140043	1		GLACIER HWY	PROFESSIONAL PLAZA C 24
08/21/18	confidential	confidential		5B1601140070	1		GLACIER HWY	PROFESSIONAL PLAZA C 24
01/04/19	672,000	740,490		5B2401610150	1		DELTA DR	NORTHEAST VALLEY C
NAMES OF TAXABLE PARTY		confidential		7B0901030071	1	***************************************	CHANNEL DR	TWIN LAKES C
p	1-000111101	1 - J Gorida	1,077,700	0001000011	I '	1 3101	J. D. WHITEE DIV	

- (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.

- (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%.

⁽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) 5}B1201020100 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.

BEFORE THE BOARD OF EQUALIZATION FOR THE 1 CITY AND BOROUGH OF JUNEAU 2 In re: 3 Appeal of Property Tax Assessments for the 2021 Assessment Year 4 5 STIPULATION ON PROCEDURE FOR CERTAIN AY2021 COMMERCIAL 6 PROPERTY APPEALS 7 In recognition of the number of appellants appealing their AY2021 commercial 8 property assessment based on a single common issue, and in order to create a more streamlined 9 and efficient process for the Board of Equalization (BOE), the CBJ Assessor and the 10 Appellants listed in Section 1 below, stipulate to the following: 11 1. APPELLANTS. The following Appellants are appealing on a single common 12 issue, identified in Section 5 below, and are subject to this stipulation (this may only 13 be appellants who have timely filed appeals pending before the BOE): 14 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

Section 5 below and the required assessment information under CBJ 15.05.170.

26

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 listed under Section 1.
12		isted 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		
17	7.	DECISION . While the BOE's decision on the consolidated issue on the appeal is
18		dispositive to the issue of methodology, the BOE will enter a decision on each
19		individual appeal and certify to them as required under AS 29.45.210(c) & CBJ
20		15.05.190(d).
21	Nothing i	n this stipulation is meant to supersede or otherwise waive any of the requirements
	set forth u	under AS 29.45.190210 & CBJ 15.05.150190.
22		
23	D	ATED this day of September, 2021.
24	Di	CITY AND BOROUGH OF JUNEAU
25		Attorney for CBJ Assessor
26		

	D ₁₇₁	
1	By:	Teresa Bowen
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4		
5		
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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.

- 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

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		
Franklin Dock Enterprises.	LL	C

Provided	Parcel	ID:
C100K830	0032	

CBJ Assessor ID:

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



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.



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.

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

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.

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.

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.

<u>Sample motions</u>: "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

Bob Spitzfaden From: City Clerk To: Subject: email 10

Date: Tuesday, January 18, 2022 2:23:22 PM

Attachments: norwegian dock lot c1.pdf

memo to boe re legal principles.docx hanna investigation.pdf

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

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."

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.

2020⁵⁰665385550022

Recording Dist: 101 - Juneau 10/9/2020 08:44 AM Pages: 1 of 3



State of Alaska

Alaska Mental Health Trust Authority

Quitclaim Deed

QCD No. 920 MHT 9100982 TLO 2017-156

Record this document in the Juneau Recording District

The GRANTOR, the ALASKA MENTAL HEALTH TRUST AUTHORITY, a public corporation within the Department of Revenue (AS 47.30.011 et seq.), by its agent pursuant to AS 37.14.009(a)(2), the Alaska Mental Health Trust Land Office, Department of Natural Resources, whose address is 2600 Cordova Street, Suite 201, Anchorage, Alaska 99503, pursuant to AS 38.05.801 and regulations promulgated thereunder, for TEN AND NO/100 DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and quitclaims to the GRANTEE, NCL (Bahamas) Ltd., a Bermuda limited company, whose mailing address is 7665 Corporate Center Drive, Miami, Florida 33126, without warranty, all right, title and interest of the Grantor, if any, in the following described real property situated in Protracted Section 23, Township 41 South, Range 67 East, Copper River Meridian, Alaska, in the Juneau Recording District, First Judicial District, State of Alaska, and more particularly described as follows:

Lot C1, TRUST LAND SURVEY 2009-3, according to the official plat thereof, filed under Plat No. 2009-37, Records of the Juneau Recording District, First Judicial District, State of Alaska.

TOGETHER with all the tenements thereon, if any; and all rights of the Grantor to any and all hereditaments and appurtenances thereto belonging or in anyway appertaining.

Ouitclaim Deed No. 920

SUBJECT to valid existing rights, including reservations, easements, and exceptions in the U.S. Patent or other state or federal conveyance, and in acts authorizing the issue thereof; easements, rights of way, covenants, conditions, reservations, notes on the plat, and restrictions of record, if any; and encumbrances or interests of record noted on the records maintained by the Department of Natural Resources, or otherwise existing on or before the date that the land was designated as Mental Health Trust Land pursuant to Section 40, Chapter 5 FSSLA 1994, as amended by Chapter 1, SSSLA 1994.

The Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said land above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable material, geothermal resources and fossils. The Grantor also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said land, or any part of parts thereof, at any and all times for the purpose of opening, developing, drilling and working mines or wells on these or other land and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said land or any part thereof for the foregoing purposes and to occupy as much of said land as may be necessary or convenient for such purposes, hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

[SIGNATURE PAGE FOLLOWS NEXT.]

Quitclaim Deed No. 920

Page 2 of 3

2 of 3 2020-005385-0 Executed this 200 day of October, 2020.

GRANTOR:

ALASKA MENTAL HEALTH TRUST AUTHORITY

By

Wyn Menefee, Executive Director

Alaska Mental Health Trust Land Office

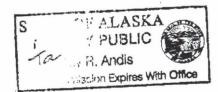
STATE OF ALASKA

) ss.

Third Judicial District

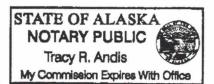
District)

This is to certify that on this Aday of October, 2020, personally appeared Wyn Menefee, Executive Director of the Alaska Mental Health Trust Land Office, known to me to be the person who acknowledged that he executed the foregoing instrument, on behalf of the Alaska Mental Health Trust Land Office, as agent for the Alaska Mental Health Trust Authority, freely and voluntarily and for the purposes therein stated.



Notary Public for the State of Alaska My Commission expires with office.

MHT QCD 920 TLO 2017-156 MHT9100982 Parcel No. C20499



Location Index:

Township 41 South, Range 67 East, Copper River Meridian, Alaska Section 23

AFTER RECORDING, RETURN DOCUMENTS TO: ORIGINAL TO GRANTEE: NCL (Bahamas) Ltd. 7665 Corporate Center Drive Miami, FL 33126

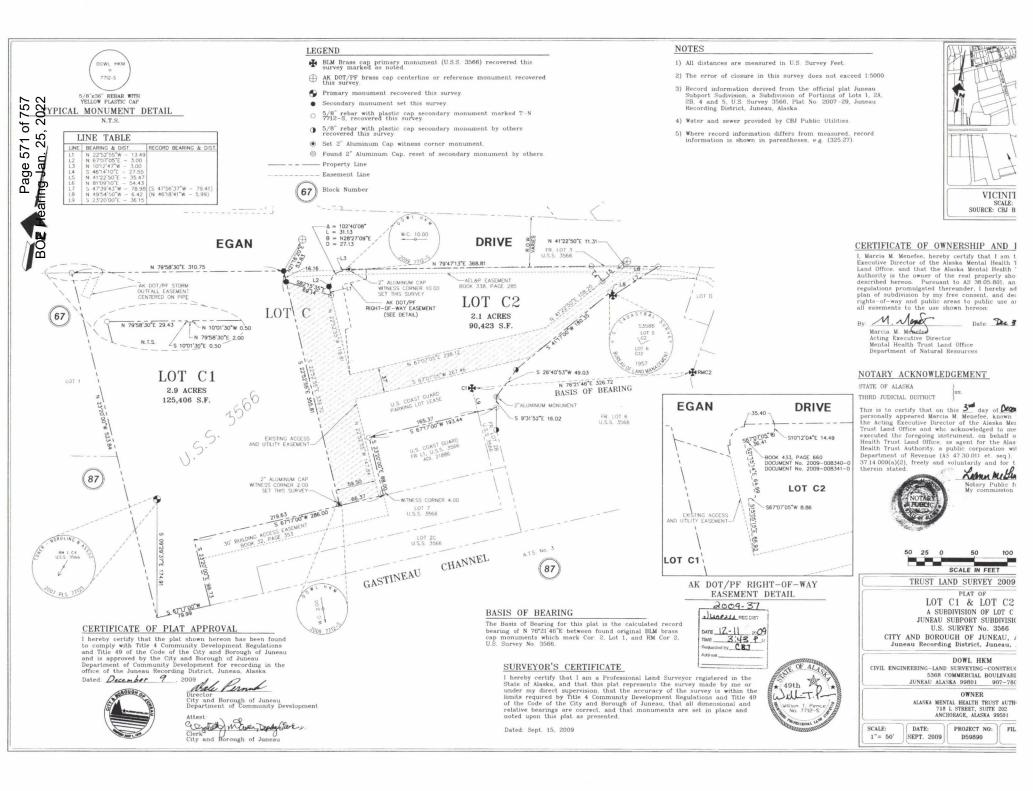
> CERTIFIED COPY TO GRANTOR: Alaska Mental Health Trust Land Office 2600 Cordova Street, Suite 201 Anchorage, AK 99503

Official State Business - NO CHARGE

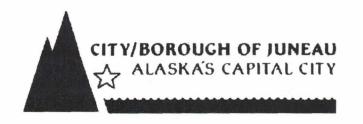
Quitclaim Deed No. 920



3 of 3 2020-005385-0







Treasury Division 155 S. Seward Street Juneau, AK 99801 (907) 586-0375 Phone (907) 586-5367 Fax

CERTIFICATION OF PAYMENT OF TAXES

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Federal District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

Alaska Mental Health Trust Auth Current Owner	
Juneau Subport Lt C	
Description	
1-C06-0-K01-003-0	
Parcel Code Number	

and that, according to the records in my possession, there are no taxes assessed on this parcel due to the owner being a tax exempt entity.

December 10, 2009

Date

CERTIFICATION EXPIRATION DATE

- June 15, 2010



Assessor's Database

PARCEL: 3D0201000052	LG DESC: TRUST LAND SURVEY 2018-15 LT 3	ADDRESS: 0	OWNER: ALASKA MENTAL HEALTH TRUST AUTHORITY	VALUE: \$0.00	YEAR: 0	SQ FT: 000000	LOT: 3.60
PARCEL: 1C060K010020	LG DESC: JUNEAU SUBPORT LT B	ADDRESS: 360 EGAN DR	OWNER: ALASKA MENTAL HEALTH TRUST AUTHORITY	VALUE: \$0.00	YEAR: 1994	SQ FT: 000000	LOT: 29338.00
PARCEL: 2D040C050040	LG DESC: EMERALD TR 2	ADDRESS: 0 CROW HILL DR	OWNER: ALASKA MENTAL HEALTH TRUST AUTHORITY	VALUE: \$0.00	YEAR:	SQ FT: 000000	LOT: 30.00
PARCEL: 1C060K010034	LG DESC: JUNEAU SUBPORT LT C2B	ADDRESS: 0 WHITTIER ST	OWNER: ALASKA MENTAL HEALTH TRUST AUTHORITY	VALUE: \$0.00	YEAR: 0	SQ FT: 000000	LOT: 13086.00
PARCEL: 5B1401000120	LG DESC: USS 3259 LT 33 - 53	ADDRESS: 0 GLACIER HWY	OWNER: ALASKA MENTAL HEALTH TRUST AUTHORITY	VALUE: \$0.00	YEAR:	SQ FT: 000000	LOT: 29.00
PARCEL: 2D040C050021	LG DESC: EMERALD TR CH4	ADDRESS: 0 CROW HILL DR	OWNER: ALASKA MENTAL HEALTH TRUST AUTHORITY	VALUE: \$0.00	YEAR:	SQ FT: 000000	LOT: 10.00



Assessor's Database Current Owner

NCL (BAHAMAS) LTD

7665 CORPORATE CENTER DR, MIAMI FL 33126

Parcel #: 1C060K010031 (Map)

Address: 0 EGAN DR

Legal Desc. 1: JUNEAU

Legal Desc. 2:

Prev. Owner: ALASKA MENTAL

Site Value: \$7524300.00

SUBPORT LT C1

Building PV: \$0.00

Total PV: \$7524300.00

HEALTH

Use Code: Commercial Misc

Exempt: No Data

Zoning: ONA

Tax Year: 2021

No. of Units: 000

Year Built: 0

Gross Liv. Area: 000000 sqft

Garage: No

Garage Area: 000000 City Sewer: Yes Lot Size: 125406.00

Last Trans: 20201009

City Water: 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.).

From: Bob Spitzfaden
To: City Clerk
Subject: email 11

Date:Tuesday, January 18, 2022 2:29:32 PMAttachments:bowen august 3 email and letter.pdf

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

Bob Spitzfaden

From:

Teresa Bowen < Teresa. Bowen@juneau.org>

Sent:

Tuesday, August 3, 2021 1:26 PM

To:

'spitz@gci.net'

Subject:

Initial response to July 28, 2021 letter

Attachments:

2021-08-03 Response Letter to Commercial Property Owners.pdf

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

Teresa E. Bowen Assistant Municipal Attorney

Sherri Layne Assistant Municipal Attorney

Christopher L. Storz Assistant Municipal Attorney

Adam R. Gottschalk Assistant Municipal Attorney



Law Department City & Borough of Juneau

Debbie L. Senn Office Manager

Audrey Dean Litigation and Support 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,

Page 3

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 From: Bob Spitzfaden
To: City Clerk
Subject: email 12

Date:Tuesday, January 18, 2022 2:31:29 PMAttachments:juneau downtown hotel sales.pdf

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

 Property Name
 Breakwater Inn - 767

 City
 Juneau

 State
 AK

 Tax ID
 1C020J050030

Grantor O & K LLC

Grantee Q Enterprise, Inc.

Legal Description Metes & Bounds

Date 06/18/2008 **Price** \$1,830,000

Price Per Unit

Transaction Type Closed Sale
Financing Conventional

Fee Simple

Property Rights

Days On Market

ID 767



Caption

Verification

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Generally Level Acres 0.52 **Topography** Land SF 22,583 Zoning D-5, single & duplex resi. **Road Frontage** 200' Flood Zone Not mapped Shape Irregular **Encumbrance Or Easement** Typical, perimeter Utilities All Available **Environmental Issues** None Noted

Improvements & Financial Considerations			
GBA	28,994	PGI	
Rentable Area	0	EGI	
No. Of Units		Expense Ratio	
Year Built	1966 / 1983	NOI	
Renovations	1983	Cap Rate	
Condition		EGIM	

Comments

This is the sale of a limited service hotel in Juneau. The Breakwater Inn is a three story motel constructed in 1966, with one floor partially below ground. There are 49 guestrooms, a full service restaurant and a lounge. Of these rooms, 29 have small kitchenettes. The property was reportedly in average condition at the time of sale. The property previously sold for a price of \$1,250,000.

Property Name Driftwood Lodge - 2597

City Juneau State AK

Tax ID 1C060K660020

Grantor Juneau Lodges, Inc

Grantee Driftwood Hotel, LLC

Legal Description Lt 7A, Blk 66, ATS 3, Plat 99-19

Fee Simple

Date 01/31/2014 **Price** \$2,089,062

Price Per Unit

Transaction Type Closed Sale
Financing Conventional

Property Rights

Days On Market

ID 2597



Caption

Verification

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	11	•

Acres	1.11	Topography	Generally Level	
Land SF	48,179	Zoning	MU, Mixed Use	
Road Frontage	219'	Flood Zone	Zone X	
Shape	Irregular	Encumbrance Or Easement	Extraordinary (see comments)	
Utilities	All Available	Environmental Issues	None Noted	

Improvements & Financial Considerations				
GBA	32,850	PGI	\$1,401,441	
Rentable Area		EGI	\$1,401,441	
No. Of Units		Expense Ratio	76.0%	
Year Built	1963	NOI	\$334,849	
Renovations	1963	Cap Rate	10.3%	
Condition		EGIM	2.32	

Comments

This is the sale of a motel style property that consists of a restaurant in a separate building and a lounge addition. Prior to sale, a new roof and boiler was installed, and the property was partially renovated. The restaurant building on the property was leased out and the revenues include rent from that tenant as opposed to gross restaurant sales. The easement is located in the northeastern corner of the property and does not effect current development. Overall, this was an arm's-length transaction, reflective of market conditions at the time of sale.

Property Name Goldbelt Hotel - 2598

City Juneau State AK

Tax ID 1C070K750020

Grantor Goldbelt Hotel LLC

Grantee YC Rivergold Hotel LLC

Legal Description Lts 8-16, Blk 75, Tidelands

Addition 07/15/2015

Price \$7,810,000

Price Per Unit

Transaction Type Closed Sale
Financing Conventional

Property Rights Fee Simple

Days On Market

ID 2598



Caption

Verification

Site				
Acres	0.89	Topography	Generally Level	
Land SF	38,786	Zoning	MU, Mixed Use	
Road Frontage	398'	Flood Zone	Zone X	
Shape	Irregular	Encumbrance Or Easement	Typical, perimeter	
Utilities	All Available	Environmental Issues	None Noted	

Improvements & Financial Considerations				
GBA	63,210	PGI \$1	,401,441	
Rentable Area		EGI		
No. Of Units		Expense Ratio		
Year Built	1974	NOI		
Renovations	1974	Cap Rate		
Condition		EGIM 5	57	

Comments

This is the sale of a hotel located in the central business discrict of Juneau. When the property was sold, there was \$1,750,000 in deferred maintenance and renovations. This was added onto the sale price of \$6,060,000 for an analysis price of \$7,810,000. Overall this was an arms-length transaction reflective of market conditions at the time of sale.

Westmark Baranof Hotel - 3043 **Property Name**

Juneau City AK State

Tax ID 1C070A120010

Grantor Westmark Hotels, Inc.

Grantee B & B

Lots 1-3 & 5-8, Block 12, Original Townsite 01/26/2011 **Legal Description**

Date

Price \$7,500,000

Price Per Unit

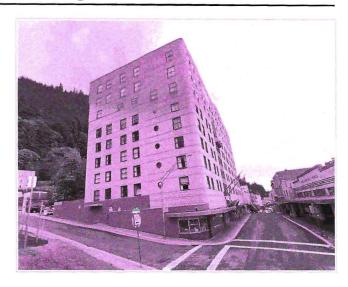
Transaction Type Closed Sale

Financing Owner-financing

Property Rights Fee Simple

Days On Market 0

ID 3043



Caption

Verification

Site				
Acres	0.75	Topography	Generally Level	
Land SF	32,687	Zoning	MU, Mixed Use	
Road Frontage	200'	Flood Zone	Zone C	
Shape	Rectangular	Encumbrance Or Easement	Typical, perimeter	
Utilities	All Available	Environmental Issues	None Noted	

Improvements & Financial Considerations				
GBA	119,048	PGI		
Rentable Area		EGI	\$1	
No. Of Units		Expense Ratio	85.0%	
Year Built	1939 / Periodic	NOI	\$927,625	
Renovations	Periodic	Cap Rate	12.4%	
Condition		EGIM	1.24	

The Westmark Baranof Hotel is an older, stately hotel, in downtown Juneau that serves as residence to many representatives 87 of 757 during the legislative session. It has a full service restaurant and meeting and conference rooms. Approximately 1991 the rooms 2022 have kitchenettes. According to reports the grantee expressed interest in the hotel and made an unsolicited offer to purchase the property in the summer 2010 with negotiations finalizing late that year. The property was not formally listed for sale. The transaction will take effect January 24, 2011. The grantee is looking at the property as an investment and will not change the hotel's name, staff, or management. Note that the art collection was not included in the sale price. The price reflects both real and personal property, however, limited value was attributed to the personal property. The property was owner financed at terms intended to reflect available market financing; 20 percent down, 8 percent interest, 30 year amortization with a 10 year balloon. The seller indicates that \$1-2 million dollars will be required in capital investments over the next several years to modernize the property and make it competitive. Upgrades required include new windows, carpet, updating to bathrooms, heating systems, new FF&E and other mechanical systems. The hotel was not part of the seller's tour program and the seller did not want to make the substantial capital investment required and therefore accepted the offer. The seller will continue to manage the property at market terms. The seller indicated that the management contract did not have an influence on price. Functional issues at the property include the lack of available parking, small room sizes, inefficient heating system and lack of air conditioning. Overall, the fact the property was not formally listed suggests that a higher price would have been obtained if the property were formally placed on the market. Furthermore, the sale price is reflective of the buyer's substantial capital investment that will be required over the next several years. Note, that adding \$2 million in deferred maintenance and capital investment to the purchase price indicates a price of \$48,718 per room or \$80/sq ft.

From: Bob Spitzfaden
To: City Clerk
Subject: email 13

Date:Tuesday, January 18, 2022 2:37:13 PMAttachments:Assessment History Reports.pdf

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

City and Borough of Juneau Assessment History Report

7B0901030071 FRONTIER PROPERTIES LLC 3161 CHANNEL DR USS 1075 FR

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$1,091,700.00	\$2,700.00	\$919,600.00	\$2,014,000.00
2020	\$727,800.00	\$2,700.00	\$919,600.00	\$1,650,100.00
2019	\$727,800.00	\$2,700.00	\$919,600.00	\$1,650,100.00
2018	\$727,800.00	\$2,700.00	\$919,600.00	\$1,650,100.00
2017	\$1,029,300.00		\$786,000.00	\$1,815,300.00
2016	\$1,029,300.00		\$786,000.00	\$1,815,300.00
2015	\$1,029,300.00		\$786,000.00	\$1,815,300.00
2014	\$1,029,300.00		\$786,000.00	\$1,815,300.00
2013	\$1,029,300.00		\$786,000.00	\$1,815,300.00
2012	\$1,029,300.00	\$0.00	\$816,400.00	\$1,845,700.00
2011	\$1,029,300.00	\$0.00	\$816,400.00	\$1,845,700.00
2010	\$1,029,300.00	\$0.00	\$816,400.00	\$1,845,700.00
2009	\$1,029,300.00	\$0.00	\$816,400.00	\$1,845,700.00
2008	\$1,029,300.00	\$0.00	\$816,400.00	\$1,845,700.00
2007	\$1,029,300.00	\$0.00	\$816,400.00	\$1,845,700.00
2006	\$750,200.00	\$0.00	\$539,500.00	\$1,289,700.00
2005	\$597,900.00	\$0.00	\$539,500.00	\$1,137,400.00
2004	\$597,900.00	\$0.00	\$539,500.00	\$1,137,400.00
2003	\$597,900.00	\$0.00	\$539,500.00	\$1,137,400.00
2002	\$597,900.00	\$0.00	\$539,500.00	\$1,137,400.00
2001	\$597,900.00	\$0.00	\$683,700.00	\$1,281,600.00

5B2401610150 **COLIN CONERTON** 4045 DELTA DR **DELTA ACRES ADDITION 1 LT 2**

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$127,500.00	\$30,200.00	\$364,200.00	\$521,900.00
2020	\$85,000.00	\$30,200.00	\$364,200.00	\$479,400.00
2019	\$85,000.00	\$30,200.00	\$364,200.00	\$479,400.00
2018	\$85,000.00	\$30,200.00	\$364,200.00	\$479,400.00
2017	\$85,000.00	\$30,200.00	\$364,200.00	\$479,400.00
2016	\$85,000.00	\$30,200.00	\$364,200.00	\$479,400.00
2015	\$85,000.00	\$30,200.00	\$368,600.00	\$483,800.00
2014	\$85,000.00		\$312,900.00	\$397,900.00
2013	\$85,000.00		\$312,900.00	\$397,900.00
2012	\$120,000.00	\$0.00	\$315,000.00	\$435,000.00
2011	\$120,000.00	\$0.00	\$315,000.00	\$435,000.00
2010	\$120,000.00	\$0.00	\$315,000.00	\$435,000.00
2009	\$120,000.00	\$0.00	\$315,000.00	\$435,000.00
2008	\$120,000.00	\$0.00	\$315,000.00	\$435,000.00
2007	\$120,000.00	\$0.00	\$315,000.00	\$435,000.00
2006	\$120,000.00	\$0.00	\$315,000.00	\$435,000.00
2005	\$75,000.00	\$0.00	\$286,000.00	\$361,000.00
2004	\$60,000.00	\$0.00	\$286,000.00	\$346,000.00
2003	\$60,000.00	\$0.00	\$335,000.00	\$395,000.00
2002	\$60,000.00	\$0.00	\$330,000.00	\$390,000.00
2001	\$60,000.00	\$0.00	\$330,000.00	\$390,000.00

5B1601140070 **RNL LLC** 9309 GLACIER HWY UNITB101 PROFESSIONAL PLAZA CONDOMINIUM UNIT B101

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$176,850.00		\$132,000.00	\$308,850.00
2020	\$117,900.00		\$132,000.00	\$249,900.00
2019	\$117,900.00		\$132,000.00	\$249,900.00
2018	\$108,100.00		\$132,000.00	\$240,100.00
2017	\$108,100.00		\$132,000.00	\$240,100.00
2016	\$108,100.00		\$132,000.00	\$240,100.00
2015	\$108,100.00		\$132,000.00	\$240,100.00
2014	\$108,100.00		\$132,000.00	\$240,100.00
2013	\$82,600.00		\$148,500.00	\$231,100.00
2012	\$82,600.00	\$0.00	\$148,500.00	\$231,100.00
2011	\$82,600.00	\$0.00	\$148,500.00	\$231,100.00
2010	\$82,600.00	\$0.00	\$148,500.00	\$231,100.00
2009	\$82,600.00	\$0.00	\$148,500.00	\$231,100.00
2008	\$82,600.00	\$0.00	\$148,500.00	\$231,100.00
2007	\$68,800.00	\$0.00	\$148,500.00	\$217,300.00
2006	\$68,800.00	\$0.00	\$148,500.00	\$217,300.00
2005	\$48,700.00	\$0.00	\$106,500.00	\$155,200.00
2004	\$48,700.00	\$0.00	\$106,500.00	\$155,200.00
2003	\$48,700.00	\$0.00	\$106,500.00	\$155,200.00
2002	\$48,700.00	\$0.00	\$106,500.00	\$155,200.00
2001	\$40,000.00	\$0.00	\$115,000.00	\$155,000.00

5B1601140043 CHARLES D HIGHTOWER 9309 GLACIER HWY UNITA102 PROFESSIONAL PLAZA PHASE 1 CONDOMINIUM BLDG A UNIT 102A

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$82,650.00		\$86,700.00	\$169,350.00
2020	\$55,100.00		\$86,700.00	\$141,800.00
2019	\$55,100.00		\$86,700.00	\$141,800.00
2018	\$50,500.00		\$98,500.00	\$149,000.00
2017	\$50,500.00		\$98,500.00	\$149,000.00
2016	\$50,500.00		\$98,500.00	\$149,000.00
2015	\$50,500.00		\$98,500.00	\$149,000.00
2014	\$50,500.00		\$98,500.00	\$149,000.00
2013	\$37,000.00		\$99,000.00	\$136,000.00
2012	\$37,000.00	\$0.00	\$99,000.00	\$136,000.00
2011	\$37,000.00	\$0.00	\$99,000.00	\$136,000.00
2010	\$37,000.00	\$0.00	\$99,000.00	\$136,000.00
2009	\$37,000.00	\$0.00	\$99,000.00	\$136,000.00
2008	\$58,300.00	\$0.00	\$126,500.00	\$184,800.00
2007	\$48,600.00	\$0.00	\$126,500.00	\$175,100.00
2006	\$48,600.00	\$0.00	\$126,500.00	\$175,100.00
2005	\$41,100.00	\$0.00	\$89,400.00	\$130,500.00
2004	\$41,100.00	\$0.00	\$87,600.00	\$128,700.00
2003	\$41,100.00	\$0.00	\$87,600.00	\$128,700.00
2002	\$41,100.00	\$0.00	\$87,600.00	\$128,700.00
2001	\$55,000.00	\$0.00	\$130,000.00	\$185,000.00

City and Borough of Juneau Assessment History Report

5B1601000023 ST VINCENT DEPAUL SOCIETY 9151 GLACIER HWY GLACIER MALL TR A1

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$447,300.00		\$404,100.00	\$851,400.00
2020	\$298,200.00		\$415,100.00	\$713,300.00
2019				
2018	\$310,700.00		\$400,800.00	\$711,500.00
2017	\$310,700.00		\$400,800.00	\$711,500.00
2016	\$310,700.00		\$400,800.00	\$711,500.00
2015	\$248,500.00		\$466,800.00	\$715,300.00
2014	\$248,500.00		\$466,800.00	\$715,300.00
2013	\$248,500.00		\$466,800.00	\$715,300.00
2012	\$248,500.00	\$0.00	\$466,800.00	\$715,300.00
2011	\$248,500.00	\$0.00	\$444,400.00	\$692,900.00
2010	\$248,500.00	\$0.00	\$444,400.00	\$692,900.00
2009	\$248,500.00	\$0.00	\$444,400.00	\$692,900.00
2008	\$248,500.00	\$0.00	\$444,400.00	\$692,900.00
2007	\$248,500.00	\$0.00	\$444,400.00	\$692,900.00
2006	\$248,500.00	\$0.00	\$444,400.00	\$692,900.00
2005	\$227,800.00	\$0.00	\$444,400.00	\$672,200.00
2004	\$212,100.00	\$0.00	\$444,400.00	\$656,500.00
2003	\$212,100.00	\$0.00	\$444,400.00	\$656,500.00
2002	\$212,100.00	\$0.00	\$444,400.00	\$656,500.00
2001	\$212,100.00	\$0.00	\$265,800.00	\$477,900.00

5B1501040030 AFFORDABLE AUTO ENTERPRISES LLC 8825 MALLARD ST VALLEY CENTRE BL E LTS 9 - 11

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$466,200.00		\$371,400.00	\$837,600.00
2020	\$310,800.00		\$371,400.00	\$682,200.00
2019	\$310,800.00		\$371,400.00	\$682,200.00
2018	\$310,800.00		\$371,400.00	\$682,200.00
2017	\$310,800.00		\$371,400.00	\$682,200.00
2016	\$336,700.00		\$371,400.00	\$708,100.00
2015	\$336,700.00		\$371,400.00	\$708,100.00
2014	\$336,700.00		\$371,400.00	\$708,100.00
2013	\$336,700.00		\$371,400.00	\$708,100.00
2012	\$336,700.00	\$0.00	\$371,400.00	\$708,100.00
2011	\$336,700.00	\$0.00	\$374,400.00	\$711,100.00
2010	\$336,700.00	\$0.00	\$374,400.00	\$711,100.00
2009	\$336,700.00	\$0.00	\$374,400.00	\$711,100.00
2008	\$336,700.00	\$0.00	\$374,400.00	\$711,100.00
2007	\$287,000.00	\$0.00	\$374,400.00	\$661,400.00
2006	\$287,000.00	\$0.00	\$374,400.00	\$661,400.00
2005	\$233,100.00	\$0.00	\$416,900.00	\$650,000.00
2004	\$223,000.00	\$0.00	\$416,900.00	\$639,900.00
2003	\$223,000.00	\$0.00	\$416,900.00	\$639,900.00
2002	\$223,000.00	\$0.00	\$416,900.00	\$639,900.00
2001	\$223,000.00	\$0.00	\$376,700.00	\$599,700.00

5B1501020170 DCI COMMERCIAL LLC 8401 AIRPORT BLVD VALLEY CENTRE BL M LTS 18 - 22

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$766,350.00		\$416,700.00	\$1,183,050.00
2020	\$510,900.00		\$416,700.00	\$927,600.00
2019	\$510,900.00		\$416,700.00	\$927,600.00
2018	\$510,900.00		\$416,700.00	\$927,600.00
2017	\$510,900.00		\$416,700.00	\$927,600.00
2016	\$510,900.00		\$416,700.00	\$927,600.00
2015	\$510,900.00		\$416,700.00	\$927,600.00
2014	\$510,900.00		\$416,700.00	\$927,600.00
2013	\$510,900.00		\$416,700.00	\$927,600.00
2012	\$510,900.00	\$0.00	\$379,400.00	\$890,300.00
2011	\$510,900.00	\$0.00	\$379,400.00	\$890,300.00
2010	\$510,900.00	\$0.00	\$379,400.00	\$890,300.00
2009	\$510,900.00	\$0.00	\$379,400.00	\$890,300.00
2008	\$510,900.00	\$0.00	\$379,400.00	\$890,300.00
2007	\$425,800.00	\$0.00	\$379,400.00	\$805,200.00
2006	\$425,800.00	\$0.00	\$379,400.00	\$805,200.00
2005	\$340,600.00	\$0.00	\$320,200.00	\$660,800.00
2004	\$319,300.00	\$0.00	\$320,200.00	\$639,500.00
2003	\$319,300.00	\$0.00	\$320,200.00	\$639,500.00
2002	\$319,300.00	\$0.00	\$320,200.00	\$639,500.00
2001	\$319,300.00	\$0.00	\$251,900.00	\$571,200.00

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5B1501010001 VICTOR HUGO MIRAMONTES 1880 CREST ST

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$131,250.00		\$164,600.00	\$295,850.00
2020	\$87,500.00		\$164,600.00	\$252,100.00
2019	\$87,500.00		\$164,600.00	\$252,100.00
2018	\$87,500.00		\$164,600.00	\$252,100.00
2017	\$87,500.00		\$164,600.00	\$252,100.00
2016	\$73,700.00		\$164,600.00	\$238,300.00
2015	\$73,700.00		\$164,600.00	\$238,300.00

5B1501000002 DCI COMMERCIAL LLC 8251 GLACIER HWY SOUTHEAST INSURANCE CONDOS UNIT B

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$234,000.00		\$359,500.00	\$593,500.00
2020	\$156,000.00		\$359,500.00	\$515,500.00
2019	\$156,000.00		\$359,500.00	\$515,500.00
2018	\$156,000.00		\$359,500.00	\$515,500.00
2017	\$156,000.00		\$359,500.00	\$515,500.00
2016	\$156,000.00		\$359,500.00	\$515,500.00
2015	\$156,000.00		\$359,500.00	\$515,500.00
2014	\$156,000.00		\$359,500.00	\$515,500.00
2013	\$156,000.00		\$359,500.00	\$515,500.00
2012	\$156,000.00	\$0.00	\$267,700.00	\$423,700.00
2011	\$156,000.00	\$0.00	\$267,700.00	\$423,700.00
2010	\$156,000.00	\$0.00	\$267,700.00	\$423,700.00
2009	\$156,000.00	\$0.00	\$267,700.00	\$423,700.00
2008	\$156,000.00	\$0.00	\$267,700.00	\$423,700.00
2007	\$132,300.00	\$0.00	\$267,700.00	\$400,000.00

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5B1201450110 SOUTHEAST FURNITURE WAREHOUSE INC 1731 RALPH'S WAY SSG V LT 11

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$370,350.00		\$666,100.00	\$1,036,450.00
2020	\$246,900.00		\$666,100.00	\$913,000.00
2019	\$246,900.00		\$666,100.00	\$913,000.00
2018	\$246,900.00		\$666,100.00	\$913,000.00
2017	\$246,900.00		\$666,100.00	\$913,000.00
2016	\$246,900.00		\$666,100.00	\$913,000.00
2015	\$246,900.00		\$666,100.00	\$913,000.00
2014	\$246,900.00		\$666,100.00	\$913,000.00
2013	\$246,900.00		\$666,100.00	\$913,000.00
2012	\$263,300.00	\$0.00	\$538,200.00	\$801,500.00
2011	\$263,300.00	\$0.00	\$538,200.00	\$801,500.00
2010	\$263,300.00	\$0.00	\$538,200.00	\$801,500.00
2009	\$263,300.00	\$0.00	\$538,200.00	\$801,500.00
2008	\$263,300.00	\$0.00	\$538,200.00	\$801,500.00
2007	\$215,200.00	\$0.00	\$538,200.00	\$753,400.00
2006	\$182,300.00	\$0.00	\$538,000.00	\$720,300.00
2005	\$148,100.00	\$0.00	\$538,200.00	\$686,300.00
2004	\$115,800.00	\$0.00	\$0.00	\$115,800.00
2003	\$115,800.00	\$0.00	\$0.00	\$115,800.00
2002	\$107,000.00	\$0.00	\$0.00	\$107,000.00
2001	\$107,000.00	\$0.00	\$0.00	\$107,000.00

5B1201330160 **CASEY J WILKINS** 2005 ANKA ST RSH III LT 16

<u>YEAR_ID</u> 2021	<u>LAND_VALUE</u> \$184,350.00	MISC_VALUE	BLDG_VALUE \$368,700.00	CAMA_VALUE \$553,050.00
2020	\$122,900.00		\$368,700.00	\$491,600.00
2019	\$122,900.00		\$309,000.00	\$431,900.00
2018	\$122,900.00		\$309,000.00	\$431,900.00
2017	\$122,900.00		\$309,000.00	\$431,900.00
2016	\$152,900.00		\$309,000.00	\$461,900.00
2015	\$152,900.00		\$309,000.00	\$461,900.00
2014	\$152,900.00		\$309,000.00	\$461,900.00
2013	\$165,600.00			\$165,600.00
2012	\$165,600.00	\$0.00	\$0.00	\$165,600.00
2011	\$165,600.00	\$0.00	\$0.00	\$165,600.00
2010	\$165,600.00	\$0.00	\$0.00	\$165,600.00
2009	\$165,600.00	\$0.00	\$0.00	\$165,600.00
2008	\$165,600.00	\$0.00	\$0.00	\$165,600.00
2007	\$140,100.00	\$0.00	\$0.00	\$140,100.00
2006	\$127,400.00	\$0.00	\$0.00	\$127,400.00
2005	\$101,900.00	\$0.00	\$0.00	\$101,900.00
2004	\$44,400.00	\$0.00	\$0.00	\$44,400.00
2003	\$44,400.00	\$0.00	\$0.00	\$44,400.00

5B1201300110 MICHAEL HULL 1783 ANKA ST **GLACIER INDUSTRIAL LT 11**

<u>YEAR_ID</u> 2021	<u>LAND_VALUE</u> \$269,550.00	MISC_VALUE	BLDG_VALUE	<u>CAMA_VALUE</u> \$269,550.00
2020	\$179,700.00			\$179,700.00
2019	\$179,700.00			\$179,700.00
2018	\$179,700.00			\$179,700.00
2017	\$179,700.00			\$179,700.00
2016	\$179,700.00			\$179,700.00
2015	\$179,700.00			\$179,700.00
2014	\$179,700.00			\$179,700.00
2013	\$179,700.00			\$179,700.00
2012	\$194,700.00	\$0.00	\$0.00	\$194,700.00
2011	\$194,700.00	\$0.00	\$0.00	\$194,700.00
2010	\$194,700.00	\$0.00	\$0.00	\$194,700.00
2009	\$194,700.00	\$0.00	\$0.00	\$194,700.00
2008	\$194,700.00	\$0.00	\$0.00	\$194,700.00
2007	\$162,300.00	\$0.00	\$0.00	\$162,300.00
2006	\$149,700.00	\$0.00	\$0.00	\$149,700.00
2005	\$119,800.00	\$0.00	\$0.00	\$119,800.00
2004	\$104,800.00	\$0.00	\$0.00	\$104,800.00
2003	\$104,800.00	\$0.00	\$0.00	\$104,800.00
2002	\$89,800.00	\$0.00	\$0.00	\$89,800.00
2001	\$80,400.00	\$0.00	\$0.00	\$80,400.00

5B1201060260 SETH M KOCH 5719 CONCRETE WAY **SEAGULLS EDGE CONDOMINIUM UNIT 1**

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$75,300.00		\$199,000.00	\$274,300.00
2020	\$50,200.00		\$199,000.00	\$249,200.00
2019	\$50,200.00		\$199,000.00	\$249,200.00
2018	\$50,200.00		\$199,000.00	\$249,200.00
2017	\$50,200.00		\$199,000.00	\$249,200.00
2016	\$50,200.00		\$199,000.00	\$249,200.00
2015	\$50,200.00		\$199,000.00	\$249,200.00
2014	\$50,200.00		\$199,000.00	\$249,200.00
2013	\$50,200.00		\$199,000.00	\$249,200.00
2012	\$51,600.00	\$0.00	\$254,500.00	\$306,100.00
2011	\$51,600.00	\$0.00	\$254,500.00	\$306,100.00
2010	\$51,600.00	\$0.00	\$254,500.00	\$306,100.00
2009	\$51,600.00	\$0.00	\$254,500.00	\$306,100.00
2008	\$51,600.00	\$0.00	\$254,500.00	\$306,100.00
2007	\$0.00	\$0.00	\$121,600.00	\$121,600.00
2006	\$214,500.00	\$0.00	\$0.00	\$214,500.00

5B1201060160 CENTRAL COUNCIL OF TLINGIT & HAIDA INDIAN TRIBES OF ALASK/ 5740 CONCRETE WAY JRM LT 10

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$349,050.00	\$2,800.00		\$351,850.00
2020	\$232,700.00	\$2,800.00		\$235,500.00
2019	\$232,700.00	\$2,800.00		\$235,500.00
2018	\$232,700.00	\$2,800.00		\$235,500.00
2017	\$232,700.00	\$2,800.00		\$235,500.00
2016	\$232,700.00	\$22,500.00		\$255,200.00
2015	\$231,500.00			\$231,500.00
2014	\$231,500.00			\$231,500.00
2013	\$231,500.00			\$231,500.00
2012	\$231,500.00	\$0.00	\$0.00	\$231,500.00
2011	\$231,500.00	\$0.00	\$0.00	\$231,500.00
2010	\$231,500.00	\$0.00	\$0.00	\$231,500.00
2009	\$231,500.00	\$0.00	\$0.00	\$231,500.00
2008	\$231,500.00	\$0.00	\$0.00	\$231,500.00
2007	\$194,500.00	\$0.00	\$0.00	\$194,500.00
2006	\$174,300.00	\$0.00	\$0.00	\$174,300.00

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5B1201060061 GAS N GO LLC 5631 GLACIER HWY HILDRE 2 LT 1A

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$311,400.00		\$126,000.00	\$437,400.00
2020	\$207,600.00		\$126,000.00	\$333,600.00
2019	\$207,600.00		\$126,000.00	\$333,600.00
2018	\$207,600.00		\$126,000.00	\$333,600.00
2017	\$207,600.00		\$126,000.00	\$333,600.00
2016	\$207,600.00		\$126,000.00	\$333,600.00
2015	\$207,600.00		\$126,000.00	\$333,600.00
2014	\$207,600.00		\$126,000.00	\$333,600.00
2013	\$207,600.00		\$126,000.00	\$333,600.00
2012	\$207,600.00	\$0.00	\$145,300.00	\$352,900.00
2011	\$207,600.00	\$0.00	\$145,300.00	\$352,900.00
2010	\$207,600.00	\$0.00	\$145,300.00	\$352,900.00
2009	\$294,100.00	\$0.00	\$145,300.00	\$439,400.00
2008	\$294,100.00	\$0.00	\$145,300.00	\$439,400.00
2007	\$242,200.00	\$0.00	\$145,300.00	\$387,500.00
2006	\$242,200.00	\$0.00	\$145,300.00	\$387,500.00
2005	\$138,400.00	\$0.00	\$360,400.00	\$498,800.00
2004	\$122,500.00	\$0.00	\$360,400.00	\$482,900.00
2003	\$122,500.00	\$0.00	\$360,400.00	\$482,900.00
2002	\$113,800.00	\$0.00	\$360,400.00	\$474,200.00
2001	\$103,800.00	\$0.00	\$239,000.00	\$342,800.00

5B1201040052 CENTRAL COUNCIL OF TLINGIT & HAIDA INDIAN TRIBES OF ALASK/ 1721 ANKA ST HORN 2 LT 3

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$3,509,550.00		\$589,900.00	\$4,099,450.00
2020	\$2,339,700.00		\$589,900.00	\$2,929,600.00
2019	\$2,339,700.00		\$589,900.00	\$2,929,600.00
2018	\$2,339,700.00		\$589,900.00	\$2,929,600.00
2017	\$2,339,700.00		\$589,900.00	\$2,929,600.00
2016	\$2,843,600.00		\$589,900.00	\$3,433,500.00
2015	\$2,843,600.00		\$589,900.00	\$3,433,500.00
2014	\$2,843,600.00		\$589,900.00	\$3,433,500.00
2013	\$2,843,600.00		\$589,900.00	\$3,433,500.00
2012	\$2,843,600.00	\$0.00	\$572,600.00	\$3,416,200.00
2011	\$2,843,600.00	\$0.00	\$572,600.00	\$3,416,200.00
2010	\$2,843,600.00	\$0.00	\$572,600.00	\$3,416,200.00
2009	\$2,843,600.00	\$0.00	\$572,600.00	\$3,416,200.00
2008	\$2,843,600.00	\$0.00	\$572,600.00	\$3,416,200.00
2007	\$2,370,900.00	\$0.00	\$572,600.00	\$2,943,500.00
2006	\$2,370,900.00	\$0.00	\$572,600.00	\$2,943,500.00
2005	\$1,895,700.00	\$0.00	\$572,600.00	\$2,468,300.00
2004	\$1,066,900.00	\$0.00	\$632,600.00	\$1,699,500.00
2003	\$1,066,900.00	\$0.00	\$200,000.00	\$1,266,900.00
2002	\$912,800.00	\$0.00	\$0.00	\$912,800.00
2001	\$1,005,000.00	\$0.00	\$0.00	\$1,005,000.00

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5B1201020100 ODEX JUNEAU LLC 5452 SHAUNE DR SSG LT 10

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$324,000.00		\$422,600.00	\$746,600.00
2020	\$216,000.00		\$422,600.00	\$638,600.00
2019	\$216,000.00		\$422,600.00	\$638,600.00
2018	\$216,000.00		\$422,600.00	\$638,600.00
2017	\$216,000.00		\$422,600.00	\$638,600.00
2016	\$216,000.00		\$422,600.00	\$638,600.00
2015	\$216,000.00		\$422,600.00	\$638,600.00
2014	\$216,000.00		\$422,600.00	\$638,600.00
2013	\$216,000.00		\$422,600.00	\$638,600.00
2012	\$216,000.00	\$0.00	\$477,900.00	\$693,900.00
2011	\$216,000.00	\$0.00	\$477,900.00	\$693,900.00
2010	\$216,000.00	\$0.00	\$477,900.00	\$693,900.00
2009	\$216,000.00	\$0.00	\$477,900.00	\$693,900.00
2008	\$216,000.00	\$0.00	\$477,900.00	\$693,900.00
2007	\$180,000.00	\$0.00	\$477,900.00	\$657,900.00
2006	\$180,000.00	\$0.00	\$454,700.00	\$634,700.00
2005	\$144,000.00	\$0.00	\$420,100.00	\$564,100.00
2004	\$117,000.00	\$0.00	\$420,100.00	\$537,100.00
2003	\$117,000.00	\$0.00	\$420,100.00	\$537,100.00
2002	\$108,000.00	\$0.00	\$420,100.00	\$528,100.00
2000	\$108,000.00	\$0.00	\$332,200.00	\$440,200.00

5B1201000060 PETRO 49 INC 5245 GLACIER HWY MIDWAY TR C

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$1,849,500.00	\$248,614.00		\$2,098,114.00
2020	\$1,233,000.00		\$604,000.00	\$1,837,000.00
2019	\$1,233,000.00		\$604,000.00	\$1,837,000.00
2018	\$1,233,000.00		\$604,000.00	\$1,837,000.00
2017	\$1,233,000.00		\$604,000.00	\$1,837,000.00
2016	\$1,233,000.00		\$604,000.00	\$1,837,000.00
2015	\$1,233,000.00		\$604,000.00	\$1,837,000.00
2014	\$1,233,000.00		\$604,000.00	\$1,837,000.00
2013	\$1,233,000.00		\$604,000.00	\$1,837,000.00
2012	\$1,233,000.00	\$0.00	\$893,200.00	\$2,126,200.00
2011	\$1,233,000.00	\$0.00	\$893,200.00	\$2,126,200.00
2010	\$1,233,000.00	\$0.00	\$893,200.00	\$2,126,200.00
2009	\$1,562,100.00	\$0.00	\$856,500.00	\$2,418,600.00
2008	\$1,562,100.00	\$0.00	\$856,500.00	\$2,418,600.00
2007	\$1,329,100.00	\$0.00	\$856,500.00	\$2,185,600.00
2006	\$1,000,300.00	\$0.00	\$856,500.00	\$1,856,800.00
2005	\$657,700.00	\$0.00	\$633,500.00	\$1,291,200.00
2004	\$493,300.00	\$0.00	\$633,500.00	\$1,126,800.00
2003	\$493,300.00	\$0.00	\$633,500.00	\$1,126,800.00
2002	\$493,300.00	\$0.00	\$603,300.00	\$1,096,600.00
2000	\$493,300.00	\$0.00	\$423,700.00	\$917,000.00

5B15011109B0 TAMAR MARY BOYD 2231 JORDAN AVE JORDAN CREEK CONDOMINIUM UNIT 9B

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021			\$230,384.00	\$230,384.00
2020	\$5,000.00		\$244,970.00	\$249,970.00
2019	\$5,000.00		\$244,970.00	\$249,970.00
2018	\$5,000.00		\$244,970.00	\$249,970.00
2017	\$5,000.00		\$244,970.00	\$249,970.00
2016			\$154,800.00	\$154,800.00
2015			\$96,100.00	\$96,100.00
2014			\$96,100.00	\$96,100.00
2013			\$96,100.00	\$96,100.00
2012	\$0.00	\$0.00	\$97,300.00	\$97,300.00
2011	\$0.00	\$0.00	\$94,600.00	\$94,600.00
2010	\$0.00	\$0.00	\$94,600.00	\$94,600.00
2009	\$0.00	\$0.00	\$94,600.00	\$94,600.00
2008	\$0.00	\$0.00	\$94,600.00	\$94,600.00
2007	\$0.00	\$0.00	\$94,600.00	\$94,600.00
2006	\$0.00	\$0.00	\$94,600.00	\$94,600.00
2005	\$0.00	\$0.00	\$81,400.00	\$81,400.00
2004	\$0.00	\$0.00	\$81,400.00	\$81,400.00
2003	\$0.00	\$0.00	\$81,400.00	\$81,400.00
2002	\$0.00	\$0.00	\$81,400.00	\$81,400.00
2001	\$0.00	\$0.00	\$101,700.00	\$101,700.00

5B15011107E0 FAMILY PROMISE OF JUNEAU 2221 JORDAN AVE JORDAN CREEK CONDOMINIUM UNIT 7E

<u>YEAR_ID</u> 2021	LAND_VALUE	MISC_VALUE	BLDG_VALUE \$234,498.00	CAMA_VALUE \$234,498.00
2020	\$5,000.00		\$247,940.00	\$252,940.00
2019	\$5,000.00		\$247,940.00	\$252,940.00
2018	\$5,000.00		\$247,940.00	\$252,940.00
2017	\$5,000.00		\$247,940.00	\$252,940.00
2016			\$157,500.00	\$157,500.00
2015			\$97,800.00	\$97,800.00
2014			\$97,800.00	\$97,800.00
2013			\$97,800.00	\$97,800.00
2012	\$0.00	\$0.00	\$99,100.00	\$99,100.00
2011	\$0.00	\$0.00	\$115,000.00	\$115,000.00
2010	\$0.00	\$0.00	\$115,000.00	\$115,000.00
2009	\$0.00	\$0.00	\$115,000.00	\$115,000.00
2008	\$0.00	\$0.00	\$115,000.00	\$115,000.00
2007	\$0.00	\$0.00	\$115,000.00	\$115,000.00
2006	\$0.00	\$0.00	\$115,000.00	\$115,000.00
2005	\$0.00	\$0.00	\$83,300.00	\$83,300.00
2004	\$0.00	\$0.00	\$83,300.00	\$83,300.00
2003	\$0.00	\$0.00	\$83,300.00	\$83,300.00
2002	\$0.00	\$0.00	\$83,300.00	\$83,300.00
2001	\$0.00	\$0.00	\$104,100.00	\$104,100.00

4B2901020010 **GLACIER NALU LLC** 10200 MENDENHALL LOOP RD USS 1796 TR B1

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$1,025,550.00		\$20,200.00	\$1,045,750.00
2020	\$683,700.00		\$20,200.00	\$703,900.00
2019	\$683,700.00		\$20,200.00	\$703,900.00
2018	\$683,700.00		\$20,200.00	\$703,900.00
2017	\$683,700.00		\$20,200.00	\$703,900.00
2016	\$683,700.00		\$20,200.00	\$703,900.00
2015	\$683,700.00		\$20,200.00	\$703,900.00
2014	\$683,700.00		\$20,200.00	\$703,900.00
2013	\$1,099,800.00		\$20,800.00	\$1,120,600.00
2012	\$1,099,800.00	\$0.00	\$20,800.00	\$1,120,600.00
2011	\$547,200.00	\$0.00	\$20,800.00	\$568,000.00
2010	\$547,200.00	\$0.00	\$20,800.00	\$568,000.00
2009	\$547,200.00	\$0.00	\$20,800.00	\$568,000.00
2008	\$547,200.00	\$0.00	\$20,800.00	\$568,000.00
2007	\$547,200.00	\$0.00	\$20,800.00	\$568,000.00
2006	\$510,500.00	\$0.00	\$20,800.00	\$531,300.00
2005	\$510,500.00	\$0.00	\$20,800.00	\$531,300.00
2004	\$510,500.00	\$0.00	\$20,800.00	\$531,300.00
2003	\$510,500.00	\$0.00	\$20,800.00	\$531,300.00
2002	\$318,500.00	\$0.00	\$20,800.00	\$339,300.00
2000	\$270,200.00	\$0.00	\$20,800.00	\$291,000.00

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City and Borough of Juneau Assessment History Report

4B1701103003 MICHAEL BLUME 2769 SHERWOOD LN

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$5,000.00		\$331,200.00	\$336,200.00
2020	\$5,000.00		\$276,000.00	\$281,000.00
2019	\$5,000.00		\$276,000.00	\$281,000.00
2018	\$5,000.00		\$276,000.00	\$281,000.00

4B1701100170 C & M RENTALS 10221 GLACIER HWY SHERWOOD ESTATES BL B LT 4 FR

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$617,400.00		\$240,600.00	\$858,000.00
2020	\$411,600.00		\$240,600.00	\$652,200.00
2019	\$411,600.00		\$240,600.00	\$652,200.00
2018	\$411,600.00		\$240,600.00	\$652,200.00
2017	\$411,600.00		\$240,600.00	\$652,200.00
2016	\$411,600.00		\$195,000.00	\$606,600.00
2015	\$411,600.00		\$195,000.00	\$606,600.00
2014	\$411,600.00		\$195,000.00	\$606,600.00
2013	\$411,600.00		\$195,000.00	\$606,600.00
2012	\$518,700.00	\$0.00	\$171,200.00	\$689,900.00
2011	\$518,700.00	\$0.00	\$171,200.00	\$689,900.00
2010	\$494,000.00	\$0.00	\$171,200.00	\$665,200.00
2009	\$494,000.00	\$0.00	\$171,200.00	\$665,200.00
2008	\$494,000.00	\$0.00	\$171,200.00	\$665,200.00
2007	\$494,000.00	\$0.00	\$171,200.00	\$665,200.00
2006	\$411,600.00	\$0.00	\$171,200.00	\$582,800.00
2005	\$411,600.00	\$0.00	\$142,700.00	\$554,300.00
2004	\$137,300.00	\$0.00	\$142,700.00	\$280,000.00
2003	\$137,300.00	\$0.00	\$142,700.00	\$280,000.00
2002	\$137,300.00	\$0.00	\$111,500.00	\$248,800.00
2000	\$137,300.00	\$0.00	\$95,200.00	\$232,500.00

4B1701100146 SRA & G LLC 2789 SHERWOOD LN ANDSOH SUBDIVISION LT 1

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$361,800.00		\$787,400.00	\$1,149,200.00
2020	\$241,200.00		\$787,400.00	\$1,028,600.00
2019	\$241,200.00		\$787,400.00	\$1,028,600.00
2018	\$241,200.00		\$444,100.00	\$685,300.00
2017	\$206,800.00			\$206,800.00
2016	\$188,000.00			\$188,000.00
2015	\$188,000.00			\$188,000.00
2014				

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4B1701090228 KEENEY MORRIS BUD TRUST 10011 CRAZY HORSE DR UNIT B8

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$5,000.00		\$167,300.00	\$172,300.00
2020	\$5,000.00		\$139,400.00	\$144,400.00
2019	\$5,000.00		\$139,400.00	\$144,400.00
2018	\$5,000.00		\$139,400.00	\$144,400.00
2017	\$5,000.00		\$139,400.00	\$144,400.00

4B1701090226 PAUL J THOMAS 10011 CRAZY HORSE DR UNIT B6

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$5,000.00		\$144,800.00	\$149,800.00
2020	\$5,000.00		\$120,700.00	\$125,700.00
2019	\$5,000.00		\$120,700.00	\$125,700.00
2018	\$5,000.00		\$120,700.00	\$125,700.00
2017	\$5,000.00		\$120,700.00	\$125,700.00

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4B1701090223 BENTON AND MEIER MANAGEMENT LLC 10011 CRAZY HORSE DR UNIT B3

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$5,000.00		\$167,300.00	\$172,300.00
2020	\$5,000.00		\$139,400.00	\$144,400.00
2019	\$5,000.00		\$139,400.00	\$144,400.00
2018	\$5,000.00		\$139,400.00	\$144,400.00
2017	\$5,000.00		\$139,400.00	\$144,400.00

4B1701090218 JEFF CARPENTER 10011 CRAZY HORSE DR SAFE HARBOR CONDO UNIT A18

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	<u>CAMA_VALUE</u>
2021	\$5,000.00		\$140,000.00	\$145,000.00
2020	\$5,000.00		\$116,700.00	\$121,700.00
2019	\$5,000.00		\$116,700.00	\$121,700.00
2018	\$5,000.00		\$116,700.00	\$121,700.00
2017	\$5,000.00		\$116,700.00	\$121,700.00
2016	\$5,000.00		\$90,000.00	\$95,000.00
2015	\$5,000.00		\$90,000.00	\$95,000.00
2014	\$5,000.00		\$90,000.00	\$95,000.00
2013	\$5,000.00		\$90,000.00	\$95,000.00
2012	\$5,000.00	\$0.00	\$90,000.00	\$95,000.00
2011	\$5,000.00	\$0.00	\$90,000.00	\$95,000.00

4B1701090056 R & L LEASING INC 10009 CRAZY HORSE DR

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$961,350.00			\$961,350.00
2020	\$640,900.00			\$640,900.00
2019	\$640,900.00			\$640,900.00

4B1701020020 ALASKA ON POINT PROPERTIES LLC 10011 GLACIER HWY USS 1041 LT 2

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$223,500.00		\$304,200.00	\$527,700.00
2020	\$149,000.00		\$304,200.00	\$453,200.00
2019	\$149,000.00		\$304,200.00	\$453,200.00
2018	\$149,000.00		\$304,200.00	\$453,200.00
2017	\$149,000.00		\$304,200.00	\$453,200.00
2016	\$147,300.00		\$295,900.00	\$443,200.00
2015	\$147,300.00		\$295,900.00	\$443,200.00
2014	\$147,300.00		\$295,900.00	\$443,200.00
2013	\$147,300.00		\$295,900.00	\$443,200.00
2012	\$147,300.00	\$0.00	\$295,900.00	\$443,200.00
2011	\$147,300.00	\$0.00	\$291,600.00	\$438,900.00
2010	\$105,200.00	\$0.00	\$291,600.00	\$396,800.00
2009	\$105,200.00	\$0.00	\$291,600.00	\$396,800.00
2008	\$105,200.00	\$0.00	\$291,600.00	\$396,800.00
2007	\$105,200.00	\$0.00	\$291,600.00	\$396,800.00
2006	\$105,200.00	\$0.00	\$291,600.00	\$396,800.00
2005	\$105,200.00	\$0.00	\$243,000.00	\$348,200.00
2004	\$104,700.00	\$0.00	\$243,000.00	\$347,700.00
2003	\$104,700.00	\$0.00	\$243,000.00	\$347,700.00
2002	\$104,700.00	\$0.00	\$167,600.00	\$272,300.00
2000	\$104,700.00	\$0.00	\$124,300.00	\$229,000.00

4B1601120130 ANDREW MILLER 2270 BRANDY LN UNIT 13 BRANDY LANE YACHT CONDOMINIUM BLDG B UNIT 13

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$5,000.00		\$114,000.00	\$119,000.00
2020	\$5,000.00		\$95,000.00	\$100,000.00
2019	\$5,000.00		\$95,000.00	\$100,000.00
2018	\$5,000.00		\$95,000.00	\$100,000.00
2017	\$5,000.00		\$95,000.00	\$100,000.00
2016	\$5,000.00		\$95,000.00	\$100,000.00
2015	\$5,000.00		\$95,000.00	\$100,000.00
2014	\$5,000.00		\$95,000.00	\$100,000.00
2013	\$5,000.00		\$95,000.00	\$100,000.00
2012	\$5,000.00	\$0.00	\$95,000.00	\$100,000.00
2011	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2010	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2009	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2008	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2007	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2006	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2005	\$5,000.00	\$0.00	\$71,100.00	\$76,100.00
2004	\$5,000.00	\$0.00	\$65,000.00	\$70,000.00
2003	\$5,000.00	\$0.00	\$60,000.00	\$65,000.00
2002	\$5,000.00	\$0.00	\$60,000.00	\$65,000.00

4B1601080070 MICHAEL J SPALDING 2278 INDUSTRIAL BLVD UNIT B7 P & J BUSINESS CONDOMINIUM UNIT B7

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$5,000.00		\$30,000.00	\$35,000.00
2020	\$5,000.00		\$25,000.00	\$30,000.00
2019	\$5,000.00		\$25,000.00	\$30,000.00
2018	\$5,000.00		\$25,000.00	\$30,000.00
2017	\$5,000.00		\$25,000.00	\$30,000.00
2016	\$5,000.00		\$25,000.00	\$30,000.00
2015	\$5,000.00		\$25,000.00	\$30,000.00
2014	\$5,000.00		\$25,000.00	\$30,000.00
2013	\$5,000.00		\$25,000.00	\$30,000.00
2012	\$5,000.00	\$0.00	\$30,000.00	\$35,000.00
2011	\$5,000.00	\$0.00	\$23,000.00	\$28,000.00
2010	\$5,000.00	\$0.00	\$23,000.00	\$28,000.00
2009	\$5,000.00	\$0.00	\$23,000.00	\$28,000.00
2008	\$5,000.00	\$0.00	\$23,000.00	\$28,000.00
2007	\$5,000.00	\$0.00	\$23,000.00	\$28,000.00
2006	\$5,000.00	\$0.00	\$23,000.00	\$28,000.00
2005	\$5,000.00	\$0.00	\$20,000.00	\$25,000.00
2004	\$3,000.00	\$0.00	\$20,000.00	\$23,000.00
2003	\$3,000.00	\$0.00	\$20,000.00	\$23,000.00
2002	\$3,000.00	\$0.00	\$18,500.00	\$21,500.00
2000	\$3,000.00	\$0.00	\$18,500.00	\$21,500.00

4B1601050160 JUNEAU INTERIORS STAGING LLC 2276 INDUSTRIAL BLVD UNIT 9 **RIVERVIEW YACHT CONDOMINIUM UNIT 9**

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$5,000.00		\$78,000.00	\$83,000.00
2020	\$5,000.00		\$65,000.00	\$70,000.00
2019	\$5,000.00		\$65,000.00	\$70,000.00
2018	\$5,000.00		\$65,000.00	\$70,000.00
2017	\$5,000.00		\$65,000.00	\$70,000.00
2016	\$5,000.00		\$64,800.00	\$69,800.00
2015	\$5,000.00		\$64,800.00	\$69,800.00
2014	\$5,000.00		\$64,800.00	\$69,800.00
2013	\$5,000.00		\$64,800.00	\$69,800.00
2012	\$5,000.00	\$0.00	\$64,800.00	\$69,800.00
2011	\$5,000.00	\$0.00	\$60,000.00	\$65,000.00
2010	\$5,000.00	\$0.00	\$60,000.00	\$65,000.00
2009	\$5,000.00	\$0.00	\$60,000.00	\$65,000.00
2008	\$5,000.00	\$0.00	\$60,000.00	\$65,000.00
2007	\$5,000.00	\$0.00	\$60,000.00	\$65,000.00
2006	\$5,000.00	\$0.00	\$60,000.00	\$65,000.00
2005	\$5,000.00	\$0.00	\$53,000.00	\$58,000.00
2004	\$7,000.00	\$0.00	\$40,000.00	\$47,000.00
2003	\$7,000.00	\$0.00	\$40,000.00	\$47,000.00
2002	\$7,000.00	\$0.00	\$40,000.00	\$47,000.00
2000	\$7,000.00	\$0.00	\$40,000.00	\$47,000.00

4B1601050030 GREGORY PILCHER: HILARY YOUNG: 2274 INDUSTRIAL BLVD UNIT 3 **RIVERVIEW YACHT CONDOMINIUM UNIT 3**

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$5,000.00		\$103,800.00	\$108,800.00
2020	\$5,000.00		\$86,500.00	\$91,500.00
2019	\$5,000.00		\$86,500.00	\$91,500.00
2018	\$5,000.00		\$86,500.00	\$91,500.00
2017	\$5,000.00		\$86,500.00	\$91,500.00
2016	\$5,000.00		\$86,400.00	\$91,400.00
2015	\$5,000.00		\$86,400.00	\$91,400.00
2014	\$5,000.00		\$86,400.00	\$91,400.00
2013	\$5,000.00		\$86,400.00	\$91,400.00
2012	\$5,000.00	\$0.00	\$86,400.00	\$91,400.00
2011	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2010	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2009	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2008	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2007	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2006	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2005	\$5,000.00	\$0.00	\$68,900.00	\$73,900.00
2004	\$8,000.00	\$0.00	\$50,500.00	\$58,500.00
2003	\$8,000.00	\$0.00	\$50,500.00	\$58,500.00
2002	\$8,000.00	\$0.00	\$50,500.00	\$58,500.00
2000	\$8,000.00	\$0.00	\$50,500.00	\$58,500.00

4B1601010040 BAD DOG INVESTMENTS 2450 INDUSTRIAL BLVD MENDENHALL VALLEY INDUSTRIAL PARK 3 LT 4

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$314,100.00		\$509,000.00	\$823,100.00
2020	\$209,400.00		\$509,000.00	\$718,400.00
2019	\$209,400.00		\$509,000.00	\$718,400.00
2018	\$209,400.00		\$509,000.00	\$718,400.00
2017	\$209,400.00		\$509,000.00	\$718,400.00
2016	\$209,400.00		\$426,800.00	\$636,200.00
2015	\$209,400.00		\$426,800.00	\$636,200.00
2014	\$209,400.00		\$426,800.00	\$636,200.00
2013	\$209,400.00		\$426,800.00	\$636,200.00
2012	\$209,400.00	\$0.00	\$426,800.00	\$636,200.00
2011	\$209,400.00	\$0.00	\$426,800.00	\$636,200.00
2010	\$244,300.00	\$0.00	\$426,800.00	\$671,100.00
2009	\$244,300.00	\$0.00	\$472,200.00	\$716,500.00
2008	\$244,300.00	\$0.00	\$472,200.00	\$716,500.00
2007	\$244,300.00	\$0.00	\$472,200.00	\$716,500.00
2006	\$244,300.00	\$0.00	\$472,200.00	\$716,500.00
2005	\$244,300.00	\$0.00	\$393,500.00	\$637,800.00
2004	\$220,800.00	\$0.00	\$393,500.00	\$614,300.00
2003	\$220,800.00	\$0.00	\$393,500.00	\$614,300.00
2002	\$220,800.00	\$0.00	\$219,000.00	\$439,800.00
2000	\$220,800.00	\$0.00	\$199,100.00	\$419,900.00

3B1501040120 JAMES ARTHUR THOMPSON 1544 CREST ST AIRPORT BL O LT 12

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$29,200.00		\$134,800.00	\$164,000.00
2020	\$29,200.00		\$134,800.00	\$164,000.00
2019	\$29,200.00		\$134,800.00	\$164,000.00
2018	\$29,200.00		\$134,800.00	\$164,000.00
2017	\$29,200.00		\$134,800.00	\$164,000.00
2016	\$29,200.00		\$134,800.00	\$164,000.00
2015	\$29,200.00		\$134,800.00	\$164,000.00
2014	\$29,200.00		\$134,800.00	\$164,000.00
2013	\$29,500.00		\$134,800.00	\$164,300.00
2012	\$26,100.00	\$0.00	\$122,000.00	\$148,100.00
2011	\$27,200.00	\$0.00	\$122,000.00	\$149,200.00
2010	\$27,200.00	\$0.00	\$122,000.00	\$149,200.00
2009	\$27,700.00	\$0.00	\$122,000.00	\$149,700.00
2006	\$5,000.00	\$0.00	\$4,900.00	\$9,900.00
2005	\$5,000.00	\$0.00	\$4,100.00	\$9,100.00
2004	\$5,000.00	\$0.00	\$4,100.00	\$9,100.00
2003	\$5,000.00	\$0.00	\$4,100.00	\$9,100.00
2002	\$5,000.00	\$0.00	\$4,100.00	\$9,100.00

3B1501020030 RICHARD FORST 1669 CREST ST AIRPORT BL M LT 3

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$8,700.00		\$32,500.00	\$41,200.00
2020	\$8,700.00		\$32,500.00	\$41,200.00
2019	\$8,700.00		\$32,500.00	\$41,200.00
2018	\$8,700.00		\$32,500.00	\$41,200.00
2017	\$8,700.00		\$32,500.00	\$41,200.00
2016	\$8,700.00		\$32,500.00	\$41,200.00
2015	\$8,700.00		\$32,500.00	\$41,200.00
2014	\$8,700.00		\$32,500.00	\$41,200.00
2013	\$9,000.00		\$32,500.00	\$41,500.00
2012	\$4,500.00	\$0.00	\$73,200.00	\$77,700.00
2011	\$3,700.00	\$0.00	\$73,200.00	\$76,900.00
2010	\$3,700.00	\$0.00	\$73,200.00	\$76,900.00
2009	\$5,700.00	\$0.00	\$73,200.00	\$78,900.00
2008	\$5,700.00	\$0.00	\$73,200.00	\$78,900.00
2007	\$5,700.00	\$0.00	\$73,200.00	\$78,900.00
2006	\$7,500.00	\$0.00	\$51,000.00	\$58,500.00
2005	\$7,500.00	\$0.00	\$42,500.00	\$50,000.00
2004	\$7,500.00	\$0.00	\$42,500.00	\$50,000.00
2003	\$7,500.00	\$0.00	\$42,500.00	\$50,000.00
2002	\$6,700.00	\$0.00	\$38,500.00	\$45,200.00
2000	\$6,700.00	\$0.00	\$34,000.00	\$40,700.00

1D060L030011 AWARE INC 201 CORDOVA ST

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$169,800.00		\$147,400.00	\$317,200.00
2020	\$113,200.00		\$147,400.00	\$260,600.00
2019	\$113,200.00		\$147,400.00	\$260,600.00
2018	\$113,200.00		\$147,400.00	\$260,600.00

1C110K120150 M & M TOURS LIMITED MILL ST ALASKA JUNEAU V BL B LT 15

<u>YEAR_ID</u> 2021	<u>LAND_VALUE</u> \$374,400.00	MISC_VALUE	BLDG_VALUE	<u>CAMA_VALUE</u> \$374,400.00
2020	\$249,600.00			\$249,600.00
2019	\$249,600.00			\$249,600.00
2018	\$249,600.00			\$249,600.00
2017	\$249,600.00			\$249,600.00
2016	\$249,600.00			\$249,600.00
2015	\$249,600.00			\$249,600.00
2014	\$249,600.00			\$249,600.00
2013	\$249,600.00			\$249,600.00
2012	\$249,600.00	\$0.00	\$0.00	\$249,600.00
2011	\$249,600.00	\$0.00	\$0.00	\$249,600.00
2010	\$245,000.00	\$0.00	\$0.00	\$245,000.00
2009	\$245,000.00	\$0.00	\$0.00	\$245,000.00
2008	\$245,000.00	\$0.00	\$0.00	\$245,000.00
2007	\$245,000.00	\$0.00	\$0.00	\$245,000.00
2006	\$245,000.00	\$0.00	\$0.00	\$245,000.00
2005	\$244,600.00	\$0.00	\$0.00	\$244,600.00
2004	\$176,700.00	\$0.00	\$0.00	\$176,700.00
2003	\$176,700.00	\$0.00	\$0.00	\$176,700.00
2002	\$163,100.00	\$0.00	\$0.00	\$163,100.00
2000	\$135,900.00	\$0.00	\$0.00	\$135,900.00

1C110K120140 BONNELL DEVELOPMENT LLC MILL ST ALASKA JUNEAU V BL B LT 14

<u>YEAR_ID</u> 2021	<u>LAND_VALUE</u> \$237,150.00	MISC_VALUE	BLDG_VALUE	<u>CAMA_VALUE</u> \$237,150.00
2020	\$158,100.00			\$158,100.00
2019	\$158,100.00			\$158,100.00
2018	\$158,100.00			\$158,100.00
2017	\$158,100.00			\$158,100.00
2016	\$158,100.00			\$158,100.00
2015	\$158,100.00			\$158,100.00
2014	\$158,100.00			\$158,100.00
2013	\$158,100.00			\$158,100.00
2012	\$158,100.00	\$0.00	\$0.00	\$158,100.00
2011	\$158,100.00	\$0.00	\$0.00	\$158,100.00
2010	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2009	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2008	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2007	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2006	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2005	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2004	\$111,900.00	\$0.00	\$0.00	\$111,900.00
2003	\$111,900.00	\$0.00	\$0.00	\$111,900.00
2002	\$103,300.00	\$0.00	\$0.00	\$103,300.00
2000	\$94,700.00	\$0.00	\$0.00	\$94,700.00

1C110K120130 BONNELL DEVELOPMENT LLC 190 MILL ST ALASKA JUNEAU V BL B LT 13

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$237,150.00		\$327,500.00	\$564,650.00
2020	\$158,100.00			\$158,100.00
2019	\$158,100.00			\$158,100.00
2018	\$158,100.00			\$158,100.00
2017	\$158,100.00			\$158,100.00
2016	\$158,100.00			\$158,100.00
2015	\$158,100.00			\$158,100.00
2014	\$158,100.00			\$158,100.00
2013	\$158,100.00			\$158,100.00
2012	\$158,100.00	\$0.00	\$0.00	\$158,100.00
2011	\$158,100.00	\$0.00	\$0.00	\$158,100.00
2010	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2009	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2008	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2007	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2006	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2005	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2004	\$111,900.00	\$0.00	\$0.00	\$111,900.00
2003	\$111,900.00	\$0.00	\$0.00	\$111,900.00
2002	\$103,300.00	\$0.00	\$0.00	\$103,300.00
2000	\$94,700.00	\$0.00	\$0.00	\$94,700.00

1C110K120120 GASTINEAU GUIDING PROPERTIES LLC MILL ST ALASKA JUNEAU V BL B LT 12

<u>YEAR_ID</u> 2021	<u>LAND_VALUE</u> \$237,150.00	MISC_VALUE	BLDG_VALUE	<u>CAMA_VALUE</u> \$237,150.00
2020	\$158,100.00			\$158,100.00
2019	\$158,100.00			\$158,100.00
2018	\$158,100.00			\$158,100.00
2017	\$158,100.00			\$158,100.00
2016	\$158,100.00			\$158,100.00
2015	\$158,100.00			\$158,100.00
2014	\$158,100.00			\$158,100.00
2013	\$158,100.00			\$158,100.00
2012	\$158,100.00	\$0.00	\$0.00	\$158,100.00
2011	\$158,100.00	\$0.00	\$0.00	\$158,100.00
2010	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2009	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2008	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2007	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2006	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2005	\$155,000.00	\$0.00	\$0.00	\$155,000.00
2004	\$111,900.00	\$0.00	\$0.00	\$111,900.00
2003	\$111,900.00	\$0.00	\$0.00	\$111,900.00
2002	\$103,300.00	\$0.00	\$0.00	\$103,300.00
2000	\$94,700.00	\$0.00	\$0.00	\$94,700.00

1C110K120101 SYSCO SEATTLE INC 170 MILL ST

YEAR_ID	<u>LAND_VALUE</u>	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$613,650.00		\$959,785.00	\$1,573,435.00
2020	\$409,100.00		\$959,785.00	\$1,368,885.00
2019	\$409,100.00		\$236,900.00	\$646,000.00

1C110K120051 **EASTAUGH WAY LLC EASTAUGH WAY**

YEAR_ID 2021

LAND_VALUE \$501,300.00

MISC_VALUE

BLDG_VALUE

CAMA_VALUE

\$501,300.00

1C070B0N0011 RBG HOLDINGS LLC 259 S FRANKLIN ST JUNEAU TOWNSITE BL N TR A

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$1,265,100.00	\$38,900.00	\$860,900.00	\$2,164,900.00
2020	\$843,400.00	\$38,900.00	\$860,900.00	\$1,743,200.00
2019	\$843,400.00	\$38,900.00	\$860,900.00	\$1,743,200.00
2018	\$843,400.00	\$38,900.00	\$860,900.00	\$1,743,200.00
2017	\$843,400.00	\$50,100.00	\$872,700.00	\$1,766,200.00
2016	\$843,400.00	\$50,100.00	\$872,700.00	\$1,766,200.00
2015	\$843,400.00	\$50,100.00	\$881,800.00	\$1,775,300.00
2014	\$843,400.00		\$734,900.00	\$1,578,300.00
2013	\$843,400.00		\$734,900.00	\$1,578,300.00
2012	\$843,400.00	\$0.00	\$734,900.00	\$1,578,300.00
2011	\$843,400.00	\$0.00	\$734,900.00	\$1,578,300.00
2010	\$719,000.00	\$0.00	\$925,900.00	\$1,644,900.00
2009	\$932,400.00	\$0.00	\$1,358,200.00	\$2,290,600.00
2008	\$932,400.00	\$0.00	\$1,358,200.00	\$2,290,600.00
2007	\$1,332,000.00	\$0.00	\$1,358,200.00	\$2,690,200.00
2006	\$639,400.00	\$0.00	\$1,002,000.00	\$1,641,400.00
2005	\$890,600.00	\$0.00	\$730,800.00	\$1,621,400.00
2004	\$346,300.00	\$0.00	\$421,100.00	\$767,400.00
2003	\$346,300.00	\$0.00	\$421,100.00	\$767,400.00
2002	\$239,800.00	\$0.00	\$421,100.00	\$660,900.00
2000	\$239,800.00	\$0.00	\$193,700.00	\$433,500.00

1C070B0J0020 A & D BERGMANN ALASKA COMMUNITY PROPERTY TRUST 195 S FRANKLIN ST JUNEAU TOWNSITE BL J LT 2 FR & BL K LT 2

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	<u>CAMA_VALUE</u>
2021	\$432,750.00	\$6,900.00	\$242,800.00	\$682,450.00
2020	\$288,500.00	\$6,900.00	\$242,800.00	\$538,200.00
2019	\$288,500.00	\$6,900.00	\$215,200.00	\$510,600.00
2018	\$288,500.00	\$6,900.00	\$215,200.00	\$510,600.00
2017	\$400,600.00	\$5,500.00	\$205,800.00	\$611,900.00
2016	\$400,600.00	\$5,500.00	\$205,800.00	\$611,900.00
2015	\$400,600.00	\$5,500.00	\$214,000.00	\$620,100.00
2014	\$400,600.00		\$221,200.00	\$621,800.00
2013	\$400,600.00		\$221,200.00	\$621,800.00
2012	\$400,600.00	\$0.00	\$221,200.00	\$621,800.00
2011	\$400,600.00	\$0.00	\$221,200.00	\$621,800.00
2010	\$320,500.00	\$0.00	\$267,300.00	\$587,800.00
2009	\$320,500.00	\$0.00	\$267,300.00	\$587,800.00
2008	\$320,500.00	\$0.00	\$267,300.00	\$587,800.00
2007	\$320,500.00	\$0.00	\$267,300.00	\$587,800.00
2006	\$320,500.00	\$0.00	\$267,300.00	\$587,800.00
2005	\$320,500.00	\$0.00	\$267,300.00	\$587,800.00
2004	\$160,300.00	\$0.00	\$180,300.00	\$340,600.00
2003	\$160,300.00	\$0.00	\$180,300.00	\$340,600.00
2002	\$144,200.00	\$0.00	\$180,300.00	\$324,500.00
2000	\$144,200.00	\$0.00	\$86,500.00	\$230,700.00

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1C070A050001 THE SPEAR/KIRKNESS FAMILY TRUST 230 SEWARD ST

YEAR_ID	<u>LAND_VALUE</u>	MISC_VALUE	BLDG_VALUE	<u>CAMA_VALUE</u>
2021	\$5,000.00		\$222,200.00	\$227,200.00
2020	\$5,000.00		\$185,200.00	\$190,200.00

1C070A030040 SPICKETTS PALACE LLC 100 N FRANKLIN ST JUNEAU TOWNSITE BL G LT 3

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$873,600.00		\$1,765,700.00	\$2,639,300.00
2020	\$582,400.00		\$1,765,700.00	\$2,348,100.00
2019	\$594,300.00		\$1,765,700.00	\$2,360,000.00
2018	\$594,300.00		\$208,200.00	\$802,500.00
2017	\$594,300.00		\$87,900.00	\$682,200.00
2016	\$594,300.00		\$90,000.00	\$684,300.00
2015	\$594,300.00		\$1,132,600.00	\$1,726,900.00
2014	\$594,300.00		\$1,132,600.00	\$1,726,900.00
2013	\$594,300.00		\$1,132,600.00	\$1,726,900.00
2012	\$594,300.00	\$0.00	\$1,132,600.00	\$1,726,900.00
2011	\$594,300.00	\$0.00	\$1,132,600.00	\$1,726,900.00
2010	\$594,300.00	\$0.00	\$1,151,400.00	\$1,745,700.00
2009	\$594,300.00	\$0.00	\$1,151,400.00	\$1,745,700.00
2008	\$594,300.00	\$0.00	\$1,151,400.00	\$1,745,700.00
2007	\$386,000.00	\$0.00	\$1,151,400.00	\$1,537,400.00
2006	\$386,000.00	\$0.00	\$1,151,400.00	\$1,537,400.00
2005	\$386,300.00	\$0.00	\$1,151,400.00	\$1,537,700.00
2004	\$267,400.00	\$0.00	\$920,400.00	\$1,187,800.00
2003	\$267,400.00	\$0.00	\$920,400.00	\$1,187,800.00
2002	\$267,400.00	\$0.00	\$859,000.00	\$1,126,400.00
2000	\$267,400.00	\$0.00	\$601,300.00	\$868,700.00

1C060U040040 CAELUM AK LLC 800 GLACIER AVE HARBORVIEW 2 URBAN RENEWAL BL 4 LT 7

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$759,600.00		\$732,400.00	\$1,492,000.00
2020	\$506,400.00		\$732,400.00	\$1,238,800.00
2019	\$378,900.00		\$697,400.00	\$1,076,300.00
2018	\$378,900.00		\$697,400.00	\$1,076,300.00
2017	\$378,900.00		\$712,400.00	\$1,091,300.00
2016	\$378,900.00		\$721,100.00	\$1,100,000.00
2015	\$474,000.00		\$1,030,600.00	\$1,504,600.00
2014	\$474,000.00		\$1,030,600.00	\$1,504,600.00
2013	\$474,000.00		\$1,030,600.00	\$1,504,600.00
2012	\$474,000.00	\$0.00	\$1,030,600.00	\$1,504,600.00
2011	\$474,000.00	\$0.00	\$1,030,600.00	\$1,504,600.00
2010	\$474,000.00	\$0.00	\$1,030,600.00	\$1,504,600.00
2009	\$630,800.00	\$0.00	\$1,030,600.00	\$1,661,400.00
2008	\$630,800.00	\$0.00	\$1,030,600.00	\$1,661,400.00
2007	\$630,800.00	\$0.00	\$1,030,600.00	\$1,661,400.00
2006	\$630,800.00	\$0.00	\$1,030,600.00	\$1,661,400.00
2005	\$492,000.00	\$0.00	\$734,000.00	\$1,226,000.00
2004	\$492,000.00	\$0.00	\$734,000.00	\$1,226,000.00
2003	\$492,000.00	\$0.00	\$734,000.00	\$1,226,000.00
2002	\$492,000.00	\$0.00	\$734,000.00	\$1,226,000.00
2000	\$492,000.00	\$0.00	\$543,200.00	\$1,035,200.00

1C060K660110 **GOLD LODGE LLC** 711 W WILLOUGHBY AVE **TIDELANDS ADDITION BL 66 LT 21**

YEAR_ID	LAND_VALUE	MISC_VALUE	BLDG_VALUE	CAMA_VALUE
2021	\$633,750.00	\$12,200.00	\$748,200.00	\$1,394,150.00
2020	\$422,500.00	\$12,200.00	\$748,200.00	\$1,182,900.00
2019	\$448,000.00	\$12,200.00	\$748,200.00	\$1,208,400.00
2018	\$448,000.00	\$12,200.00	\$748,200.00	\$1,208,400.00
2017	\$448,000.00	\$12,200.00	\$748,200.00	\$1,208,400.00
2016	\$448,000.00		\$658,000.00	\$1,106,000.00
2015	\$448,000.00		\$658,000.00	\$1,106,000.00
2014	\$448,000.00		\$658,000.00	\$1,106,000.00
2013	\$448,000.00		\$658,000.00	\$1,106,000.00
2012	\$448,000.00	\$0.00	\$658,000.00	\$1,106,000.00
2011	\$448,000.00	\$0.00	\$658,000.00	\$1,106,000.00
2010	\$448,000.00	\$0.00	\$658,000.00	\$1,106,000.00
2009	\$392,900.00	\$0.00	\$658,000.00	\$1,050,900.00
2008	\$392,900.00	\$0.00	\$658,000.00	\$1,050,900.00
2007	\$392,900.00	\$0.00	\$658,000.00	\$1,050,900.00
2006	\$392,900.00	\$0.00	\$658,000.00	\$1,050,900.00
2005	\$352,800.00	\$0.00	\$656,200.00	\$1,009,000.00
2004	\$320,700.00	\$0.00	\$656,200.00	\$976,900.00
2003	\$320,700.00	\$0.00	\$656,200.00	\$976,900.00
2002	\$320,700.00	\$0.00	\$656,200.00	\$976,900.00
2000	\$320,700.00	\$0.00	\$675,000.00	\$995,700.00

1C060K010031 NCL (BAHAMAS) LTD EGAN DR JUNEAU SUBPORT LT C1

<u>YEAR_ID</u> 2021	<u>LAND_VALUE</u> \$7,524,300.00	MISC_VALUE	BLDG_VALUE	CAMA_VALUE \$7,524,300.00
2020				
2019				
2018				
2017				
2016				
2015				
2014				
2013				
2012	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$10,020,800.00	\$0.00	\$0.00	\$10,020,800.00
2008	\$10,020,800.00	\$0.00	\$3,921,300.00	\$13,942,100.00
2007	\$10,020,800.00	\$0.00	\$3,921,300.00	\$13,942,100.00

1C020K01G290 ANTOINETTE MALLOTT 1435 HARBOR WAY SP G29 AURORA BASIN FLOAT G SP 29

<u>YEAR_ID</u> 2021	LAND_VALUE	MISC_VALUE	BLDG_VALUE \$27,200.00	<u>CAMA_VALUE</u> \$27,200.00
2020			\$34,000.00	\$34,000.00
2019			\$34,000.00	\$34,000.00
2018			\$34,000.00	\$34,000.00
2017			\$34,000.00	\$34,000.00
2016			\$34,000.00	\$34,000.00
2015			\$34,000.00	\$34,000.00
2014			\$34,000.00	\$34,000.00
2013			\$34,000.00	\$34,000.00
2012	\$0.00	\$0.00	\$34,000.00	\$34,000.00
2011	\$0.00	\$0.00	\$39,700.00	\$39,700.00
2010	\$0.00	\$0.00	\$39,700.00	\$39,700.00
2009	\$0.00	\$0.00	\$39,700.00	\$39,700.00
2008	\$0.00	\$0.00	\$39,700.00	\$39,700.00
2007	\$0.00	\$0.00	\$39,700.00	\$39,700.00
2006	\$0.00	\$0.00	\$35,700.00	\$35,700.00
2005	\$0.00	\$0.00	\$35,700.00	\$35,700.00
2004	\$0.00	\$0.00	\$35,700.00	\$35,700.00
2003	\$0.00	\$0.00	\$35,700.00	\$35,700.00
2002	\$0.00	\$0.00	\$35,700.00	\$35,700.00
2000	\$0.00	\$0.00	\$35,700.00	\$35,700.00

1C020K01G280 JAMES L SPRAGUE 1435 HARBOR WAY SP G28 AURORA BASIN FLOAT G SP 28

YEAR_ID 2021	LAND_VALUE	MISC_VALUE	BLDG_VALUE \$27,200.00	<u>CAMA_VALUE</u> \$27,200.00
2020			\$34,000.00	\$34,000.00
2019			\$34,000.00	\$34,000.00
2018			\$34,000.00	\$34,000.00
2017			\$34,000.00	\$34,000.00
2016			\$34,000.00	\$34,000.00
2015			\$34,000.00	\$34,000.00
2014			\$34,000.00	\$34,000.00
2013			\$34,000.00	\$34,000.00
2012	\$0.00	\$0.00	\$34,000.00	\$34,000.00
2011	\$0.00	\$0.00	\$39,700.00	\$39,700.00
2010	\$0.00	\$0.00	\$39,700.00	\$39,700.00
2009	\$0.00	\$0.00	\$39,700.00	\$39,700.00
2008	\$0.00	\$0.00	\$39,700.00	\$39,700.00
2007	\$0.00	\$0.00	\$39,700.00	\$39,700.00
2006	\$0.00	\$0.00	\$35,700.00	\$35,700.00
2005	\$0.00	\$0.00	\$35,700.00	\$35,700.00
2004	\$0.00	\$0.00	\$35,700.00	\$35,700.00
2003	\$0.00	\$0.00	\$35,700.00	\$35,700.00
2002	\$0.00	\$0.00	\$35,700.00	\$35,700.00
2000	\$0.00	\$0.00	\$35,700.00	\$35,700.00

1C020K01G200 WILLIAM J GOERTZEN 1435 HARBOR WAY SP G20 AURORA BASIN FLOAT G SP 20

<u>YEAR_ID</u> 2021	LAND_VALUE	MISC_VALUE	BLDG_VALUE \$27,200.00	<u>CAMA_VALUE</u> \$27,200.00
2020			\$34,000.00	\$34,000.00
2019			\$34,000.00	\$34,000.00
2018			\$34,000.00	\$34,000.00
2017			\$34,000.00	\$34,000.00
2016			\$34,000.00	\$34,000.00
2015			\$34,000.00	\$34,000.00
2014			\$34,000.00	\$34,000.00
2013			\$34,000.00	\$34,000.00
2012	\$0.00	\$0.00	\$34,000.00	\$34,000.00
2011	\$0.00	\$0.00	\$37,400.00	\$37,400.00
2010	\$0.00	\$0.00	\$37,400.00	\$37,400.00
2009	\$0.00	\$0.00	\$37,400.00	\$37,400.00
2008	\$0.00	\$0.00	\$37,400.00	\$37,400.00
2007	\$0.00	\$0.00	\$37,400.00	\$37,400.00
2006	\$0.00	\$0.00	\$33,700.00	\$33,700.00
2005	\$0.00	\$0.00	\$33,700.00	\$33,700.00
2004	\$0.00	\$0.00	\$33,700.00	\$33,700.00
2003	\$0.00	\$0.00	\$33,700.00	\$33,700.00
2002	\$0.00	\$0.00	\$33,700.00	\$33,700.00
2000	\$0.00	\$0.00	\$33,700.00	\$33,700.00

 From:
 Bob Spitzfaden

 To:
 City Clerk

 Subject:
 email 14

Date: Tuesday, January 18, 2022 3:17:03 PM

Attachments: geiger letter 10 25 21.pdf

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

Just to make sure you get the two Geiger letters and his CV, I am sending them separately in this email 14 and the following emails 15 and 16.

Robert S. Spitzfaden



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



Board of Equalization Appeals

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 that 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



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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



Spitzfaden Letter

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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 in central to the logic that the assessments needed to be raised.

Best regards,

Hal Geiger, PhD

Chief Scientist



From: Bob Spitzfaden
To: City Clerk
Subject: email 15

Date: Tuesday, January 18, 2022 3:16:20 PM

Attachments: geiger letter 11-29-21.pdf

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



November 29, 2021

Robert S. Spitzfaden Esq. 217 2nd St Ste 204 Juneau, Alaska 99801-9801

Re: An analysis of Juneau commercial property ratios

Dear Mr. Spitzfaden,

This is the second letter I have sent you to document my analysis of the statistical processes that the City and Borough of Juneau used to support the increase in commercial property taxes in 2021. First, let me say again that it has been very hard to decode and reconstruct exactly what Michael Dahle of the Assessor's Office has done, as essentially nothing was written down: Mr. Dahle has not provided any written description of the statistical methods, any written outline of the steps he took, any written description of the logic behind the methods, or any written explanation of the policies and rules that guided the data management and choices underpinning what data were used and what data were excluded from the sample. When asked by me about the exact specifics of the analysis, his response has been that he used a "computer assisted mass assessment"—which, of course, tells me absolutely nothing specific. Because questions about the analysis can only be answered by talking to Mr. Dahle, and because of the great difficulty contacting Mr. Dahle, it is very hard to understand the analysis.

This latter issue is a very important point. Because there was no written policy, no written guideline about what data were to be excluded and what data were to be included, incorrect choices and many outright mistakes can simply be rationalized away. If sales were to have been deleted for very questionable or outright mistaken reasons, with no written policies and no written procedures, it is now an easy matter to construct post-hoc rationalizations for these deletions. In at least one case it appears that a data point was incorrectly included, and the problem is that this data point was simply made up. This made-up data point provides outsized support for conclusion that commercial property values have been increasing. And, again, with no policies or procedures, it is an easy matter to now go back after the fact and develop a post-hoc rationalization for this addition.

What I have done since my last letter

Since my last letter, my efforts have mostly gone into trying to understand and reproduce the analysis Mr. Dahle has offered as support for the City and Borough commercial tax increases. You supplied me with the 2020 property assessments for the 54 properties in Mr. Dahle's sample. There is no single report that lays out Mr. Dahle's whole analysis. I have only seen bits and pieces of the analysis, but the analysis I am referring to has been called "the June 25 Drown

e-mail¹." My other important effort has been to continue to examine the question of whether the sample Mr. Dahle used was sufficiently representative.

Specifically, since my last letter I have done the following:

- 1. I met with Mr. Dahle and the CBJ Assessor, Mary Hammond, at Ms. Hammond's invitation.
- 2. I have attended many of the Zoom meetings of the Board of Equalization, and I listened carefully to the explanations and testimony, especially from the Assessor's Office.
- 3. I spoke to the real estate appraiser Kim Wold to see if he had any information on the sale prices of some of the 74 properties that Mr. Dahle did not use in his analysis, and I received four properties where I could match the sale with the 2020 assessments to develop a ratio.
- 4. I added the 2020 assessments to the data set containing the 54 commercial property sales so that I could try and reproduce Mr. Dahle's analysis.
- 5. I conduced my own analysis of these data using statistical analysis software (the R system).
- 6. I noted two overly influential data points that led to the appearance of a trend in ratios, and I examined these data points in greater detail.
- 7. I did also review the IAAO Standards² § 4, which was very helpful. This was particularly relevant because this material made it quite clear that the methods for conducting these ratio studies are intended to follow both the theory and practice of conventional statistical analysis.

My involvement

As I mentioned in my previous letter, this summer I was first alerted to this whole issue of the assessments of the commercial property increases when I was given a page with a confusing array of statistics and numbers on it, and I was asked as a professional statistician if I could help explain what this all meant. As there was no accompanying written explanation of the statistics, no written methods, as the figures did not have accompanying captions to explain them, and as some of the statistics were only labeled with undefined cryptic acronyms, my response was that I had no idea what these statistics represented. Next, I was then given a video of what was described as a training session of the Board of Equalization where Mr. Dahle provided some explanations.

However, there was very little technical content about the specific methods and logic behind the "ratio analysis" in that video. Importantly, what I thought I heard Mr. Dahle say in that video was that he somehow simply chose which data to include in the sample and which data to exclude based on personal preference or professional judgement. This might be commonly called

¹ The e-mail I am referring to is from CBJ employee Arthur Drown (on Friday, June 25, 2021) to an e-mail address of mail@cooganalaska.com. The e-mail packet contains several items included several unnumbered pages that follow a page with the caption "AY 2021 Summary Report – CBJ Commercial Property Valuations."





"cherry picking" the data. Cherry picking is certainly incompatible with a legitimate statistical analysis, especially if the data is cherry picked to include data that would give weight to a prechosen conclusion. This looked like an important statistical issue to me, and this issue of the misuse of statistics is what has motivated my original involvement.

In my last letter I documented my failed attempts to contact Mr. Dahle to discuss his methods. More recently I directly contacted the Assessor, Mary Hammond. She invited me to a meeting in her office the very next day—which Mr. Dahle attended. That meeting and what I have heard Mr. Dahle say during the Board of Equalization meetings provides almost all of what I have learned about how the "ratio study" was conducted. While I believe I have learned enough to reconstruct essentially the same or a similar "ratio study" analysis using the publicly available data, I have noted that Mr. Dahle has at times been inconsistent or even contradictory in his oral explanations of how he conducted his analysis. This has been somewhat maddening, as this lack of documentation really impedes my, or anyone else's, ability to reconstruct what he did, and greatly increased the time I spent working on this problem.

I also note again that the data set that was used for the ratio study originally had 74 properties, but some of those properties were excluded from the analysis for reasons that have never been clearly explained, at least to me. I did hear Mr. Dahle testify that he did not exclude data on the basis of *professional judgement* and he has said that directly to me as well. As I will explain below, it does appear that Mr. Dahle did indeed exclude data that was not favorable to the points he was trying to support. Mr. Dahle may have been trying to be a little too literal: some data were excluded based on his preference, but perhaps this was not literally his "professional judgement."

The logic behind the "ratio analysis"

Mr. Dahle's analysis, as it has been explained to me, rests on the assumption that every one of the approximately 2,000 commercial properties in Juneau has both (1) an assessed value from the previous year and (2) a true underlying value (which is not known in most cases). The analysis rests on the assumption that when a sale takes place, the true value of the property is revealed.

Mr. Dahle developed some kind of sample of 53 sales where the assessor would have known both the sale price and the assessed value (because, again, the true value was revealed by a sale). Naturally, this kind of analysis requires the assumption that the sale price and the assessments are correctly paired. In other words, if a sale occurred and the assessments occurred either before or after significant improvements or significant degradation of the property, then these two measurements would not be correctly paired.

The logic of the analysis also requires that we assume that these specific 53 properties are representative—in a strict mathematical sense—of the characteristic of the entire population of 2,000 commercial properties in Juneau. It should be obvious that if an analyst simply goes and collects data points that support a predetermined outcome, then there really has not been a legitimate statistical analysis. Here again, the sample would represent what is sometimes colloquially called "cherry picked" data set—meaning a collection of data assembled to support a predetermined conclusion. The exact opposite conclusions could be reached by a different



biased analyst on the other side of an argument who was also allowed to "cherry pick" a different set of data for that purpose.

This kind of analysis of "cherry picked data" would be quite different from an analysis that is reproducible because it follows accepted rules and procedures of sampling theory and statistical analysis. It is clear from the context and from specific things that Mr. Dahle has said that he is treating this sample 53 properties as a *random sample*. I want to stress that here *random sample* is used as a term of art, and it is not used here the way the words are used in common colloquial speech³. If this data set is to be used as a random sample, then legitimate data points should be included—although unusual or "problem" observations may require more advanced statistical techniques. Similarly, data points could appropriately be excluded if there is a sensible and consistent exclusion policy that does not involve some selection bias that favors one conclusion over another.

Selection bias in the preparation of the ratio sample

In my last letter I wrote that, "I have now heard Mr. Dahle testify that he did not [delete observations unfavorable to his conclusions based on professional judgement]. 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."

Indeed, I did try to examine some of these sales that were not included in Mr. Dahle's sample. I asked Kim Wold, the real-estate appraiser, if he could supply me with some examples sales that were ignored or concealed, and if so, if he could supply me with the sales prices. He suggested I look further into the sale of the Emporium Mall, a multi-parcel sale; the sale at 225 Front Street; the multi-parcel sale at 1105 F Street; and the sale of 406 S. Franklin.

From what I can reconstruct, The Emporium Mall is an adjoining group of properties that in total was assessed at slightly over \$1.82 million. These were sold as a unit in 2019 for \$1.6 million. Apparently, the sale price was reported to the Assessor's Office by the purchaser shortly after the sale. The ratio of the sales price and the 2020 assessment for this sale is 1.14—a number greater than one and therefore, unfavorable to the notion that this property value was underassessed. From what I can reconstruct, the property at 1105 F Street was a multi-parcel sale of the old Bill Ray Center, and this sale includes five parcels, which sold for \$1.75 million in 2018. The 2020 assessed value for the entire five parcels appears to have been \$1.853 million, with three of the five parcels assessed at no value in 2020. This also produced a ratio greater than one, a ratio value unfavorable to the notion that this property was underassessed. The sale of the property at 225 Front Street was for \$1.85 million, with a 2020 assessment of \$1.6 million. This produces a ratio of 0.86, mildly supportive of the notion that this property was underassessed. The property at 406 S Franklin sold for \$4.15 million and was assessed at \$4.73 million in 2020. Here again,

³ See S.K. Thompson. 2021. Sampling, 3rd Ed. John Wiley and Sons. New York.

the ratio of 1.14 is greater than one and this ratio is not supportive of the notion that this property was underassessed.

When I plot the ratio of the 2020 assessed value divided by sale price (Figure 1) of the specific 53 sales that I have data for (I don't have data for the three confidential sales, but this is such a small part of the sample that I will ignore that for now), I did not at first perfectly reproduce that graphic that Mr. Dahle has titled "Ratios of Sale Data." The first graph I produced (Figure 1) looked similar to Mr. Dahle's graph, but they are not an exact match. On closer inspection, I see Mr. Dahle deleted the two data points with the highest ratios, and these turned out to be boat condos. Indeed, excluding the boat condos or not might make sense for some purposes I suppose, as Mr. Dahle explained to me that there are no written policies or criteria. The boat condos might seem to be unlike most other commercial properties. Still, it is worth noting that the two ratios with the highest values (the values must unfavorable to Mr. Dahle conclusions) were deleted by him as a matter of his judgement or preference.

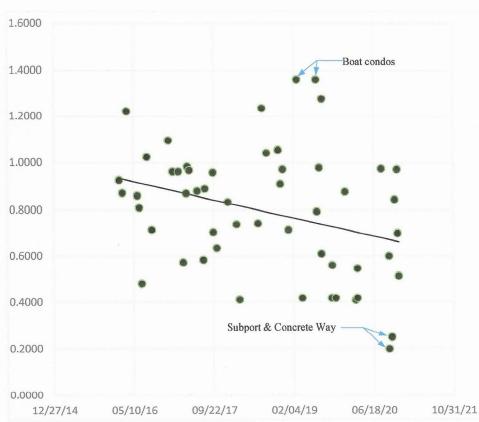


Figure 1. A simple spreadsheet graph with date on the x axis and the ratio of the 2020 assessed value to the actual sale price from a sample of 53 commercial properties sold between February of 2016 to December of 2020 on the y axis. These data are from spreadsheet titled "sept 30 sales list.xlsx" together with assembled sales prices.

Further examination of Figure 1 shows two highly influential data points in late 2020 with ratios near a value of 0.2 (implying that these properties sold for far, far less than their previous assessment). Yet in tracking down those points I found some important, suspicious characteristics. Consider the point with a ratio of 0.25. This turns out to be the sale of the



Subport property to Norwegian Cruise Lines—a very unusual sale for a very large amount of money. In fact, this is the largest sale in the data set by a huge amount. I note that this property sold for \$20 million, and I further note that the average sale price for all of the 53 properties together was slightly over \$1.1 million. Also of note is the fact that this was a sealed-bid auction, unlike almost all of the commercial property sales in Juneau. The IAAO Standards⁴ state, "Very large properties that rarely sell (e.g., a large power plant) can be ignored in a ratio study..."

If the assessment prior to the sale really was about \$5.0 million and it really did sell for \$20.0 million, then this is a legitimate observation. Because this was such a good example of "very large properties that rarely sell...," the IAAO standard does seem to leave the decision of whether to include this property into the analysis to be matter of judgement.

Yet, further inquiry about this observation shows that this property was not assessed at that value before the sale. Because this property was owned by Alaska Mental Health Trust Authority, which is a public corporation within the State of Alaska Department of Revenue, this property was not taxable before the sale. Therefore, there was no assessment at the time of the sale. This very influential ratio is not correct. The value of \$5.0 million appears to be a number that was simply made up after the sale to further the impression that commercial properties were underassessed. Indeed, this made-up value does very much help create the appearance of a downward trend in the ratios (or an upward trend in sales values).

Because there was no prior assessment, the Assessor's Office could have recognized the unique features of this particular property and chosen and rationalized an imputed assessment of \$40 million, or any very large number, to help create the impression that properties were not underassessed. Instead, they chose an imputed assessment that created the second smallest ratio in data set, and one that was, again, highly influential in the trend line analysis.

An examination of the available data that Mr. Dahle excluded from his analysis does offer moderately strong support for the notion that there was a selection bias in favor of data that supported a predetermined conclusion—what I previously called "cherry picking," whether intentional or not. Moreover, including the ratio for the Subport sale—whose assessed value is simply incorrect—more strongly makes the case there was selection bias.

It certainly appears that Mr. Dahle somehow justified excluding values with high ratios and it seems improbable that so many potential data points with large ratios (again, non-supportive of the proposition that assessments have been too low) were excluded just due to chance. If we assume that the sample median ratio that Mr. Dahle reports on his page of statistics titled "AY2021- Comm- Set2- 20210316..." is very close to the population median (the value with half of the unknown ratios being higher and half being lower), then a property picked at random should have equal chance of being above or below the median. The probability that six properties picked at random would all have ratio values above the median is approximately 0.015—a pretty unlikely outcome. Of course, these six properties with high ratios that were excluded were not picked at random. However, when I combine the improbability that all of the excluded properties that I checked had high ratios, together with the observation that second lowest ratio in the

⁴ International Association of Assessing Officers. 2013. IAOO Standard on Ratio Studies.

analysis was simply made up, I find there is strong evidence that the analysis is substantially flawed by a glaring selection bias.

Another important ratio used to support the conclusion of an upward trend in sale prices

The other highly influential data point (from a sale on 9/24/2020 on Concrete Way) was a sale for approximately \$2.4 million of a property assessed at \$486 thousand. Here again, this looks surprising and unusual. As a matter of craft, I would certainly argue that it might be bad practice to allow one, very unusual data point to have so much influence on an analysis that has such important consequences. That does not mean excluding it entirely, but just insuring it does not have outsized influence. This data point does pose a real statistical problem to a completely unbiased analysist. Although this appears to be a legitimate data point, the usual forms of trend line estimation (least squares fitting) are just inappropriate for a data set with unusual outliers that have excessive influence. If such a data point is to be included, it would seem to require more advanced techniques, such as some form of weighted regression or some form of non-parametric regression that is less influenced by outliers.

Yet, when we carefully look at that sale we find at least one suspicious characteristic. First, this this appears to have been listed as a "multi-parcel sale" in the September 30 list of the 53 sales used in this analysis This got my attention, because I thought that Mr. Dahle had previously stated that "multi-parcel sales" were excluded from the analysis. He did exclude at least some other multi-parcel sales, such as the Emporium Mall sale and the Bill Ray Center sale. And again, this Concrete Way data point has outsized influence on the analysis because it is so far from the trend line. Because it occurs so near on end of the line, it has more leverage⁶ than most of the other data points. In the end, I concluded that this was likely a legitimate data point, but this unusual point does require a more sophisticated analysis than what Mr. Dahle seems to have done.

With the deletion of the boat condos and the incorrect Subport ratio and the addition of the four additional properties I discovered there is still an appearance of a trend (Figure 2), but this trend is only moderately statistically significant at the usual 0.05 level (p=0.02). More importantly, graphical diagnostics of this trend line shows a definite problem with the fit (e.g., Figure 3). This is just more formal evidence of a statistical problem with the trend line fitting that should be obvious by just looking at Mr. Dahle's graphics.

⁶ See Chapter 7 in the R project's free online book on regression analysis (https://cran.r-project.org/doc/contrib/Faraway-PRA.pdf downloaded November 29, 2021).



⁵ The National Institute of Science and Technology defines an outlier thusly: "An *outlier* is an observation that lies an abnormal distance from other values in a random sample from a population. In a sense, this definition leaves it up to the analyst (or a consensus process) to decide what will be considered abnormal. Before abnormal observations can be singled out, it is necessary to characterize normal observations." (https://www.itl.nist.gov/div898/handbook/prc/section1/prc16.htm , downloaded November 29, 2021)

Further, the R^2 statistic⁷ is usually used in line fitting to measure how well data fit the line (in this case, the R^2 measures the fraction of the variation in the ratios that is in some sense explained by the trend line; an R^2 of 1 would mean all of the data points fall exactly on the trend line). The R^2 can also be expressed as a percentage, and when this is done it is usually called the *coefficient of determination* statistic. For the trend line in Figure 2 this coefficient of determination statistic is only about 10%—indicating a very poor fit of the trend line to the this set of ratio data. As Mr. Dahle did not report a coefficient of determination we don't know what his was, but by comparing his graphics to Figure 2 it would appear to be similarly low.

As Mr. Dahle has not said how he estimated the trend line, I can only assume that he used the usual "least squares" approach to fitting a line and used conventional statistical tests. Using conventical graphical tests of the goodness of fit, the 5470 Concrete Way observation is consistently flagged as a suspicious observation (e.g., Figure 3). When the controversial Concrete Way data point is excluded—as the Bill Ray Center and Emporium Mall multi-parcel sales were—the trend line is no longer significant (p=0.05) at the usual significance level.

⁷ Essentially any advanced text book on statistical analysis or textbook on regression analysis and analysis of variance will have an explanation of the R^2 statistic. The R project offers a free PDF reference here: https://cran.r-project.org/doc/contrib/Faraway-PRA.pdf (downloaded November 29, 2021). See § 2.11, starting on page 21 for a discussion of the R^2 . Note that this text has the following practical advice: "What is a good value of R^2 ? It depends on the area of application. In the biological and social sciences, variables tend to be more weakly correlated and there is a lot of noise. We'd expect lower values for R^2 in these areas — a value of 0.6 might be considered good. In physics and engineering, where most data comes from closely controlled experiments, we expect to get much higher R^2 's and a value of 0.6 would be considered low. Of course, I generalize excessively here so some experience with the particular area is necessary for you to judge your R^2 's well." While it is true that there is no universal standard for an acceptable magnitude of an R^2 statistic, for an analysis with such consequences as the CBJ Assessor's ratio study, it would seem to me to be reasonable to expect a minimum R^2 of 50% or so as one test that any detected trend is indeed a real effect and not an illusion created by a few unusual points, or even a single unusual point.



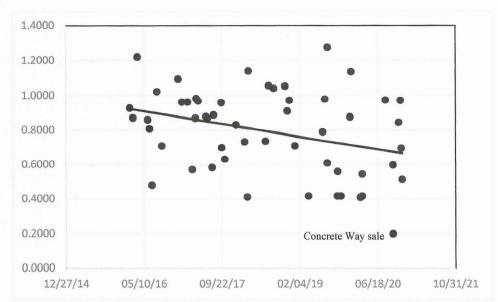


Figure 2. A simple spreadsheet plot of the data used in the 2021 "ratio study" with the boat condos and the Subport sale ratio values removed and with four additional data points added. The graph shows date on the *x* axis and the ratio of the 2020 assessed value to the actual sale price from a property sold between February of 2016 to December of 2020 on the *y* axis. Note that there is still an apparent downward trend in the ratios. Much of the appearance of a trend is formed by a single unusual sale of a property at 5470 Concrete Way, the 2020 sale with the lowest ratio.

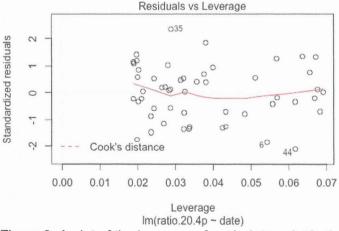


Figure 3. A plot of the leverage of each data point in the trend line plotted against the standardized residual (i.e., standardized distance from the estimated trend line). The analysis used the data set that excluded the boat condos, excluded the Subport sale, included the Concrete Way sale, and included the four data points not used in the Dahle analysis. Note the 44th sale (the controversial 5740 Concrete Way sale) was flagged (all data points with a number next to them were flagged by the statistical software) as a suspicious data point. This observation not only has relatively high leverage, but its distance from the estimated trend line is so extreme as to require further investigation and justification to be included in the analysis (i.e., a residual near or more than 2 standard deviations).



What Mr. Dahle calls the "trending" step and other considerations

I have not had time to fully understand the important step that Mr. Dahle called "trending" in his spreadsheets and in testimony before the Board of Equalization. This is a critical part of his whole analysis. Even without fully understanding the process I think I can conclude that this part of the analysis is also flawed. Mr. Dahle has told me that he demonstrated the trend by looking at the ratios. We have seen that the ratio analysis was flawed by selection bias.

If there really was a meaningful trend in the commercial properties, then its appearance should be visible through several kinds of analyses. Such a trend should be highly statistically significant, the estimated R^2 for the fitted trend line should be at least 50% or more (probably much more), and such a trend line should be robust to small changes in the data set. The evidence of such a trend in the ratios is much lessened by the deletion of the made-up data point of the Subport sale. After the deletion of this illegitimate point, much of the appearance of a trend is based largely on a single unusual observation. This leads me to the conclusion that the apparent upward trend in sale prices is likely a statistical illusion formed by selectively deleting data that did not support the pre-determined conclusion.

More importantly, let's consider how the notion of a trend was used. By doing what Mr. Dahle called developing the "trended" sales prices, he developed a data series with artificially inflated sales values. This, in turn, helped create the impression in his second analysis (on the sheet labeled "Comm- Set 2 Updated AVs Live1- 20210316-...) that the ratios were generally smaller than they actually were, and that sales values were larger than they actually were. This exaggerated the relationship between assessments and sale prices. And this, in turn, appeared to justify increasing assessments. For example, the "trended" sales values from 2016 were inflated by more than 20%. Commercial properties may or may not have been underassessed before 2021. I have no opinion on that question. However, this "trending" step exaggerated the estimated magnitude of any actual underassessment.

In conclusion

After analyzing the 2020 assessments you provided me with, and after following up on suggestions Mr. Wold made about data that may have been incorrectly excluded, I have concluded that there were glaring and grievous errors in Mr. Dahle's analysis that substantially affected the results and conclusions of his "ratio study." These detected errors fall into the following categories:

- 1. There was a selection bias in how the sample of data were assembled. Some data that produced small ratios were chosen to be included (e.g., the 5740 Concrete Way property), while similar data that produced large ratios (e.g, Emporium property, and others) were withheld from the sample.
- 2. One influential data point that helped drive down the trend line for the ratios (and create the impression that commercial properties were trending up) was simply made up, as there was no prior assessment.



3. The "trending" step in the data analysis artificially inflated apparent sales values, and artificially exaggerated the appearance that commercial properties were underassessed.

I want to stress this is not an exhaustive and complete analysis. This is just what I was able to come up with in a few days of critical review. I think it is very likely that a more careful and complete analysis would reveal other important and substantive errors, especially in the "trending" step.

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. I own no commercial property and I have not asked for compensation to write this letter. But as I have listened to the Board of Equalization hearings, my most striking memory is the extreme lack of fairness to the appellants. In the board deliberation I repeatedly heard board members justify their rejection of the appeal on the basis that the appellant had not produced any evidence of an error in the analysis. How could an appellant produce such evidence? How could an appellant with expertise in facilities management, construction, or most any other field gain a sufficient understanding of how the analysis worked to be able to offer any criticism? I have a PhD in a mathematical field and I have 40 years of experience, and it has taken me hours and hours to understand some of the most glaring errors. It would be almost impossible for most appellants to bring forth evidence of an error in the analysis—there is such a lack of transparency that the analysis is almost impossible for an appellant or The Board of Equalization to understand. More disappointing is the fact that without written policies and procedures, if an outright error is discovered, the Assessor's Office is in a position to offer some ad-hoc rationalization for the error. Because the analysis is so technical and tedious, this rationalization does not have to be reasonable, does not have to make sense, it does not have to be consistent. Because this analysis is so technical and complex, and because the explanation of how the analysis worked was so unclear, members of the public and even the Board of Equalization end up baffled by the jargon, notation, and complexity. If an appellant did bring forward an important error, the significance of that error would be lost in the confusing soup of technical terms, rationalizations, and obfuscation.

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.

Also, I wish to note that I did try to contact Mr. Dahle to discuss these matters with him before I finalized this letter. I contacted the Assessor's Office on Friday 12th, and I was told Mr. Dahle was not in the office that day. At 1:55 on Monday, November 15th I left a message for him to call me. On Tuesday, November 16th I called and both left a voice mail message that I was trying to contact Mr. Dahle and then later that day I left a message with a person. While I was out deer



hunting, Mr. Dahle did try and contact me on November 19th, but I did not have internet access until I got back on November 23rd. When I did return I again tried to contact Mr. Dahle and even Mary Hammond, but they were out of the office. Unfortunately, I was not able to meet with them again to discuss the matters addressed in this letter before the letter was finished.

Best regards.

Hal Geiger, PhD Chief Scientist



From: Bob Spitzfaden
To: City Clerk
Subject: email 16

Date: Tuesday, January 18, 2022 3:13:03 PM

Attachments: <u>geiger cv.pdf</u>

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

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. Anomalously 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.



	Page 667 of 757				
Petition for Review / Bottletainn of Assessed 22 alue Real Property					
Parcel ID Number					

For Office Use:	Review #	all and a second	Appeal #	
For Office ose.	Venien #	400	Appeal #	3

2021 Filing Deadline: MONDAY, MAY 3

Please attach all supporting documentation

Parcel ID Number	1007080	100108010070						
Owner Name	Alvin Ber	Alvin Bergmann			Applicant			
Primary Phone #	907-723-	6550		Email Add	ress	blue	canodeb 1979 egm	م: ۱.
Physical Address 195 S. Franklin S			ST	ST Mailing Addre			O .	
Juneau, AK		AK 9	1801					
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	has been undervalue			•	You can'	t afford	I the taxes	
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Site	\$ 432 ,750	Building	\$ 249	700	Total	\$	682,450	
Owner's Estimat	e of Value:		and the second	事。 注				
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Price	\$ 510,600		Purchase	Purchase Date 10 1		14/2018		
Has the property	been listed for sale?	[O] Yes	[No	(if yes comp	lete next lin	ie)		
Listing Price \$			Days on Market					
Was the propert	y appraised by a licen	sed appraise	er within the	e last year?	[O] Yes [(ONIC	(if yes provide copy of appro	isal)
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Signature 6	ing my appeal, and that i	an the own	or owner	a audionzeu	Date	proper	ty described above.	
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Contact Us: CBJ Assessors Office				
Phone/Fax	Email	Website	Mailing Address	
Phone: (907)586-5215	Assessor.Office@juneau.org	http://www.juneau.org/finance	155 South Seward St.	
Fax: (907)586-4520			Juneau AK 99801	



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

10/06/2021

Alvin Bergmann 1210 Mendenhall Peninsula Rd Juneau AK 99801

RE: FINAL DETERMINATION - 2021 Real Property, Assessed Value, Petition for Review

RESPONSE DEADLINE: 10/11/2021

PARCEL: 1C070B0J0020 PHYSICAL LOCATION: 195 S Franklin St

Alvin Bergmann,

This letter is in response to the 2021 Petition for Review that you filed regarding the above indicated parcel. The basis for appealing as indicated on the Petition for Review form is: **My property value is excessive**

- Excessive grossly disproportionate when compared to other assessments
- Unequal treated differently than other properties in the same property class
- Improper valuation methodology was improper
- Undervalued valued less than market or disproportionately lower than other assessments

State statute requires that the burden of proof is upon the appellant to provide evidence that one of the above conditions has been met (AS 29.45.210).

Based upon the evidence that you provided we have made the following determination regarding the 2021 assessment valuation of 1C070B0J0020:

VALUE DETERMINATION

Recommended Action: No Change

2021 Initial valuation: \$682,450 2021 Owner estimate of value: \$538,200 2021 Final determination: \$682,450

We have reviewed your assessed value and did not find that the value is excessive.

The basis for the 2021 assessed values is a market analysis based upon available sales data which adhered to IAAO assessment standards.

We appreciate your submittal of income and expense information. The review included consideration of sales, the location and condition of the property and an income approach value. We did not find any indication that the value is excessive.

APPELLANT RESPONSE FOR ASSESSMENT YEAR 2021 PETITON FOR REVIEW

o have your Petition for Review heard by the Board
e determination provided by the Assessor
d valuation provided by the Assessor. w for the Board of Equalization.
to provide specific evidence to the Board which ion is: excessive, unequal, valued with improper ue.
ization, they may, in accordance with law, apply an
Date
etition for Review will be scheduled for the Board of idence as to why your parcel is not valued



APPEAL #2021-0202

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION December 2, 2021

Continued on January 25, 2022

For information from the additional review due to the BOE remand see Addendum A.

Appellant: A&D Bergmann Alaska Community Property Location: 195 S Franklin St

Parcel No.: 1C070B0J0020 Property Type: Commercial - Retail

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

	Appellant's Estimate	Original Assessed	Recommended
	of Value	Value	Value
Site:	\$ 288,500	\$ 432,750	\$ 432,750
Buildings:	\$ 249,700	\$ 249,700	\$ 249,700
Total:	\$ 538,200	\$ 682,450	\$ 682,450

Subject Photo



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OVERVIEW

The subject is a two-story retail building located within the S Franklin tourist district.

Subject Characteristics:

- Land
 - o 3,205 SF lot
 - Located within the S Franklin tourist district
 - o Approximately 32.5' of frontage on S Franklin St.
 - Front portion of parcel is a largely level, developed lot while the remaining 40%, located at the rear, can be described as steep. This is typical for parcels located along this side of Franklin St.
- Building
 - o 2,794 SF GBA
 - 1,384 SF 1st level
 - 1,410 SF 2nd level

SUBJECT PHOTOS



Front

AREA MAP & AERIAL





ASSESSED VALUES

Remember that the total assessed value is the primary test against market. The distribution of that value between the Land Component and the Building Component is secondary and can vary from one model to another. The total assessed value is tested against market indicators (sales, lease rates, etc.) and is adjusted to market value by application of market area and feature adjustments.

All three approaches to value (Cost, Sales Comparison and Income) are considered for commercial properties

LAND

Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation model. This model is tested and refined in consideration of sales of both vacant and developed parcels. The resulting model is then applied to all of the land in the market area to establish assessed site values.

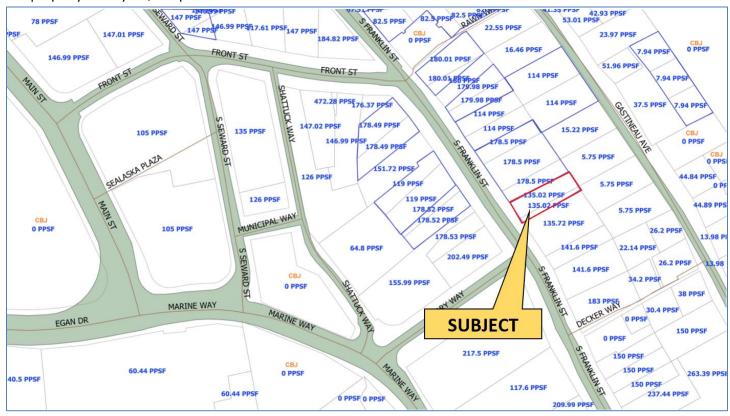
The subject site features a partially level and partially sloped, developed lot within the S Franklin tourist district. The subject parcel's land value is equitable and is not excessive.

Land Characteristics:

- 3,205 SF lot
- Located within the S Franklin tourist district
- Approximately 32.5' of frontage on S Franklin St.
- Front portion of parcel is a largely level, developed lot while the remaining 40%, located at the rear, can be described as steep. This is typical for parcels located along this side of Franklin St.

Land Values

The property nearby at \$114 per SF is at a lower rate because it includes hillside lots off of Gastineau Ave.



BUILDING(S)

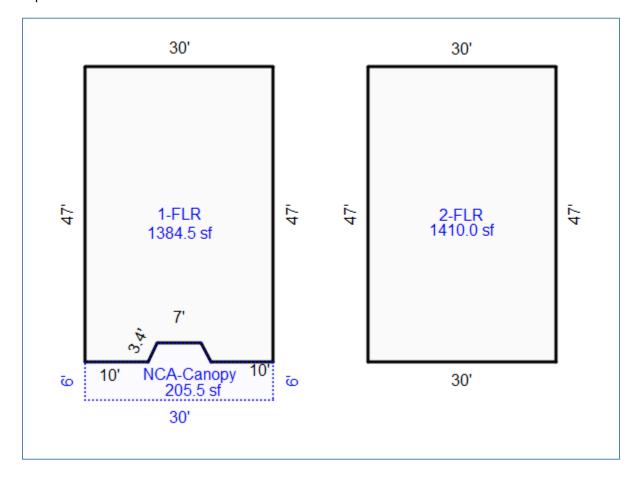
The building component may be based on market adjusted cost tables, residual from sales after extraction of the land value or other appropriate means.

Ratio studies are performed to determine market adjustments.

Building Characteristics:

- 2,794 SF GBA
 - o 1,384 SF 1st level
 - o 1,410 SF 2nd level

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.

		Cost Rep	ort - Co	ommercial				
1471				Record			1	
Parcel Code Number	1C070B0J0020		ALLENTY DD.	Number of Stor		g)	02 1	
Owner Name Parcel Address	A & D BERGMANN AI	LASKA COMM	IUNII Y PRO	Perimeter	tions		158	
Effective Year Built	1997			Class			C	
Year Built	1932			Height			10	
Building Model	C- 13 Stores, Commercia	ile		Rank			Average	
Building Type	Mixed Retail w/ Office Un			Total Area			2,794.00	
Section 1	Description		Units	Percent	Cost		+/-	Tota
Base Cost	2 coompaion		2794		82.50			230,50
Exterior Wall	Concrete, Formed		2794		18.37			51,33
Heating & Cooling	Heating & Cooling		2794		611.00			61
Heating & Cooling	Heat Pump		2794		9.73			27,18
Architect Fee	rroat ramp		2794		6.80			18,99
Sub Total								\$328,638.8
Local Multiplier						1.43	[X]	\$469,954.00
Current Multiplier						1.02	[X]	\$479,353.00
Neighborhood Multiplier							[X]	\$479,353.00
Depreciation - Physical						31.00	[-]	\$148,599.00
Depreciation - Functional							[-]	\$0.00
Depreciation - Economic							[-]	\$0.00
Percent Complete						100.00	[-]	\$330,754.00
Cost to Cure								
Neighborhood Adjustment								
Replacement Cost less Depr	reciation							\$330,754
Miscellaneous Imp	provements							
Miscellaneous Improvement		CANOPY 01.29.2018 P					[+]	6,90
Total Improvem					_			\$337,700

The current assessed value for the building component is \$249,700. The cost report indicates that the improvement value should be \$337,700. We are not recommending an increase for uniformity purposes.

INCOME APPROACH

The income approach was not the basis for setting the assessed value for 2021. The appellant submitted P&L information for the Review process. The income approach was done using the information provided. This was done for the review process as a reference or check against the assessed value.

This income approach involved additional steps compared to most. First, the business has two locations and while the income was separated out, the expenses were co-mingled. The Assessor's Office worked with the appellant to separate out the expenses. Some expenses were attributed fully to this location at 195 S Franklin. Other expense were allocated 2/3 to this location and 1/3 to his other location which is not subject to this appeal. Second, the property under appeal is utilized by the appellant for their business, as opposed to an owner who just rents a property out as an income property. These factors were taken into account when working up the income approach.

The results of the income approach indicated that the assessed value is not excessive and that, in fact, we are significantly undervalued.

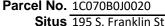
The Income Approach Report is included below. The Profit and Loss Statements have been included by request of the appellant's counsel. Being that the Profit and Loss Statements are in the packet we have also included the Income Approach Report as well.

- Current Assessed Value = \$ 682,450
- Income Approach Indicated Value (uniform with level of assessment) = \$2,154,410
- Income Approach Full Market Value = \$2,367,481

BOE Hearing Jan. 25, 2022

Parcel No. 1C070B0J0020

Assessor's Office Appraisal Form Income Approach- Direct Cap, 3 Year Avg



Owner Alvin Bergmann

Appraiser MD/GM Date Insp.Date Review: ΑY 2021 Value Date 01/01/21 Income Approach - 3 Year Average 3rd Year Back (2018)2nd Year Back (2019)1st Year Back (2020) 3 Year Averages 724,263 829,555 318,900 **Gross Income** 624,239 Gross Income 3,177 2,556 116,808 Misc Income 0.00% 0.00% 0.00% Vacancy / Collection Loss Factor Vacancy Adjustment Eff.GI 727,440 832,111 435,708 Eff.GI 665,086 (583,630)(637,353)(287,020)Expenses 143,810 194,758 NOI NOI 148,688 162,419 10% 143,810 194,/58 148,688 Min/AdjNOI * * Enter zero for results without minimum NOI 6.00% 6.00% 6.00% Cap Rate 2,478,136 2,396,825 3,245,974 Preliminary Value Adj- Market / Market Area 1.00 1.00 1.00 Adj- Condition / Econ.Life 1.00 1.00 1.00 **Total Indicated Value** 2,396,825 3,245,974 2,478,136 (552,568) (552,568) (552,568) Enterprise Value ** 2,693,406 1,925,568 1,844,257 **Indicated Value for Real Property** Average Value 2,154,410 ** Enter Enterprise Value only if income and expense are from owner occupied circumstances. **Indicated Value** 2,154,410 Gross Income Desc Annual Annual Annual Stripe 28,207 7,632 27,686 Full Market Value Calculatio Returns (147)(248)(678)Market Factor 1.0989 Fudge 2 2,367,481 Full Value Fudge 1 696,203 822,171 291,892 The Indicated Value 0 field based off of the 6% cap rate is designed to give a Total 724,263 829,555 318,900 value at 85% of market for Expenses comparison in the Exp % Gross Annual Desc Annual Exp % Gross Annual Exp % Gross review process. This Mgmt 152,608 167,281 45,181 0.2107 0.2017 0.1417 calculation indicates 293,265 315,176 175,441 Wages 0.4049 0.3799 0.5501 full market value. 10,347 11,531 Utilities 9,552 0.0143 0.0139 0.0300 100,206 109,250 50,802 Supplies 0.1384 0.1317 0.1593 Repairs 536 0.0007 2,128 0.0026 1,763 0.0055 For this income model: Insurance 26,668 0.0368 31,987 0.0386 4,280 0.0134 **Exp Not To Include** 0.0000 Other 0.0000 0.0000 Prop.Taxes 583,630 637,353 287,020 Total Depreciation **Debt Service** Econ Life 50 Income Taxes Reserve % 1% Replac.Res. 7,243 Replac.Res. 8,296 Replac.Res. 3,189.00 Capital Imp 23% NOI % of Gross 47% NOI % of Gross 20% NOI % of Gross **OwnerBusEx** Exp % Gross 81% Exp % Gross Exp % Gross 90% ReplaceResrv

Notations:

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

Assessment History Report				
	1C070B0J00 ANN ALASKA COMM 195 S FRANKL AU TOWNSITE BL J L	UNITY PROPERT IN ST		
LAND VALUE \$432,750.00	MISC VALUE \$6,900.00	BLDG VALUE \$242,800.00	CAMA \$682,4	

City and Borough of Juneau

YEAR ID	LAND VALUE	MISC VALUE	BLDG VALUE	CAMA VALUE	
2021	\$432,750.00	\$6,900.00	\$242,800.00	\$682,450.00	
2020	\$288,500.00	\$6,900.00	\$242,800.00	\$538,200.00	
2019	\$288,500.00	\$6,900.00	\$215,200.00	\$510,600.00	
2018	\$288,500.00	\$6,900.00	\$215,200.00	\$510,600.00	
2017	\$400,600.00	\$5,500.00	\$205,800.00	\$611,900.00	
2016	\$400,600.00	\$5,500.00	\$205,800.00	\$611,900.00	
2015	\$400,600.00	\$5,500.00	\$214,000.00	\$620,100.00	
2014	\$400,600.00		\$221,200.00	\$621,800.00	
2013	\$400,600.00		\$221,200.00	\$621,800.00	
2012	\$400,600.00	\$0.00	\$221,200.00	\$621,800.00	
2011	\$400,600.00	\$0.00	\$221,200.00	\$621,800.00	
2010	\$320,500.00	\$0.00	\$267,300.00	\$587,800.00	

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 excessive/overvalued.
 - 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 purchased this property on 11/02/2018. The purchase price was the assessed value at the time of purchase. They were a long term tenant at the time of purchase and the property does not appear to have been exposed to the open market for this sale.

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 16.1%.
- The percentage change from 2020 to 2021 was an increase of 26.8%.

We find that no change to the 2021 assessed value of \$682,450 is warranted and ask that the BOE uphold the assessed value.

Addendum A - Responses To Remand

Addendum A contains information and clarification from the additional review from the BOE remanding this appeal back to the Assessor's Office

- During this period of additional review we had additional conversations with the appellant.
- The topography has been accounted for in the assessed value.
- While the coronavirus related restrictions had a very real impact on some businesses resulting in significant drops in revenue and in some cases actual business losses our review of this property indicates that the assessed value is not excessive. There have been other appeals where the submitted information has indicated that a reduction to the assessed value was warranted, we made the appropriate adjustment, that was accepted by the appellant and those appeals do not get to the BOE level so you do not see those.
- In regards to the boathouses being in a separate ratio study. This was done because, while in our CAMA system they fall under the "commercial" umbrella, they are distinctly different from other commercial property classes and involve distinctly different market influences and valuation models. It was not done due to their ratios.
- In regards to market and non-market sales
 - Having clean data is at least as important as the quantity of sales. You can have a data set with a huge number of sales, however, if it is not good data your analysis will be difficult.
 - o There is good reason why sales such as non-arms-length transactions are treated with caution.
- In regards to the sale of this property
 - The landlord and tenant agreed to base the purchase on the assessed value at the time, however,
 because commercial values had not been adjusted for many years this probably does not truly represent market.
 - o There was no appraisal done for this purchase.
 - This sale is a non-arms-length transaction.
 - In Alaska, in accordance with the State Constitution and Statutes, we do not set a property's assessed value based on the sale of the property but rather it is set on the market value indicated by analysis of all of the market sales.
 - o Setting values off of all of the sales rather than one particular sale results in more uniform taxation.
 - To set a property's assessed value based on its sales price, when not mandated by law, is considered "sales chasing" and to be highly inappropriate and to result in taxes that are not uniform.
- In regards to the cap rate
 - The 6% cap rate is based on actual research.
 - The 6% cap rate was tested against actual sales and/or lease rates and was found to result in values at
 85 to 90% of market which was uniform with the results of the trending that was being applied.
 - No actual basis for a higher cap rate has been presented.

- In regards to the Income Approach
 - P&L information submitted in some appeals have indicated a reduction in value. That is not the case with this property.
 - The submitted P&L information involved 2 locations and the only consideration for the appeal is one of the locations so we had conversations with the appellant to break out the information between the 2 locations as accurately as possible.
 - Because the actual profit and loss has been included in the packet we also included the actual Income Approach results which is not our standard procedure due to confidentiality issues.
 - The Assessed Value is \$682,450 while the indicated value from the Income Approach is \$2,154,410. This
 is for the real estate subject to this appeal. The second location and business value have been
 subtracted out.
 - The indicated value from the P&L is also consistent with a value derived from using standard rents and expenses.

Items Submitted by Appellant

The following are items submitted by the appellant.

7:12 PM 04/14/21 Cash Basis

The Alaskan Fudge Co.,Inc. Profit & Loss

January through December 2018

	Jan - Dec 18
Ordinary Income/Expense	
Income	
Stripe Sales	28,206.81
Stripe Returns	147.33
Fudge 2 Net Sales	381,162.22
Fudge 1 Net Sales	696,202.78
Discrepancy	Secretaria de la constante de
Shortages	104.97
Overages	3/2.65
Total Discrepancy	267.60
City Sales Tax Discounts	292 95
Total Income	1,105,985.11
Gross Profit	1,105,985.11
Expense	
Stripe Payment Processing F	974.25
Donations	775.00
Pension Expense	7,480.94
Cash	0.00
Equipment	
computer	1,133.98
Rental	99.50
Equipment - Other	11,478.39
MARKAMOTO SE ANGUNA	ent-Recine
Total Equipment	12,711.87
Freight	17,230.90
Packaging	
Labels	4,280.05
Boxs	5,556.45
Misc	3,328.59
Bags	4,918 67
Holiday	378.05
Packaging - Other	3,587 07
Total Packaging	22,008.88
Cash Payouts	64.30
Supplies	
misc	74.94
Uniforms	2,483.50
Operating	3,538.99
Cleaning	925 80
Office	1,337.77
Supplies - Other	144 34
Total Supplies	8,505.34
Gds for Resale	000103840078085
Fish	3,360.90
Ice cream	35,430.38
Hats	888.00
Gifts	12,499.25
Childs T	747.00
Adult T	1,864.29
Candy	94,050.35
Drinks	9,855.55
Total Gds for Resale	158,695.72

The Alaskan Fudge Co.,Inc. Profit & Loss

	Jan - Dec 18
Advertising	
Computer	369.84
Radio/ TV	1,050.00
Print	1,543.13
Advertising - Other	363.90
Total Advertising	3,326.87
Automobile Expense	
New Truck	1,524.00
Parking	3,621.00
Auto Gas	2,702.96
Total Automobile Expense	7,847.96
Bank Service Charges	
C-Card	16,890.20
Bank Service Charges - Other	336.00
Total Bank Service Charges	17,226.20
Dues and Subscriptions	7,393 85
Franchise Fees	2,000.00
Insurance	
Workers Comp.	5,095.00
Health	33,529.62
Business	1,179.00
Total Insurance	39,803 62
Ingredients	
popcorn	1,000.00
cookies	9,902.32
Walnuts	3,465 00
Clusters	39,967.70
Ingredients - Other	34,768.93
Total Ingredients	09,103.95
Licenses and Permits	1,325 00
Payroll Expenses	429,561.60
Postage and Delivery	8,146.81
Printing and Reproduction	3,821.74
Professional Fees	3,021.14
	4 4495 72 7
Computer	7,729.37 3,496,05
Accounting	3,436.03
Total Professional Fees	11,225.42
Rent	
Storage	3,025 00
Store	124,146.80
Total Rent	127,171.80
Repairs	
Building Repairs	97.34
Equipment Repairs	703 23
Total Repairs	800.57
Telephone	4,359.33
Travel & Ent	
Entertainment	889.94
Meals	503.70
Travel	352.90
Travel & Ent - Other	362.13
naver & Ent - Other	
Total Travel & Ent	2,108.67

7:12 PM 04/14/21 Cash Basis

The Alaskan Fudge Co.,Inc. Profit & Loss

	Jan - Dec 18
Utilities	30
Heating Oil	19.61
Electric	7,240.98
Garbage	1,676 23
Total Utilities	8,936.82
Total Expense	992,615.50
Net Ordinary Income	113,369 61
Other Income/Expense	
Other Income	
Interest Income	735.38
Other Income	2,1/3.51
Total Other Income	2,908.89
Other Expense	
Other Expenses	6 75
Total Other Expense	6 /5
Net Other Income	2,902.14
Net Income	116,271.76

The Alaskan Fudge Co.,Inc. Profit & Loss

	Jan - Dec 19
Ordinary Income/Expense	
Income	20200000
Stripe Sales	7,631.87
Stripe Returns	-247 46
Fudge 2 Net Sales	460,937.38
Fudge 1 Net Sales	822,171.26
Discrepancy	407.50
Shortages Overages	167.52 215.80
**************************************	48.28
Total Discrepancy	
City Sales Tax Discounts	215 63
Total Income	1,290,756.96
Gross Profit	1,290,756.96
Expense	man
Stripe Payment Processing F	262.42
Equipment New	1,642.17
Donations	1,550.00
Pension Expense	533.96
Cesh	O OD
Equipment	
displays	169.75
computer	563.85
Rental	450 DO
Equipment - Other	119.99
Total Equipment	1,303 59
Freight	20,053.39
Packaging	
Labels	500.00
Boxs	508.50
Misc	5,833.72
Bags	7,048.44
Holiday	867.06
Packaging - Other	1,888 85
Total Packaging	16,646.37
Cash Payouts	269.66
Supplies	02.60
misc Uniforms	93.68 199.50
	A 100 A
Operating	9,319.83
Cleaning	3,254.12
Office	1,991 99
Supplies - Other	-93.55
Total Supplies	14,765 57
Gds for Resale	
Fish	2,742.78
ice cream	58,385.15
Gifts	9,211.88
Adult T	4,210.50
Candy	92,687.98
Drinks	11,659 90
Gds for Resale - Other	5,417.71
Total Gds for Resale	184,315.90

The Alaskan Fudge Co.,Inc. Profit & Loss

	Jan - Dec 19
Advertising	2015 NO. 10 SEC. 1
Computer	1,724.21
Radio/TV	1,155.00
Print	025 00
Advertising - Other	490 19
Total Advertising	4,194.40
Automobile Expense	
Parking	3,521.50
Auto Gas	1,856.38
Total Automobile Expense	5,377.88
Bank Service Charges	
CHARGEBACK	19.87
C-Card	20,677.93
Bank Service Charges - Other	346.00
Total Bank Service Charges	21,043 00
Dues and Subscriptions	2,743.42
Franchise Fees	2,000 00
Insurance	
Workers Comp.	8,056.00
Health	37,139.07
B <mark>usiness</mark>	2,548 00
Total Insurance	47,741.07
Ingredients	
popcorn	21.88
cookies	760.69
Walnuts	3,690.00
Clusters	50,678.62
Ingredients - Other	53,497.61
Total Ingredients	108,649.00
Licenses and Permits	1,331.00
Miscellaneous	109 78
Payroll Expenses	460,308.55
Postage and Delivery	10,103.26
Printing and Reproduction Professional Fees	5,406.37
Computer	5.563.30
Accounting	1,939.35
Professional Fees - Other	3,675.00
Total Professional Fees	11,177.05
Rent	
Storage	3,300 00
Store	129,150.00
Total Rent	132,450.00
Repairs	
Building Repairs	900.78
Computer Repairs	208.95
Equipment Repairs	2,066 47
Total Repairs	3,176.20
Taxes	Q:mmeans
Federal	280.25
Total Taxes	280 25

7:06 PM 04/14/21 Cash Basis

The Alaskan Fudge Co.,Inc. Profit & Loss

	Jan - Dec 19
Telephone internet Telephone - Other	210 11 4,289.59
Total Telephone	4,499.70
Travel & Ent	
Entertainment	280.84
Meals	245.59
Travel	393.10
Travel & Ent - Other	107.52
Total Travel & Ent	1,027.05
Utilities	
Electric	9,328.01
Garbage	1,166.35
Total Utilities	.10 <mark>,49</mark> 4.36
Total Expense	1,073, <mark>46</mark> 6.77
Net Ordinary Income	217,300.19
Other Income/Expense	
Other Income	
Interest Income	2,393.32
Other Income	115 00
Total Other Income	2,508.32
Net Other Income	2,508.32
Net Income	219,808.51

The Alaskan Fudge Co.,Inc. Profit & Loss

	Jan - Dec 20
Ordinary Income/Expense	
Income	27,685,50
Stripe Sales	
Stripe Returns Fudge 1 Net Sales	-677.68 291.891.75
	281,081 73
Discrepancy	D1 D4
Shortages	-81.84
Overages	36.14
Total Discrepancy	-45 70
City Sales Tax Discounts	152 63
Tatal Income	319,006.50
Gross Profit	319,006 50
Expense	
Stripe Payment Processing F	254.23
Equipment New	8,252 00
Freight	6,850 58
Packaging	3500000000
Boxs	18 555 48
Misc	60.00
Bags	1,279.91
Hollday	101 39
Total Packaging	19,996.78
Cash Payouts	11.06
Supplies	
misc	301.82
Uniforms	100 DO
Operating	3,181.96
Cleaning	0.00
Office	1,379.34
Total Supplies	4,963.12
Gds for Resale	
Fish	1,621.60
Ice cream	1 646 64
Candy	22,666,45
Drinks	191 32
Gds for Resale - Other	-989 04
Total Gds for Resale	25,136.97
Advertising	
Computer	4.746.85
Radio/ TV	1,155.00
Print	100.00
Advertising - Other	305.60
Total Advertising	6,307.45
Automobile Expense	
Parking	2,331.00
Auto Gas	274.56
Total Automobile Expense	2,605.56
Bank Service Charges	
C-Card	8,081.96
Bank Service Charges - Other	462,47
Total Bank Service Charges	8,544.43
Dues and Subscriptions	10,838.39

The Alaskan Fudge Co., Inc. **Profit & Loss**

January through December 2020

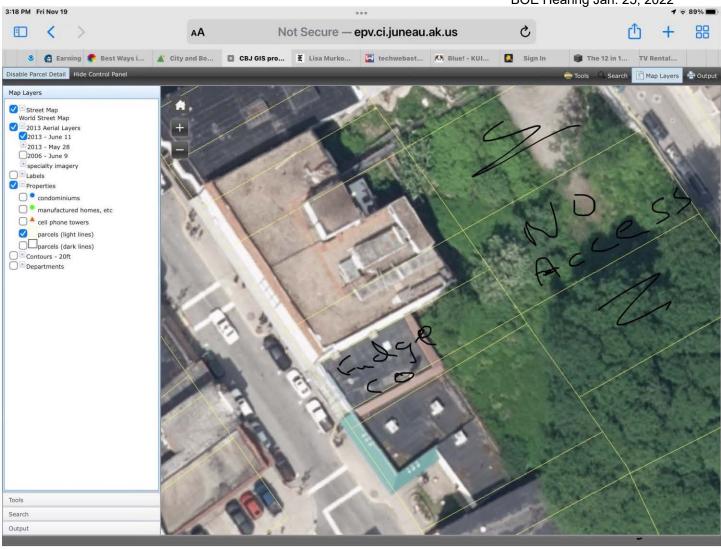
Insurance Workers Comp. 3,890.35 Health 2,497.71 Total Insurance 6,300.06 Interest Expense 17,64 Ingredients popcorn 1,183.00 cookies 223.88 Clusters 11,605.27 Ingredients Other 22,788.30 Total Ingredients 35,761.45 Licenses and Permits 959.00 Payroll Expenses 230,249.57 Postage and Delivery 25,600.37 Professional Fees Accounting 1,925.70 Professional Fees Other 232.31 Total Professional Fees Other 232.31 Total Professional Fees 0,188.01 Rent Storage 025.00 Store 73,395.00 Total Rent 74,220.00 Repairs Building Repairs 1,388.69 Equipment Repairs 1,49.85 Repairs Other 94.50 Total Repairs 2,631.04 Telephone 4,068.49 Travel & Ent 110.25 Utilities Electric 7,500.11 Garbage 598.64 Total Utilities B,184.75 Total Expense 490,824.97 Net Ordinary Income 171,818.47 Other Income 1,024.12 Other Income 1,024.12 Total Other Income 1,024.12 Other Expense 0,500.00 Total Other Expense -8,260.00 Total Other Income -8,260.00 Total Ot		Jan - Dec 20
Health	Insurance	
Interest Expense		
Ingredients	Total insurance	6,380.06
Decoring cookies 223.88 Clusters 11,605.27 Ingredients - Other 22,788.30 Total Ingredients 35,761.45 Licenses and Permits 959.00 Payroll Expenses 236,249.57 Postage and Delivery 25,603.10 Professional Fees Accounting 1,925.70 Professional Fees Accounting 1,925.70 Professional Fees 232.31 Total Professional Fees 0,25.00 Store 73,395.00 Total Rent 74,220.00 Repairs Building Repairs 1,386.69 Equipment Repairs 1,149.95 Repairs 2,631.04 Total Repairs 2,631.04 Travel & Ent 110.25 Littlities Electric 7,500.11 Garbage 596.64 Total Utilities Electric 7,500.11 Garbage 596.64 Total Expense 490,824.97 Net Ordinary Income 171,818.47 Other Income/Expense 000,000.72 Other Income 1,024.12 Total Other Expense -8,250.00 Total Other Expense -8,250.00 Total Other Income -8,250.00 Total Other Expense -8,250.00 Total Other Income -8,250.00	Interest Expense	17.64
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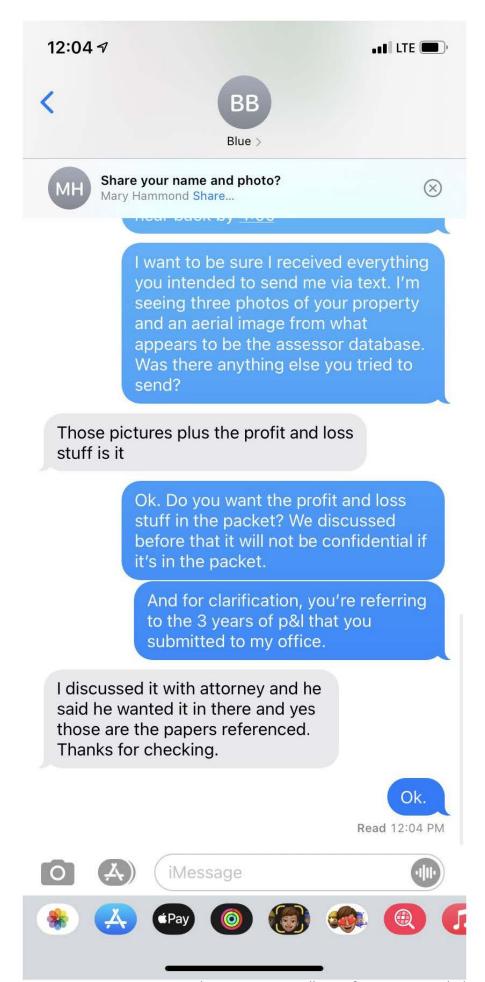
Communications

The following are copies of communications with the appellant.









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Mon 10/4/2021 8:21 AM

Deb Bergmann blueanddeb1979@gmail.com

Re: Property review

To: Michael Dahle < Michael. Dahle@juneau.org >

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

Micheal:

Someone on your staff called me and said there was not going to be any change in my assessment. That said I joined the group of commercial property owners contesting the methodology used. Anyway I paid the 80 percent due under protest and will await the results of that upcoming group BOE hearing.

I appreciate your response

Sincerely

Alvin

On Fri, Oct 1, 2021 at 11:17 AM Michael Dahle < Michael.Dahle@juneau.org wrote:

Hi Alvin,

I would like a chance to walk through with you our findings from the income approach but getting uninterrupted time continues to be a challenge.

I just cleared a number of items off of my afternoon schedule so I am hoping that you might be available this afternoon and that we could set a time that I could actually put on my calendar in order to block the time out to reserve it.

Does sometime this afternoon work for you? Are you able to do a Zoom video call?

If this afternoon does not work would sometime Monday work? Late morning or afternoon still look pretty good for Monday.

Sincerely, Michael Dahle Deputy Assessor

-----Original Message-----

From: Michael Dahle

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Sent: Friday, August 20, 2021 4:21 PM

To: 'blueanddeb1979@gmail.com' <blueanddeb1979@gmail.com>

Subject: RE: Property review

Alvin,

You have been on my "To Call" list but getting uninterrupted time has been a challenge.

What I was hoping we could do was to connect via phone to verbally go over our findings so far and give an initial overview, then I will send you an email with some documents for you to review and then we can touch base one more time via a phone call to answer any questions you may have.

We are close to wrapping up another week and I am trying to not work this weekend so I will try to give you a call early next week.

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

----Original Message-----

Sent: Tuesday, August 17, 2021 2:48 PM

To: Assessor Office < Assessor. Office@juneau.org>

Subject: Property review

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

I was checking on the status of our assessment on parcel number 1C070B0J0020. We asked for a review back in early June because the assessment went up so much during a year of very little income and we haven't gotten any response but a letter from Mary Hammond saying you've received our petition. Has any decisions been reached yet on the status of our petition?

Thank you for your response. Alvin Bergmann

907-723-6550

Sent from my iPad

Gmail - Fwd: Downtown



Deb Bergmann

 blueanddeb1979@gmail.com>

Fwd: Downtown

1 message

Blue Bergmann <bluebergmann@alaskanfudge.com>

Tue, Apr 13, 2021 at 11:23 AM

----- Forwarded message ------

From: greg capito <gregcapito@hotmail.com>

Date: Mon, Apr 12, 2021 at 6:22 PM

Subject: Downtown

To: Sargeant Krag Campbell < kcampbell@juneaupolice.com>

Sent from Mail for Windows 10

I feel certain that when the Glory Hall closes in July, problems with street people will persist. Some will not move to the new valley location and the lure of summer tourists is too strong.

To get ready for the 2022 season, a new approach must be developed and tested to insure the safety of visitors and residents who use downtown. This strategy must be comprehensive and include the effective use of police personnel to keep our downtown safe.

Right now, most pedestrian traffic stops at the intersection of Front/Franklin Streets. Locals avoid the area south of here because of the food trash, beer bottles, discarded clothing/sleeping gear and the smell of urine in business entry ways. And finding needles on the floor of the library parking garage is not unusual. There is also the fear of being harassed by aggressive street people looking for money to buy drugs and alcohol.

This has got to change and the our City needs to reclaim this important and historic downtown commercial area for locals and visitors.

Please discuss these issues with your colleagues. I would be interested in their ideas and your thoughts.

Thanks.....

Blue Bergmann Alaskan Fudge Co.

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Petition for Review / Correction of Assessed Value Real Property			
Assessment Year	2021		
Parcel ID Number	5B1501000010		

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	er 5B1501000010					
Owner Name	DJG Developme	ent LLC		Name of App	licant	Hugh Grant / Jeff Grant
Primary Phone #		20.00 0000000		Email Address		djgalaska@yahoo.com
Physical Address				Mailing Addres	SS	5165 Glacier Hwy.
	Juneau, Alaska 99	Contraction of		Trialing / ida (coo		Juneau, Alaska 99801
Why are you app	pealing your value?	heck box an	d provide a	detailed explana	ition be	low for your appeal to be valid.
[O] My property	y value is excessive/o	vervalued		THE FOLL	OWING	ARE <u>NOT</u> GROUNDS FOR APPEAL
[O] My property	y value is unequal to	similar prope	erties	• Yo	our taxe	es are too high
	y was valued imprope		tly	• Yo	our valu	e changed too much in one year.
	y has been undervalu			• Yo	ou can't	afford the taxes
	on(s) was not applied					Received
	reasons and provide of	evidence sup	porting the	item(s) checked	above:	Receives
No access Due to steep hillside.	approx 50% is unusable					MAY 0 4 2021
ac to etcop illiciac,	approx 50 % to anacasis					
lleve vev ettech	ad additional informa	tion or door	montation?	10	1 Vas	CBJ Assessors Office
Values on Assess	ed additional informa	tion or docu	mentation?	10	O] Yes	[O] No
		I				A700 700 00
The second secon	\$720,700.00	Building	\$	11	otal	\$720,700.00
Owner's Estimat	e of Value:					
Site	\$400,000.00	Building	\$	T	otal	\$ 400,000.00
Purchase Price o	f Property:	Kristen view				
Price	\$		Purchase	Date		
Has the property	been listed for sale?	[O] Yes	[O] No	(if yes complete r	next line	2)
Listing Price	\$	Days on Market		Market		
Was the propert	y appraised by a licen	sed appraise	r within the	e last year? [O]	Yes [C)] No (if yes provide copy of appraisal,
Certification:						
						burden of proof and I must provide
	ng my appeal, and that	am the owne	er (or owner			property described above.
Signature Secret Selan		D			5/03/2021	
	1			nformation that	justific	es the change in value for this prop
		Thank	you,	11 1 10	7 -	1

Hugh Grant Website Mailing Address

Phone: (907)586-5215 Assessor.Office@juneau.org http://www.juneau.org/finance 155 South Seward St.

Juneau AK 99801



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

Assessor.Office@juneau.org

10/22/21

DJG Development LLC / Hugh and Jeff Grant 5165 Glacier Highway Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 5B1501000010

RESPONSE DEADLINE:

PARCEL: 5B1501000010
PHYSICAL LOCATION: Glacier Highway

DJG Development LLC / Hugh and Jeff Grant,

This letter is in response to the 2021 Petition for Review that you filed regarding the above indicated parcel. The basis for appealing as indicated on the Petition for Review form is: **My property value is excessive**

- Excessive grossly disproportionate when compared to other assessments
- Unequal treated differently than other properties in the same property class
- Improper valuation methodology was improper
- Undervalued valued less than market or disproportionately lower than other assessments

State statute requires that the burden of proof is upon the appellant to provide evidence that one of the above conditions has been met (AS 29.45.210).

Based upon the evidence that you provided we have made the following determination regarding 2021 assessment valuation of **5B1501000010**:

VALUE DETERMINATION

Recommended Action: Change

2021 Initial valuation: \$720,700 2021 Owner estimate of value: \$400,000 2021 Final determination: \$585,000

We have reviewed your assessed value and found that the parcel was taken out of equity during the 2020 canvass.

The Assessor Office recommends a reduction to the 2021 assessed value.

APPELLANT RESPONSE FOR ASSESSMENT YEAR 2021 PETITON FOR REVIEW

	you accept the recommende lization. (INITIAL ONE)	d value or wish to have your Petit	ion for Review heard by
	YES, I accept the rec	commended value determination p	provided by the Assessor
	· —	ne recommended valuation provid Petition for Review for the Board o	•
	Board which clearly ill	ill be expected to provide speci ustrates that my parcel valuation i methodology or is less than marke	is: excessive, unequal,
	you choose to proceed to the of the assessed value to full	e Board of Equalization, they may market value.	, in accordance with law,
Appellant signatur	re	Date	
		he Petition for Review will be scho sent specific evidence as to why	
Sincerely,			
May 10	dann		
Mary Hammond			
Assessor City & Borough of	Juneau		



APPEAL #2021-0522

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION January 25, 2022

ASSESSOR OFFICE

Appellant: DJG Development LLC Location: NHN Glacier Hwy

Parcel No.: 5B1501000010 Property Type: Residential -Vacant

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

	Appellant's Estimate	Original Assessed	Recommended
	of Value	Value	Value
Site:	\$ 400,000	\$ 720,700	\$ 558,000
Buildings:	\$0	\$0	\$0
Total:	\$ 400,000	\$ 720,700	\$ 558,000

Subject Photo



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BUILDING(S)	7
COST REPORT	7
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COMMERCIAL MARKET & ASSESSMENT ANALYSIS	8
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OVERVIEW

The subject is a 31.28 acre vacant parcel that is zoned D-15 (multi-family). Subject is located behind Fred Meyer. The property was acquired in 2006 for a reported purchase price of \$375,000 from CBJ.

Subject Characteristics:

- Land
 - o 31.28AC lot = 1,362,557SF
 - o Current access is through an adjacent parcel, which is owned and controlled by appellant
 - o Development of the site is limited due to the topography
- Building(s)
 - o No Buildings

SUBJECT PHOTOS



From nearby parking lot @ Glacier Hwy

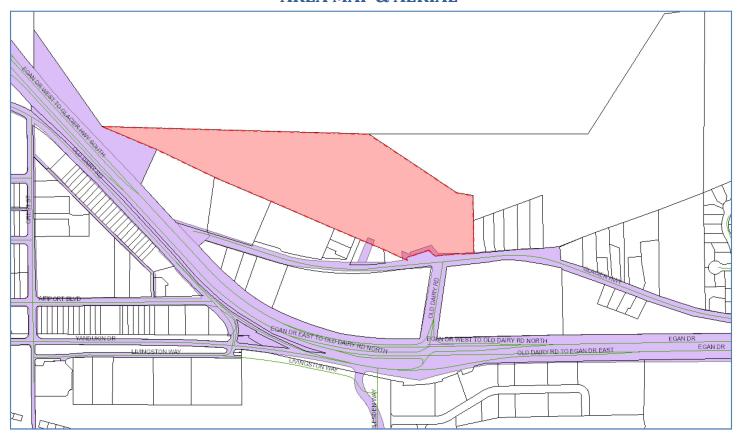
Page 709 of 757 BOE Hearing Jan. 25, 2022 From Glacier Hwy



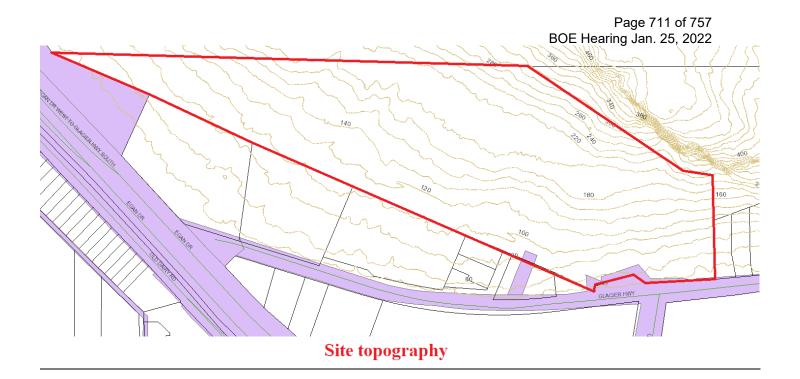




AREA MAP & AERIAL







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

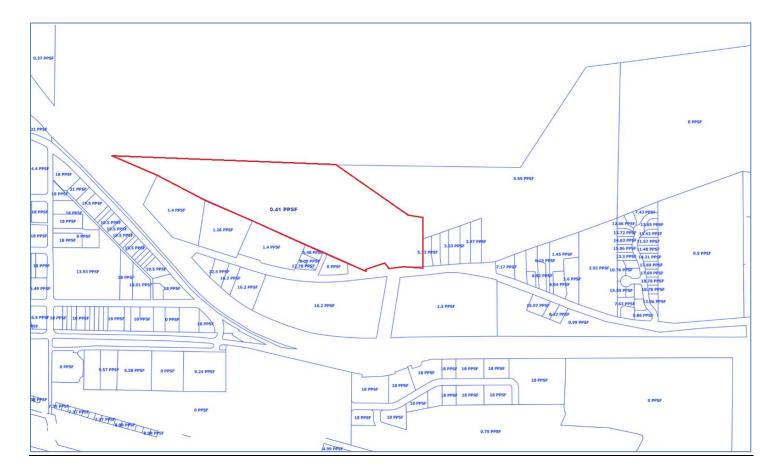
Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation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

Land Characteristics:

- 31.28AC lot = 1,362,557SF
- Current access is through an adjacent parcel, which is owned and controlled by appellant
- Development of the site is limited due to the topography

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:

No Buildings

COST REPORT

The cost report was not developed for this appeal because the parcel is vacant.

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. The income approach is not typically used for undeveloped land.

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				
		5B15010000 DJG DEVELOPM GLACIER H GOLDEN HEIGH	ENT LLC WY		
YEAR ID	LAND VALUE	MISC VALUE	BLDG VALUE	CAMA VALUE	
2021	\$720,700.00			\$720,700.00	
2020	\$372,000.00			\$372,000.00	
2019	\$372,000.00			\$372,000.00	
2018	\$372,000.00			\$372,000.00	
2017	\$372,000.00			\$372,000.00	
2016	\$372,000.00			\$372,000.00	
2015	\$372,000.00			\$372,000.00	
2014	\$372,000.00			\$372,000.00	
2013	\$372,000.00			\$372,000.00	
2012	\$372,000.00	\$0.00	\$0.00	\$372,000.00	
2011	\$372,000.00	\$0.00	\$0.00	\$372,000.00	

2010

\$372,000.00

\$0.00

\$0.00

\$372,000.00

SUMMARY

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

The assessed value was reviewed in response to the Petition for Review. Our findings are as follows.

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

Additional Details:

- The appellant states that their assessed value is excessive/overvalued.
 - We find that the value is equitable and that, based on analysis of market sales, it is not excessive. This is addressed in the land, 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 property is approximately 50% unusable due to the steep hillside and is further
 encumbered by the access issue.
 - We find that the topography and access issues have been considered in the recommended value for this parcel.

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 recommended assessed value represents a 50% increase from 2020 to 2021.

In the review process we found that this parcel was overvalued. The original assessed value was based on the residential model for this neighborhood. We find that the correct 2021 assessed value for this parcel should be \$558,000 and we ask the Board of Equalization to adopt the recommended value.

Addendum A (communication)

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

Mr. Landvik.

Mr. Grant does not accept your assessment.

He is out of town for medical reasons and will return

Saturday, June 5th.

Thank you for your time.

On Wednesday, June 2, 2021, 10:15:48 AM AKDT, Aeron Landvik < aeron.jandvik@juneau.org > wrote:

Good morning.

I have yet to receive a reply, can you please review the following?

What are the eventual plans for the site? How will the site access the road system?

We had planned on developing a perfiek of this site for housing.

Site access to the road system will have to be through other property.

Do you have an estimate of how much site work remains to be done?

No work has been done at this site. We do not have any estimate of him much it will take to develop.

Our valuation was taking many of the detriments of the site into consideration, how is that you determined what you believe to be the market value of \$400,000

without knowing the costs to develop, how much can be developed and the necessary access to the road system, this property is not valued for more than \$400,000.

Our records indicate that you purchased the property for \$375,000 in 2006, is this correct?

Much of the apparent change in value is relative. As illustrated below, the value of this property did not change for over 14 years. Over that time period, the housing market has continued at a significant upward rate. I believe that over the course of the last 14 years, this property has been undervalued.

Year	Appraised
ld	Value
2021	720,700
2020	372,000
2019	372,000
2018	372,000
2017	372,000
2016	372,000
2015	372,000
2014	372,000
2013	372,000
2012	372,000

2011	372,000
2010	372,000
2009	372,000
2008	372,000
2007	372,000
2006	372,000
2005	930,000
2004	625,600
2003	625,600
2002	625,600
2001	625,600

Aaron Landvik

Appraiser II

Assessor's Office

City and Borough of Juneau, AK

PHONE (907) 225-4037 - FAX (907) 586-4520

aaron.landvik@juneau.org

From: DJG LLC <<u>djgalaska@yahoo.com</u>> Sent: Friday, May 21, 2021 11:00 AM

To: Aaron Landvik < <u>Aaron.Landvik@juneau.org</u>>
Cc: Jillian Olson < <u>Jillian.Olson@juneau.org</u>>
Subject: Re: APL 2021-0522 5B1501000010 AL

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

Mary Hammond

From: Mary Hammond

Sent: Friday, January 14, 2022 4:10 PM

To: 'djgalaska@yahoo.com'
Subject: RE: Determination Letter

Hi Jeff,

When preparing your Board of Equalization packet we discovered that the final determination letter had a typographical error. The corrected adjusted value for this parcel (5B1501000010) is not \$585,000 it is actually \$558,000. The correct value of \$558,000 will be represented in the packet and presented to the BOE.

Please let me know if you have any questions.

Mary Hammond she/her

Assessor City & Borough of Juneau (907) 586-5215 ext. 4033

Please notice that our phone number has changed. All finance department calls must go to (907)586-5215. My new phone number is 586-5215 ext. 4033

From: Mary Hammond

Sent: Friday, November 19, 2021 8:31 AM

To: 'djgalaska@yahoo.com' <djgalaska@yahoo.com>

Subject: RE: Determination Letter

Hi Jeff.

Let this email serve as a follow up. Please respond today letting me know if you would like to accept the changes or if you would like to have this appeal heard before the Board of Equalization.

Mary Hammond she/her

Assessor City & Borough of Juneau (907) 586-5215 ext. 4033

Please notice that our phone number has changed. All finance department calls must go to (907)586-5215. My new phone number is 586-5215 ext. 4033

From: Mary Hammond

Sent: Friday, November 12, 2021 9:35 AM

To: 'djgalaska@yahoo.com' <digalaska@yahoo.com>

Subject: FW: Determination Letter

Hi Jeff.

1

Here's a copy of the letter we sent out on October 22nd. It appears that we failed to include a due date. Please let me know how you would like to proceed by next Friday, November 19th.

Mary Hammond she/her

Assessor City & Borough of Juneau (907) 586-5215 ext. 4033

Please notice that our phone number has changed. All finance department calls must go to (907)586-5215. My new phone number is 586-5215 ext. 4033

From: Jillian Olson < Jillian.Olson@juneau.org> Sent: Friday, November 12, 2021 9:30 AM

To: Mary Hammond <mary.hammond@juneau.org>

Subject: FW: Determination Letter

From: Assessor Office

Sent: Friday, October 22, 2021 10:44 AM
To: 'DJG LLC' < digalaska@yahoo.com >
Subject: Determination Letter

Good Morning,

Please see the attached. A copy is also being mailed to the address on the letter. If you need assistance please reply to this email or call our office. Thank you.

Assessor's Office
City and Borough of Juneau, AK
907-586-5215 -Office
907-586-4520-Fax
Assessor.Office@juneau.org



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Petition for Revie	v / Correction	of Asse	ssed Va	ue
	Real Property	AH S		

2021 Assessment Year Parcel ID Number

For Office Use:	Review #	Appeal #	
-----------------	----------	----------	--

2021 Filing Deadline: MONDAY, MAY 3

CBJ-Assessor's Office

Please attach all supporting documentation

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

MAY 0 3 2021

Parcel ID Nu	mber 4B	2901150050)			
Owner Name	e To	ms Sidney		Name of A	Applicant	
Primary Pho	ne# 90	107-789-7253		Email Addr		Swampy @ Aleska, met
Physical Add	ress 10	10400 Glaces - Juran, Ak 9980,		Mailing Address		Junear, AIC 99801
Why are you	appealing your	value? Check box and	d provid	e a detailed exp	lanation belo	ow for your appeal to be valid.
[Ø] My prop [Ø] My prop [Ø] My prop [O] My prop [O] My exer	perty value is exporty value is un perty was valued perty has been un petion(s) was no	cessive/overvalued equal to similar prope I improperly/incorrect Indervalued	erties tly	THEF	OLLOWING A Your taxes Your value You can't a	ARE <u>NOT</u> GROUNDS FOR APPEAL are too high changed too much in one year. ifford the taxes
	cached additional	l information or docu	mentatio	on?	[O] Yes	[Q] No
Site	\$	Building	\$		Total	\$
Owner's Esti	mate of Value:					e a Na
Site	\$	Building	\$		Total	\$
Purchase Pri	ce of Property:			**************************************	1	
Price	\$		Purchase Date			
Has the prop	perty been listed	for sale? [O] Yes	[O] N	o (if yes comple	ete next line)	
Listing Price			Days on Market			
Certification: I hereby affirr	n that the foregoi	ng information is true ar	nd correc	t, I understand tha	at I bear the bu	No (if yes provide copy of appraise urden of proof and I must provide coperty described above.
1/		Contac	t Us: CBJ	Assessors Office		
	Phone/Fax Email			Website		Mailing Address
Phone: (907)586-5215 Assessor.Office@juneau.org Fax: (907)586-4520		http://www.juneau.org/finance		155 South Seward St. Juneau AK 99801		



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

Assessor.Office@juneau.org

11/04/21

West Glacier Development LLC/ Sidney 10400 Glacier Hwy Juneau AK 99801

RE: FINAL DETERMINATION -- 2021 Property value Petition for Review -- 4B2901150050

RESPONSE DEADLINE: 11/12/21

PARCEL: 4B2901150050

PHYSICAL LOCATION: 5580 Montana Creek Rd

West Glacier Development LLC/ Sidney,

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 **4B2901150050**:

VALUE DETERMINATION

Recommended Action: No Change

2021 Initial valuation: \$1,436,100

2021 Owner estimate of value:

2021 Final determination: **\$1,436,100**

We have reviewed your assessed value and did not find that the value is excessive or improper.

The income approach and future use was considered, and we did not find a basis for change.

APPELLANT RESPONSE FOR ASSESSMENT YEAR 2021 PETITON FOR REVIEW

	ou accept the recommended zation. (INITIAL ONE)	value or wish to have y	our Petition for Review hear	d by
	YES, I accept the reco	mmended value determ	nination provided by the Ass	essor
		e recommended valuation etition for Review for the	on provided by the Assessor Board of Equalization.	-
	Board which clearly illus		de specific evidence to the aluation is: excessive, unequan market value.	
	ou choose to proceed to the f the assessed value to full r		hey may, in accordance with	า law,
Appellant signature			Date	
	a response from you by <u>11/</u> on where you will be expecte			
Sincerely,				
May Ki	anna			
Mary Hammond				
Assessor City & Borough of Ju	uneau			
, a boloagil ol ol				



APPEAL #2021-0472

2021 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION December 2, 2021

Continued on January 25, 2022

For information from the additional review due to the BOE remand see Addendum A.

Appellant: West Glacier Development LLC Location: 5580 Montana Creek Rd

Parcel No.: 4B2901150050 Property Type: Commercial

Appellant's basis for appeal: My property value is excessive/overvalued and my property value is unequal to similar

properties and my property was valued improperly/incorrectly

	Appellant's Estimate	Original Assessed	Recommended	
	of Value	Value	Value	
Site:	Not provided	\$ 1,436,100	\$ 1,436,100	
Buildings:	Not provided	\$0	\$0	
Total:	Not provided	\$ 1,436,100	\$ 1,436,100	

Subject Photo



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OVERVIEW

The subject is a 35.39 AC industrial property. It is currently utilized for gravel extraction and waste fill collection. It has potential for other future development.

Subject Characteristics:

- Land
 - o 35.39 Acres
 - o Ponds
- Building
 - o None

SUBJECT PHOTOS



From road

Page 725 of 757 BOE Hearing Jan. 25, 2022 From road





2016 Photo

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2021 photo

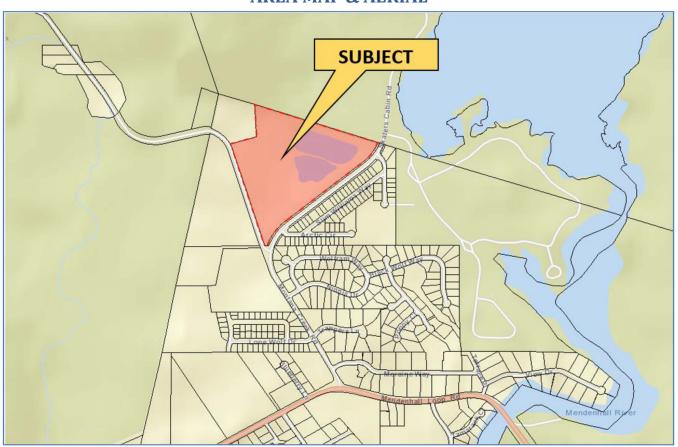


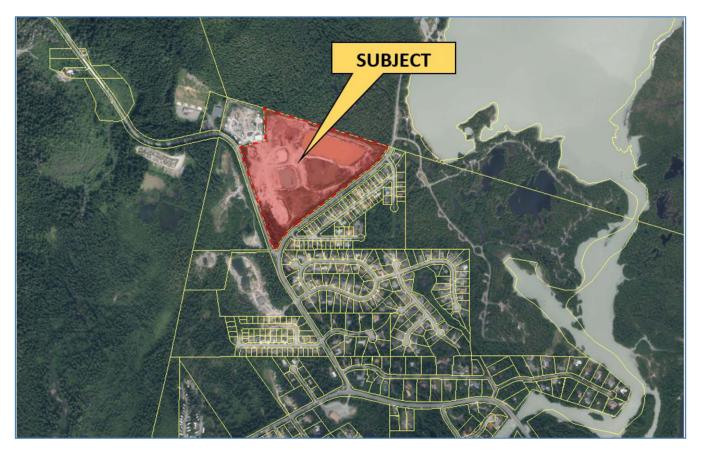


Settling pond - Undated photo

Figure 1.-Settling pond adjacent to gravel extraction operation.

AREA MAP & AERIAL





ASSESSED VALUES

Remember that the total assessed value is the primary test against market. The distribution of that value between the Land Component and the Building Component is secondary and can vary from one model to another. The total assessed value is tested against market indicators (sales, lease rates, etc.) and is adjusted to market value by application of market area and feature adjustments.

All three approaches to value (Cost, Sales Comparison and Income) are considered for commercial properties

LAND

Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation model. This model is tested and refined in consideration of sales of both vacant and developed parcels. The resulting model is then applied to all of the land in the market area to establish assessed site values.

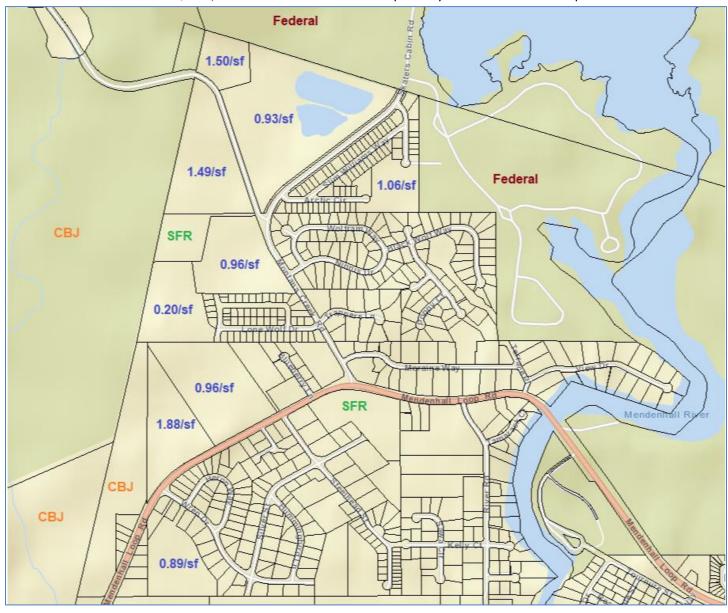
The subject site features are a mostly level, benched acreage with views of surrounding mountains. The subject parcel's land value is equitable and is not excessive.

Land Characteristics:

- 35.39 Acres
- Ponds
- In the Conditional Use Permit material from 2019 it was indicated that there was enough existing reserve material to continue operating for at least 10 more years.

Land Values

The area of the ponds and its effect on value was taken into account during the review. The parcel South of the subject that is at \$0.20/SF has a lower value as it is reportedly restricted to use as a park.



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:

 Upon last inspection there were no buildings on site, however, there is a permit for the placement of a manufactured home for use as an office issue on 08/25/2020.

COST REPORT

A cost approach was not developed as there are no buildings.

INCOME APPROACH

The income approach was not the basis for setting the assessed value for 2021. The appellant did submit P&L information for the Review process. An income approach was done for the review process as a reference or check against the assessed value. The results indicated that the assessed value is not excessive.

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)

City and Borough of Juneau Assessment History Report

4B2901150050 WEST GLACIER DEVELOPMENT LLC 5580 MONTANA CREEK RD GLACIER LANDS LT 3

		GLACIER LAND	SLIS	
YEAR ID	LAND VALUE	MISC VALUE	BLDG VALUE	CAMA VALUE
2021	\$1,436,100.00			\$1,436,100.00
2020	\$957,400.00			\$957,400.00
2019	\$957,400.00			\$957,400.00
2018	\$957,400.00			\$957,400.00
2017	\$957,400.00			\$957,400.00
2016	\$957,400.00			\$957,400.00
2015	\$957,400.00			\$957,400.00
2014	\$957,400.00			\$957,400.00
2013	\$957,400.00			\$957,400.00
2012	\$1,008,600.00	\$0.00	\$0.00	\$1,008,600.00
2011	\$1,008,600.00	\$0.00	\$0.00	\$1,008,600.00
2010	\$1,008,600.00	\$0.00	\$0.00	\$1,008,600.00

SUMMARY

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

The assessed value was reviewed in response to the Petition for Review. Our findings are as follows.

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

Additional Details:

- The appellant states that their assessed value is excessive/overvalued and
 - We find that the value is not excessive.
- The appellant states that their assessed value is unequal to similar
 - We find that the value is equitable.
- The appellant states that the property was valued improperly/incorrectly.
 - o The property was valued using proper methodology.
 - o N@te511
 - These findings are addressed in the land, 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.

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 \$1,436,100 is warranted and ask that the BOE uphold the assessed value.

Addendum A (remand results)

After review of active, permitted gravel pits it appears that the subject parcel may be undervalued.

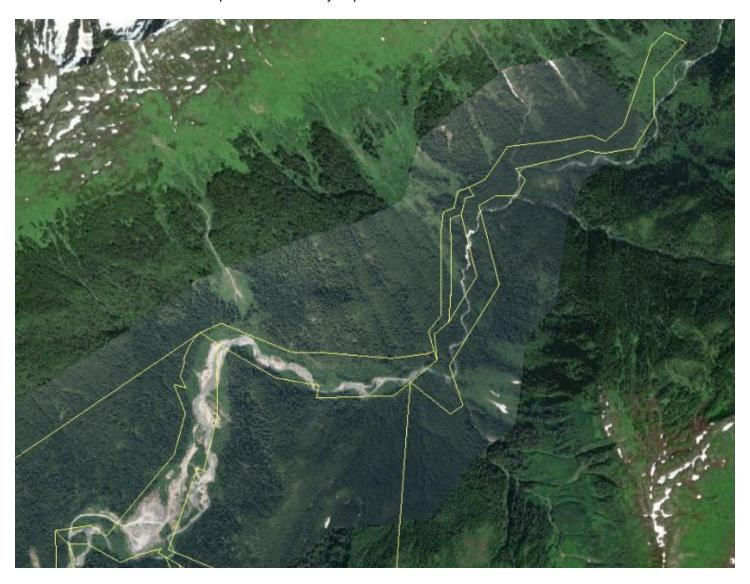
5B1201310041 is a 9.5 acre active, permitted gravel and sand extraction site. Gravel and sand are extracted from Lemon Creek. This parcel is valued at \$1.50 per square foot while the subject is at \$0.93.



4B2901150040 is directly across the street from the subject parcel. The parcel size is 17.38 acres. This parcel has an active, permitted gravel extraction permit. The parcel is value at \$1.49 per square foot.



Parcels 3M000LEMCRK2, 3M000LEMCRK3, 3M000LEMCRK4 are active, permitted gravel pits located in Hidden Valley along Lemon Creek. They are valued at \$0.19, \$0.06 and \$0.03 respectively. These parcels are hindered by topographic and access issues and are not comparable to the subject parcel.





AY2021 Property Assessment Guide

Updated: 2022-01-07

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Assessment Overview	
Property Taxes	
Property Assessments	
Assessed Values versus Taxes	
Sales Validation (Also see the "Market Sales" topic for more specifics on Market Sales)	
Market Sales (this topic is closely tied to the "Sales Validation" topic)	
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Assessment Overview

Property Taxes

- Property taxes represent about half of the locally generated CBJ revenue.
- Property taxes fund general government services, police, fire, schools, parks, streets and other services.
- If we did not have property taxes there would have to be some other form of taxes.

Property Assessments

- The Assessor's Office strives to keep the taxes fair and equitable by ensuring that the assessed values are uniform.
- There is no one, absolute, precise market value for any given property. Appraisal Judgement is a necessary part of setting assessed values.
- While the concept of setting assessed values for every parcel in Juneau may sound simple there are many complexities to actually making it happen.

Assessed Values versus Taxes

- Most tax increases are due to a budget increase, passed either by the assembly or by the taxpayers.
- An increase in assessed value does not mean an increase in taxes.
- The budget determines the amount of taxes to be collected. The budget is set by the Borough Assembly. The assessed values determine how that tax burden is distributed.
- The Assessor's Office does not have an active role in budgeting or the taxes. We are focused on the assessed values.

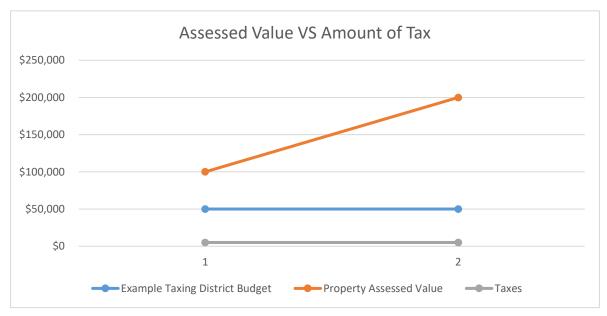
Examples:

- If everyone's assessed values doubled but the budget stayed the same your taxes would not change.
- If everyone's assessed values doubled and the budget increased by 10% your taxes would go up by 10%.
- If the budget stayed the same and one type of property was going up while all the others were not, owners of that type of property would see a higher tax bill and everyone else would see a lower tax bill.
- If your assessed value went up and everyone else's stayed the same, you would see an increase in your taxes even if the budget stayed the same.

In the following example you can see that with the assessed values doubling and the budget staying the same the actual taxes did not change.

Assessed Value -vs- Amount of Tax

\$50,000	\$50,000	Example Taxing District Budget
 \$1,000,000	\$2,000,000	Total Assessed Values
0.050	0.025	Rate
 \$100,000	\$200,000	Property Assessed Value
\$5,000	\$5,000	Taxes



Sales Validation (Also see the "Market Sales" topic for more specifics on Market Sales)

- Sales validation is critical. Sales data is foundational to everything that we do.
- All sales are considered.
- Only some sales are deemed to be a market sale.
- Of those that are market sales we only have prices on some of them. While a mandatory disclosure ordinance took effect in November 2020, we have, so far, not seen much of an increase in the disclosure rate.
- Generally we get sales prices on about 35 to 40% of the commercial sales.
- The word "considered" is also sometimes used to refer to the sales that were "included" in the ratio studies as a market sale.
- The guidelines for sales validation and the validation processes are critical. Maintaining standards in the sales validation process is critical.
- All of what we do in the area of valuations is dependent on the quality and accuracy of the sales data. Having good, clean, accurate sales data is critical.
- The sales validation and verification processes are continual and ongoing.

Market Sales (this topic is closely tied to the "Sales Validation" topic)

- To be a Market sale, a sale must meet these criteria at a minimum
 - Arms length transaction
 - No Duress
 - Marketed (see below)
 - Reasonable exposure time (see below)
- Invalid Sales- With rare exceptions, the following conditions make a sale an invalid (non-market) sale:
 - Multi-Parcel sales are invalid an exception would be if they clearly are an economic unit that will always sell together
 - o Family sale
 - Related party sale/transfer- one corporation sells to a parent corporation
 - Sale between parties that have pre-existing relationship (is non-arms-length)
 - Estate sale
 - Bankruptcy sale
 - Sheriff sale / tax auction
 - o Tax Deed
 - Gifts
 - Transfer of interest
 - Trade / Exhange
 - Partial interests
 - o Forced sales- Transfers in lieu of foreclosure, condemnation or liquidation
 - Easement or Right of Way (although these can be used for special studies on easements or Right of Ways)
 - Fulfillment of Contract
 - Plottage/Assemblage/Adjacent (This is referring to situations where a land owner purchases property next door or adjacent to the property he already owns. Or where a number of separate parcels are bought for the purpose of consolidating them into one larger parcel. An alternate use of the word plottage refers to the increase in value due to bringing the properties under the same ownership.)
 - Lease assignment or option
- Sales are not thrown out because of their ratio.
- To be a market sale the property has to have had exposure to a broad market and to have been actively marketed for a reasonable period of time
- In The Appraisal Institutes Dictionary of Real Estate Appraisal part of the definition of the requirements for a sale to be considered a market sale is that there was "reasonable exposure in a competitive market, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress." [Emphasis added] If a property is sold under duress, which needing to sell quickly would fall under, it is to be considered not a market sale. Under the market sale guidelines a sale that occurs in less than usual market time is also suspect. One of the aspects that is to be inspected besides exposure is marketing time. It should be noted that the typical marketing time for commercial properties is substantially longer than for residential properties.

Analysis Process

- The work that we do is not a controlled laboratory environment
- We will likely never have thousands of data points for commercial properties in Juneau.
- We work with the best data that we have available at the time.
- It is normal that subsequent to an analysis being done additional information comes to light that changes the validation or verification conclusions of a few sales. This does not invalidate the analysis and ratio studies. This reality is mitigated by the testing for outliers, the focus in the analysis on central tendencies rather than the fringes, and the review of different data groupings and subsets. The mitigation of any potential effect is one of the advantages of mass appraisal. For an example of the limited effect of removing a few sales please see the "AY 2021 Commercial Property Analysis & Appraisal Summary" section below.
- There are multiple facets to the analysis process. It usually includes the review of many ratio studies, starting from before any changes are made to the results after the final changes, but it also involves much more than that. Here is a partial list:
 - The sales validation and verification process is highly integrated with the analysis.
 - With each ratio study the decision of whether to include standard and/or extreme outliers
 - A study of the outliers
 - The relativeness of the sample
 - The uniformity and/or variance within the total set and all of the various subsets
 - o The uniformity and/or variance between the total set and all of the various subsets
 - o Market area uniformity and/or variance evaluated at Region, District and Neighborhood levels
 - The confidence level this is a factor on all the decisions made and all aspects of the analysis and can vary greatly from one part of the analysis to another
 - o The adjustments that need to be made and the best mechanism for applying them
- Data Sets- typical analysis structures will have a primary data set and then major type division data sets
 - o For assessment work the primary data set is all of the property sales within the Borough.
 - A typical first level or major type division of the data set would be land, residential and commercial properties. All properties are placed into one of those three subsets based on appraisal judgement.
- Subsets- from the primary and the major type sets you typically have many subsets that are analyzed corresponding to things such as location, zoning, property type, and property characteristics
- The analysis should have an established structure. This often encompasses looking at the total primary set first, then doing land value analysis and adjustment, next incorporating the new land values into your analysis of building values, followed by a neighborhood factor analysis off of the new values which then leads to your final values.
- The data quality is critical to the analysis process.
- The analysis process is critical to the uniformity of your values.
- Analysis options / Mass Appraisal Techniques
 - Adaptive Estimation Procedure (AEP or Feedback)- most frequent method used by smaller jurisdictions
 - o Multiple Regression Analysis (MRA)- requires a larger set of sales data
 - Nonlinear Regression Analysis- requires a larger set of sales data
 - Spatial Model Analysis (uses GIS)
- Regardless of the number of sales, we are required to set assessed values each year. In setting assessed values we must do so for all taxable properties in the Borough.

Model Specification

- Model specification is the process whereby you choose which property characteristics you feel effect value.
- Model Types- Additive, multiplicative, hybrid

Model Calibration

• Model calibration is the process whereby you determine by how much each characteristic effects value.

Approaches and Methodologies

- All three approaches- the sales comparison, cost and income approaches- are considered.
- New calculations versus trending
 - There are advantages to both and which is best to use is situational.
- In trending the assessed values the underlying considerations such as the 3 approaches to value and locational, property type and property characteristic adjustments are all accounted for in the original models and incorporated and carried forward into the new assessed values. That is one of the advantages of making a correction to assessed values through trending.
- Your CAMA (Computer Assisted Mass Appraisal) system will play a role in which options are available for setting and adjusting values.

Review & Appeal Processes

- Valid Reasons for Appeal
 - Value is excessive/overvalued To show that an assessment is excessive, an appellant must show that the assessment is more than just overvalued. It must be shown that the assessment is grossly disproportionate when compared to other assessments (or, it can be shown that there is an intentional or fraudulent purpose to place an excessive valuation on the property.)
 - Value is unequal To show that an assessment is unequal, the appellant must show that there
 are other properties in the same class as the property being appealed and that there is no basis
 that would justify different valuations of the property.
 - Valued improperly To show that an assessment is improper, it must be shown that the
 assessor used an improper method of valuation, which amounts to fraud or a clear adoption of a
 wrong principle of valuation.
 - Undervalued To show that an assessment is undervalued, an appellant must show that the
 assessment is more than just undervalued. It must be shown that the assessment is grossly
 disproportionate when compared to other assessments (or, it can be shown that there is an
 intentional or fraudulent purpose to place an undervaluation on the property.)
- Reasons that are NOT Valid
 - Taxes are too high
 - Value changed too much in one year
 - Can't afford the taxes
- In response to a Petition for Review, we review the assessed values for each appeal and if there is an
 error or an indication of the property's assessed value being excessive, inequitable, and improper we
 make the appropriate corrections.



AY2021 Commercial Property Assessment Particulars

- We strive to treat all properties equitably.
- We have done our work with the highest of ethical standards.
- We have followed the applicable assessment standards.
- The basis for the 2021 commercial property assessed values is a market analysis based upon available actual sales data of commercial property sales. The analysis adhered to assessment standards.
- Trending was the best option for our circumstances.
- There have been questions about the historic valuation model. Actually, more correctly it is models, as in a plural. For instance there is a model specific to S Franklin St properties while there is a separate model specific to Concrete Way, another one for land in the Vintage area and at least one applicable to the core downtown business district. Some of these models we have had opportunity to inspect and, while in some cases our appraisal judgement would suggest a slightly different approach to the adjustments, the models certainly appear reasonable. The basis and time frame for the various models of course differs. As an example, the S Franklin St model was done in 2010 and adjusted slightly in 2011 and appears to be based on a study of sales in the area. The Concrete Way model was updated in 2013. Another test of those models is what happens when we apply trending. The fact that the trending tended to improve the COD and COV would suggest that the models are reasonable and still are representative of the market.
- The correction to commercial properties was applied mainly, but not exclusively, through the land segment does not make this a land study. The land segment adjustment was the mechanism by which increases could be applied within the CAMA system while maintaining uniformity in land values of improved and vacant land and moving all commercial properties closer to market value.
- One of the advantages of mass appraisal and of the analysis work that the Assessor's Office does is that we do not focus on one sale (low or high) but instead look at all of the sales. We then set values based off of the mean and median indicators for all of the sales. That way we are not isolating to the lowest sale or the highest sale in determining what the market value is. Within this process we look at the overall market as well as indicators for sub-groups such as locational factors, property features, types of property, etc. (Please see the AY 2021 Commercial Property Analysis & Appraisal Summary section for additional review of these sales.)
- Others have focused on one sale that was a market sale (the NCL/sub-port sale), claiming it is inappropriately skewing the results. That is not true. It is a market sale. It also does not qualify as an outlier per IAAO standards. (Again, please see the AY 2021 Commercial Property Analysis & Appraisal Summary section for additional review.)
- While the inclusions and exclusions that were made were appropriate, we analyzed whether or not changing the inclusion or exclusion of these sales would have had any impact on the valuations. Making those changes did not significantly change the ratios and would not have resulted in any different action in setting the assessed values. (see the AY 2021 Commercial Property Analysis & Appraisal Summary section.)

- The values for 2021 were set based on market analysis. As a result of the analysis a trending was applied to the assessed values. In trending the assessed values the underlying considerations such as the 3 approaches to value and locational, property type and property characteristic adjustments are all accounted for in the original models and incorporated and carried forward into the new assessed values. That is one of the advantages of making an initial correction to this undervaluation through trending. Most commercial properties have seen no significant change to their assessed values for 10 plus years. Because there was not a wealth of sales data for the subgroups an overall trending was applied. It should be noted that in reviewing locational subgroups, property type subgroups and property characteristic subgroups in the analysis we did not see compelling evidence that any location or other subgroup should be treated differently from the rest with the exception of the boathouses.
- This adjustment does not represent one year of market change but change over many years.
- Each of the appellants were encouraged to submit specific evidence of an incorrect value through initial phone calls early in the process, through a letter dated 06/18/2021 and through follow up phone calls to the letter as a minimum. Each appellant has been given opportunity to discuss our findings with the Assessor's Office.
- Our review of assessed values has consistently indicated that in spite of the corrections applied this year
 the fact remains that we are still undervalued for commercial properties. This is born out through the
 sales analysis, the cost approach and the income approach. Normally, at the BOE level we would be
 proposing increases to value when appropriate, however, in an effort to maintain uniformity, this year
 we have only been doing so when errors cause a property to be further undervalued.
- Two primary reasons cited for the appeals are that our assessed values are excessive and that our trending was not proper.

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For perspective on those issues I would like to note some information from a source outside of the Assessor's Office. We have had the opportunity to read two commercial appraisals, both for one particular property on Salmon Creek Ln near the hospital. One has a valuation date of April 05, 2013 and the other a valuation date of August 11, 2021. Both appraisals are done by Mr. Wold who has been presented as an expert witness in many of the hearings.

Mr. Wold indicates that the land value in 2013 was \$330,000. Our land value for that year was just \$229,800.

Mr. Wold indicates that the land value in 2021 is \$570,000. Our land value for this year is just \$392,100 which happens to be less than 69% of his stated value which puts the ratio close to our median ratio.

The land value indicated in the appraisals increases by 73% over an 8 year period. Our increase this year was 50% over an 11 year period. In percentages Mr. Wold's increase of 9.1% per year is double ours which is 4.5% per year.

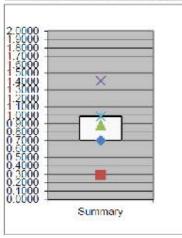
AY 2021 Commercial Property Analysis & Appraisal Summary

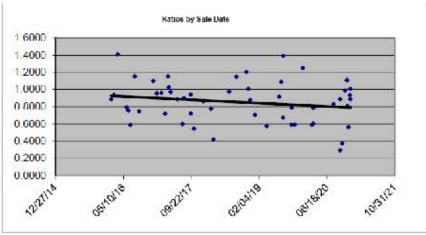
The population or universe of properties to be assessed is all taxable properties in the Borough of Juneau. Those properties are divided into two primary classifications: residential and commercial. The focus here is on the commercial properties. So, our universe of properties for this part of the analysis is all commercial properties within the Borough. Correspondingly, the sales population is all sales that occurred for commercial properties within the Borough. Those sales then go through both validation and verification processes. In the validation process sales are classified by other transactions vs sales, then market sales vs non-market sales, then market sales for which we have a sales price. The market sales with sales price are the sales utilized in the ratio studies and analysis.

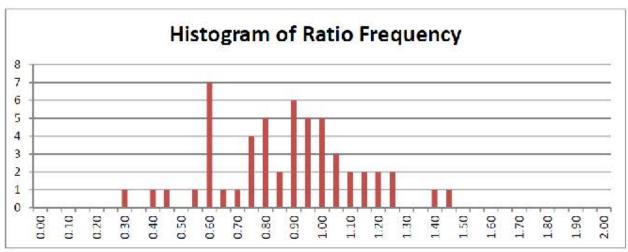
The following page includes a summary report for the 2021 Assessed Values based on the sales information at the time of the analysis. Because this is a dataset that includes all commercial types (vacant and improved) other than boathouses a COD of 21.5490 is a good COD that indicates good uniformity in the assessed values across the varied types and locations of the properties. The scatter diagram indicates that a more aggressive trending of sales prices would have been appropriate. If that had been applied it would result in an indication of the assessed value ratios being even lower than stated. These ratios and statistics are based on AY2021 values after the adjustments to values were made.

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

					IAAO Standards for	COD
Statistics					SFR	15.0 or less
Current	Proposed				SFR-newer/homog	10.0 or less
53	53	Count	(Number of	Records with Ratio)	Income Properties	20.0 or less
0.2932	0.2932	Minimum	Ratio		Income-Urban area	15.0 or less
1.4091	1.4091	Maximum	Ratio		Vacant Land	20.0 or less
1.1159	1.1159	Range				
0.8526	0.8526	Mean	(This is the	average ratio for your sam	nple.)	
0.8853	0.8853	Median	(This is the mi	id point value for your sample. Pr	referred measure of central	tendency.)
0.6981	0.6981	Weighted	Mean			
3.0313	3.0313	Sum of th	e Square of I	Deviations		
0.1908	0.1908	AAD				
0.2414	0.2414	Standard	Deviation		Coefficients (0=Norma	al Distribution)
21.5490	21.5490	COD	(Good indic	ator of confidence level.)	Kurtosis	-0.0245
28.3180	28.3180	COV			Skewness	0.0181
1.2214	1.2214	PRD- Pri	ce-Related o	r Factor Differential	Alt.Cyhelsky's Skew	-0.0943
		(PRD s/b	between 0.98	8 & 1.03, IAAO)	Alt.Pearson's Skew	-0.4059
		(PRD ove	er 1=Regress	ive)		
Trending	Factors			Normal / Skewed Distrib	ution Evaluation	
0.85	Target Lev	/el		0.0327 Differential Mea	an to Median	
0.9969	Factor on	Mean		24 Number of data	points below the mea	in.
0.9601	Factor on	Median	NAME OF THE OWNER OWNER OF THE OWNER OWNE	29 Number of data	points above the mea	in.
1,2176	Factor on '	Weighted	Mean	*Note- # below/above w	vorks on data sets up t	o 5.000 pts.







Ratio Study Notations

- Note that the scatter diagram indicates that a higher rate of time/market trending of sales prices was in order for the ratio studies. If that higher rate were applied it would show that we are even more undervalued than these statistics indicate.
- Regarding the histogram, it is normal to have ratios above 1.00. In fact, if your level of assessment were set based on the median and right at market (1.00) half of your data points would be below 1.00 and half would be above 1.00.
- If you reviewed many histograms from many different jurisdictions you would typically find a larger percentage of ratios over 1.00 and that the top ratios would be far above 1.50.
- It was noted by an appellant that the ratios for 23% of the adjusted sales prices were above 1.00. That would mean that 77% are below 1.00 indicating that we are still undervalued.
- It is normal that subsequent to an analysis being done additional information comes to light that changes the validation or verification conclusions of a few sales. This does not invalidate the analysis and ratio studies. This reality is mitigated by the testing for outliers, the focus in the analysis on central tendencies rather than the fringes, and the review of different data groupings and subsets. The mitigation of any potential effect is one of the advantages of mass appraisal.
- Regarding the COD and COV: the numbers listed in the box at the top of the ratio study summary report
 are guidelines. The COD and COV and associated guidelines help guide your analysis of the market, the
 valuation models, confidence levels in adjusting values, effects of adjustments and other considerations.
 They are an indicator of central tendency and not an absolute criteria or test that a study has to meet to
 be valid. The image below is of the actual table from the IAAO Standard on Ratio Studies-2013.

Table 1-3. Ratio Study Uniformity Standards indicating acceptable general quality*

Type of property—General	Type of property—Specific	COD Range**
Single-family residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2—4 unit family housing	5.0 to 20.0
Income-producing properties	Larger areas represented by large samples	5.0 to 15.0
Income-producing properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant land		5.0 to 25.0
Other real and personal property		Varies with local conditions

If your ratio study involves a mix of property types it is typical that your CODs and COVs will be higher.

Sales List

This is a list of the market sales that we had available for our analysis data set.

0/30/20 1,400,0 0/315/16 1,100,0 0/316 550,00 0/09/20 confide 0/09/20 confide 0/09/20 6,100,00 0/10/19 2,200,0 0/10/19 378,811 0/02/19 378,811 0/02/19 378,811 0/02/17 65,000 0/12/17 65,000 0/12/17 65,000 0/12/17 104,000 0/12/17 150,000 0/02/18 370,000 0/02/19 112,500 0/02/19 173,000	ale Price								
6/28/19 25,000 6/28/19 25,000 6/28/19 25,000 6/29/20 20,000 6/30/16 550,000 6/20/20 confide 6/20/21 510,600 6/20/21 510,600 6/20/21 378,811 6/20/20 378,811 6/20/20 378,811 6/20/20 378,811 6/20/21 378,811 6/20/21 378,811 6/20/21 400,000 6/21/21 65,000 6/21/21 65,000 6/23/21 112,500 6/30/17 115,000 6/24/20 confide 6/21/4/17 150,000 6/24/21 1567,0 6/24/21 50,000 6/24/21 50,000 6/24/21 50,000 6/22/21 500,000 6/24/20 2,450,00 6/24/20 2,450,00 6/24/20 30,000 6/24/20 30,0		Trended SP	AVTotal	Main Parcel	Count	Number	Street	Condo	Neighborhood
2/28/19 25,000 20,009/20 20,009/20 20,000,009/20 20,000,009/20 20,000,009/20 20,000,009/20 20,000,009/20 550,000 20,001,001,001,001,001,001,001,001,001,0	7,500	30,930	27,200	1C020K01G200	1	1435	HARBOR WAY	NO	AURORA BASIN C 19
20,09/20 20,000	5,000	26,936	27,200	1C020K01G280	1	1435	HARBOR WAY	NO	AURORA BASIN C 19
0/30/20 1,400,0 0/315/16 1,100,0 0/316 550,00 0/09/20 confide 0/09/20 confide 0/09/20 6,100,00 0/10/19 2,200,0 0/10/19 378,811 0/02/19 378,811 0/02/19 378,811 0/02/17 65,000 0/12/17 65,000 0/12/17 65,000 0/12/17 104,000 0/12/17 150,000 0/02/18 370,000 0/02/19 112,500 0/02/19 173,000	5,000	27,356	27,200	1C020K01G290	1	1435	HARBOR WAY	NO	AURORA BASIN C 19
2/15/16 1,100,0 2/30/16 550,00 2/09/20 confide 2/09/20 confide 2/09/20 confide 3/00/21 510,600 2/09/20 612,78 3/16/17 716,000 3/10/20 612,78 3/16/17 716,000 3/18 16,73 3/18,81 3/10/20 378,81 3/10/20 378,81 3/10/20 400,000 3/12/17 65,000 3/01/217 65,000 3/01/31/17 104,000 3/03/18 168,751 3/03/19 115,000 3/03/18 173,000 3/03/17 112,500 3/03/18 173,00	0,000,000	20,235,200	7,524,300	1C060K010031	1	0	EGAN DR	NO	DOWNTOWN C
8/30/16 550,000 confide (2/09/20 confide (2/09/218 510,600 confide (2/09/218 510,600 confide (3/00/18 510,600 confide (3/00/18 510,600 confide (3/00/19 378,81) (3/00/20 378,81) (3/00/20 378,81) (3/00/20 378,81) (3/00/20 400,000 confide (3/00/20 20/20 confide (3/00/20 20/20 20/20 confide (3/00/20 20/	400,000	1,412,348	1,394,150	1C060K660110	1	711	W WILLOUGHBY AV	NO	DOWNTOWN C
209/20 confide 209/20 confide 209/20 confide 200/218 510,600 2010/219 510,600 202/219 378,811 202/217 65,000 202/217 75,000 202/217 104,000 202/28/20 1,567,000 202/28/20 1,567,000 202/28/20 1,567,000 202/28/20 1,567,000 202/28/20 1,567,000 202/28/20 1,567,000 202/28/20 1,567,000 202/28/20 1,567,000 202/28/20 1,567,000 202/28/20 1,567,000 202/28/20 1,567,000 202/21/21/21 150,000 202/21/21 150,000 202/21/21 150,000 202/21/21 150,000 202/21/21 200,000 202/21/21/21 200,000 200/21/21/21/21 200,000 200/21/21/21/21 200,000 200/21/21/21/21 200,000 200/21/21/21/21 200,000 200/21/21/21/21 200,000 200/21/21/21/21 200,000 200/21/21/21/21 200,000 200/21/21/21/21 200,000 200/21/21/21/21 200,000 200/21/21/21/21 200,000 200/21/21/21/21 200,000 200/21/21/21/21 200,000 200/21/21/21/21 200,000 200/21/21/21/21/21/21/21/21/21/21/21/21/21/	100,000	1,327,612	1,457,000	1C060U040040	1	800	GLACIER AVE	NO	DOWNTOWN C
1/02/18 510,600 1/02/19 2,200,0 1/04/19 378,811 1/02/19 378,811 1/02/19 378,811 1/02/19 378,811 1/02/19 378,811 1/02/19 378,811 1/02/19 378,811 1/02/19 378,811 1/02/19 597,931 1/13/20 400,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 1/02	50,000	683,826	963,600	1C070A030040	1	100	N FRANKLIN ST	NO	DOWNTOWN C
7/01/19 2,200,0 7/01/19 2,200,0 7/01/19 612,78 7/16/10 612,78 7/16/17 716,000 7/02/19 378,81 7/02/0 378,81 7/02/0 378,81 7/02/0 378,81 7/02/0 378,81 7/02/0 378,81 7/02/0 378,81 7/02/0 378,81 7/02/0 378,81 7/02/0 400,000 7/12/17 65,000 7/03/17 104,000 7/03/18 750,000 7/03/18 750,000 7/03/17 112,500 7/03/17 112,500 7/03/17 150,000 7/03/01/6 697,000 7/03/01/6 697,000 7/03/01/6 697,000 7/03/01/6 500,000 7/03/01/6 500,000 7/03/01/6 500,000 7/03/01/6 500,000 7/03/01/6 500,000 7/03/01/6 500,000 7/03/01/6 500,000 7/03/01/6 637,000 7/03/01/6 637,000 7/03/16 637,000 7/03/16 637,000 7/03/16 637,000 7/03/16 637,000 7/03/16 700,000 7/03/16 1,060,0 7/03/16 1,0	onfidential	confidential	190,200	1C070A050001	1	230	SEWARD ST	5K	SOMMERS ON SEWARD_C_
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8/16/17 716,000 8/16/17 716,000 8/16/19 378,811 8/15/19 378,811 8/15/19 378,811 8/10/20 378,811 8/10/20 378,811 8/10/20 378,811 8/10/20 400,000 8/12/17 65,000 8/13/17 750,001 8/13/17 104,000 8/13/17 104,000 8/13/17 112,500 8/13/17 112,500 8/13/17 112,500 8/13/17 112,500 8/13/17 150,000	200,000	2,369,400	2,164,900	1C070B0N0011	1	259	S FRANKLIN ST	NO	DOWNTOWN C
0/02/19 378,818 1/025/19 378,818 1/025/19 378,818 1/025/19 378,818 1/025/19 378,818 1/025/19 378,818 1/025/19 400,000 1/02/17 65,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17 150,000 1/02/17	12,788	638,268	501,300	1C110K120051	1	0	Eastaugh Way	NO	DOWNTOWN C
0/25/19 378,818 0/10/20 378,818 0/10/19 597,938 0/11/13/20 400,000 0/12/17 65,000 0/12/17 65,000 0/12/17 750,000 0/13/17 104,000 0/13/17 112,500 0/13/17 112,500 0/13/17 112,500 0/13/17 112,500 0/13/17 150,0	16,000	855,033	613,650	1C110K120101	1	170	MILL ST	NO	DOWNTOWN C
10/20 378,818 10/20 378,818 10/20 397,938 10/217 65,000 10/217 750,000 10/217 104,000 10/217 150,00	78,818	403,055	237,150	1C110K120120	1	0	MILL ST	NO	DOWNTOWN C
	78,818	401,835	237,150	1C110K120130	1	190	MILL ST	NO	DOWNTOWN C
	78,818	394,569	237,150	1C110K120140	1	0	MILL ST	NO	DOWNTOWN C
/13/20 400,000 //12/17 65,000 //12/17 65,000 //12/17 750,001 //13/17 104,001 //13/17 115,000 //13/17 115,000 //13/17 115,000 //13/17 150,000 /	-	651,597		1C110K120150	1	0	MILL ST	NO	DOWNTOWN C
12/17 65,000 168,75 175,000 175,000	-	402,744		1D060L030011	2		CORDOVA ST	NO	WEST JUNEAU C
/30/18 168,75i //19/17 750,00i //33/17 104,00i //30/19 115,00i //30/19 115,00i //30/19 115,00i //31/17 112,50i //30/19 150,00i //31/17 150,00i //38/20 1,567,Ci //3/20 confided //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/16 501,62- //3/3/30/3/16 501,62- //3/3/3/3/3/3/3/3/3/3/3/3/3/3/3/3/3/3/		75,711		3B1501020030	1			NO	SOUTH VALLEY C
179/17 750,000 1730/19 115,000 1730/19 115,000 1730/19 115,000 1740/10 1750,000 1750/10 1750,000 1750/10 1750,000 1750/10 1750,000 1750/10 1750,000 1750/10 1750,000 1750/10 1750,000 1750/10 1750,000 1750/10 1750,000 1750/10 1750,000 1750/10 1750/		186,776		3B1501040120	1			NO	SOUTH VALLEY C
104,000	-	876.000		4B1601010040	1			NO	MENDE PENINSULA C
730/19 115,000 7/05/18 73,000 7/31/17 112,500 7/31/17 150,000 7/24/17 150,000 7/31/17 150,000 7/31/17 150,000 7/31/17 150,000 7/31/17 150,000 7/31/17 150,000 7/31/16 697,000 7/31/16 697,000 7/31/16 500,000 7/31/19 500,000 7/31/19 500,000 7/31/19 500,000 7/31/19 500,000 7/31/19 500,000 7/31/19 500,000 7/31/19 500,000 7/31/19 500,000 7/31/19 500,000 7/31/19 10,000 7	-	122.899	,	4B1601050030	1		INDUSTRIAL BLVD	5K	RIVERVIEW YACHT C 24
705/18 73,000 7/31/17 112,500 7/31/17 150,000 7/28/20 1,567,0 7/04/20 confide 7/14/17 150,000 7/24/17 130,000 7/20/16 697,000 7/20/17 400,000 7/20/17 400,000 7/20/17 500,000 7/20/17 500,000 7/24/20 2,450,0 7/24/20 300,000 7/24/20 486,000 7/24/17 300,000 7/27/17 300,000 7/27/17 300,000 7/27/18 4968,756 7/16/19 145,000 7/21/18 240,100	-	123,388	,	4B1601050050	1		INDUSTRIAL BLVD	5K	RIVERVIEW YACHT C 24
731/17 112,500 7/17/20 650,000 7/28/20 1,567,0 7/04/20 confide 7/04/21 150,000 7/28/4/17 130,000 7/28/4/17 130,000 7/20/17 400,000 7/20/17 500,000 7/20/17 500,000 7/24/20 2,450,000 7/24/20 300,000 7/24/20 300,000 7/24/20 300,000 7/24/20 300,000 7/24/20 300,000 7/24/20 300,000 7/24/20 300,000 7/24/20 300,000 7/24/21 300,000 7/24/21 300,000 7/24/21 300,000 7/27/21 3	,	83,557	,	4B1601080070	1			5K	P & J BUSINESS C 24
7/17/20 650,000 7/28/20 1,567,0 7/14/17 150,000 7/24/17 130,000 7/24/17 150,000 7/24/17 150,000 7/20/17 400,000 7/20/16 500,000 7/20/16 500,000 7/24/20 2,450,0 7/24/20 2,450,0 7/24/20 2,450,000 7/24/20 2,450,000 7/24/20 2,450,000 7/24/20 2,450,000 7/24/20 300,000 7/24/17 300,000 7/24/17 300,000 7/24/17 300,000 7/24/17 300,000 7/24/18 240,100 7/24/19 672,000 7/15/18 968,75 7/16/19 145,000 7/24/17 1,40,000 7/24/17 300,000 7/24/17 300,000 7/24/17 300,000 7/24/17 300,000 7/24/17 300,000 7/24/17 300,000 7/24/17 300,000 7/24/17 300,000 7/24/17 300,000 7/25/18 240,100 7/26/18 240 7/26/18 240 7/26/18 240 7/26/18 240 7/26/18 240 7/26/18 240 7/26/18 240 7/26/18 240 7/26/1		132,188		4B1601120130	1			5K	BRANDY LANE YACHT C 24
728/20 1,567,0 confided (7/14/17 150,000 confided (7/14/17 150,000 confided (7/24/17 150,000 confided (7/24/17 150,000 confided (7/20/17 400,000 confided (7/20/17 400,000 confided (7/20/17 400,000 confided (7/20/17 400,000 confided (7/24/20 2,450,000 confided (7/24/20 3,450,000 con	,	654,095	-,	4B1701020020	1			NO	MENDE PENINSULA C
704/20 confide 7/14/17 150,000 150,000 150,000 150,000 170,110/17 400,000 170/18 500,000 170/18	-	1,634,569		4B1701020020	1			NO	MENDE PENINSULA C
7/14/17 150,000 7/24/17 130,000 7/24/17 150,000 7/30/16 501,62 7/30/16 697,000 7/20/17 400,000 7/20/19 500,000 7/20/19 500,000 7/20/19 500,000 7/20/19 500,000 7/20/19 500,000 7/20/19 500,000 7/20/19 500,000 7/20/19 500,000 7/20/19 10,000 7/20/19 10,000 7/20/19 10,000 7/20/10/16 375,000 7/20/10/16		confidential	,	4B1701090038	1			5K	SAFE HARBOR C 24
/24/17 130,000 /10/17 150,000 /30/16 501,62: /01/16 697,000 /20/17 400,000 /20/17 400,000 /02/19 500,000 /02/19 500,000 /02/16 500,000 /02/16 500,000 /02/17 4,140,0 /02/16 500,000 /02/16 500,000 /02/17 900,000 /02/16 300,000 /02/17 900,000 /02/16 1,060,0 /03/16 637,500 /07/20 confided /07/20 confided /07/21 300,000 /02/21/17 300,000 /02/21/18 240,100 /02/21/18 240,100 /02/21/18 240,100 /02/21/18 240,100 /02/21/18 240,100 /02/21/18 240,100 /02/16 1,500,000 /02/21/18 240,100 /02/21/18 240,100 /02/21/18 240,100 /02/21/18 240,100 /02/21/18 240,100 /02/21/18 240,100 /04/19 672,000 /02/21/18 240,100 /04/19 672,000 /05/16/19 145,000 /05/16/1									
/10/17 150,000 //30/16 501,62- //01/16 697,000 //20/17 400,000 //29/18 950,000 //04/19 500,000 //05/17 4,140,0 //02/16 500,000 //24/20 2,450,0 //24/20 300,000 //24/20 300,000 //24/19 900,000 //24/17 900,000 //21/17 900,000 //02/16 637,500 //07/20 confided //07/20 confided //07/20 confided //07/20 confided //07/20 tonind //07/20 confided //07/20 tonind //07/20 confided //07/20 tonind //07/20 to	-	179,757		4B1701090223	1			5K	SAFE HARBOR C 24
/30/16 501,62- //01/16 697,001 /20/17 400,001 /29/18 950,000 //02/19 950,000 //05/17 4,140,0 //05/16 500,001 //24/20 2,450,0 //24/20 2,450,0 //24/20 300,001 //24/20 300,001 //24/20 300,001 //24/19 900,001 //24/19 900,001 //24/19 1,060,001 //05/16 637,5001 //05/16 637,5001 //05/16 750,0	-	154,534		4B1701090226	1		CRAZY HORSE DR	5K	SAFE HARBOR C 24
/01/16 697,000 //20/17 400,001 //29/18 950,001 //29/18 950,001 //29/18 950,001 //29/19 500,001 //20/19 500,001 //20/16 500,001 //24/20 2,450,0 //23/20 486,00 //24/20 300,001 //24/20 300,001 //24/19 205,001 //24/17 900,001 //24/17 900,001 //21/17 900,001 //07/20 700,001 //07/20 confided //07/20 confided //10/16 273,000 //22/17 300,001 //22/17 300,001 //21/18 240,101 //22/17 300,001 //22/17 300,001 //22/17 300,001 //22/17 300,001 //22/17 300,001 //22/18 240,101 //22/17 300,001 //22/18 240,101 //22/17 300,001 //22/18 240,101 //22/17 300,001 //22/18 240,101 //22/17 300,001 //22/18 240,10	,	180,492	,	4B1701090228	1			5K	SAFE HARBOR C 24
1/20/17 400,000 1/29/18 950,000 1/29/18 950,000 1/29/19 500,000 1/24/20 2,450,000 1/24/20 2,450,000 1/24/20 2,450,000 1/24/20 205,000 1/24/20 205,000 1/24/19 205,000 1/24/19 205,000 1/26/16 1,060,000 1/26/16 1,000,000 1/26/16 1,000,000 1/29/17 300,000 1/29/17 300,000 1/29/17 300,000 1/29/17 300,000 1/29/17 1/	-	617,218		4B1701100146	1			NO	MENDE PENINSULA C
29/18 950,000 24/19 2,205,8 300,001 4,140,6 300,001 500,001 300,001 2,450,6 300,001 2,450,6 300,001 2,450,6 300,001 2,450,6 300,001 2,450,6 300,001 1,060,6 300,000 1,060,6 30	-	869,424		4B1701100170	1			NO	MENDE PENINSULA C
(204/19 2,205,8 (202/19 500,000 (202/10 500,000 (202/10 2,450,000 (202		467,144		4B1701103003	1			5K	BEAR DEN YACHT CONDO
1002/19 500,000 1005/17 4,140,00 1005/17 4,140,00 1005/17 4,140,00 1005/17 4,140,00 1005/17 4,140,00 1005/17 4,140,00 1005/17 1,060,00 1,000,0	50,000	1,071,961		4B2901020010	1		MENDENHALL LOOF		AUKE MOUNTAIN C
/05/17 4,140,0 //02/16 500,000 //24/20 486,00 //23/20 486,00 //24/20 300,000 //24/19 205,000 //24/17 900,000 //24/17 900,000 //03/16 1,060,0 //15/16 637,000 //07/20 700,000 //07/20 confide //10/16 273,000 //15/18 968,75 //16/19 145,000 //21/18 240,100 //11/17 1,540,000 //11/17 1,54	205,832	2,346,343		5B1201000060	1		GLACIER HWY	NO	LEMON CREEK C
1002/16 500,000 1002/24/20 2,450,00 1002/24/20 300,000 1002/24/20 205,000 1002/24/19 205,000 1002/26 1,300,00 1002/26 1,300,00 1002/26 1,300,00 1002/26 1,300,00 1002/26 1,300,00 1002/26 1,300,00 1,000/26 1,300,00 1	,	536,260		5B1201020100	1			NO	LEMON CREEK C
\(24/20 \) 2,450,0 \\	140,000	4,932,313	5,106,550	5B1201040052	2	1721	ANKA ST	NO	LEMON CREEK C
/23/20 486,000 //24/20 300,000 //24/19 205,000 //24/19 205,000 //21/17 900,000 //21/16 1,060,0 //21/16 1,060,0 //20/16 1,300,0 //20/16 1,300,0 //20/16 273,000 //22/17 300,000 //22/17 300,000 //22/17 300,000 //22/17 300,000 //22/17 300,000 //22/17 300,000 //22/17 300,000 //22/17 300,000 //22/17 300,000 //22/17 300,000 //22/17 300,000 //22/17 300,000 //22/17 300,000 //22/18 240,100 //21/18 240,100	00,000	612,910	704,850	5B1201060061	2			NO	LEMON CREEK C
0/24/20 300,000 0/24/19 205,000 0/24/17 900,000 1,060,16 637,500 0/07/20 700,000 0/07/20 confided 0/07/20 273,000 0/07/21 300,	450,000	2,483,957	1,554,550	5B1201060160	2	5740	CONCRETE WAY	NO	LEMON CREEK C
724/19 205,000 7/21/17 900,001 7/03/16 1,060,0 7/03/16 1,060,0 7/05/16 637,500 7/07/20 700,001 7/07/20 confide 7/07/20 300,000 7/15/18 968,75 7/16/19 145,000 7/15/18 240,100 7/11/17 1,540,0	36,000	488,654	274,300	5B1201060260	1	5719	CONCRETE WAY	APN	SEAGULLS EDGE C 24
7/21/17 900,000 7/03/16 1,060,0 7/03/16 637,500 7/02/16 700,000 7/02/16 750,000 7/07/20 confide 7/07/20 300,000 7/16/18 968,75/ 7/16/19 145,000 7/04/19 145,000 7/04/19 145,000 7/04/19 145,000 7/04/19 145,000 7/04/19 145,000 7/04/19 145,000 7/04/19 240,100 7/04/19 1,540,000 7/04/19	00,000	304,158	269,550	5B1201300110	1	1783	Anka St	NO	LEMON CREEK C
703/16 1,060,0 (715/16 637,500 637,500 700,000 1,000,000 716/16/18 750,000 700/16/18 968,750 7015/18 968,750 7015/18 968,750 7015/18 240,100 672,000 7011/17 1,540,000 7011/17 1,540,000 7011/17 1,540,000 701/11/17 1,540,000 701	05,000	215,734	269,550	5B1201300110	1	1783	Anka St	NO	LEMON CREEK C
/15/16 637,500 //07/20 700,000 //02/16 1,300,0 //16/18 750,000 //16/18 750,000 //10/16 273,000 //15/18 968,750 //16/19 145,000 //21/18 240,100 //04/19 1,540,00 //04/19 1,540,00 //05/19 1,540,00 //05	00,000	1,058,760	632,250	5B1201330160	3	2005	ANKA ST	NO	LEMON CREEK C
/07/20 700,000 //02/16 1,300,0 //02/16 1,300,0 //07/20 confide 273,000 //05/18 968,750 //16/18 968,750 //16/19 145,000 //22/17 300,000 //21/18 240,100 //04/19 672,000 sales prica (3) Note that this li further updated 09,000 //04/19 //04/1	060,000	1,308,273	1,036,450	5B1201450110	1	1731	RALPH'S WAY	NO	LEMON CREEK C
//02/16 1,300,0 //16/18 750,00 //07/20 confided //10/16 273,00 //22/17 300,00 //22/17 300,00 //21/18 240,10 //21/18 240	37,500	785,744	593,500	5B1501000002	1	8251	GLACIER HWY	APN	SOUTHEAST INSURANCE C
/16/18 750,000 /07/20 confide /10/16 273,000 /22/17 300,000 /22/17 300,000 /21/18 240,100 /21/18 240,100 /04/19 672,000 /11/1/17 1,540,0 /11/17 1,540,0 /11/19 1,540,0 /11/	00,000	714,406	591,700	5B1501010001	2	1880	CREST ST	APN	BUILDERS PLAZA C 24
/16/18 750,000 //07/20 confided //10/16 273,000 //10/16 273,000 //15/18 968,75/16/19 145,000 //11/19 672,000 //11/17 1,540,00	300,000	1,587,924		5B1501020170	1	8401	AIRPORT BLVD	NO	SOUTH VALLEY C
/07/20 confide 273,000 (22/17 300,001 415/18 968,751 145,000 (704/19 672,000 411/17 1,540,001 415/18 240,100 (704/19 672,000 411/17 1,540,001 415/18 240,100 (704/19 672,000 415/18 240,100 (704/19 672,000 415/18 240,1		831,585		5B1501040030	1			NO	SOUTH VALLEY C
710/16 273,000 7/22/17 300,000 7/15/18 968,751 7/16/19 145,000 7/21/18 240,100 7/21/18 240,100 7/21/18 240,100 7/21/18 240,100 7/21/19 672,000 7/11/17 1,540,00 7/11/17 1,540,00 7/11	onfidential	confidential	,	5B15011107E0	1		JORDAN AVE	SEP	JORDAN CREEK C 24
/22/17 300,000 /15/18 968,750 /16/19 145,000 /21/18 240,100 /04/19 1,540,00 /11/17 1,540,0 1) These were the 2) Some sales price 3) Note that this li urther updated 09, zonfidential. 4) AV Adj for condi //80901030071 5) 581201020100 the mean and med		341,299		5B15011107E0	1		JORDAN AVE	SEP	JORDAN CREEK C 24
715/18 968,750 716/19 145,000 721/18 240,100 704/19 672,000 711/17 1,540,00 711/17 1,5	-	346,452		5B15011109B0	1			SEP	JORDAN CREEK C 24
716/19 145,000 721/18 240,100 704/19 672,000 711/10 1,540,0 71 These were the 22 Some sales price 73 Note that this lift 74 The sales price 75 Note that this lift 76 The sales price 77 The sales price 77 The sales price 78 The sales pr		1,111,292		5B1601000023	1	_		NO	SOUTH VALLEY C
/21/18 240,100 /04/19 672,000 /11/17 1,540,C (1) These were the (2) Some sales price (3) Note that this li further updated 09, confidential. (4) AV Adj for condi //B0901030071 (5) 5B1201000100 the mean and med		155,861		5B1601140043	1			APN	PROFESSIONAL PLAZA C 2
/04/19 672,000 /11/17 1,540,0 (1) These were the (2) Some sales price (3) Note that this life further updated 09, confidential. (4) AV Adj for condi 780901030071 (5) 5B1201020100 the mean and med	-	269,142		5B1601140070	1			APN	PROFESSIONAL PLAZA C 2
(1) These were the (2) Some sales price (3) Note that this lift further updated 09, confidential. (4) AV Adj for condition (4) AV Adj for condition (5) 5B1201020100 the mean and med	,	740,490	,	5B2401610150	1			NO	NORTHEAST VALLEY C
1) These were the (2) Some sales price (3) Note that this li- further updated 09, confidential. (4) AV Adj for condi 780901030071 (5) 5B1201020100 the mean and med	-	1,833,432		7B0901030071	1			NO	TWIN LAKES C
2) Some sales price 3) Note that this li urther updated 09, onfidential. 4) AV Adj for condi 80901030071 5) 5B1201020100 he mean and med							OI IMININEL DIN	. 10	TOTAL LANCE O
3) Note that this li urther updated 09, confidential. 4) AV Adj for cond 20901030071 5) 5B1201020100 he mean and med				alysis for assessment					
urther updated 09, confidential. 4) AV Adj for cond 780901030071 5) 5B1201020100 the mean and med				he only sale source is			unde the english street		COCOLIOE0022
confidential. 4) AV Adj for condi 7B0901030071 5) 5B1201020100 the mean and med									C060U050022, was eliminated. It w only sales prior to 11/26/2020
4) AV Adj for cond 7B0901030071 5) 5B1201020100 the mean and med		wilen a change	m unective fro	in the law departmen	anowed	us to dud S	ome sales prices. Opuates	, 23, 2021	omy sales prior to 11/20/2020
7B0901030071 (5) 5B1201020100 the mean and med		t time of sale - 1	C060U040040. :	LC070A030040, 4B170	1100170.	1C110K120	130, 1C110K120101, 4B1	70110014	6, 5B1201060160, 5B1201000060.
the mean and med	1								
			however, it has	since been determin	ed not to l	e a marke	sale; seller & buyer relate	ed. Remo	val of this sale would further lower
(6) Note-multi-pan									
							ney are sometimes include		
									ported by the buyer, however, nued occupancy by the seller after
									llower the mean and median ratios
									riate but to be conservative we
elected 5%.	ling applied to								

In the sales list you will notice that there is a column that indicates whether or not the parcel is a condo. The properties that are labeled condo are not residential condos but commercial condos which could include retail spaces, offices and mini-warehouses. The reason that they are noted on the list is because the mechanism for increasing their values was different from other commercial property types. In the analysis they were treated as a separate subset.

Review of Particular Sales

In response to questions raised by appellants we did additional review regarding four sales and their inclusion in or exclusion from the ratio study. We found that the original inclusion or exclusions were appropriate. We then went one step further and analyzed the hypothetical assumptions regarding the inclusion and exclusion of these sales.

The sales were:

- 1. The Emporium Mall, 1C070K810090 & 0140 This sale is a multi-parcel that does not qualify as a market sale.
- 2. The Assembly Building, 1C070A090060 We did not and still do not have a verified sale price for this sale.
- 3. The Pacific Pier, 1C070K830040 This may be a market sale, however, we did not have the sale price at the time of the analysis.
- 4. The AMHT/NCL land sale, 1C060K010031 This is a market sale and was included in the analysis.

In regards to the NCL sale, two items of note. First, it does not meet the criteria to be considered to be an outlier. Second, it's inclusion in the analysis did not cause it to have undue influence on the results.

We have reviewed the assertions and find them to be without merit and find that the sales qualification designations are consistent with standards. The distinctions of what is and is not a market sale are important in keeping your data clean which leads to more accurate findings. In spite of there being no merit to the argument for changing which sales were included and which were excluded, just for review purposes, we looked during the review process at whether inclusion and exclusion of these sales would have made any substantial difference. The finding was that the changes in mean and median ratios was minimal and would not have led to any difference in our decisions in the setting of the assessed values and the bringing of the commercial values closer to market.

Again, I need to stress that the exclusion and inclusion, as done in the analysis, was proper and this was just done for comparative and informational purposes during the review process. The statistics below are for 3 sequential steps applying the hypothetical assumptions. The first step added the 2 sales, the next step then corrected an included sale and the third step then removed the NCL sale from consideration. You will see from the results below that even after applying these hypotheticals that after our changes to the assessed values that commercial properties remain undervalued. After applying the hypothetical assumptions the median changed by one thousandth of a percent and the mean increased by 3.2% but remained lower than the median.

Review of Impact of Including and Excluding Particular Sales						
	Original	2 Sales Added	Sale Correction	Remove NCL		
Count	53	55	55	54		
Minimum Ratio	0.2932	0.2932	0.3718	0.4189		
Maximum Ratio	1.4091	1.4091	1.4091	1.4091		
Range	1.1159	1.1159	1.0373	0.9903		
Mean	0.8526	0.8692	0.8753	0.8846		
Median	0.8853	0.8862	0.8862	0.8863		
COD	21.5490	22.4051	21.6607	20.9181		
cov	28.3180	29.0248	27.6491	26.4636		
PRD- Price-Related or Factor Differential	1.2214	1.1463	1.1359	0.9396		

In general, the mean is the preferred measure if your sample is symmetrical and the median is preferred if your sample is skewed or includes outliers. The COD is based on the median and the COV is based on the mean.

Beyond the above sales there were a number of sales that were included in early sales reports and counts of possible qualified market sales that were not included in the analysis set due to legitimate questions not being able to be resolved by the time that the study was done. This would include things such as unresolved questions as to whether a sale was a market sale or not, questions as to the accuracy of the sales price, lack of information as to the value of personal property included in the sale and other questions. It is normal for the sales validation information to be refined during the analysis process. A ratio study done on these excluded sales shows a mean and median ratio virtually identical to the analysis set. A list of sales (provided by appellant Ken Williamson) and their status as to inclusion in the analysis follows.

For Audit/Review Purposes Only

This is a summary of a review of a list of sales provided by appellant Ken Williamson.

This summary reviews whether or not these sales were included as a qualified market sale in the AY2021 Analysis.

In cases where the sale was excluded the reason is indicated.

sale date	parcel number	address	inclusion/Exclusion	Heason
9/7/2017	1C020K01E220	Aurora Harber	not included	boat house Question on price & what sold
9/7/2017	1C020K01E230	Aurora Harber	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	bost house
6/28/2019	1C020K01G280	1435 HARBOR WAY	Included In Separate Study	bost house
2/28/2019	1C020K01G290	1435 HARBOR WAY	Included In Separate Study	bost 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	1C070B0T0020	195 S FRANKLIN ST	Included	
7/1/2019	1C070B0N0011	259 S FRANKLIN ST	Included	112 4 100-217-1 100 200 110
12/31/2019	1c070k810090	170 S Franklin	not included	multi parcel sale outside of standards for inclusion
1/9/2018	1C100f070050	549 S Franklin	not included	multi parcel sale/ not enough data/ easement questions
3/10/2020	1C110K120051	0 Fastaugh Way	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	1D050L030011	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	

2/5/2010	4D1601000070	2270 DIDICEDIAL DIAD		
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	451701104000	2771 Sherwood In	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 commercial land.
6/29/2018	4B2901020010	10200 MENDENHALL RD	Included	compacted to not be commented fund
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	mater parcer sale, not enough mile
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
1/10/2017	301201000140	3720 Concrete Way	not included	
				correct sales price. The sale will be included in the 2022
0/04/0000	CD4004060460	STAN CONCERNED WALK		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	0
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
22, 30, 2010				but meaning of the note was unknown/ low income
				housing
				neasing

The claim has also been made that our methodology was improper because we did not include sales that we had prices for and should have included, the insinuation being that we were cherry picking sales. See the table below regarding these claims and why they were not included.

Pacific Pier	We received sales data on this sale after the analysis. It will be considered for next year, however, indications are that is was purchased by a tenant which would make it a non-arms-length transaction and likely will not qualify as a market sale.
Emporium (this was already addressed above)	This sale was considered. It was excluded because it was a multi-parcel sale. It is clear that it does not qualify as an economic unit as part of it was sold one year later.
Assembly Building (this was already addressed above)	We did not and still do not have a confirmed sale price for this building. We have heard "street talk" about what it may have been but that does not qualify as a confirmed price.
Miner's Merchantile	This sale is from 09/17/2021 which is well after the 01/01/2021 cut off. It will be considered for next year, however, indications are that is was a non-arms-length transaction and likely will not qualify as a market sale.
Bill Ray Center (this was already addressed above)	We considered this sale. This is a multi-parcel sale with one of the parcels across the street. It does not clearly fit the economic unit definition. There also was questions as to the purchase and sale motivations of the short term property owner.

AY2021 Notes Regarding Spitzfaden, Wold & Geiger Submissions and Testimony

Notes Regarding Spitzfaden Submission and Wold Testimony

Notes Regarding Particular Sales

The Kim Wold letter indicated that some of the sales used in the analysis were not appropriate. We have identified and addressed those sales below.

• 5B1201300110

- The letter includes a note indicating this sale was a duplicate.
 - Please note that this is not a duplicate.
 - It is a property that sold twice in the 5 year period, often referred to as a paired sale.

1C110K150041

- The letter includes a note indicating this was a related party sale.
 - This is not in our list of sales.
 - The last sale we show in the CAMA system for this parcel is 12/07/2009. This was a related party sale and was not included in our analysis.
 - If he means 1C110K120140 (He has applied sale "numbers" to the list and refers to that number) to our knowledge JMIS LLC and Bonnell Development LLC are not related but we could research this further. To our knowledge JMIS sold at least 6 parcels in that area to 5 different buyers. That said, removing one sale is not going to change the results of the ratio study and we do the analysis and ratio studies with the best information that we have at the time. It is normal that the sales data continually gets refined. For instance, next year there may be sales from 2020 that we could not use because we did not have sales prices at the time that we got sales prices for subsequent to the AY2021 analysis that will be used in AY2022.

• 5B1201020100

- The letter includes a note indicating this was a related party sale.
 - The 08/02/2019 sale was included in the market sales. It was subsequently discovered that the seller (Odom Real Estate Partners) and the buyer (Odex Juneau LLC) had similar or overlapping principles. It was marked as a non-market transaction and will not be used for future market analysis.
 - Being that the ratio for this sale was above 1.00 (1.3922, the second highest ratio) removing it will potentially lower the mean and median ratios thus indicating that we are further undervalued.
 - Note that new information or refinements to the sales data does not invalidate a study which was done with the best information available at the time. It is normal that the sales data continually gets refined.

1D060L030011

- The letter includes a note indicating this was a residential sale.
 - This property was marketed as available for commercial purposes.
 - It was purchased for commercial purposes.
 - Being that the ratio for this sale was above 1.00 (1.1059) removing it will potentially lower the mean and median ratios thus indicating that we are further undervalued.

1C070B0J0020

- The letter includes a note indicating this was a related party sale.
 - There were 2 sales for this property.
 - The 09/01/2020 "sale" was recognized as being a transfer to a trust and was not included in the list of market sales.
 - The 11/02/2018 sale was included in the market sales. It was subsequently discovered that the purchaser was a long time tenant of the building. It was removed from the market sales list and will not be used for future market analysis.
 - Being that the ratio for this sale was above 1.00 (1.2033, the fourth highest ratio) removing it will potentially lower the mean and median ratios thus indicating that we are further undervalued.

4B1701100146

- The letter includes a note indicating this was a related party sale. He does not indicate which of the two sales is purportedly a related party sale.
 - There were 2 sales for this property.
 - The sale from 05/25/2016 from Andosh Associates LLC to Cuttingedge Development Inc was not used as we do not have a sales price for this sale.
 - The second sale from 06/30/2016 from Cuttingedge Development Inc to SRA&G LLC was used. We do not have an indication that these parties are related but we can research this further.
 - Again, data refinement is normal and as documented in Addendum B, removing one sale is not usually going to alter the ratios in any significant way.

• 5B2401610150

- The letter includes a note indicating this property is a residential property
 - It is a 6 Plex, a property type which we generally value with the commercial properties
 - It is an income producing property

4B2901020010

- The letter includes a note indicating that this property is a Residential property
 - It is a RV Park
 - This property is an income producing property
- "3 additional pending sales" These are only pending and are all after 01/01/2021.
- "Downtown sales closed 03/23/2021" This sale is after 01/01/2021.

Questions & Answers

- Grandfathered Uses Do they end with the sale of a property?
 - Not necessarily. The rights to a non-conforming use usually transfer with the sale. If a continued
 use is not permitted it is often considered a "taking" and the property owner must be
 compensated.
- Highest & Best Use
 - This is a key principle
 - The four "tests" are physical, legal, financial and maximal
 - While some aspects involve legal definitions or financial comparison the interpretation of all of the factors is often very subjective.
- Is there a set format and cap rate for an income approach?
 - There is no one set format when it comes to income approaches. It is common, when used for property tax assessment purposes, that the following expenses are excluded: property taxes, depreciation, debt service, income taxes, capital improvements, owner business expenses and replacement reserves. Those factors can vary considerably from one investor or property owner to another. Excluding them produces a more consistent model that reflects the market overall. Note that items such as the cap rate need to be developed or calibrated for each specific model structure. Different models may arrive at different NOI amounts, different cap rates, different standard expense percentages, etc. due to what income or expenses are included or excluded.
 - o For the income approach our model uses a cap rate of 6% for AY2021. Our research indicated that an appropriate cap rate would have been 5%. Testing that against local sales and market information that we had available, we found that the 5% would bring us to market and that using 6% produced values in line with the 85% to 90% level of valuation that we were achieving with the ratio study and trending.
 - Remember that the cap rate is an inverse number to the value so a higher cap rate results in a lower indicated property value.
- Can a comparable sale be from a different location?
 - Some questions have been asked about Comparables in appraisal and assessed valuation work. First, in utilizing mass appraisal you do not have specifically identified comparables as you would in a classic sales comparison methodology, rather you are looking at all of the sales. That said, there is far more latitude in comparables than is being recognized. Comparable selection is highly subjective and each appraiser will have their own opinion as to which sales are the best comparables. Adjustments are then made to those comparables to "bring them" to the subject's characteristics. While a residential appraisal for financing, which is the appraisal application that you are probably most familiar with, usually has fairly tight parameters, there actually can be great latitude in the comparable selection. There are many cases where, due to lack of sales, appraisers utilize different types of properties and properties from different neighborhoods, different cities and even different states. The adjustments become even more critical in these cases. Can a property from the valley be utilized in an appraisal for a downtown property? Absolutely, if the appraiser feels that that is the best comparable available. In such a case the locational adjustment would be more critical than if you have a comparable that is only a block away.

An Example

• Consider a scenario- State law and assessment standards indicate that you should assess all classes of property at similar levels. You are setting assessed values for all commercial property types including retail, offices, and warehouses. All non-commercial property types are at market (100%). You have 50+ sales from all commercial types, clustered fairly tightly, showing an overall ratio for all commercial type properties as being 70%. You have 12 sales of retail properties that are not a real tight cluster but showing that you are 70% of market. You have 6 sales of warehouses that are tightly clustered. They also show that you are at 70% of market. You have no office building sales. All of the subgroups that you have sales for have ratios close to the 70%. State law says that you must place a value on all of these properties. What are you going to do with assessed values for retail properties? What are you going to do with warehouse values? What are you going to do with office building values? Are you going to ignore the evidence and leave the values the same or are you going to apply the best correction that you can? Are you going to change some and not others just because there are fewer sales or no sales for that particular type? If so, what is your justification for treating them differently?