

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

May 12, 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. Approval of Agenda

IV. Agenda Topics

A. 2021 BOE Annual Report-Draft

B. BOE Agendas & Final Decision Notices for 2021 Property Appeal Hearings

For reference of the action taken by the Board of Equalization related to the 21 hearings heard between July 2021 and April 2022, BOE agendas and signed final determination notices are included in this packet.

C. Setting Training and Hearing Dates for 2022 Appeals

Potential Dates for 2022 BOE Hearings

June: 2, 7, 8, 9, 14, 15, 16, 21, 22, 23, 28, 29, 30 (these are T/W/Th dates)

July: 7, 12, 13, 14, 19, 20, 21, 26, 27, 28 (these are T/W/Th dates)

We can continue with a 5:30pm start time and the board can decide if they would like to continue as a zoom only or move to a hybrid option (zoom & in-person).

V. Adjournment

**2021 Annual Report
Board of Equalization
City & Borough of Juneau, Alaska**

The Board of Equalization (BOE), sitting in panels of four, hear appeals brought before the BOE by an appellant for relief from an alleged error in valuation on properties. A panel hearing a case must first make a determination that an error in valuation has occurred. Following the determination of an error in valuation, the panel may alter an assessment of property only if there is sufficient evidence of value in the record. Lacking sufficient evidence on the record, an appeal shall be remanded to the assessor for reconsideration. The BOE conducts a hearing pursuant to an appeal filed by the owner of the property as to the particular property.

In 2021, BOE Members were (with terms):

David Epstein (2012-2023)
Barbara Sheinberg (2016-2021)
Emily Haynes (2019-2021) (reapplied for 2nd term)
Gary Sonnenberg (2021-2023)
Kenny Solomon-Gross (2018-2022)
Emil Mackey (2019-2021)
Raymond ‘Thor’ Williams (2021-2023)
Barbara Mecum (2021-2022)
James Collman (2021) (resigned 11/2021)

After many years of service on the board, Barbara Sheinberg has chosen step down from the board now that her term has ended; Emil Mackey has also notified the Clerk’s Office that he is stepping down with the end of his term. Losing these members creates three vacancies on the board. The Clerk’s Office is actively advertising for those seats to help alleviate the strain on other board members to fill the panels for 2022 hearing appeals.

This year saw an unprecedented amount of appeals and appeal hearings via zoom webinar. The BOE began meeting on July 14, 2021 with a training by the State Assessor’s Office and Assistant City Attorney Adam Gottschalk as well as a walk-through from the City Assessor of the assessment process performed by their office showing how they determined the assessments. The BOE finished hearing the last appeal on April 26, 2022 completing one (1) late file and twenty-two (22) appeal hearings between the months of July 2021 – April 2022 and reviewing over 100 individual appeals.

Many of the hearing packets were quite large (600-1000 page packets/ over 50MB). In accordance with the CBJ records retention schedule full BOE packets, transcripts (utilizing zoom transcript feature & Glacier Stenographic Reporters Inc.) and audio/video recordings of the hearings are available through the City Clerk’s Office.

Following is a breakdown of each hearing noting panelists and presiding officer. Agendas for each hearing as well as the signed final determination notices are included in the May 12, 2022 BOE Meeting packet. Appeals withdrawn or remanded back to the Assessor’s Office are noted in parentheses next to the appeal.

Thursday, July 29, 2021

BOE Panelists: Kenny Solomon-Gross (Presiding Officer), Emily Haynes, Gary Sonnenberg and Barbara Mecum

One (1) late file appeal: parcel 1C0701010032

Three (3) residential appeals: 2021-0218, 2021-0285, 2021-0364

Wednesday, September 8, 2021

BOE Panelists: Emil Mackey (Presiding Officer), Emily Haynes, Gary Sonnenberg and David Epstein

One (1) commercial appeal: Robbins-Hatrup Partnership

Tuesday, September 14, 2021

BOE Panelists: Kenny Solomon-Gross (Presiding Officer), Thor Williams, Barbara Sheinberg and Gary Sonnenberg

One (1) commercial appeal: RH Rentals LLC

Wednesday, October 20, 2021

BOE Panelists: David Epstein (Presiding Officer), Emil Mackey, Emily Haynes and Gary Sonnenberg

Three (3) commercial appeal: 2021-0217, 2021-0206, 2021-0467

Tuesday, October 21, 2021

BOE Panelists: David Epstein (Presiding Officer), Thor Williams, Emily Haynes, and Barbara Mecum

Five (5) commercial appeals: Coogan Alaska LLC

Thursday, October 28, 2021

BOE Panelists: David Epstein (Presiding Officer), Gary Sonnenberg, Emily Haynes and Thor Williams

Twenty-six (26) commercial appeals: Ken Williamson

Tuesday, November 2, 2021

BOE Panelists: David Epstein (Presiding Officer), Kenny Solomon-Gross, Gary Sonnenberg and James Coleman

Eleven (11) commercial appeals: Terry & Patricia Hickok (2), Hospitality Group LLC (1), D&M Rentals LLC (8)

Thursday, November 4, 2021

BOE Panelists: David Epstein (Presiding Officer), Thor Williams, Emil Mackey and Gary Sonnenberg

Nine (9) commercial appeals: Grant Rentals LLC (1), Franklin Street Properties (6), Grant Plaza LLC (2)

Tuesday, November 9, 2021

BOE Panelists: David Epstein (Presiding Officer), Gary Sonnenberg, Barbara Sheinberg and Thor Williams

Six (6) commercial appeals: Grant Properties LLC (2), Midway Business Center LLC (2), Jeffrey Grant (1), Gastineau Mobile Home Park Inc. (1)

Wednesday, November 10, 2021

BOE Panelists: Emil Mackey (Presiding Officer), Thor Williams, Gary Sonnenberg and David Epstein

Six (6) commercial appeals: Senate Properties (1), Goldstein Improvement Company (5)

Thursday, November 18, 2021

BOE Panelists: David Epstein (Presiding Officer), Barbara Sheinberg, Thor Williams and Emily Haynes

Sixteen (16) commercial appeals: PDC Holdings LLC (1), JLC Properties (3), Bicknell Inc. (12)(withdrew appeals)

Tuesday, November 30, 2021

BOE Panelists: David Epstein (Presiding Officer), Gary Sonnenberg, Kenny Solomon-Gross and Emily Haynes

Six (6) commercial appeals: James & Jo Ann Sidney (6)

Thursday, December 2, 2021

BOE Panelists: Kenny Solomon-Gross (Presiding Officer), Gary Sonnenberg, Emily Haynes and Emil Mackey

Five (5) commercial appeals: A&D Bergmann Alaska Community Property (1)(remanded back to Assessors), James & Jo Ann Sidney (4)(one Sidney appeal remanded back to Assessors)

Thursday, January 13, 2022

BOE Panelists: Barbara Sheinberg (Presiding Officer), Thor Williams, Emily Haynes and David Epstein

One (1) commercial appeal: Alaska Seafood Co. Inc.

Wednesday, January 19, 2022

BOE Panelists: David Epstein (Presiding Officer), Emil Mackey, Barbara Sheinberg and Thor Williams

Six (6) commercial appeals: Gold Creek Properties LLC (2), Krusty Krab Inc. (1), 8525 Holdings LLC (3)

Tuesday, January 25, 2022

BOE Panelists: David Epstein (Presiding Officer), Thor Williams, Gary Sonnenberg and Emily Haynes

Three (3) commercial appeals: A&D Bergmann Alaska Community Property (1), DJG Development (1), West Glacier Development (1)

Wednesday, February 9, 2022

BOE Panelists: David Epstein (Presiding Officer), Emil Mackey, Emily Haynes and Gary Sonnenberg

Four (4) commercial appeals: Duran Construction Company LLC (1)(withdrew appeal), Akiyama Family Rentals LLC (1), Pacific Investment Group LLC (2)

Tuesday, February 15, 2022

BOE Panelists: Emily Haynes (Presiding Officer), Emil Mackey, Kenny Solomon-Gross and Gary Sonnenberg

Six (6) commercial appeals: Bobcat of Juneau LLC (1), Swope Building LLC (1)(remanded back to Assessors), Franklin Dock Enterprises LLC (4)(remanded back to Assessors)

Tuesday, March 1, 2022

BOE Panelists: David Epstein (Presiding Officer), Kenny Solomon-Gross, Thor Williams and Emil Mackey

Five (5) commercial appeals: K-Plaza LLC (1)(remanded back to Assessors), Rocovich LLC (1), Alaska Seafood Holding Inc. (3)

Thursday, March 10, 2022

BOE Panelists: Barbara Sheinberg (Presiding Officer), Kenny Solomon-Gross, Thor Williams and Emily Haynes

Four (4) commercial appeals: Swope Building LLC (1), Franklin Dock Enterprises LLC (3)

Tuesday, April 26, 2022

BOE Panelists: David Epstein (Presiding Officer), Emily Haynes, Barbara Sheinberg and Gary Sonnenberg

One (1) commercial appeal: K-Plaza LLC

Staff to the Board of Equalization for 2021 Appeal Hearings: Assistant City Attorney Adam Gottschalk, Administrative Assistant II Caitlin O'Meally (deputized clerk for BOE Hearings), Deputy Municipal Clerk Di Cathcart and Municipal Clerk Beth McEwen.

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Thursday, July 29, 2020 at 5:30 PM

Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

call or: 1-253-215-8782 Webinar ID: 997 4186 0260

I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Late File Appeals

1C0701010032 313 Carrol Way Unit A Trucano Construction Co. Inc.

V. Property Appeals

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

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

Appeal No. 2021-0218

Appellant: Shockley, Timothy J.

Parcel No.: 5B2101550191

Location: 8514 Evergreen Park Rd

Type: Zero-Lot Residence

Appellant’s Estimate of Value

Site: \$120,000

Buildings: \$195,000

Total: \$315,000

Original Assessed Value

Site: \$120,000

Buildings: \$195,000

Total: \$344,200

Recommended Value

Site: \$120,000

Buildings: \$195,000

Total: \$331,800

Appeal No. 2021-0285

Appellant: Shorey, Robert W. & Mary M.

Parcel No.: 6D1001010090

Location: 8751 N Douglas Hwy

Type: Single Family Residence

Appellant’s Estimate of Value

Site: \$100,000

Buildings: \$319,000

Total: \$419,000

Original Assessed Value

Site: \$154,400

Buildings: \$379,000

Total: \$533,400

Recommended Value

Site: \$154,400

Buildings: \$379,000

Total: \$533,400

Appeal No. 2021-0364

Appellant: Brudie, Odin E. & Pillifant, Frances M.

Parcel No.: 1C040A090020

Location: 512 Sixth St

Type: Single Family Residence

Appellant’s Estimate of Value

Site: \$150,000

Buildings: \$275,000

Total: \$425,000

Original Assessed Value

Site: \$159,400

Buildings: \$278,200

Total: \$437,600

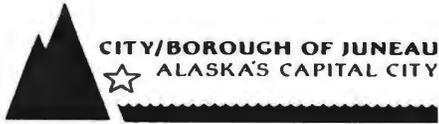
Recommended Value

Site: \$159,400

Buildings: \$279,300

Total: \$438,700

VI. Adjournment



**Board of Equalization
C/O Office Of The Assessor
155 South Seward Steet
Juneau, AK 99801**

TRUCANO CONSTRUCTION CO INC
PO BOX 020870
JUNEAU AK 99802

Meeting of Board of Equalization (BOE) and Presentation of Real Property Appeal	
Date of BOE	Thursday, July 29, 2021
Location of BOE	Via Zoom Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	August 6, 2021
Parcel Identification	1C070I010032
Property Location	313 CARROL WAY UNIT A
Appeal No.	APL20210664
Sent to Email Address:	trucano@alaskan.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on , to hear your request that the BOE accept your late-filed 2021 assessment appeal. The BOE denied acceptance of the late appeal because you failed to meet your burden under AS 29.45.190(b) and CBJ 15.05.160(a) to establish that you were unable to comply with the statutory deadline for appeal.

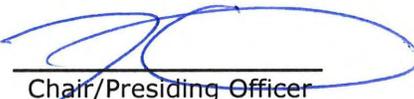
Your 2021 assessed value will remain as recorded on the CBJ 2021 Assessment Roll, as follows:

	2021 Assessed Value
Site/Land	\$79,600.00
Building/Improv	\$216,300.00
Total	\$295,900.00
Exempt Total	\$0.00
2021 Taxable Total	\$295,900.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

8/6/21

Date

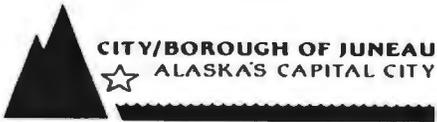

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor_Office@ci.juneau.ak.us	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

TIMOTHY J SHOCKLEY
8514 EVERGREEN PARK RD LOT 47A
JUNEAU AK 99801

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, July 29, 2021
Location of BOE	Via Zoom Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	August 6, 2021
Parcel Identification	5B2101550191
Property Location	8514 EVERGREEN PARK RD
Appeal No.	APL20210218
Sent to Email Address:	chiefs907@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the Board of Equalization hereby certifies its decision that the **Appellant** Did Not Meet his/her burden of proof to show that the assessment was an unequal, excessive, improper or under valuation. The Board agreed with the Assessor's revised 2021 assessment as shown below:

	Before BOE	After BOE
Site/Land	\$125,900.00	\$125,900.00
Building/Improv	\$218,300.00	\$205,900.00
Total	\$344,200.00	\$331,800.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$344,200.00	\$331,800.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

8/6/21
Date

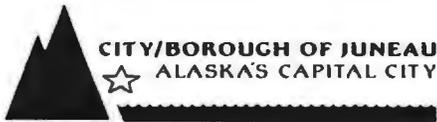
Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

ROBERT W SHOREY
MARY M SHOREY
PO BOX 240452
DOUGLAS AK 99824-0452

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, July 29, 2021
Location of BOE	Via Zoom Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	August 6, 2021
Parcel Identification	6D1001010090
Property Location	8751 N DOUGLAS HWY
Appeal No.	APL20210285
Sent to Email Address:	docktone@gci.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the Board of Equalization hereby certifies its decision that the **Appellant** Did Not Meet his/her burden of proof to show that the assessment was an unequal, excessive, improper or under valuation. The Board agreed with the Assessor's 2021 assessment as shown below:

	Before BOE	After BOE
Site/Land	\$154,400.00	\$154,400.00
Building/Improv	\$379,000.00	\$379,000.00
Total	\$533,400.00	\$533,400.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$533,400.00	\$533,400.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

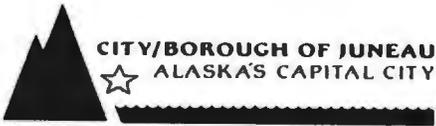
8/6/21
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

ODIN E BRUDIE
FRANCES M PILLIFANT
512 SIXTH ST
JUNEAU AK 99801

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, July 29, 2021
Location of BOE	Via Zoom Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	August 6, 2021
Parcel Identification	1C040A090020
Property Location	512 SIXTH ST
Appeal No.	APL20210364
Sent to Email Address:	odin@gci.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the Board of Equalization hereby certifies its decision that the **Appellant** Did Not Meet his/her burden of proof to show that the assessment was an unequal, excessive, improper or under valuation. The Board agreed with the Assessor's revised 2021 assessment as shown below:

	Before BOE	After BOE
Site/Land	\$159,400.00	\$159,400.00
Building/Improv	\$278,200.00	\$279,300.00
Total	\$437,600.00	\$438,700.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$437,600.00	\$438,700.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

8/6/21
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Wednesday, September 8, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

- I. Call to Order**
- II. Roll Call**
- III. Selection of Presiding Officer**
- IV. Approval of Agenda**

V. Property Appeals

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

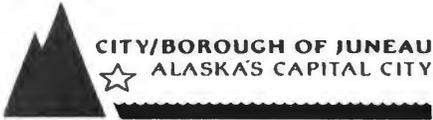
- Appellant’s Appeal
- Appellant’s Documentation at the time of Appeal
- Board of Equalization Presentation

Appeal No. 2021-0227

Appellant: Robbins-Hattrup Partnership/Joe Brotherton Location: 230 S. Franklin St
Parcel No.: 1C070K820010 Type: Commercial - MU

Appellant’s Estimate of Value	Original Assessed Value	Recommended Value
Site: \$4,403,700	Site: \$4,403,700	Site: \$4,403,700
Buildings: \$3,558,800	Buildings: \$4,649,300	Buildings: \$4,649,300
Total: \$7,962,500	Total: \$9,053,000	Total: \$9,053,000

VI. Adjournment



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

ROBBINS-HATTRUP PARTNERSHIP
PO BOX 33136
JUNEAU AK 99803

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Wednesday, September 8, 2021
Location of BOE	Via Zoom Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	Friday, Sept 10, 2021
Parcel Identification	1C070K820010
Property Location	230 S FRANKLIN ST
Appeal No.	APL20210227
Sent to Email Address:	joeb@joebrotherton.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the Board of Equalization hereby certifies its decision that the Appellant Did Not Meet his/her burden of proof to show that the assessment was an unequal, excessive, improper or under valuation. The Board agreed with the Assessor's revised 2021 assessment as shown below.:

	Before BOE	After BOE
Site/Land	\$4,403,700.00	\$4,403,700.00
Building/Improv	\$4,649,300.00	\$4,649,300.00
Total	\$9,053,000.00	\$9,053,000.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$9,053,000.00	\$9,053,000.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

9/9/2021
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Tuesday, September 14, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

- I. Call to Order**
- II. Roll Call**
- III. Selection of Presiding Officer**
- IV. Approval of Agenda**

V. Property Appeals

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

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

Appeal No. 2021-0316

Appellant: RH Rentals LLC

Parcel No.: 1C070K810010

Location: 225 Front St

Type: Commercial – Retail & Office

Appellant’s Estimate of Value

Site: \$850,000

Buildings: \$800,000

Total: \$1,450,000

Original Assessed Value

Site: \$1,423,800

Buildings: \$1,007,200

Total: \$2,431,000

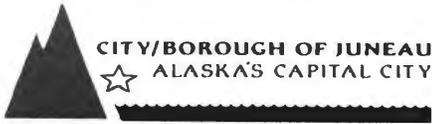
Recommended Value

Site: \$1,423,800

Buildings: \$1,007,200

Total: \$2,431,000

VI. Adjournment



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

RH RENTALS LLC
PO BOX 32403
JUNEAU AK 99803-2403

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	
Location of BOE	VIA Zoom Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	September 17, 2021
Parcel Identification	1C070K810010
Property Location	225 FRONT ST
Appeal No.	APL20210316
Sent to Email Address:	RHDevelopment@gci.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the Board of Equalization hereby certifies its decision that the Appellant Did Not Meet his/her burden of proof to show that the assessment was an unequal, excessive, improper or under valuation. The Board agreed with the Assessor's 2021 assessment as shown below.:

	Before BOE	After BOE
Site/Land	\$1,423,800.00	\$1,423,800.00
Building/Improv	\$1,007,200.00	\$1,007,200.00
Total	\$2,431,000.00	\$2,431,000.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$2,431,000.00	\$2,431,000.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

9/17/21
Date

Chair/Residing Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Wednesday, October 20, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

I. Call to Order

II. Roll Call

III. Selection of Presiding Officer

IV. Approval of Agenda

V. Property Appeals

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

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

Appeal No. 2021-0217

Appellant: Graham L. Rountree/Janis A. Rountree

Parcel No.: 1C070K810120

Location: 194 S. Franklin St.

Type: Commercial – Retail

Appellant’s Estimate of Value

Site: \$655,400
Buildings: \$255,100
Total: \$910,500

Original Assessed Value

Site: \$983,100
Buildings: \$255,100
Total: \$1,238,300

Recommended Value

Site: \$983,100
Buildings: \$255,100
Total: \$1,238,200

Appeal No. 2021-0206

Appellant: Sally Engstrom

Parcel No.: 1C070B0L0020

Location: 231 S. Franklin St.

Type: Commercial

Appellant’s Estimate of Value

Site: \$600,000
Buildings: \$475,600
Total: \$1,075,000

Original Assessed Value

Site: \$878,400
Buildings: \$716,400
Total: \$1,594,800

Recommended Value

Site: \$878,400
Buildings: \$716,400
Total: \$1,594,800

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Wednesday, October 20, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-0467

Appellant: Alaskan Kiwis LLC

Parcel No.: 1C060K630020

Location: 1107 W Eighth St..

Type: Commercial

Appellant's Estimate of Value

Site: \$308,700

Buildings: \$765,900

Total: \$1,074,600

Original Assessed Value

Site: \$463,050

Buildings: \$765,900

Total: \$1,228,950

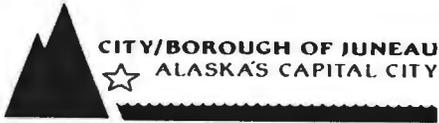
Recommended Value

Site: \$463,050

Buildings: \$765,900

Total: \$1,228,950

VI. Adjournment



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

GRAHAM L ROUNTREE
JANIS A ROUNTREE
PO BOX 020382
JUNEAU AK 99802

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Wednesday, October 20, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 22, 2021
Parcel Identification	1C070K810120
Property Location	194 S FRANKLIN ST
Appeal No.	APL20210217
Sent to Email Address:	

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$983,100.00	\$983,100.00
Building/Improv	\$255,100.00	\$255,100.00
Total	\$1,238,200.00	\$1,238,200.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,238,200.00	\$1,238,200.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

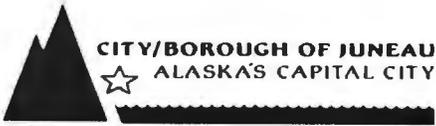
10/22/21
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

SALLY ENGSTROM
PO BOX 020723
JUNEAU AK 99802-0723

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Wednesday, October 20, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 22, 2021
Parcel Identification	1C070B0L0020
Property Location	231 S FRANKLIN ST
Appeal No.	APL20210206
Sent to Email Address:	engstrom.sally@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$878,400.00	\$878,400.00
Building/Improv	\$716,400.00	\$716,400.00
Total	\$1,594,800.00	\$1,594,800.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,594,800.00	\$1,594,800.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

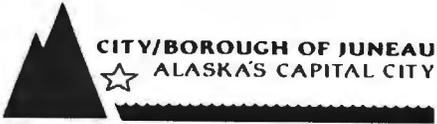
10/22/21
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

ALASKAN KIWIS LLC
3172 PIONEER AVE
JUNEAU AK 99801-1962

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Wednesday, October 20, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 22, 2021
Parcel Identification	1C060K630020
Property Location	1107 W EIGHTH ST
Appeal No.	APL20210467
Sent to Email Address:	Peggyann@cycleak.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$463,050.00	\$463,050.00
Building/Improv	\$765,900.00	\$765,900.00
Total	\$1,228,950.00	\$1,228,950.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,228,950.00	\$1,228,950.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/22/21
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Thursday, October 21, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

I. Call to Order

II. Roll Call

III. Selection of Presiding Officer

IV. Approval of Agenda

V. Property Appeals

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

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

Appeal No. 2021-0383

Appellant: Coogan Alaska LLC

Parcel No.: 5B1301080000

Location: 5875 Glacier Hwy

Type: Commercial – Mobile Home Park

Appellant’s Estimate of Value

Site: None Provided

Buildings: None Provided

Total: None Provided

Original Assessed Value

Site: \$3,123,900

Buildings: \$140,000

Total: \$3,263,900

Recommended Value

Site: \$3,123,900

Buildings: \$140,000

Total: \$3,263,900

Appeal No. 2021-0375

Appellant: Coogan Alaska LLC

Parcel No.: 1D060L040032

Location: 401 Cordova St

Type: Commercial – Apartment Complex

Appellant’s Estimate of Value

Site: None Provided

Buildings: None Provided

Total: None Provided

Original Assessed Value

Site: \$382,950

Buildings: \$6,100,200

Total: \$6,483,150

Recommended Value

Site: \$2,430,648

Buildings: \$6,100,200

Total: \$8,530,848

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Thursday, October 21, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-0374

Appellant: Coogan Alaska LLC

Parcel No.: 5B2101310000

Location: 9900/9945 Stephen Richards Memorial Dr.

Type: Commercial – Mobile Home Park

Appellant’s Estimate of Value

Site: None Provided

Buildings: None Provided

Total: None Provided

Original Assessed Value

Site: \$4,298,850

Buildings: \$1,389,440

Total: \$5,688,290

Recommended Value

Site: \$4,298,850

Buildings: \$1,389,440

Total: \$5,688,290

Appeal No. 2021-0373

Appellant: Coogan Alaska LLC

Parcel No.: 4B2901150060

Location: 5600 Montana Creek Rd

Type: Commercial /Industrial

Appellant’s Estimate of Value

Site: None Provided

Buildings: None Provided

Total: None Provided

Original Assessed Value

Site: \$377,700

Buildings: \$188,900

Total: \$566,600

Recommended Value

Site: \$377,700

Buildings: \$188,900

Total: \$566,600

Appeal No. 2021-0372

Appellant: Coogan Alaska LLC

Parcel No.: 4B2901150040

Location: 5611 Montana Creek Rd

Type: Commercial/Industrial

Appellant’s Estimate of Value

Site: None Provided

Buildings: None Provided

Total: None Provided

Original Assessed Value

Site: \$1,125,000

Buildings: \$0

Total: \$1,125,000

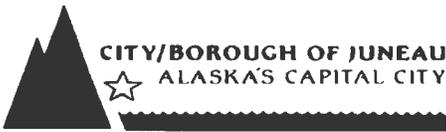
Recommended Value

Site: \$1,125,000

Buildings: \$0

Total: \$1,125,000

VI. Adjournment



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

COOGAN ALASKA LLC
PO BOX 34499
JUNEAU AK 99803-4499

Date of BOE	October 21, 2021, Thursday
Location of BOE	155 S Seward St (City Hall) Juneau, AK 99801
Time of BOE	5:30 pm
Mailing Date of Notice	October 22, 2021
Parcel Identification	5B2101310000
Property Location	9900/9945 STEPHEN RICHARDS
Appeal No.	APL20210374
Sent to Email Address:	mail.cooganalaska.com

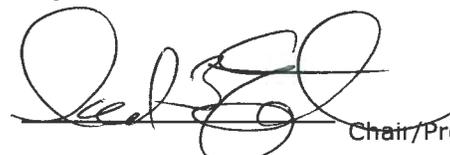
ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$4,298,850.00	\$4,298,850.00
Building/Improv	\$1,389,440.00	\$1,389,440.00
Total	\$5,688,290.00	\$5,688,290.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$5,688,290.00	\$5,688,290.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

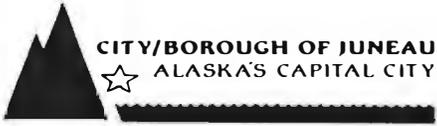
10/22/21
Date


Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

COOGAN ALASKA LLC
PO BOX 34499
JUNEAU AK 99803-4499

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 21, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 22, 2021
Parcel Identification	5B1301080000
Property Location	5875 GLACIER HWY
Appeal No.	APL20210383
Sent to Email Address:	mail@cooganalaska.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$3,123,900.00	\$3,123,900.00
Building/Improv	\$140,000.00	\$140,000.00
Total	\$3,263,900.00	\$3,263,900.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$3,263,900.00	\$3,263,900.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/22/21
Date

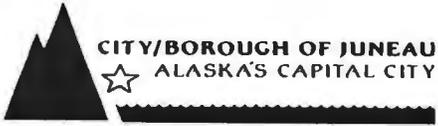
Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

COOGAN ALASKA LLC
PO BOX 34499
JUNEAU AK 99803-4499

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 21, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 22, 2021
Parcel Identification	4B2901150060
Property Location	5600 MONTANA CREEK RD
Appeal No.	APL20210373
Sent to Email Address:	mail@cooganalaska.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$377,700.00	\$377,700.00
Building/Improv	\$188,900.00	\$188,900.00
Total	\$566,600.00	\$566,600.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$566,600.00	\$566,600.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/22/21
Date

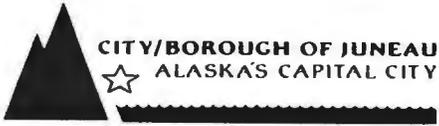
Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

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

COOGAN ALASKA LLC
PO BOX 34499
JUNEAU AK 99803-4499

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 21, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 22, 2021
Parcel Identification	4B2901150040
Property Location	5611 MONTANA CREEK RD
Appeal No.	APL20210372
Sent to Email Address:	mail@cooganalaska.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$1,125,000.00	\$1,125,000.00
Building/Improv	\$0.00	\$0.00
Total	\$1,125,000.00	\$1,125,000.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,125,000.00	\$1,125,000.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

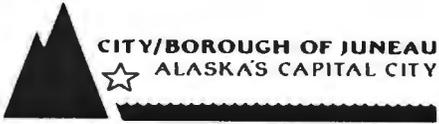
10/22/21
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

COOGAN ALASKA LLC
PO BOX 34499
JUNEAU AK 99803-4499

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 21, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 22, 2021
Parcel Identification	1D060L040032
Property Location	401 CORDOVA ST
Appeal No.	APL20210375
Sent to Email Address:	mail@cooganalaska.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$382,950.00	\$2,430,648.00
Building/Improv	\$6,100,200.00	\$6,100,200.00
Total	\$6,483,150.00	\$8,530,848.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$6,483,150.00	\$8,530,848.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/22/21
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Thursday, October 28, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

- I. Call to Order**
- II. Roll Call**
- III. Selection of Presiding Officer**
- IV. Approval of Agenda**

V. Property Appeals

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

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

GROUP 1

Appeal No. 2021-0460

Appellant: Ken Williamson
 Parcel No.: 4B1701050091

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

Appellant’s Estimate of Value	Original Assessed Value	Recommended Value
Site: Not Provided	Site: \$130,350	Site: \$130,350
Buildings: Not Provided	Buildings: \$0	Buildings: \$0
Total: \$86,900	Total: \$130,350	Total: \$130,350

Appeal No. 2021-0461

Appellant: Ken Williamson
 Parcel No.: 4B1701050131

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

Appellant’s Estimate of Value	Original Assessed Value	Recommended Value
Site: Not Provided	Site: \$125,400	Site: \$125,400
Buildings: Not Provided	Buildings: \$0	Buildings: \$0
Total: \$86,600	Total: \$125,400	Total: \$125,400

Appeal No. 2021-0457

Appellant: Ken Williamson
 Parcel No.: 5B1201010050

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

Appellant’s Estimate of Value	Original Assessed Value	Recommended Value
Site: \$ 258,500	Site: \$387,750	Site: \$ 387,750
Buildings: \$ 105,300	Buildings: \$105,300	Buildings: \$105,300
Total: \$ 363,800	Total: \$ 493,050	Total: \$493,050

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Thursday, October 28, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

GROUP 1B

Appeal No. 2021-0456

Appellant: Ken Williamson

Parcel No.: 5B1201010060

Location: 5448/5450/5450B Jenkins Dr.

Type: Commercial-Warehouse

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$440,500

Original Assessed Value

Site: \$387,500

Buildings: \$182,000

Total: \$569,750

Recommended Value

Site: \$387,500

Buildings: \$182,000

Total: \$569,750

Appeal No. 2021-0451

Appellant: Ken Williamson

Parcel No.: 5B1201020010

Location: 5461 Shaune Dr

Type: Commercial

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$482,300

Original Assessed Value

Site: \$701,850

Buildings: \$14,400

Total: \$716,250

Recommended Value

Site: \$701,850

Buildings: \$14,400

Total: \$716,250

Appeal No. 2021-0452

Appellant: Ken Williamson

Parcel No.: 5B1201020021

Location: 5449 Shaune Dr

Type: Commercial - Warehouse

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$278,600

Original Assessed Value

Site: \$228,300

Buildings: \$126,400

Total: \$354,700

Recommended Value

Site: \$228,300

Buildings: \$126,400

Total: \$354,700

GROUP 1C

Appeal No. 2021-0453

Appellant: Ken Williamson

Parcel No.: 5B1201020022

Location: 5449 Shaune Dr

Type: Commercial - Warehouse

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$196,800

Original Assessed Value

Site: \$162,900

Buildings: \$88,200

Total: \$251,100

Recommended Value

Site: \$162,900

Buildings: \$88,200

Total: \$251,100

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Thursday, October 28, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-0454

Appellant: Ken Williamson

Parcel No.: 5B1201020023

Location: 5445 Shaune Dr

Type: Commercial - Warehouse

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$272,600

Original Assessed Value

Site: \$199,500

Buildings: \$139,600

Total: \$339,100

Recommended Value

Site: \$199,500

Buildings: \$139,600

Total: \$339,100

Appeal No. 2021-0455

Appellant: Ken Williamson

Parcel No.: 5B1201020030

Location: NBN Shaune Dr

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$196,900

Original Assessed Value

Site: \$295,350

Buildings: \$0

Total: \$295,350

Recommended Value

Site: \$295,350

Buildings: \$0

Total: \$295,350

GROUP 1D

Appeal No. 2021-0458

Appellant: Ken Williamson

Parcel No.: 5B1201390010

Location: NBN Commercial Blvd

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$290,000

Original Assessed Value

Site: \$435,000

Buildings: \$0

Total: \$435,000

Recommended Value

Site: \$435,000

Buildings: \$0

Total: \$435,000

Appeal No. 2021-0459

Appellant: Ken Williamson

Parcel No.: 5B1201390020

Location: 5446 Commercial Blvd

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$193,300

Original Assessed Value

Site: \$289,950

Buildings: \$0

Total: \$289,950

Recommended Value

Site: \$289,950

Buildings: \$0

Total: \$289,950

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

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GROUP 2A

Appeal No. 2021-0436

Appellant: Ken Williamson

Parcel No.: 4B1701030081

Location: NBN Bentwood Place

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$562,500

Original Assessed Value

Site: \$781,350

Buildings: \$0

Total: \$781,350

Recommended Value

Site: \$781,350

Buildings: \$0

Total: \$781,350

Appeal No. 2021-0444

Appellant: Ken Williamson

Parcel No.: 4B1701030090

Location: NBN Asbury Place

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$54,700

Original Assessed Value

Site: \$76,050

Buildings: \$0

Total: \$76,050

Recommended Value

Site: \$76,050

Buildings: \$0

Total: \$76,050

Appeal No. 2021-0443

Appellant: Ken Williamson

Parcel No.: 4B1701030100

Location: NBN Asbury Place

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$78,400

Original Assessed Value

Site: \$108,900

Buildings: \$0

Total: \$108,900

Recommended Value

Site: \$108,900

Buildings: \$0

Total: \$108,900

GROUP 2B

Appeal No. 2021-0437

Appellant: Ken Williamson

Parcel No.: 4B1701030110

Location: NBN Asbury Place

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$70,700

Original Assessed Value

Site: \$98,250

Buildings: \$0

Total: \$98,250

Recommended Value

Site: \$98,250

Buildings: \$0

Total: \$98,250

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

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Appeal No. 2021-0441

Appellant: Ken Williamson

Parcel No.: 4B1701030120

Location: NBN Asbury Place

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$78,300

Original Assessed Value

Site: \$108,750

Buildings: \$0

Total: \$108,750

Recommended Value

Site: \$108,750

Buildings: \$0

Total: \$108,750

Appeal No. 2021-0442

Appellant: Ken Williamson

Parcel No.: 4B1701030130

Location: NBN Asbury Place

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$55,500

Original Assessed Value

Site: \$77,100

Buildings: \$0

Total: \$77,100

Recommended Value

Site: \$77,100

Buildings: \$0

Total: \$77,100

GROUP 2C

Appeal No. 2021-0445

Appellant: Ken Williamson

Parcel No.: 4B1701030140

Location: NBN Asbury Place

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$55,000

Original Assessed Value

Site: \$76,350

Buildings: \$0

Total: \$76,350

Recommended Value

Site: \$76,350

Buildings: \$0

Total: \$76,350

Appeal No. 2021-0446

Appellant: Ken Williamson

Parcel No.: 4B1701030150

Location: NBN Asbury Place

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$56,100

Original Assessed Value

Site: \$77,850

Buildings: \$0

Total: \$77,850

Recommended Value

Site: \$77,850

Buildings: \$0

Total: \$77,850

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

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Appeal No. 2021-0438

Appellant: Ken Williamson

Parcel No.: 4B1701030160

Location: NBN Industrial Blvd

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$68,500

Original Assessed Value

Site: \$95,250

Buildings: \$0

Total: \$95,250

Recommended Value

Site: \$95,250

Buildings: \$0

Total: \$95,250

GROUP 2D

Appeal No. 2021-0439

Appellant: Ken Williamson

Parcel No.: 4B1701030170

Location: NBN Industrial Blvd

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$46,600

Original Assessed Value

Site: \$64,800

Buildings: \$0

Total: \$64,800

Recommended Value

Site: \$64,800

Buildings: \$0

Total: \$64,800

Appeal No. 2021-0440

Appellant: Ken Williamson

Parcel No.: 4B1701030180

Location: NBN Industrial Blvd

Type: Commercial - Vacant

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$57,500

Original Assessed Value

Site: \$79,800

Buildings: \$0

Total: \$79,800

Recommended Value

Site: \$79,800

Buildings: \$0

Total: \$79,800

GROUP 3

Appeal No. 2021-0447

Appellant: Ken Williamson

Parcel No.: 1C070A090040

Location: 227 Fourth St/229 Fourth St/350 N Franklin St

Type: Commercial – Office Building

Appellant's Estimate of Value

Site: Not provided

Buildings: Not provided

Total: \$ 1,023,000 (combined
w/ 1C070A090050)

Original Assessed Value

Site: \$367,500

Buildings: \$541,500

Total: \$909,000

Recommended Value

Site: \$367,500

Buildings: \$541,500

Total: \$909,000

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

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or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-0448

Appellant: Ken Williamson

Parcel No.: 1C070A090050

Location: NBN Fourth St

Type: Commercial – Parking Lot

Appellant’s Estimate of Value

Site: Not provided

Buildings: Not provided

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

Original Assessed Value

Site: \$354,750

Buildings: \$0

Total: \$354,750

Recommended Value

Site: \$354,750

Buildings: \$0

Total: \$354,750

GROUP 4

Appeal No. 2021-0449

Appellant: Ken Williamson

Parcel No.: 1C070K820021

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

Type: Commercial –Retail w/ Apartments

Appellant’s Estimate of Value

Site: Not provided

Buildings: Not provided

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

Original Assessed Value

Site: \$2,020,200

Buildings: \$412,200

Total: \$2,432,400

Recommended Value

Site: \$2,020,200

Buildings: \$412,200

Total: \$2,432,400

Appeal No. 2021-0450

Appellant: Ken Williamson

Parcel No.: 1C070K820022

Location: 245/259/263 Marine Way

Type: Commercial – Retail w/ Apartments

Appellant’s Estimate of Value

Site: Not provided

Buildings: Not provided

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

Original Assessed Value

Site: \$1,063,200

Buildings: \$495,300

Total: \$1,558,500

Recommended Value

Site: \$1,063,200

Buildings: \$495,300

Total: \$1,558,500

VI. Adjournment



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

KEN WILLIAMSON
PO BOX 32801
JUNEAU AK 99803-2801

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NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	1C070A090040
Property Location	350 N FRANKLIN ST
Appeal No.	APL20210447
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$367,500.00	\$367,500.00
Building/Improv	\$541,500.00	\$541,500.00
Total	\$909,000.00	\$909,000.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$909,000.00	\$909,000.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



**Office Of The Assessor
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Juneau, AK 99801**

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NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	1C070A090050
Property Location	FOURTH ST
Appeal No.	APL20210448
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$354,750.00	\$354,750.00
Building/Improv	\$0.00	\$0.00
Total	\$354,750.00	\$354,750.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$354,750.00	\$354,750.00

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Board of Equalization

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	1C070K820021
Property Location	245 MARINE WAY
Appeal No.	APL20210449
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$2,020,200.00	\$2,020,200.00
Building/Improv	\$412,200.00	\$412,200.00
Total	\$2,432,400.00	\$2,432,400.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$2,432,400.00	\$2,432,400.00

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10/29/2021

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	1C070K820022
Property Location	255 MARINE WAY
Appeal No.	APL20210450
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$1,063,200.00	\$1,063,200.00
Building/Improv	\$495,300.00	\$495,300.00
Total	\$1,558,500.00	\$1,558,500.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,558,500.00	\$1,558,500.00

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10/29/2021

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	4B1701030081
Property Location	BENTWOOD PL
Appeal No.	APL20210436
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$781,350.00	\$781,350.00
Building/Improv	\$0.00	\$0.00
Total	\$781,350.00	\$781,350.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$781,350.00	\$781,350.00

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	4B1701030110
Property Location	ASBURY PL
Appeal No.	APL20210437
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$98,250.00	\$98,250.00
Building/Improv	\$0.00	\$0.00
Total	\$98,250.00	\$98,250.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$98,250.00	\$98,250.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021
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Board of Equalization

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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Juneau, AK 99801**

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NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	4B1701030120
Property Location	ASBURY PL
Appeal No.	APL20210441
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$108,750.00	\$108,750.00
Building/Improv	\$0.00	\$0.00
Total	\$108,750.00	\$108,750.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$108,750.00	\$108,750.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

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NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	4B1701030140
Property Location	ASBURY PL
Appeal No.	APL20210445
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$76,350.00	\$76,350.00
Building/Improv	\$0.00	\$0.00
Total	\$76,350.00	\$76,350.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$76,350.00	\$76,350.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021
Date

Chair/Presiding Officer
Board of Equalization

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

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NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	4B1701030150
Property Location	ASBURY PL
Appeal No.	APL20210446
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$77,850.00	\$77,850.00
Building/Improv	\$0.00	\$0.00
Total	\$77,850.00	\$77,850.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$77,850.00	\$77,850.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

KEN WILLIAMSON
PO BOX 32801
JUNEAU AK 99803-2801

Packet Page 16 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	4B1701030160
Property Location	INDUSTRIAL BLVD
Appeal No.	APL20210438
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$95,250.00	\$95,250.00
Building/Improv	\$0.00	\$0.00
Total	\$95,250.00	\$95,250.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$95,250.00	\$95,250.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

KENNETH WILLIAMSON
PO BOX 32801
JUNEAU AK 99803-2801

Packet Page 47 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	4B1701030170
Property Location	INDUSTRIAL BLVD
Appeal No.	APL20210439
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$64,800.00	\$64,800.00
Building/Improv	\$0.00	\$0.00
Total	\$64,800.00	\$64,800.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$64,800.00	\$64,800.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

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Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

KENNETH WILLIAMSON
PO BOX 32801
JUNEAU AK 99803-2801

Packet Page 15 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	4B1701030180
Property Location	INDUSTRIAL BLVD
Appeal No.	APL20210440
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$79,800.00	\$79,800.00
Building/Improv	\$0.00	\$0.00
Total	\$79,800.00	\$79,800.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$79,800.00	\$79,800.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021

Date _____

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

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Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

KENNETH G WILLIAMSON
PO BOX 32801
JUNEAU AK 99803-2801

Packet Page 15 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	4B1701050091
Property Location	BENTWOOD PL
Appeal No.	APL20210460
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$130,350.00	\$130,350.00
Building/Improv	\$0.00	\$0.00
Total	\$130,350.00	\$130,350.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$130,350.00	\$130,350.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

KENNETH G WILLIAMSON
PO BOX 32801
JUNEAU AK 99803-2801

Packet Page 50 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	4B1701050131
Property Location	CAMDEN PL
Appeal No.	APL20210461
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$125,400.00	\$125,400.00
Building/Improv	\$0.00	\$0.00
Total	\$125,400.00	\$125,400.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$125,400.00	\$125,400.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

KEN G WILLIAMSON
PO BOX 32801
JUNEAU AK 99803-2801

Packet Page 51 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	5B1201010050
Property Location	5452 JENKINS DR
Appeal No.	APL20210457
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$387,750.00	\$387,750.00
Building/Improv	\$105,300.00	\$105,300.00
Total	\$493,050.00	\$493,050.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$493,050.00	\$493,050.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

KEN WILLIAMSON
PO BOX 32801
JUNEAU AK 99803-2801

Packet Page 52 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	5B1201010060
Property Location	5450 JENKINS DR
Appeal No.	APL20210456
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$387,750.00	\$387,750.00
Building/Improv	\$182,000.00	\$182,000.00
Total	\$569,750.00	\$569,750.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$569,750.00	\$569,750.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021

Date _____

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

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Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

KEN WILLIAMSON
PO BOX 32801
JUNEAU AK 99803-2801

Packet Page 55 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	5B1201020010
Property Location	5461 SHAUNE DR
Appeal No.	APL20210451
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$701,850.00	\$701,850.00
Building/Improv	\$14,400.00	\$14,400.00
Total	\$716,250.00	\$716,250.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$716,250.00	\$716,250.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

KEN WILLIAMSON
PO BOX 32801
JUNEAU AK 99803-2801

Packet Page 54 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	5B1201020021
Property Location	5449 SHAUNE DR
Appeal No.	APL20210452
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$228,300.00	\$228,300.00
Building/Improv	\$126,400.00	\$126,400.00
Total	\$354,700.00	\$354,700.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$354,700.00	\$354,700.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

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Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

KEN WILLIAMSON
PO BOX 32801
JUNEAU AK 99803-2801

Packet Page 55 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	5B1201020022
Property Location	5449 SHAUNE DR
Appeal No.	APL20210453
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$162,900.00	\$162,900.00
Building/Improv	\$88,200.00	\$88,200.00
Total	\$251,100.00	\$251,100.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$251,100.00	\$251,100.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

KEN WILLIAMSON
PO BOX 32801
JUNEAU AK 99803-2801

Packet Page 56 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	5B1201020023
Property Location	5445 SHAUNE DR
Appeal No.	APL20210454
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$199,500.00	\$199,500.00
Building/Improv	\$139,600.00	\$139,600.00
Total	\$339,100.00	\$339,100.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$339,100.00	\$339,100.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

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Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

KEN G WILLIAMSON
PO BOX 32801
JUNEAU AK 99803-2801

Packet Page 55 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, October 28, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	October 29, 2021
Parcel Identification	5B1201390010
Property Location	COMMERCIAL BLVD
Appeal No.	APL20210458
Sent to Email Address:	deltaak@ptialaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$435,000.00	\$435,000.00
Building/Improv	\$0.00	\$0.00
Total	\$435,000.00	\$435,000.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$435,000.00	\$435,000.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

10/29/2021

Date

Chair/Presiding Officer
Board of Equalization

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Tuesday, November 2, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

- I. Call to Order**
- II. Roll Call**
- III. Selection of Presiding Officer**
- IV. Approval of Agenda**
- V. Property Appeals**

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

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

Appeal No. 2021-0549

Appellant: Terry & Patricia Hickok

Parcel No.: 1C070H020010

Location: 289/291 S. Franklin St

Type: Commercial – Retail

Appellant’s Estimate of Value

Site: \$1,100,000

Buildings: \$450,000

Total: \$1,550,000

Original Assessed Value

Site: \$2,362,500

Buildings: \$408,100

Total: \$2,770,600

Recommended Value

Site: \$2,362,500

Buildings: \$408,100

Total: \$2,770,600

Appeal No. 2021-0464

Appellant: Terry & Patricia Hickok

Parcel No.: 1C070H030010

Location: 365/369 S. Franklin St

Type: Commercial – Retail

Appellant’s Estimate of Value

Site: \$1,600,000

Buildings: \$500,000

Total: \$2,100,000

Original Assessed Value

Site: \$1,582,950

Buildings: \$860,200

Total: \$2,443,150

Recommended Value

Site: \$1,582,950

Buildings: \$860,200

Total: \$2,443,150

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Tuesday, November 2, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-0236

Appellant: Hospitality Group LLC

Parcel No.: 5B1601020171

Location: 9400 Glacier Hwy

Type: Commercial – Hotel

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: Not Provided	Site: \$2,261,250	Site: \$829,105
Buildings: Not Provided	Buildings: \$2,106,100	Buildings: \$3,538,245
Total: \$6,408,307	Total: \$4,367,350	Total: \$4,367,350
(Combined: 5B1601020171/0180/0190)		

Appeal No. 2021-0237

Appellant: D&M Rentals LLC

Parcel No.: 5B1601020180

Location: 2354 Mendenhall Loop Rd

Type: Commercial – Hotel/Retail

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: Not Provided	Site: \$784,050	Site: \$431,244
Buildings: Not Provided	Buildings: \$639,000	Buildings: \$991,806
Total: \$6,408,307	Total: \$1,423,050	Total: \$1,423,050
(Combined: 5B1601020171/0180/0190)		

Appeal No. 2021-0238

Appellant: D&M Rentals LLC

Parcel No.: 5B1601020190

Location: 2356 Mendenhall Loop Rd

Type: Commercial – Hotel

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: Not Provided	Site: \$392,100	Site: \$215,622
Buildings: Not Provided	Buildings: \$1,591,100	Buildings: \$1,767,578
Total: \$6,408,307	Total: \$1,983,200	Total: \$1,983,200
(Combined: 5B1601020171/0180/0190)		

Appeal No. 2021-0241

Appellant: D&M Rentals LLC

Parcel No.: 1C060K580052

Location: 1200 W Ninth St

Type: Commercial – Hotel

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: Not Provided	Site: \$1,264,200	Site: \$1,264,200
Buildings: Not Provided	Buildings: \$3,148,200	Buildings: \$3,148,200
Total: \$3,222,245	Total: \$4,412,400	Total: \$4,412,400

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Tuesday, November 2, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-0240

Appellant: D&M Rentals LLC

Parcel No.: 1C060K580053

Location: 1230 W Ninth St

Type: Commercial – Hotel

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$680,904

Original Assessed Value

Site: \$272,100

Buildings: \$660,300

Total: \$932,400

Recommended Value

Site: \$272,100

Buildings: \$660,300

Total: \$932,400

Appeal No. 2021-0242

Appellant: D&M Rentals LLC

Parcel No.: 1C060K580054

Location: 1240 W Ninth St

Type: Commercial – Hotel

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$676,011

Original Assessed Value

Site: \$272,400

Buildings: \$653,300

Total: \$925,700

Recommended Value

Site: \$272,400

Buildings: \$653,300

Total: \$925,700

Appeal No. 2021-0243

Appellant: D&M Rentals LLC

Parcel No.: 1C060K580055

Location: 1250 W Ninth St

Type: Commercial – Hotel

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$702,666

Original Assessed Value

Site: \$309,900

Buildings: \$652,300

Total: \$962,200

Recommended Value

Site: \$309,900

Buildings: \$652,300

Total: \$962,200

Appeal No. 2021-0251

Appellant: D&M Rentals LLC

Parcel No.: 1C060K600060

Location: 1105 W Ninth St

Type: Commercial

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$138,242

Original Assessed Value

Site: \$96,300

Buildings: \$93,000

Total: \$189,300

Recommended Value

Site: \$96,300

Buildings: \$93,000

Total: \$189,300

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Tuesday, November 2, 2021 at 5:30 PM

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or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-0380

Appellant: D&M Rentals LLC

Parcel No.: 5B1601020170

Location: 9320/9322/9324/9326/9328/9340/9342 Glacier Hwy

Type: Commercial-Retail/Residential Apartments

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$3,480,941

Original Assessed Value

Site: \$2,442,600

Buildings: \$2,503,000

Total: \$4,945,600

Recommended Value

Site: \$2,442,600

Buildings: \$2,503,000

Total: \$4,945,600

VI. Adjournment



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

TERRY L HICKOK AND PATRICIA L
HICKOK REVOCABLE TRUST
TERRY L HICKOK & PATRICIA L HICKOK
AS TRUSTEES
285 S FRANKLIN ST
JUNEAU AK 99801

Packet Page 64 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Tuesday, November 2, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 3, 2021
Parcel Identification	1C070H020010
Property Location	289 S FRANKLIN ST
Appeal No.	APL20210549
Sent to Email Address:	patsylee11@gmail.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$2,362,500.00	\$2,362,500.00
Building/Improv	\$408,100.00	\$408,100.00
Total	\$2,770,600.00	\$2,770,600.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$2,770,600.00	\$2,770,600.00

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11/3/2021
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

TERRY L HICKOK AND PATRICIA L
HICKOK REVOCABLE TRUST
TERRY L HICKOK & PATRICIA L HICKOK
AS TRUSTEES
285 S FRANKLIN ST
JUNEAU AK 99801

Packet Page 65 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Tuesday, November 2, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 3, 2021
Parcel Identification	1C070H030010
Property Location	365 S FRANKLIN ST
Appeal No.	APL20210464
Sent to Email Address:	patsylee11@gmail.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$1,582,950.00	\$1,582,950.00
Building/Improv	\$860,200.00	\$860,200.00
Total	\$2,443,150.00	\$2,443,150.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$2,443,150.00	\$2,443,150.00

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Board of Equalization

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

D & M RENTALS LLC
PO BOX 032399
JUNEAU AK 99803-2399

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NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Tuesday, November 2, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 3, 2021
Parcel Identification	1C060K580052
Property Location	1200 W NINTH ST
Appeal No.	APL20210154
Sent to Email Address:	madsens@gci.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$842,800.00	\$1,264,200.00
Building/Improv	\$3,148,200.00	\$3,148,200.00
Total	\$3,991,000.00	\$4,412,400.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$3,991,000.00	\$4,412,400.00

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Board of Equalization

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Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

D & M RENTALS LLC
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JUNEAU AK 99803-2399

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NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Tuesday, November 2, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 3, 2021
Parcel Identification	1C060K580053
Property Location	1230 W NINTH ST
Appeal No.	APL20210122
Sent to Email Address:	madsens@gci.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$181,400.00	\$272,100.00
Building/Improv	\$660,300.00	\$660,300.00
Total	\$841,700.00	\$932,400.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$841,700.00	\$932,400.00

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11/3/2021
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Board of Equalization

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

D & M RENTALS LLC
PO BOX 032399
JUNEAU AK 99803-2399

Packet Page 69 of 159	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Tuesday, November 2, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 3, 2021
Parcel Identification	1C060K580055
Property Location	1250 W NINTH ST
Appeal No.	APL20210134
Sent to Email Address:	madsens@gci.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$206,600.00	\$309,900.00
Building/Improv	\$652,300.00	\$652,300.00
Total	\$858,900.00	\$962,200.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$858,900.00	\$962,200.00

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11/3/2021
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Board of Equalization

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

D & M RENTALS LLC
PO BOX 032399
JUNEAU AK 99803-2399

Packet Page No. of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Tuesday, November 2, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 3, 2021
Parcel Identification	1C060K600060
Property Location	1105 W NINTH ST
Appeal No.	APL20210251
Sent to Email Address:	madsens@gci.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$96,300.00	\$96,300.00
Building/Improv	\$93,000.00	\$93,000.00
Total	\$189,300.00	\$189,300.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$189,300.00	\$189,300.00

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11/3/2021

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

D & M RENTALS LLC
PO BOX 032399
JUNEAU AK 99803-2399

Packet Page 7 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Tuesday, November 2, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 3, 2021
Parcel Identification	5B1601020170
Property Location	9320 GLACIER HWY
Appeal No.	APL20210380
Sent to Email Address:	madsens@gci.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$2,442,600.00	\$2,442,600.00
Building/Improv	\$2,503,000.00	\$2,503,000.00
Total	\$4,945,600.00	\$4,945,600.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$4,945,600.00	\$4,945,600.00

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11/3/2021
Date

Chair/Presiding Officer
Board of Equalization

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Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

HOSPITALITY GROUP LLC
PO BOX 032399
JUNEAU AK 99803

Packet Page 12 of 155 NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Tuesday, November 2, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 3, 2021
Parcel Identification	5B1601020171
Property Location	9400 GLACIER HWY
Appeal No.	APL20210131
Sent to Email Address:	madsens@gci.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$1,005,000.00	\$2,261,250.00
Building/Improv	\$2,106,100.00	\$2,106,100.00
Total	\$3,111,100.00	\$4,367,350.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$3,111,100.00	\$4,367,350.00

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11/3/2021
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Board of Equalization

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

D & M RENTALS LLC
PO BOX 032399
JUNEAU AK 99803-2399

Packet Page 15 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Tuesday, November 2, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 3, 2021
Parcel Identification	5B1601020180
Property Location	1354 MENDENHALL LOOP RD
Appeal No.	APL20210237
Sent to Email Address:	madsens@gci.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$784,050.00	\$784,050.00
Building/Improv	\$639,000.00	\$639,000.00
Total	\$1,423,050.00	\$1,423,050.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,423,050.00	\$1,423,050.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/3/2021
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

D & M RENTALS LLC
PO BOX 032399
JUNEAU AK 99803-2399

Packet Page 14 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Tuesday, November 2, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 3, 2021
Parcel Identification	5B1601020190
Property Location	356 MENDENHALL LOOP RD
Appeal No.	APL20210132
Sent to Email Address:	madsens@gci.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$261,400.00	\$392,100.00
Building/Improv	\$1,591,100.00	\$1,591,100.00
Total	\$1,852,500.00	\$1,983,200.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,852,500.00	\$1,983,200.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

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Chair/Presiding Officer
Board of Equalization

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Thursday, November 4, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

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or call: 1-253-215-8782 Webinar ID: 997 4186 0260

- I. Call to Order**
- II. Roll Call**
- III. Selection of Presiding Officer**
- IV. Approval of Agenda**
- V. Property Appeals**

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

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

Appeal No. 2021-0529

Appellant: Grant Rentals LLC
 Parcel No.: 1D060L020140

Location: NHN Nowell Ave
 Type: Vacant – Residential

Appellant’s Estimate of Value	Original Assessed Value	Recommended Value
Site: \$25,000	Site: \$55,000	Site: \$55,000
Buildings: \$0	Buildings: \$0	Buildings: \$0
Total: \$25,000	Total: \$55,000	Total: \$55,000

Appeal No. 2021-0523

Appellant: Franklin St Properties LLC
 Parcel No.: 1C070A170091

Location: 431 N Franklin St – Suite 100
 Type: Commercial - Condo

Appellant’s Estimate of Value	Original Assessed Value	Recommended Value
Site: Not Provided	Site: \$42,450	Site: \$42,450
Buildings: Not Provided	Buildings: \$76,700	Buildings: \$76,700
Total: \$1,350,000*** (combined 0091/0092/0094/0095)	Total: \$119,150	Total: \$119,150

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

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or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-0524**Appellant: Franklin St Properties LLC**

Parcel No.: 1C070A170092

Location: 431 N Franklin St – Suite 102

Type: Commercial – Condo

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$1,350,000***

(combined 0091/0092/0094/0095)

Original Assessed Value

Site: \$72,600

Buildings: \$131,600

Total: \$204,200

Recommended Value

Site: \$72,600

Buildings: \$131,600

Total: \$204,200

Appeal No. 2021-0525**Appellant: Franklin St Properties LLC**

Parcel No.: 1C070A170093

Location: 431 N Franklin St – Suite 200

Type: Commercial – Condo

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$1,350,000***

(combined 0091/0092/0094/0095)

Original Assessed Value

Site: \$163,500

Buildings: \$296,000

Total: \$459,500

Recommended Value

Site: \$163,500

Buildings: \$296,000

Total: \$459,500

Appeal No. 2021-0526**Appellant: Franklin St Properties LLC**

Parcel No.: 1C070A170094

Location: 431 N Franklin St – Suite 300

Type: Commercial – Condo

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$1,350,000***

(combined 0091/0092/0094/0095)

Original Assessed Value

Site: \$163,500

Buildings: \$296,000

Total: \$459,500

Recommended Value

Site: \$163,500

Buildings: \$296,000

Total: \$459,500

Appeal No. 2021-0527**Appellant: Franklin St Properties LLC**

Parcel No.: 1C070A170095

Location: 431 N Franklin St – Suite 400

Type: Commercial – Condo

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$1,350,000***

(combined 0091/0092/0094/0095)

Original Assessed Value

Site: \$163,500

Buildings: \$296,000

Total: \$459,500

Recommended Value

Site: \$163,500

Buildings: \$296,000

Total: \$459,500

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

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or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-0528

Appellant: Franklin St Properties LLC

Parcel No.: 1C070A100070

Location: 339 N Franklin St

Type: Commercial – Vacant

Appellant’s Estimate of Value

Site: \$140,000

Buildings: \$0

Total: \$140,000

Original Assessed Value

Site: \$228,900

Buildings: \$0

Total: \$228,900

Recommended Value

Site: \$228,900

Buildings: \$0

Total: \$228,900

Appeal No. 2021-0532

Appellant: Grants Plaza LLC

Parcel No.: 5B1201000031

Location: 5157 Glacier Hwy

Type: Commercial – Gas Station/parking

Appellant’s Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: \$2,626,000

Original Assessed Value

Site: \$3,561,000

Buildings: \$0

Total: \$3,561,000

Recommended Value

Site: \$3,561,000

Buildings: \$0

Total: \$3,561,000

Appeal No. 2021-0533

Appellant: Franklin St Properties LLC

Parcel No.: 5B1201000032

Location: 5165 Glacier Hwy

Type: Commercial – Retail

Appellant’s Estimate of Value

Site: \$435,600

Buildings: \$975,920

Total: \$1,411,520

Original Assessed Value

Site: \$588,000

Buildings: \$975,920

Total: \$1,563,920

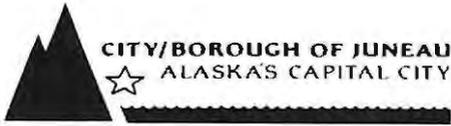
Recommended Value

Site: \$588,000

Buildings: \$975,920

Total: \$1,563,920

VI. Adjournment



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

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

FRANKLIN STREET PROPERTIES LLC
5165 GLACIER HWY
JUNEAU AK 99801

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 4, 2021
Parcel Identification	1C070A100070
Property Location	339 N FRANKLIN ST
Appeal No.	APL20210528
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$228,900.00	\$228,900.00
Building/Improv	\$0.00	\$0.00
Total	\$228,900.00	\$228,900.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$228,900.00	\$228,900.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/8/2021
Date

Digitally signed by
David B. Epstein
Date: 2021.11.08
14:44:13 -09'00'

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

FRANKLIN STREET PROPERTIES LLC
 5165 GLACIER HWY
 JUNEAU AK 99801

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 4, 2021
Parcel Identification	1C070A170091
Property Location	131 N FRANKLIN ST STE 100
Appeal No.	APL20210523
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$42,450.00	\$42,450.00
Building/Improv	\$76,700.00	\$76,700.00
Total	\$119,150.00	\$119,150.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$119,150.00	\$119,150.00

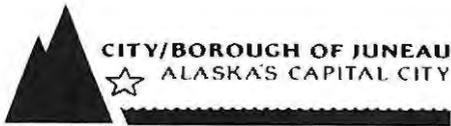
This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/8/2021
 Date

Digitally signed by
 David B. Epstein
 Date: 2021.11.08
 14:44:38 -09'00'

 Chair/Presiding Officer
 Board of Equalization

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 Street
Juneau, AK 99801

FRANKLIN STREET PROPERTIES LLC
 5165 GLACIER HWY
 JUNEAU AK 99801

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 4, 2021
Parcel Identification	1C070A170092
Property Location	131 N FRANKLIN ST STE 101
Appeal No.	APL20210524
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$72,600.00	\$72,600.00
Building/Improv	\$131,600.00	\$131,600.00
Total	\$204,200.00	\$204,200.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$204,200.00	\$204,200.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

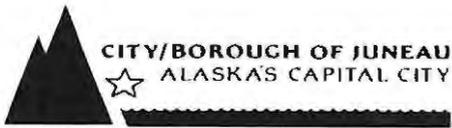
11/8/2021
 Date

David B. Epstein
Digitally signed by David B. Epstein
 Date: 2021.11.08 14:45:00 -09'00'
 Chair/Presiding Officer
 Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

GRANT RENTALS LLC
 5165 GLACIER HWY
 JUNEAU AK 99801

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 9, 2021
Parcel Identification	1D060L020140
Property Location	NOWELL AVE
Appeal No.	APL20210529
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$55,000.00	\$55,000.00
Building/Improv	\$0.00	\$0.00
Total	\$55,000.00	\$55,000.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$55,000.00	\$55,000.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

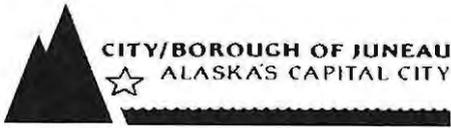
11/8/2021
 Date

David B. Epstein Digitally signed by David B. Epstein
 Date: 2021.11.08 14:47:14 -09'00'
 Chair/Presiding Officer
 Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

FRANKLIN STREET PROPERTIES LLC
5165 GLACIER HWY
JUNEAU AK 99801

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 4, 2021
Parcel Identification	1C070A170093
Property Location	131 N FRANKLIN ST STE 200
Appeal No.	APL20210525
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$163,500.00	\$163,500.00
Building/Improv	\$296,000.00	\$296,000.00
Total	\$459,500.00	\$459,500.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$459,500.00	\$459,500.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

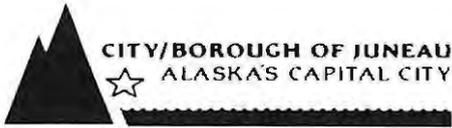
11/8/2021
Date

David B. Epstein Digitally signed by David B. Epstein
Date: 2021.11.08 14:45:21 -09'00'
Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

FRANKLIN STREET PROPERTIES LLC
 5165 GLACIER HWY
 JUNEAU AK 99801

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 4, 2021
Parcel Identification	1C070A170094
Property Location	131 N FRANKLIN ST STE 300
Appeal No.	APL20210526
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

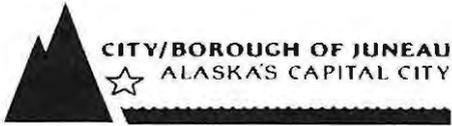
	Before BOE	After BOE
Site/Land	\$163,500.00	\$163,500.00
Building/Improv	\$296,000.00	\$296,000.00
Total	\$459,500.00	\$459,500.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$459,500.00	\$459,500.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/8/2021
 Date

David B. Epstein
Digitally signed by David B. Epstein
 Date: 2021.11.08 14:45:50 -09'00'
 Chair/Presiding Officer
 Board of Equalization

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 Street
Juneau, AK 99801

FRANKLIN STREET PROPERTIES LLC
 5165 GLACIER HWY
 JUNEAU AK 99801

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 9, 2021
Parcel Identification	1C070A170095
Property Location	131 N FRANKLIN ST STE 400
Appeal No.	APL20210527
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

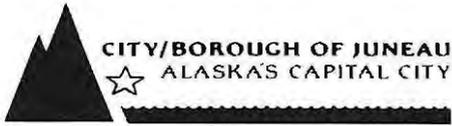
	Before BOE	After BOE
Site/Land	\$163,500.00	\$163,500.00
Building/Improv	\$296,000.00	\$296,000.00
Total	\$459,500.00	\$459,500.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$459,500.00	\$459,500.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/8/2021
 Date

David B. Epstein Digitally signed by David B. Epstein
Date: 2021.11.08 14:46:07 -09'00'
 Chair/Presiding Officer
 Board of Equalization

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 Street
Juneau, AK 99801**

GRANTS PLAZA LLC
5165 GLACIER HWY
JUNEAU AK 99801

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 4, 2021
Parcel Identification	5B1201000031
Property Location	5157 GLACIER HWY
Appeal No.	APL20210532
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

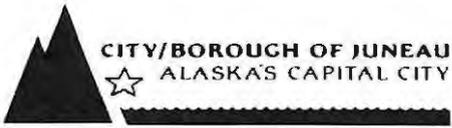
	Before BOE	After BOE
Site/Land	\$3,561,000.00	\$3,561,000.00
Building/Improv	\$0.00	\$0.00
Total	\$3,561,000.00	\$3,561,000.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$3,561,000.00	\$3,561,000.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/8/2021
Date

David B. Epstein Digitally signed by David B. Epstein
Date: 2021.11.08 14:46:26 -09'00'
Chair/Presiding Officer
Board of Equalization

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 Street
Juneau, AK 99801

GRANTS PLAZA LLC
 5165 GLACIER HWY
 JUNEAU AK 99801

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, November 4, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 9, 2021
Parcel Identification	5B1201000032
Property Location	5165 GLACIER HWY
Appeal No.	APL20210533
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$588,000.00	\$588,000.00
Building/Improv	\$975,920.00	\$975,920.00
Total	\$1,563,920.00	\$1,563,920.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,563,920.00	\$1,563,920.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/8/2021

 Date

David B. Epstein Digitally signed by
 David B. Epstein
 Date: 2021.11.08
 14:46:46 -09'00'

 Chair/Presiding Officer
 Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Tuesday, November 9, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

- I. Call to Order**
- II. Roll Call**
- III. Selection of Presiding Officer**
- IV. Approval of Agenda**
- V. Late File Appeals**
- VI. Property Appeals**
- VII. Adjournment**

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

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

Appeal No. 2021-0530

Appellant: Grant Properties LLC

Parcel No.: 5B1201000033

Location: 5011/5015 Short St

Type: Industrial – Warehouses

Appellant’s Estimate of Value

Site: \$1,421,359

Buildings: \$1,315,900

Total: \$2,737,259

Original Assessed Value

Site: \$2,228,400

Buildings: \$1,315,900

Total: \$3,544,300

Recommended Value

Site: \$2,228,400

Buildings: \$1,315,900

Total: \$3,544,300

Appeal No. 2021-0531

Appellant: Grant Properties LLC

Parcel No.: 5B1201000052

Location: 5220 Stark St

Type: Commercial - Vacant

Appellant’s Estimate of Value

Site: \$544,000

Buildings: \$0

Total: \$544,000

Original Assessed Value

Site: \$742,500

Buildings: \$0

Total: \$742,500

Recommended Value

Site: \$742,500

Buildings: \$0

Total: \$742,500

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Tuesday, November 9, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-0534

Appellant: Midway Business Center LLC

Parcel No.: 5B1201020150

Location: 5434 Shaune Dr

Type: Commercial – Garage/warehouse/mini-storage

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: \$324,000	Site: \$436,400	Site: \$436,400
Buildings: \$648,000	Buildings: \$648,000	Buildings: \$648,000
Total: \$972,000	Total: \$1,084,400	Total: \$1,084,400

Appeal No. 2021-0535

Appellant: Midway Business Center LLC

Parcel No.: 5B1201020160

Location: 5422 Shaune Dr

Type: Commercial – Garage/warehouse/mini-storage

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: \$324,000	Site: \$436,400	Site: \$436,400
Buildings: \$648,000	Buildings: \$648,000	Buildings: \$648,000
Total: \$972,000	Total: \$1,084,400	Total: \$1,084,400

Appeal No. 2021-0538

Appellant: Jeffrey Grant

Parcel No.: 5B2101000030

Location: NBN James Blvd

Type: Commercial – Vacant

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: \$1,040,076	Site: \$1,310,550	Site: \$1,310,550
Buildings: \$0	Buildings: \$0	Buildings: \$0
Total: \$1,040,076	Total: \$1,310, 550	Total: \$1,310,550

Appeal No. 2021-0537

Appellant: Gastineau Mobile Home Park Inc

Parcel No.: 6D0701040000

Location: 5050 N Douglas Hwy

Type: Commercial – Mobile Home Park

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site: \$191,200	Site: \$280,800	Site: \$280,800
Buildings: \$106,900	Buildings: \$106,900	Buildings: \$106,900
Total: \$298,100	Total: \$387,700	Total: \$387,700

VI. Adjournment



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

**GASTINEAU MOBILE HOME PARK INC
5165 GLACIER HWY
JUNEAU AK 99801**

Date of BOE	November 9, 2021, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 10, 2021
Parcel Identification	6D0701040000
Property Location	5050 N DOUGLAS HWY
Appeal No.	APL20210537
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$280,800.00	\$280,800.00
Building/Improv	\$106,900.00	\$106,900.00
Total	\$387,700.00	\$387,700.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$387,700.00	\$387,700.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/10/2021

Date

David B. Epstein Digitally signed by David B. Epstein
Date: 2021.11.10 09:13:08 -09'00'

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

JEFFREY GRANT
5165 GLACIER HWY
JUNEAU AK 99801

Date of BOE	November 9, 2021, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 10, 2021
Parcel Identification	5B2101000030
Property Location	JAMES BLVD
Appeal No.	APL20210538
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$1,310,550.00	\$1,310,550.00
Building/Improv	\$0.00	\$0.00
Total	\$1,310,550.00	\$1,310,550.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,310,550.00	\$1,310,550.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/10/2021
Date

David B. Epstein
Digitally signed by David B. Epstein
Date: 2021.11.10 09:13:29 -09'00'
Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

MIDWAY BUSINESS CENTER LLC
 5165 GLACIER HWY
 JUNEAU AK 99801

Date of BOE	November 9, 2021, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 10, 2021
Parcel Identification	5B1201020160
Property Location	5422 SHAUNE DR
Appeal No.	APL20210535
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$648,000.00	\$648,000.00
Building/Improv	\$436,400.00	\$436,400.00
Total	\$1,084,400.00	\$1,084,400.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,084,400.00	\$1,084,400.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/10/2021

 Date

David B. Epstein Digitally signed by David B. Epstein
 Date: 2021.11.10 09:13:48 -09'00'

 Chair/Presiding Officer
 Board of Equalization

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 Street
Juneau, AK 99801**

MIDWAY BUSINESS CENTER LLC
5165 GLACIER HWY
JUNEAU AK 99801

Date of BOE	November 9, 2021, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 10, 2021
Parcel Identification	5B1201020150
Property Location	5434 SHAUNE DR
Appeal No.	APL20210534
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$648,000.00	\$648,000.00
Building/Improv	\$436,400.00	\$436,400.00
Total	\$1,084,400.00	\$1,084,400.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,084,400.00	\$1,084,400.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/10/2021
Date

David B. Epstein Digitally signed by David B. Epstein
Date: 2021.11.10 09:14:06 -09'00'
Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

**GRANT PROPERTIES LLC
5165 GLACIER HWY
JUNEAU AK 99801**

Date of BOE	November 9, 2021, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 10, 2021
Parcel Identification	5B1201000052
Property Location	5220 STARK ST
Appeal No.	APL20210531
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$742,500.00	\$742,500.00
Building/Improv	\$0.00	\$0.00
Total	\$742,500.00	\$742,500.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$742,500.00	\$742,500.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/10/2021
Date

David B. Epstein Digitally signed by David B. Epstein
Date: 2021.11.10 09:14:24 -09'00'
Chair/Presiding Officer
Board of Equalization

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 Street
Juneau, AK 99801

GRANT PROPERTIES LLC
5165 GLACIER HWY
JUNEAU AK 99801

Date of BOE	November 9, 2021, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 10, 2021
Parcel Identification	5B1201000033
Property Location	5011 SHORT ST
Appeal No.	APL20210530
Sent to Email Address:	djgalaska@yahoo.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$2,228,400.00	\$2,228,400.00
Building/Improv	\$1,315,900.00	\$1,315,900.00
Total	\$3,544,300.00	\$3,544,300.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$3,544,300.00	\$3,544,300.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/10/2021
 Date

David B. Epstein Digitally signed by
 David B. Epstein
 Date: 2021.11.10
 09:14:42 -09'00'

Chair/Presiding Officer
 Board of Equalization

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

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Wednesday, November 10, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

- I. Call to Order**
- II. Roll Call**
- III. Selection of Presiding Officer**
- IV. Approval of Agenda**
- V. Property Appeals**
- VI. Adjournment**

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

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

Appeal No. 2021-0307

Appellant: Senate Properties LLC

Parcel No.: 1C070B0J0010

Location: 175 S Franklin St

Type: Commercial – Retail/Office Space

Appellant’s Estimate of Value

Site: \$750,000

Buildings: \$1,651,000

Total: \$2,401,000

Original Assessed Value

Site: \$1,785,000

Buildings: \$1,651,000

Total: \$3,436,000

Recommended Value

Site: \$1,785,000

Buildings: \$1,651,000

Total: \$3,436,000

Appeal No. 2021-0233

Appellant: Goldstein Improvement Company

Parcel No.: 1C070A020011

Location: 122/124/126 Front St

Type: Commercial – Restaurant & Apartments

Appellant’s Estimate of Value

Site: \$985,480

Buildings: \$506,800

Total: \$1,492,280

Original Assessed Value

Site: \$1,599,150

Buildings: \$506,800

Total: \$2,105,950

Recommended Value

Site: \$1,599,150

Buildings: \$506,800

Total: \$2,105,950

Appeal No. 2021-0235

Appellant: Goldstein Improvement Company

Parcel No.: 1C070A020030

Location: 130/140 Front St & 106/110 Seward St

Type: Commercial – Restaurant/Retail/Office

Appellant’s Estimate of Value

Site: \$644,928

Buildings: \$981,200

Total: \$1,626,128

Original Assessed Value

Site: \$987,600

Buildings: \$981,200

Total: \$1,968,800

Recommended Value

Site: \$987,600

Buildings: \$981,200

Total: \$1,968,800

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Wednesday, November 10, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-0246

Appellant: Goldstein Improvement Company

Location: 119 Second St &
120/124/126/128/130/140 Seward St

Parcel No.: 1C070A020043

Type: Commercial – Mixed Use

Appellant's Estimate of Value

Site: \$1,076,611
Buildings: \$5,383,368
Total: \$6,459,979

Original Assessed Value

Site: \$1,241,100
Buildings: \$5,485,752
Total: \$6,726,852

Recommended Value

Site: \$1,241,100
Buildings: \$5,485,752
Total: \$6,726,852

Appeal No. 2021-0234

Appellant: Goldstein Improvement Company

Location: 214/216 Second St &
201/205/209/217 Seward St

Parcel No.: 1C070A040010

Type: Commercial – Retail/Restaurant/Apts

Appellant's Estimate of Value

Site: \$823,249
Buildings: \$640,100
Total: \$1,463,349

Original Assessed Value

Site: \$884,250
Buildings: \$640,100
Total: \$1,524,350

Recommended Value

Site: \$884,250
Buildings: \$640,100
Total: \$1,524,350

Appeal No. 2021-0197

Appellant: Goldstein Improvement Company

Location: 224 Second St

Parcel No.: 1C070A040020

Type: Commercial – Vacant/Parking Lot

Appellant's Estimate of Value

Site: \$286,000
Buildings: \$0
Total: \$286,000

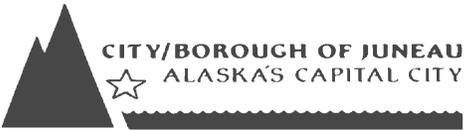
Original Assessed Value

Site: \$405,300
Buildings: \$0
Total: \$405,300

Recommended Value

Site: \$405,300
Buildings: \$0
Total: \$405,300

VI. Adjournment



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

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

GOLDSTEIN IMPROVEMENT COMPANY
130 SEWARD ST STE 001
JUNEAU AK 99801

Packet Page 97 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	November 10, 2021, Wednesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 12, 2021
Parcel Identification	1C070A040020
Property Location	224 SECOND ST
Appeal No.	APL20210197
Sent to Email Address:	Glidmann@gmail.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$405,300.00	\$405,300.00
Building/Improv	\$0.00	\$0.00
Total	\$405,300.00	\$405,300.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$405,300.00	\$405,300.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/12/2021
Date

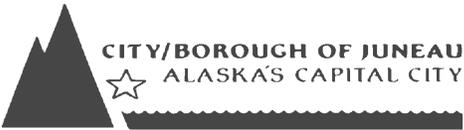

 Chair/Presiding Officer
 Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

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

GOLDSTEIN IMPROVEMENT COMPANY
INC
130 SEWARD ST STE 001
JUNEAU AK 99801

Packet Page 95 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	November 10, 2021, Wednesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 12, 2021
Parcel Identification	1C070A040010
Property Location	201 SEWARD ST
Appeal No.	APL20210234
Sent to Email Address:	Glidmann@gmail.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$884,250.00	\$884,250.00
Building/Improv	\$640,100.00	\$640,100.00
Total	\$1,524,350.00	\$1,524,350.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,524,350.00	\$1,524,350.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/12/2021
Date

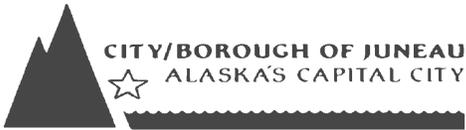

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

GOLDSTEIN IMPROVEMENT COMPANY
130 SEWARD ST STE 001
JUNEAU AK 99801

Packet Page 99 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	November 10, 2021, Wednesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 12, 2021
Parcel Identification	1C070A020043
Property Location	119 SECOND ST
Appeal No.	APL20210246
Sent to Email Address:	Glidmann@gmail.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$1,241,100.00	\$1,241,100.00
Building/Improv	\$5,485,752.00	\$5,485,752.00
Total	\$6,726,852.00	\$6,726,852.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$6,726,852.00	\$6,726,852.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

GOLDSTEIN IMPROVEMENT COMPANY
130 SEWARD ST STE 001
JUNEAU AK 99801

Packet Page 109 of 139	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	November 10, 2021, Wednesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 12, 2021
Parcel Identification	1C070A020030
Property Location	110 SEWARD ST
Appeal No.	APL20210235
Sent to Email Address:	Via ZOOM Webinar

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$987,600.00	\$987,600.00
Building/Improv	\$981,200.00	\$981,200.00
Total	\$1,968,800.00	\$1,968,800.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,968,800.00	\$1,968,800.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/12/2021
Date

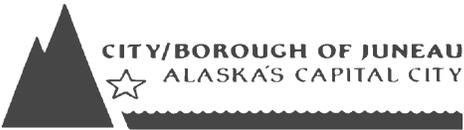

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

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

GOLDSTEIN IMPROVEMENT COMPANY
130 SEWARD ST STE 001
JUNEAU AK 99801

Packet Page 109 of 139	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	November 10, 2021, Wednesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 12, 2021
Parcel Identification	1C070A020011
Property Location	122 FRONT ST
Appeal No.	APL20210233
Sent to Email Address:	Glidmann@gmail.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$1,599,150.00	\$1,599,150.00
Building/Improv	\$506,800.00	\$506,800.00
Total	\$2,105,950.00	\$2,105,950.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$2,105,950.00	\$2,105,950.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

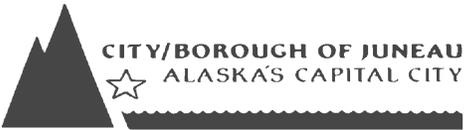
11/12/2021
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

SENATE PROPERTIES LLC
175 S FRANKLIN ST STE 306
JUNEAU AK 99801

Packet Page 102 of 139	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	November 10, 2021, Wednesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 12, 2021
Parcel Identification	1C070B0J0010
Property Location	175 S FRANKLIN ST
Appeal No.	APL20210307
Sent to Email Address:	brucedenton@gmail.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$1,785,000.00	\$1,785,000.00
Building/Improv	\$1,651,000.00	\$1,651,000.00
Total	\$3,436,000.00	\$3,436,000.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$3,436,000.00	\$3,436,000.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/12/2021
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Thursday, November 18, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

- I. Call to Order**
- II. Roll Call**
- III. Selection of Presiding Officer**
- IV. Approval of Agenda**
- V. Property Appeals**

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

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

Appeal No. 2021-0413

Appellant: PDC Holdings LLC/Tawna & Paul Curry Location: 8319 Airport Blvd
 Parcel No.: 5B1501020210 Type: Commercial – Service/Retail/Warehouse

Appellant’s Estimate of Value	Original Assessed Value	Recommended Value
Site: \$193,700	Site: \$290,550	Site: \$290,550
Buildings: \$287,700	Buildings: \$287,700	Buildings: \$287,700
Total: \$481,400	Total: \$578,250	Total: \$578,250

Appeal No. 2021-0334

Appellant: JLC Properties Inc. /Dave Hanna Location: NBN Vista Drive
 Parcel No.: 2D040C050074 Type: Vacant

Appellant’s Estimate of Value	Original Assessed Value	Recommended Value
Site: \$465,000	Site: \$697,500	Site: \$697,500
Buildings: \$0	Buildings: \$0	Buildings: \$0
Total: \$465,000	Total: \$697,500	Total: \$697,500

Appeal No. 2021-0338

Appellant: JLC Properties Inc. /Dave Hanna Location: 5761 Concrete Way
 Parcel No.: 5B1201060191 Type: Commercial/Industrial

Appellant’s Estimate of Value	Original Assessed Value	Recommended Value
Site: \$455,350	Site: \$789,600	Site: \$751,350
Buildings: \$104,200	Buildings: \$104,200	Buildings: \$104,200
Total: \$559,550	Total: \$893,800	Total: \$855,550

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Thursday, November 18, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-0365

Appellant: JLC Properties Inc. /Dave Hanna

Parcel No.: 5B1201060201

Location: 5751/5753 Concrete Way

Type: Commercial/Industrial - Vacant

Appellant's Estimate of Value

Site: \$455,250

Buildings: \$0

Total: \$455,250

Original Assessed Value

Site: \$789,450

Buildings: \$0

Total: \$789,450

Recommended Value

Site: \$751,350

Buildings: \$0

Total: \$751,350

The following Appellants 12 Appeals have been grouped together:

Appellant: Bicknell Inc. /Spike Bicknell

Location: Honsinger Drive

Type: Commercial – Vacant

Appeal No.	Parcel No.
2021-0389	5B1401020073
2021-0390	5B1401050020
2021-0391	5B1401050030
2021-0392	5B1401050040
2021-0393	5B1401050050
2021-0394	5B1401050060
2021-0395	5B1401050070
2021-0396	5B1401050080
2021-0397	5B1401050110
2021-0398	5B1401050120
2021-0399	5B1401050130
2021-0400	5B1401050140

Parcel No.	Appellant's Estimate of Value	Original Assessed Value with Deferral	Recommended Value with Deferral
5B1401020073	\$848,184	\$1,055,550	\$1,054,333
5B1401050020	\$30,633	\$43,804	\$842,513
5B1401050030	\$31,493	\$45,035	\$866,182
5B1401050040	\$12,828	\$18,344	\$352,820
5B1401050050	\$25,656	\$36,688	\$705,640
5B1401050060	\$23,082	\$33,007	\$634,846
5B1401050070	\$110,008	\$157,308	\$3,025,609
5B1401050080	\$25,577	\$36,575	\$703,469
5B1401050110	\$12,851	\$18,378	\$353,468
5B1401050120	\$12,865	\$18,397	\$353,840
5B1401050130	\$20,649	\$29,528	\$567,940
5B1401050140	\$16,460	\$23,538	\$452,725

VI. Adjournment



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

JLC PROPERTIES INC
PO BOX 20834
JUNEAU AK 99802-0834

Packet Page 109 of 139	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, November 18, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 19, 2021
Parcel Identification	2D040C050074
Property Location	VISTA DR
Appeal No.	APL20210147
Sent to Email Address:	thedavehanna@gmail.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$465,000.00	\$697,500.00
Building/Improv	\$0.00	\$0.00
Total	\$465,000.00	\$697,500.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$465,000.00	\$697,500.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

11/19/2021

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

JLC PROPERTIES INC
PO BOX 20834
JUNEAU AK 99802-0834

Packet Page 106 of 159	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, November 18, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 19, 2021
Parcel Identification	5B1201060191
Property Location	5761 CONCRETE WAY
Appeal No.	APL20210338
Sent to Email Address:	thedavehanna@gmail.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$789,600.00	\$751,350.00
Building/Improv	\$104,200.00	\$104,200.00
Total	\$893,800.00	\$855,550.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$893,800.00	\$855,550.00

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11/19/2021
Date

Chair/Presiding Officer
Board of Equalization

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Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

JLC PROPERTIES INC
PO BOX 20834
JUNEAU AK 99802-0834

Packet Page 107 of 159	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, November 18, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 19, 2021
Parcel Identification	5B1201060201
Property Location	5753 CONCRETE WAY
Appeal No.	APL20210365
Sent to Email Address:	thedavehanna@gmail.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$789,450.00	\$751,350.00
Building/Improv	\$0.00	\$0.00
Total	\$789,450.00	\$751,350.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$789,450.00	\$751,350.00

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11/19/2021
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

PDC HOLDINGS LLC
8319 AIRPORT BLVD
JUNEAU AK 99801

Packet Page 109 of 159 NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, November 18, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	November 19, 2021
Parcel Identification	5B1501020210
Property Location	8319 AIRPORT BLVD
Appeal No.	APL20210413
Sent to Email Address:	paul@seextinguisher.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$290,550.00	\$290,550.00
Building/Improv	\$287,700.00	\$287,700.00
Total	\$578,250.00	\$578,250.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$578,250.00	\$578,250.00

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11/19/2021
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

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Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Tuesday, November 30, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

- I. Call to Order**
- II. Roll Call**
- III. Selection of Presiding Officer**
- IV. Approval of Agenda**
- V. Property Appeals**

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

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

Appeal No. 2021-0470

Appellant: James & Jo Ann Sidney

Parcel No.: 4B1701100060

Location: NBN Curtis Ave

Type: Commercial/Farm Use-Vacant

Appellant’s Estimate of Value	Original Assessed Value	Farm Use Value
Site: Not Provided	Site: \$202,500	Site: \$40,700
Buildings: Not Provided	Buildings: \$0	Buildings: \$0
Total: Not Provided	Total: \$202,500	Total: \$40,700

Appeal No. 2021-0469

Appellant: James & Jo Ann Sidney

Parcel No.: 4B1701100100

Location: NBN Curtis Ave

Type: Commercial/Farm Use-Vacant

Appellant’s Estimate of Value	Original Assessed Value	Farm Use Value
Site: Not Provided	Site: \$202,500	Site: \$30,400
Buildings: Not Provided	Buildings: \$0	Buildings: \$0
Total: Not Provided	Total: \$202,500	Total: \$30,400

Appeal No. 2021-0468

Appellant: James & Jo Ann Sidney

Parcel No.: 4B1701100110

Location: NBN Curtis Ave

Type: Commercial/Farm Use-Vacant

Appellant’s Estimate of Value	Original Assessed Value	Farm Use Value
Site: Not Provided	Site: \$202,500	Site: \$40,700
Buildings: Not Provided	Buildings: \$0	Buildings: \$0
Total: Not Provided	Total: \$202,500	Total: \$40,700

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Tuesday, November 30, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-0473

Appellant: James & Jo Ann Sidney

Parcel No.: 4B2201020020

Location: 10360 Glacier Hwy

Type: Single Family Residence w/ Farm Use

Appellant's Estimate of Value	Original Assessed Value	Farm Use Value
Site: Not Provided	Site: \$247,350	Site: \$85,450
Buildings: Not Provided	Buildings: \$67,500	Buildings: \$67,500
Total: Not Provided	Total: \$314,850	Total: \$152,950

Appeal No. 2021-0474

Appellant: James & Jo Ann Sidney

Parcel No.: 4B2201020030

Location: 10390 Glacier Hwy

Type: Commercial/Farm Use-Vacant

Appellant's Estimate of Value	Original Assessed Value	Farm Use Value
Site: Not Provided	Site: \$250,800	Site: \$90,900
Buildings: Not Provided	Buildings: \$19,200	Buildings: \$19,200
Total: Not Provided	Total: \$270,000	Total: \$110,100

Appeal No. 2021-0475

Appellant: James & Jo Ann Sidney

Parcel No.: 4B2201020040

Location: NBN Glacier Hwy

Type: Commercial/Farm Use-Horse Arena

Appellant's Estimate of Value	Original Assessed Value	Farm Use Value
Site: Not Provided	Site: \$217,650	Site: \$32,650
Buildings: Not Provided	Buildings: \$75,000	Buildings: \$75,000
Total: Not Provided	Total: \$292,650	Total: \$107,650

VI. Adjournment



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

JAMES SIDNEY
JO ANN SIDNEY
10400 GLACIER HWY
JUNEAU AK 99801

Packet Page 112 of 139	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	November 30, 2021, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	December 1, 2021
Parcel Identification	4B1701100100
Property Location	CURTIS AVE
Appeal No.	APL20210469
Sent to Email Address:	swampy@alaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$202,500.00	\$202,500.00
Building/Improv	\$0.00	\$0.00
Total	\$202,500.00	\$202,500.00
Exempt Total	\$172,100.00	\$172,100.00
2021 Taxable Value	\$30,400.00	\$30,400.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

12/1/2021
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

JAMES SIDNEY
JO ANN SIDNEY
10400 GLACIER HWY
JUNEAU AK 99801

Packet Page 119 of 139	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	November 30, 2021, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	December 1, 2021
Parcel Identification	4B1701100110
Property Location	CURTIS AVE
Appeal No.	APL20210468
Sent to Email Address:	swampy@alaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$189,900.00	\$189,900.00
Building/Improv	\$0.00	\$0.00
Total	\$189,900.00	\$189,900.00
Exempt Total	\$0.00	\$161,400.00
2021 Taxable Value	\$189,900.00	\$28,500.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

12/2/2021
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

JAMES L SIDNEY
JOANN M SIDNEY
10400 GLACIER HWY
JUNEAU AK 99801

Packet Page 114 of 139	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	November 30, 2021, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	December 1, 2021
Parcel Identification	4B2201020020
Property Location	10360 GLACIER HWY
Appeal No.	APL20210473
Sent to Email Address:	swampy@alaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$247,350.00	\$247,350.00
Building/Improv	\$67,500.00	\$67,500.00
Total	\$314,850.00	\$314,850.00
Exempt Total	\$161,900.00	\$161,900.00
2021 Taxable Value	\$152,950.00	\$152,950.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

12/1/2021
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

JAMES L SIDNEY
JOANN M SIDNEY
10400 GLACIER HWY
JUNEAU AK 99801

Packet Page 119 of 139	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	November 30, 2021, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	December 1, 2021
Parcel Identification	4B2201020030
Property Location	10390 GLACIER HWY
Appeal No.	APL20210474
Sent to Email Address:	swampy@alaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$250,800.00	\$250,800.00
Building/Improv	\$19,200.00	\$19,200.00
Total	\$270,000.00	\$270,000.00
Exempt Total	\$159,900.00	\$159,900.00
2021 Taxable Value	\$110,100.00	\$110,100.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

12/1/2021

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

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Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

JAMES L SIDNEY
JOANN SIDNEY
10400 GLACIER HWY
JUNEAU AK 99801

Packet Page 116 of 139	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	November 30, 2021, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	December 1, 2021
Parcel Identification	4B2201020040
Property Location	GLACIER HWY
Appeal No.	APL20210475
Sent to Email Address:	swampy@alaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$217,650.00	\$217,650.00
Building/Improv	\$75,000.00	\$75,000.00
Total	\$292,650.00	\$292,650.00
Exempt Total	\$185,000.00	\$185,000.00
2021 Taxable Value	\$107,650.00	\$107,650.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

12/1/2021

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Thursday, December 2, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

- I. Call to Order**
- II. Roll Call**
- III. Selection of Presiding Officer**
- IV. Approval of Agenda**
- V. Property Appeals**

Attached are 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 –

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

Appeal No. 2021-0202

Appellant: A&D Bergmann Alaska Community Property
 Parcel No.: 1C070B0J0020

Location: 225 Front St
 Type: Commercial – Retail

Appellant’s Estimate of Value
 Site: \$288,500
 Buildings: \$249,700
 Total: \$538,200

Original Assessed Value
 Site: \$432,750
 Buildings: \$249,700
 Total: \$682,450

Recommended Value
 Site: \$432,750
 Buildings: \$249,700
 Total: \$682,450

Appeal No. 2021-0477

Appellant: James & Jo Ann Sidney
 Parcel No.: 4B1701100040

Location: NBN Sherwood Ln
 Type: Commercial/Farm Use-Vacant

Appellant’s Estimate of Value
 Site: Not Provided
 Buildings: Not Provided
 Total: Not Provided

Original Assessed Value
 Site: \$139,950
 Buildings: \$0
 Total: \$139,950

Farm Use Value
 Site: \$20,950
 Buildings: \$0
 Total: \$20,950

Appeal No. 2021-0471

Appellant: James & Jo Ann Sidney
 Parcel No.: 4B1701100070

Location: NBN Curtis Ave
 Type: Commercial - Vacant

Appellant’s Estimate of Value
 Site: Not Provided
 Buildings: Not Provided
 Total: Not Provided

Original Assessed Value
 Site: \$135,750
 Buildings: \$0
 Total: \$135,750

Recommended Value
 Site: \$135,750
 Buildings: \$0
 Total: \$135,750

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Thursday, December 2, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-0476

Appellant: James & Jo Ann Sidney

Parcel No.: 4B2201020050

Location: 10400 Glacier Hwy

Type: Single Family Residence, store & outbuildings

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: Not Provided

Original Assessed Value

Site: \$243,000

Buildings: \$377,800

Total: \$620,800

Recommended Value

Site: \$243,000

Buildings: \$377,800

Total: \$620,800

Appeal No. 2021-0472

Appellant: James & Jo Ann Sidney

Parcel No.: 4B2901150050

Location: 5580 Montana Creek Rd

Type: Commercial

Appellant's Estimate of Value

Site: Not Provided

Buildings: Not Provided

Total: Not Provided

Original Assessed Value

Site: \$1,436,100

Buildings: \$0

Total: \$1,436,100

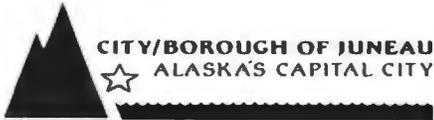
Recommended Value

Site: \$1,436,100

Buildings: \$0

Total: \$1,436,100

VI. Adjournment



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

JAMES L SIDNEY
JOANN SIDNEY
10400 GLACIER HWY
JUNEAU AK 99801

NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, December 2, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	December 3, 2021
Parcel Identification	4B1701100040
Property Location	SHERWOOD LN
Appeal No.	APL20210156
Sent to Email Address:	swampy@alaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$139,950.00	\$120,000.00
Building/Improv	\$0.00	\$0.00
Total	\$139,950.00	\$120,000.00
Exempt Total	\$0.00	\$102,000.00
2021 Taxable Value	\$139,950.00	\$18,000.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

12/3/21
Date


Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office			
Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

JAMES L SIDNEY
10400 GLACIER HWY
JUNEAU AK 99801

Packet Page 129 of 139	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, December 2, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	December 3, 2021
Parcel Identification	4B1701100070
Property Location	CURTIS AVE
Appeal No.	APL20210471
Sent to Email Address:	swampy@alaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$135,750.00	\$135,750.00
Building/Improv	\$0.00	\$0.00
Total	\$135,750.00	\$135,750.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$135,750.00	\$135,750.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

12-3-21
Date

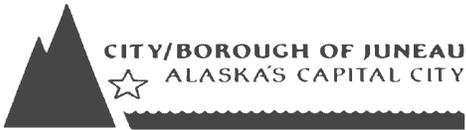

 Chair/Presiding Officer
 Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

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

JAMES L SIDNEY
JOANN SIDNEY
10400 GLACIER HWY
JUNEAU AK 99801

Packet Page 121 of 139	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, December 2, 2021
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	December 3, 2021
Parcel Identification	4B2201020050
Property Location	10400 GLACIER HWY
Appeal No.	APL20210476
Sent to Email Address:	swampy@alaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$243,000.00	\$243,000.00
Building/Improv	\$377,800.00	\$377,800.00
Total	\$620,800.00	\$620,800.00
Exempt Total	\$150,000.00	\$150,000.00
2021 Taxable Value	\$470,800.00	\$470,800.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

12/3/21
Date


Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Thursday, January 13, 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**
- IV. Approval of Agenda**
- V. Property Appeals**

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

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

Appeal No. 2021-0214

Appellant: Alaska Seafood Co. Inc.

Parcel No.: 5B1201060220

Location: 5731 Concrete Way

Type: Commercial – Warehouse/Office

Appellant’s Estimate of Value	Original Assessed Value	Recommended Value
Site: \$167,800	Site: \$251,700	Site: \$251,700
Buildings: \$513,700	Buildings: \$513,700	Buildings: \$513,700
Total: \$681,500	Total: \$765,400	Total: \$765,400

VI. Adjournment



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

ALASKA SEAFOOD CO INC
5731 CONCRETE WAY
JUNEAU AK 99801

Packet Page 129 of 139	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Thursday, January 13, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 14, 2022
Parcel Identification	5B1201060220
Property Location	5731 CONCRETE WAY
Appeal No.	APL20210214
Sent to Email Address:	info@alaskaseafoodcompany.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$251,700.00	\$251,700.00
Building/Improv	\$513,700.00	\$513,700.00
Total	\$765,400.00	\$765,400.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$765,400.00	\$765,400.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Wednesday, January 19, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

- I. Call to Order**
- II. Roll Call**
- III. Selection of Presiding Officer**
- IV. Approval of Agenda**
- V. Property Appeals**

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

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

Appeal No. 2021-00406

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

Location: 538 W Willoughby Ave
 Type: Mixed Use

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

Appeal No. 2021-00404

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

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

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

Appeal No. 2021-00405

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

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

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

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Wednesday, January 19, 2021 at 5:30 PM

Virtual Meeting Only via Zoom Webinar

<https://juneau.zoom.us/j/99741860260>

or call: 1-253-215-8782 Webinar ID: 997 4186 0260

Appeal No. 2021-00407

Appellant: 8525 Holdings LLC

Parcel No.: 5B1501010051

Location: 8525 Old Dairy Rd

Type: Commercial – Vacant (material storage)

Appellant’s Estimate of Value

Site: \$637,320

Buildings: \$0

Total: \$637,320

Original Assessed Value

Site: \$764,700

Buildings: \$0

Total: \$764,700

Recommended Value

Site: \$764,700

Buildings: \$0

Total: \$764,700

Appeal No. 2021-00408

Appellant: 8525 Holdings LLC

Parcel No.: 5B1501010060

Location: 8525 Old Dairy Rd

Type: Commercial – Storage Warehouse

Appellant’s Estimate of Value

Site: \$268,106

Buildings: \$65,300

Total: \$333,406

Original Assessed Value

Site: \$297,150

Buildings: \$65,300

Total: \$362,450

Recommended Value

Site: \$297,150

Buildings: \$65,300

Total: \$362,450

Appeal No. 2021-00409

Appellant: 8525 Holdings LLC

Parcel No.: 5B1501010070

Location: 8525 Old Dairy Rd

Type: Commercial – Retail/Lumber Yard

Appellant’s Estimate of Value

Site: \$533,542

Buildings: \$1,090,800

Total: \$1,624,342

Original Assessed Value

Site: \$988,050

Buildings: \$1,090,800

Total: \$2,078,850

Recommended Value

Site: \$790,500

Buildings: \$1,090,800

Total: \$1,881,300

VI. Adjournment



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

GOLD CREEK PROPERTIES LLC
9999 GLACIER HWY
JUNEAU AK 99801

Packet Page 126 of 139 NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Wednesday, January 19, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 21, 2022
Parcel Identification	1C060K700040
Property Location	538 W WILLOUGHBY AVE
Appeal No.	APL20210406
Sent to Email Address:	bruce@donalbel.biz

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$646,800.00	\$646,800.00
Building/Improv	\$822,800.00	\$822,800.00
Total	\$1,469,600.00	\$1,469,600.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,469,600.00	\$1,469,600.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

1/21/2022
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

KRUSTY KRAB CO LLC
9999 GLACIER HWY
JUNEAU AK 99801

Packet Page 127 of 139	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Wednesday, January 19, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 21, 2022
Parcel Identification	4B1601010010
Property Location	9999 GLACIER HWY
Appeal No.	APL20210404
Sent to Email Address:	bruce@donable.biz

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$2,308,350.00	\$2,270,795.00
Building/Improv	\$1,921,600.00	\$1,921,600.00
Total	\$4,229,950.00	\$4,192,395.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$4,229,950.00	\$4,192,395.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

1/21/2022
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

8525 HOLDINGS LLC
9999 GLACIER HWY
JUNEAU AK 99801

Packet Page 129 of 139 NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Wednesday, January 19, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 21, 2022
Parcel Identification	5B1501010051
Property Location	8525 OLD DAIRY RD
Appeal No.	APL20210407
Sent to Email Address:	bruce@valleylumberjuneau.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$764,700.00	\$764,700.00
Building/Improv	\$0.00	\$0.00
Total	\$764,700.00	\$764,700.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$764,700.00	\$764,700.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

1/21/2022
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

8525 HOLDINGS LLC
9999 GLACIER HWY
JUNEAU AK 99801

Packet Page 151 of 159	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Wednesday, January 19, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 21, 2022
Parcel Identification	5B1501010070
Property Location	8525 OLD DAIRY RD
Appeal No.	APL20210409
Sent to Email Address:	bruce@valleylumberjuneau.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$988,050.00	\$790,500.00
Building/Improv	\$1,090,800.00	\$1,090,800.00
Total	\$2,078,850.00	\$1,881,300.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$2,078,850.00	\$1,881,300.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

1/21/2022

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

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**
- IV. Approval of Agenda**
- V. Property Appeals**

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 –

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

Appeal No. 2021-0202

Appellant: A&D Bergmann Alaska Community Property
 Parcel No.: 1C070B0J0020

Location: 195 S Franklin St
 Type: Commercial – Retail

Appellant’s Estimate of Value
 Site: \$288,500
 Buildings: \$249,700
 Total: \$538,200

Original Assessed Value
 Site: \$432,750
 Buildings: \$249,700
 Total: \$682,450

Recommended Value
 Site: \$432,750
 Buildings: \$249,700
 Total: \$682,450

Appeal No. 2021-0522

Appellant: DJG Development
 Parcel No.: 5B1501000010

Location: NHN Glacier Hwy
 Type: Residential - Vacant

Appellant’s Estimate of Value
 Site: \$400,000
 Buildings: \$0
 Total: \$400,000

Original Assessed Value
 Site: \$720,700
 Buildings: \$0
 Total: \$720,700

Recommended Value
 Site: \$558,000
 Buildings: \$0
 Total: \$558,000

Appeal No. 2021-0472

Appellant: West Glacier Development LLC
 Parcel No.: 4B2901150050

Location: 5580 Montana Creek Rd
 Type: Commercial

Appellant’s Estimate of Value
 Site: not provided
 Buildings: not provided
 Total: not provided

Original Assessed Value
 Site: \$1,436,100
 Buildings: \$0
 Total: \$1,436,100

Recommended Value
 Site: \$1,436,100
 Buildings: \$0
 Total: \$1,436,100

- VI. Adjournment**



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

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

Packet Page 199 of 199	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Tuesday, January 25, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 26, 2022
Parcel Identification	1C070B0J0020
Property Location	195 S FRANKLIN ST
Appeal No.	APL20210202
Sent to Email Address:	jueanddeb1979@gmail.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$432,750.00	\$432,750.00
Building/Improv	\$249,700.00	\$249,700.00
Total	\$682,450.00	\$682,450.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$682,450.00	\$682,450.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

1/26/2022
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

WEST GLACIER DEVELOPMENT LLC
10400 GLACIER HWY
JUNEAU AK 99801

Packet Page 154 of 159	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	Tuesday, January 25, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	January 26, 2022
Parcel Identification	4B2901150050
Property Location	5580 MONTANA CREEK RD
Appeal No.	APL20210472
Sent to Email Address:	swampy@alaska.net

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$1,436,100.00	\$1,436,100.00
Building/Improv	\$0.00	\$0.00
Total	\$1,436,100.00	\$1,436,100.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,436,100.00	\$1,436,100.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

1/26/2022
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

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

February 9, 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

IV. Approval of Agenda

V. Property Appeals

A. BOE Orientation Documents

B. Appeal No. 2021-0513 Duran Construction Company LLC

Appellant: Duran Construction Company LLC

Parcel No: 5B1301070036

Location: 6625 Alaway Ave

Type: Commercial - Vacant

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: TBD	Site: \$430,500	Site: \$430,500
Buildings: \$0	Buildings: \$0	Buildings: \$0
Total: TBD	Site: \$430,500	Site: \$430,500

C. Appeal No. 2021-0283 Akiyama Family Rentals LLC

Appellant: Akiyama Family Rentals LLC

Parcel No: 5B1601430016

Location: NBN Riverside

Dr

Type: Commercial - Vacant

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: \$600,000	Site: \$1,135,800	Site: \$736,810
Buildings: \$0	Buildings: \$0	Buildings: \$0
Total: \$600,000	Site: \$1,135,800	Site: \$714,255*

D. Appeal No. 2021-025 Pacific Investment Group LLC

Appellant: Pacific Investment Group LLC

Parcel No: 5B1601420020

Location: NBN Vintage Blvd

Type: Commercial - Vacant

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: \$426,394	Site: \$679,350	Site: \$661,961
Buildings: \$0	Buildings: \$0	Buildings: \$0
Total: \$426,394	Site: \$679,350	Site: \$643,573*

E. Appeal No. 2021-0255 Pacific Investment Group LLC

Appellant: Pacific Investment Group LLC

Parcel No: 5B1601420040

Location: NBN Vintage Blvd

Type: Commercial - Vacant

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: \$332,000	Site: \$498,000	Site: \$377,436
Buildings: \$0	Buildings: \$0	Buildings: \$0
Total: \$332,000	Site: \$498,000	Site: \$363,956*

F. Supplemental Material - AY2021 Property Assessment Guide (Updated 01-07-2022)

VI. Adjournment



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

AKIYAMA FAMILY RENTALS LLC
1705 EVERGREEN AVE
JUNEAU AK 99801

Packet Page 157 of 159	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	February 9, 2022, Wednesday
Location of BOE	Via Zoom Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	February 10, 2022
Parcel Identification	5B1601430016
Property Location	RIVERSIDE DR
Appeal No.	APL20210283
Sent to Email Address:	alanakiyama@hotmail.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$1,135,800.00	\$714,255.00
Building/Improv	\$0.00	\$0.00
Total	\$1,135,800.00	\$714,255.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,135,800.00	\$714,255.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

2/10/2022

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

PACIFIC INVESTMENT GROUP LLC
9166 PARKWOOD DR
JUNEAU AK 99801

Packet Page 199 of 199	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	February 9, 2022, Wednesday
Location of BOE	Via Zoom Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	February 10, 2022
Parcel Identification	5B1601420040
Property Location	CLINTON DR
Appeal No.	APL20210255
Sent to Email Address:	LJBauerCCIM@gmail.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$498,000.00	\$363,956.00
Building/Improv	\$0.00	\$0.00
Total	\$498,000.00	\$363,956.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$498,000.00	\$363,956.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

2/10/2022

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

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

February 15, 2022 at 5:30 PM
Virtual Meeting Only via Zoom Webinar
<http://juneau.zoom.us/j/99741860260>
or call: 1-253-215-8782 Webinar ID: 997 4186 0260

I. Call to Order

II. Roll Call

III. Selection of Presiding Officer

IV. Approval of Agenda

V. Property Appeals

A. BOE Orientation Documents pgs: 6-9

B. Appeal No. 2021-0367 Bob at of Juneau LLC pgs:10- 69

Appellant: Bob at of Juneau LLC

Parcel No: 5B1201000121

Location: 5370/5400/5450 Glacier Hwy

Type: Commercial - Equipment Rental

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: \$1,532,805	Site: \$1,753,650	Site: \$1,701,750
Building : \$184,400	Building : \$184,400	Building : \$184,400
Total: \$1,717,205	Site: \$1,938,050	Site: \$1,886,150

Included in Packet

- Material from Appellant
 - Real Estate Appraisal
 - Real Estate Appraisal Addendum
- BOE 10-day Notice
- Petition for Review
- Final Determination Letter
- Assessor's Office BOE Packet

C. Appeal No. 2021-0314 Swope Building LLC pgs: 70-97

Appellant: Swope Building LLC

Parcel No: 1C070B0L0010

Location: 219 S Franklin St
 Type: Commercial - Retail

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: None Provided	Site: \$1,062,000	Site: \$1,062,000
Building : None Provided	Building : \$1,123,100	Building : \$1,123,100
Total: None Provided	Site: \$2,185,100	Site: \$2,185,100

Included in Packet

- Letter/Material from Appellant
 - 2022-02-08 Letter from Stoops w/ Attachments C070B0L0010
- BOE 10-day Notice
- Petition for Review
- Final Determination Letter
- Assessor's BOE Packet

D. Appeal No. 2021-0261 ranklin Dock Enterprises LLC pgs: 98-130

Appellant: ranklin Do k Enterprises LLC

Parcel No: 1C100K830030

Location: 700/704/710/720 S Franklin St

Type: Commercial - Retail

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: None Provided	Site: \$5,362,500	Site: \$5,362,500
Building : None Provided	Building : \$1,442,500	Building : \$1,442,500
Total: None Provided	Site: \$6,805,000	Site: \$6,805,000

Included in Packet

- Letter/Material from Appellant
 - 2022-02-08 letter from Stoops w/ attachments C100K830030
- BOE 10-day Notice
- Petition for Review
- Final Determination Letter
- Assessor's BOE Packet

E. Appeal No. 2021-0262 ranklin Dock Enterprises LLC pgs: 131-148

Appellant: ranklin Do k Enterprises LLC

Parcel No: 1C100K830031

Location: 880 S Franklin St

Type: Commercial - Bus tagging/cruise hip dock

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: None Provided	Site: \$2,780,850	Site: \$2,780,850
Building : None Provided	Building : \$2,405,100	Building : \$2,405,100
Total: None Provided	Site: \$5,185,950	Site: \$5,185,950

Included in Packet

- BOE 10-day Notice
- Petition for Review
- Final Determination Letter
- Assessor's BOE Packet

• **Appeal No. 2021-0263 ranklin Dock Enterprises LLC pgs: 149-171**

Appellant: ranklin Do k Enterprises LLC

Parcel No: 1C100K830040

Location: 900 Thane Rd

Type: Commercial - Dock/Support Facilitie

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: None Provided	Site: \$5,175,750	Site: \$5,175,750
Building : None Provided	Building : \$249,100	Building : \$249,100
Total: None Provided	Site: \$5,424,850	Site: \$5,424,850

Included in Packet

- Letter/Material from Appellant
 - 2022-02-08_letter_from_Stoops_with-attachments_1C100K830040
- BOE 10-day Notice
- Petition for Review
- Final Determination Letter
- Assessor's BOE Packet

G. Appeal No. 2021-0264 ranklin Dock Enterprises LLC pgs: 172-190

Appellant: ranklin Do k Enterprises LLC

Parcel No: 1C100K830041

Location: 950 Thane Rd

Type: Commercial - Vacant

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: None Provided	Site: \$1,795,500	Site: \$1,795,500
Building : None Provided	Building : \$0	Building : \$0
Total: None Provided	Site: \$1,795,500	Site: \$1,795,500

Included in Packet

- Letter/Material from Appellant
 - 2022-02-08_letter_from_Stoops_with-attachments_1C100K830041
- BOE 10-day Notice
- Petition for Review
- Final Determination Letter
- Assessor's BOE Packet

H. Supplemental Material Provided by Assessor's Office pgs: 191-233

Additional material from Assessor's Office related to the appeals for 2/15/2022 BOE Hearing.

- Letter from Reed Stoops re: Swope Building appeal & Franklin Dock Enterprise appeals
- Stoops email
- letter from Geiger to Spitzfaden 2021-10-25 Summary Table
- AY2021 Property Assessment Guide - updated 01/07/2022

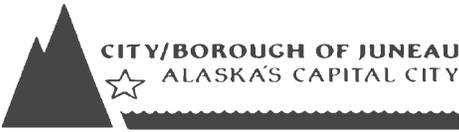
I. Supplemental Material Provided by Appellants Representative Robert Spitzfaden pgs: 234-927

Material for February BOE hearings in which Robert Spitzfaden represents appellants.

- 2022-02-08 Spitzfaden attachment - Concrete Way
- 2022-02-08 Spitzfaden attachment - Emporium Mall
- 2022-02-08 Spitzfaden attachment - Former Bill Ray Center
- 2022-02-08 Spitzfaden attachment - Hotels
- 2022-02-08 Spitzfaden attachment - Subport Documents

Additional Material from January BOE hearings Robert Spitzfaden has requested be included in the record for February BOE hearings.

- 2022-01-18 Spitzfaden email 1-attachment 2022-01-18 Tran cript Cover Page - 903, 904, 905, 906
- 2022-01-18 Spitzfaden email 1-attachment Board of Equalization Appeal Hearing 10-20-2021_189 pg
- 2022-01-18 Spitzfaden email 1-attachment Board of Equalization Appeal Hearing 10-21-2021_207 pg
- 2022-01-18 Spitzfaden email 3-attachment a e or valuation ummary report april 2021
- 2022-01-18 Spitzfaden email 4-attachment June 1 ale list
- 2022-01-18 Spitzfaden email 4-attachment List 2 June 21
- 2022-01-18 Spitzfaden email 5-attachment-wold one
- 2022-01-18 Spitzfaden email 6-attachment wold two
- 2022-01-18 Spitzfaden email 7-attachment wold zoning analysis 0-30-21



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

BOBCAT OF JUNEAU LLC
5450 GLACIER HWY
JUNEAU AK 99801-9507

Packet Page 144 of 155 NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	February 15, 2022, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	
Parcel Identification	5B1201000121
Property Location	5370 GLACIER HWY
Appeal No.	APL20210367
Sent to Email Address:	colter@bobcatofjuneau.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$1,753,650.00	
Building/Improv	\$184,400.00	
Total	\$1,938,050.00	
Exempt Total	\$0.00	
2021 Taxable Value	\$1,938,050.00	

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

Date



 Chair/Presiding Officer
 Board of Equalization

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

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

March 1, 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

IV. Approval of Agenda

V. Property Appeals

A. BOE Orientation Documents

B. Appeal No. 2021-0414 K-Plaza LLC

Appellant: K-Plaza LLC

Parcel No: 5B1501100020

Location: 8585 Old Dairy Rd

Type: Commercial-Mixed Use

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: \$832,350	Site: \$1,165,350	Site: \$1,165,350
Buildings: \$1,062,250	Buildings: \$1,278,800	Buildings: \$1,278,800
Total: \$1,894,600	Site: \$2,444,150	Site: \$2,444,150

Included in the Packet

- Material from Appellant
 - o Rocovich LLC BOE 5-page Document
- BOE 10-Day Notice
- Petition for Review
- Final Determination Letter
- Assessor's Office BOE Packet

C. Appeal No. 2021-0326 Rocovich LLC

Appellant: Rocovich LLC

Parcel No: 1C070K830040

Location: 406 S. Franklin St.

Type: Commercial -Retail

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: \$1,498,200	Site: \$5,044,950	Site: \$3,653,766
Buildings: \$1,280,800	Buildings: \$1,370,700	Buildings: \$1,753,409
Total: \$2,779,000	Site: \$6,415,650	Site: \$5,407,175

Included in the Packet

- Material from Appellant
 - o Rocovich LLC BOE 5-page Document
- BOE 10-Day Notice
- Petition for Review
- Final Determination Letter
- Assessor’s Office BOE Packet
- Appraisal Amendment for 1C070K830040 & 1C070K830041 eff. 2019-05-01
- Appraisal Report minus Property & Loss (P&L)

D. Appeal No. 2021-0415 Alaska Seafood Holding, Inc.

Appellant: Alaska Seafood Holding, Inc.

Parcel No: 1C100K830024

Location: 530 S. Franklin St.

Type: Commercial/Fish Processing/Retail/Restaurant

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: \$5,189,660	Site: \$7,466,850	Site: \$7,466,850
Buildings: \$3,370,000	Buildings: \$2,568,000	Buildings: \$2,568,000
Total: \$8,559,660	Site: \$10,035,650	Site: \$10,035,650

Included in the Packet

- Material from Appellant
 - o CBJ Appeal Letter
 - o Appraisal 19-2084-SM 550 S. Franklin Final Report
 - o 2019-09-15_Juneau Empire Article
- BOE 10-Day Notice
- Petition for Review
- Final Determination Letter
- Assessor’s Office BOE Packet

E. Appeal No. 2021-0416 Alaska Seafood Holding, Inc.

Appellant: Alaska Seafood Holding, Inc.

Parcel No: 1C100K830025

Location: 530 S. Franklin St.

Type: Commercial Land/Parking

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: \$3,800,720	Site: \$5,629,350	Site: \$5,629,350
Buildings: \$0	Buildings: \$0	Buildings: \$0
Total: \$3,800,720	Site: \$5,629,350	Site: \$5,629,350

Included in the Packet

- Material from Appellant (see appeal 2021-0415 pgs:)
 - o CBJ Appeal Letter
 - o Appraisal 19-2084-SM 550 S. Franklin Final Report
 - o 2019-09-15_Juneau Empire Article
- BOE 10-Day Notice
- Petition for Review
- Final Determination Letter
- Assessor's Office BOE Packet

F. Supplemental Material - AY2021 Property Assessment Guide (Updated 01-07-2022)

VI. Adjournment



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

ROCOVICH LLC
2 MARINE WAY UNIT 206
JUNEAU AK 99801

Packet Page 148 of 155 NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	March 1, 2022, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	March 2, 2022
Parcel Identification	1C070K830040
Property Location	406 S FRANKLIN ST
Appeal No.	APL20210326
Sent to Email Address:	rocovichllc@gmail.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$5,044,950.00	\$3,653,766.00
Building/Improv	\$1,370,700.00	\$1,753,409.00
Total	\$6,415,650.00	\$5,407,175.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$6,415,650.00	\$5,407,175.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

3/2/22
Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

ALASKA SEAFOOD HOLDINGS INC
2825 ROEDER AVE
BELLINGHAM WA 98225

Packet Page 149 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	March 1, 2022, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	March 2, 2022
Parcel Identification	1C100K830024
Property Location	550 S FRANKLIN ST
Appeal No.	APL20210415
Sent to Email Address:	hank@icystraitseafoods.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$7,466,850.00	\$7,466,850.00
Building/Improv	\$2,568,800.00	\$2,568,800.00
Total	\$10,035,650.00	\$10,035,650.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$10,035,650.00	\$10,035,650.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

3/2/22

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

ALASKA SEAFOOD HOLDINGS INC
2825 ROEDER AVE
BELLINGHAM WA 98225

Packet Page 150 of 155	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	March 1, 2022, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	March 2, 2022
Parcel Identification	1C100K830025
Property Location	560 S FRANKLIN ST
Appeal No.	APL20210416
Sent to Email Address:	hank@icystraitseafoods.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$5,629,350.00	\$5,629,350.00
Building/Improv	\$0.00	\$0.00
Total	\$5,629,350.00	\$5,629,350.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$5,629,350.00	\$5,629,350.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

3/2/22

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

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

March 10, 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

IV. Approval of Agenda

V. Property Appeals

A. BOE Orientation Documents

B. Appeal No. 2021-0314 Swope Building LLC

Appellant: Swope Building LLC

Parcel No: 1C070B0L0010

Location: 219 S Franklin St

Type: Commercial - Retail

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: None Provided	Site: \$1,062,000	Site: \$1,062,000
Buildings: None Provided	Buildings: \$1,123,100	Buildings: \$1,123,100
Total: None Provided	Site: \$2,185,100	Site: \$2,185,100

Included in Packet

- Letter/Material from Appellant
 - 2022-02-08 Letter from Stoops w/ Attachments 1C070B0L0010
- BOE 10-day Notice
- Petition for Review
- Final Determination Letter
- Assessor's BOE Packet

C. Appeal No. 2021-0261 Franklin Dock Enterprises LLC

Appellant: Franklin Dock Enterprises LLC

Parcel No: 1C100K830030

Location: 700/704/710/720 S Franklin St

Type: Commercial - Retail

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: None Provided	Site: \$5,362,500	Site: \$5,362,500
Buildings: None Provided	Buildings: \$1,442,500	Buildings: \$1,442,500
Total: None Provided	Site: \$6,805,000	Site: \$6,805,000

Included in Packet

- Letter/Material from Appellant
 - 2022-02-08 letter from Stoops w/ attachments 1C100K830030
- BOE 10-day Notice
- Petition for Review
- Final Determination Letter
- Assessor's BOE Packet
- Stoops Remand Addendum

D. Appeal No. 2021-0263 Franklin Dock Enterprises LLC

Appellant: Franklin Dock Enterprises LLC

Parcel No: 1C100K830040

Location: 900 Thane Rd

Type: Commercial - Dock/Support Facilities

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: None Provided	Site: \$5,175,750	Site: \$5,175,750
Buildings: None Provided	Buildings: \$249,100	Buildings: \$249,100
Total: None Provided	Site: \$5,424,850	Site: \$5,424,850

Included in Packet

- Letter/Material from Appellant
 - 2022-02-08_letter_from_Stoops_with-attachments_1C100K830040
- BOE 10-day Notice
- Petition for Review
- Final Determination Letter
- Assessor's BOE Packet

E. Appeal No. 2021-0264 Franklin Dock Enterprises LLC

Appellant: Franklin Dock Enterprises LLC

Parcel No: 1C100K830041

Location: 950 Thane Rd

Type: Commercial - Vacant

Appellant's Estimated Value	Original Assessed Value	Recommended Value
Site: None Provided	Site: \$1,795,500	Site: \$1,795,500
Buildings: None Provided	Buildings: \$0	Buildings: \$0

Buildings: None Provided
 Total: None Provided

Buildings: \$0
 Site: \$1,759,500

Buildings: \$0
 Site: \$1,759,500

Included in Packet

- Letter/Material from Appellant
 - 2022-02-08_letter_from_Stoops_with-attachments_1C100K830041
- BOE 10-day Notice
- Petition for Review
- Final Determination Letter
- Assessor's BOE Packet

F. Supplemental Material Provided by Appellants Representative Robert Spitzfaden

Per email received from Robert Spitzfaden on March 2 2022 (included in packet) here are links to:

February 15, 2022 BOE Packet:

<https://juneau.org/assembly/assembly-minutes-and-agendas>
copy above link, scroll to section of page that lists meetings in date order, look for 2/15/2022 BOE Hearing and click on the PDF icon to open up the 927 page packet

February 15, 2022 BOE Hearing Recording Link:

Topic: Board of Equalization Hearing
 Start Time: Feb 15, 2022 05:15 PM

Meeting Recording:

https://juneau.zoom.us/rec/share/IUC2m-9AB-PbGi5WivnzY9Do25XB8bNTaMHm2fC1cuzSfIJ-RwSq43cFjQBujG1.pJkz1kG_9TmONoS7
 Access Passcode: UMA?06*2

G. Supplemental Material Provided by Assessor's Office

Supplemental Materials from Assessors Office:

- 21-1480 Swope Building Appraisal
- 21-1490a Miner's Cove, Lot 1A Appraisal
- 21-1490b Lot 3A, Thane Rd Appraisal
- 21-1490c Lot 4, Thane Rd Appraisal
- AY2021 Property Assessment Guide 202111f
- Letter from Reed Stoops
- Stoops Email

VI. Adjournment



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

SWOPE BUILDING LLC
350 N FRANKLIN ST UNIT 2
JUNEAU AK 99801

Packet Page 154 of 159	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	March 10, 2022, Thursday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	March 11, 2022
Parcel Identification	1C070B0L0010
Property Location	219 S FRANKLIN ST
Appeal No.	APL20210314
Sent to Email Address:	reedstoops@aol.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$1,062,000.00	\$1,062,000.00
Building/Improv	\$1,123,100.00	\$1,123,100.00
Total	\$2,185,100.00	\$2,185,100.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$2,185,100.00	\$2,185,100.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

March 15, 2022

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

FRANKLIN DOCK ENTERPRISES LLC
350 N FRANKLIN ST UNIT 2
JUNEAU AK 99801

Packet Page 199 of 199	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	March 10, 2022, Thursday
Location of BOE	Via ZOOM webinar
Time of BOE	5:30 pm
Mailing Date of Notice	March 11, 2022
Parcel Identification	1C100K830030
Property Location	700 S FRANKLIN ST
Appeal No.	APL20210261
Sent to Email Address:	reedstoops@aol.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$5,362,500.00	\$3,575,000.00
Building/Improv	\$1,442,500.00	\$1,442,500.00
Total	\$6,805,000.00	\$5,017,500.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$6,805,000.00	\$5,017,500.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

March 15, 2022

Date

Chair/Presiding Officer
Board of Equalization

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

FRANKLIN DOCK ENTERPRISES LLC
350 N FRANKLIN ST UNIT 2
JUNEAU AK 99801

Packet Page 156 of 159	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	March 10, 2022, Thursday
Location of BOE	Via ZOOM webinar
Time of BOE	5:30 pm
Mailing Date of Notice	March 11, 2022
Parcel Identification	1C100K830040
Property Location	900 THANE RD
Appeal No.	APL20210263
Sent to Email Address:	reedstoops@aol.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$5,175,750.00	\$5,175,750.00
Building/Improv	\$249,100.00	\$249,100.00
Total	\$5,424,850.00	\$5,424,850.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$5,424,850.00	\$5,424,850.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

March 15, 2022

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



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

FRANKLIN DOCK ENTERPRISES LLC
350 N FRANKLIN ST UNIT 2
JUNEAU AK 99801

Packet Page 157 of 159	
NOTICE OF DECISION BOARD OF EQUALIZATION	
Date of BOE	March 10, 2022, Thursday
Location of BOE	Via ZOOM webinar
Time of BOE	5:30 pm
Mailing Date of Notice	March 11, 2022
Parcel Identification	1C100K830041
Property Location	950 THANE RD
Appeal No.	APL20210264
Sent to Email Address:	reedstoops@aol.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2021 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$1,795,500.00	\$1,197,000.00
Building/Improv	\$0.00	\$0.00
Total	\$1,795,500.00	\$1,197,000.00
Exempt Total	\$0.00	\$0.00
2021 Taxable Value	\$1,795,500.00	\$1,197,000.00

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

March 15, 2022

Date

Chair/Presiding Officer
Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30

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

April 26, 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

IV. Approval of Agenda

V. Property Appeals

A. BOE Orientation Documents pgs: 2-16

B. Appeal No. 2021-0414 K-Plaza LLC pgs: 17-82

Appellant: K-Plaza LLC

Parcel No: 5B1501100020

Location: 8585 Old Dairy Rd

Type: Commercial-Mixed Use

**Appellant's
Estimated Value**

Site: \$832,350

Buildings: \$1,062,250

Total: \$1,894,600

**Original
Assessed Value**

Site: \$1,165,350

Buildings: \$1,278,800

Total: \$2,444,150

**Recommended
Value**

Site: \$1,165,350

Buildings: \$1,278,800

Total: \$2,444,150

VI. Adjournment

