



BOARD OF EQUALIZATION HEARING AGENDA

July 11, 2024 at 5:30 PM

Zoom Webinar

<https://juneau.zoom.us/j/99741860260> or 1-253-215-8782 Webinar ID: 997 4186 0260

A. CALL TO ORDER

B. ROLL CALL

C. SELECTION OF PRESIDING OFFICER

1. BOE Hearing Process - Reference Material

D. APPROVAL OF AGENDA

E. PROPERTY APPEALS

Clerk Note: All of the photos and tables are the same for each appeal. Converting emails that include tables or pictures is challenging to convert to PDF without losing the image. APL2024-0281, email correspondence document has the easiest to read tables and inserts which appear to be used in all email correspondence with each appellant.

1. APL 2024-0281 - Parcel: 1C040A270001 - 313 SEVENTH ST UNIT 1

Owner: H Brett & Kristy Dillingham

Appellant's Estimate of Value

Site: \$5,000 Building: \$170,000 Total: \$175,000

Original Assessed Value

Site: \$5,000 Building: \$273,600 Total: \$278,600

Recommended Value

Site: \$5,000 Building: \$273,600 Total: \$278,600

2. APL 2024-0282 - Parcel: 1C040A270002 - 313 SEVENTH ST UNIT 2 - REVISED at the 7/11/2024 BOE HEARING

Owner: H. Brett Dillingham & Kristy Dillingham

Appellant's Estimate of Value

Site: \$5,000 Building: \$87,900 Total: \$92,900

Original Assessed Value

Site: \$5,000 Building: \$157,100 Total: \$162,100

Recommended Value

Site: \$5,000 Building: \$157,100 Total: \$162,100

3. APL 2024-0294 - Parcel: 1C040A270003 - 313 SEVENTH ST UNIT 3

Owner: Ohler Family Trust, Jason B Ohler & Terri L Ohler Co-Trustees

Appellant's Estimate of Value

Site: \$5,000 Building: \$225,000 Total: \$230,000

Original Assessed Value

Site: \$5,000 Building: \$311,600 Total: \$316,600

Recommended Value

Site: \$5,000 Building: \$311,600 Total: \$316,600

4. APL 2024-0270 - Parcel: 1C040A270004 - 313 SEVENTH ST UNIT 4

Owner: Clay Good

Appellant's Estimate of Value

Site: \$5,000 Building: \$175,000 Total: \$180,000

Original Assessed Value

Site: \$5,000 Building: \$249,000 Total: \$254,000

Recommended Value

Site: \$5,000 Building: \$249,000 Total: \$254,000

F. SUPPLEMENTAL MATERIALS

1. Budzo Condos Appraisals

2. 7/12/2024 - Signed BOE Notices of Decision from 7/11/2024 BOE Appeals

G. ADJOURNMENT

Board of Equalization Orientation

The BOE's Purpose:¹

The BOE determines whether an error in valuation occurred regarding annual CBJ property assessments. If the BOE determines there was an error, the BOE alters the property assessment to the correct value **or** remands the matter to the assessor for reconsideration.² The decision to remand is based on whether or not the BOE has sufficient evidence of value in the record or it is necessary for the assessor and appellant to gather more evidence.

Appeal Process:

(a) Assessment Notice

The assessor gives every person named in the assessment roll a notice of assessment containing their property's assessed value, the date payment is due, and date when the Board will meet.³ The notice is sufficiently given if it is mailed first class 30⁴ or more days prior to the BOE hearing, and the notice must be either addressed or delivered to the person's last known address.⁵

(b) The Assessor

The assessor determines properties' "full and true value" in money as of January 1 of the assessment year.⁶ Under state statute, "full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general

¹ This memo's purpose is to provide big picture guidance regarding the BOE process. Pursuant to Ordinance 2022-21, substantial changes were made to the BOE process in late 2022. BOE members should review CBJC 15.05.041—.210 online (or the ordinance itself) to see all changes made (particularly CBJC 15.05.190). As always, BOE members should defer to the guidance of their designated CBJ attorney advisor.

² AS 29.45.200(b); AS 29.45.210(b).

³ AS 29.45.170; CBJC 15.05.120(a).

⁴ CBJC 15.05.120(b). The date the notice is mailed or delivered is the date the notice is given (i.e. the "mailbox rule").

⁵ CBJC 15.05.120(b).

⁶ AS 29.45.110(a); CBJC 15.05.100; CBJC 15.05.020.

price levels.”⁷ The assessor has broad discretion to adopt assessment methods to set values for properties.⁸

(c) The Appellant

The appellant has 30 days to appeal their property assessment, which they must do by submitting a written notice of appeal to the assessor specifying the grounds for their appeal.⁹ If an appeal is filed late, the would-be appellant must show—to the BOE’s satisfaction—they were unable to comply with the 30-day period.¹⁰

(d) Prehearing Information Exchange Between the Assessor and the Appellant

Once the 30-day appeal period closes, the appellant has 15 days to send the assessor all documentary evidence and briefing in their possession that the appellant believes is relevant and wishes the Board to consider.¹¹ During this same 15-day window, the assessor must make available to the appellant all reasonably relevant assessor records requested by the appellant.¹² If the appellant and the assessor agree, the 15-day deadline to supplement the record may be waived up until 10 days prior to the BOE hearing.¹³ Supplementation after the 10-days-out point will require authorization from the BOE’s chair (the chair will determine whether CBJC 01.50.110(e) criteria is satisfied).¹⁴ If an appellant has refused or failed to provide the assessor or assessor’s agent full access to property or records, the appellant shall be precluded from offering evidence on the issue or issues affected by that access and those issues shall be decided in favor of the assessor.¹⁵ *A timeline for this process is provided below.*

⁷ AS 29.45.110(a).

⁸ CBJC 15.05.100. *Fairbanks Gold Mining, Inc. v. Fairbanks North Star Borough Assessor*, 488 P.3d 959, 967 (Alaska 2021) (“The assessor has broad discretion to decide how to complete this task. We will only upset the assessor’s choice of method in cases of ‘fraud or the clear adoption of a fundamentally wrong principle of valuation.’ Accordingly, we review the Board’s approval of the assessor’s valuation method under the deferential ‘reasonable basis standard.’”).

⁹ AS 29.45.190(b); CBJC 15.05.150(b); *see also* AS 29.45.180(a).

¹⁰ CBJC 15.05.150(c)(1).

¹¹ CBJC 15.05.190(a).

¹² CBJC 15.05.190(c)(8)(iii); *see also* AS 29.45.190(d).

¹³ CBJC 15.05.190(c)(8)(ii).

¹⁴ CBJC 15.05.190(c)(8)(ii).

¹⁵ CBJC 15.05.190(c)(8)(iv).

(e) Rules (Robert's, Evidence)

Robert's Rules of Order: Robert's Rules of Order (11th ed.) is the default set of conduct rules governing BOE hearings and meetings. However, Robert's Rules takes the backseat where CBJ Code, ordinances, and resolutions conflict.

Resolution 2976 (A Resolution Repealing and Reestablishing the Assembly Rules of Procedure): These rules of procedure replace Robert's Rules where the two sets are in conflict.

Rules of Evidence: The formal rules of evidence do not apply to hearings. Still, evidence must be relevant to the issues on appeal. Hearsay evidence may be considered as long as it is sufficiently trustworthy and it is more probative on the point for which it is offered than any other evidence the proponent can procure by reasonable efforts.

(f) Presentation

CBJC 15.05.190(c)(7) – (8) are the primary Code provisions on appeal presentations' lengths and content. Three notable Code changes are (1) clarification the BOE may provide parties additional time for good cause,¹⁶(2) limitations on evidence that may be considered at the hearing,¹⁷ and (3) clarification on confidentiality of commercial enterprises' income information.¹⁸

(g) Voting

Once a member makes a motion, and the presiding officer has restated the motion, the members should discuss the motion—this discussion should include statements regarding the evidence and arguments and whether these were or were not persuasive. The point here is to let the parties know (and create a record in case there is an appeal) the reasons for the BOE's decision.

The norm:

- Member makes the motion.
- Presiding officer restates the motion and asks the maker to speak to their motion.

¹⁶ CBJC 15.05.190(c)(7).

¹⁷ CBJC 15.05.190(c)(8)(ii) & (iv).

¹⁸ CBJC 15.05.190(c)(8)(v).

- The maker explains the reasons for their motion.
- The members discuss the arguments/evidence.
- Members then vote.

A change this year is a “deemed denied” default¹⁹ meaning that, unless there is a majority vote to grant, alter, or remand an assessment, the appeal is considered denied and the assessment stands. This means you do not have to vote to deny an appeal.

(h) Sample Motions:

“I move that the Board grant the appeal because the appellant has provided sufficient evidence of error showing the assessed valuation is”

“I move that the Board adjust the assessment to _____ as requested by the _____ because”

“I move that the Board remand the assessment to the assessor for further consideration because the appellant has proved there was error in valuation; however, the Board lacks sufficient evidence of valuation on the record.”

Deemed Denied

*For each of the scenarios above, if the vote fails, then the appeal is deemed denied and no further motions are necessary.

*If the case presentation concludes and no member wishes to make a motion, then the appeal is deemed denied and no further action is necessary.

(i) FAQs/Reminders:

Discretion: BOE members have reasonable discretion to decide which items of evidence and arguments they find persuasive. Likewise, they have the discretion to interpret Code; members may—and are likely to—have varying thresholds of what constitutes “excessive” or “unequal.”

¹⁹ CBJC 15.05.190(b)(2).

Ex Parte Communication: Generally, in the interests of fairness and credibility, BOE members should not discuss appeals with parties outside of appeal hearings. There are some minor exceptions, such as when the chair makes a ruling on supplemental evidence. For further guidance, BOE members should contact their CBJ attorney advisor.

Due Process: In essence, due process is the “opportunity to be heard and the right to adequately represent one’s interests[.]”²⁰ The reasonableness of the opportunity to be heard is based on the nature of the case.²¹ The BOE’s current process has undergone and overcome several recent challenges.²² A cornerstone of due process is fairness to the parties, so best practice is to afford each party equal opportunity (e.g., if one party receives extra time, the other should as well).²³

Absent Appellant: Due process requires a reasonable opportunity—it does not require the appellant take advantage of their reasonable opportunity. If the appellant chooses not to attend after they were properly notified of the hearing, the Board may proceed without them.²⁴

Making a Record: BOE members should articulate the reasons for their motions and votes in order to inform parties (and potentially the superior court) the bases for the BOE’s decision.

²⁰ *Fairbanks North Star Borough Assessor’s Office v. Golden Heart Utilities, Inc.*, 13 P.3d 263, 274 (Alaska 2000).

²¹ *Markham v. Kodiak Island Borough of Equalization*, 441 P.3d 943, 953 (Alaska 2019).

See Griswold v. Homer Bd. of Adjustment, 426 P.3d 1044, 1045 (Alaska 2018) (“[P]rocedural due process under the Alaska Constitution requires notice and opportunity for hearing appropriate to the nature of the case.” (alteration in original) (quoting *Price v. Eastham*, 75 P.3d 1051, 1056 (Alaska 2003))).

²² *See, e.g., James Sydney et al v. CBJ, Bd. of Equalization*, 1JU-21-00929 CI (Alaska Superior Court, Hon. Schally, Decision issued

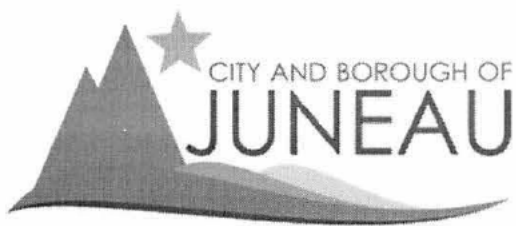
²³ *See, e.g., CBJC 15.05.190(c)(7).*

²⁴ AS 29.45.210(a); CBJC 15.05.190(c)(4).

BOE Hearing Guideline

1. Presiding officer appointed by panel.
2. Call to order: *“I call the [May 1, 2023] meeting of the Board of Equalization to order.”*
3. Roll call: *“Will the clerk please do a roll call?”*
4. [If applicable] Presiding officer announces if there will be hearings regarding late-filed appeals and, if so, whether those will take place before or after the appeal hearings.
5. Presiding officer introduces the first appeal for hearing.
 - *“We are on the record with respect to ‘Petition for Review of Assessed Value’ in Appeal [2023-0523] filed by [Coin Shop] with respect to Parcel Id. No. [1CO....].”*
6. Presiding officer recites the hearing rules/procedures.
 - This should be done before each appeal hearing *unless* the appellant was in attendance for an earlier reading. The below statements are intended as guidance:
 - a. *The appellant has the burden of proving error in the assessment, which they can do by sufficiently showing—with factual evidence—the assessed value of their property was unequal, excessive, improper, or too low.²⁵*
 - b. *The formal rules of evidence do not apply to this hearing. However, the presiding officer may exclude evidence irrelevant to the issues on appeal.*
 - c. *The appellant and the assessor will each have 15 minutes total to make their arguments and present their evidence.*
 - d. *The appellant will present first, followed by the assessor.*
 - e. *The appellant may reserve up to 10 minutes of their time for rebuttal after the assessor’s presentation. The appellant’s rebuttal is limited to issues raised by the assessor during the assessor’s presentation.*
 - f. *After the parties’ presentations, Board members may ask the parties questions.*
 - g. *After Board members are done questioning the parties, the presiding officer will call for a motion from the Board members. Once a motion is made, the Board members will discuss the motion and then vote on the motion.*
 - h. *Does either party have questions?*
 - i. *Are the parties ready to proceed?*
7. The Board will hear appeals.
 - The presiding officer should recite hearing rules/procedures as necessary (i.e., if the appellant was not present for an earlier reading).
8. [If applicable] The Board will hear late-filed appeals.
9. After the hearing, the chair will call for discussion and motions. If no motion is made, the appeal is deemed denied. If a motion is made and fails, the appeal is deemed denied.
10. Adjourn.

²⁵ AS 29.45.210(b); CBJC 15.05.190(c)(5)



Office of the Assessor
155 Heritage Way
Juneau, Alaska 99801

Section E, Item 1.

Petition for Review / Correction of Assessed value
Real Property

Assessment Year	
Parcel ID Number	1C040A270001
Name of Applicant	Brett Dillingham
Email Address	

CBJ-Assessor's Office

2024 Filing Deadline: Monday April 1st, 2024

APR 01 2024

Please attach all supporting documentation

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

Parcel ID Number	1C040A270001		
Owner Name	Brett Dillingham		
Primary Phone #		Email Address	
Physical Address	313 7th St., #1 Juneau, AK 99801	Mailing Address	313 7th St., #1 Juneau, AK 99801

Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.

- ☒ My property value is excessive/overvalued
☒ My property value is unequal to similar properties
☒ My property was valued improperly/incorrectly
☐ My property has been undervalued
☐ My exemption(s) was not applied

THE FOLLOWING ARE NOT GROUNDS FOR APPEAL

- Your taxes are too high
- Your value changed too much in one year.
- You can't afford the taxes

Provide specific reasons and provide evidence supporting the item(s) checked above:

There aren't any useful comparison/comparable for valuing my condo, it was incorrectly valued without regard for parking (street only), laundry (shared facility) and storage limitations.

Have you attached additional information or documentation? ☐ Yes ☒ No

Values on Assessment Notice:

Site	\$ 5000	Building	\$ 273600	Total	\$ 278600
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Owner's Estimate of Value:

Site	\$ 5000	Building	\$ 170000	Total	\$ 175000
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Purchase Price of Property:

Price	\$ 50000	Purchase Date	November, 1990
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Has the property been listed for sale? ☐ Yes ☒ No (if yes complete next line)

Listing Price	\$	Days on Market	
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Was the property appraised by a licensed appraiser within the last year? ☐ Yes ☐ No (if yes provide copy of appraisal)

Certification:

I hereby affirm that the foregoing information is true and correct, I understand that I bear the burden of proof and I must provide evidence supporting my appeal, and that I am the owner (or owner's authorized agent) of the property described above.

Signature

Brett Dillingham

Date

03/31/2024

Contact Us: CBJ Assessors Office

Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	assessor.office@juneau.gov	http://www.juneau.org/finance	155 Heritage Way Rm. 114 Juneau AK 99801

PARCEL #: _____ APPEAL #: _____ DATE FILED: _____

Appraiser to fill out

Appraiser				Date of Review	
Comments:					
Post Review Assessment					
Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				
APPELLANT RESPONSE TO ACTION BY ASSESSOR					
I hereby <input type="checkbox"/> Accept <input type="checkbox"/> Reject the following assessment valuation in the amount of \$ _____					
If rejected, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.					
Appellant's Signature _____ Date: _____					

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

BOARD OF EQUALIZATION

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

Contact Us: CBJ Assessors Office			
Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	assessor.office@juneau.gov	http://www.juneau.org/finance	155 Heritage Way Rm. 114 Juneau AK 99801



OFFICE OF THE ASSESSOR
155 Heritage Way
Juneau, AK 99801
Room 114
Phone: (907) 586-5215
Email: Assessor.Office@juneau.gov

Board of Equalization (BOE) Meeting and Presentation of Real Property Appeal	
Date of BOE:	July 11, 2024
Location:	Via ZOOM Webinar
Meeting Time:	5:30 PM
Mailing Date of BOE Notice:	June 28, 2024
Parcel Identification:	1C040A270001
Property Location:	313 SEVENTH ST UNIT 1
Appeal Number:	APL20240281
Sent to Email Address on File:	

Appellant: H BRETT DILLINGHAM
KRISTY DILLINGHAM
313 SEVENTH ST APT 1
JUNEAU AK 99801

ATTENTION APELLANT

Under Alaska Statutes and CBJ Code, you, as the appellant, bear the burden of proof. The only grounds for adjustment of an assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in your written appeal or proven at the appeal hearing.

Any evidence or materials not already submitted to the Assessor's Office for inclusion in the Board of Equalization packet must be submitted to the Assessor's Office (preferred method via email to assessor.office@juneau.gov Attn: Assessment Appeal by 4:00 PM **April 15, 2024**. Material submitted after **April 15, 2024** will only be accepted per 15.05.190(c)(8)(ii).

Your Board of Equalization meeting has been rescheduled for July 11, 2024.

Your Board of Equalization packet will be emailed to you by 4pm on 7/5/24 from city.clerk@juneau.gov to the email listed on this notice. For a paper copy of your Board of Equalization packet or other questions, please contact the City Clerk's Office at (907) 586-5278 or city.clerk@juneau.gov.

You or your representative may be present at the hearing {via Zoom Webinar, participation/log in information will be listed on the agenda packet you receive for the hearing your appeal is scheduled for}. If you choose not to be present or be represented, the Board of Equalization will proceed in the absence of the appellant.

It should be noted that, between the date of this letter and the Board hearing date, your appeal may be resolved between you and the Assessor. If your appeal is resolved, you will not need to appear before the Board.

If you have any questions please contact the Assessor's Office.

Di Cathcart

From: Joseph Meyers
Sent: Thursday, June 27, 2024 3:43 PM
To: Aaron Landvik
Cc: Scott Ciambor
Subject: RE: Budzo Condos

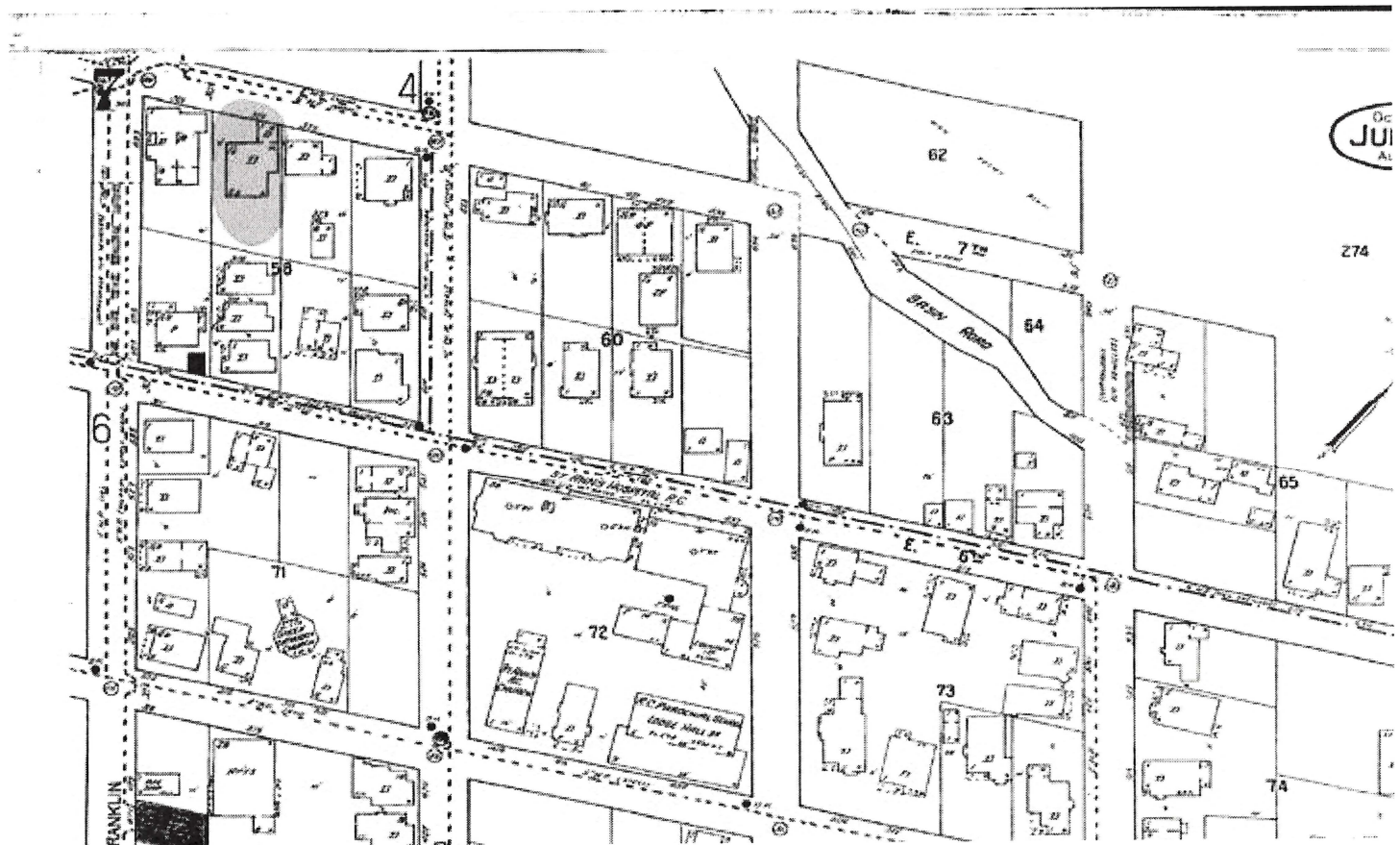
Hi Aaron,

Thanks for sharing that. It took me a little bit but, I was able to locate a 1927 Sanborn map; it looks like the structure can be placed somewhere between 1914 and 1927. The footprint here appears to be almost identical to the contemporary aerial view. I was also able to locate the historic information on it, although still no specific date.

<https://juneau.org/community-development/hsd-list/entry/41893>

Thank you!

-Joseph



From: Aaron Landvik <Aaron.Landvik@juneau.gov>
Sent: Thursday, June 27, 2024 3:29 PM
To: Joseph Meyers <Joseph.Meyers@juneau.gov>

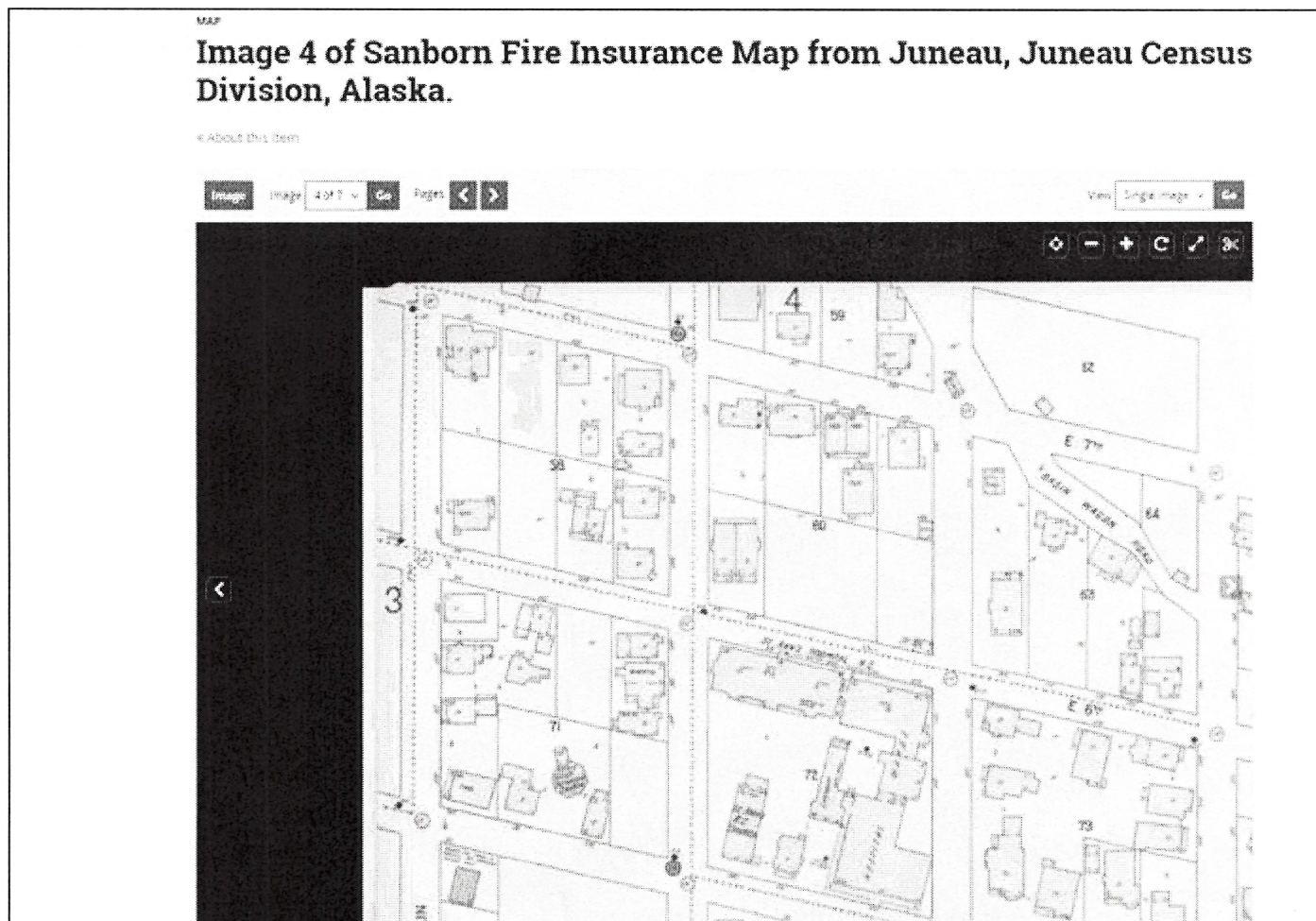
Cc: Scott Ciambor <Scott.Ciambor@juneau.gov>

Section E, Item 1.

Subject: RE: Budzo Condos

Records indicate that the structure was built in 1935 but that may be incorrect as the building may be older

Site appears to be vacant as of 1914 per the Sanborn maps



Aaron Landvik

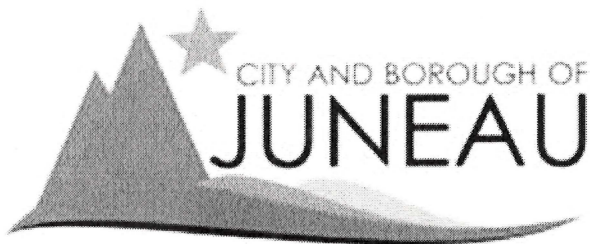
Deputy Assessor

Assessor's Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520

aaron.landvik@juneau.gov



From: Joseph Meyers <Joseph.Meyers@juneau.gov>
Sent: Thursday, June 27, 2024 11:43 AM
To: Aaron Landvik <Aaron.Landvik@juneau.gov>
Cc: Scott Ciambor <Scott.Ciambor@juneau.gov>
Subject: RE: Budzo Condos

Good morning Aaron,

I would say that the below is mostly correct.

The process for nonconforming properties is no longer a conditional use permit, but instead is a nonconforming certification (NCC) which is a much simpler administrative process. I do not see an NCC on file for this structure, and I am unsure when it was built. The earliest documentation I've been able to locate is from a 1980 inspection of the four apartment units. Do you have any insight into when this structure was built? It could be that the units were allowed under some earlier version of the land use code. It was zoned RMM (medium density residential) between 1969 and 1987 and under that code the minimum lot size was 4,800 sq. ft. which seems to agree with the existing lot size. If it was built before 1956, then there was no zoning code to apply to this development. With all of that said, four units on a lot of this size would technically be allowed if it met the requirements of a previous version of code and received an NCC.

I cannot speak to why this didn't go through the formal process to be considered nonconforming before it became a condo building. I don't have much to go on in terms of records but, we started issuing NCC's in 2020. It would likely be beneficial for the owner to undergo this process since it would allow it to be rebuilt in case of accidental damage or destruction.

Please let me know if you have questions

-Joseph

Joseph Meyers, AICP | Senior Planner, Housing & Land Use Specialist
Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
 Office: (907) 586 0753; x4209

Interested in our housing programs and resources?
juneau.org/community-development/grants

From: Scott Ciambor <Scott.Ciambor@juneau.gov>
Sent: Thursday, June 27, 2024 9:59 AM
To: Joseph Meyers <Joseph.Meyers@juneau.gov>
Subject: FW: Budzo Condos

Hi Joseph – Can you look into this question for Aaron? Thanks, scott

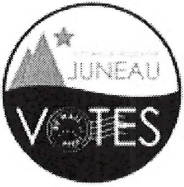
SCOTT CIAMBOR /SKAHT CHAM-bor/ | PLANNING MANAGER
Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
 Office: 907.586.0753 ext. 4127

Di Cathcart

From: Beth McEwen
Sent: Thursday, June 20, 2024 6:16 AM
To: Aaron Landvik
Cc: City Clerk; Di Cathcart; Mary Hammond
Subject: RE: Board of Equalization - Reschedule request

Thank you Aaron for sending this out!

Beth McEwen, MMC
 CBJ Municipal Clerk/Election Official * 155 Heritage Way, Juneau, AK 99801
907-586-5278 x 4175
Beth.McEwen@juneau.gov * www.juneau.org



PUBLIC RECORDS LAW DISCLOSURE: This email, including any attachments, may be subject to disclosure under the law.

From: Aaron Landvik <Aaron.Landvik@juneau.gov>
Sent: Thursday, June 20, 2024 6:15 AM
To: clay good <claygood302@hotmail.com>; Brett Dillingham <brett@brettdillingham.com>; Terri Ohler <terriohler@gmail.com>
Cc: Clerks Office <Clerks.Office@juneau.gov>
Subject: Board of Equalization - Reschedule request
Importance: High

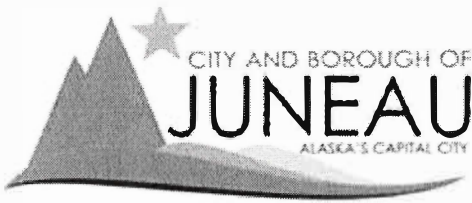
Good morning,

We have had a request from one of the appellants in this group to re-schedule the upcoming Board of Equalization meeting. The appellant will be out of town during the originally scheduled date/time and was concerned about internet access.

I am wondering if you would be willing to change the scheduled Board of Equalization meeting for your property appeal from the scheduled 6/27 meeting to a later date, 7/11.

This will allow all of the Budzo Condo hearings to occur at the same time and be heard by the same panel members.

Please let me know as soon as possible if this re-schedule to 7/11 works for you. I will call you later this morning if I have not received a response.



Fostering excellence in development for this generation and the next.

From: Aaron Landvik <Aaron.Landvik@juneau.gov>
Sent: Wednesday, June 05, 2024 9:44 AM
To: Scott Ciambor <Scott.Ciambor@juneau.gov>
Subject: Budzo Condos

Hi Scott,

I am working through a group of property values filed by Budzo Condo owners.
1C040A270000/0001/0002/0003/0004

Below It is a snippet from a 2017 appraisal; is this still relevant, is there any reason that this was not addressed when the property was condoized with Plat 2009-32?

Subject Condominium Legal Non Conforming Use and Set Backs

According to Laura Boyce, City and Borough of Juneau, Community Development Department, Senior Planner:

"As for the use of four units, the units are non-conforming for the zone district. Only two units are allowed by the zoning district - D-18. According to CBJ 49.30.500(c), the Planning Commission, through the conditional use permit process, may approve reconstruction of the units if the building is damaged by involuntary means.

The existing lot size is less than the required minimum lot area for a D-18 lot (minimum is 5,000 sf). The existing lot size is nonconforming. The lot depth is conforming; the minimum lot depth for the D-18 zone district is 85 feet and this lot is shown at approximately 100 feet. The lot width is also conforming to the D-18 zone district; the required minimum lot width is 50 feet and according to our records, the lot is 50 feet wide.

The required setbacks for the D-18 zone district requires 20 feet of front yard, 10 feet of rear yard, and 5 feet of side yard setbacks. It appears that only the rear yard setback is met. "

Aaron Landvik

Deputy Assessor
Assessor's Office
City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov

Subject Condominium Legal Non Conforming Use and Set Backs

According to Laura Boyce, City and Borough of Juneau, Community Development Department, Senior Planner:

"As for the use of four units, the units are non-conforming for the zone district. Only two units are allowed by the zoning district - D-18. According to CBJ 49.30.500(c), the Planning Commission, through the conditional use permit process, may approve reconstruction of the units if the building is damaged by involuntary means.

The existing lot size is less than the required minimum lot area for a D-18 lot (minimum is 5,000 sf). The existing lot size is nonconforming. The lot depth is conforming; the minimum lot depth for the D-18 zone district is 85 feet and this lot is shown at approximately 100 feet. The lot width is also conforming to the D-18 zone district; the required minimum lot width is 50 feet and according to our records, the lot is 50 feet wide.

The required setbacks for the D-18 zone district requires 20 feet of front yard, 10 feet of rear yard, and 5 feet of side yard setbacks. It appears that only the rear yard setback is met. "

Di Cathcart

From: Brett Dillingham <brett@brettdillingham.com>
Sent: Saturday, June 1, 2024 3:08 PM
To: Aaron Landvik
Subject: Re: NO CHANGE - APL20240281 - 1C040A270001 - Dillingham
Attachments: Condo Comparison 2024.xlsx

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

Hello, Aaron.

I'm attaching an Excel spreadsheet with all the information I could find on 2 BR, 1 BA condos for sale in Juneau as of 6/1/2024.

All the condos on the market are selling for a price lower than the one my condo was assessed at- mine is assessed at \$276,600, the other prices are: \$ 240,000.00 \$ 225,000.00 \$ 229,900.00

My unit has approximately 10% more square footage than the other units, however, it is about 60 years older than each of them (1913 compared to 1972, 1973 and 1976). Two of the other condos have garages, the other a carport. I have street parking. All parking downtown is at a premium; we know the value of it, especially when there is 2 feet of snow on the ground and you have groceries to haul and have to park a block away!

Two of the other units have washer/dryer facilities within them instead of off-site. Sharing a washer and dryer with 3 other units, and having to go outside to use them, does not raise the value of my condo.

There are no storage lockers nor condo storage units available on the premises.

As Clay Good wrote in his email to you:

"My conversations with local realtor Tonja Moser confirmed the value of these important amenities for the condo market.

Assumptions of condo values based just on square footage fail to recognize that the number of bedrooms, bathrooms, laundry, storage, and parking are greater considerations for home buyers.

Realtors routinely deduct \$10,000 from the value for on street parking, as well as deduct value based on the age of a building.

The assessment fails to take into account the age and design of our building, as well as it's zoning non-compliance. It's is 111 years old. Needs electrical upgrades. Expensive oil heating. Poor insulation and very low energy efficiency.

Your records indicate that our home was built in 1936. Your records are wrong. Unlike other condos on the market built in the last 50 years, our home was built as a single family home in 1913. "

Thank you for your time and consideration in reading the above. I would be happy to provide any other information you may need.

Best wishes,

Brett Dillingham

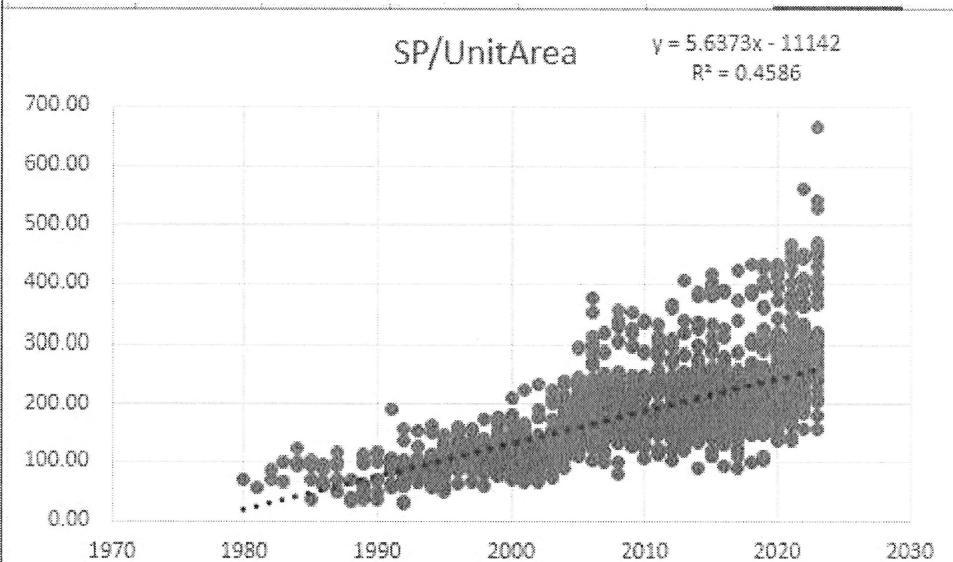
> On May 29, 2024, at 10:38 AM, Aaron Landvik <Aaron.Landvik@juneau.gov> wrote:
>
> Good morning,
> After reviewing the information provided, I propose NO CHANGE to the 2024 assessed value as follows:
> Period Site Value Improvement/ Building Value Assessed Value
> 2024 Asmt \$ 5,000 \$ 271,600 \$ 276,600
> 2024 Proposed \$ 5,000 \$ 271,600 \$ 276,600
> Please respond by email stating your acceptance of this NO CHANGE. Upon receipt of your acceptance, I will take this to the Assessor for approval, subject to approval a withdrawal letter will be issued.
> If you reject these proposed changes, I will schedule the case for the next available Board of Equalization and you will be notified of the date.
> If you have any questions or wish to discuss this further, please contact me by email and we can coordinate a phone discussion.
> If I do not hear back from you within 10-days, I will assume that you have accepted the NO CHANGE proposal and will process as such.
> Kind regards,
> Aaron Landvik
> CBJ Deputy Assessor
> Valuation of the condo within Budzo Condominiums is difficult in that there are 0 sales of any unit since the building was condo-ized in 2009. In fact, one could argue that the last arms' length transaction for this property was in 1990 when the property was purchased for \$192,000.
> The basis for determining the valuation of all condo units within the Budzo condo development is based upon 95% of the median sale price/square foot of all residential condo units sold within the Juneau market.
> $2024\text{Generic} = 287.995 * \text{Unit Area}$

PCN	UnitArea	2024Generic	2024AV
1C040A270001	1011	291,163	276,600
1C040A270002	585	168,477	160,100
1C040A270003	1148	330,618	314,100
1C040A270004	921	265,243	252,000
		1,055,502	1,002,800

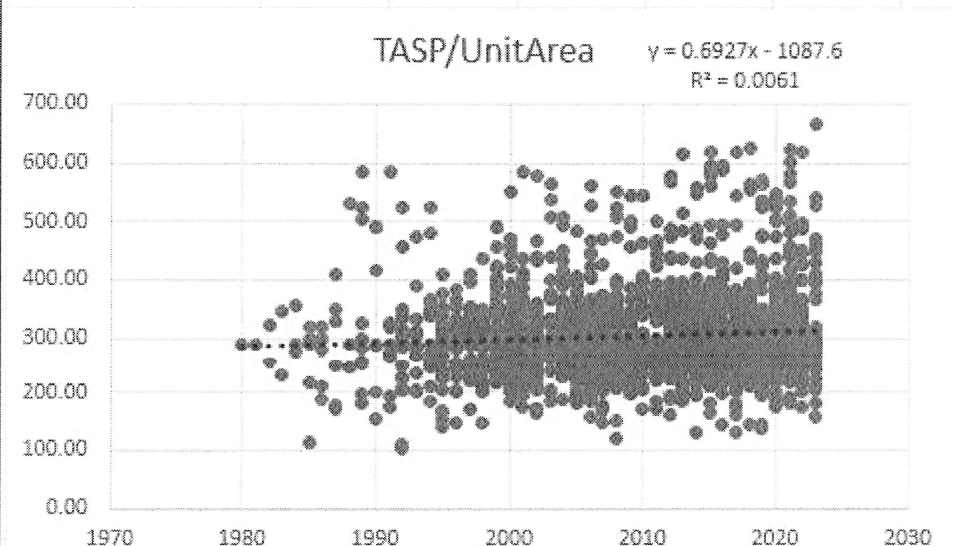
> Based upon the evidence provided to this office, it is my belief that the units in this condo association represent a higher than typical quality level.
> Your appeal indicated that market reaction to these properties would be muted due to limited parking. Nothing in your support documentation provided any support for this. It is my belief that this would be countered due to the very close proximity to the downtown core.
> I developed two different models and utilized the average of the two. For the purpose of this valuation a \$/sf value of 287.99 was applied to all Budzo condo units based upon the area from the condo plat.
> Model #1 is purely \$/SF as a function of time while model #2 looks at developed time adjustment factor based upon year sold. It is my belief that model #2, solves the data better based upon the reduction of R² to a very low level.

#1	262.2579
#2	313.7321
MEDIAN	287.995

Generic Area Wide Condo \$/SF



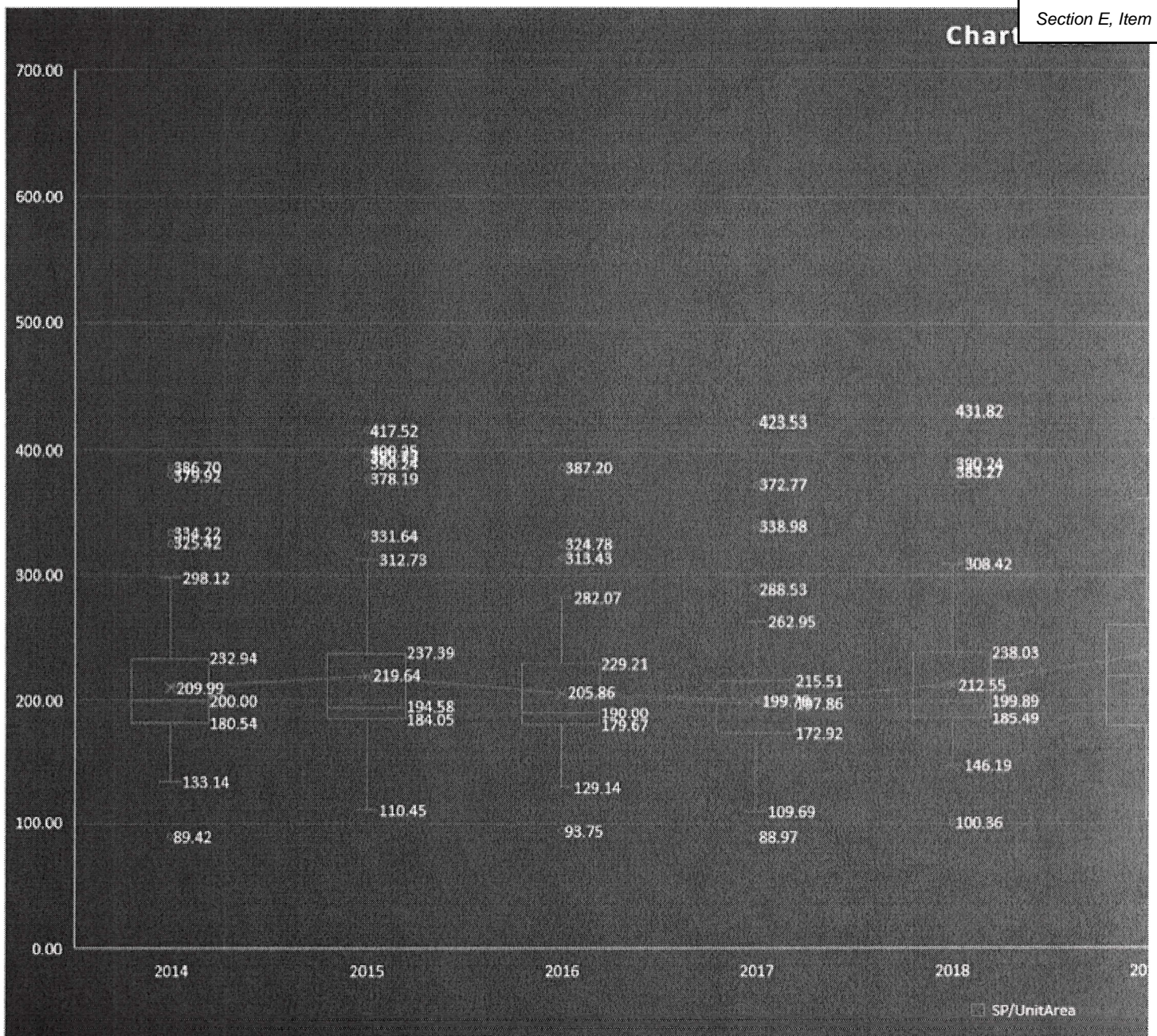
Generic\$/£ 2023 262.2579



Generic\$/£ 2023 313.7321

> This chart illustrates the SP/SF for condo units within Juneau since the market last corrected in 2014. Again, the median indicated \$/SF is about \$289. I see nothing in the record which would indicate that your unit would be anything less than the median, in fact looking at just quality I would argue that it would be superior to many current listings.

>



> If I were to value this property as-if it had not been turned into condos, the indicated value is approx. \$ 831,500. This represents approximately a 20% condo premium, I find this % to be reasonable based upon other condo conversion projects which have been performed in town and then resold.

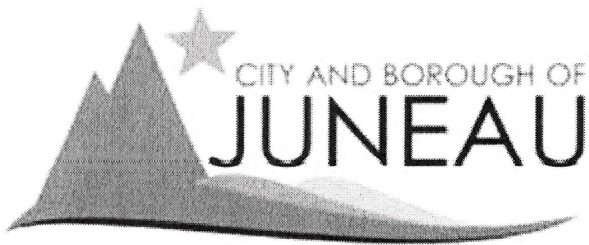
>

SV	181,600
IV	649,900
AV	831,500
Unit1	278,600
Unit2	162,100
Unit3	316,100
Unit4	254,000
TOTAL	1,010,800
21.56% Condo premium	

> Trending of the 1991 purchase price of \$192,000 would be equivalent to a current purchase price of \$800K based upon the Case Shiller Housing Index which increased from an index level of 75.3 -> 310.52 to current. This is more than a 4-fold increase over that time. This factor supports my estimate of value if the units had not been turned into condos.

> To summarize, the method of valuation for this specific condo development is made difficult by the lack of any sales data directly within the development. Thus, we went to the greater condo market to determine the most likely price (valuation) of the units based upon median generic \$/sf information. It is my belief that if these units were to be listed on the open market, the price/SF would exceed the median for other condo units within Juneau.

- > Aaron Landvik
- > Deputy Assessor
- > Assessor's Office
- > City and Borough of Juneau, AK
- > PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
- > aaron.landvik@juneau.gov



Di Cathcart

From: Aaron Landvik
Sent: Friday, April 5, 2024 10:33 AM
To: brett@brettdillingham.com
Subject: APL 2024-0281 1C040A270001

Good morning,

I am the appraiser assigned to process your petition for review. I spoke with you when you originally came into our office. As I stated at that time, the change in value for the units within Budzo is a reflection of the changes we have seen at the local, regional and national levels. Ideally, we would have direct sales within the development but the changes within the condo market required action on our part.

Can you please provide recent interior photos of the condo unit? Are you able to request a CMA from a local realtor, this would serve as a great starting point for the discussion.

This particular condo development certainly is a bit of an oddball and thus requires a little nuance and extrapolation. That being said, I'm looking forward to working with you towards resolution.

For comparison purposes, I re-valued the entire building as if it were a single-family residence. The resultant value was approximately \$800,000.

The total value of all the condo units is approximately \$1,000,000, this would represent an approximate 20% premium in value as condos. This seems quite reasonable to me.

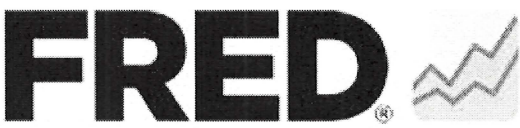
A recent condo conversion occurred out in Auke Bay within the last few years. The 8-unit apartment building was purchased in 2015 for \$825,000. Repairs and updating of approximately \$60,000 is estimated for each of the units. Additionally, a 2022 building permit was issued for the construction of garages for each condo unit; the reported cost of the garage was \$221,500.

Once conversion has been completed and the units were updated, each condo unit is being listed at \$400,000. The indicated change in value as a result of the condoization pencils out to about double the cost of the investment.

This table summarizes the information:

825,000	Purchase price
480,000	Unit/Bldg rehab (8x60K)
221,500	Garage
1,526,500	Total Investment
3,200,000	Sale Price (8x400K)
2.10	Sale Price/Total Investment
210%	Condo Factor

This chart illustrates the change in the Case Shiller Home Price Index since your purchase of the property in 1990. In 1990, the index value was approximately 80. For 2024, the index level has increased to 310; an increase by a factor of 3.875. Based upon your purchase price of \$192,000 the indicated value based upon the change in index value for your property is about \$750,000. This value is in general agreement with the value of the structure as if it had not been condoized.



ECONOMIC DATA | ST. LOUIS FED

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Categories > Prices > House Price Indexes

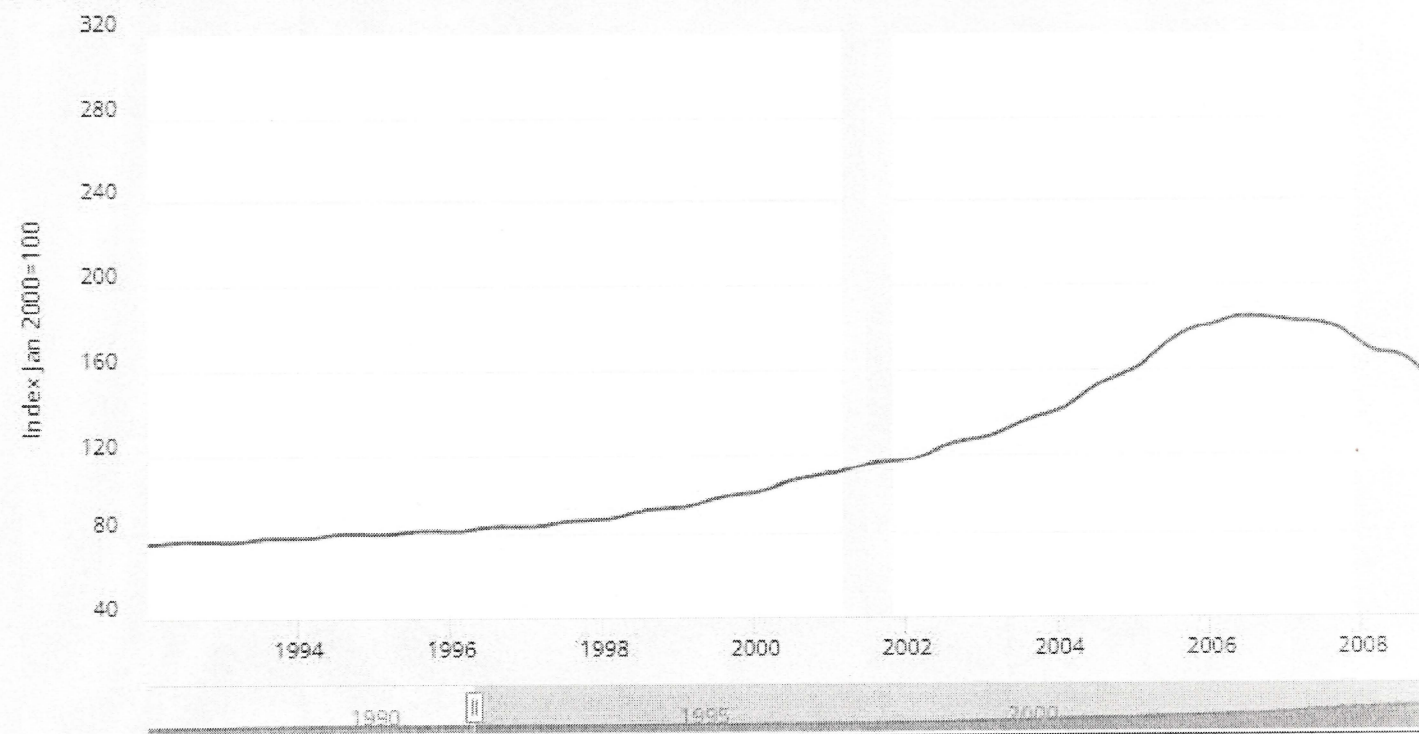
★ S&P CoreLogic Case-Shiller U.S. National Home Price Index (CSUSHPINSA)

Observation:
Jan 2024: 310.45500
(+ more)
Updated: Mar 26, 2024 8:11 AM CDT

Units:
Index Jan 2000=100,
Not Seasonally Adjusted

Frequency:
Monthly

FRED — S&P CoreLogic Case-Shiller U.S. National Home Price Index

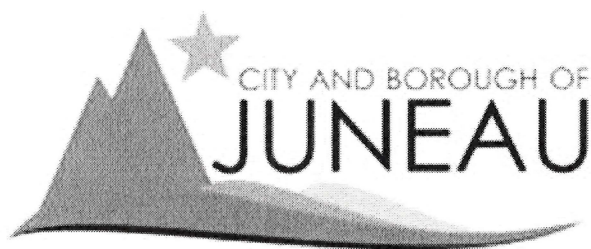


TC040A270001
H BRETT DILLINGHAM
313 SEVENTH ST
BUDZO MANOR CONDOMINIUMS UNIT 1

<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2024	\$5,000.00	\$2,000.00	\$271,600.00	\$278,600.00
2023	\$5,000.00	\$2,000.00	\$152,600.00	\$159,600.00
2022	\$5,000.00	\$2,000.00	\$152,600.00	\$159,600.00
2021	\$5,000.00	\$2,000.00	\$152,600.00	\$159,600.00
2020	\$5,000.00	\$2,000.00	\$152,600.00	\$159,600.00
2019	\$5,000.00	\$2,000.00	\$152,600.00	\$159,600.00
2018	\$5,000.00	\$2,000.00	\$152,600.00	\$159,600.00
2017	\$5,000.00	\$2,000.00	\$150,600.00	\$157,600.00
2016	\$5,000.00	\$2,000.00	\$150,600.00	\$157,600.00
2015	\$5,000.00		\$140,400.00	\$145,400.00
2014	\$5,000.00		\$140,400.00	\$145,400.00
2013	\$5,000.00		\$140,400.00	\$145,400.00
2012	\$5,000.00	\$0.00	\$140,400.00	\$145,400.00
2011	\$5,000.00	\$0.00	\$117,000.00	\$122,000.00
2010	\$5,000.00	\$0.00	\$118,100.00	\$123,100.00

Aaron Landvik
Deputy Assessor
Assessor's Office
City and Borough of Juneau, AK

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aaron.landvik@juneau.gov



Di Cathcart

From: Aaron Landvik
Sent: Wednesday, May 29, 2024 10:39 AM
To: brett@brettdillingham.com
Subject: NO CHANGE - APL20240281 - 1C040A270001 - Dillingham

Good morning,

After reviewing the information provided, I propose NO CHANGE to the 2024 assessed value as follows:

Period	Site Value	Improvement/ Building Value	Assessed Value
2024 Asmt	\$ 5,000	\$ 271,600	\$ 276,600
2024 Proposed	\$ 5,000	\$ 271,600	\$ 276,600

Please respond by email stating your acceptance of this NO CHANGE. Upon receipt of your acceptance, I will take this to the Assessor for approval, subject to approval a withdrawal letter will be issued.

If you reject these proposed changes, I will schedule the case for the next available Board of Equalization and you will be notified of the date.

If you have any questions or wish to discuss this further, please contact me by email and we can coordinate a phone discussion.

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The basis for determining the valuation of all condo units within the Budzo condo development is based upon 95% of the median sale price/square foot of all residential condo units sold within the Juneau market.
2024Generic = 287.995 * Unit Area

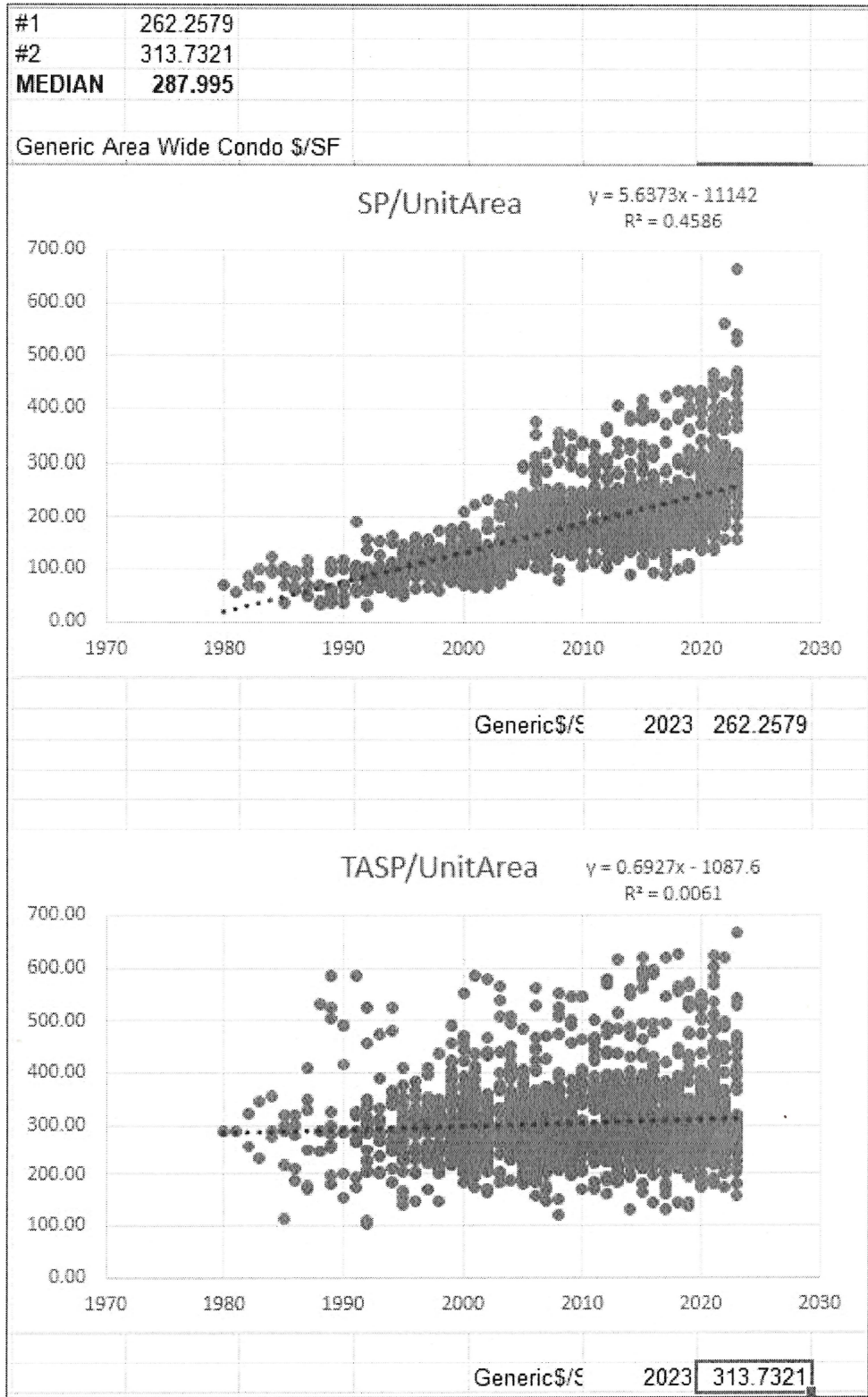
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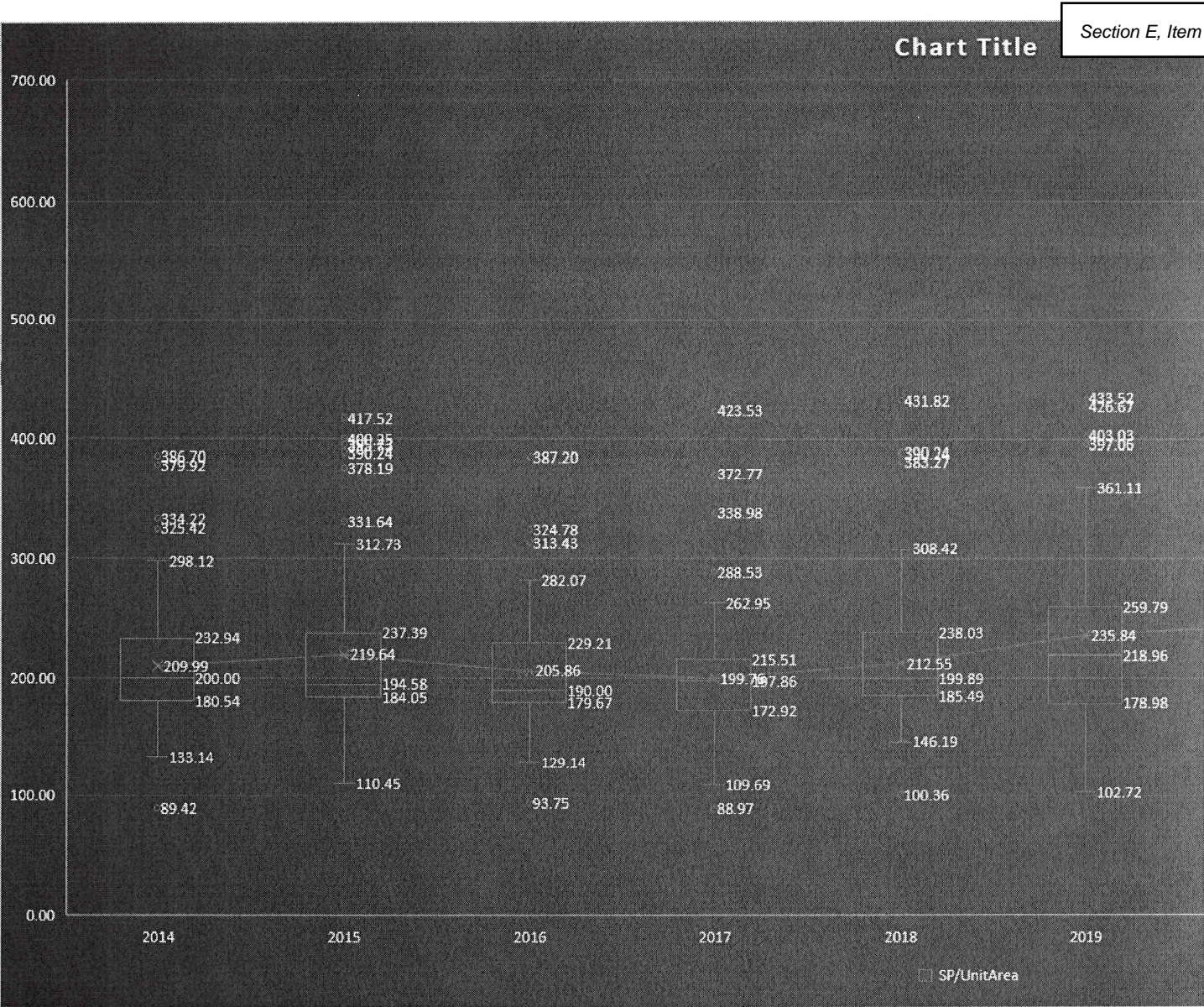
Your appeal indicated that market reaction to these properties would be muted due to limited parking. Nothing in your support documentation provided any support for this. It is my belief that this would be countered due to the very close proximity to the downtown core.

I developed two different models and utilized the average of the two. For the purpose of this valuation a \$/sf value of 287.99 was applied to all Budzo condo units based upon the area from the condo plat.

Model #1 is purely \$/SF as a function of time while model #2 looks at developed time adjustment factor based upon year sold. It is my belief that model #2, solves the data better based upon the reduction of R^2 to a very low level.



This chart illustrates the SP/SF for condo units within Juneau since the market last corrected in 2014. Again, the median indicated \$/SF is about \$289. I see nothing in the record which would indicate that your unit would be anything less than the median, in fact looking at just quality I would argue that it would be superior to many current listings.



If I were to value this property as-if it had not been turned into condos, the indicated value is approx. \$ 831,500. This represents approximately a 20% condo premium, I find this % to be reasonable based upon other condo conversion projects which have been performed in town and then resold.

SV	181,600
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Unit1	278,600
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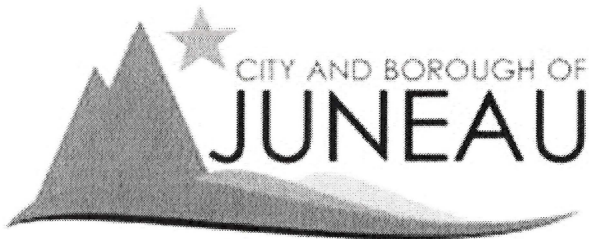
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aaron.landvik@juneau.gov





ASSESSOR OFFICE

APPEAL #2024-0281

Section E, Item 1.

2024 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION July 11th, 2024

Appellant: H Brett & Kristy Dillingham

Location: 313 Seventh St – Unit 1

Parcel No.: 1C040A270001

Property Type: Condominium

Appellant’s basis for appeal:” There aren’t any useful comparison/comparable for valuing my condo, it was incorrectly valued without regard for parking (street only), laundry (shared facility) and storage limitations.”

Appellant’s Estimate of Value		Original Assessed Value		Recommended Value	
Site:	\$5,000	Site:	\$5,000	Site:	\$5,000
Buildings:	<u>\$170,000</u>	Buildings:	<u>\$273,600</u>	Buildings:	<u>\$273,600</u>
Total:	\$175,000	Total:	\$278,600	Total:	\$278,600

Subject Photo:



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Overview

The subject is a 1011 square foot condominium of average (+) quality and condition. The condo is located at 313 Seventh St (Juneau) Unit 1 within Budzo Manor Condominium neighborhood. Originally constructed as an apartment building in the 1930's, the current configuration was created in 2009 when the apartment units were converted into condominiums. According to records, the original structure was built between 1914 & 1927 and appears to have had adequate maintenance and updates. The condo resides on a typical condo lot.

Subject Characteristics:

- Land
 - Standard \$5,000 land value for condominium unit
- Building
 - Originally constructed as an apartment building somewhere between 1914 & 1927, the building was converted into condos in 2009
 - Average (+) Quality
 - Average Condition
 - 1011 SF GLA total
 - Misc Improvement
 - Solid Fuel Heater (Wood Stove) \$2,000

Photos

Section E, Item 1.

Front:





View:

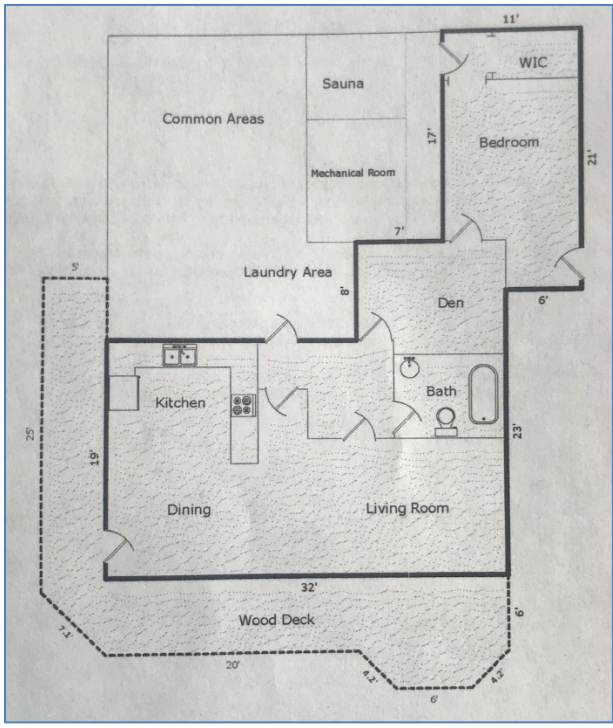


Interior Photos Provided by Appellant of other unit within development:

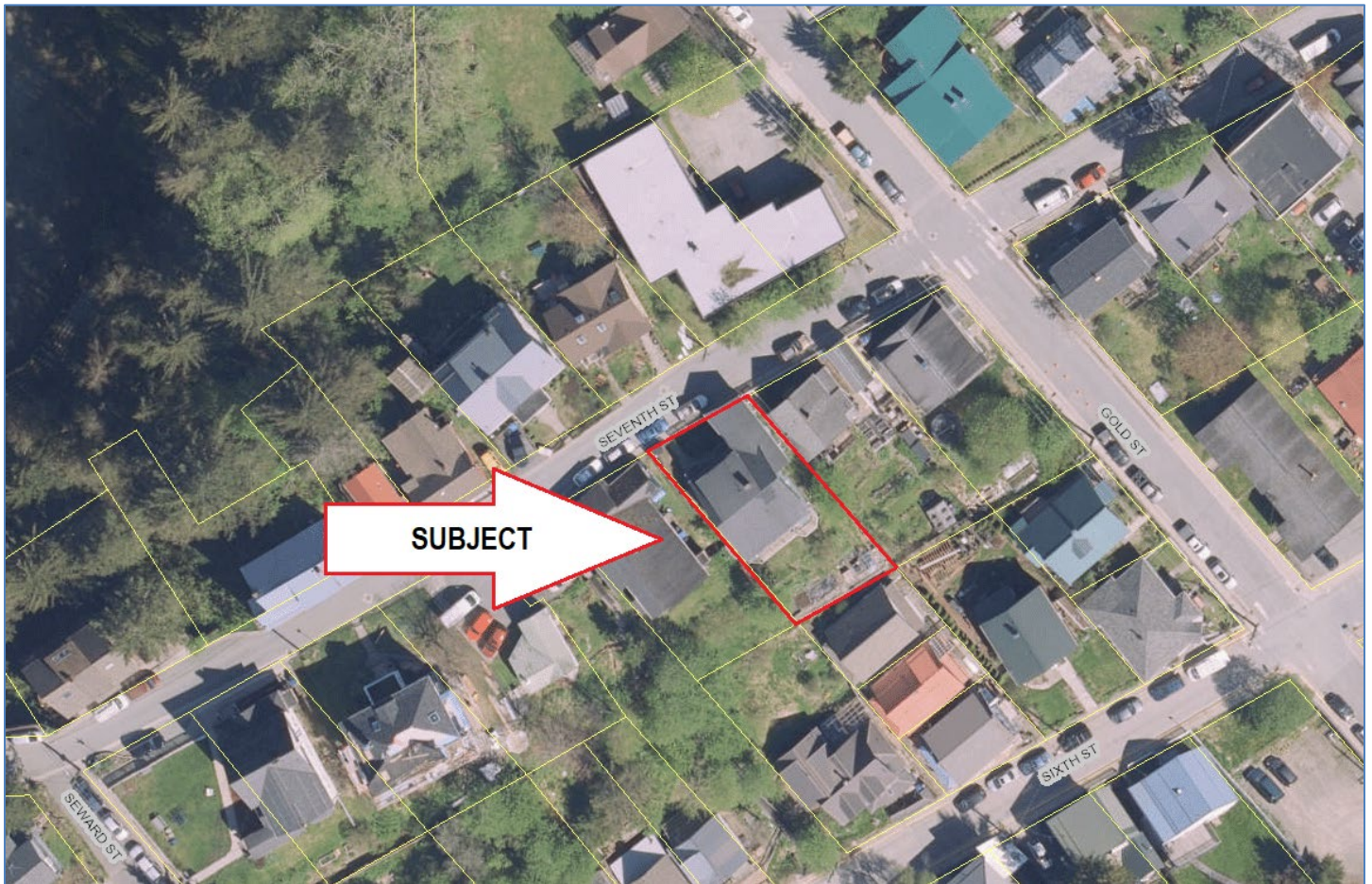
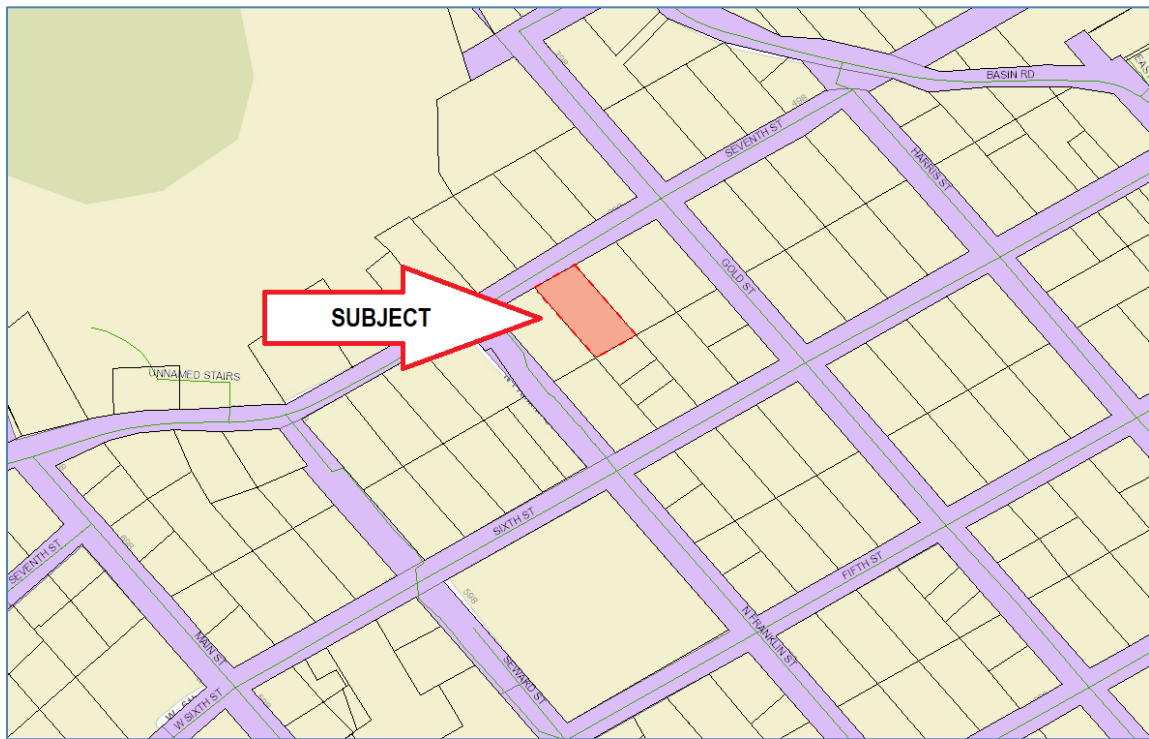
Section E, Item 1.

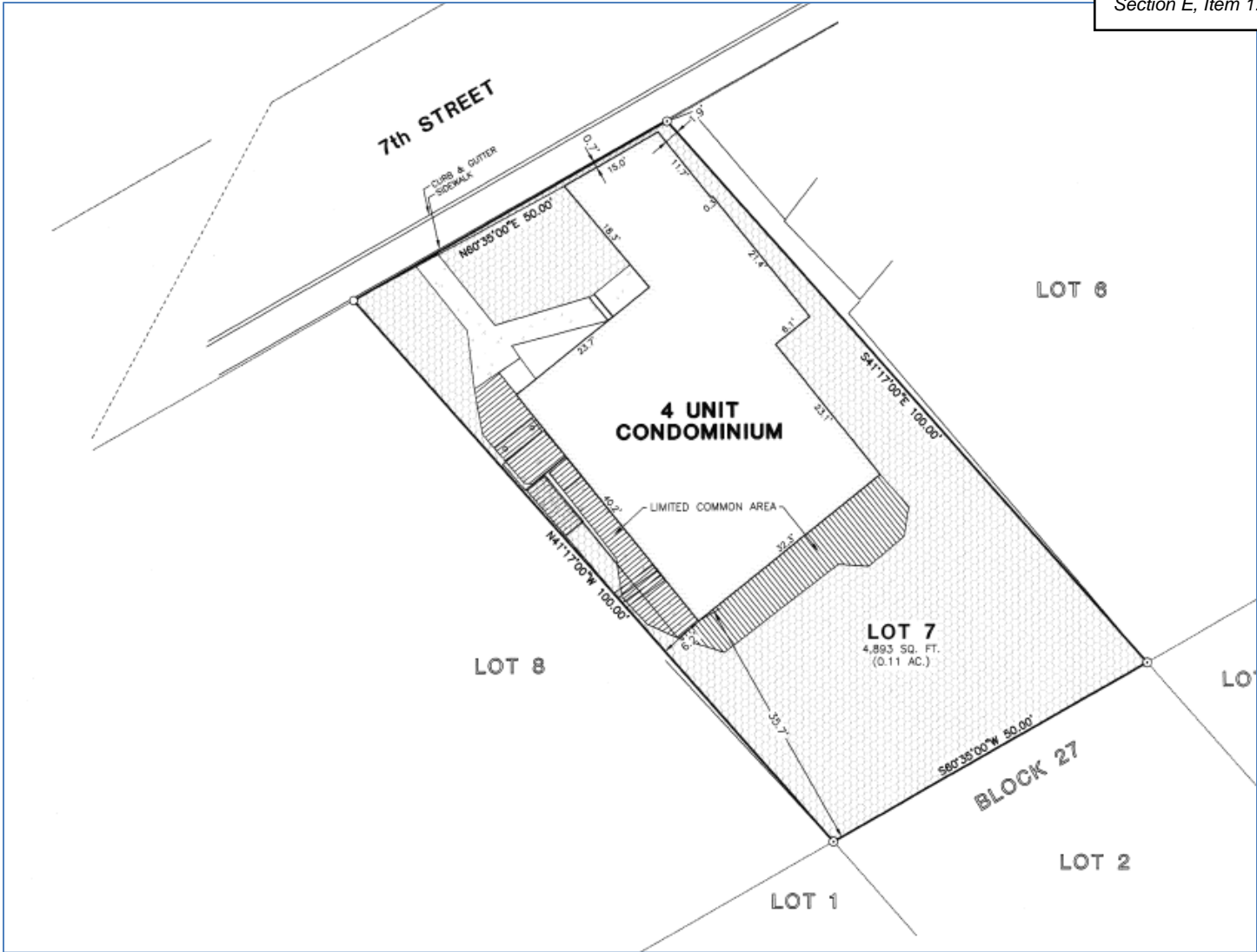
Interior photos were requested from all appellants, only one of the unit owners provided interior photos. It is the assumption of this office that all units are of similar quality and condition.











Land Assessment

Section E, Item 1.

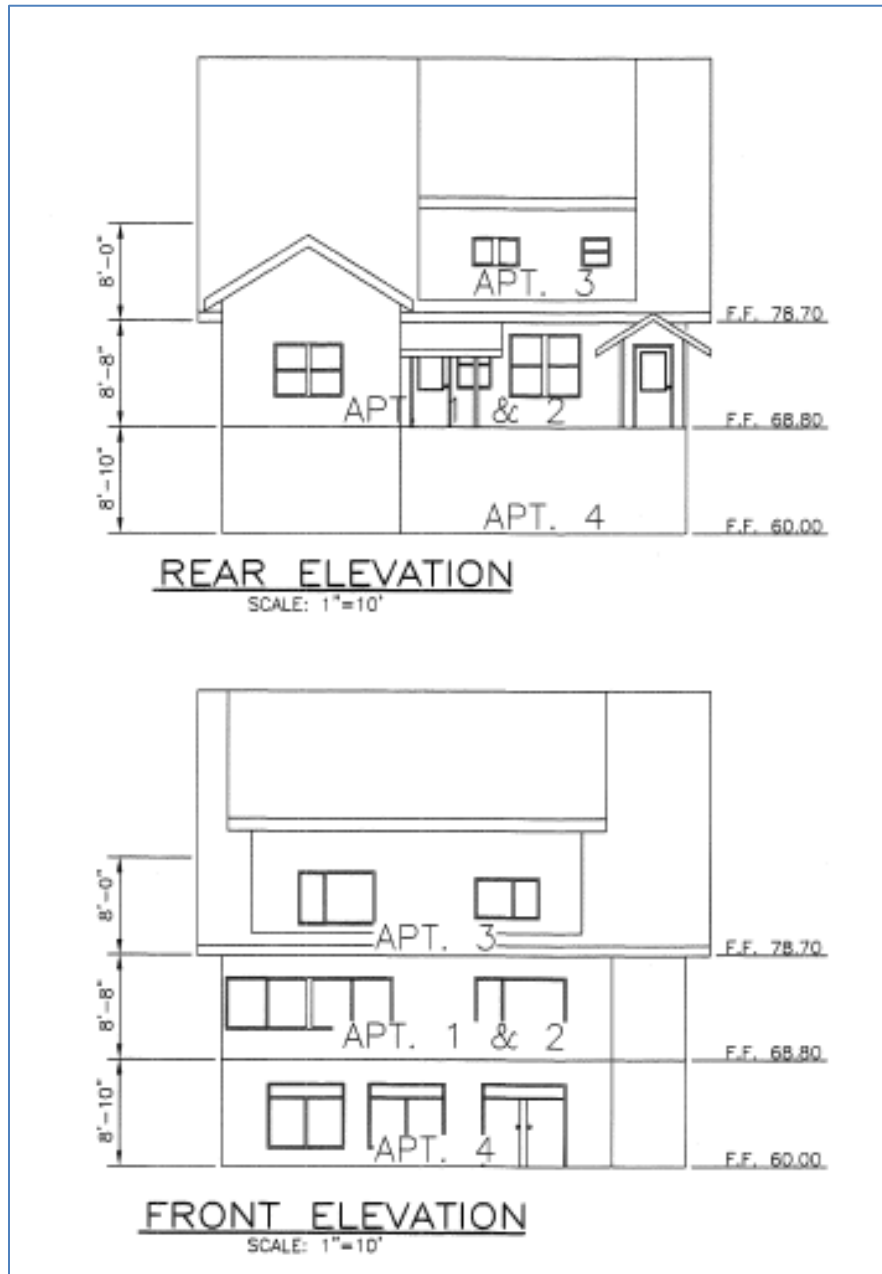
Land is assigned a nominal value of \$5,000 for every condo unit in Juneau.

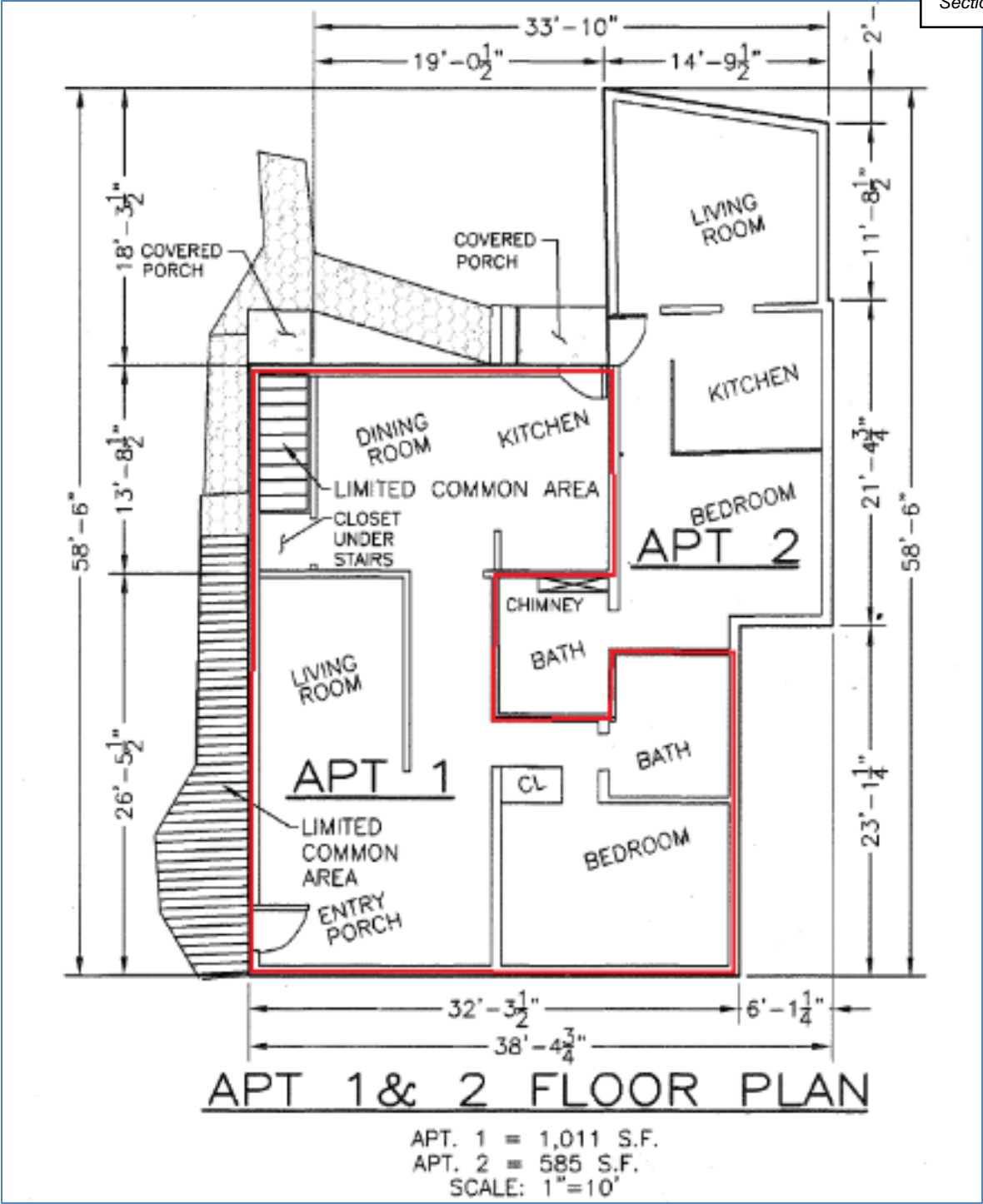
Building Valuation

For residential condominium parcels, the original assessment is determined using the direct sales approach. Market trends based on our sales analysis are applied to the subject condo association annually to estimate full market value. Time adjustments are applied to unit sale prices to account for any market fluctuations occurring between the sale date and the legislated valuation date (January 1, 2024). Sales analysis is done annually to establish assessed values.

Building Characteristics:

- Originally constructed as an apartment building somewhere between 1914 & 1927, the building was converted into condos in 2009
- Average (+) Quality
- Average Condition
- 1011 SF GLA





Valuation Methodology

Budzo Condominium’s Sale Data

No sale data exists for this condo development since conversion into condos in 2009. Ownership has remained within the same core group of owners since they purchased the property in 1990 for \$192,000. At that time, the bulding was approved as an apartment building. In 2009, the property was converted into condos.

In the absence of direct sales data within this condo development, a decision was made by this office to value these condos within the development on a per foot basis based upon the median sale price/square foot of all condo sales within the borough (once all time adjustments were consdiered). The indicated median value for 01/01/2024 was determined to be 282.78/sf. Applying a 0.95 adjustment factor brings the indicated condo development into equity with all other condo units who are valued at 95% of time adjusted sale price for the 2024 assessment year.

Appraisal consideration

During the course of this appeal season, one of the owners within Budzo provided two partial appraisals. The oldest of which indicated a market value of \$125,000 in 2011. A secondary appraisal was located in our records from when the same property owner appealed the property in 2019. Unfortunately, the sales adjustment grid and final value reconciliation pages were not included with this submission thus the market value at that time (2019) is unknown to our office.

Parking

No adjustment has been made within our valuation model to account for the lack of on-site parking. The appellant indicated that the lack of on-site parking requires a significant adjustment, yet this is not supported by the 2017 appraisal provided for different unit within the same development:

PROJECT SITE	Topography	Moderate Downslope	Size	4893 sf	Density	35.61 Units Per Acre	View	B;Wtr;CtySky
	Specific Zoning Classification	D-18	Zoning Description	Multi-Family, 5,000 sq. ft. min. lot size, 18 units per acre				
	Zoning Compliance	<input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal Nonconforming - Do the zoning regulations permit rebuilding to current density?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
	<input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	See the Comment Addendum for more information.						
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private
	Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	
	Gas		None	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None		
	FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	02110C1566D	FEMA Map Date	08/19/2013
	Are the utilities and/or off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.								
No apparent adverse easements or encroachments were noted. However, a title report was not available for review. The site area is taken from City and Borough of Juneau Assessor records. The subject doesn't have on-site parking, however, this is common in the Juneau Townsite and historically hasn't negatively affected marketability.								

Quality

Based on our site visit and materials provided by the appellant, the quality appears to be Average (+).

Bed/Bath vs. Gross Living Area

Analysis of the unit area and bedroom count in a scatter chart indicates that unit area has a greater impact on value. The provided appraisal appears to bolster this observation, no monetary adjustment was made for bedroom count while

the appraiser clearly makes an adjustment to consider the change in gross living area.

Tracking# 60095110

Individual Condominium Unit Appraisal Report

There are	9	comparable properties currently offered for sale in the subject neighborhood ranging in price from \$		159,000	to \$	220,000
There are	4	comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$		92,000	to \$	220,000
FEATURE		SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	313 Seventh Street, #4	90 Spruce St. Unit 1D	350 Irwin St. Unit 401	800 F St. Unit E-6		
and Unit#	Juneau, AK 99801	Juneau, AK 99801	Juneau, AK 99801	Juneau, AK 99801		
Project Name and Phase	Budzo Manor 1	Glacier Ave. Condo 1	Highland Terrace Condo 1	Parkshore Condo 1		
Proximity to Subject	0.52 miles W		0.31 miles W		0.47 miles SW	
Sale Price	\$ N/A	\$ 120,000	\$ 92,000	\$ 220,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 169.25 sq. ft.	\$ 194.50 sq. ft.	\$ 176.00 sq. ft.		
Data Source(s)	Ext. Inspection, MLS		Ext. Inspection, MLS		Ext. Inspection, MLS	
Verification Source(s)	Realtor		Realtor		Realtor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment
Sale or Financing		Conventional		Conventional		FHA
Concessions		None Known		None Known		None Known
Date of Sale/Time		6/21/2010		3/18/2011		9/30/2010
Location	Urban/Upland	Urban/Upland		Urban/Upland		Urban/Upland (+)
						-20,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple
HOA Mo. Assessment	600.00	375.00		385.00		350.00
Common Elements and Rec. Facilities	Standard	Standard		Standard		Standard
	None	None		None		None
Floor Location	1	1		4		2
View	Distant Ocean	Territorial	+10,000	Distant Ocean		Good Filtered Ocean
						-5,000
Design (Style)	3 Story/Avg	3 Story/Avg		4 Story/Avg		2 Story/Avg
Quality of Construction	Avg-Average (+)	Average	+10,000	Average	+10,000	Avg-Average (+)
Actual Age	20e/1936 (2009)	12e/1968	-16,000	20e/1966	0	12e/1980
						-16,000
Condition	Avg-Average (+)	Average (+)	-5,000	Average	+5,000	Average (+)
						-5,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths
Room Count	4 1 1.00	4 2 1.00		3 1 1.00		5 2 2.00
Gross Living Area	915 sq. ft.	709 sq. ft.	+5,000	473 sq. ft.	+17,700	1,250 sq. ft.
						-13,000

No adjustment applied based upon bedroom count. Adjustment applied for gross living area.

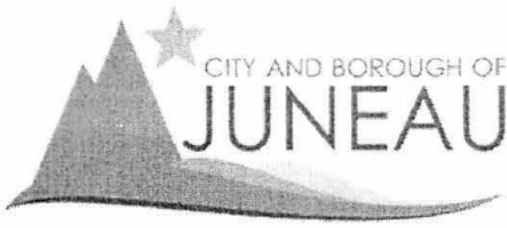
City and Borough of Juneau Assessment History Report				
1C040A270001 H BRETT DILLINGHAM 313 SEVENTH ST BUDZO MANOR CONDOMINIUMS UNIT 1				
<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2024	\$5,000.00	\$2,000.00	\$271,600.00	\$278,600.00
2023	\$5,000.00	\$2,000.00	\$152,600.00	\$159,600.00
2022	\$5,000.00	\$2,000.00	\$152,600.00	\$159,600.00
2021	\$5,000.00	\$2,000.00	\$152,600.00	\$159,600.00
2020	\$5,000.00	\$2,000.00	\$152,600.00	\$159,600.00
2019	\$5,000.00	\$2,000.00	\$152,600.00	\$159,600.00
2018	\$5,000.00	\$2,000.00	\$152,600.00	\$159,600.00
2017	\$5,000.00	\$2,000.00	\$150,600.00	\$157,600.00
2016	\$5,000.00	\$2,000.00	\$150,600.00	\$157,600.00
2015	\$5,000.00		\$140,400.00	\$145,400.00
2014	\$5,000.00		\$140,400.00	\$145,400.00
2013	\$5,000.00		\$140,400.00	\$145,400.00
2012	\$5,000.00	\$0.00	\$140,400.00	\$145,400.00
2011	\$5,000.00	\$0.00	\$117,000.00	\$122,000.00
2010	\$5,000.00	\$0.00	\$118,100.00	\$123,100.00

Summary

As a result of this petition for review **no changes were made**; the land and buildings are valued using the same methods and standards as all other properties across the borough.

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

The Assessor Office proposes **no change** to the appellant’s 2024 Assessment.



Office of the Assessor
155 Heritage Way
Juneau, Alaska 99801

Petition for Review / Correction of Assessed Real Property	
Assessment Year	
Parcel ID Number	1C040A270001
Name of Applicant	Brett Dillingham
Email Address	

Section E, Item 2.

CBJ-Assessor's Office

2024 Filing Deadline: Monday April 1st, 2024

APR 01 2024

Please attach all supporting documentation

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

Parcel ID Number	1C040A270001		
Owner Name	Brett Dillingham		
Primary Phone #		Email Address	
Physical Address		Mailing Address	313 7th St., #1
	Juneau, AK 99801		Juneau, AK 99801
Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.			
<input checked="" type="checkbox"/> My property value is excessive/overvalued <input checked="" type="checkbox"/> My property value is unequal to similar properties <input checked="" type="checkbox"/> My property was valued improperly/incorrectly <input type="checkbox"/> My property has been undervalued <input type="checkbox"/> My exemption(s) was not applied		THE FOLLOWING ARE NOT GROUNDS FOR APPEAL <ul style="list-style-type: none">• Your taxes are too high• Your value changed too much in one year.• You can't afford the taxes	
Provide specific reasons and provide evidence supporting the item(s) checked above:			
There aren't any useful comparison/comparable for valuing my condo, it was incorrectly valued without regard for parking (street only), laundry (shared facility) and storage limitations.			
Have you attached additional information or documentation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Values on Assessment Notice: Site \$5000 Building \$273600 Total \$278600			
Owner's Estimate of Value: Site \$5000 Building \$170000 Total \$175000			
Purchase Price of Property: Price \$50000 Purchase Date November, 1990			
Has the property been listed for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes complete next line)			
Listing Price \$		Days on Market	
Was the property appraised by a licensed appraiser within the last year? <input type="checkbox"/> Yes <input type="checkbox"/> No (if yes provide copy of appraisal)			
Certification: I hereby affirm that the foregoing information is true and correct, I understand that I bear the burden of proof and I must provide evidence supporting my appeal, and that I am the owner (or owner's authorized agent) of the property described above.			
Signature <i>Brett Dillingham</i>		Date 03/31/2024	

Contact Us: CBJ Assessors Office			
Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	assessor.office@juneau.gov	http://www.juneau.org/finance	155 Heritage Way Rm. 114 Juneau AK 99801



OFFICE OF THE ASSESSOR

155 Heritage Way

Juneau, AK 99801

Room 114

Phone: (907) 586-5215

Email: Assessor.Office@juneau.gov

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

Date of BOE:	July 11, 2024
Location:	Via ZOOM Webinar
Meeting Time:	5:30 PM
Mailing Date of BOE Notice:	June 28, 2024
Parcel Identification:	1C040A270002
Property Location:	313 SEVENTH ST UNIT 2
Appeal Number:	APL20240282
Sent to Email Address on File:	

Appellant: H BRETT DILLINGHAM
KRISTY DILLINGHAM
313 SEVENTH ST APT 1
JUNEAU AK 99801

ATTENTION APPELLANT

Under Alaska Statutes and CBJ Code, you, as the appellant, bear the burden of proof. The only grounds for adjustment of an assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in your written appeal or proven at the appeal hearing.

Any evidence or materials not already submitted to the Assessor's Office for inclusion in the Board of Equalization packet must be submitted to the Assessor's Office (preferred method via email to assessor.office@juneau.gov Attn: Assessment Appeal by 4:00 PM **April 15, 2024**. Material submitted after **April 15, 2024** will only be accepted per 15.05.190(c)(8)(ii).

Your Board of Equalization meeting has been rescheduled for July 11, 2024

Your Board of Equalization packet will be emailed to you by 4pm on 7/5/24 from city.clerk@juneau.gov to the email listed on this notice. For a paper copy of your Board of Equalization packet or other questions, please contact the City Clerk's Office at (907) 586-5278 or city.clerk@juneau.gov.

You or your representative may be present at the hearing {via Zoom Webinar, participation/log in information will be listed on the agenda packet you receive for the hearing your appeal is scheduled for}. If you choose not to be present or be represented, the Board of Equalization will proceed in the absence of the appellant.

It should be noted that, between the date of this letter and the Board hearing date, your appeal may be resolved between you and the Assessor. If your appeal is resolved, you will not need to appear before the Board.

If you have any questions please contact the Assessor's Office.

Di Cathcart

From: Joseph Meyers
Sent: Thursday, June 27, 2024 3:43 PM
To: Aaron Landvik
Cc: Scott Ciambor
Subject: RE: Budzo Condos

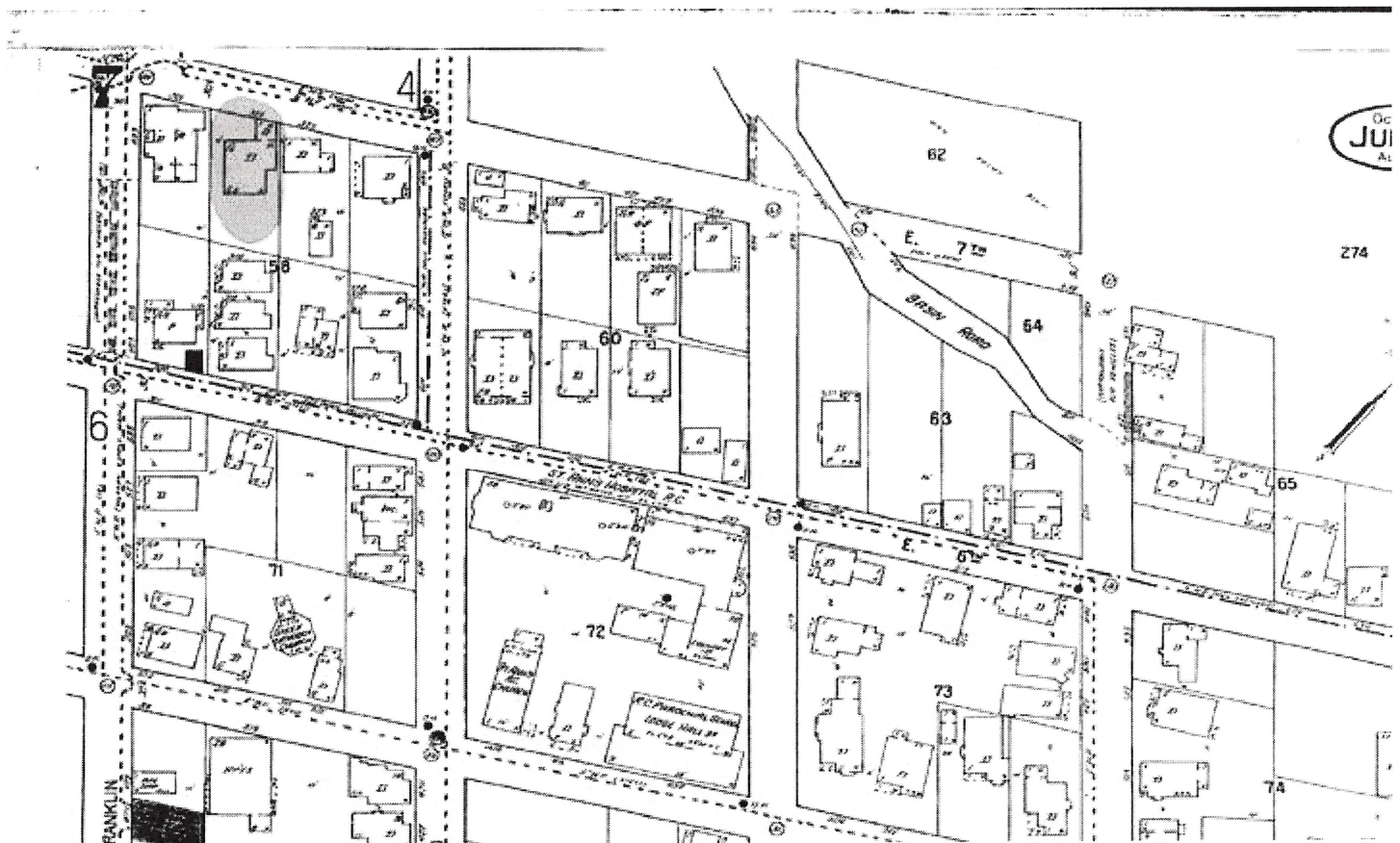
Hi Aaron,

Thanks for sharing that. It took me a little bit but, I was able to locate a 1927 Sanborn map; it looks like the structure can be placed somewhere between 1914 and 1927. The footprint here appears to be almost identical to the contemporary aerial view. I was also able to locate the historic information on it, although still no specific date.

<https://juneau.org/community-development/hsd-list/entry/41893>

Thank you!

-Joseph



From: Aaron Landvik <Aaron.Landvik@juneau.gov>
Sent: Thursday, June 27, 2024 3:29 PM
To: Joseph Meyers <Joseph.Meyers@juneau.gov>

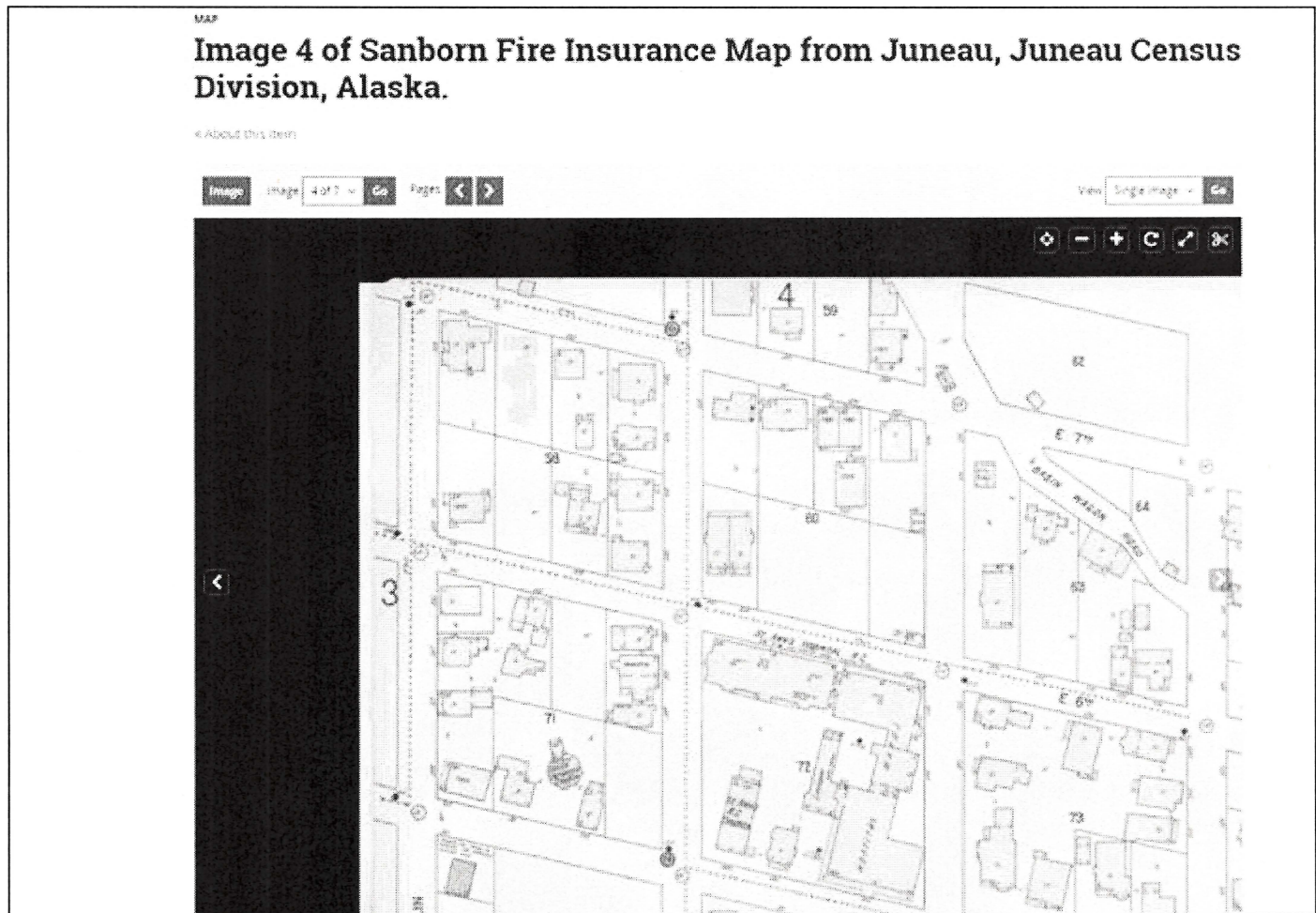
Cc: Scott Ciambor <Scott.Ciambor@juneau.gov>

Section E, Item 2.

Subject: RE: Budzo Condos

Records indicate that the structure was built in 1935 but that may be incorrect as the building may be older

Site appears to be vacant as of 1914 per the Sanborn maps



From: Joseph Meyers <Joseph.Meyers@juneau.gov>
Sent: Thursday, June 27, 2024 11:43 AM
To: Aaron Landvik <Aaron.Landvik@juneau.gov>
Cc: Scott Ciambor <Scott.Ciambor@juneau.gov>
Subject: RE: Budzo Condos

Good morning Aaron,

I would say that the below is mostly correct.

The process for nonconforming properties is no longer a conditional use permit, but instead is a nonconforming certification (NCC) which is a much simpler administrative process. I do not see an NCC on file for this structure, and I am unsure when it was built. The earliest documentation I've been able to locate is from a 1980 inspection of the four apartment units. Do you have any insight into when this structure was built? It could be that the units were allowed under some earlier version of the land use code. It was zoned RMM (medium density residential) between 1969 and 1987 and under that code the minimum lot size was 4,800 sq. ft. which seems to agree with the existing lot size. If it was built before 1956, then there was no zoning code to apply to this development. With all of that said, four units on a lot of this size would technically be allowed if it met the requirements of a previous version of code and received an NCC.

I cannot speak to why this didn't go through the formal process to be considered nonconforming before it became a condo building. I don't have much to go on in terms of records but, we started issuing NCC's in 2020. It would likely be beneficial for the owner to undergo this process since it would allow it to be rebuilt in case of accidental damage or destruction.

Please let me know if you have questions

-Joseph

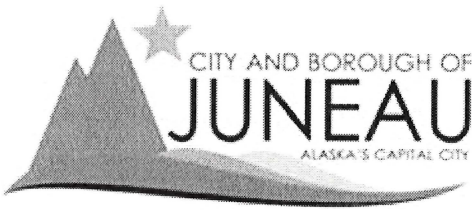
Joseph Meyers, AICP | Senior Planner, Housing & Land Use Specialist
 Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
 Office: (907) 586 0753; x4209

Interested in our housing programs and resources?
juneau.org/community-development/grants

From: Scott Ciambor <Scott.Ciambor@juneau.gov>
Sent: Thursday, June 27, 2024 9:59 AM
To: Joseph Meyers <Joseph.Meyers@juneau.gov>
Subject: FW: Budzo Condos

Hi Joseph – Can you look into this question for Aaron? Thanks, scott

SCOTT CIAMBOR /SKAHT CHAM-bor/ | PLANNING MANAGER
 Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
 Office: 907.586.0753 ext. 4127



Fostering excellence in development for this generation and the next.

From: Aaron Landvik <Aaron.Landvik@juneau.gov>
Sent: Wednesday, June 05, 2024 9:44 AM
To: Scott Ciambor <Scott.Ciambor@juneau.gov>
Subject: Budzo Condos

Hi Scott,

I am working through a group of property values filed by Budzo Condo owners.
 1C040A270000/0001/0002/0003/0004

Below It is a snippet from a 2017 appraisal; is this still relevant, is there any reason that this was not addressed when the property was condoized with Plat 2009-32?

Subject Condominium Legal Non Conforming Use and Set Backs

According to Laura Boyce, City and Borough of Juneau, Community Development Department, Sen

"As for the use of four units, the units are non-conforming for the zone district. Only two units are district - D-18. According to CBJ 49.30.500(c), the Planning Commission, through the conditional u approve reconstruction of the units if the building is damaged by involuntary means.

The existing lot size is less than the required minimum lot area for a D-18 lot (minimum is 5,000 sf) nonconforming. The lot depth is conforming; the minimum lot depth for the D-18 zone district is 8 shown at approximately 100 feet. The lot width is also conforming to the D-18 zone district; the re width is 50 feet and according to our records, the lot is 50 feet wide.

The required setbacks for the D-18 zone district requires 20 feet of front yard, 10 feet of rear yard, setbacks. It appears that only the rear yard setback is met. "

Aaron Landvik

Deputy Assessor
 Assessor's Office
 City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov

Di Cathcart

From: Brett Dillingham <brett@brettdillingham.com>
Sent: Saturday, June 1, 2024 3:08 PM
To: Aaron Landvik
Subject: Re: NO CHANGE - APL20240281 - 1C040A270001 - Dillingham
Attachments: Condo Comparison 2024.xlsx

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

Hello, Aaron.

I'm attaching an Excel spreadsheet with all the information I could find on 2 BR, 1 BA condos for sale in Juneau as of 6/1/2024.

All the condos on the market are selling for a price lower than the one my condo was assessed at- mine is assessed at \$276,600, the other prices are: \$ 240,000.00 \$ 225,000.00 \$ 229,900.00

My unit has approximately 10% more square footage than the other units, however, it is about 60 years older than each of them (1913 compared to 1972, 1973 and 1976). Two of the other condos have garages, the other a carport. I have street parking. All parking downtown is at a premium; we know the value of it, especially when there is 2 feet of snow on the ground and you have groceries to haul and have to park a block away!

Two of the other units have washer/dryer facilities within them instead of off-site. Sharing a washer and dryer with 3 other units, and having to go outside to use them, does not raise the value of my condo.

There are no storage lockers nor condo storage units available on the premises.

As Clay Good wrote in his email to you:

"My conversations with local realtor Tonja Moser confirmed the value of these important amenities for the condo market.

Assumptions of condo values based just on square footage fail to recognize that the number of bedrooms, bathrooms, laundry, storage, and parking are greater considerations for home buyers.

Realtors routinely deduct \$10,000 from the value for on street parking, as well as deduct value based on the age of a building.

The assessment fails to take into account the age and design of our building, as well as it's zoning non-compliance. It's 111 years old. Needs electrical upgrades. Expensive oil heating. Poor insulation and very low energy efficiency.

Your records indicate that our home was built in 1936. Your records are wrong. Unlike other condos on the market built in the last 50 years, our home was built as a single family home in 1913. "

Thank you for your time and consideration in reading the above. I would be happy to provide any other information you may need.

Best wishes,

Brett Dillingham

> On May 29, 2024, at 10:38 AM, Aaron Landvik <Aaron.Landvik@juneau.gov> wrote:

>

> Good morning,

> After reviewing the information provided, I propose NO CHANGE to the 2024 assessed value as follows:

> Period Site Value Improvement/ Building Value Assessed Value

> 2024 Asmt \$ 5,000 \$ 271,600 \$ 276,600

> 2024 Proposed \$ 5,000 \$ 271,600 \$ 276,600

> Please respond by email stating your acceptance of this NO CHANGE. Upon receipt of your acceptance, I will take this to the Assessor for approval, subject to approval a withdrawal letter will be issued.

> If you reject these proposed changes, I will schedule the case for the next available Board of Equalization and you will be notified of the date.

> If you have any questions or wish to discuss this further, please contact me by email and we can coordinate a phone discussion.

> If I do not hear back from you within 10-days, I will assume that you have accepted the NO CHANGE proposal and will process as such.

> Kind regards,

> Aaron Landvik

> CBJ Deputy Assessor

> Valuation of the condo within Budzo Condominiums is difficult in that there are 0 sales of any unit since the building was condo-ized in 2009. In fact, one could argue that the last arms' length transaction for this property was in 1990 when the property was purchased for \$192,000.

> The basis for determining the valuation of all condo units within the Budzo condo development is based upon 95% of the median sale price/square foot of all residential condo units sold within the Juneau market.

> 2024Generic = 287.995 * Unit Area

>

PCN	UnitArea	2024Generic	2024AV
1C040A270001	1011	291,163	276,600
1C040A270002	585	168,477	160,100
1C040A270003	1148	330,618	314,100
1C040A270004	921	265,243	252,000
		1,055,502	1,002,800

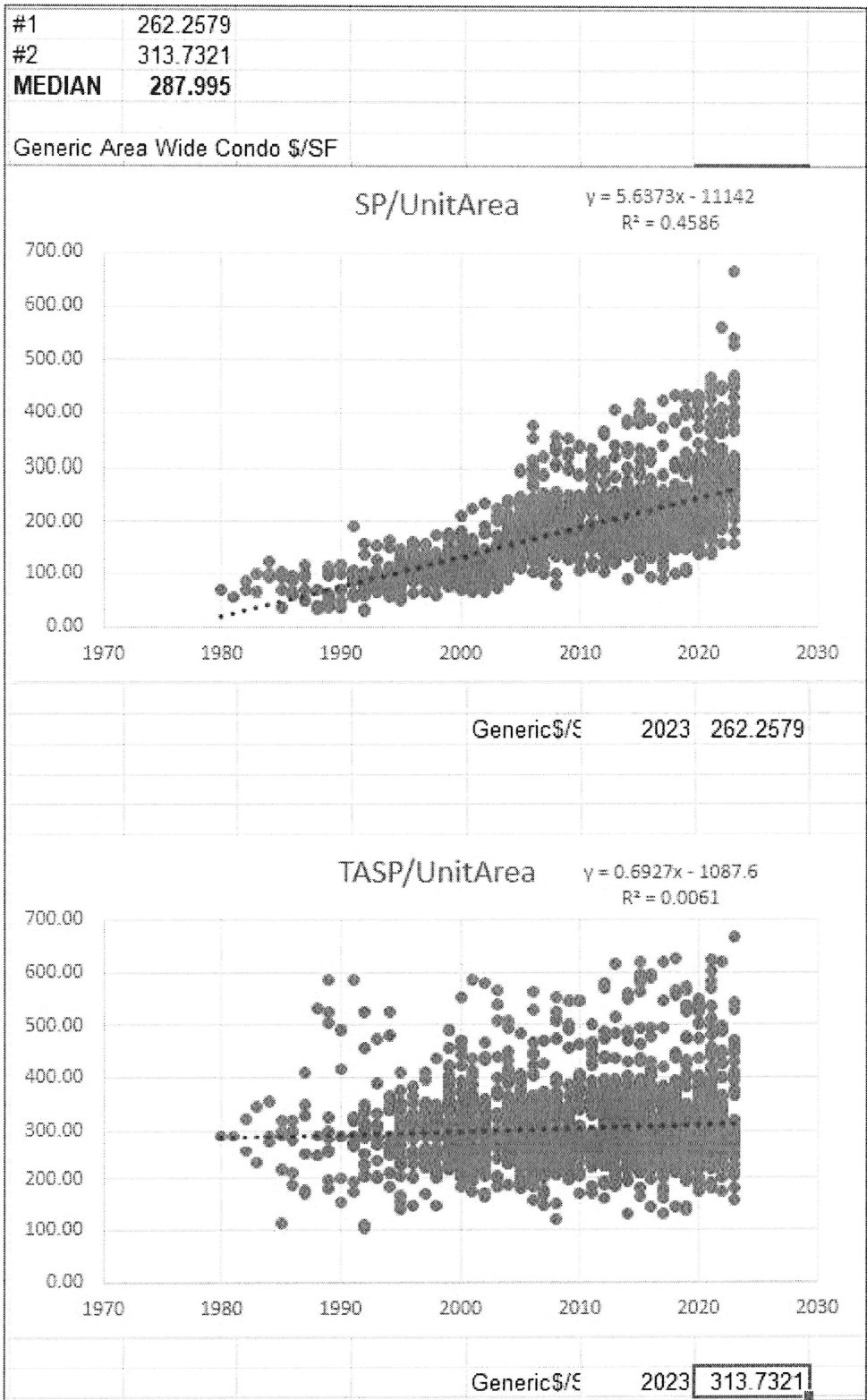
> Based upon the evidence provided to this office, it is my belief that the units in this condo association represent a higher than typical quality level.

> Your appeal indicated that market reaction to these properties would be muted due to limited parking. Nothing in your support documentation provided any support for this. It is my belief that this would be countered due to the very close proximity to the downtown core.

> I developed two different models and utilized the average of the two. For the purpose of this valuation a \$/sf value of 287.99 was applied to all Budzo condo units based upon the area from the condo plat.

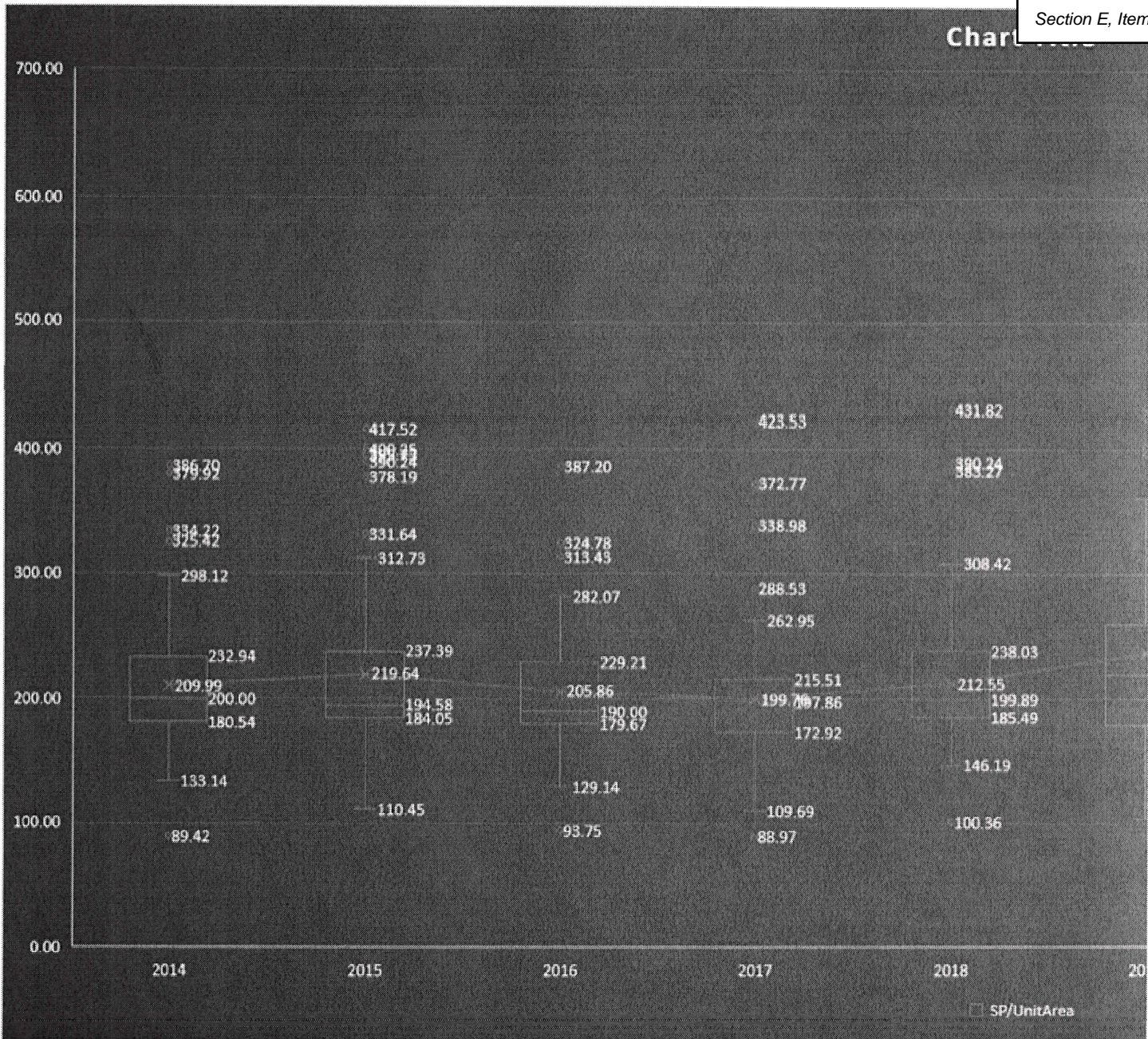
> Model #1 is purely \$/SF as a function of time while model #2 looks at developed time adjustment factor based upon year sold. It is my belief that model #2, solves the data better based upon the reduction of R^2 to a very low level.

>



> This chart illustrates the SP/SF for condo units within Juneau since the market last corrected in 2014. Again, the median indicated \$/SF is about \$289. I see nothing in the record which would indicate that your unit would be anything less than the median, in fact looking at just quality I would argue that it would be superior to many current listings.

>



> If I were to value this property as-if it had not been turned into condos, the indicated value is approx. \$ 831,500. This represents approximately a 20% condo premium, I find this % to be reasonable based upon other condo conversion projects which have been performed in town and then resold.

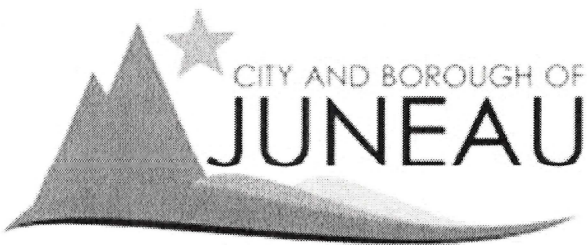
>

SV	181,600
IV	649,900
AV	831,500
Unit1	278,600
Unit2	162,100
Unit3	316,100
Unit4	254,000
TOTAL	1,010,800
21.56% Condo premium	

> Trending of the 1991 purchase price of \$192,000 would be equivalent to a current purchase price of \$800K based upon the Case Shiller Housing Index which increased from an index level of 75.3 -> 310.52 to current. This is more than a 4-fold increase over that time. This factor supports my estimate of value if the units had not been turned into condos.

> To summarize, the method of valuation for this specific condo development is made difficult by the lack of any sales data directly within the development. Thus, we went to the greater condo market to determine the most likely price (valuation) of the units based upon median generic \$/sf information. It is my belief that if these units were to be listed on the open market, the price/SF would exceed the median for other condo units within Juneau.

> Aaron Landvik
 > Deputy Assessor
 > Assessor's Office
 > City and Borough of Juneau, AK
 > PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
 > aaron.landvik@juneau.gov



Di Cathcart

From: Aaron Landvik
Sent: Wednesday, May 29, 2024 10:39 AM
To: brett@brettdillingham.com
Subject: APL20240282 - 1C040A270002 - Dillingham

Good morning,

After reviewing the information provided, I propose NO CHANGE to the 2024 assessed value as follows:

Period	Site Value	Improvement/ Building Value	Assessed Value
2024 Asmt	\$ 5,000	\$ 157,100	\$ 162,100
2024 Proposed	\$ 5,000	\$ 157,100	\$ 162,100

Please respond by email stating your acceptance of this NO CHANGE. Upon receipt of your acceptance, I will take this to the Assessor for approval, subject to approval a withdrawal letter will be issued.

If you reject these proposed changes, I will schedule the case for the next available Board of Equalization and you will be notified of the date.

If you have any questions or wish to discuss this further, please contact me by email and we can coordinate a phone discussion.

If I do not hear back from you within 10-days, I will assume that you have accepted the NO CHANGE proposal and will process as such.

Kind regards,

Aaron Landvik
CBJ Deputy Assessor

Valuation of the condo within Budzo Condominiums is difficult in that there are 0 sales of any unit since the building was condo-ized in 2009. In fact, one could argue that the last arms' length transaction for this property was in 1990 when the property was purchased for \$192,000.

The basis for determining the valuation of all condo units within the Budzo condo development is based upon 95% of the median sale price/square foot of all residential condo units sold within the Juneau market.
2024Generic = 287.995 * Unit Area

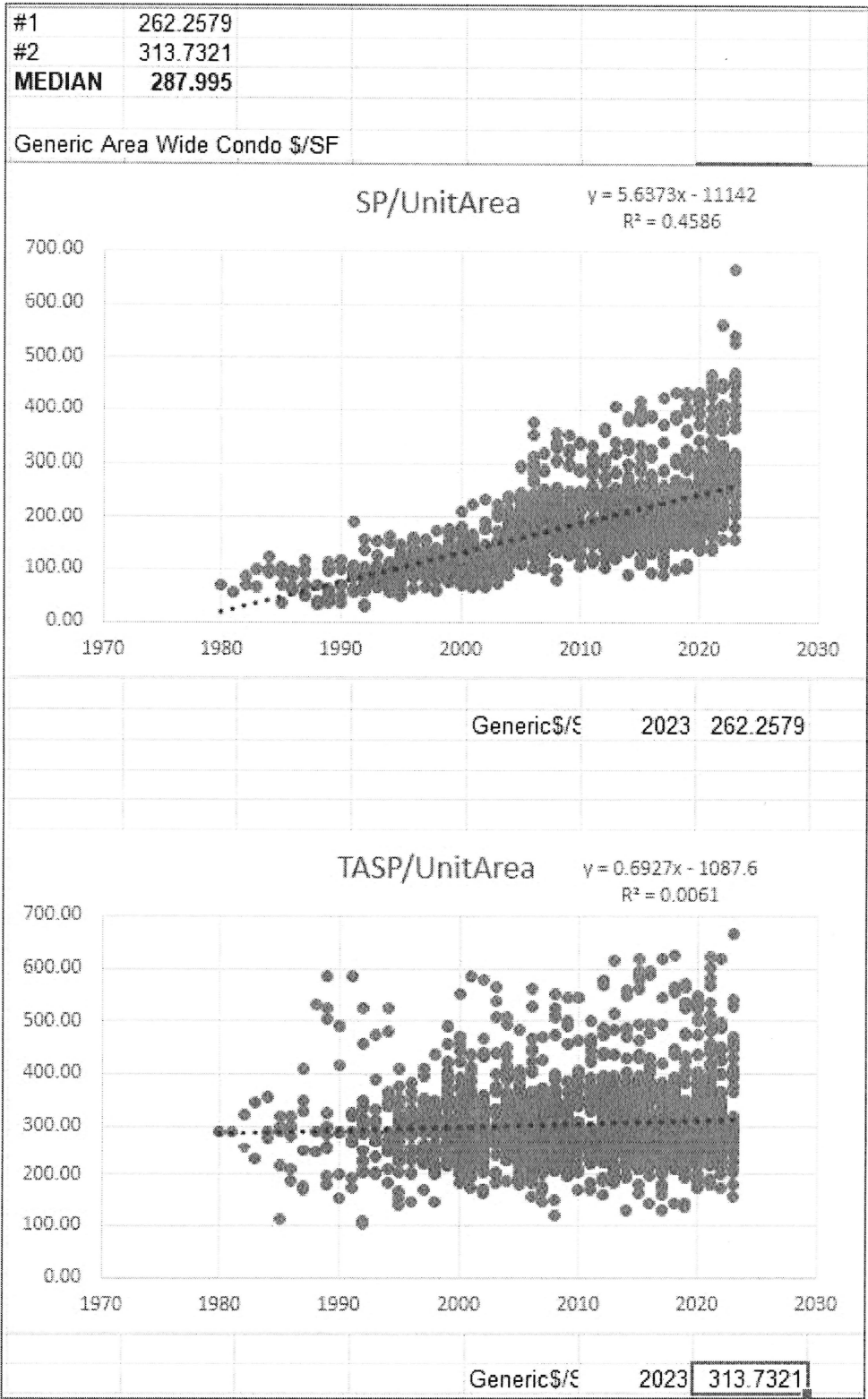
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Based upon the evidence provided to this office, it is my belief that the units in this condo association represent a higher than typical quality level.

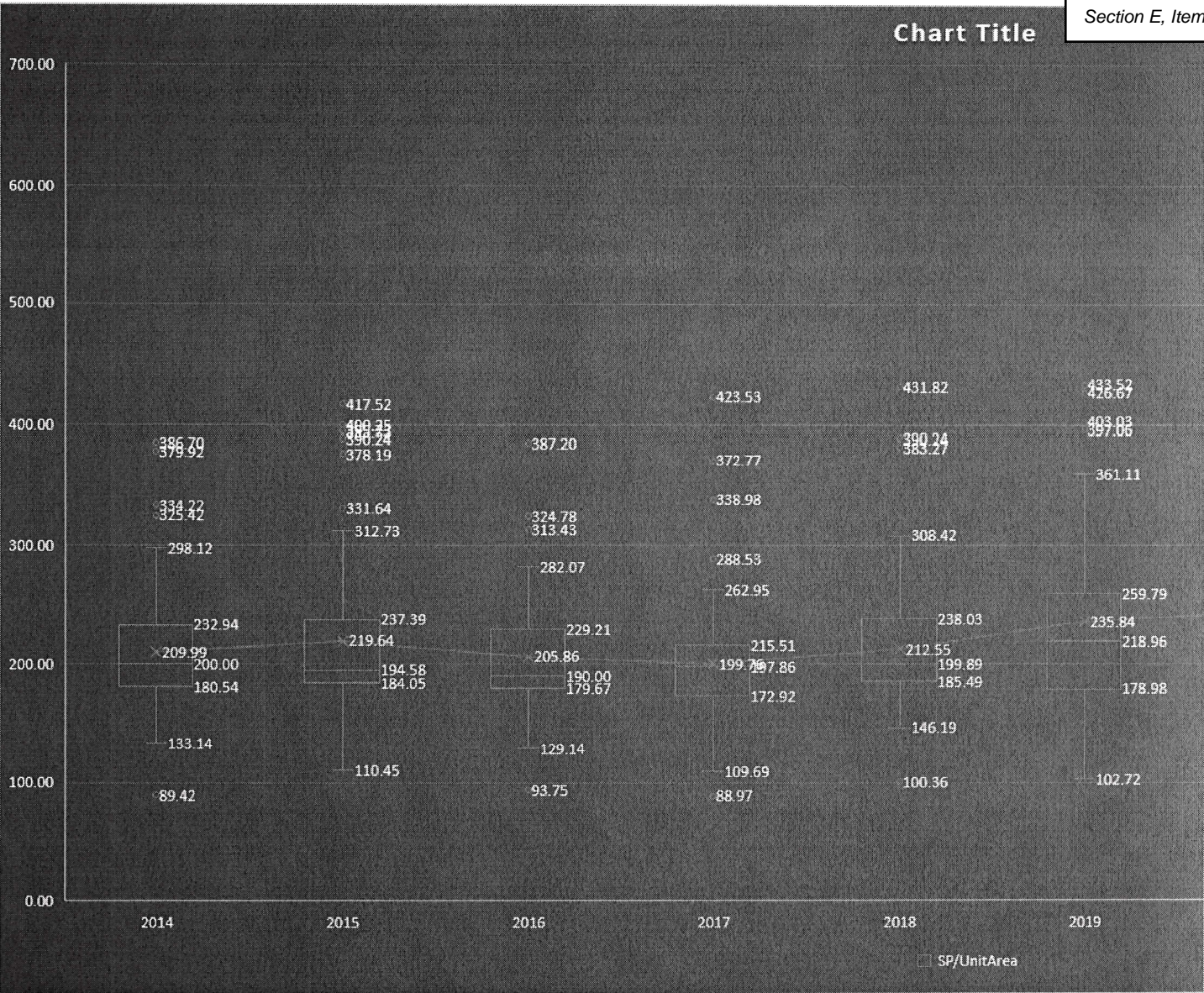
Your appeal indicated that market reaction to these properties would be muted due to limited parking. Nothing in your support documentation provided any support for this. It is my belief that this would be countered due to the very close proximity to the downtown core.

I developed two different models and utilized the average of the two. For the purpose of this valuation a \$/sf value of 287.99 was applied to all Budzo condo units based upon the area from the condo plat.

Model #1 is purely \$/SF as a function of time while model #2 looks at developed time adjustment factor based upon year sold. It is my belief that model #2, solves the data better based upon the reduction of R^2 to a very low level.



This chart illustrates the SP/SF for condo units within Juneau since the market last corrected in 2014. Again, the median indicated \$/SF is about \$289. I see nothing in the record which would indicate that your unit would be anything less than the median, in fact looking at just quality I would argue that it would be superior to many current listings.



If I were to value this property as-if it had not been turned into condos, the indicated value is approx. \$ 831,500. This represents approximately a 20% condo premium, I find this % to be reasonable based upon other condo conversion projects which have been performed in town and then resold.

SV	181,600
IV	649,900
AV	831,500
Unit1	278,600
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Unit3	316,100
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21.56% Condo premium	

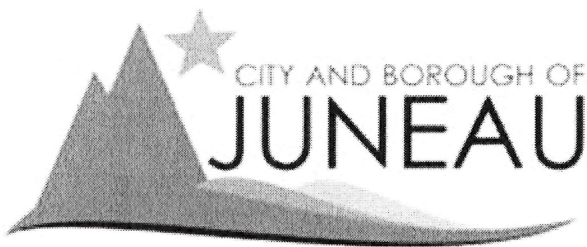
Trending of the 1991 purchase price of \$192,000 would be equivalent to a current purchase price of \$800K based upon the Case Shiller Housing Index which increased from an index level of 75.3 -> 310.52 to current. This is more than a 4-fold increase over that time. This factor supports my estimate of value if the units had not been turned into condos.

To summarize, the method of valuation for this specific condo development is made difficult by the lack of any sales data directly within the development. Thus, we went to the greater condo market to determine the most likely price (valuation) of the units based upon median generic \$/sf information. It is my belief that if these units were to be listed on the open market, the price/SF would exceed the median for other condo units within Juneau.

Aaron Landvik

Deputy Assessor
Assessor's Office
City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov



Di Cathcart

From: Aaron Landvik
Sent: Friday, April 5, 2024 10:32 AM
To: brett@brettdillingham.com
Subject: APL 2024-0282 1C040A270002

Good morning,

I am the appraiser assigned to process your petition for review. I spoke with you when you originally came into our office. As I stated at that time, the change in value for the units within Budzo is a reflection of the changes we have seen at the local, regional and national levels. Ideally, we would have direct sales within the development but the changes within the condo market required action on our part.

Can you please provide recent interior photos of the condo unit? Are you able to request a CMA from a local realtor, this would serve as a great starting point for the discussion.

This particular condo development certainly is a bit of an oddball and thus requires a little nuance and extrapolation. That being said, I'm looking forward to working with you towards resolution.

For comparison purposes, I re-valued the entire building as if it were a single-family residence. The resultant value was approximately \$800,000.

The total value of all the condo units is approximately \$1,000,000, this would represent an approximate 20% premium in value as condos. This seems quite reasonable to me.

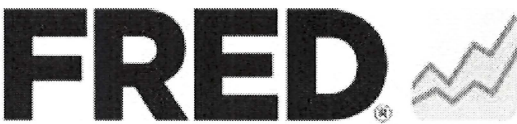
A recent condo conversion occurred out in Auke Bay within the last few years. The 8-unit apartment building was purchased in 2015 for \$825,000. Repairs and updating of approximately \$60,000 is estimated for each of the units. Additionally, a 2022 building permit was issued for the construction of garages for each condo unit; the reported cost of the garage was \$221,500.

Once conversion has been completed and the units were updated, each condo unit is being listed at \$400,000. The indicated change in value as a result of the condoization pencils out to about double the cost of the investment.

This table summarizes the information:

825,000	Purchase price
480,000	Unit/Bldg rehab (8x60K)
221,500	Garage
1,526,500	Total Investment
3,200,000	Sale Price (8x400K)
2.10	Sale Price/Total Investment
210%	Condo Factor

This chart illustrates the change in the Case Shiller Home Price Index since your purchase of the property in 1990. In 1990, the index value was approximately 80. For 2024, the index level has increased to 310; an increase by a factor of 3.875. Based upon your purchase price of \$192,000 the indicated value based upon the change in index value for your property is about \$750,000. This value is in general agreement with the value of the structure as if it had not been condoized.



ECONOMIC DATA | ST. LOUIS FED

Your trusted data source
since 1991.

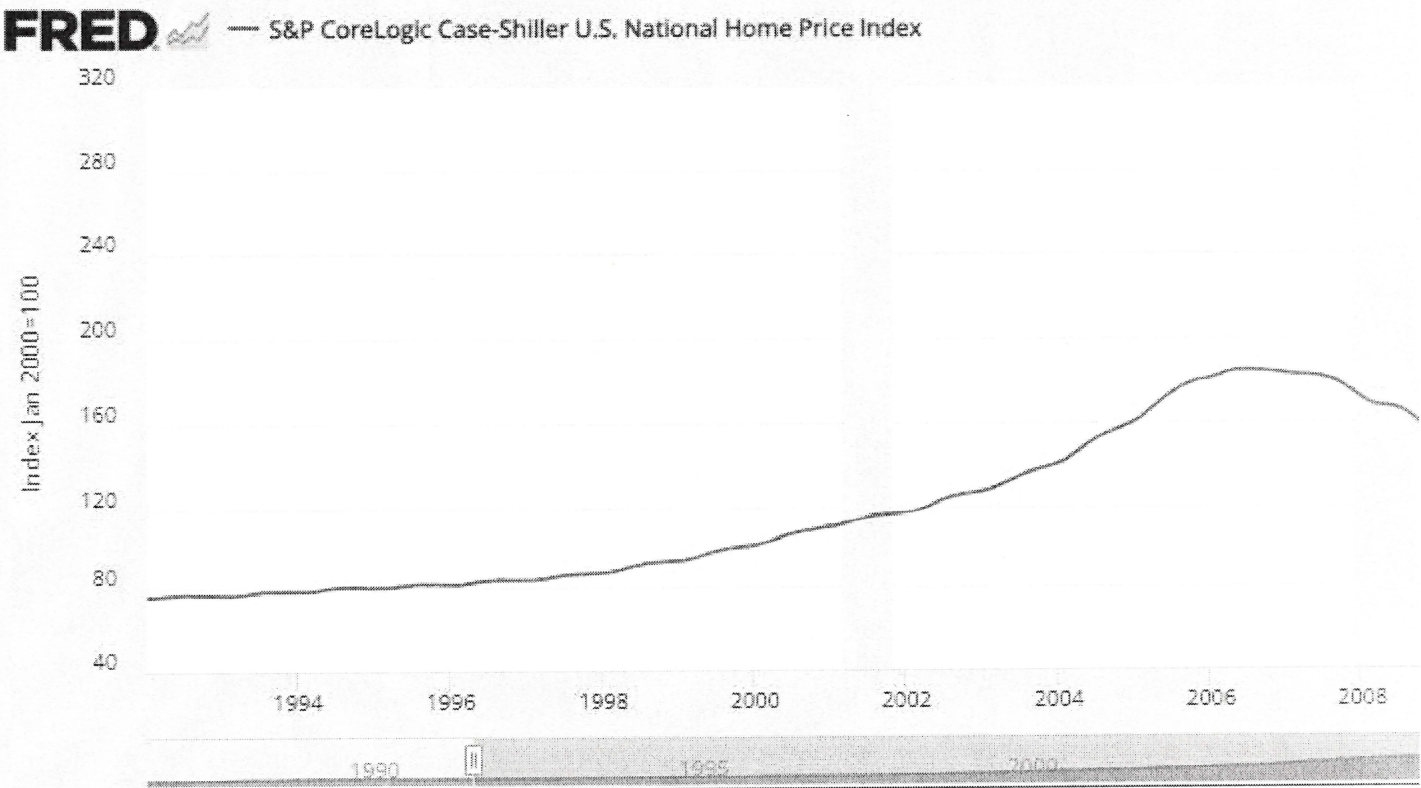
Categories > Prices > House Price Indexes

☆ S&P CoreLogic Case-Shiller U.S. National Home Price Index (CSUSHPINSA)

Observation:
Jan 2024: 310.45500
(+ more)
Updated: Mar 26, 2024 8:11 AM CDT

Units:
Index Jan 2000=100,
Not Seasonally Adjusted

Frequency:
Monthly

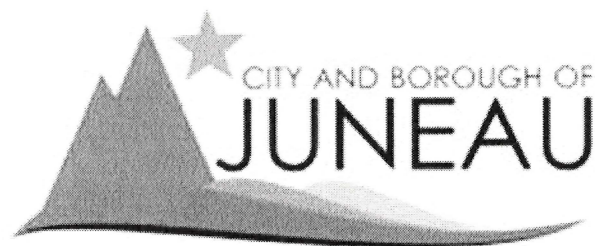


1C040A270002
DILLINGHAM/ GOOD/ OHLER
313 SEVENTH ST
BUDZO MANOR CONDOMINIUMS UNIT 2

<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2024	\$5,000.00	\$2,000.00	\$155,100.00	\$162,100.00
2023	\$5,000.00	\$2,000.00	\$85,900.00	\$92,900.00
2022	\$5,000.00	\$2,000.00	\$85,900.00	\$92,900.00
2021	\$5,000.00	\$2,000.00	\$85,900.00	\$92,900.00
2020	\$5,000.00	\$2,000.00	\$85,900.00	\$92,900.00
2019	\$5,000.00	\$2,000.00	\$85,900.00	\$92,900.00
2018	\$5,000.00	\$2,000.00	\$85,900.00	\$92,900.00
2017	\$5,000.00	\$2,000.00	\$83,900.00	\$90,900.00
2016	\$5,000.00	\$2,000.00	\$83,900.00	\$90,900.00
2015	\$5,000.00		\$78,100.00	\$83,100.00
2014	\$5,000.00		\$78,100.00	\$83,100.00
2013	\$5,000.00		\$78,100.00	\$83,100.00
2012	\$5,000.00	\$0.00	\$78,100.00	\$83,100.00
2011	\$5,000.00	\$0.00	\$65,300.00	\$70,300.00
2010	\$5,000.00	\$0.00	\$65,300.00	\$70,300.00

Aaron Landvik
Deputy Assessor
Assessor's Office
City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov





ASSESSOR OFFICE

APPEAL #2024-0282

Section E, Item 2.

2024 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION July 11th, 2024

Appellant: H Brett & Kristy Dillingham

Location: 313 Seventh St – Unit 2

Parcel No.: 1C040A270002

Property Type: Condominium

Appellant's basis for appeal: "There aren't any useful comparison/comparable for valuing my condo, it was incorrectly valued without regard for parking (street only), laundry (shared facility) and storage limitations."

Appellant's Estimate of Value		Original Assessed Value		Recommended Value	
Site:	\$5,000	Site:	\$5,000	Site:	\$5,000
Buildings:	<u>\$87,900</u>	Buildings:	<u>\$157,100</u>	Buildings:	<u>\$157,100</u>
Total:	\$92,900	Total:	\$162,100	Total:	\$162,100

Subject Photo:



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Overview

The subject is a 585 square foot condominium of average (+) quality and condition. The condo is located at 313 Seventh St (Juneau) Unit 2 within Budzo Manor Condominium neighborhood. Originally constructed as an apartment building in the 1930's, the current configuration was created in 2009 when the apartment units were converted into condominiums. According to records, the original structure was built between 1914 & 1927 and appears to have had adequate maintenance and updates. The condo resides on a typical condo lot.

Subject Characteristics:

- Land
 - Standard \$5,000 land value for condominium unit
- Building
 - Originally constructed as an apartment building somewhere between 1914 & 1927, the building was converted into condos in 2009
 - Average (+) Quality
 - Average Condition
 - 585 SF GLA total
 - Misc Improvement
 - Solid Fuel Heater (Wood Stove) \$2,000

Photos

Section E, Item 2.

Front:





View:

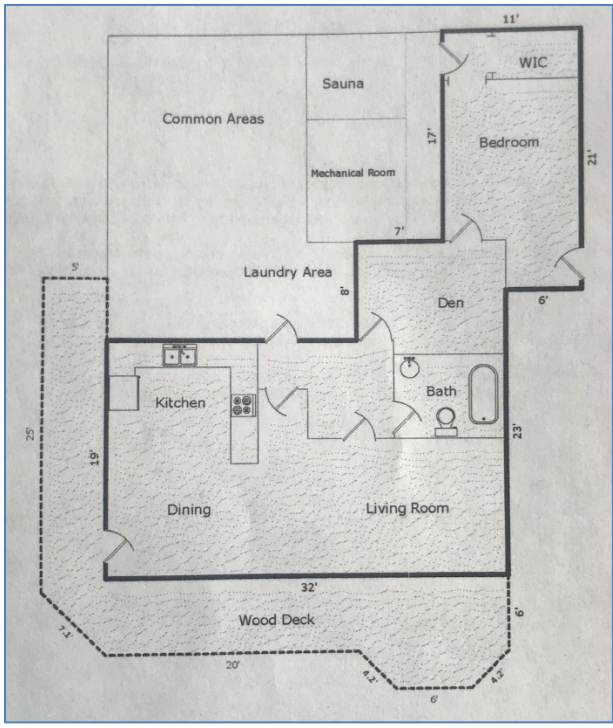


Interior Photos Provided by Appellant of other unit within development:

Section E, Item 2.

Interior photos were requested from all appellants, only one of the unit owners provided interior photos. It is the assumption of this office that all units are of similar quality and condition.

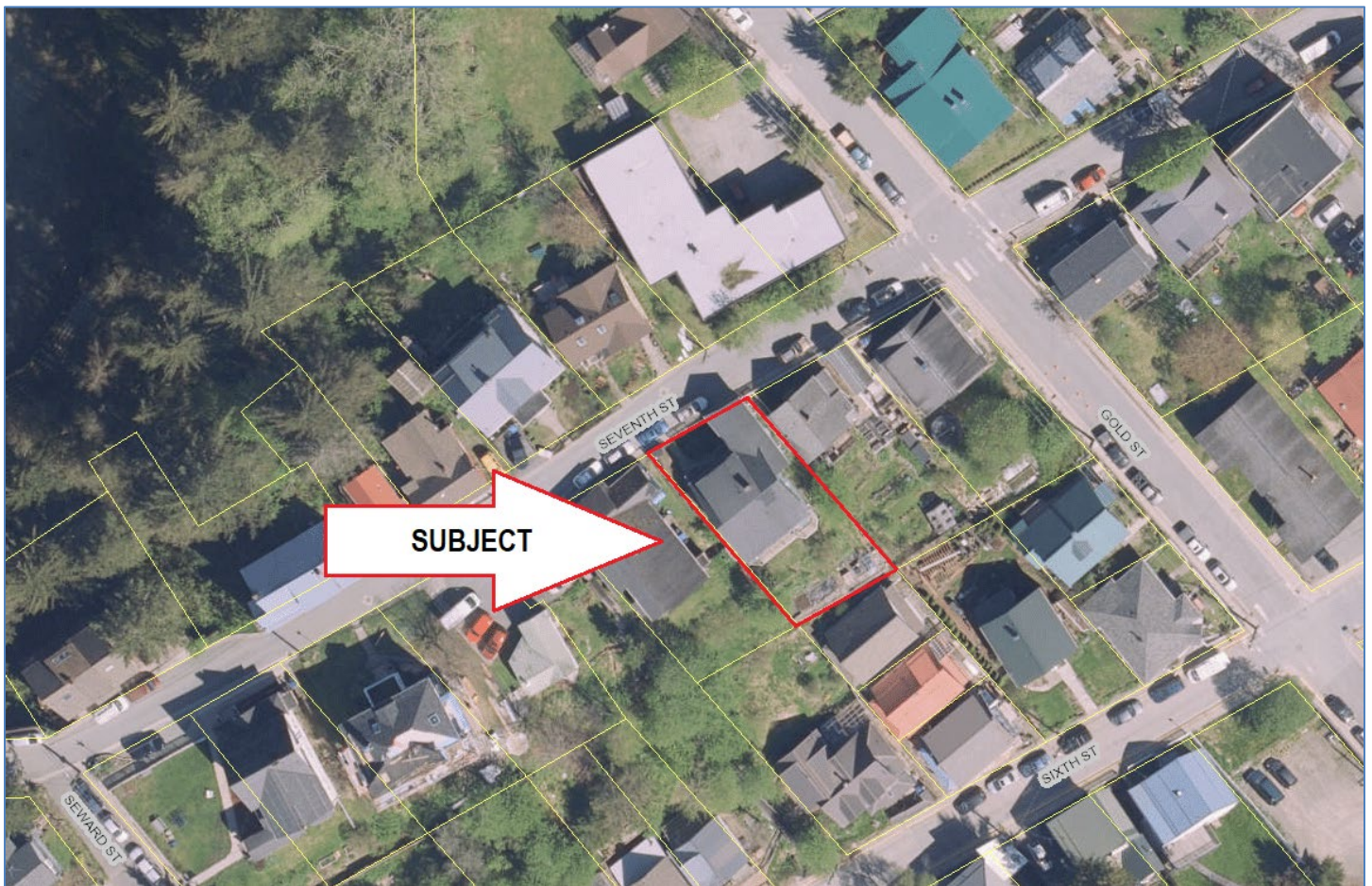
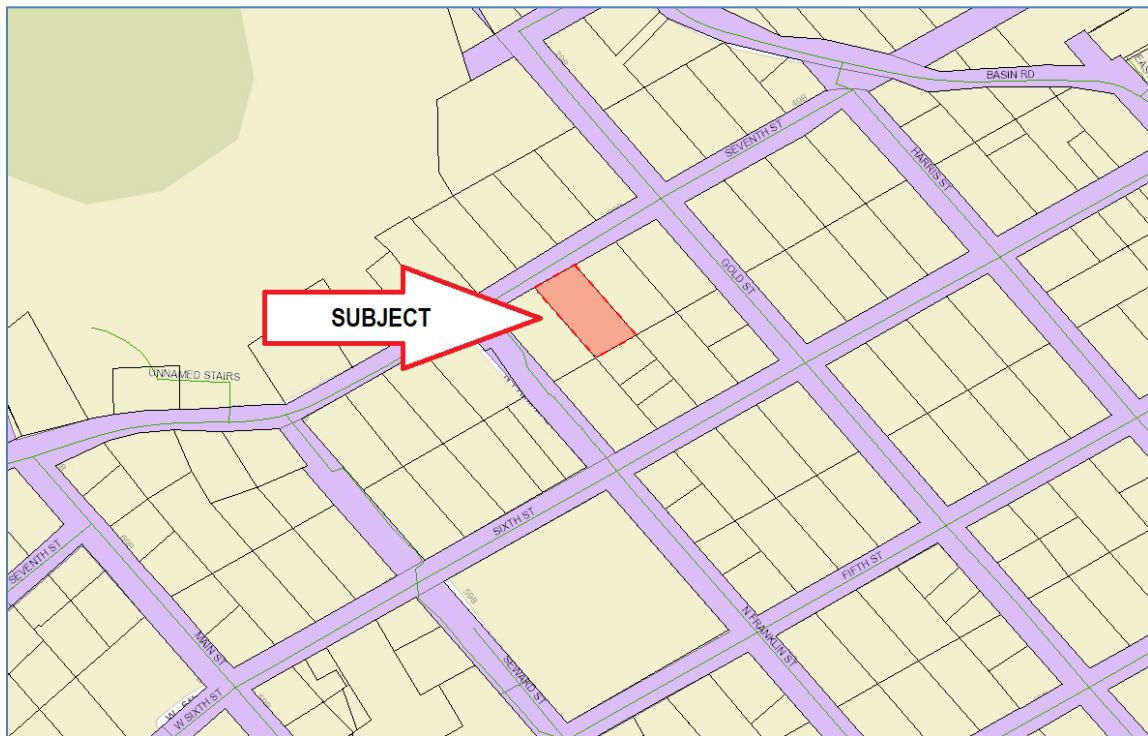


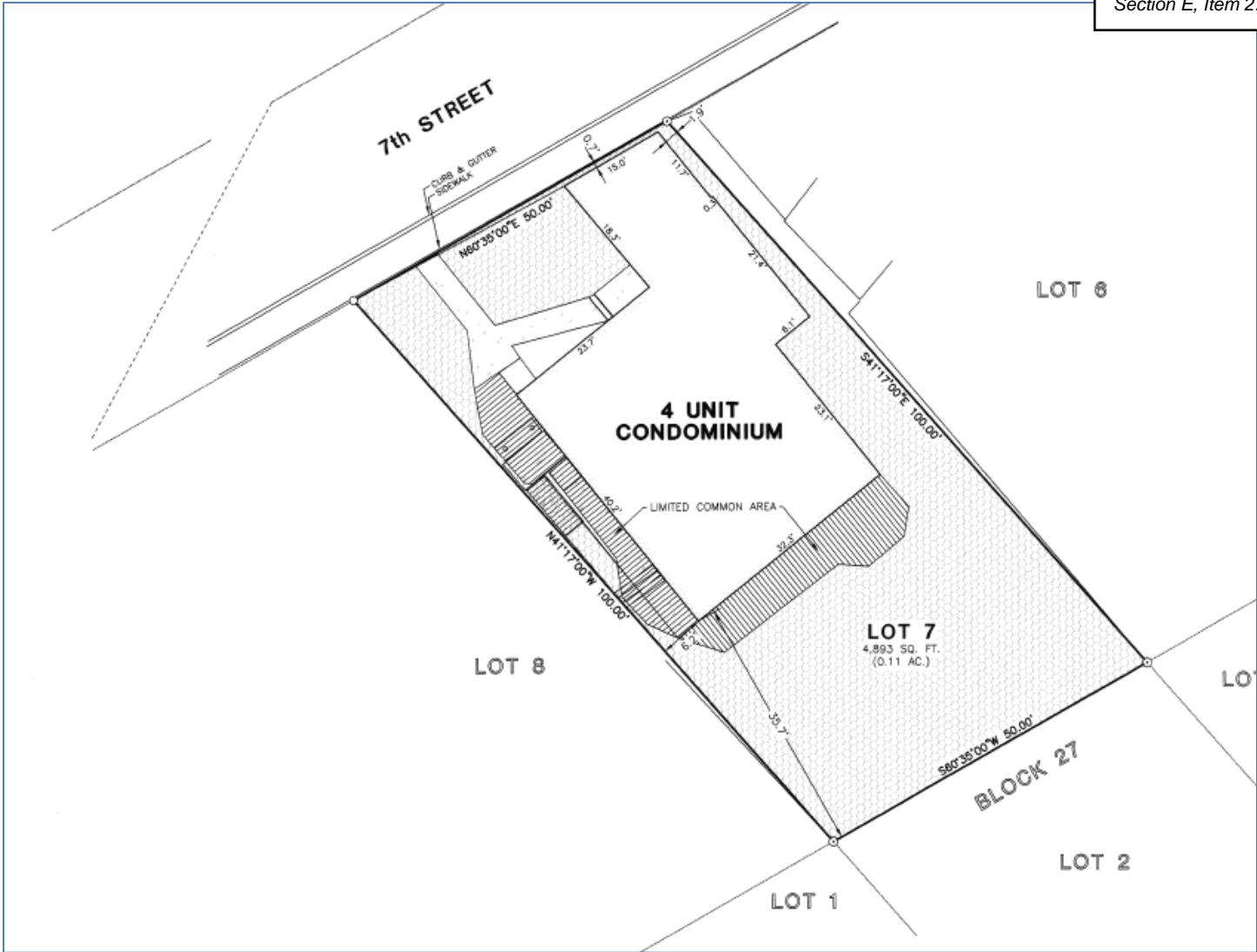




Area Map & Aerial

Section E, Item 2.





Land Assessment

Section E, Item 2.

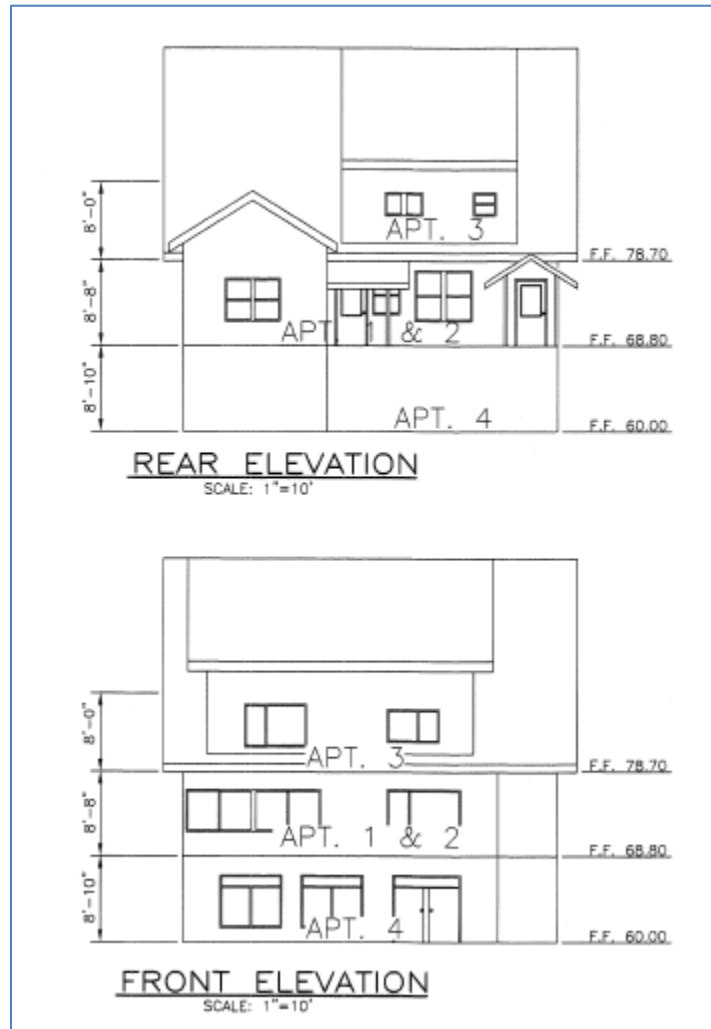
Land is assigned a nominal value of \$5,000 for every condo unit in Juneau.

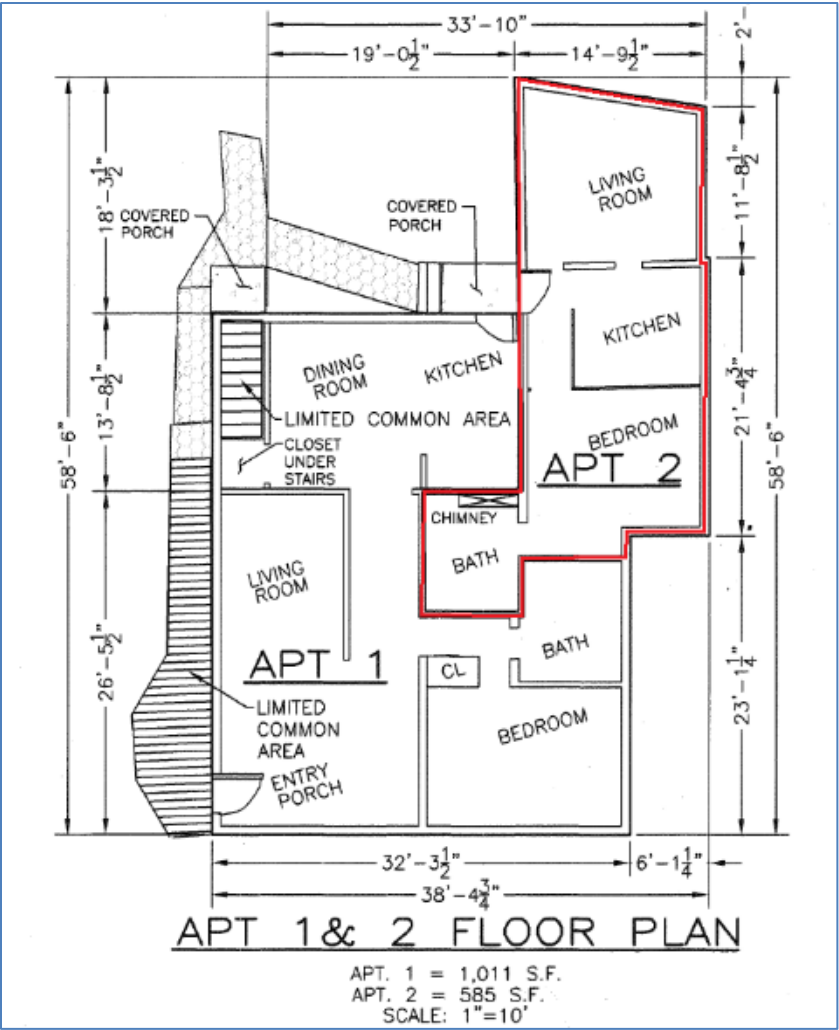
Building Valuation

For residential condominium parcels, the original assessment is determined using the direct sales approach. Market trends based on our sales analysis are applied to the subject condo association annually to estimate full market value. Time adjustments are applied to unit sale prices to account for any market fluctuations occurring between the sale date and the legislated valuation date (January 1, 2024). Sales analysis is done annually to establish assessed values.

Building Characteristics:

- Originally constructed as an apartment building somewhere between 1914 & 1927, the building was converted into condos in 2009
- Average (+) Quality
- Average Condition
- 585 SF GLA





Valuation Methodology

Budzo Condominium’s Sale Data

No sale data exists for this condo development since conversion into condos in 2009. Ownership has remained within the same core group of owners since they purchased the property in 1990 for \$192,000. At that time, the bulding was approved as an apartment building. In 2009, the property was converted into condos.

In the absence of direct sales data within this condo development, a decision was made by this office to value these condos within the development on a per foot basis based upon the median sale price/square foot of all condo sales within the borough (once all time adjustments were consdiered). The indicated median value for 01/01/2024 was determined to be 282.78/sf. Applying a 0.95 adjustment factor brings the indicated condo development into equity with all other condo units who are valued at 95% of time adjusted sale price for the 2024 assessment year.

Appraisal consideration

During the course of this appeal season, one of the owners within Budzo provided two partial appraisals. The oldest of which indicated a market value of \$125,000 in 2011. A secondary appraisal was located in our records from when the same property owner appealed the property in 2019. Unfortunately, the sales adjustment grid and final value reconciliation pages were not included with this submission thus the market value at that time (2019) is unknown to our office.

Parking

No adjustment has been made within our valuation model to account for the lack of on-site parking. The appellant indicated that the lack of on-site parking requires a significant adjustment, yet this is not supported by the 2017 appraisal provided for different unit within the same development:

PROJECT SITE	Topography	Moderate Downslope	Size	4893 sf	Density	35.61 Units Per Acre	View	B;Wtr;CtySky
	Specific Zoning Classification	D-18	Zoning Description	Multi-Family, 5,000 sq. ft. min. lot size, 18 units per acre				
	Zoning Compliance	<input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal Nonconforming - Do the zoning regulations permit rebuilding to current density?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
	<input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	See the Comment Addendum for more information.						
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private
	Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	
	Gas		None	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None		
	FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	02110C1566D	FEMA Map Date	08/19/2013
	Are the utilities and/or off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.								
No apparent adverse easements or encroachments were noted. However, a title report was not available for review. The site area is taken from City and Borough of Juneau Assessor records. The subject doesn't have on-site parking, however, this is common in the Juneau Townsite and historically hasn't negatively affected marketability.								

Quality

Based on our site visit and materials provided by the appellant, the quality appears to be Average (+).

Bed/Bath vs. Gross Living Area

Analysis of the unit area and bedroom count in a scatter chart indicates that unit area has a greater impact on value. The provided appraisal appears to bolster this observation, no monetary adjustment was made for bedroom count while

the appraiser clearly makes an adjustment to consider the change in gross living area.

Tracking# 60095110

Individual Condominium Unit Appraisal Report

There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 159,000 to \$ 220,000	
There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 92,000 to \$ 220,000	
FEATURE	SUBJECT
Address	313 Seventh Street, #4
and Unit #	Juneau, AK 99801
Project Name and Phase	Budzo Manor
Proximity to Subject	0.52 miles W
Sale Price	\$ N/A
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.
Data Source(s)	Ext. Inspection, MLS
Verification Source(s)	Realtor
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing	Conventional
Concessions	None Known
Date of Sale/Time	6/21/2010
Location	Urban/Upland
Leasehold/Fee Simple	Fee Simple
HOA Mo. Assessment	600.00
Common Elements and Rec. Facilities	Standard
Floor Location	1
View	Distant Ocean
Design (Style)	3 Story/Avg
Quality of Construction	Avg-Average (+)
Actual Age	20e/1936 (2009)
Condition	Avg-Average (+)
Above Grade	Total Bdrms Baths
Room Count	4 1 1.00
Gross Living Area	915 sq. ft.

COMPARABLE SALE # 1	
Address	90 Spruce St. Unit 1D
and Unit #	Juneau, AK 99801
Project Name and Phase	Glacier Ave. Condo
Proximity to Subject	0.31 miles W
Sale Price	\$ 120,000
Sale Price/Gross Liv. Area	\$ 169.25 sq. ft.
Data Source(s)	Ext. Inspection, MLS
Verification Source(s)	Realtor
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing	Conventional
Concessions	None Known
Date of Sale/Time	3/18/2011
Location	Urban/Upland
Leasehold/Fee Simple	Fee Simple
HOA Mo. Assessment	385.00
Common Elements and Rec. Facilities	Standard
Floor Location	4
View	Distant Ocean
Design (Style)	4 Story/Avg
Quality of Construction	Average
Actual Age	20e/1966
Condition	Average
Above Grade	Total Bdrms Baths
Room Count	3 1 1.00
Gross Living Area	473 sq. ft.

COMPARABLE SALE # 2	
Address	350 Irwin St. Unit 401
and Unit #	Juneau, AK 99801
Project Name and Phase	Highland Terrace Condo
Proximity to Subject	0.47 miles SW
Sale Price	\$ 92,000
Sale Price/Gross Liv. Area	\$ 176.00 sq. ft.
Data Source(s)	Ext. Inspection, MLS
Verification Source(s)	Realtor
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing	FHA
Concessions	None Known
Date of Sale/Time	9/30/2010
Location	Urban/Upland (+)
Leasehold/Fee Simple	Fee Simple
HOA Mo. Assessment	350.00
Common Elements and Rec. Facilities	Standard
Floor Location	2
View	Good Filtered Ocean
Design (Style)	2 Story/Avg
Quality of Construction	Avg-Average (+)
Actual Age	12e/1980
Condition	Average (+)
Above Grade	Total Bdrms Baths
Room Count	5 2 2.00
Gross Living Area	1,250 sq. ft.

No adjustment applied based upon bedroom count. Adjustment applied for gross living area.

City and Borough of Juneau Assessment History Report				
1C040A270002 H BRETT DILLINGHAM 313 SEVENTH ST BUDZO MANOR CONDOMINIUMS UNIT 2				
<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2024	\$5,000.00	\$2,000.00	\$155,100.00	\$162,100.00
2023	\$5,000.00	\$2,000.00	\$85,900.00	\$92,900.00
2022	\$5,000.00	\$2,000.00	\$85,900.00	\$92,900.00
2021	\$5,000.00	\$2,000.00	\$85,900.00	\$92,900.00
2020	\$5,000.00	\$2,000.00	\$85,900.00	\$92,900.00
2019	\$5,000.00	\$2,000.00	\$85,900.00	\$92,900.00
2018	\$5,000.00	\$2,000.00	\$85,900.00	\$92,900.00
2017	\$5,000.00	\$2,000.00	\$83,900.00	\$90,900.00
2016	\$5,000.00	\$2,000.00	\$83,900.00	\$90,900.00
2015	\$5,000.00		\$78,100.00	\$83,100.00
2014	\$5,000.00		\$78,100.00	\$83,100.00
2013	\$5,000.00		\$78,100.00	\$83,100.00
2012	\$5,000.00	\$0.00	\$78,100.00	\$83,100.00
2011	\$5,000.00	\$0.00	\$65,300.00	\$70,300.00
2010	\$5,000.00	\$0.00	\$65,300.00	\$70,300.00

Summary

As a result of this petition for review **no changes were made**; the land and buildings are valued using the same methods and standards as all other properties across the borough.

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

The Assessor Office proposes **no change** to the appellant’s 2024 Assessment.



Office of the Assessor
155 Heritage Way
Juneau, Alaska 99801

Section E, Item 3.

Petition for Review / Correction of Assessed Value Real Property	
Assessment Year	
Parcel ID Number	1C040A270003
Name of Applicant	Terri Ohler
Email Address	

2024 Filing Deadline: Monday April 1st, 2024

Received
post marked
MAR 28 2024

Please attach all supporting documentation

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

CBJ-Assessors Office

Parcel ID Number	1C040A270003				
Owner Name	Ohler Family Trust; Jason B Ohler & Terri L Ohler Co-Trustees				
Primary Phone #		Email Address			
Physical Address	313 7th Street	Mailing Address	5520 N Hondo Dr		
	Unit 3		Prescott Valley, AZ 86314		
	Juneau, AK 99801				
Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.					
<input checked="" type="checkbox"/> My property value is excessive/overvalued		THE FOLLOWING ARE <u>NOT</u> GROUNDS FOR APPEAL <ul style="list-style-type: none">• Your taxes are too high• Your value changed too much in one year.• You can't afford the taxes			
<input type="checkbox"/> My property value is unequal to similar properties					
<input type="checkbox"/> My property was valued improperly/incorrectly					
<input type="checkbox"/> My property has been undervalued					
<input type="checkbox"/> My exemption(s) was not applied					
Provide specific reasons and provide evidence supporting the item(s) checked above:					
My insurance policy estimates the value of my condo at just over \$200,000, but I feel it could be sold for about \$225,000 for the unit plus the cost of the land portion should the condo association require that the new owner be part owner in the land if it were sold. I don't have the purchase price info or the exact date of purchase because my late husband purchased the property jointly with 3 other people. When we married, he put me on the deed and when he passed, the property became mine.					
Have you attached additional information or documentation?				<input type="checkbox"/> Yes <input type="checkbox"/> No	
Values on Assessment Notice:					
Site	\$ 5000	Building	\$ 311,100	Total	\$ 316,100
Owner's Estimate of Value:					
Site	\$ 5000	Building	\$ 225,000	Total	\$ 230,000
Purchase Price of Property:					
Price	\$?	Purchase Date	?1994		
Has the property been listed for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes complete next line)					
Listing Price	\$	Days on Market			
Was the property appraised by a licensed appraiser within the last year? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes provide copy of appraisal)					
Certification:					
I hereby affirm that the foregoing information is true and correct, I understand that I bear the burden of proof and I must provide evidence supporting my appeal, and that I am the owner (or owner's authorized agent) of the property described above.					
Signature <i>Terri L Ohler</i>				Date 3-25-24	

Contact Us: CBJ Assessors Office			
Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906	assessor.office@juneau.gov	http://www.juneau.org/finance	155 Heritage Way Rm. 114
Fax # (907) 586-4520			Juneau AK 99801

PARCEL #: _____ APPEAL #: _____ DATE FILED: _____

Appraiser to fill out			
Appraiser		Date of Review	
Comments:			
Post Review Assessment			
Site	\$	Building	\$
Exemptions	\$		
Total Taxable Value	\$		
APPELLANT RESPONSE TO ACTION BY ASSESSOR			
I hereby <input type="checkbox"/> Accept <input type="checkbox"/> Reject the following assessment valuation in the amount of \$ _____			
If rejected, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.			
Appellant's Signature _____ Date: _____			

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

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

Contact Us: CBJ Assessors Office			
Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	assessor.office@juneau.gov	http://www.juneau.org/finance	155 Heritage Way Rm. 114 Juneau AK 99801

**Questions about your Policy?**Call 1-206-277-7838 or
1-800-922-7013**Policy Number:**

H62-261-742452-70 3 9

Report a Claim:1-800-2CLAIMS or
LibertyMutual.com/Claims

Section E, Item 3.

**ACTION REQUIRED:**

PLEASE REVIEW AND KEEP FOR YOUR RECORDS.

PARCEL ID #
1C040A270003**Policy Declarations**

Total 12 Month Premium: \$1,131.00

Through your affiliation with the Subaru of America your policy includes special group savings on your home insurance.

Insurance Information

Named Insured: Terri Ohler	Policy Number: H62-261-742452-70 3 9
Mailing Address: 5520 N Hondo Dr Prescott Valley AZ 86314-4352	Policy Period: 07/15/2023-07/15/2024 12:01 a.m. standard time at the address of the Named Insured at Insured Location.
Insured Location: 313 7th St, #3 Juneau AK 99801-1184	Declarations Effective: 07/15/2023

DISCOUNTS AND BENEFITS SECTION

Your discounts and benefits have been applied to your total policy premium.

		PREMIUM
• Multiple Policy Discount	\$	(23)
• Safe Homeowner Program	\$	(35)
• Subaru Advantage Insurance		
Subaru of America		(Included)
• Protective Device Discounts:	\$	(14)
Smoke/Heat Alarm-All Floors, Extinguishers and Dead Bolt Locks		
Total Discounts and Benefits	\$	(72)

Coverage Information**Standard Policy**

SECTION I COVERAGES		LIMITS	PREMIUM
A. Dwelling	\$	205,840	
C. Personal Property	\$	95,310	
D. Loss of Use of Insured Location	\$	38,130	



OFFICE OF THE ASSESSOR

155 Heritage Way

Juneau, AK 99801

Room 114

Phone: (907) 586-5215

Email: Assessor.Office@juneau.gov

Appellant: OHLER FAMILY TRUST
 JASON B OHLER; TERRI L OHLER
 CO-TRUSTEES
 5520 N HONDO DR
 PRESCOTT VALLEY AZ 86314-4352

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

Date of BOE:	July 11, 2024
Location:	Via ZOOM Webinar
Meeting Time:	5:30 PM
Mailing Date of BOE Notice:	June 28, 2024
Parcel Identification:	1C040A270003
Property Location:	313 SEVENTH ST UNIT 3
Appeal Number:	APL20240294
Sent to Email Address on File:	[REDACTED]

ATTENTION APPELLANT

Under Alaska Statutes and CBJ Code, you, as the appellant, bear the burden of proof. The only grounds for adjustment of an assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in your written appeal or proven at the appeal hearing.

Any evidence or materials not already submitted to the Assessor's Office for inclusion in the Board of Equalization packet must be submitted to the Assessor's Office (preferred method via email to assessor.office@juneau.gov Attn: Assessment Appeal by 4:00 PM **April 15, 2024**. Material submitted after **April 15, 2024** will only be accepted per 15.05.190(c)(8)(ii).

Your Board of Equalization meeting has been rescheduled for July 11, 2024.

Your Board of Equalization packet will be emailed to you by 4pm on 7/5/24 from city.clerk@juneau.gov to the email listed on this notice. For a paper copy of your Board of Equalization packet or other questions, please contact the City Clerk's Office at (907) 586-5278 or city.clerk@juneau.gov.

You or your representative may be present at the hearing {via Zoom Webinar, participation/log in information will be listed on the agenda packet you receive for the hearing your appeal is scheduled for}. If you choose not to be present or be represented, the Board of Equalization will proceed in the absence of the appellant.

It should be noted that, between the date of this letter and the Board hearing date, your appeal may be resolved between you and the Assessor. If your appeal is resolved, you will not need to appear before the Board.

If you have any questions please contact the Assessor's Office.

Di Cathcart

From: Joseph Meyers
Sent: Thursday, June 27, 2024 3:43 PM
To: Aaron Landvik
Cc: Scott Ciambor
Subject: RE: Budzo Condos

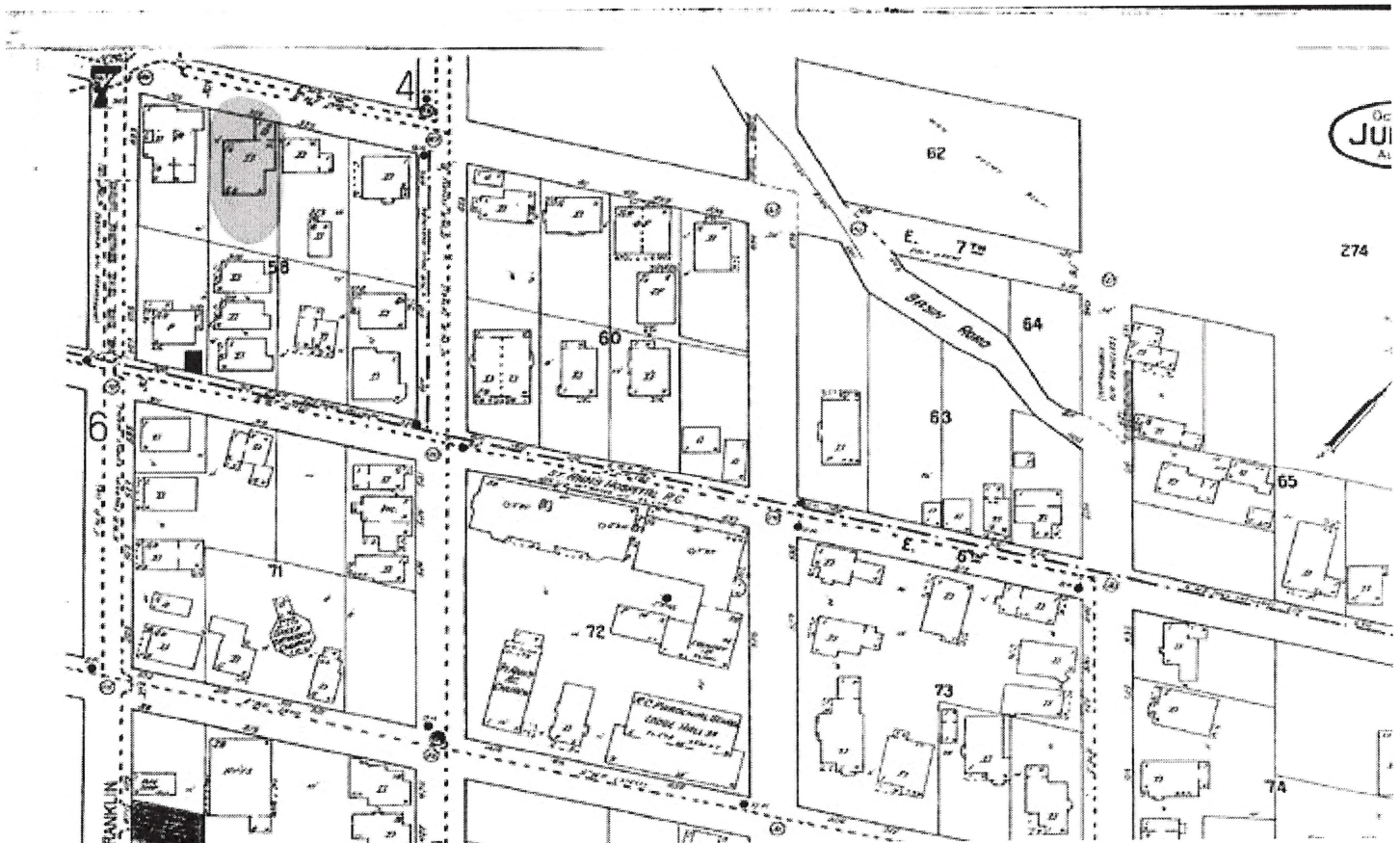
Hi Aaron,

Thanks for sharing that. It took me a little bit but, I was able to locate a 1927 Sanborn map; it looks like the structure can be placed somewhere between 1914 and 1927. The footprint here appears to be almost identical to the contemporary aerial view. I was also able to locate the historic information on it, although still no specific date.

<https://juneau.org/community-development/hsd-list/entry/41893>

Thank you!

-Joseph



From: Aaron Landvik <Aaron.Landvik@juneau.gov>
Sent: Thursday, June 27, 2024 3:29 PM
To: Joseph Meyers <Joseph.Meyers@juneau.gov>

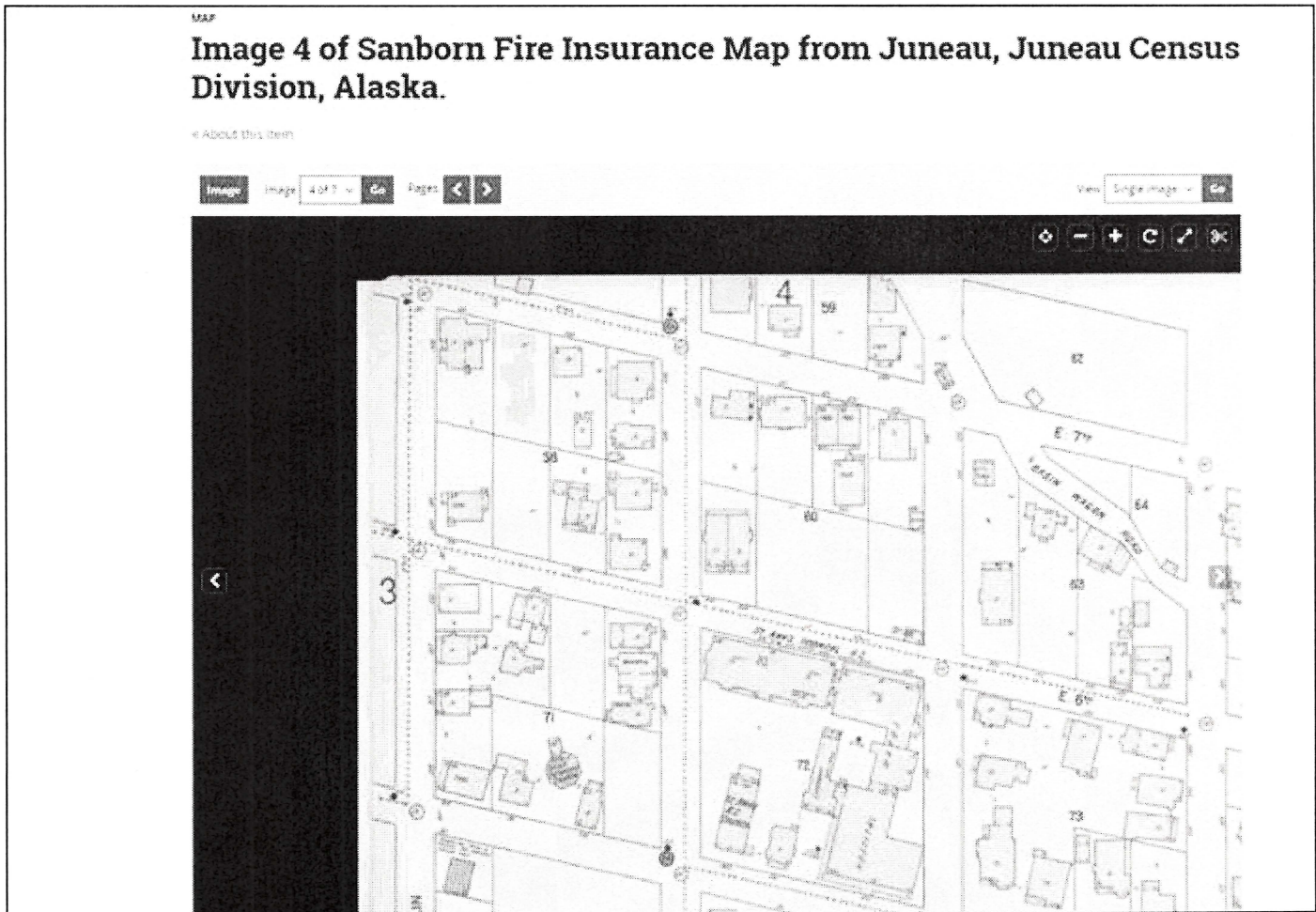
Cc: Scott Ciambor <Scott.Ciambor@juneau.gov>

Section E, Item 3.

Subject: RE: Budzo Condos

Records indicate that the structure was built in 1935 but that may be incorrect as the building may be older

Site appears to be vacant as of 1914 per the Sanborn maps



Aaron Landvik

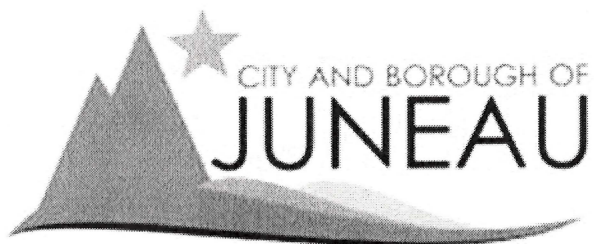
Deputy Assessor

Assessor's Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520

aaron.landvik@juneau.gov



From: Joseph Meyers <Joseph.Meyers@juneau.gov>
Sent: Thursday, June 27, 2024 11:43 AM
To: Aaron Landvik <Aaron.Landvik@juneau.gov>
Cc: Scott Ciambor <Scott.Ciambor@juneau.gov>
Subject: RE: Budzo Condos

Good morning Aaron,

I would say that the below is mostly correct.

The process for nonconforming properties is no longer a conditional use permit, but instead is a nonconforming certification (NCC) which is a much simpler administrative process. I do not see an NCC on file for this structure, and I am unsure when it was built. The earliest documentation I've been able to locate is from a 1980 inspection of the four apartment units. Do you have any insight into when this structure was built? It could be that the units were allowed under some earlier version of the land use code. It was zoned RMM (medium density residential) between 1969 and 1987 and under that code the minimum lot size was 4,800 sq. ft. which seems to agree with the existing lot size. If it was built before 1956, then there was no zoning code to apply to this development. With all of that said, four units on a lot of this size would technically be allowed if it met the requirements of a previous version of code and received an NCC.

I cannot speak to why this didn't go through the formal process to be considered nonconforming before it became a condo building. I don't have much to go on in terms of records but, we started issuing NCC's in 2020. It would likely be beneficial for the owner to undergo this process since it would allow it to be rebuilt in case of accidental damage or destruction.

Please let me know if you have questions

-Joseph

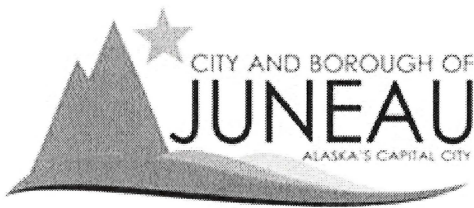
Joseph Meyers, AICP | Senior Planner, Housing & Land Use Specialist
 Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
 Office: (907) 586 0753; x4209

Interested in our housing programs and resources?
juneau.org/community-development/grants

From: Scott Ciambor <Scott.Ciambor@juneau.gov>
Sent: Thursday, June 27, 2024 9:59 AM
To: Joseph Meyers <Joseph.Meyers@juneau.gov>
Subject: FW: Budzo Condos

Hi Joseph – Can you look into this question for Aaron? Thanks, scott

SCOTT CIAMBOR /SKAHT CHAM-bor/ | PLANNING MANAGER
 Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
 Office: 907.586.0753 ext. 4127



Fostering excellence in development for this generation and the next.

From: Aaron Landvik <Aaron.Landvik@juneau.gov>
Sent: Wednesday, June 05, 2024 9:44 AM
To: Scott Ciambor <Scott.Ciambor@juneau.gov>
Subject: Budzo Condos

Hi Scott,

I am working through a group of property values filed by Budzo Condo owners.
 1C040A270000/0001/0002/0003/0004

Below It is a snippet from a 2017 appraisal; is this still relevant, is there any reason that this was not addressed when the property was condoized with Plat 2009-32?

Subject Condominium Legal Non Conforming Use and Set Backs

According to Laura Boyce, City and Borough of Juneau, Community Development Department, Sen

"As for the use of four units, the units are non-conforming for the zone district. Only two units are district - D-18. According to CBJ 49.30.500(c), the Planning Commission, through the conditional u approve reconstruction of the units if the building is damaged by involuntary means.

The existing lot size is less than the required minimum lot area for a D-18 lot (minimum is 5,000 sf) nonconforming. The lot depth is conforming; the minimum lot depth for the D-18 zone district is 8 shown at approximately 100 feet. The lot width is also conforming to the D-18 zone district; the re width is 50 feet and according to our records, the lot is 50 feet wide.

The required setbacks for the D-18 zone district requires 20 feet of front yard, 10 feet of rear yard, setbacks. It appears that only the rear yard setback is met. "

Aaron Landvik
 Deputy Assessor
 Assessor's Office
 City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov

Di Cathcart

From: Terri Ohler <terriohler@gmail.com>
Sent: Wednesday, June 5, 2024 5:55 AM
To: Aaron Landvik
Subject: Re: APL20240294 - 1C040A270003 - Ohler

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

Hello Aaron,

I do not accept the “No Change” decision for the same reasons as the other condo and common property owners, Clay Good and Brett Dillingham. We have such a unique situation with our home originally being a single family dwelling built in the early 1900’s, then was turned into a multi-owner dwelling in the early 1990’s by 4 friends, and was eventually legally changed to condominiums by 3 owners/couples. It is NOT in any way, shape or form a typical condo building with the typical condo amenities.

We all would appreciate it if you would sincerely and thoroughly reconsider all of the data presented to calculate the assessment of our very unique situation.

Respectfully,
Terri Ohler

On Wed, May 29, 2024 at 11:38 AM Aaron Landvik <Aaron.Landvik@juneau.gov> wrote:

Good morning,

After reviewing the information provided, I propose NO CHANGE to the 2024 assessed value as follows:

Period	Site Value	Improvement/ Building Value	Assessed Value
2024 Asmt	\$ 5,000	\$ 311,100	\$ 316,100
2024 Proposed	\$ 5,000	\$ 311,100	\$ 316,100

Please respond by email stating your acceptance of this NO CHANGE. Upon receipt of your acceptance, I will take this to the Assessor for approval, subject to approval a withdrawal letter will be issued.

If you reject these proposed changes, I will schedule the case for the next available Board of Equalization and you will be notified of the date.

If you have any questions or wish to discuss this further, please contact me by email and we can coordinate a phone discussion.

If I do not hear back from you within 10-days, I will assume that you have accepted the NO CHANGE proposal and will process as such.

Kind regards,

Aaron Landvik

CBJ Deputy Assessor

Valuation of the condo within Budzo Condominiums is difficult in that there are 0 sales of any unit since the building was condo-ized in 2009. In fact, one could argue that the last arms' length transaction for this property was in 1990 when the property was purchased for \$192,000.

The basis for determining the valuation of all condo units within the Budzo condo development is based upon 95% of the median sale price/square foot of all residential condo units sold within the Juneau market.

$2024\text{Generic} = 287.995 * \text{Unit Area}$

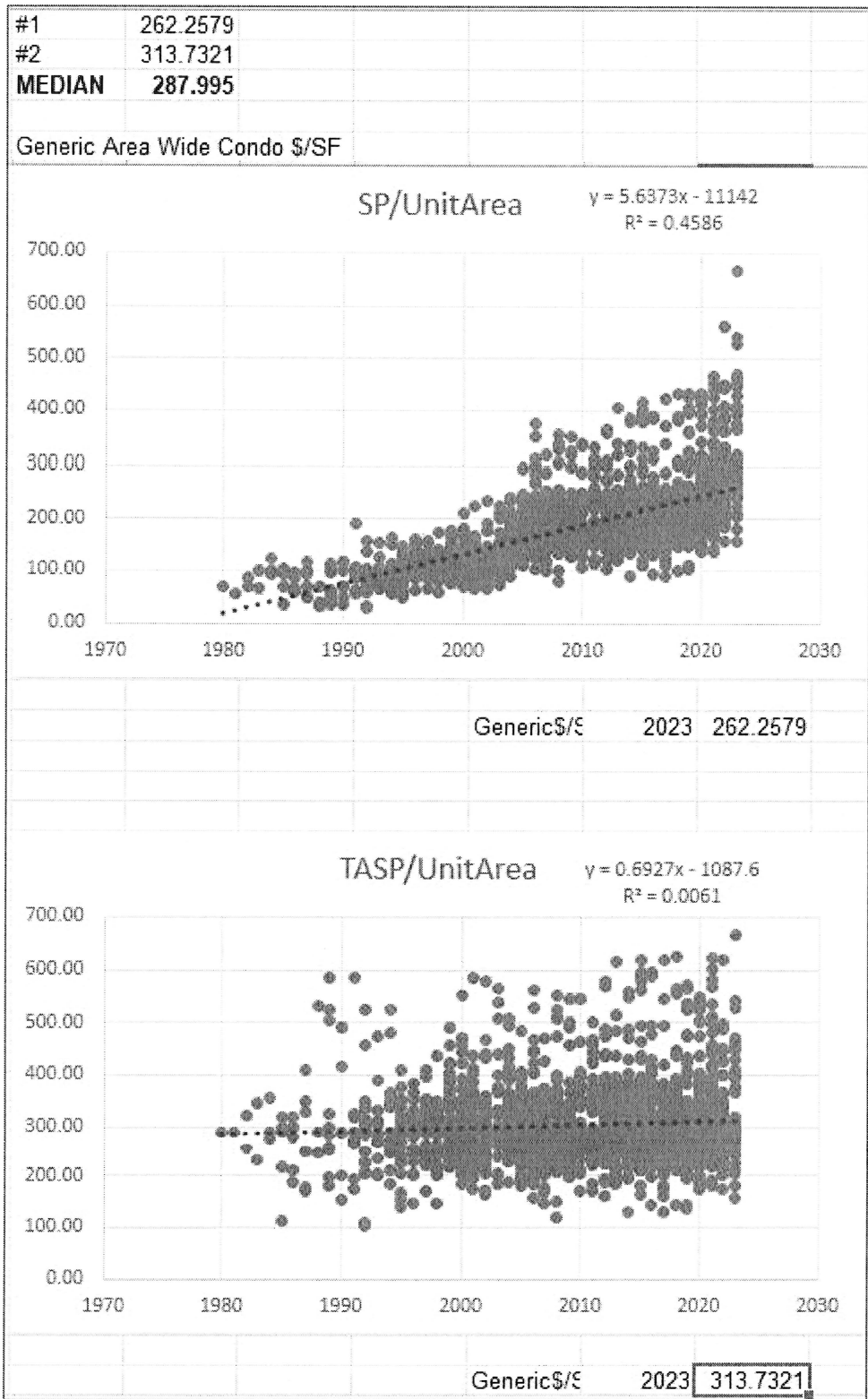
PCN	UnitArea	2024GenericI	2024AV
1C040A270001	1011	291,163	276,600
1C040A270002	585	168,477	160,100
1C040A270003	1148	330,618	314,100
1C040A270004	921	265,243	252,000
		1,055,502	1,002,800

Based upon the evidence provided to this office, it is my belief that the units in this condo association represent a higher than typical quality level.

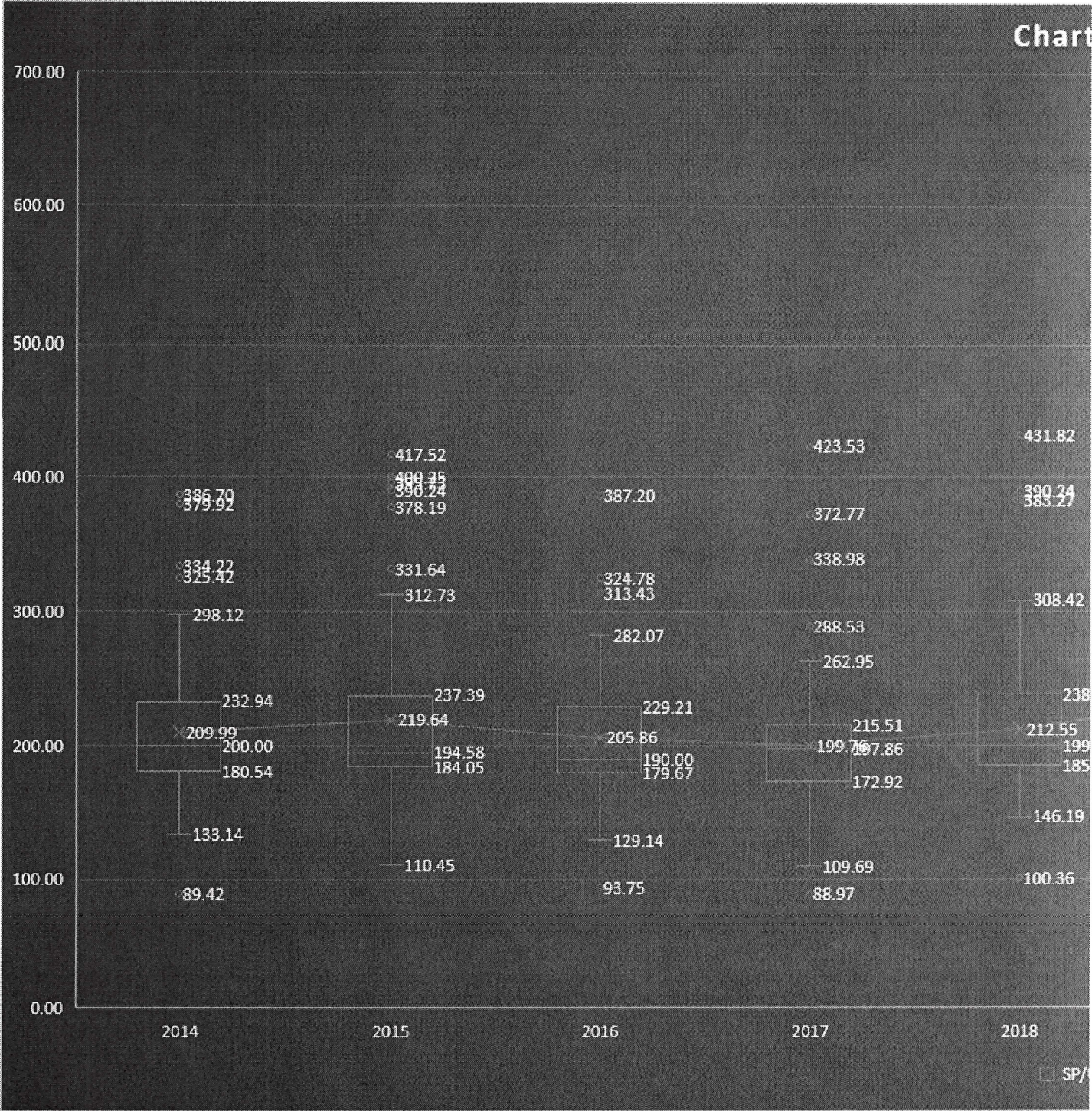
Your appeal indicated that market reaction to these properties would be muted due to limited parking. Nothing in your support documentation provided any support for this. It is my belief that this would be countered due to the very close proximity to the downtown core.

I developed two different models and utilized the average of the two. For the purpose of this valuation a \$/sf value of 287.99 was applied to all Budzo condo units based upon the area from the condo plat.

Model #1 is purely \$/SF as a function of time while model #2 looks at developed time adjustment factor based upon year sold. It is my belief that model #2, solves the data better based upon the reduction of R^2 to a very low level.



This chart illustrates the SP/SF for condo units within Juneau since the market last corrected in 2014. Again, the median indicated \$/SF is about \$289. I see nothing in the record which would indicate that your unit would be anything less than the median, in fact looking at just quality I would argue that it would be superior to many current listings.



If I were to value this property as-if it had not been turned into condos, the indicated value is approx. \$ 831,500. This represents approximately a 20% condo premium, I find this % to be reasonable based upon other condo conversion projects which have been performed in town and then resold.

SV	181,600
IV	649,900
AV	831,500
Unit1	278,600
Unit2	162,100
Unit3	316,100
Unit4	254,000
TOTAL	1,010,800
21.56% Condo premium	

Trending of the 1991 purchase price of \$192,000 would be equivalent to a current purchase price of \$800K based upon the Case Shiller Housing Index which increased from an index level of 75.3 -> 310.52 to current. This is more than a 4-fold increase over that time. This factor supports my estimate of value if the units had not been turned into condos.

To summarize, the method of valuation for this specific condo development is made difficult by the lack of any sales data directly within the development. Thus, we went to the greater condo market to determine the most likely price (valuation) of the units based upon median generic \$/sf information. It is my belief that if these units were to be listed on the open market, the price/SF would exceed the median for other condo units within Juneau.

Aaron Landvik

Deputy Assessor

Assessor's Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520

aaron.landvik@juneau.gov

Di Cathcart

From: Aaron Landvik
Sent: Wednesday, May 29, 2024 10:39 AM
To: terriohler@gmail.com
Subject: APL20240294 - 1C040A270003 - Ohler

Good morning,

After reviewing the information provided, I propose NO CHANGE to the 2024 assessed value as follows:

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Kind regards,

Aaron Landvik
CBJ Deputy Assessor

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2024Generic = 287.995 * Unit Area

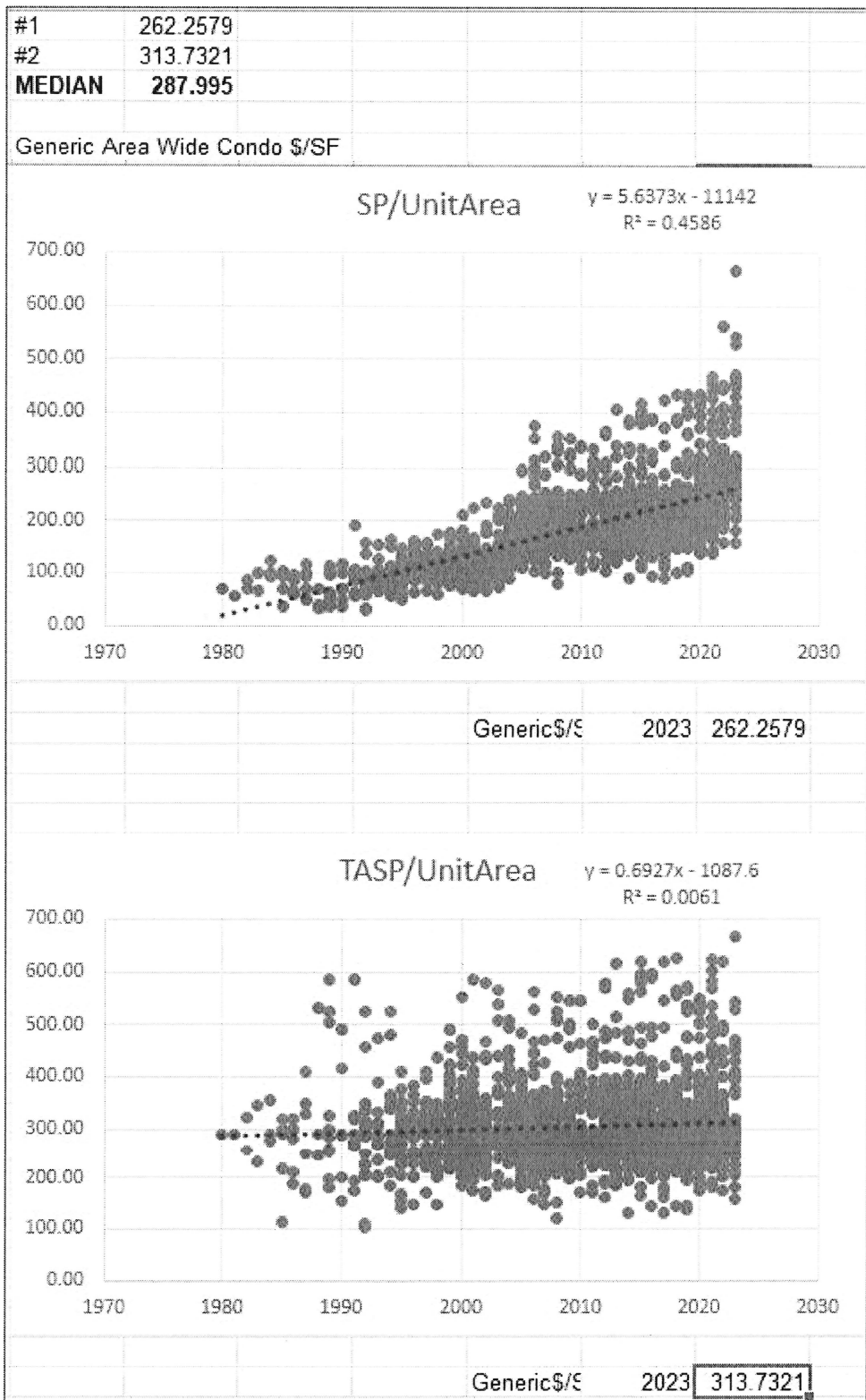
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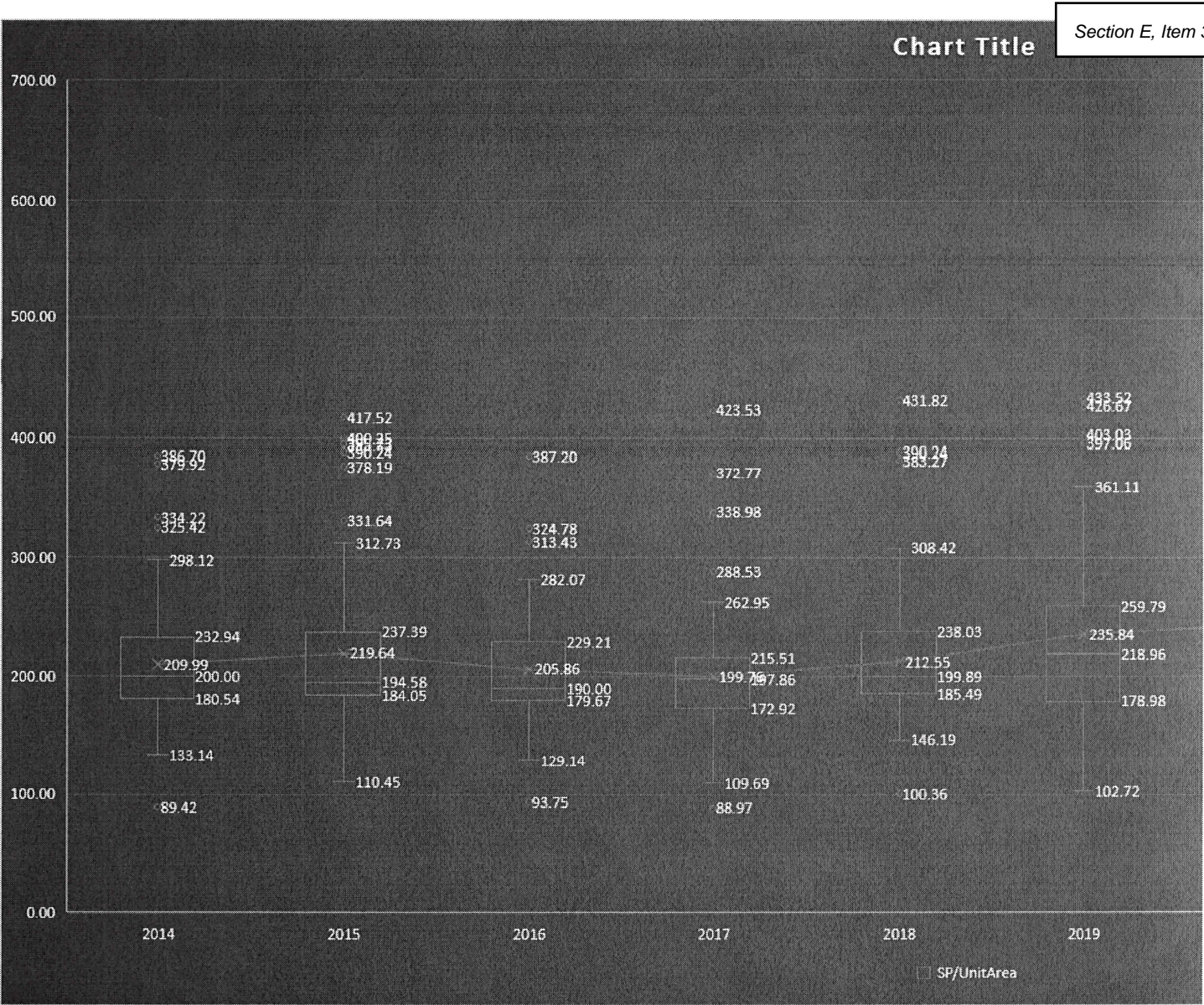
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This chart illustrates the SP/SF for condo units within Juneau since the market last corrected in 2014. Again, the median indicated \$/SF is about \$289. I see nothing in the record which would indicate that your unit would be anything less than the median, in fact looking at just quality I would argue that it would be superior to many current listings.



If I were to value this property as-if it had not been turned into condos, the indicated value is approx. \$ 831,500. This represents approximately a 20% condo premium, I find this % to be reasonable based upon other condo conversion projects which have been performed in town and then resold.

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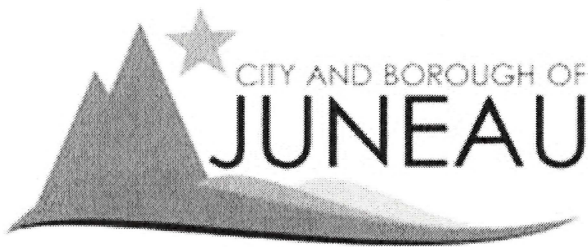
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Aaron Landvik

Deputy Assessor
Assessor's Office
City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov



Di Cathcart

From: Terri Ohler <terriohler@gmail.com>
Sent: Tuesday, April 30, 2024 6:58 AM
To: Aaron Landvik
Subject: Re: APL 2024-0294 1C040A270003

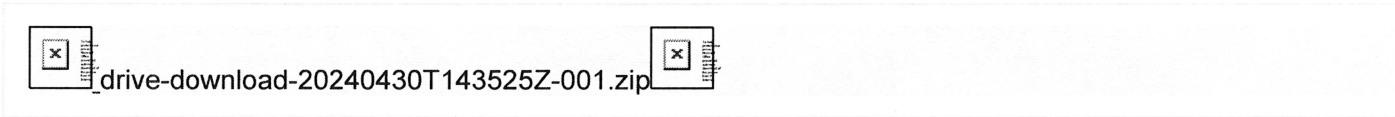
EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Aaron,

Please excuse the tardiness of this reply to your email. I was out of town and also had to have my tenants take pictures of my unit for me. Please find the pictures attached of unit 3. You will see the stairway from the bottom to the landing and from the landing to the entrance door that is used to go into unit 3 which is on the second floor; a small storage closet that is used by 2 of the condo units; the kitchen; the combined living room/dining room from 2 angles; the short hallway between the 2 bedrooms and bathroom (ladder is used to access to the attic); the main bedroom from 2 angles (lavender wall); the second bedroom from 2 angles (green cover on the bed); and a walk-in closet from 2 angles (the only closet inside the whole unit).

Rather than repeat it all, please refer to your email response and comments from Clay Good about how unique our building is when figuring out how to assess it. Please feel free to contact me if you have any questions.

Thank you for your time,
Terri Ohler



On Fri, Apr 5, 2024 at 11:32 AM Aaron Landvik <Aaron.Landvik@juneau.gov> wrote:

Good morning,

I am the appraiser assigned to process your petition for review. The change in value for the units within Budzo is a reflection of the changes we have seen at the local, regional and national levels. Ideally, we would have direct sales within the development but the changes within the condo market required action on our part.

Can you please provide recent interior photos of the condo unit? Are you able to request a local realtor, this would serve as a great starting point for the discussion.

This particular condo development certainly is a bit of an oddball and thus requires a little nuance and extrapolation. That being said, I'm looking forward to working with you towards resolution.

For comparison purposes, I re-valued the entire building as if it were a single-family residence. The resultant value was approximately \$800,000.

The total value of all the condo units is approximately \$1,000,000, this would represent an approximate 20% premium in value as condos. This seems quite reasonable to me.

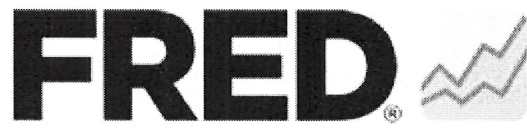
A recent condo conversion occurred out in Auke Bay within the last few years. The 8-unit apartment building was purchased in 2015 for \$825,000. Repairs and updating of approximately \$60,000 is estimated for each of the units. Additionally, a 2022 building permit was issued for the construction of garages for each condo unit; the reported cost of the garage was \$221,500.

Once conversion has been completed and the units were updated, each condo unit is being listed at \$400,000. The indicated change in value as a result of the condoization pencils out to about double the cost of the investment.

This table summarizes the information:

825,000	Purchase price
480,000	Unit/Bldg rehab (8x60K)
221,500	Garage
1,526,500	Total Investment
3,200,000	Sale Price (8x400K)
2.10	Sale Price/Total Investment
210%	Condo Factor

This chart illustrates the change in the Case Shiller Home Price Index since your purchase of the property in 1990. In 1990, the index value was approximately 80. For 2024, the index level has increased to 310; an increase by a factor of 3.875. Based upon your purchase price of \$192,000 the indicated value based upon the change in index value for your property is about \$750,000. This value is in general agreement with the value of the structure as if it had not been condoized.



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Categories > Prices > House Price Indexes

☆ S&P CoreLogic Case-Shiller U.S. National Home Price Index (CSUSHPINSA)

Observation:

Jan 2024: 310.45500

(+ more)

Updated: Mar 26, 2024 8:11 AM CDT

Units:

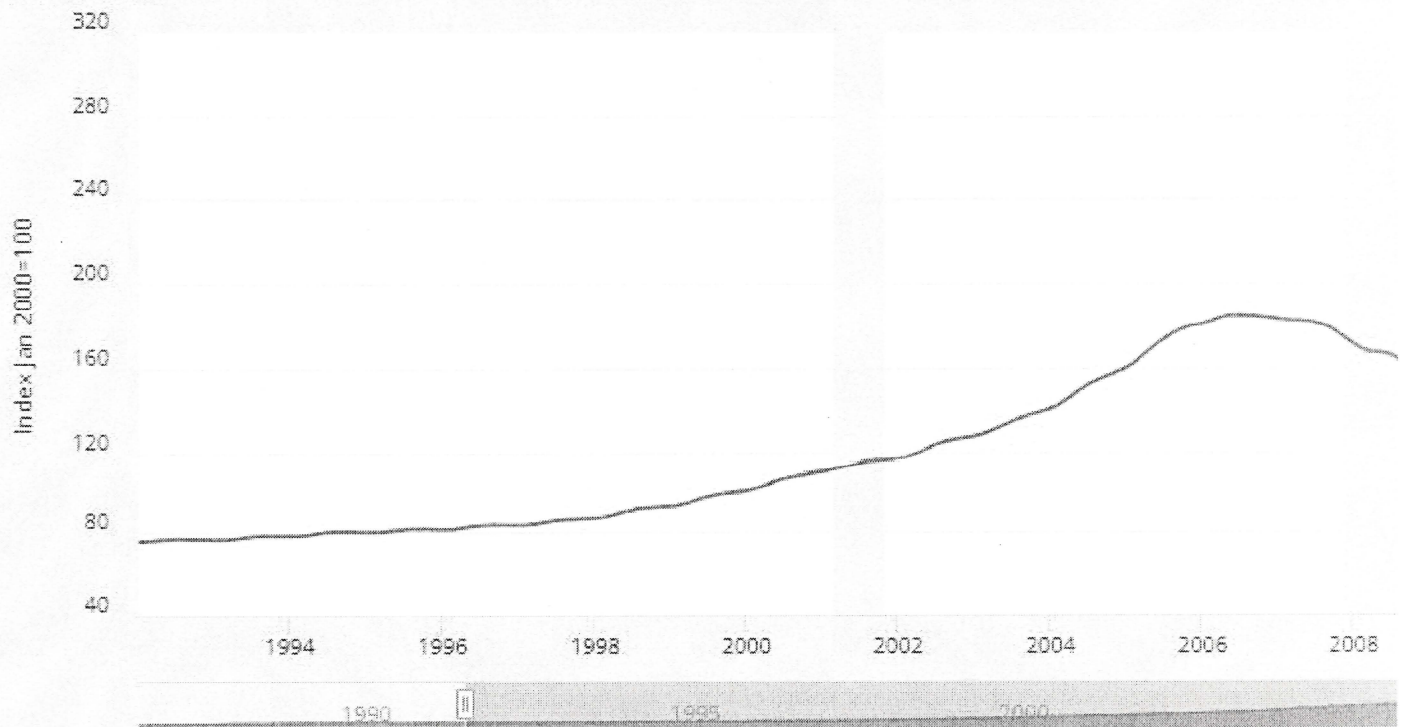
Index Jan 2000=100,
Not Seasonally Adjusted

Frequency:

Monthly



— S&P CoreLogic Case-Shiller U.S. National Home Price Index



1C040A270003
OHLER FAMILY TRUST
313 SEVENTH ST
BUDZO MANOR CONDOMINIUMS UNIT 3

<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2024	\$5,000.00	\$2,000.00	\$309,100.00	\$316,100.00
2023	\$5,000.00	\$2,000.00	\$169,300.00	\$176,300.00
2022	\$5,000.00	\$2,000.00	\$169,300.00	\$176,300.00
2021	\$5,000.00	\$2,000.00	\$169,300.00	\$176,300.00
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2019	\$5,000.00	\$2,000.00	\$169,300.00	\$176,300.00
2018	\$5,000.00	\$2,000.00	\$169,300.00	\$176,300.00
2017	\$5,000.00	\$2,000.00	\$167,300.00	\$174,300.00
2016	\$5,000.00	\$2,000.00	\$167,300.00	\$174,300.00
2015	\$5,000.00		\$156,000.00	\$161,000.00
2014	\$5,000.00		\$156,000.00	\$161,000.00
2013	\$5,000.00		\$156,000.00	\$161,000.00
2012	\$5,000.00	\$0.00	\$156,000.00	\$161,000.00
2011	\$5,000.00	\$0.00	\$131,300.00	\$136,300.00
2010	\$5,000.00	\$0.00	\$131,300.00	\$136,300.00

Aaron Landvik

Deputy Assessor

Assessor's Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520

aaron.landvik@juneau.gov

Di Cathcart

From: Aaron Landvik
Sent: Friday, April 5, 2024 10:32 AM
To: terriohler@gmail.com
Subject: APL 2024-0294 1C040A270003

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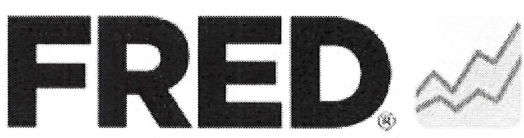
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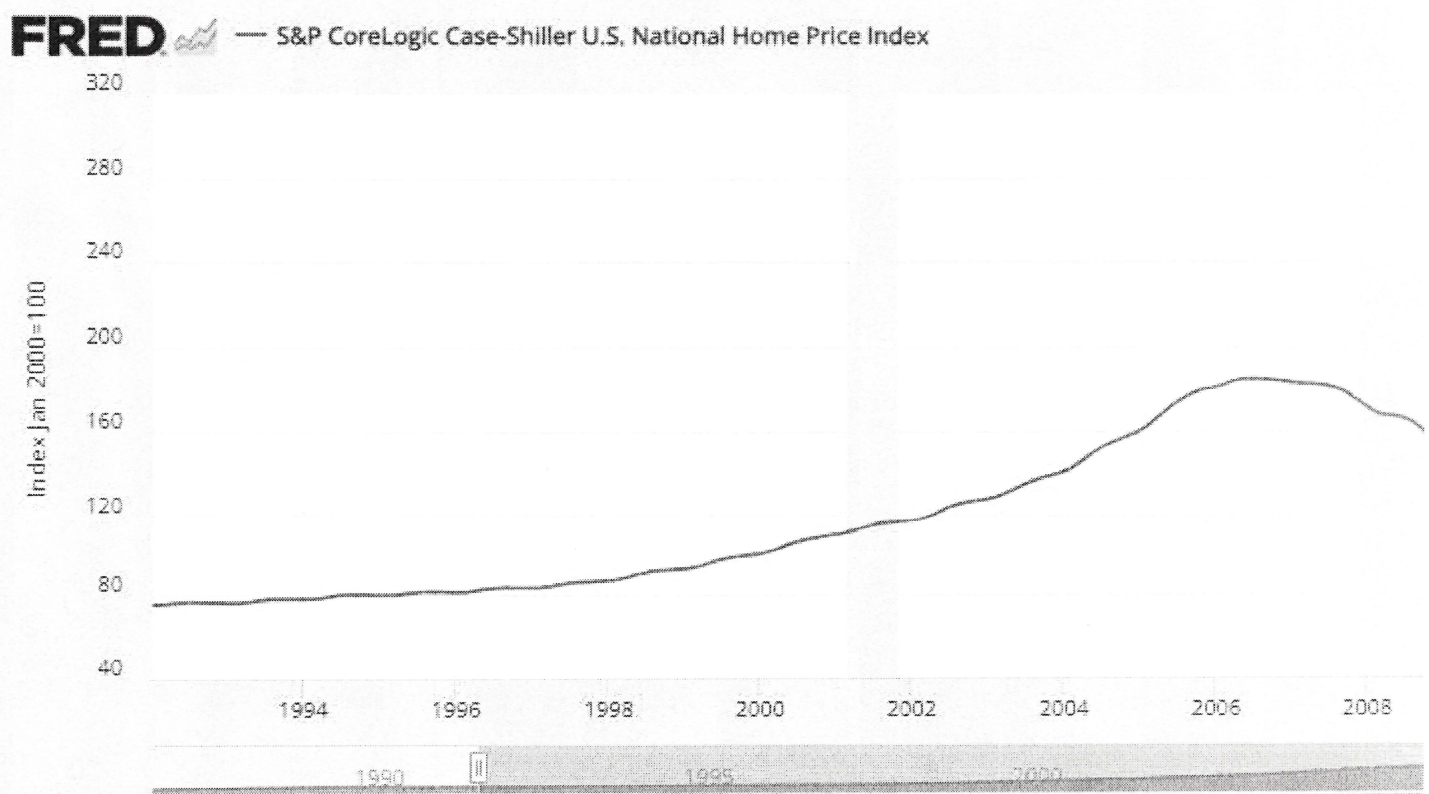
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Categories > Prices > House Price Indexes

☆ S&P CoreLogic Case-Shiller U.S. National Home Price Index (CSUSHPINSA)

Observation:	Units:	Frequency:
Jan 2024: 310.45500	Index Jan 2000=100,	Monthly
(+ more)	Not Seasonally Adjusted	
Updated: Mar 26, 2024 8:11 AM CDT		

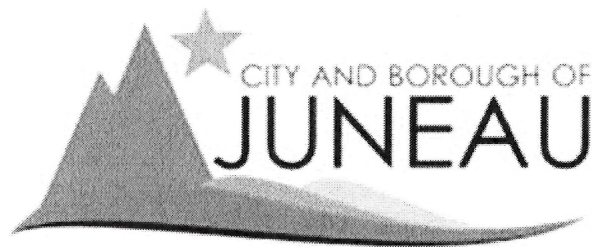


1C040A270003
OHLER FAMILY TRUST
313 SEVENTH ST
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<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
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2020	\$5,000.00	\$2,000.00	\$169,300.00	\$176,300.00
2019	\$5,000.00	\$2,000.00	\$169,300.00	\$176,300.00
2018	\$5,000.00	\$2,000.00	\$169,300.00	\$176,300.00
2017	\$5,000.00	\$2,000.00	\$167,300.00	\$174,300.00
2016	\$5,000.00	\$2,000.00	\$167,300.00	\$174,300.00
2015	\$5,000.00		\$156,000.00	\$161,000.00
2014	\$5,000.00		\$156,000.00	\$161,000.00
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2012	\$5,000.00	\$0.00	\$156,000.00	\$161,000.00
2011	\$5,000.00	\$0.00	\$131,300.00	\$136,300.00
2010	\$5,000.00	\$0.00	\$131,300.00	\$136,300.00

Aaron Landvik
Deputy Assessor
Assessor's Office
City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov





ASSESSOR OFFICE

APPEAL #2024-0294

Section E, Item 3.

2024 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION July 11th, 2024

Appellant: Ohler Family Trust

Location: 313 Seventh St – Unit 3

Parcel No.: 1C040A270003

Property Type: Condominium

Appellant’s basis for appeal:” My insurance policy estimates the value of my condo at just over \$200,000, but I feel it could be sold for about \$225,000 for the unit plus the cost of the land portion should the condo association require that the new owner be part owner in the land if it were sold. I don’t have the purchase price info or exact date of purchase because my late husband purchased the property jointly with 3 other people. When we married, he put me on the deed and when he passed, the property became mine.”

Appellant’s Estimate of Value		Original Assessed Value		Recommended Value	
Site:	\$5,000	Site:	\$5,000	Site:	\$5,000
Buildings:	<u>\$225,000</u>	Buildings:	<u>\$311,600</u>	Buildings:	<u>\$311,600</u>
Total:	\$230,000	Total:	\$316,600	Total:	\$316,600

Subject Photo:



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Overview

The subject is a 1148 square foot condominium of average (+) quality and condition. The condo is located at 313 Seventh St (Juneau) Unit 1 within Budzo Manor Condominium neighborhood. Originally constructed as an apartment building in the 1930's, the current configuration was created in 2009 when the apartment units were converted into condominiums. According to records, the original structure was built between 1914 & 1927 and appears to have had adequate maintenance and updates. The condo resides on a typical condo lot.

Subject Characteristics:

- Land
 - Standard \$5,000 land value for condominium unit
- Building
 - Originally constructed as an apartment building somewhere between 1914 & 1927, the building was converted into condos in 2009
 - Average (+) Quality
 - Average Condition
 - 1148 SF GLA total
 - Misc Improvement
 - Solid Fuel Heater (Wood Stove) \$2,000

Photos

Section E, Item 3.

Front:





View:

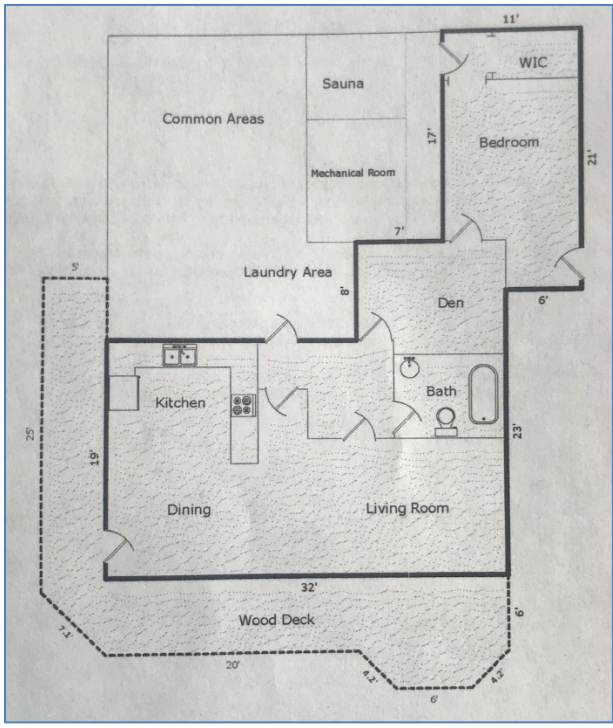


Interior Photos Provided by Appellant of other unit within development:

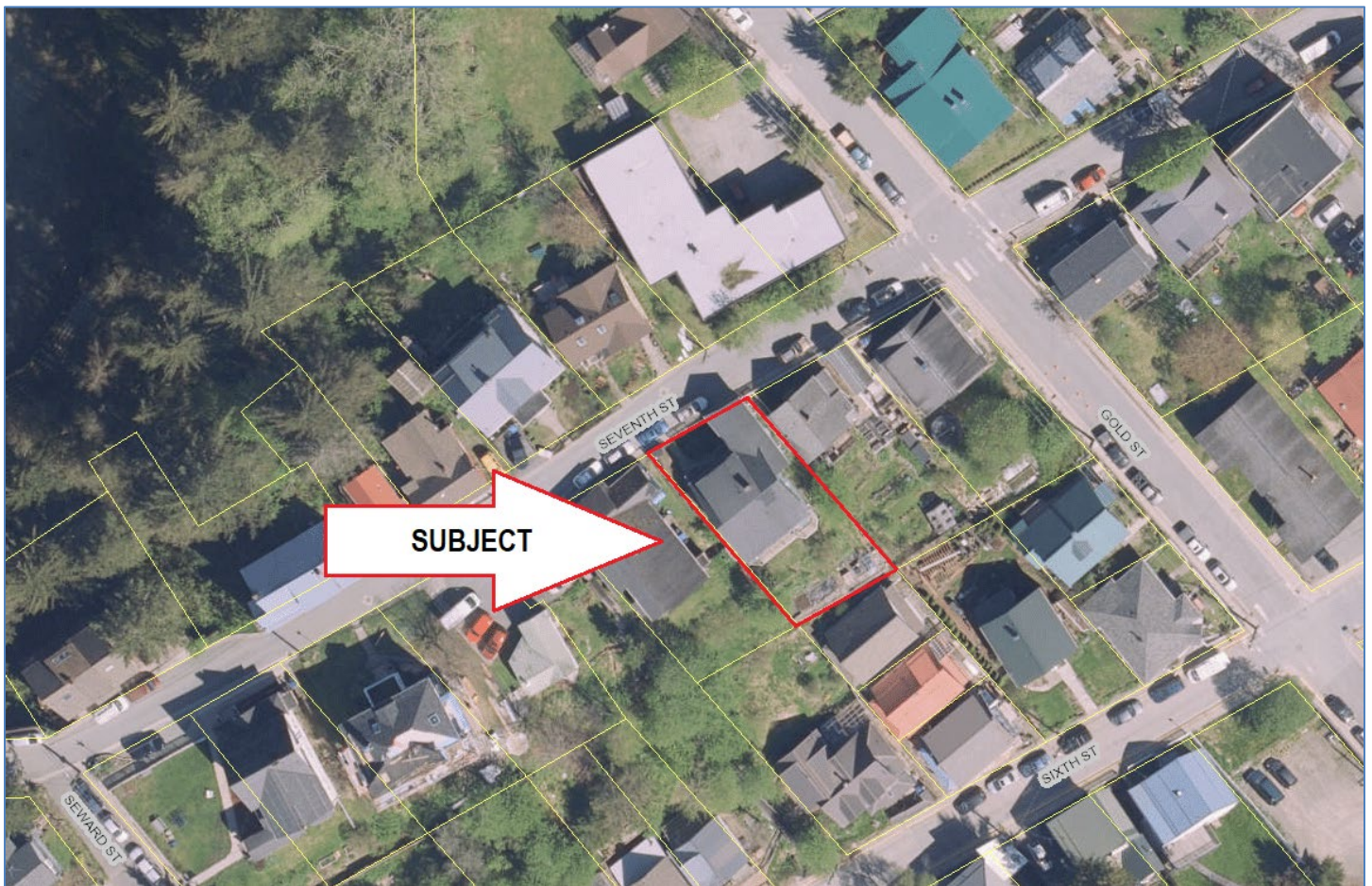
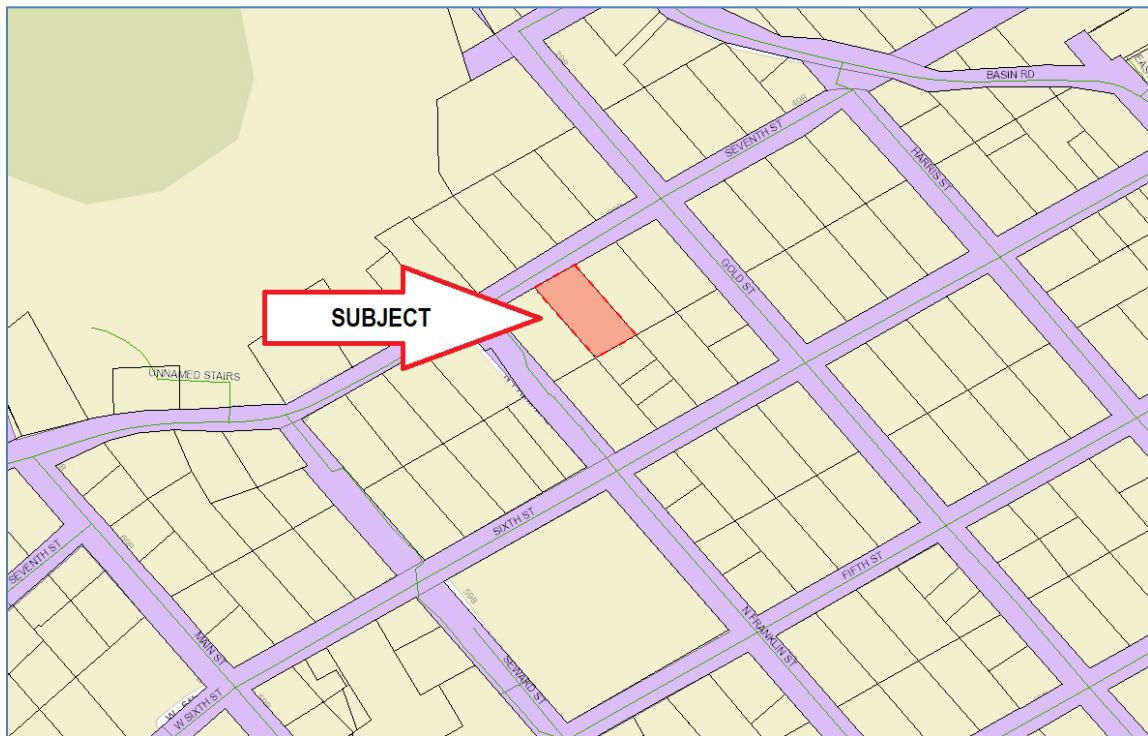
Section E, Item 3.

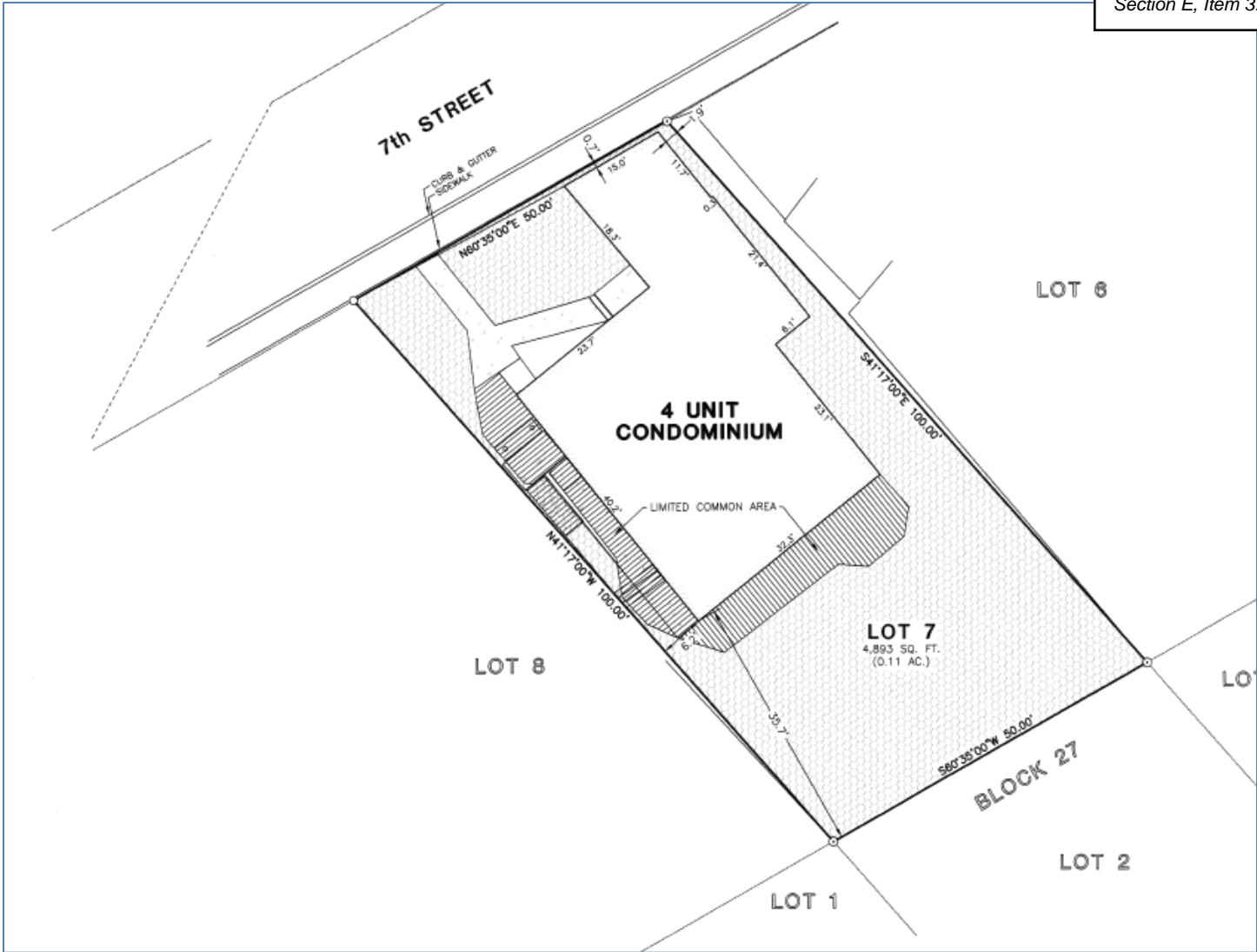
Interior photos were requested from all appellants, only one of the unit owners provided interior photos. It is the assumption of this office that all units are of similar quality and condition.











Land Assessment

Section E, Item 3.

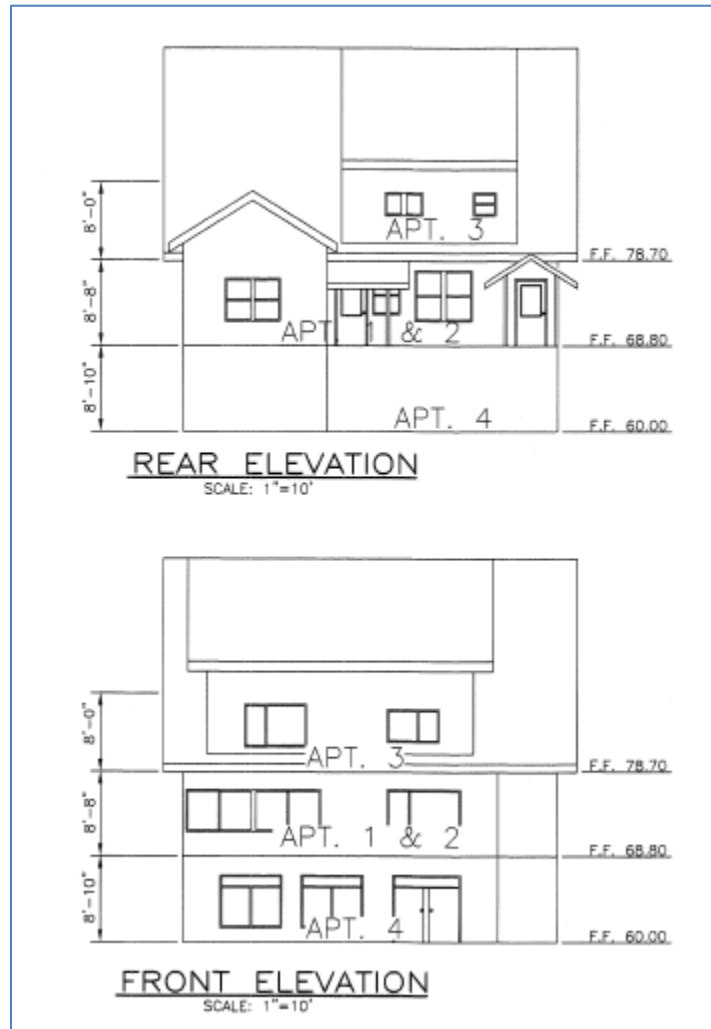
Land is assigned a nominal value of \$5,000 for every condo unit in Juneau.

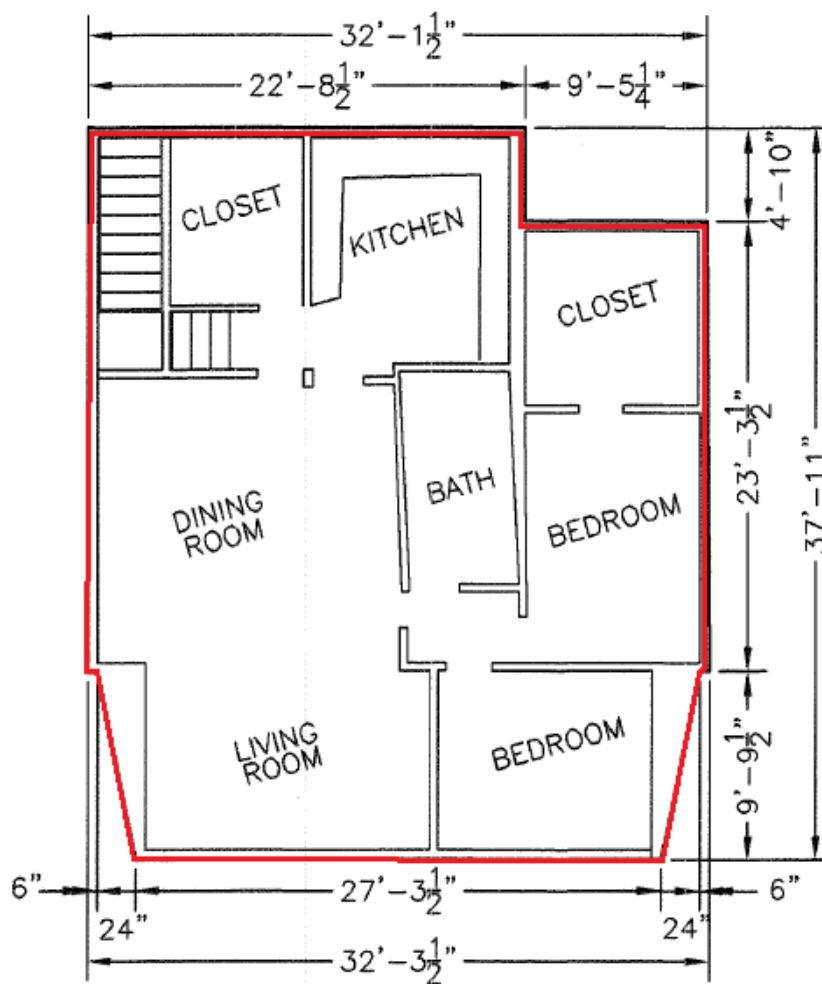
Building Valuation

For residential condominium parcels, the original assessment is determined using the direct sales approach. Market trends based on our sales analysis are applied to the subject condo association annually to estimate full market value. Time adjustments are applied to unit sale prices to account for any market fluctuations occurring between the sale date and the legislated valuation date (January 1, 2024). Sales analysis is done annually to establish assessed values.

Building Characteristics:

- Originally constructed as an apartment building somewhere between 1914 & 1927, the building was converted into condos in 2009
- Average (+) Quality
- Average Condition
- 1148 SF GLA





APT. 3 FLOOR PLAN

APT. 3 = 1,148 S.F.
SCALE: 1"=10'

Valuation Methodology

Budzo Condominium’s Sale Data

No sale data exists for this condo development since conversion into condos in 2009. Ownership has remained within the same core group of owners since they purchased the property in 1990 for \$192,000. At that time, the bulding was approved as an apartment building. In 2009, the property was converted into condos.

In the absence of direct sales data within this condo development, a decision was made by this office to value these condos within the development on a per foot basis based upon the median sale price/square foot of all condo sales within the borough (once all time adjustments were consdiered). The indicated median value for 01/01/2024 was determined to be 282.78/sf. Applying a 0.95 adjustment factor brings the indicated condo development into equity with all other condo units who are valued at 95% of time adjusted sale price for the 2024 assessment year.

Appraisal consideration

During the course of this appeal season, one of the owners within Budzo provided two partial appraisals. The oldest of which indicated a market value of \$125,000 in 2011. A secondary appraisal was located in our records from when the same property owner appealed the property in 2019. Unfortunately, the sales adjustment grid and final value reconciliation pages were not included with this submission thus the market value at that time (2019) is unknown to our office.

Parking

No adjustment has been made within our valuation model to account for the lack of on-site parking. The appellant indicated that the lack of on-site parking requires a significant adjustment, yet this is not supported by the 2017 appraisal provided for different unit within the same development:

PROJECT SITE	Topography	Moderate Downslope	Size	4893 sf	Density	35.61 Units Per Acre	View	B;Wtr;CtySky
	Specific Zoning Classification	D-18	Zoning Description	Multi-Family, 5,000 sq. ft. min. lot size, 18 units per acre				
	Zoning Compliance	<input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal Nonconforming - Do the zoning regulations permit rebuilding to current density?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
	<input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	See the Comment Addendum for more information.						
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private
	Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	
	Gas		None	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None		
	FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	02110C1566D	FEMA Map Date	08/19/2013
	Are the utilities and/or off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.								
No apparent adverse easements or encroachments were noted. However, a title report was not available for review. The site area is taken from City and Borough of Juneau Assessor records. The subject doesn't have on-site parking, however, this is common in the Juneau Townsite and historically hasn't negatively affected marketability.								

Quality

Based on our site visit and materials provided by the appellant, the quality appears to be Average (+).

Bed/Bath vs. Gross Living Area

Analysis of the unit area and bedroom count in a scatter chart indicates that unit area has a greater impact on value. The provided appraisal appears to bolster this observation, no monetary adjustment was made for bedroom count while

the appraiser clearly makes an adjustment to consider the change in gross living area.

Tracking# 60095110

Individual Condominium Unit Appraisal Report

There are	9	comparable properties currently offered for sale in the subject neighborhood ranging in price from \$		159,000	to \$	220,000
There are	4	comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$		92,000	to \$	220,000
FEATURE	SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2	
Address	313 Seventh Street, #4		90 Spruce St. Unit 1D		350 Irwin St. Unit 401	
and Unit #	Juneau, AK 99801		Juneau, AK 99801		Juneau, AK 99801	
Project Name and Phase	Budzo Manor 1		Glacier Ave. Condo 1		Highland Terrace Condo 1	
Proximity to Subject			0.52 miles W		0.31 miles W	
Sale Price	\$ N/A		\$ 120,000		\$ 92,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.		\$ 169.25 sq. ft.		\$ 194.50 sq. ft.	
Data Source(s)			Ext. Inspection, MLS		Ext. Inspection, MLS	
Verification Source(s)			Realtor		Realtor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION
Sale or Financing		Conventional		Conventional		FHA
Concessions		None Known		None Known		None Known
Date of Sale/Time		6/21/2010		3/18/2011		9/30/2010
Location	Urban/Upland	Urban/Upland		Urban/Upland		Urban/Upland (+)
						-20,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple
HOA Mo. Assessment	600.00	375.00		385.00		350.00
Common Elements and Rec. Facilities	Standard None	Standard None		Standard None		Standard None
Floor Location	1	1		4		2
View	Distant Ocean	Territorial	+10,000	Distant Ocean		Good Filtered Ocean
						-5,000
Design (Style)	3 Story/Avg	3 Story/Avg		4 Story/Avg		2 Story/Avg
Quality of Construction	Avg-Average (+)	Average	+10,000	Average	+10,000	Avg-Average (+)
Actual Age	20e/1936 (2009)	12e/1968	-16,000	20e/1966	0	12e/1980
						-16,000
Condition	Avg-Average (+)	Average (+)	-5,000	Average	+5,000	Average (+)
						-5,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths
Room Count	4 1 1.00	4 2 1.00		3 1 1.00		5 2 2.00
						-6,000
Gross Living Area	915 sq. ft.	709 sq. ft.	+5,000	473 sq. ft.	+17,700	1,250 sq. ft.
						-13,000

No adjustment applied based upon bedroom count. Adjustment applied for gross living area.

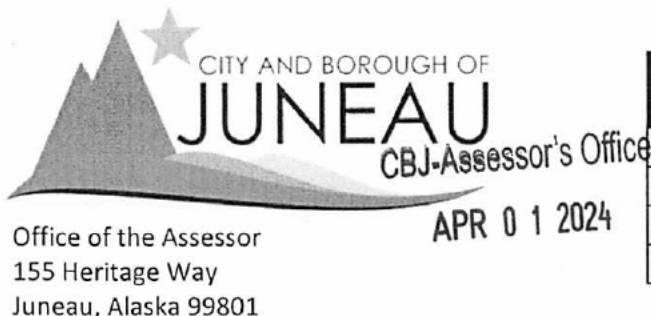
City and Borough of Juneau Assessment History Report				
1C040A270003 OHLER FAMILY TRUST 313 SEVENTH ST BUDZO MANOR CONDOMINIUMS UNIT 3				
<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2024	\$5,000.00	\$2,000.00	\$309,100.00	\$316,100.00
2023	\$5,000.00	\$2,000.00	\$169,300.00	\$176,300.00
2022	\$5,000.00	\$2,000.00	\$169,300.00	\$176,300.00
2021	\$5,000.00	\$2,000.00	\$169,300.00	\$176,300.00
2020	\$5,000.00	\$2,000.00	\$169,300.00	\$176,300.00
2019	\$5,000.00	\$2,000.00	\$169,300.00	\$176,300.00
2018	\$5,000.00	\$2,000.00	\$169,300.00	\$176,300.00
2017	\$5,000.00	\$2,000.00	\$167,300.00	\$174,300.00
2016	\$5,000.00	\$2,000.00	\$167,300.00	\$174,300.00
2015	\$5,000.00		\$156,000.00	\$161,000.00
2014	\$5,000.00		\$156,000.00	\$161,000.00
2013	\$5,000.00		\$156,000.00	\$161,000.00
2012	\$5,000.00	\$0.00	\$156,000.00	\$161,000.00
2011	\$5,000.00	\$0.00	\$131,300.00	\$136,300.00
2010	\$5,000.00	\$0.00	\$131,300.00	\$136,300.00

Summary

As a result of this petition for review **no changes were made**; the land and buildings are valued using the same methods and standards as all other properties across the borough.

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

The Assessor Office proposes **no change** to the appellant’s 2024 Assessment.



Petition for Review / Correction of Assessed Value Real Property

Assessment Year	
Parcel ID Number	
Name of Applicant	
Email Address	

2024 Filing Deadline: Monday April 1st, 2024

Please attach all supporting documentation

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

Parcel ID Number	1C040A270004				
Owner Name	Clay Good				
Primary Phone #		Email Address			
Physical Address	313 7th St. #4 Juneau AK 99801	Mailing Address	Same		
<p>Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.</p> <table border="0"> <tr> <td> <input checked="" type="checkbox"/> My property value is excessive/overvalued <input checked="" type="checkbox"/> My property value is unequal to similar properties <input checked="" type="checkbox"/> My property was valued improperly/incorrectly <input type="checkbox"/> My property has been undervalued <input type="checkbox"/> My exemption(s) was not applied </td> <td> <p>THE FOLLOWING ARE NOT GROUNDS FOR APPEAL</p> <ul style="list-style-type: none"> Your taxes are too high Your value changed too much in one year. You can't afford the taxes </td> </tr> </table>				<input checked="" type="checkbox"/> My property value is excessive/overvalued <input checked="" type="checkbox"/> My property value is unequal to similar properties <input checked="" type="checkbox"/> My property was valued improperly/incorrectly <input type="checkbox"/> My property has been undervalued <input type="checkbox"/> My exemption(s) was not applied	<p>THE FOLLOWING ARE NOT GROUNDS FOR APPEAL</p> <ul style="list-style-type: none"> Your taxes are too high Your value changed too much in one year. You can't afford the taxes
<input checked="" type="checkbox"/> My property value is excessive/overvalued <input checked="" type="checkbox"/> My property value is unequal to similar properties <input checked="" type="checkbox"/> My property was valued improperly/incorrectly <input type="checkbox"/> My property has been undervalued <input type="checkbox"/> My exemption(s) was not applied	<p>THE FOLLOWING ARE NOT GROUNDS FOR APPEAL</p> <ul style="list-style-type: none"> Your taxes are too high Your value changed too much in one year. You can't afford the taxes 				
<p>Provide specific reasons and provide evidence supporting the item(s) checked above:</p> <p>No useful comparables for a 111 year old home conversion into condos.</p>					
Have you attached additional information or documentation?		<input type="checkbox"/> Yes <input type="checkbox"/> No			
Values on Assessment Notice:					
Site	\$ 5000	Building	\$ 249,000		
Total		\$ 254,000			
Owner's Estimate of Value:					
Site	\$ 5000	Building	\$ 175,000		
Total		\$ 180,000			
Purchase Price of Property:					
Price	\$ 50,000	Purchase Date	Oct. 1990		
Has the property been listed for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes complete next line)					
Listing Price	\$	Days on Market			
Was the property appraised by a licensed appraiser within the last year? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes provide copy of appraisal)					
<p>Certification:</p> <p>I hereby affirm that the foregoing information is true and correct, I understand that I bear the burden of proof and I must provide evidence supporting my appeal, and that I am the owner (or owner's authorized agent) of the property described above.</p>					
Signature		Date			
[Signature]		4/1/2024			

Contact Us: CBJ Assessors Office			
Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	Assessor.Office@juneau.gov	http://www.juneau.org/finance	155 Heritage Way Rm. 114 Juneau AK 99801

PARCEL #: _____ APPEAL #: _____ DATE FILED: _____

Appraiser to fill out			
Appraiser		Date of Review	
Comments:			
Post Review Assessment			
Site	\$	Building	\$
Exemptions		\$	
Total Taxable Value		\$	
APPELLANT RESPONSE TO ACTION BY ASSESSOR			
I hereby <input type="checkbox"/> Accept <input type="checkbox"/> Reject the following assessment valuation in the amount of \$ _____			
If rejected, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.			
Appellant's Signature _____		Date: _____	

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

BOARD OF EQUALIZATION			
Scheduled BOE Date	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
10-Day Letter Sent	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<p>The Board of Equalization certifies its decision, based on the Findings of Fact and Conclusion of Law contained within the recorded hearing and record on appeal, and concludes that the appellant <input type="radio"/> Met <input type="radio"/> Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.</p> <p>Notes:</p> <div style="height: 40px;"></div>			
Site	\$	Building	\$
Exemptions		\$	
Total Taxable Value		\$	

Contact Us: CBJ Assessors Office			
Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	Assessor.Office@juneau.gov	http://www.juneau.org/finance	155 South Seward St. Rm. 114 Juneau AK 99801



OFFICE OF THE ASSESSOR

155 Heritage Way

Juneau, AK 99801

Room 114

Phone: (907) 586-5215

Email: Assessor.Office@juneau.gov

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

Date of BOE:	July 11, 2024
Location:	Via ZOOM Webinar
Meeting Time:	5:30 PM
Mailing Date of BOE Notice:	June 28, 2024
Parcel Identification:	1C040A270004
Property Location:	313 SEVENTH ST UNIT 4
Appeal Number:	APL20240270
Sent to Email Address on File:	[REDACTED]

Appellant: CLAY GOOD
CLAIRE FORDYCE
313 SEVENTH ST UNIT 4
JUNEAU AK 99801

ATTENTION APPELLANT

Under Alaska Statutes and CBJ Code, you, as the appellant, bear the burden of proof. The only grounds for adjustment of an assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in your written appeal or proven at the appeal hearing.

Any evidence or materials not already submitted to the Assessor's Office for inclusion in the Board of Equalization packet must be submitted to the Assessor's Office (preferred method via email to assessor.office@juneau.gov Attn: Assessment Appeal by 4:00 PM **April 15, 2024**). Material submitted after **April 15, 2024** will only be accepted per 15.05.190(c)(8)(ii).

Your Board of Equalization meeting has been rescheduled for July 11, 2024.

Your Board of Equalization packet will be emailed to you by 4pm on 7/5/24 from city.clerk@juneau.gov to the email listed on this notice. For a paper copy of your Board of Equalization packet or other questions, please contact the City Clerk's Office at (907) 586-278 or city.clerk@juneau.gov.

You or your representative may be present at the hearing {via Zoom Webinar, participation/log in information will be listed on the agenda packet you receive for the hearing your appeal is scheduled for}. If you choose not to be present or be represented, the Board of Equalization will proceed in the absence of the appellant.

It should be noted that, between the date of this letter and the Board hearing date, your appeal may be resolved between you and the Assessor. If your appeal is resolved, you will not need to appear before the Board.

If you have any questions please contact the Assessor's Office.

Di Cathcart

From: Joseph Meyers
Sent: Thursday, June 27, 2024 3:43 PM
To: Aaron Landvik
Cc: Scott Ciambor
Subject: RE: Budzo Condos

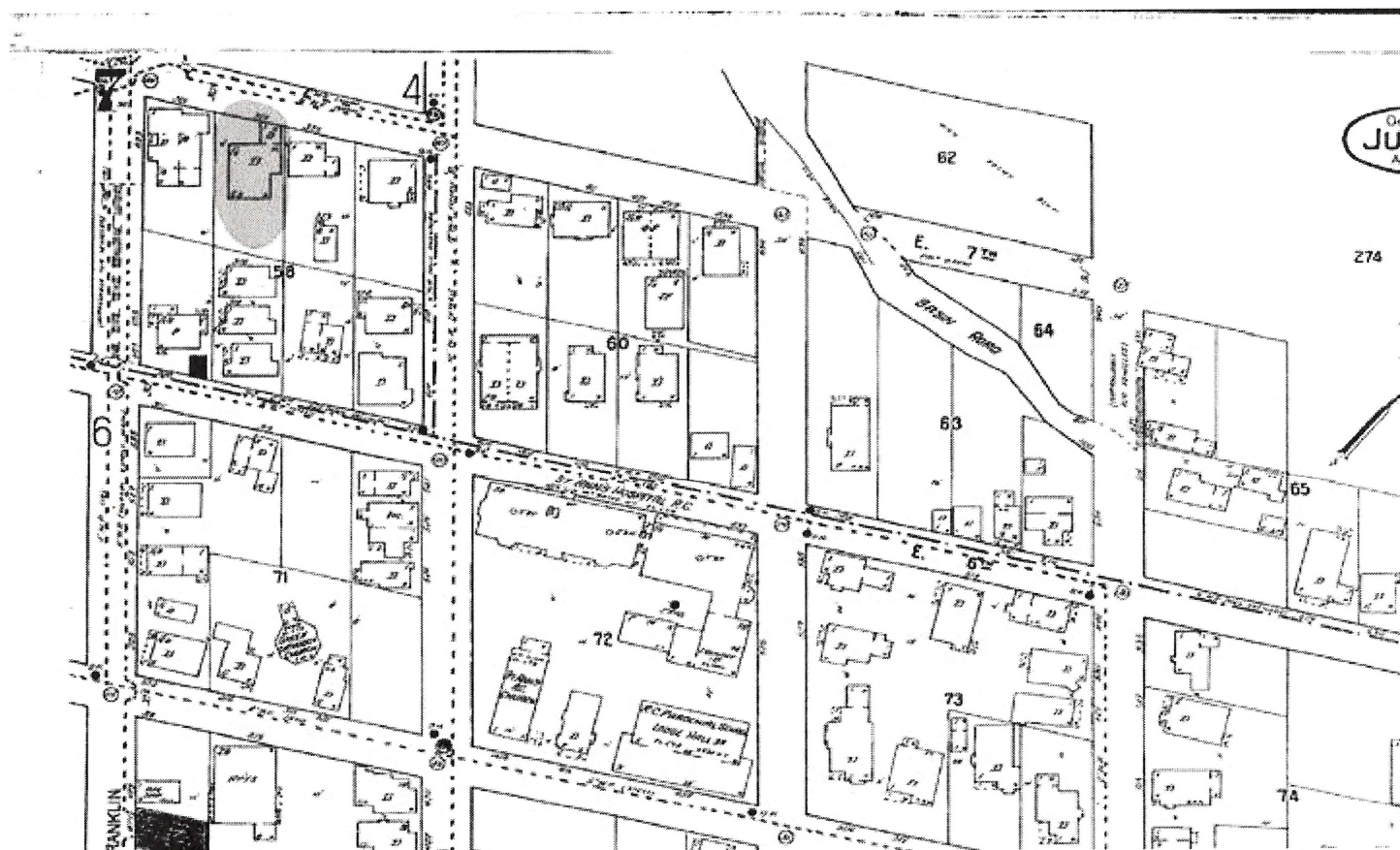
Hi Aaron,

Thanks for sharing that. It took me a little bit but, I was able to locate a 1927 Sanborn map; it looks like the structure can be placed somewhere between 1914 and 1927. The footprint here appears to be almost identical to the contemporary aerial view. I was also able to locate the historic information on it, although still no specific date.

<https://juneau.org/community-development/hsd-list/entry/41893>

Thank you!

-Joseph



From: Aaron Landvik <Aaron.Landvik@juneau.gov>
Sent: Thursday, June 27, 2024 3:29 PM
To: Joseph Meyers <Joseph.Meyers@juneau.gov>

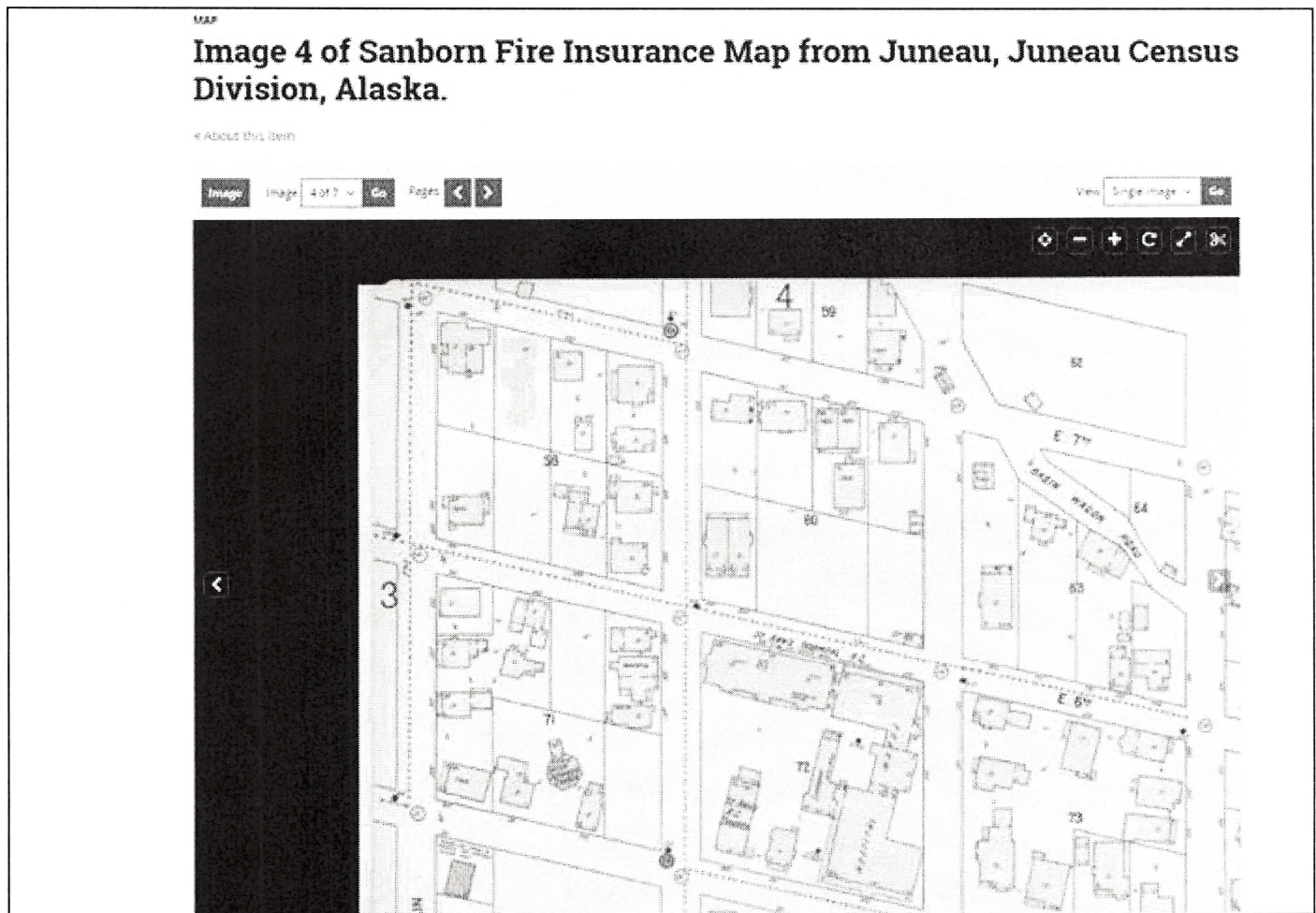
Cc: Scott Ciambor <Scott.Ciambor@juneau.gov>

Section E, Item 4.

Subject: RE: Budzo Condos

Records indicate that the structure was built in 1935 but that may be incorrect as the building may be older

Site appears to be vacant as of 1914 per the Sanborn maps



From: Joseph Meyers <Joseph.Meyers@juneau.gov>
Sent: Thursday, June 27, 2024 11:43 AM
To: Aaron Landvik <Aaron.Landvik@juneau.gov>
Cc: Scott Ciambor <Scott.Ciambor@juneau.gov>
Subject: RE: Budzo Condos

Good morning Aaron,

I would say that the below is mostly correct.

The process for nonconforming properties is no longer a conditional use permit, but instead is a nonconforming certification (NCC) which is a much simpler administrative process. I do not see an NCC on file for this structure, and I am unsure when it was built. The earliest documentation I've been able to locate is from a 1980 inspection of the four apartment units. Do you have any insight into when this structure was built? It could be that the units were allowed under some earlier version of the land use code. It was zoned RMM (medium density residential) between 1969 and 1987 and under that code the minimum lot size was 4,800 sq. ft. which seems to agree with the existing lot size. If it was built before 1956, then there was no zoning code to apply to this development. With all of that said, four units on a lot of this size would technically be allowed if it met the requirements of a previous version of code and received an NCC.

I cannot speak to why this didn't go through the formal process to be considered nonconforming before it became a condo building. I don't have much to go on in terms of records but, we started issuing NCC's in 2020. It would likely be beneficial for the owner to undergo this process since it would allow it to be rebuilt in case of accidental damage or destruction.

Please let me know if you have questions

-Joseph

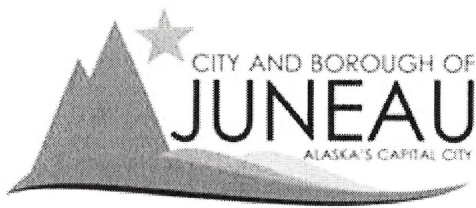
Joseph Meyers, AICP | Senior Planner, Housing & Land Use Specialist
Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
 Office: (907) 586 0753; x4209

Interested in our housing programs and resources?
juneau.org/community-development/grants

From: Scott Ciambor <Scott.Ciambor@juneau.gov>
Sent: Thursday, June 27, 2024 9:59 AM
To: Joseph Meyers <Joseph.Meyers@juneau.gov>
Subject: FW: Budzo Condos

Hi Joseph – Can you look into this question for Aaron? Thanks, scott

SCOTT CIAMBOR /SKAHT CHAM-bor/ | PLANNING MANAGER
Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
 Office: 907.586.0753 ext. 4127



Fostering excellence in development for this generation and the next.

From: Aaron Landvik <Aaron.Landvik@juneau.gov>
Sent: Wednesday, June 05, 2024 9:44 AM
To: Scott Ciambor <Scott.Ciambor@juneau.gov>
Subject: Budzo Condos

Hi Scott,

I am working through a group of property values filed by Budzo Condo owners.
1C040A270000/0001/0002/0003/0004

Below It is a snippet from a 2017 appraisal; is this still relevant, is there any reason that this was not addressed when the property was condoized with Plat 2009-32?

Subject Condominium Legal Non Conforming Use and Set Backs

According to Laura Boyce, City and Borough of Juneau, Community Development Department, Sen

"As for the use of four units, the units are non-conforming for the zone district. Only two units are district - D-18. According to CBJ 49.30.500(c), the Planning Commission, through the conditional u approve reconstruction of the units if the building is damaged by involuntary means.

The existing lot size is less than the required minimum lot area for a D-18 lot (minimum is 5,000 sf) nonconforming. The lot depth is conforming; the minimum lot depth for the D-18 zone district is 8 shown at approximately 100 feet. The lot width is also conforming to the D-18 zone district; the re width is 50 feet and according to our records, the lot is 50 feet wide.

The required setbacks for the D-18 zone district requires 20 feet of front yard, 10 feet of rear yard, setbacks. It appears that only the rear yard setback is met. "

Aaron Landvik
Deputy Assessor
Assessor's Office
City and Borough of Juneau, AK

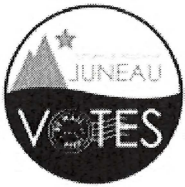
PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov

Di Cathcart

From: Beth McEwen
Sent: Thursday, June 20, 2024 6:16 AM
To: Aaron Landvik
Cc: City Clerk; Di Cathcart; Mary Hammond
Subject: RE: Board of Equalization - Reschedule request

Thank you Aaron for sending this out!

Beth McEwen, MMC
 CBJ Municipal Clerk/Election Official * 155 Heritage Way, Juneau, AK 99801
 907-586-5278 x 4175
Beth.McEwen@juneau.gov * www.juneau.org



PUBLIC RECORDS LAW DISCLOSURE: This email, including any attachments, may be subject to disclosure under the law.

From: Aaron Landvik <Aaron.Landvik@juneau.gov>
Sent: Thursday, June 20, 2024 6:15 AM
To: clay good <claygood302@hotmail.com>; Brett Dillingham <brett@brettdillingham.com>; Terri Ohler <terriohler@gmail.com>
Cc: Clerks Office <Clerks.Office@juneau.gov>
Subject: Board of Equalization - Reschedule request
Importance: High

Good morning,

We have had a request from one of the appellants in this group to re-schedule the upcoming Board of Equalization meeting. The appellant will be out of town during the originally scheduled date/time and was concerned about internet access.

I am wondering if you would be willing to change the scheduled Board of Equalization meeting for your property appeal from the scheduled 6/27 meeting to a later date, 7/11.

This will allow all of the Budzo Condo hearings to occur at the same time and be heard by the same panel members.

Please let me know as soon as possible if this re-schedule to 7/11 works for you. I will call you later this morning if I have not received a response.

Kind regards,

Aaron Landvik

Aaron Landvik

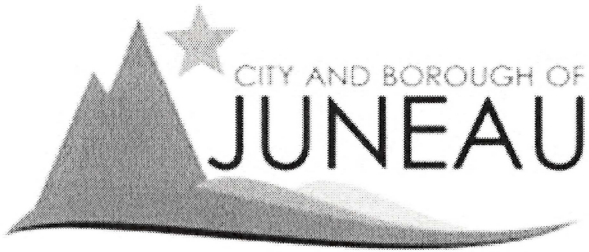
Deputy Assessor

Assessor's Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520

aaron.landvik@juneau.gov



Di Cathcart

From: clay good <claygood302@hotmail.com>
Sent: Tuesday, June 18, 2024 6:03 PM
To: Aaron Landvik
Subject: Re: BOE Appeal Info

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

Hi Aaron-

I presume the appraisal info I sent you did not change your view of its value.

I did receive notice of my BOE hearing on the 27th. Thank you for arranging this hearing.

My parents are very old and undergoing medical treatments which require my support. I have a flight leaving 6/24 before the hearing.

I can't be certain I will have time or access internet to be able to attend by zoom at that time.

I will certainly make all reasonable efforts to do so, but the timing of this hearing is pretty bad for me, BOE volunteers notwithstanding.

Are there options for hearing dates?

As always, your understanding and assistance is appreciated.

Best Wishes....cg

On Jun 5, 2024, at 4:49 PM, clay good <claygood302@hotmail.com> wrote:

Hi Aaron -

My research shows the average price for all condos sold 2011 was \$199,000, according to the MLS.

\$125K/\$199K.

I'd say that places BMCA condos on the lower side of market value for the many reasons mentioned before.

Your use of big data sets and modelling are probably fine for the vast majority of your condo assessments.

Your model doesn't capture what an appraiser on site sees - a 111 year old house with enormous maintenance and energy costs and zero parking or storage.

I hope this information is useful.

Best Wishes....cg

On Jun 5, 2024, at 3:18 PM, Aaron Landvik <Aaron.Landvik@juneau.gov> wrote:

Great, thanks Clay. I will take a little time to look it over and digest.

Aaron

Aaron Landvik

Deputy Assessor
Assessor's Office
City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov
<image001.jpg>

From: clay good <claygood302@hotmail.com>
Sent: Tuesday, June 4, 2024 6:31 PM
To: Aaron Landvik <Aaron.Landvik@juneau.gov>
Subject: Re: BOE Appeal Info

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

Hi Aaron

I must have given you my only copy of the 2017 appraisal. I don't have another copy I can find.

Kasberg will not provide me another copy as it belongs to Alaska USA - who incidentally denied me financing because the building is out of zoning compliance.

Here's a copy of a 2011 appraisal coming in at \$125K, if that's of any use to you.

<image002.jpg>
<image004.jpg>

On Jun 4, 2024, at 1:00 PM, Aaron Landvik
<Aaron.Landvik@juneau.gov> wrote:

Hi Clay,

As you acknowledge, almost of the condo units you included are significantly smaller than yours (your unit is approximately 50% larger and coincidentally is assessed at about 50% higher).

This chart paints a better picture of the assessed valuation data for all condos within the borough once we look at the information on a \$/basis; of the 1329 residential condos in Juneau, the assessed value for Budzo Condos rank #575, #576, #577 and #578 if considered on a per square foot basis.

<image006.jpg>

This charts illustrates the Time Adjusted Sale Price per Unit Area for ALL Condos sold within the 2021-2023 Market Review period (composed of 275 Qualified Condo Sales).

<image008.jpg>

For comparative purposes, I have included the Assessed Value per Unit Area for Budzo Condos which is clearly at (or about) the median value.

Median time adjusted Sale price per Unit Area is the basis for your valuation.

<image009.jpg>

Please provide a **FULL** copy of the appraisal you received from Kasberg Services dated April 12, 2017 File No 4032. I believe that this was provided during your 2019 appeal. The copy we received at that time was missing every single page which related to value.

Without the actual appraisal, or a CMA, or anything which actually relates directly to the valuation of your property, I see no basis for a change to the assessed value for your property.

Kind regards,

Aaron

Aaron Landvik
Deputy Assessor
Assessor's Office
City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov
<image001.jpg>

-----Original Message-----

From: clay good <theclaygood@icloud.com>
Sent: Saturday, June 1, 2024 11:24 AM
To: Aaron Landvik <Aaron.Landvik@juneau.gov>
Cc: clay good <claygood302@hotmail.com>
Subject: BOE Appeal Info

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

Hi Aaron -

Here is a file of screen shots of one-bedroom condos for sale in Juneau this week.

All the condos on the market that are in the price range of our assessment are two-bedroom units.

One example included at \$255K is a two bedroom, one bath, 900 sf with a garage. Built 50 years ago.

My place is assessed at \$254K. 915 sf, One bedroom, one bath, No garage, No parking. No storage. Built 111 years ago.

While the one bedroom condos have smaller square footage than my condo, they have parking, storage and laundry that my place lacks.

My conversations with local realtor Tonja Moser confirmed the value of these important amenities for the condo market.

While living downtown seem be an asset in some regards, all home owners have and use cars, making parking a higher priority than is given in your assumptions.

Assumptions of condo values based just on square footage fail to recognize that the number of bedrooms, bathrooms, laundry, storage, and parking are greater considerations for home buyers.

Realtors routinely deduct \$10,000 from the value for on street parking, as well as deduct value based on the age of a building.

The assessment fails to take into account the age and design of our building, as well as it's zoning non-compliance. It's is 111 years old. Needs electrical upgrades. Expensive oil heating. Poor insulation and very low energy efficiency.

Your records indicate that our home was built in 1936. Your records are wrong. Unlike other condos on the market built in the last 50 years, our home was built as a single family home in 1913.

I hope this information is helpful for the BOE. Please let mew know if you require any further information.

Best Wishes....cg

Di Cathcart

From: Aaron Landvik
Sent: Friday, May 31, 2024 1:12 PM
To: clay good
Subject: RE: NO CHANGE - APL20240270 - 1C040A270004 - Good

Hi Clay,

If you have any additional evidence that you would like to have considered during the hearing, please do so as fast as possible.

I will send your appeal along to the Assessor for review and we will schedule a date for the Board of Equalization as soon as possible. It takes considerable effort from the BOE (who are community volunteers), the Clerk's Office, and the Assessor's Office to prepare for the BOE so if you wish to withdraw at any time during the process, please do let me know.

State statute requires that the burden of proof rests with the appellant. Appellants are expected to provide **specific evidence** which indicates that their property valuation is one of the following:

EXCESSIVE – To show that an assessment is excessive, an appellant must show that the assessment is more than just overvalued. It must be shown that the assessment is grossly disproportionate when compared to other assessments (or it can be shown that there is an intentional or fraudulent purpose to place an excessive valuation on the property.)

UNEQUAL – To show that an assessment is unequal, the appellant must show that there are other properties in the same class as the property being appealed and that there is no basis that would justify different valuations of the property.

IMPROPER – To show that an assessment is improper, it must be shown that the assessor used an improper method of valuation, which amounts to fraud or a clear adoption of a wrong principle of valuation.

UNDERVALUED – Rare, but yes it does happen from time to time.

Only the reasons above are considered valid reasons for an appeal.

We are request that all supporting evidence be provided to the Assessor Office no later than April 18th, per CBJ ordinance.

https://library.municode.com/ak/juneau/codes/code_of_ordinances?nodeId=PTIICOOR_TIT15AS

This link provides information from the State of Alaska regarding the appeal process.

[Property Assessments in Alaska, Local Government Online, Division of Community and Regional Affairs](#)

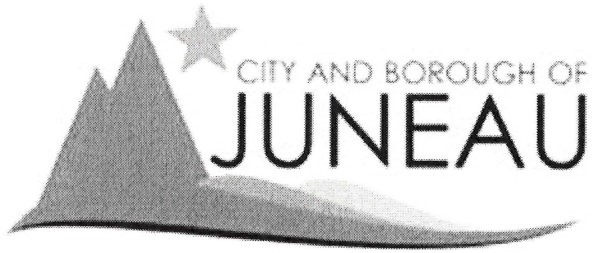
These handouts explain the assessment process.

<https://juneau.org/wp-content/uploads/2020/12/Understanding-Assessment.pdf>

<https://juneau.org/wp-content/uploads/2020/12/For-the-Property-Owner-Who-Wants-to-Know.pdf>

Aaron Landvik
 Deputy Assessor

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov



From: clay good <claygood302@hotmail.com>
Sent: Friday, May 31, 2024 12:18 PM
To: Aaron Landvik <Aaron.Landvik@juneau.gov>
Subject: Re: NO CHANGE - APL20240270 - 1C040A270004 - Good

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

Hi Aaron -

Thank you for your thoughtful analysis.

While the models used may be useful for most applications, I disagree with some of the more subjective underlying assumptions, including the value of parking and other home amenities.

I respectfully reject the notice of No Change.

Please let me know how to proceed.

Best Wishes,

Clay Good

On May 29, 2024, at 10:38 AM, Aaron Landvik <Aaron.Landvik@juneau.gov> wrote:

Good morning,

After reviewing the information provided, I propose NO CHANGE to the 2024 assessed value as follows:

Period	Site Value	Improvement/ Building Value	Assessed Value
2024 Asmt	\$ 5,000	\$ 247,000	\$ 254,000
2024 Proposed	\$ 5,000	\$ 247,000	\$ 254,000

Please respond by email stating your acceptance of this NO CHANGE. Upon receipt of your acceptance, I will take this to the Assessor for approval, subject to approval a withdrawal letter will be issued.

If you reject these proposed changes, I will schedule the case for the next available Board of Equalization and you will be notified of the date.

If you have any questions or wish to discuss this further, please contact me by email and we can coordinate a phone discussion.

If I do not hear back from you within 10-days, I will assume that you have accepted the NO CHANGE proposal and will process as such.

Kind regards,

Aaron Landvik
CBJ Deputy Assessor

Valuation of the condo within Budzo Condominiums is difficult in that there are 0 sales of any unit since the building was condo-ized in 2009. In fact, one could argue that the last arms' length transaction for this property was in 1990 when the property was purchased for \$192,000.

The basis for determining the valuation of all condo units within the Budzo condo development is based upon 95% of the median sale price/square foot of all residential condo units sold within the Juneau market.

$2024Generic = 287.995 * Unit\ Area$

PCN	UnitArea	2024Generic	2024AV
1C040A270001	1011	291,163	276,600
1C040A270002	585	168,477	160,100
1C040A270003	1148	330,618	314,100
1C040A270004	921	265,243	252,000
		1,055,502	1,002,800

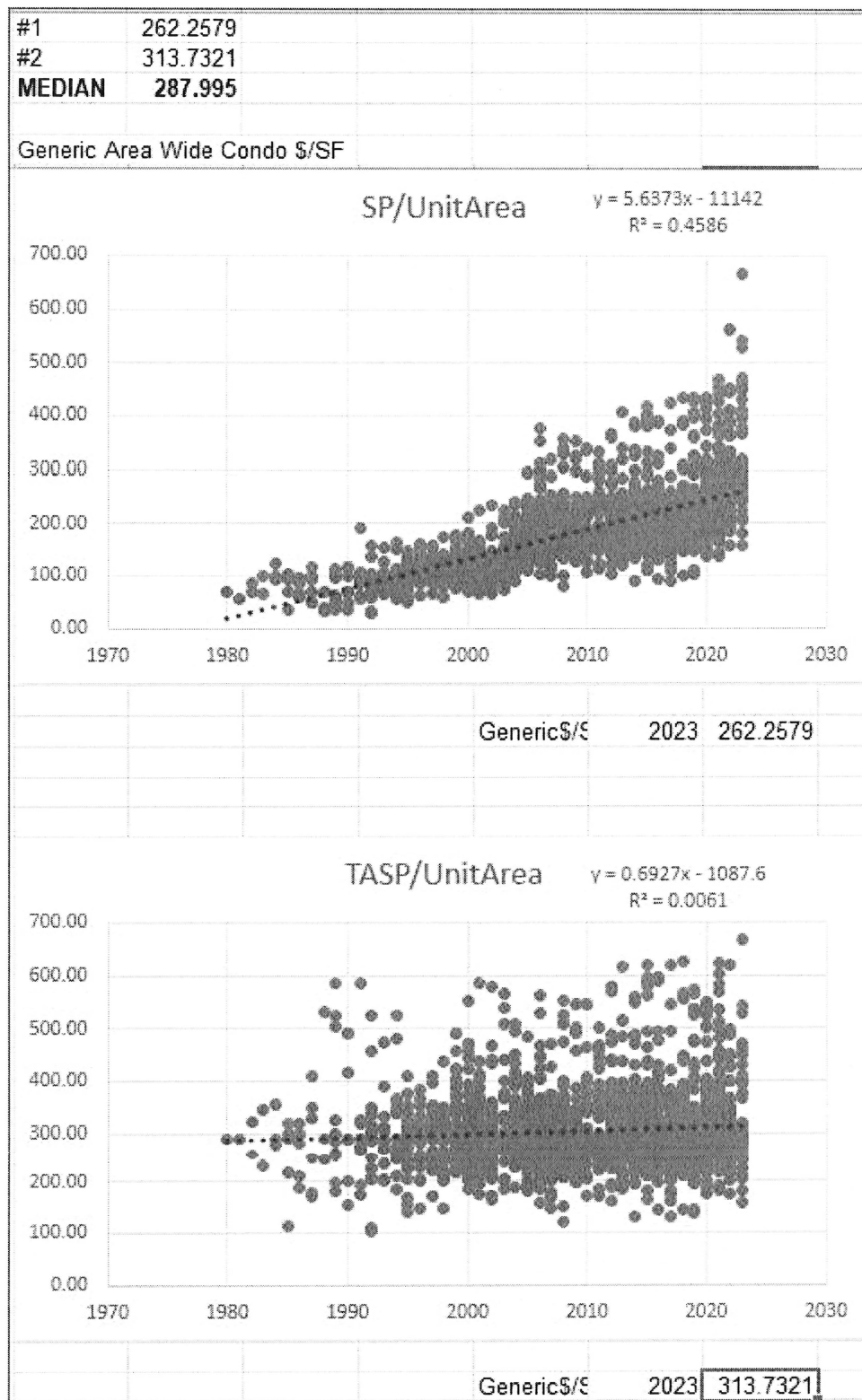
Based upon the evidence provided to this office, it is my belief that the units in this condo association represent a higher than typical quality level.

Your appeal indicated that market reaction to these properties would be muted due to limited parking. Nothing in your support documentation provided any support for this. It is my belief that this would be countered due to the very close proximity to the downtown core.

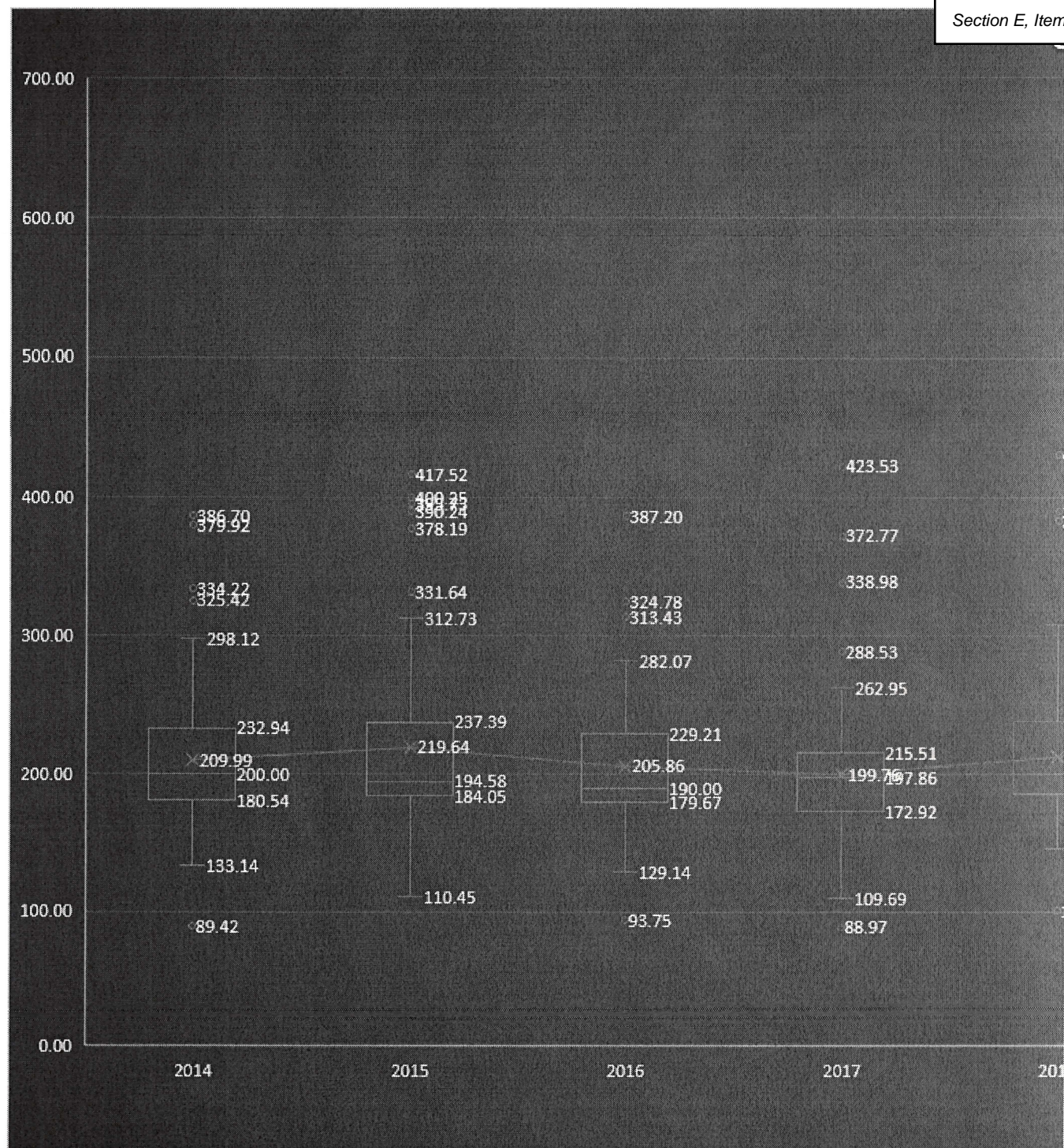
Section E, Item 4.

I developed two different models and utilized the average of the two. For the purpose of this valuation a \$/sf value of 287.99 was applied to all Budzo condo units based upon the area from the condo plat.

Model #1 is purely \$/SF as a function of time while model #2 looks at developed time adjustment factor based upon year sold. It is my belief that model #2, solves the data better based upon the reduction of R^2 to a very low level.



This chart illustrates the SP/SF for condo units within Juneau since the market last corrected in 2014. Again, the median indicated \$/SF is about \$289. I see nothing in the record which would indicate that your unit would be anything less than the median, in fact looking at just quality I would argue that it would be superior to many current listings.



If I were to value this property as-if it had not been turned into condos, the indicated value is approx. \$ 831,500. This represents approximately a 20% condo premium, I find this % to be reasonable based upon other condo conversion projects which have been performed in town and then resold.

SV	181,600
IV	649,900
AV	831,500
Unit1	278,600
Unit2	162,100
Unit3	316,100
Unit4	254,000
TOTAL	1,010,800
21.56%	Condo premium

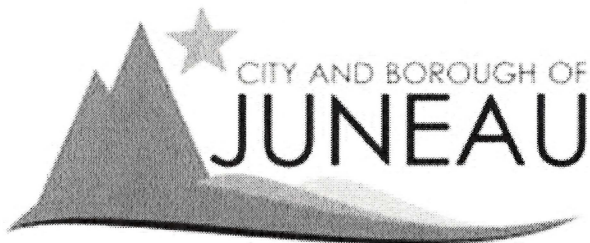
Trending of the 1991 purchase price of \$192,000 would be equivalent to a current purchase price of \$800K based upon the Case Shiller Housing Index which increased from an index level of 75.3 -> 310.52 to current. This is more than a 4-fold increase over that time. This factor supports my estimate of value if the units had not been turned into condos.

To summarize, the method of valuation for this specific condo development is made difficult by the lack of any sales data directly within the development. Thus, we went to the greater condo market to determine the most likely price (valuation) of the units based upon median generic \$/sf information. It is my belief that if these units were to be listed on the open market, the price/SF would exceed the median for other condo units within Juneau.

Aaron Landvik

Deputy Assessor
Assessor's Office
City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov



Di Cathcart

From: Aaron Landvik
Sent: Wednesday, May 29, 2024 10:39 AM
To: clay good (claygood302@hotmail.com)
Subject: NO CHANGE - APL20240270 - 1C040A270004 - Good

Good morning,

After reviewing the information provided, I propose NO CHANGE to the 2024 assessed value as follows:

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Please respond by email stating your acceptance of this NO CHANGE. Upon receipt of your acceptance, I will take this to the Assessor for approval, subject to approval a withdrawal letter will be issued.

If you reject these proposed changes, I will schedule the case for the next available Board of Equalization and you will be notified of the date.

If you have any questions or wish to discuss this further, please contact me by email and we can coordinate a phone discussion.

If I do not hear back from you within 10-days, I will assume that you have accepted the NO CHANGE proposal and will process as such.

Kind regards,

Aaron Landvik
CBJ Deputy Assessor

Valuation of the condo within Budzo Condominiums is difficult in that there are 0 sales of any unit since the building was condo-ized in 2009. In fact, one could argue that the last arms' length transaction for this property was in 1990 when the property was purchased for \$192,000.

The basis for determining the valuation of all condo units within the Budzo condo development is based upon 95% of the median sale price/square foot of all residential condo units sold within the Juneau market.
2024Generic = 287.995 * Unit Area

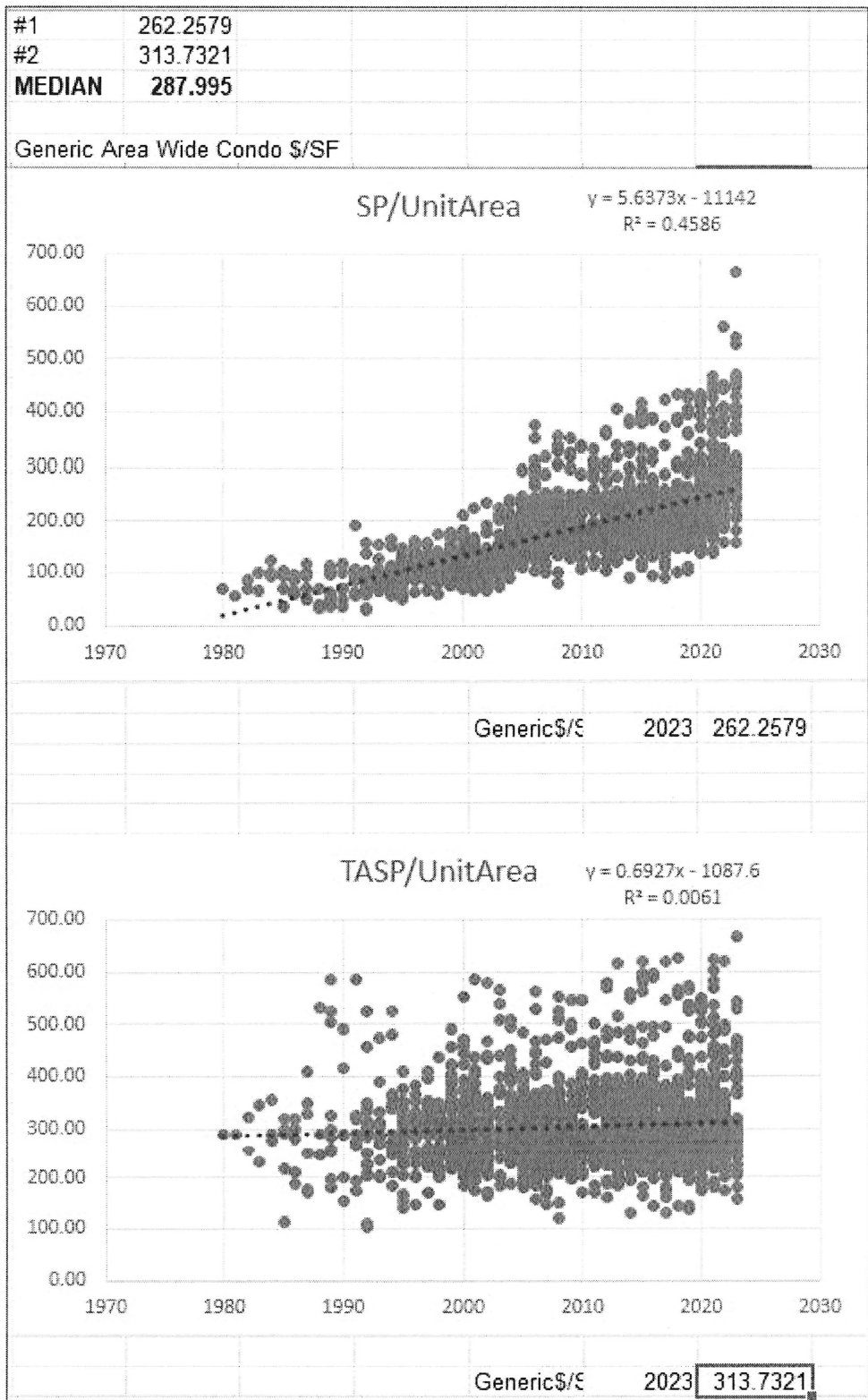
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		1,055,502	1,002,800

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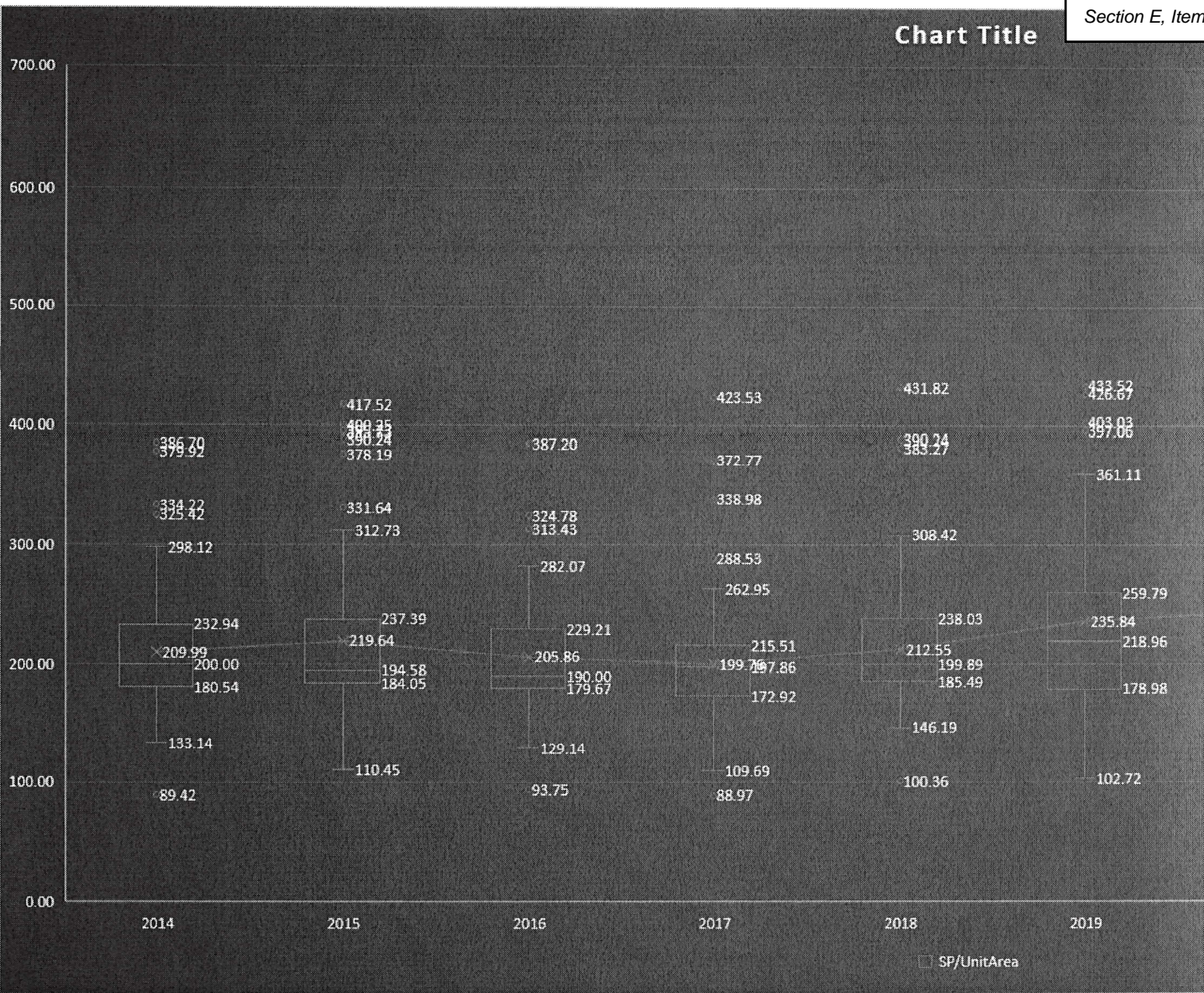
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Model #1 is purely \$/SF as a function of time while model #2 looks at developed time adjustment factor based upon year sold. It is my belief that model #2, solves the data better based upon the reduction of R^2 to a very low level.



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IV	649,900	
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Unit4	254,000	
TOTAL	1,010,800	
21.56% Condo premium		

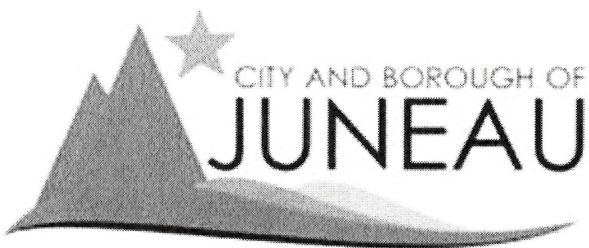
Trending of the 1991 purchase price of \$192,000 would be equivalent to a current purchase price of \$800K based upon the Case Shiller Housing Index which increased from an index level of 75.3 -> 310.52 to current. This is more than a 4-fold increase over that time. This factor supports my estimate of value if the units had not been turned into condos.

To summarize, the method of valuation for this specific condo development is made difficult by the lack of any sales data directly within the development. Thus, we went to the greater condo market to determine the most likely price (valuation) of the units based upon median generic \$/sf information. It is my belief that if these units were to be listed on the open market, the price/SF would exceed the median for other condo units within Juneau.

Aaron Landvik

Deputy Assessor
Assessor's Office
City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov



Di Cathcart

From: clay good <claygood302@hotmail.com>
Sent: Friday, April 19, 2024 6:12 PM
To: Aaron Landvik
Subject: Apt 4 Appeal

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

Hi Aaron -

Just back from traveling for work.

Thank you for all your technical information and perspective.

I've sent you photos and the layout of my 915 sf apt #4.

Apt 4 is bounded by dark lines. All else is commons.

Since you asked, I have not asked for a CMA. Not sure why I would. Nobody here is in the market to sell.

Pretty sure a CMA is in the same boat as you - Trying to find a comparable for a 110 y/o home chopped into 4 apartments in non-compliance with zoning for density.

Please note the lack of storage and shared laundry.

Please note the tiny bath.

Please note the thin common walls and floors.

Please also note the lack of parking or garage/car port or snow removal.

Please note the poor energy rating for the 110 year old property.

While legally and technically a condo with a registered HOA, we are and have been co-owners of a home of our own social design for 34 years that doesn't fit easy categorisation.

I doubt that fits into cbj's model used to value a condo.

Our home avoids easy market analysis because nothing about it was designed for marketability. It was designed for long-term cooperative living by socially integrated families.

Our long co-residency is all the evidence you need for that truth. And it's also the reason why you can't find any record of sales within the HOA.

To properly value bmca will require some extra effort on your part. It's not like other condos.

Let me know next steps and when you're ready to chew on this and I'll squeeze some time in to work on it with you.

Di Cathcart

From: clay good <claygood302@hotmail.com>
Sent: Friday, April 19, 2024 5:29 PM
To: Aaron Landvik
Subject: Budzo Apt 4 pix 1/3

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

Begin forwarded message:

From: clay good <claygood302@hotmail.com>
Date: April 14, 2024 at 6:05:53 PM AKDT
To: clay good <claygood302@hotmail.com>
Subject: Apt pix















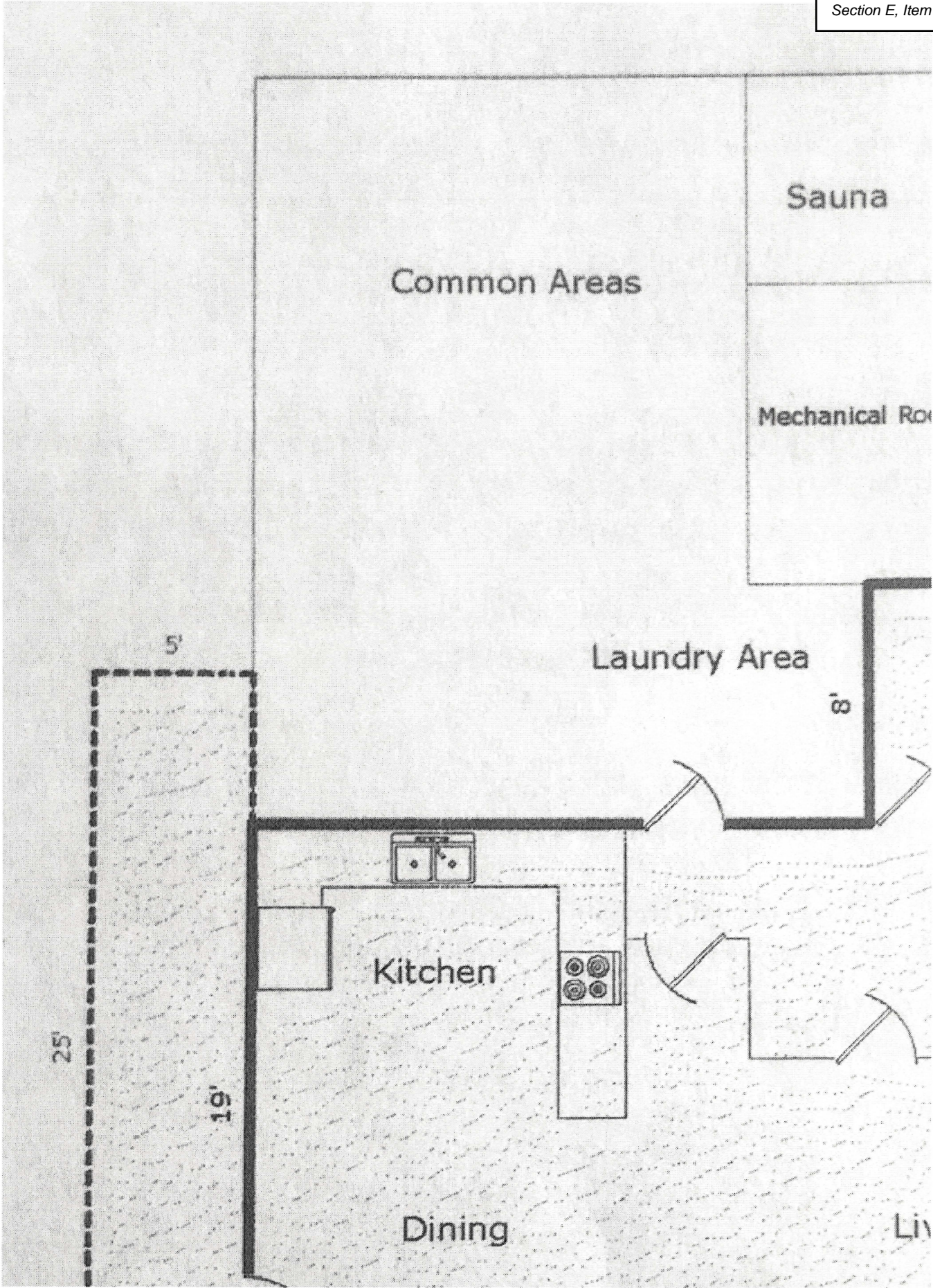
Di Cathcart

From: clay good <claygood302@hotmail.com>
Sent: Friday, April 19, 2024 5:31 PM
To: Aaron Landvik
Subject: More Apt 4 pix again 3/3

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

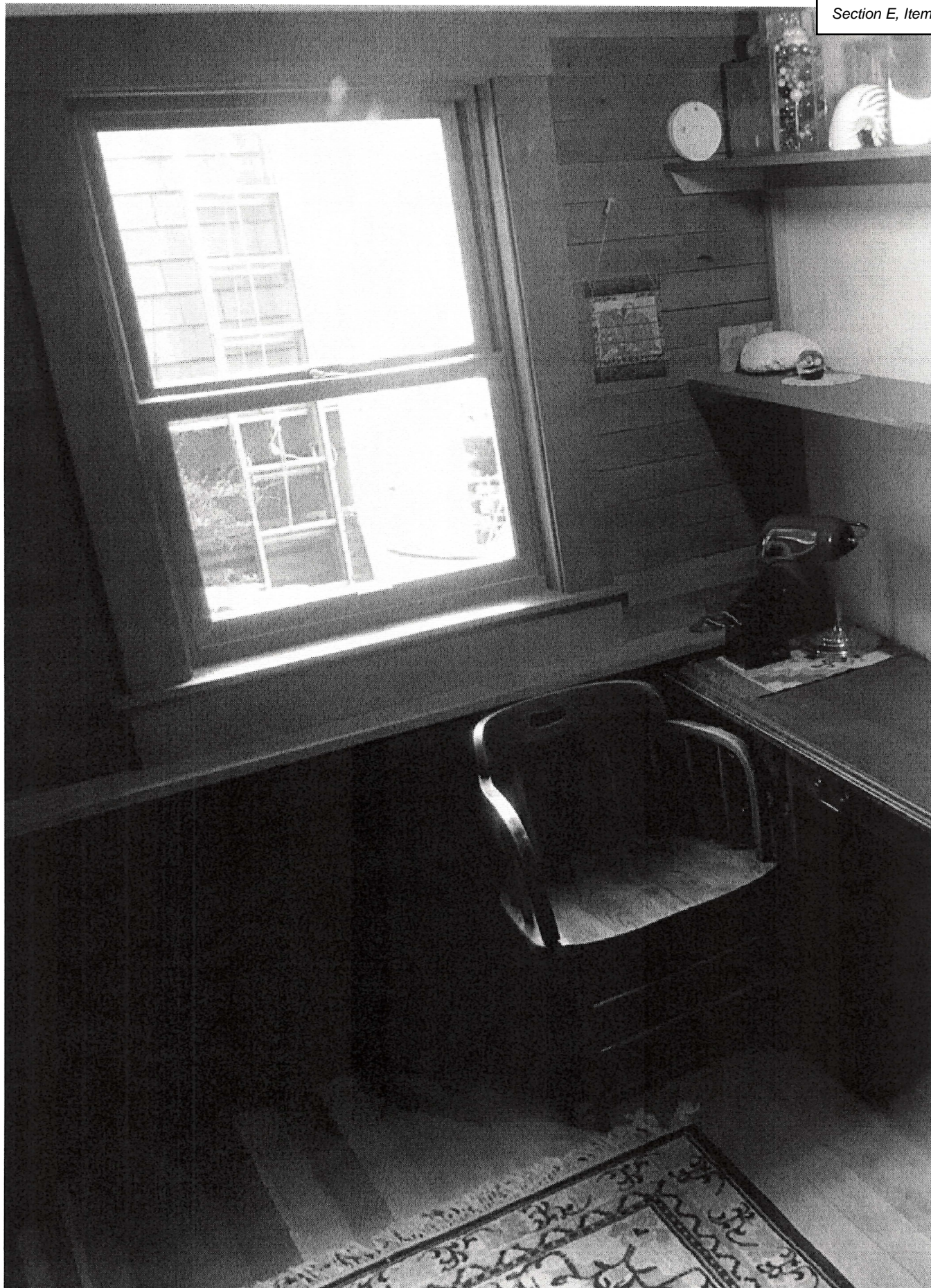
Begin forwarded message:

From: clay good <claygood302@hotmail.com>
Date: April 14, 2024 at 6:08:21 PM AKDT
To: clay good <claygood302@hotmail.com>
Subject: More pix again.









Di Cathcart

From: Aaron Landvik
Sent: Friday, April 5, 2024 10:32 AM
To: clay good (claygood302@hotmail.com)
Subject: APL 2024-0270 1C040A270004

Good morning,

I am the appraiser assigned to process your petition for review. I spoke with you when you originally came into our office. As I stated at that time, the change in value for the units within Budzo is a reflection of the changes we have seen at the local, regional and national levels. Ideally, we would have direct sales within the development but the changes within the condo market required action on our part.

Can you please provide recent interior photos of the condo unit? Are you able to request a CMA from a local realtor, this would serve as a great starting point for the discussion? When the property was financed was there an appraisal performed?

This particular condo development certainly is a bit of an oddball and thus requires a little nuance and extrapolation. That being said, I'm looking forward to working with you towards resolution.

For comparison purposes, I re-valued the entire building as if it were a single-family residence. The resultant value was approximately \$800,000.

The total value of all the condo units is approximately \$1,000,000, this would represent an approximate 20% premium in value as condos. This seems quite reasonable to me.

A recent condo conversion occurred out in Auke Bay within the last few years. The 8-unit apartment building was purchased in 2015 for \$825,000. Repairs and updating of approximately \$60,000 is estimated for each of the units. Additionally, a 2022 building permit was issued for the construction of garages for each condo unit; the reported cost of the garage was \$221,500.

Once conversion has been completed and the units were updated, each condo unit is being listed at \$400,000. The indicated change in value as a result of the condoization pencils out to about double the cost of the investment.

This table summarizes the information:

825,000	Purchase price
480,000	Unit/Bldg rehab (8x60K)
221,500	Garage
1,526,500	Total Investment
3,200,000	Sale Price (8x400K)
2.10	Sale Price/Total Investment
210%	Condo Factor

This chart illustrates the change in the Case Shiller Home Price Index since your purchase of the property in 1990. In 1990, the index value was approximately 80. For 2024, the index level has increased to 310; an increase by a factor of 3.875. Based upon your purchase price of \$192,000 the indicated value based upon the change in index value for your property is about \$750,000. This value is in general agreement with the value of the structure as if it had not been condoized.



ECONOMIC DATA | ST. LOUIS FED

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Categories > Prices > House Price Indexes

☆ S&P CoreLogic Case-Shiller U.S. National Home Price Index (CSUSHPINSA)

Observation:

Jan 2024: 310.45500

(+ more)

Updated: Mar 26, 2024 8:11 AM CDT

Units:

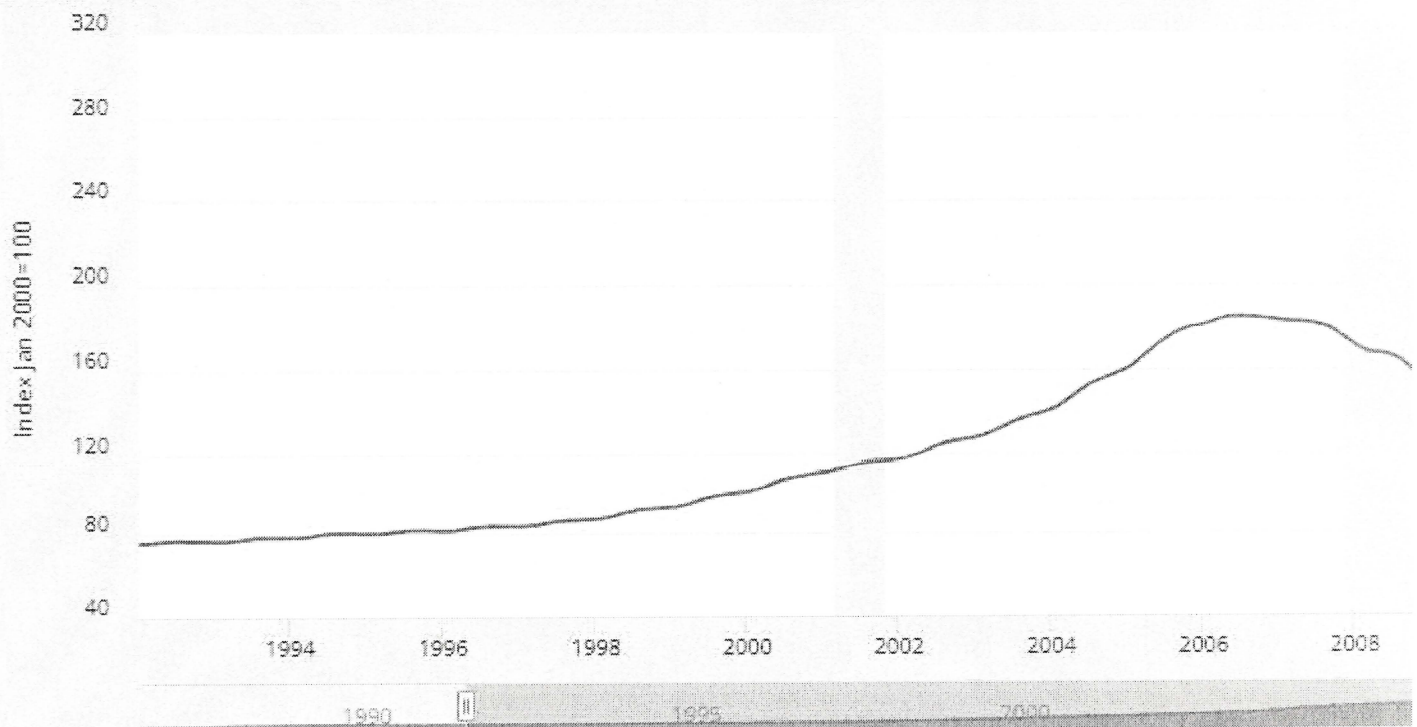
Index Jan 2000=100,

Not Seasonally Adjusted

Frequency:

Monthly

FRED — S&P CoreLogic Case-Shiller U.S. National Home Price Index

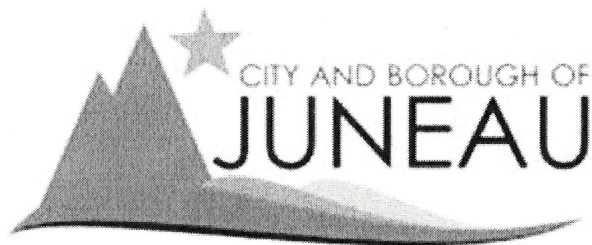


1C040A270004
CLAY GOOD
313 SEVENTH ST
BUDZO MANOR CONDOMINIUMS UNIT 4

<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2024	\$5,000.00	\$2,000.00	\$247,000.00	\$254,000.00
2023	\$5,000.00	\$2,000.00	\$135,900.00	\$142,900.00
2022	\$5,000.00	\$2,000.00	\$135,900.00	\$142,900.00
2021	\$5,000.00	\$2,000.00	\$135,900.00	\$142,900.00
2020	\$5,000.00	\$2,000.00	\$135,900.00	\$142,900.00
2019	\$5,000.00	(\$14,300.00)	\$135,900.00	\$126,600.00
2018	\$5,000.00	\$2,000.00	\$135,900.00	\$142,900.00
2017	\$5,000.00	\$2,000.00	\$133,900.00	\$140,900.00
2016	\$5,000.00	\$2,000.00	\$133,900.00	\$140,900.00
2015	\$5,000.00		\$124,800.00	\$129,800.00
2014	\$5,000.00		\$124,800.00	\$129,800.00
2013	\$5,000.00		\$124,800.00	\$129,800.00
2012	\$5,000.00	\$0.00	\$124,800.00	\$129,800.00
2011	\$5,000.00	\$0.00	\$104,900.00	\$109,900.00
2010	\$5,000.00	\$0.00	\$104,900.00	\$109,900.00

Aaron Landvik
Deputy Assessor
Assessor's Office
City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520
aaron.landvik@juneau.gov





ASSESSOR OFFICE

APPEAL #2024-0270

Section E, Item 4.

2024 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION July 11th, 2024

Appellant: Clay Good

Location: 313 Seventh St – Unit 4

Parcel No.: 1C040A270004

Property Type: Condominium

Appellant's basis for appeal: "No useful comparables for a 111-year old conversion into condos."

Appellant's Estimate of Value		Original Assessed Value	Recommended Value
Site:	\$5,000	Site: \$5,000	Site: \$5,000
Buildings:	<u>\$175,000</u>	Buildings: <u>\$249,000</u>	Buildings: <u>\$249,000</u>
Total:	\$180,000	Total: \$254,000	Total: \$254,000

Subject Photo:



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Overview

The subject is a 921 square foot condominium of average (+) quality and condition. The condo is located at 313 Seventh St (Juneau) Unit 1 within Budzo Manor Condominium neighborhood. Originally constructed as an apartment building in the 1930's, the current configuration was created in 2009 when the apartment units were converted into condominiums. According to records, the original structure was built between 1914 & 1927 and appears to have had adequate maintenance and updates. The condo resides on a typical condo lot.

Subject Characteristics:

- Land
 - Standard \$5,000 land value for condominium unit
- Building
 - Originally constructed as an apartment building somewhere between 1914 & 1927, the building was converted into condos in 2009
 - Average (+) Quality
 - Average Condition
 - 921 SF GLA total
 - Misc Improvement
 - Solid Fuel Heater (Wood Stove) \$2,000

Photos

Section E, Item 4.

Front:





View:

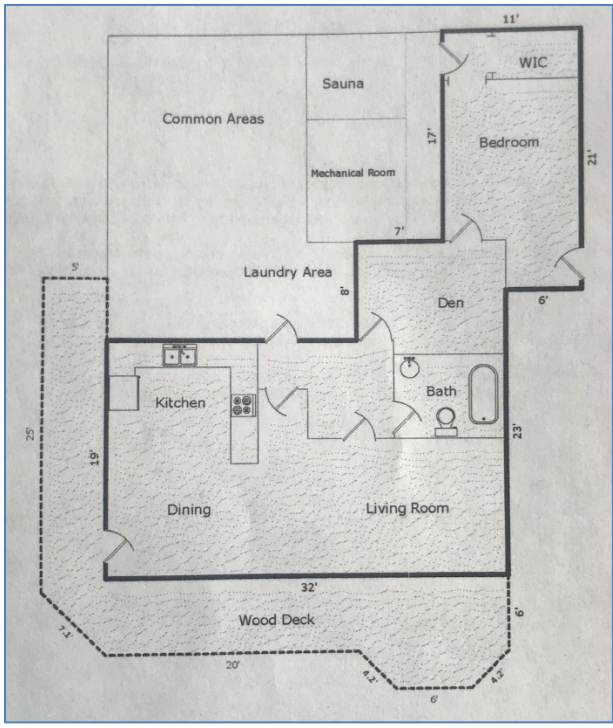


Interior Photos Provided by Appellant of other unit within development:

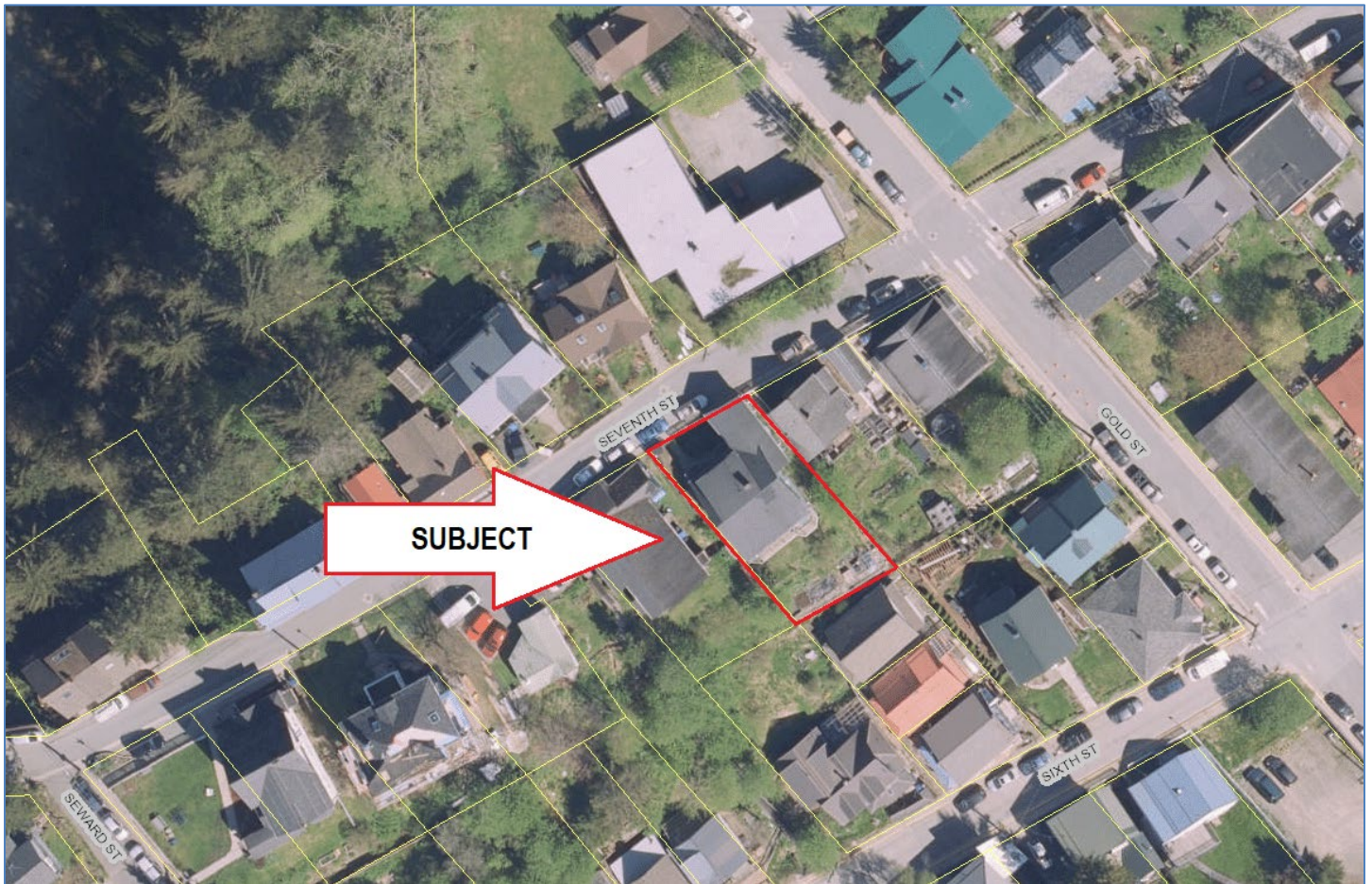
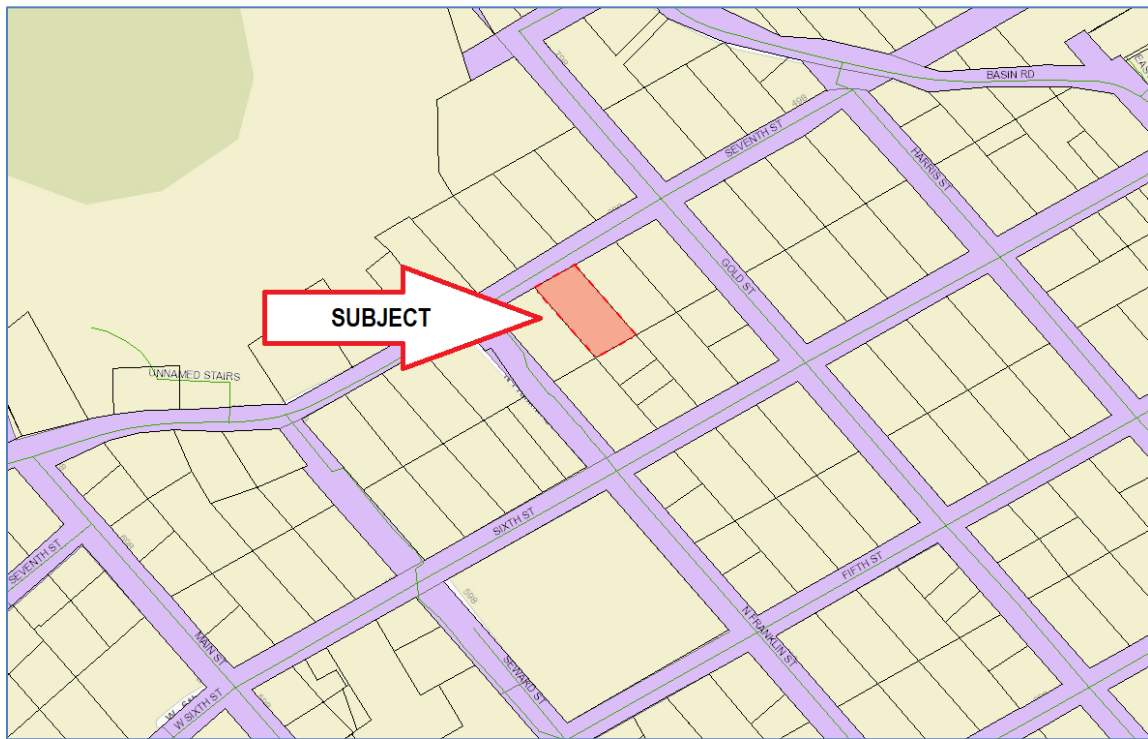
Section E, Item 4.

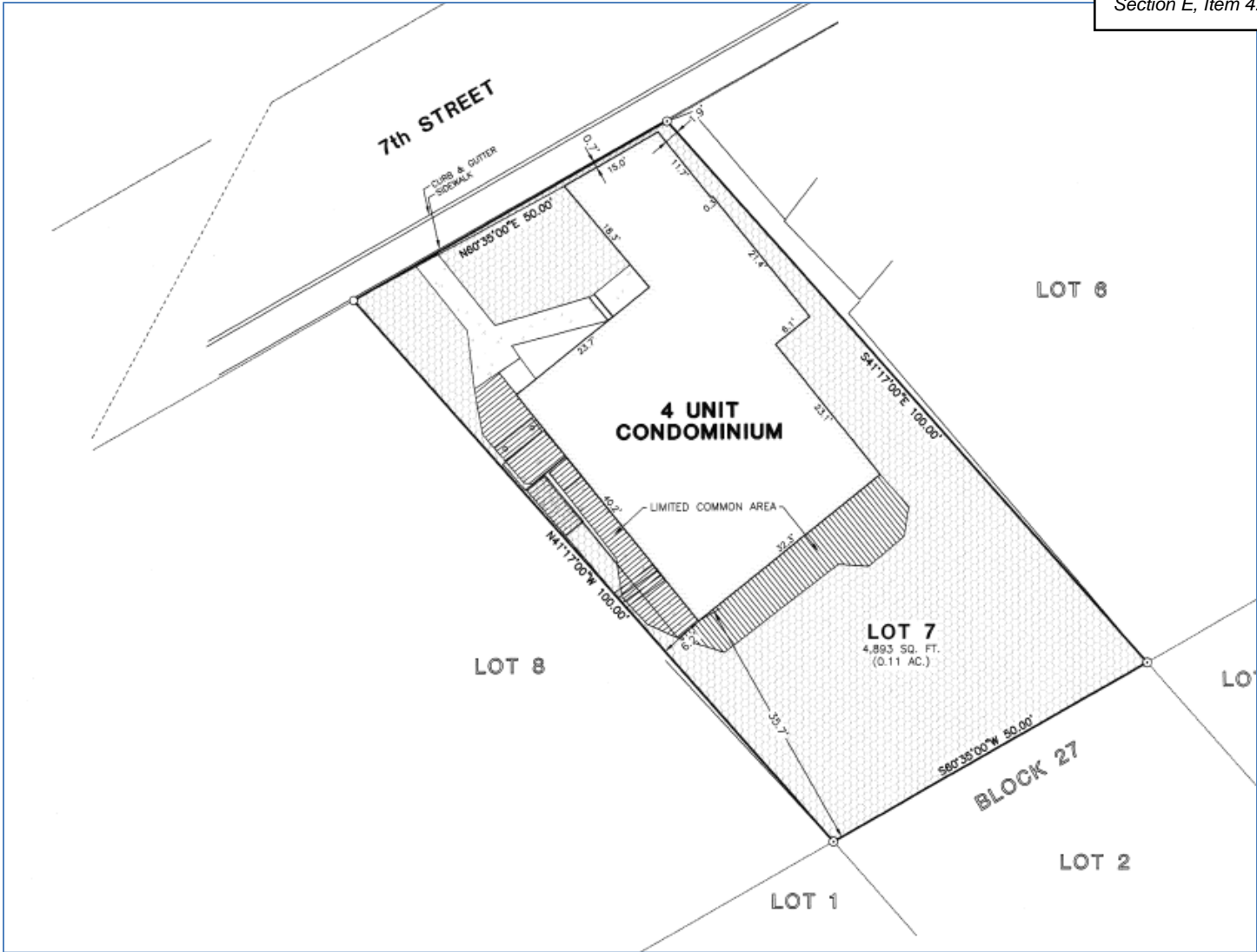
Interior photos were requested from all appellants, only one of the unit owners provided interior photos. It is the assumption of this office that all units are of similar quality and condition (photos provided by this appellant).











Land Assessment

Section E, Item 4.

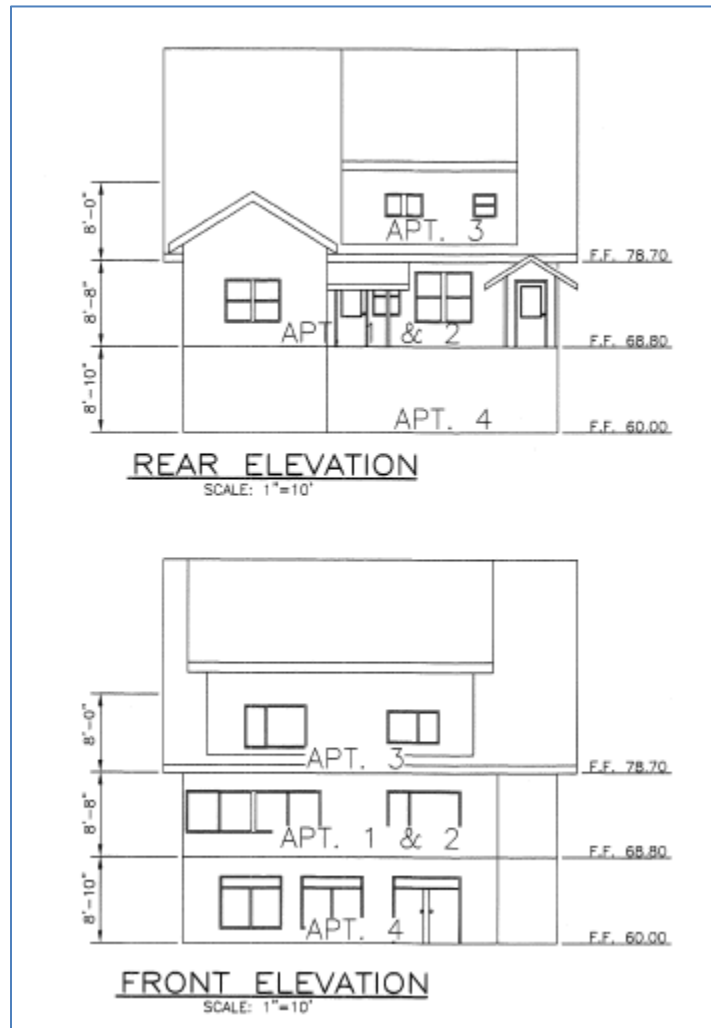
Land is assigned a nominal value of \$5,000 for every condo unit in Juneau.

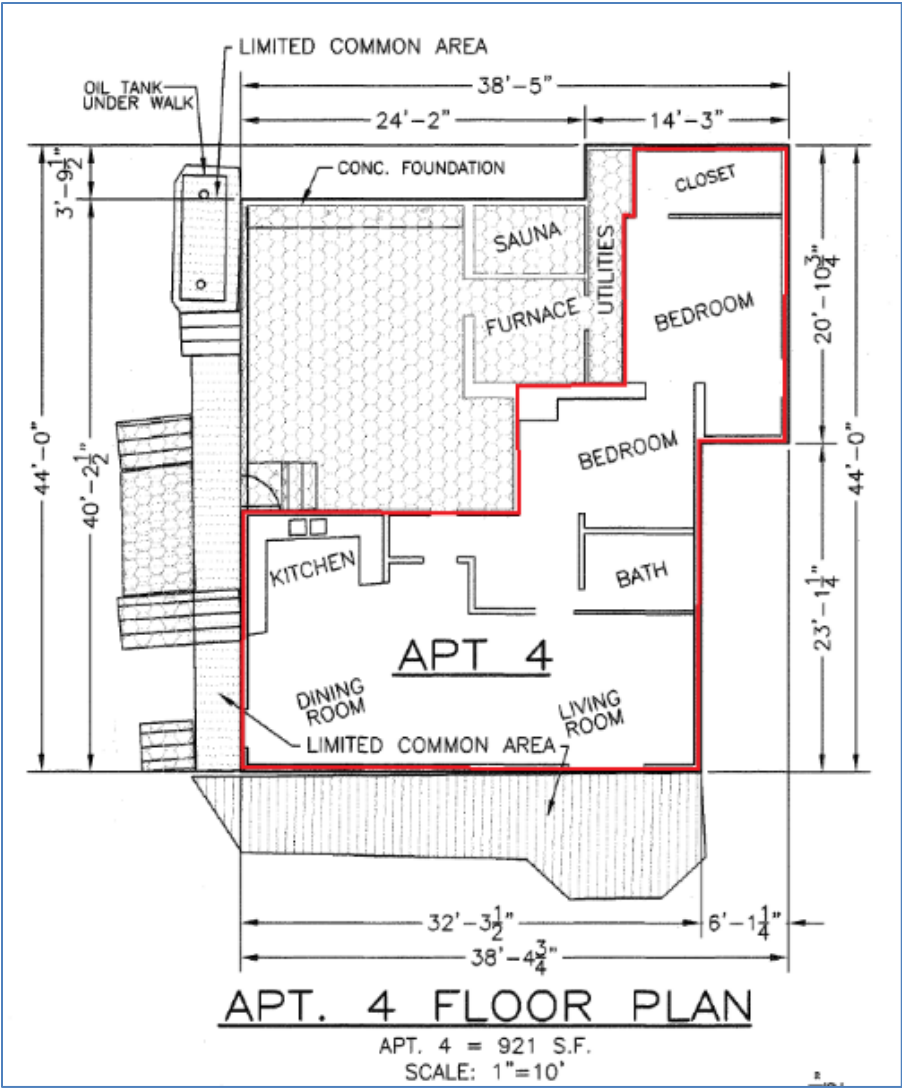
Building Valuation

For residential condominium parcels, the original assessment is determined using the direct sales approach. Market trends based on our sales analysis are applied to the subject condo association annually to estimate full market value. Time adjustments are applied to unit sale prices to account for any market fluctuations occurring between the sale date and the legislated valuation date (January 1, 2024). Sales analysis is done annually to establish assessed values.

Building Characteristics:

- Originally constructed as an apartment building somewhere between 1914 & 1927, the building was converted into condos in 2009
- Average (+) Quality
- Average Condition
- 921 SF GLA





Valuation Methodology

Budzo Condominium’s Sale Data

No sale data exists for this condo development since conversion into condos in 2009. Ownership has remained within the same core group of owners since they purchased the property in 1990 for \$192,000. At that time, the bulding was approved as an apartment building. In 2009, the property was converted into condos.

In the absence of direct sales data within this condo development, a decision was made by this office to value these condos within the development on a per foot basis based upon the median sale price/square foot of all condo sales within the borough (once all time adjustments were consdiered). The indicated median value for 01/01/2024 was determined to be 282.78/sf. Applying a 0.95 adjustment factor brings the indicated condo development into equity with all other condo units who are valued at 95% of time adjusted sale price for the 2024 assessment year.

Appraisal consideration

During the course of this appeal season, one of the owners within Budzo provided two partial appraisals. The oldest of which indicated a market value of \$125,000 in 2011. A secondary appraisal was located in our records from when the same property owner appealed the property in 2019. Unfortunately, the sales adjustment grid and final value reconciliation pages were not included with this submission thus the market value at that time (2019) is unknown to our office.

Parking

No adjustment has been made within our valuation model to account for the lack of on-site parking. The appellant indicated that the lack of on-site parking requires a significant adjustment, yet this is not supported by the 2017 appraisal provided for different unit within the same development:

PROJECT SITE	Topography	Moderate Downslope	Size	4893 sf	Density	35.61 Units Per Acre	View	B;Wtr;CtySky
	Specific Zoning Classification	D-18	Zoning Description	Multi-Family, 5,000 sq. ft. min. lot size, 18 units per acre				
	Zoning Compliance	<input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal Nonconforming - Do the zoning regulations permit rebuilding to current density?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
	<input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	See the Comment Addendum for more information.						
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private
	Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	
	Gas		None	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None		
	FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	02110C1566D	FEMA Map Date	08/19/2013
	Are the utilities and/or off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.								
No apparent adverse easements or encroachments were noted. However, a title report was not available for review. The site area is taken from City and Borough of Juneau Assessor records. The subject doesn't have on-site parking, however, this is common in the Juneau Townsite and historically hasn't negatively affected marketability.								

Quality

Based on our site visit and materials provided by the appellant, the quality appears to be Average (+).

Bed/Bath vs. Gross Living Area

Analysis of the unit area and bedroom count in a scatter chart indicates that unit area has a greater impact on value. The provided appraisal appears to bolster this observation, no monetary adjustment was made for bedroom count while the appraiser clearly makes an adjustment to consider the change in gross living area.

Individual Condominium Unit Appraisal Report

Tracking# 60095110

There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 159,000 to \$ 220,000							
There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 92,000 to \$ 220,000							
FEATURE	SUBJECT		COMPARABLE SALE #1		COMPARABLE SALE #2		COMPARABLE SALE #3
Address	313 Seventh Street, #4		90 Spruce St. Unit 1D		350 Irwin St. Unit 401		800 F St. Unit E-6
and Unit #	Juneau, AK 99801		Juneau, AK 99801		Juneau, AK 99801		Juneau, AK 99801
Project Name and Phase	Budzo Manor 1		Glacier Ave. Condo 1		Highland Terrace Condo 1		Parkshore Condo 1
Proximity to Subject			0.52 miles W		0.31 miles W		0.47 miles SW
Sale Price	\$ N/A		\$ 120,000		\$ 92,000		\$ 220,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.		\$ 169.25 sq. ft.		\$ 194.50 sq. ft.		\$ 176.00 sq. ft.
Data Source(s)			Ext. Inspection, MLS		Ext. Inspection, MLS		Ext. Inspection, MLS
Verification Source(s)			Realtor		Realtor		Realtor
VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION +(-) \$ Adjustment		DESCRIPTION +(-) \$ Adjustment		DESCRIPTION +(-) \$ Adjustment
Sale or Financing			Conventional		Conventional		FHA
Concessions			None Known		None Known		None Known
Date of Sale/Time			6/21/2010		3/18/2011		9/30/2010
Location	Urban/Upland		Urban/Upland		Urban/Upland		Urban/Upland (+)
Leasehold/Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple
HOA Mo. Assessment	600.00		375.00		385.00		350.00
Common Elements and Rec. Facilities	Standard		Standard		Standard		Standard
	None		None		None		None
Floor Location	1		1		4		2
View	Distant Ocean		Territorial		Distant Ocean		Good Filtered Ocean
Design (Style)	3 Story/Avg		3 Story/Avg		4 Story/Avg		2 Story/Avg
Quality of Construction	Avg-Average (+)		Average		Average		Avg-Average (+)
Actual Age	20e/1936 (2009)		12e/1968		20e/1966		12e/1980
Condition	Avg-Average (+)		Average (+)		Average		Average (+)
Above Grade	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths
Room Count	4 1 1.00		4 2 1.00		3 1 1.00		5 2 2.00
Gross Living Area	915 sq. ft.		709 sq. ft.		473 sq. ft.		1,250 sq. ft.
			+8,000		+17,700		-13,000

No adjustment applied based upon bedroom count. Adjustment applied for gross living area.

City and Borough of Juneau Assessment History Report				
1C040A270004 CLAY GOOD 313 SEVENTH ST BUDZO MANOR CONDOMINIUMS UNIT 4				
<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2024	\$5,000.00	\$2,000.00	\$247,000.00	\$254,000.00
2023	\$5,000.00	\$2,000.00	\$135,900.00	\$142,900.00
2022	\$5,000.00	\$2,000.00	\$135,900.00	\$142,900.00
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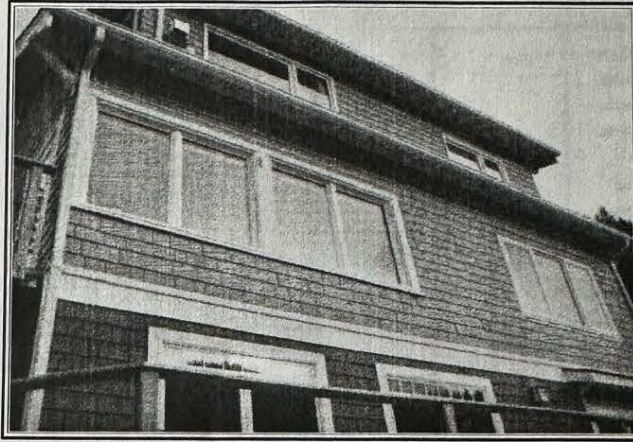
Summary

As a result of this petition for review **no changes were made**; the land and buildings are valued using the same methods and standards as all other properties across the borough.

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

The Assessor Office proposes **no change** to the appellant’s 2024 Assessment.

**APPRAISAL REPORT
OF**



313 Seventh Street
Juneau, AK 99801

PREPARED FOR

Wells Fargo Bank N.A. - 0036946
Anchorage, AK 99503

AS OF

04/15/2011

PREPARED BY

CANARY & ASSOCIATES, INC.
P.O. Box 32361
Juneau, AK 99803

B-180/4889



CANARY & ASSOCIATES, INC

File No 20-11-039
Tracking# 60095110

Individual Condominium Unit Appraisal Report

There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 159,000 to \$ 220,000				
There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 92,000 to \$ 220,000				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	313 Seventh Street, #4 Juneau, AK 99801	90 Spruce St. Unit 1D Juneau, AK 99801	350 Irwin St. Unit 401 Juneau, AK 99801	800 F St. Unit E-6 Juneau, AK 99801
Project Name and Phase	Budzo Manor 1	Glacier Ave. Condo 1	Highland Terrace Condo 1	Parkshore Condo 1
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Sale Price	\$ N/A	\$ 120,000	\$ 92,000	\$ 220,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 169.25 sq. ft.	\$ 194.50 sq. ft.	\$ 176.00 sq. ft.
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Verification Source(s)	Realtor		Realtor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION
Sale or Financing		Conventional		FHA
Concessions		None Known		None Known
Date of Sale/Time		6/21/2010		3/18/2011
Location	Urban/Upland	Urban/Upland		Urban/Upland (+)
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple
HOA Mo. Assessment	600.00	375.00		350.00
Common Elements and Rec. Facilities	Standard	Standard		Standard
Floor Location	1	1		2
View	Distant Ocean	Territorial	+10,000	Good Filtered Ocean
Design (Style)	3 Story/Avg	3 Story/Avg		2 Story/Avg
Quality of Construction	Avg-Average (+)	Average	+10,000	Avg-Average (+)
Actual Age	20e/1936 (2009)	12e/1968	-16,000	20e/1966
Condition	Avg-Average (+)	Average (+)	-5,000	Average
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths
Room Count	4 1 1.00	4 2 1.00		3 1 1.00
Gross Living Area	915 sq. ft.	709 sq. ft.	+8,000	473 sq. ft.
Basement & Finished Rooms Below Grade	None	None		None
Functional Utility	Average	Average		Average
Heating/Cooling	Oil Radiators/None	OHWWB/None		OHWWB/None
Energy Efficient Items	Standard	Standard		Standard
Garage/Carport	No Off St Parking	Off St Parking	-5,000	Off St Parking
Porch/Patio/Deck	Deck 356 SqFt	Inferior	+1,000	Inferior
Fireplace, woodstove, etc.	Oil Stove	None	+2,000	None
Other Item	Storage	None	+1,000	None
Other	None	None		None
Net Adjustment (Total)		X + - \$ 6,000	X + - \$ 31,700	X - \$ -75,000
Adjusted Sale Price of Comparables		Net Adj: 5% Gross Adj: 48% \$ 126,000	Net Adj: 34% Gross Adj: 45% \$ 123,700	Net Adj: -34% Gross Adj: 34% \$ 145,000
Summary of Sales Comparison Analysis				
The best and most recent comparable sales data available was utilized to derive the market driven value for the subject. Of the comparables used we were able to bracket all of the key grid points on the high and low ends, these include location, quality, condition, gross living area (GLA), site size, etc. The sales comparison approach is the most accurate valuation method for condominium units in this market.				
Indicated Value by Sales Comparison Approach \$ 125,000				
INCOME APPROACH TO VALUE (not required by Fannie Mae)				
Estimated monthly Market Rent \$ N/A X Gross Rent Multiplier N/A = \$ NA Indicated Value by Income Approach (optional)				
Summary of Income Approach (including support for market rent and GRM). The GRM multiplier derived from the market grid may not be an accurate reflection of the market due to the typical owner occupancy of the comparables.				
Indicated Value by Sales Comparison Approach \$ 125,000 Income Approach (if developed) \$ NA				
The sales comparison approach is the most reliable value indicator for condominium units as it best simulates the reactions of buyers and sellers. The income approach was considered but not used as condominium units are normally purchased for shelter and not as a rental investment. The cost approach is hard to accurately apply to condo minm projects as it is applied to the entire project and not to an individual unit.				
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. The appraisal is completed AS-IS with no required repairs or corrections. No personal property was included within this report. See Comments.				
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is				
\$ 125,000 as of 04/15/2011, which is the date of inspection and the effective date of this appraisal.				

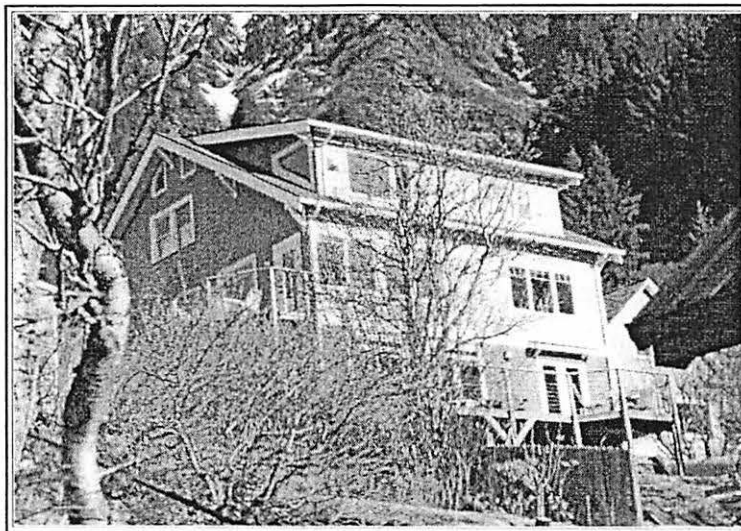
Freddie Mac Form 465 March 2005

Produced by ClickFORMS Software 800-622-8727

Fannie Mae Form 1073 March 2005

B-18074893 of 19

**APPRAISAL REPORT
OF**



313 Seventh Street
Juneau, AK 99801-1184

PREPARED FOR

Alaska USA Mortgage Company, LLC
4000 Credit Union Drive
Anchorage, AK 99503

AS OF

04/12/2017

PREPARED BY

Kasberg Appraisal Services
P. O. Box 33514
Juneau, AK 99803

Individual Condominium Unit Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 313 Seventh Street Unit # 4 City Juneau State AK Zip Code 99801-1184
 Borrower Clay D. Good & Claire C. Fordyce Owner of Public Record Clay Good & Claire Fordyce County Juneau City and Borough
 Legal Description Budzo Manor Condo Unit 4
 Assessor's Parcel No. 1C040A270004 Tax Year 2017 R.E. Taxes \$ 1,502
 Project Name Budzo Manor Condominiums Phase # 1 Map Reference 2009-32 Census Tract 0005.00
 Occupant ☒ Owner ☐ Tenant ☐ Vacant Special Assessments \$ 0 HOA \$ 200 per year ☒ per month
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
 Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)
 Lender/Client Alaska USA Mortgage Company, LLC Address 4000 Credit Union Drive, Anchorage, AK 99503
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No
 Report data source(s) used, offerings price(s), and date(s) SEAMLS

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD
 Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				Condominium Unit Housing Trends				Condominium Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	10 %
Growth	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	100 Low	5	Multi-Family	5 %
Neighborhood Boundaries The North Boundary is Basin Road; The South Boundary is South Franklin Street; The East Boundary is Nelson Street; The West Boundary is Ross Way								350 High	50	Commercial	15 %
Neighborhood Description Historically the subject's neighborhood has had an above average to good market appeal. The immediate neighborhood consists of generally older, however, typically above average condition and quality dwellings. The neighborhood is in very close proximity to major employment centers, shopping, schools and banking in the downtown Juneau area.								150 Pred.	30	Other	%
Market Conditions (including support for the above conclusions) See 1004MC and related addendum.											

PROJECT SITE
 Topography Moderate Downslope Size 4893 sf Density 35.61 Units Per Acre View B;Wtr;City;Sky
 Specific Zoning Classification D-18 Zoning Description Multi-Family, 5,000 sq. ft. min. lot size, 18 units per acre
 Zoning Compliance ☐ Legal ☒ Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? ☐ Yes ☒ No
☐ No Zoning ☐ Illegal (describe) See the Comment Addendum for more information.
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe.

Utilities Public Other (describe)		Public Other (describe)		Off-site Improvements--Type		Public Private	
Electricity	<input checked="" type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>	
Gas	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	None	<input type="checkbox"/>	
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 02110C1566D FEMA Map Date 08/19/2013							
Are the utilities and/or off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.							
No apparent adverse easements or encroachments were noted. However, a title report was not available for review. The site area is taken from City and Borough of Juneau Assessor records. The subject doesn't have on-site parking, however, this is common in the Juneau Townsite and historically hasn't negatively affected marketability.							

PROJECT INFORMATION
 Data source(s) for project information One of the Developer/Owners - Clay Good
 Project Description ☐ Detached ☐ Row or Townhouse ☒ Garden ☐ Mid-Rise ☐ High-Rise ☐ Other (describe) Flat

General Description		General Description		Subject Phase		If Project Completed		If Project Incomplete	
# of Stories	1	Exterior Walls	Wood/Ave+	# of Units	4	# of Phases	1	# of Planned Phases	
# of Elevators	0	Roof Surface	Asphalt/Ave	# of Units Completed	4	# of Units	4	# of Planned Units	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	Total # Parking 0	# of Units For Sale	0	# of Units For Sale	0	# of Units For Sale	0	# of Units For Sale	
<input type="checkbox"/> Under Construction	Ratio (spaces/units) 0.00	# of Units Sold	4	# of Units Sold	4	# of Units Sold	4	# of Units Sold	
Year Built 1936	Type Street	# of Units Rented	1	# of Units Rented	1	# of Units Rented	1	# of Units Rented	
Effective Age 25	Guest Parking 0	# of Owner Occupied Units	3	# of Owner Occupied Units	3	# of Owner Occupied Units	3	# of Owner Occupied Units	

 Project Primary Occupancy ☒ Principal Residence ☐ Second Home or Recreational ☐ Tenant
 Is the developer/builder in control of the Homeowners' Association (HOA)? ☒ Yes ☐ No
 Management Group - ☐ Homeowners' Association ☒ Developer ☐ Management Agent - Provide name of management company. The partner in developing the condominium project and owner of the subject is Clay Good.
 Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? ☒ Yes ☐ No If Yes, describe
 According to the City and Borough of Juneau Assessor records, H. Brett Dillingham and Clay D. Good own and/or are partial owners in units 1 and 2.
 Was the project created by the conversion of an existing building(s) into a condominium? ☒ Yes ☐ No If Yes, describe the original use and the date of conversion.
 The subject property was originally a fourplex and was converted into a small condominium project. See Plat 2009-32.
 Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? ☒ Yes ☐ No If No, describe
 Is there any commercial space in the project? ☐ Yes ☒ No If Yes, describe and indicate the overall percentage of the commercial space.

Kasberg Appraisal Services
COMMENT ADDENDUM

File No. 4032

Case No.

Borrower Clay D. Good & Claire C. Fordyce

Property Address 313 Seventh Street

City Juneau County Juneau City and Borough State AK Zip Code 99801-1184

Lender/Client Alaska USA Mortgage Company, LLC Address 4000 Credit Union Drive, Anchorage, AK 99503

Additional Sales Comparison Analysis Addendum:

(Also see the Addendum Titled "Adjustments on the Grid" following this addendum)

I have made an examination of publicly available information about the subject property and comparable sales by researching the City and Borough of Juneau Assessor records, on-line information provided by the Alaska Department of Natural Resources Recorder's Office; and information shared by local appraisers, my own files, other real estate professionals, and SEAMLS. Photos: All the photos of the subject and the comparable sales are originals from my own files.

Roadways and Natural Boundaries:

All of the comparables used on the grid for direct comparison are located in competing neighborhoods within the Juneau-Douglas market area. Buyers would likely consider all of the neighborhoods when in search for a property like the subject. If any location adjustments are warranted, they are made on the grid. The roadways and natural boundaries dividing the subject from the comparables do not pose a market division or regional barrier. The subject and all of the comparable sales are located in the City and Borough of Juneau.

Photos:

Although seasonal differences may occur, photos are from my own files.

The following is general information about each of the comparables used on the grid:

Comparable sale 1: This unit is located on the top floor with vaulted wood paneled ceilings and skylights, and it is an end unit, providing additional windows. Per the appraiser, the floor coverings have been replaced; laminate in the kitchen was installed in 2004, and the age of the carpet is unknown. The bathroom was recently updated with new floor coverings and tub surround. The kitchen has newer appliances. This unit has fewer upgrades than the subject, but is newer construction. Hence, no quality adjustment is warranted. The view amenity is superior to the subject's, warranting an adjustment.

Comparable sale 2: This unit has vaulted ceilings in the living room and den, some T & G wood ceilings and wall. On the upper level, there is a room (marketed as a second bedroom); however, it does not have egress, thus is considered a den. Per the appraiser, this den has been expanded over the typical loft area in these units, which made the upper level den was large compared to the first floor. Additionally, there is no bathroom on the upper level. The kitchen has some updated appliances. This unit has a carport. This unit has fewer upgrades than the subject, but is newer construction. Hence, no quality adjustment is warranted. The view amenity is superior to the subject's, warranting an adjustment.

Comparable sale 3: This property is located within the subject's Juneau Townsite neighborhood. This property is on leased land. Per the appraiser, the lease was recently extended through 2056. Building improvements include: replaced roof membrane in 2008, replaced the windows in 1995, and replaced the boilers in 2007. This unit has refinished kitchen cabinets, replaced counter tops, and newer interior doors. Very average and inferior in quality finishes compared to the subject. Hence, condition and quality adjustments are warranted.

Comparable sale 4: This property is located within the subject's Juneau Townsite neighborhood. Per the appraiser, this unit has been updated within the past two years, including: updated the bathroom, installed new floor coverings, applied fresh interior paint, and installed new appliances. The kitchen cabinets, counter tops and appliances are newer. The bathroom toilet, floors, vanity and vanity sink are newer. The finishes are average in quality, such as laminate and vinyl floors. This was a for sale by owner transaction. The sale price was provided by the appraiser, but confirmation couldn't be verified. An extraordinary assumption is made that it closed at the pending sale price provided by the appraiser.

Comparable sale 5: This was a for sale by owner transaction, and was a cash sale. Financing options are very limited for units in this condominium project due to the current D-5 zoning, which doesn't allow multi-family units. Hence, the City is saying the units couldn't be reconstructed if destroyed. The association is appealing to the City regarding this issue as the City permitted the project when built. Per the real estate agent involved, this unit had newer laminate flooring, fresh interior paint, updated appliances and some kitchen cabinets have been replaced. The exterior of the project has been well maintained over the years. Although rated C4 in condition, the overall effective age is similar to the subject, thus no adjustment is warranted.

File No. 4032
Case No.

Borrower Clay D. Good & Claire C. Fordyce

Property Address 313 Seventh Street

City Juneau County Juneau City and Borough State AK Zip Code 99801-1184

Lender/Cient Alaska USA Mortgage Company, LLC Address 4000 Credit Union Drive, Anchorage, AK 99503

Adjustments on the Grid Derived from Market Reaction:

Location & Time: Due to the Juneau-Douglas market area being a small community with a population of about 32,000 people and a large land mass, Juneau has a limited market often resulting in comparable sales in excess of 1 mile distant and sales that have closed in excess of 90 days. If a location adjustment is warranted, comments are made within the Additional Sales Comparison Analysis Addendum.

Site: Site adjustments are based on estimated site value rather than size alone while taking into consideration differences in topography, soils, physical characteristics, shape, access, available utilities, and zoning.

View: No adjustments are made for a residential view. Unless otherwise stated, mountain views are typically not adjusted for; this is because it is very common for properties in the Juneau-Douglas area to have some form of a mountain view. Many factors are taken into consideration when adjusting for a view amenity, such as: water (river, pond, lake or ocean), clarity, distance, elevation, filters (like trees and buildings), seasonally and tidally affected views.

Design (Style): Adjustments are not typically made for most variations in design (style). However, properties with excessive stairs (three flights or more) are adjusted. Custom designs (styles) are considered in the quality of construction adjustment.

Quality of Construction Features: Adjustments may be warranted for differences in properties that have similar UAD quality ratings but may not fit into the next level of ratings. This is due to variations in quality of construction features and craftsmanship.

Actual Age/Effective Age/Condition: Adjustments for actual age are not made on the grid. Both the estimated effective age and condition of improvements the subject and the comparable sales are taken into consideration when making condition adjustments. Both long-lived and short-lived components are taken into consideration in the condition of improvements. Adjustments may be warranted for differences in properties that have a similar UAD condition rating but falls between two ratings. This is due to variations in levels of updating, maintenance and remodeling.

Room Count: The Juneau-Douglas real estate market indicates adjustments are warranted for properties with less than three bedrooms (two bedroom properties), otherwise, no adjustments are warranted for differences in the number of bedrooms. Adjustments are made for the total number of bedrooms including basement bedrooms. Adjustments are made for differences in bathroom count at \$5,000 per full bathroom and \$2,500 per ½ bathroom; and warranted bedroom count adjustments are made at \$10,000.

Gross Living Area: Due to the small size of the Juneau-Douglas market, and the wide diversity of properties throughout community neighborhoods or subdivisions, data that can be used for match pair analysis is very limited. Although paired data analysis can be used to extract and support adjustments when there is more than one difference between the paired properties, most have several differences. No match pairs are available for the subject due to the small size of the project (only 4 units). After extracting data from the very limited match pairs of other properties, the market reaction appears to support gross living area adjustments of \$60 per square foot. Adjustments are not warranted for differences of 50 square feet or less.

Functional Utility: If a functional utility adjustment is warranted, comments are made within the Additional Sales Comparison Analysis Addendum.

Heating/Cooling: Electric baseboard heat is common in the Juneau-Douglas area; it is a permanent heat source that does not require ventilation. Oil stoves are common secondary heat sources and do require to be ventilated. The combination of electric baseboard heat and an oil stove is considered similar to oil hot water baseboard in value. In-floor radiant heat and heat pumps are considered upgraded heat sources.

Energy Efficient Items: The highest available energy rating is 6 stars. HRV systems are an upgrade and are adjusted for. Slight differences in energy ratings are not adjusted for.

Garage/Carport: Garage adjustments are made at \$3,000 per stall plus \$15 per square foot for differences of 50 square feet or more. A carport is typically adjusted at \$3,000 per stall.

Porch/Patio/Deck: The overall size, quality, quantity and condition of exterior amenities are taken into consideration when adjustments are made for a deck, patio, porch, balcony, shed, covered area, storage area, landscaping, etc.

Other items: Extra amenities may include a jet tub, built-in or hardwired hot tub, attic area, storage area, second kitchen, wet bar, and workshop. No value is given to non-realty items.

Data Sources: Appraisers in the Juneau-Douglas area typically share data for sale transactions which includes the most recent measurement of gross living area, current information regarding the sale, recent updating, quality features, etc. Personal inspections and data from other appraisers is more reliable than MLS and assessor data. The assessor is not always aware of additions, remodeling, finished basements, etc. MLS derives most of their data from the Assessor data base. Inconsistent information of comparable sales used in prior appraisal reports is most likely because MLS or assessor data was used for active listings or pending sales; this information may be all that was available at that time and, as mentioned above, is not as reliable as data obtained from another appraiser once the subject of a sale has been inspected by an appraiser.

APPRAISAL COMPLIANCE ADDENDUM

Case No.

Borrower/Client <u>Clay D. Good & Claire C. Fordyce</u>		Unit No. <u>4</u>
Address <u>313 Seventh Street</u>		
City <u>Juneau</u>	County <u>Juneau City and Borough</u>	State <u>AK</u> Zip Code <u>99801-1184</u>
Lender/Client <u>Alaska USA Mortgage Company, LLC</u>		

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

APPRAISAL AND REPORT IDENTIFICATION		
This Appraisal Report is one of the following types:		
<input checked="" type="checkbox"/> Appraisal Report	This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).	
<input type="checkbox"/> Restricted Appraisal Report	This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.	
ADDITIONAL CERTIFICATIONS		
I certify that, to the best of my knowledge and belief:		
<ul style="list-style-type: none"> The statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared. Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report). This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations. 		
PRIOR SERVICES		
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> I have NOT performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment. <input type="checkbox"/> I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below. 		
PROPERTY INSPECTION		
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> I HAVE made a personal inspection of the property that is the subject of this report. <input type="checkbox"/> I have NOT made a personal inspection of the property that is the subject of this report. 		
APPRAISAL ASSISTANCE		
Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.		
Deborah Reid, appraiser trainee, provided assistance in this appraisal report as follows: accompanied me during the inspection, completed general data research, the floor plan sketch, and assisted with the sales comparison approach. The final analysis and valuation conclusion was completed by Jane A. Kasberg.		
ADDITIONAL COMMENTS		
Additional USPAP related issues requiring disclosure and/or any state mandated requirements: Under the hypothetical condition that the subject is being sold, a reasonable exposure time is approximately 60-90 days, in the subject market, for the property to sell at appraised value. Exposure time is defined by USPAP as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.		
The highest and best use of the subject's improvements is the current use. An alternate use is unlikely due to the existing use and zoning.		
MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY		
<input checked="" type="checkbox"/> A reasonable marketing time for the subject property is <u>60-90</u> day(s) utilizing market conditions pertinent to the appraisal assignment.		
<input checked="" type="checkbox"/> A reasonable exposure time for the subject property is <u>60-90</u> day(s).		
APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)	
Signature <u>Jane Kasberg</u> Name <u>Jane A. Kasberg</u> Date of Signature <u>04/24/2017</u> State Certification # <u>968</u> or State License # _____ State <u>AK</u> Expiration Date of Certification or License <u>06/30/2017</u> Effective Date of Appraisal <u>04/12/2017</u>		Signature _____ Name _____ Date of Signature _____ State Certification # _____ or State License # _____ State _____ Expiration Date of Certification or License _____ Supervisory Appraiser Inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior Only from street <input type="checkbox"/> Interior and Exterior

Individual Condominium Unit Appraisal Report

Case No.

This report form is designed to report an appraisal of a unit in a condominium project or a condominium unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Individual Condominium Unit Appraisal Report

Case No.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Kasberg Appraisal Services
SKETCH ADDENDUM

File No. 4032

Case No.

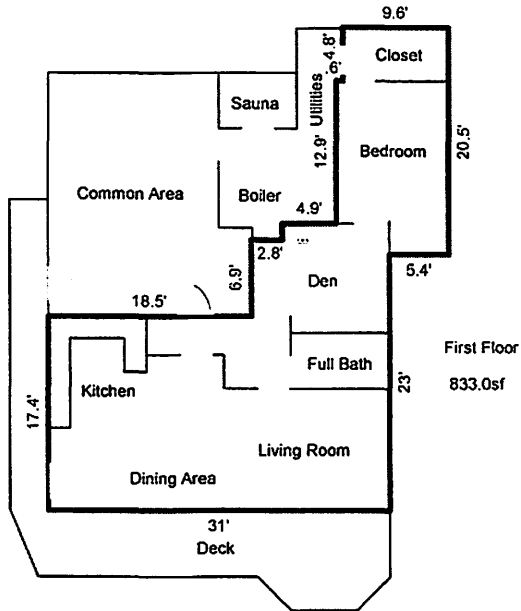
Section F, Item 1.

Borrower Clay D. Good & Claire C. Fordyce

Property Address 313 Seventh Street

City Juneau County Juneau City and Borough State AK Zip Code 99801-1184

Lender/Client Alaska USA Mortgage Company, LLC Address 4000 Credit Union Drive, Anchorage, AK 99503



Sketch by Apex Sketch v5 Standard™

Comments: The interior sketch is not drawn to scale and interior measurements may be rounded. The floor plan is provided to give the reader general information regarding the layout and the interior measurements (for condominiums) used to calculate the GLA used on the grid.

AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GBA1	First Floor	832.98	832.98	First Floor		
				15.1 x 1.5		22.65
				12.9 x 10.2		131.58
				5.6 x 12.5		70.00
				1.3 x 17.9		23.27
				4.8 x 9.6		46.08
				17.4 x 31.0		539.40
Net BUILDING Area		(rounded)	833	6 Items	(rounded)	833

Kasberg Appraisal Services
PLAT MAP

Section F, Item 1.

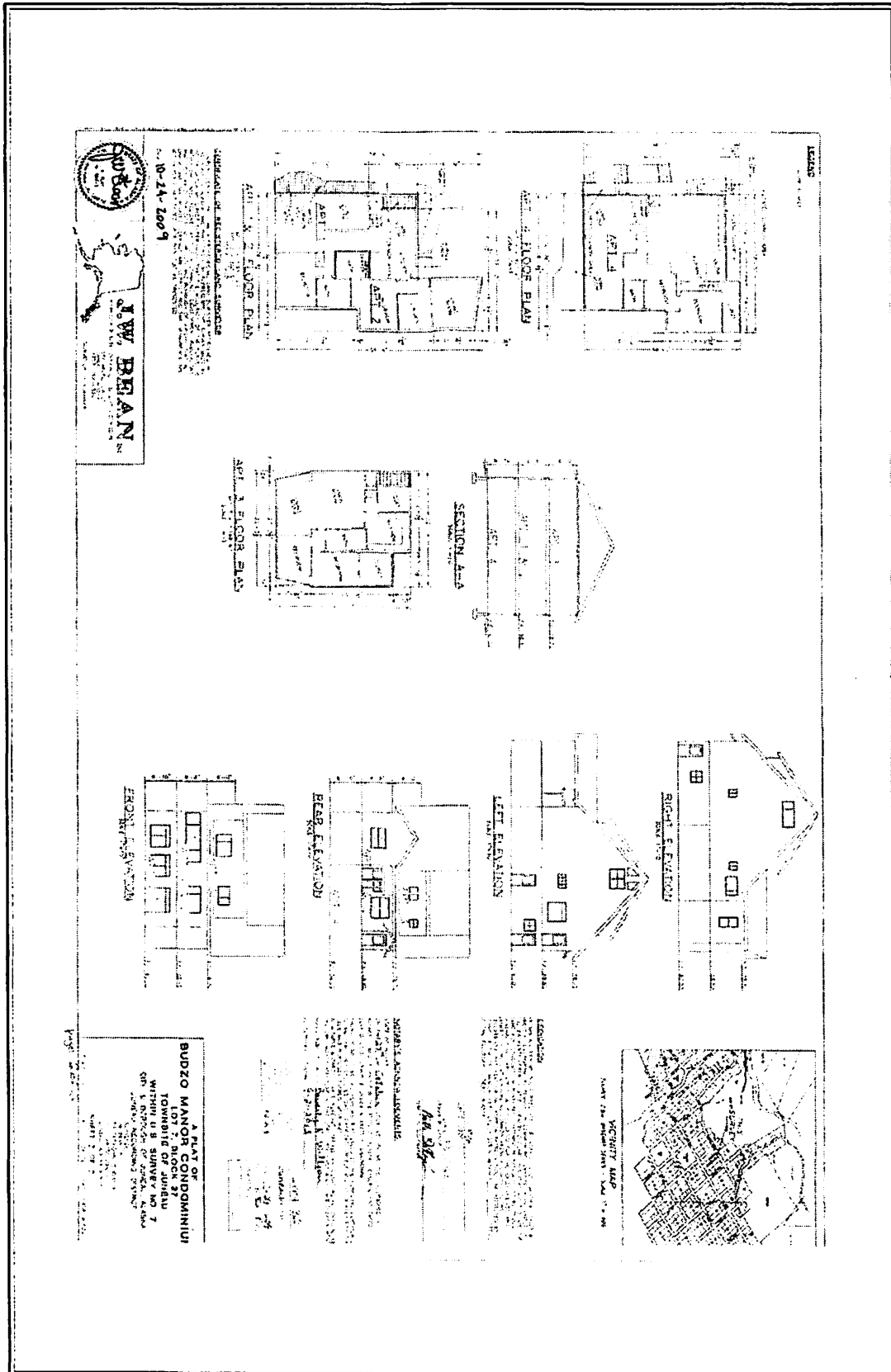
File No. 4032
 Case No.

Borrower Clay D. Good & Claire C. Fordyce

Property Address 313 Seventh Street

City Juneau County Juneau City and Borough State AK Zip Code 99801-1184

Lender/Client Alaska USA Mortgage Company, LLC Address 4000 Credit Union Drive, Anchorage, AK 99503

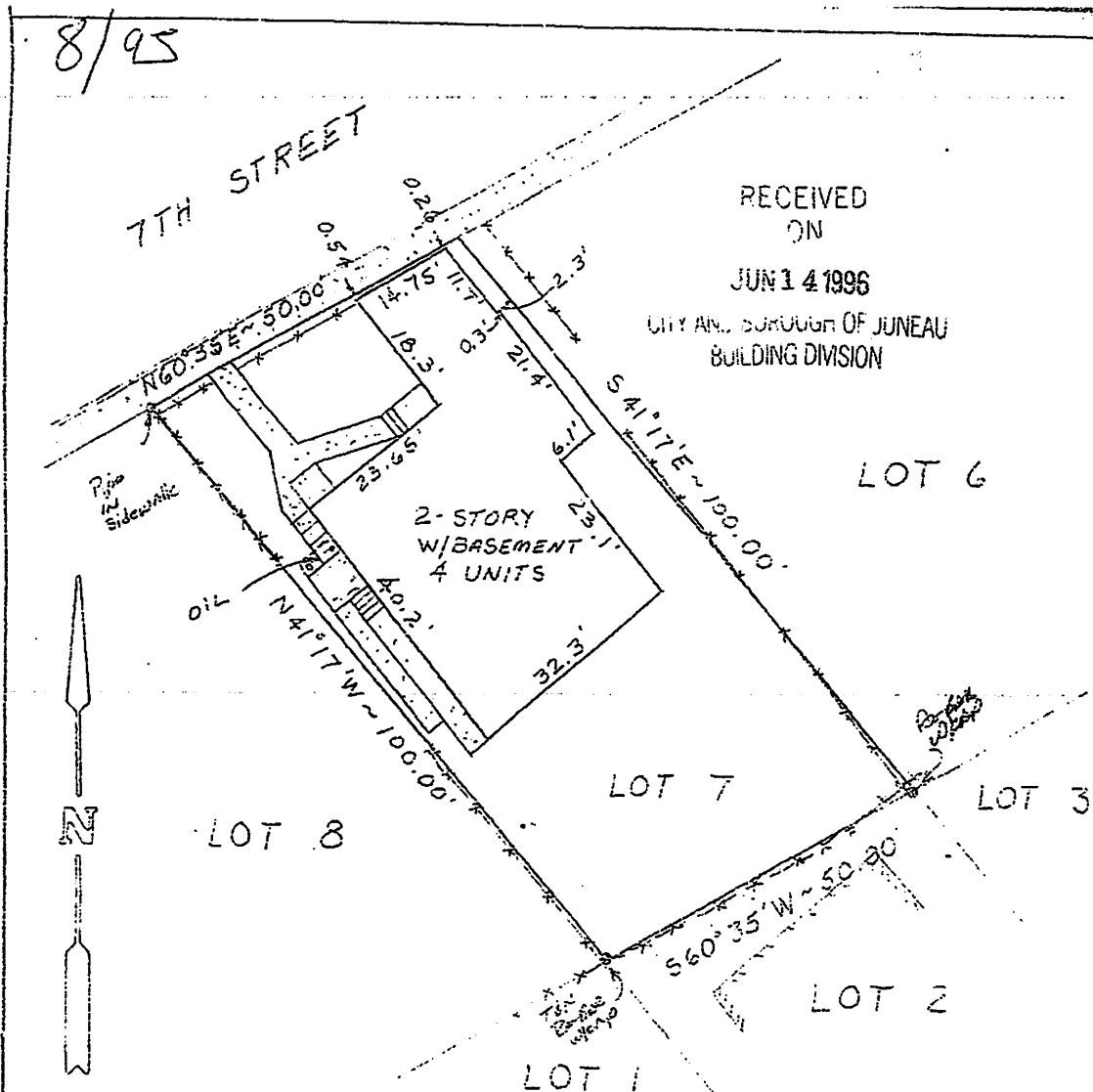


Borrower Clay D. Good & Claire C. Fordyce

Property Address 313 Seventh Street

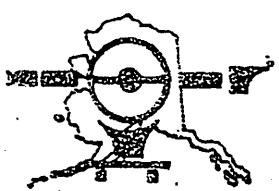
City Juneau County Juneau City and Borough State AK Zip Code 99801-1184

Lender/Client Alaska USA Mortgage Company, LLC Address 4000 Credit Union Drive, Anchorage, AK 99503



I hereby certify that this is a true and correct plat;
that all walks, roads, easements, and improvements thereon
are as shown and that all overlaps and encroachments are
as shown to the best of my knowledge.

COPIED on Lot 8-3-95

			J.W. BEAN PROFESSIONAL SURVEYOR 1070 Arctic Circle JUNEAU, ALASKA 907-799-0880 SURVEYOR - PLANNER			AS-Built Survey of Lot 7, Block 27 Townsite of Juneau within U.S.S. #7		
DES.	JWB/RNK	JOB No.	10/655	SCALE	1" = 20'			
P.B.	F.H.R.	DATE	10-22-90	SHEET	1 OF 1			

Kasberg Appraisal Services
COMMENT ADDENDUM

File No. 4032

Case No.

Borrower Clay D. Good & Claire C. Fordyce

Property Address 313 Seventh Street

City Juneau County Juneau City and Borough State AK Zip Code 99801-1184

Lender/Client Alaska USA Mortgage Company, LLC Address 4000 Credit Union Drive, Anchorage, AK 99503

Top of page 3:

The comparable listing and comparable sale data shown on the top of page 2 is for properties considered comparable to the subject, located within the subject's neighborhood and competing neighborhoods within the City and Borough of Juneau. Due to the Juneau-Douglas area being a small community with a population of about 32,000 people and a large land mass, Juneau has a limited market often resulting in comparable sales in excess of 1 mile distant, thus the use of comparable sales from competing neighborhoods is appropriate. Every effort was made to find comparable sales of properties similar in gross living area, age, quality, design and condition on similar sites/locations. (This data is primarily derived from the Southeast Alaska Multiple Listing Service and does not reflect for sale by owner properties). See 1004MC and related addendum for further information. The 1004MC also includes the data from the subject's neighborhood and competing neighborhoods shown on the top of page 3.

Inspection:

I have examined the property herein exclusively for the purposes of identification and description of the real estate. The objective of my walk-through inspection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. This "walk-through" inspection is for developing an understanding of the current use, general condition and functional utility of the improvements; it is not the equivalent of inspection by a home inspector, qualified engineer or any other appropriately qualified professional. Any obvious deficiencies or adverse conditions noted during my "walk through", or discovered by other means during the appraisal process of the subject, have been disclosed in this appraisal report.

Intended User and Use:

The Intended User of this appraisal report is the Lender/Client. Unless specifically stated within the report, there are no additional Intended Users. Obtaining a copy of this appraisal report does not establish you as an intended user. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal report, reporting requirements of this appraisal report form, and Definition of Market Value as defined in the report.

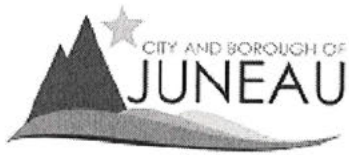
Subject Condominium Legal Non Conforming Use and Set Backs

According to Laura Boyce, City and Borough of Juneau, Community Development Department, Senior Planner:

"As for the use of four units, the units are non-conforming for the zone district. Only two units are allowed by the zoning district - D-18. According to CBJ 49.30.500(c), the Planning Commission, through the conditional use permit process, may approve reconstruction of the units if the building is damaged by involuntary means.

The existing lot size is less than the required minimum lot area for a D-18 lot (minimum is 5,000 sf). The existing lot size is nonconforming. The lot depth is conforming; the minimum lot depth for the D-18 zone district is 85 feet and this lot is shown at approximately 100 feet. The lot width is also conforming to the D-18 zone district; the required minimum lot width is 50 feet and according to our records, the lot is 50 feet wide.

The required setbacks for the D-18 zone district requires 20 feet of front yard, 10 feet of rear yard, and 5 feet of side yard setbacks. It appears that only the rear yard setback is met. "



**Board of Equalization
Office Of The Assessor
155 Heritage Way
Juneau, AK 99801**

H BRETT DILLINGHAM
KRISTY DILLINGHAM
313 SEVENTH ST UNIT 1
JUNEAU, AK 99801

**NOTICE OF DECISION
BOARD OF EQUALIZATION**

Section F, Item 2.

Date of BOE	July 11, 2024, Thursday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	July 12, 2024
Parcel Identification	1C040A270001
Property Location	313 SEVENTH ST UNIT 1
Appeal No.	APL20240281
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 2024 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	5,000	5,000
Building/Improv	273,600	170,000
Total	278,600	175,000
Exempt Total		
2024 Taxable Value	278,600	175,000

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.

7/12/24
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.gov	http://www.juneau.org/finance/	155 Heritage Way Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



**Board of Equalization
Office Of The Assessor
155 Heritage Way
Juneau, AK 99801**

H BRETT DILLINGHAM
KRISTY DILLINGHAM
313 SEVENTH ST UNIT 1
JUNEAU, AK 99801

**NOTICE OF DECISION
BOARD OF EQUALIZATION**

Section F, Item 2.

Date of BOE	July 11, 2024, Thursday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	July 12, 2024
Parcel Identification	1C040A270002
Property Location	313 SEVENTH ST UNIT 2
Appeal No.	APL20240282
Sent to Email Address:	brett@brettdillingham.com


ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2024 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	5,000	5,000
Building/Improv	157,100	105,000
Total	162,100	110,000
Exempt Total		
2024 Taxable Value	162,100	110,000

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7/12/24
Date

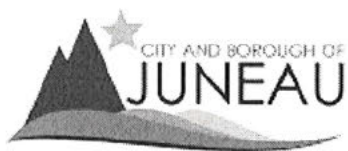

Chair/Presiding Officer
Board of Equalization

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**Board of Equalization
Office Of The Assessor
155 Heritage Way
Juneau, AK 99801**

H BRETT DILLINGHAM
KRISTY DILLINGHAM
313 SEVENTH ST UNIT 1
JUNEAU, AK 99801

**NOTICE OF DECISION
BOARD OF EQUALIZATION**

Section F, Item 2.

Date of BOE	July 11, 2024, Thursday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	July 12, 2024
Parcel Identification	1C040A270002
Property Location	313 SEVENTH ST UNIT 2
Appeal No.	APL20240282
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 2024 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	5,000	5,000
Building/Improv	157,100	105,000
Total	162,100	110,000
Exempt Total		
2024 Taxable Value	162,100	110,000

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Date

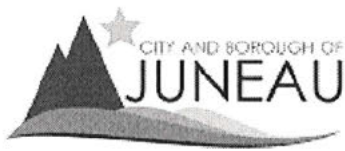

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Board of Equalization

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**Board of Equalization
Office Of The Assessor
155 Heritage Way
Juneau, AK 99801**

OHLER FAMILY TRUST
JASON B OHLER; TERRI L OHLER
5520 N HONDO DR
PRESCOTT VALLEY, AZ 86314-4352

**NOTICE OF DECISION
BOARD OF EQUALIZATION**

Section F, Item 2.

Date of BOE	July 11, 2024, Thursday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	July 12, 2024
Parcel Identification	1C040A270003
Property Location	313 SEVENTH ST UNIT 3
Appeal No.	APL20240294
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 2024 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	5,000	5,000
Building/Improv	311,600	245,000
Total	316,600	250,000
Exempt Total		
2024 Taxable Value	316,600	250,000

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7/12/24
Date


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Board of Equalization

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PROPERTY TAXES DUE SEPTEMBER 30



**Board of Equalization
Office Of The Assessor
155 Heritage Way
Juneau, AK 99801**

CLAY GOOD
CLAIRE FORDYCE
313 SEVENTH ST UNIT 4
JUNEAU, AK 99801

**NOTICE OF DECISION
BOARD OF EQUALIZATION**

Section F, Item 2.

Date of BOE	July 11, 2024, Thursday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	July 12, 2024
Parcel Identification	1C040A270004
Property Location	313 SEVENTH ST UNIT 4
Appeal No.	APL20240270
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 2024 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	5,000	5,000
Building/Improv	249,000	195,000
Total	254,000	200,000
Exempt Total		
2024 Taxable Value	254,000	200,000

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7/12/24

Date

Chair/Presiding Officer
Board of Equalization

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PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30