



City and Borough of Wrangell
2025-05-07 BOE Hearing (rescheduled)
AGENDA



NIXLE Registration

Wednesday, May 07, 2025
5:30 PM

Location: NOLAN CENTER CLASSROOM

1. CALL TO ORDER / OATHS

- i. The Borough Clerk shall give the Oath to the Hearing Officers and the Borough Assessor(s).

The Borough Clerk shall give the Oath to the Appellant(s) at the time in which their appeal is due to be heard by the board.

2. CONFLICT OF INTEREST

3. APPEALS

- a. Property Tax Appeals

4. ADJOURNMENT

CITY & BOROUGH OF WRANGELL, ALASKA
Board of Equalization
AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	May 7, 2025
	<u>Agenda NO.</u>	3

Property Tax Appeals

SUBMITTED BY:

Martins Onskulis, Borough Assessor
 Robbie Marshall, Borough Controller

ATTACHMENTS: The appeals that were not resolved are listed below. There might be others that will be presented at the hearing. If so, those exhibits will be distributed to the board at the hearing.

The Borough Assembly, sitting as the Board of Equalization will hear each appeal individually and make one of the following motions, based on the Appellant's presentation and the Assessor's presentation.

RECOMMENDATION MOTION:

Move to accept the Real Property Tax Assessment prepared and presented by the Borough Assessor, in the amount of \$_____ for Property Number _____.

or

Move to amend the Real Property Tax Assessment from \$_____ to \$_____ for Property Number _____.

Appeals to be heard are from:

Appeal #	Name	Parcel Number
1	Redena Massin	02-023-391
2	Maxine Neyman	02-034-351
3	Brook McHolland	03-023-120
4	Maureen Maxand (did not respond to assessor)	03-009-356
5	John Taylor	02-022-306

SUMMARY STATEMENT:

At the close of the filing period for accepting Property Tax Appeals (April 18, 2025, at 5:00pm), the borough had received 78 appeals.

The Borough Assessors have made contacted or have attempted to contact all appellants.

- If all appeals cannot be heard on this day, the BOE hearing will continue each day thereafter (excluding weekends) as per WMC:
 - **5.04.140 Publication of notice of equalization hearings.**
 - *... The board of equalization meetings shall be held and continue each day thereafter until its scheduled business is completed.*
- The appellants who **did not** accept the decision of the assessor are listed on this agenda statement. Those appeals will be printed out and provided to the BOE at the hearing.
- The appellants who were **unresponsive to the assessor (did not respond to the assessor)** are listed on this agenda statement. Those appeals will be printed out and provided to the BOE at the hearing.
- If there are unresolved appeal applications that are not included on this agenda statement, they will be printed out and provided to the BOE at the hearing.
- The appellants who **did** accept the decision of the assessor **will not** come before the BOE.
- All appeals submitted to the BOE will be provided in the order that they were originally submitted and subsequently signed by the appellant requesting a hearing before the BOE.

Board of Equalization Procedures as per WMC 5.04.210

A. The borough assembly will sit as the board of equalization. The mayor shall be the presiding officer. If the mayor is unable to perform the duties of presiding officer, the remaining board members shall appoint a presiding officer from the membership.

B. The procedures in this section govern hearings before the board of equalization. The hearings will proceed in the order outlined below.

1. Oath or Affirmation. The board of equalization hearing officers, the appellant, witnesses, and the borough assessor(s) shall each subscribe to the oath that is given by the borough clerk.

2. Assessor's Opening Statement. The assessor will provide a brief opening statement on the board of equalization hearing proceedings.

3. Appellant's Presentation. The appellant shall have a total of five minutes to present their case. The appellant may appear in person or by phone and may be represented by an agent or attorney. The appellant may testify, call witnesses on their behalf, and present evidence and argument. The assessor may cross-examine the appellant or any other witness that testifies on behalf of the appellant.

4. Assessor's Presentation. The assessor will present evidence, testimony, and argument to support the assessed value of the property and may rebut evidence presented by the appellant. The assessor may recommend to the board to adjust the property's assessed value. The appellant may cross-examine the assessor.

5. Appellant's Rebuttal. At the conclusion of the assessor's case, the appellant may present additional evidence or argument to rebut any evidence which was presented by the assessor. The appellant may not present new evidence other than that which is necessary to rebut the assessor's evidence.

6. Questions. The presiding officer may allow board members to ask questions of the assessor, the appellant, and any witnesses.

7. Decision. Following steps in subsections (B)(1) through (6) of this section, the presiding officer will close the hearing and no further evidence shall be offered or considered. The board will then deliberate and decide on the appeal.

B. Exhibits. Any exhibits to be offered at the hearing must be properly labeled and must be provided to the borough clerk at least three business days prior to the hearing.

C. Absent Appellant. Appeals shall be heard in the order in which they were received. If an appellant is not present at the time scheduled, the appeal may be moved to the bottom of the appeal list and taken up after all other appeals have been considered by the board. If any appellant fails to appear, the board may proceed with the hearing in the appellant's absence upon whatever written material the appellant has submitted. If the appellant is absent and has not submitted competent evidence, the appeal shall be dismissed.

D. Burden of Proof and Grounds for Adjustment. The appellant bears the burden of proof. The only ground for adjustment of a property's assessed value is proof by a preponderance of the evidence of unequal, excessive, or improper valuation based on evidence before the board.

E. Decisions of the Board.

1. The board's decision shall be in the form of a motion containing specific findings of fact which support the motion, and the vote on the motion shall be taken by roll call. If no motion is passed by the affirmative vote of a majority of the members voting at a meeting at which a quorum is present, the assessment as determined by the assessor shall be deemed upheld.

2. A decision, once made, may not subsequently be reconsidered, amended, or rescinded by the board.



**CITY AND BOROUGH
OF WRANGELL**

INCORPORATED MAY 30, 2008

Item a.

P.O. BOX 531 (907)-874-2381
Wrangell, AK 99929 FAX (907)-874-3952

Assessor's Review Form

Appeal # 2025-60

Property ID # 02-023-391

1) Assessor's Decision	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
From	\$ <u>19,300</u>	\$ <u>91,900</u>	\$ <u>111,200</u>
To	\$ <u>19,300</u>	\$ <u>91,900</u>	\$ <u>111,200</u>

Assessor's reason for decision:

The assessor attempted to contact the property owner by cell phone on 4/28 and 5/1, leaving voicemails on both occasions. No response was received. As the appeal did not identify any errors in the valuation, no change to the assessed value is recommended. Also property was for sale in 2022 for \$130,000.

Martins Onskulis
907-793-7713

4/18/2025

Date received

Martins Onskulis 5/2/2025

Decision made by

Date

Approved by

Date

Date mailed

2) Appellant Notified by

_____ Mail

_____ Telephone

_____ In person

_____ Date notified

☐

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

☒

I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

Redena Massin
Signature of owner or authorized agent

05/06/25
Date signed

Redena Massin
Print name

3) Board of Equalization Decision

Land \$ _____ Improvements \$ _____ Total \$ _____

_____ Date received

_____ Date heard

_____ Certified (Chairman or Clerk of Board)

_____ Date

_____ Date Mailed

City and Borough of Wrangell
Petition for Adjustment of Assessed Valuation
Real Property

RECEIVED
APR 18 2025
WRANGELL CITY HALL

Date Filed: 04-18-25

The deadline for filing an appeal with the Assessor is 5:00 pm April 18,

2025. Parcel Identification No. 02-023-391

I, Redena Massin, representing Redena Massin, The owner of the above identified property, hereby request the Assessor review the assessment of said property.

2025 Assessed Value:

Land \$ 17,400 Building(s) \$ 80,600 Total \$ 98,-

Please answer the following questions for the information of the Assessor and the Board of Equalization in considering this appeal:

- A. What date was the property acquired? 02/20-
- B. What was the full consideration/price? _____
- C. What do you consider the market value?
Land \$ _____ Bldg \$ _____ Total \$ _____
- D. Have you ever offered this property for sale? Yes ☒ No ☐
- E. Have you ever received an offer? Price/when 80,- last year
- F. have you had the property appraised in the past 2 years? \$ no

3. There is an error or omission on the assessment of this property for the following reason(s):

Print Name: Redena Massin Phone# (907) 821-1915

Sign here: Redena Massin Date: 04-18-25

Petition for Adjustment of Assessed Valuation

General Information

Your property has been assessed according to procedures established by State and local regulations which require all property to be assessed at 100% of market value. Market value means the estimated price which the property would bring in a sale between a willing seller and a willing buyer both conversant with prevailing general price levels.

Any person who receives notice or whose name appears on the assessment roll may appeal to the Board of Equalization with respect to any alleged error in the valuation or omission not adjusted to the taxpayer's satisfaction. If you feel that your property, if placed on the open market could not, within a reasonable period of time, command a selling price equal to the assessment, **PLEASE COMPLETE THE ATTACHED FORM AND FILE IT WITH THE ASSESSOR'S OFFICE PRIOR TO THE FILING DEADLINE OF APRIL 18, 2025, 5:00 P.M.**

If the Assessor is unable to adjust the value to your satisfaction, your appeal will be heard at the Board of Equalization meeting that will be held on May 5, 2025. The following information may be of value to you during the appeal process.

1. The Board of Equalization is a quasi-judicial body and not a legislative body. As such, it can rule only on evidence presented and only within the confines of pre-existing law. The Board cannot pass new legislation, nor can it change existing legislation to accommodate petitioners, regardless of the merits of the cases presented.

2. In all cases, the burden of proof lies with the petitioner, and not with the Assessor. The only grounds for adjustment of an assessment are proof of *unequal, excessive, improper, or under valuation* based on facts that are stated in a valid written appeal or proven at the appeal hearing. According to law, the Board of Equalization, unless convinced otherwise, must vote to sustain the Assessor.

3. For a complete presentation of an appeal, all information requested should be produced, whether it is requested by this petition, by the Assessor, or by the Board.

4. In stating your case, it is recommended that all major points of disagreement be submitted in writing on the space provided, (or on a separate sheet if necessary), to be supplemented by verbal argument during the hearing.

Return forms to:

City and Borough of Wrangell
City Hall
205 Brueger Street
PO Box 531
Wrangell, Alaska 99929
Ph: 907-874-2381



**CITY AND BOROUGH
OF WRANGELL**

INCORPORATED MAY 30, 2008

Item a.

P.O. BOX 531 (907)-874-2381
Wrangell, AK 99929 FAX (907)-874-3952

Assessor's Review Form

Appeal # 2025-62

Property ID # 02-034-351

1) Assessor's Decision	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
From	\$ <u>38,900</u>	\$ <u>243,900</u>	\$ <u>282,800</u>
To	\$ <u>38,900</u>	\$ <u>243,900</u>	\$ <u>282,800</u>

Assessor's reason for decision:

The assessor attempted to contact the property owner by cell phone on 4/28 and 5/2, leaving voicemails on both occasions. No response was received. As the appeal did not identify any errors in the valuation, no change to the assessed value is recommended.

Martins Onskulis
907-793-7713

4/17/2025

5/2/2025

Date received

Decision made by

Date

Approved by

Date

Date mailed

2) Appellant Notified by

No VM

5/6/2025

Mail

Telephone

In person

Date notified

☐

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

☐

I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent

Date signed

Print name

3) Board of Equalization Decision

Land \$ _____ Improvements \$ _____ Total \$ _____

Date received

Date heard

Certified (Chairman or Clerk of Board)

Date

Date Mailed

City and Borough of Wrangell

April 17, 2025

To Whom it may concern,

This letter is in protest of the new property assessments.

We purchased parcel #02-034-351 in 2018. At that time, the assessment was \$163,700.00.

In 2023 it went up to \$249,400.00. I thought this excessive, but knew that the rolls had not been reassessed for a number of years.

Now it has gone up to \$282800.00.

No upgrades have been made since it was purchased, although they are needed.

As I enter retirement years, I wonder how I will be able to make ends meet with the City

Continuing to raise rates on property and utilities.

I know of three retirement age people who are considering moving because of this.

You want to keep young families here, but they are unable to afford to own a home.

When will this end?

Sincerely,

A handwritten signature in black ink, appearing to read 'Maxine Neyman', written in a cursive style.

Maxine Neyman

PO Box 1606

Wrangell, Ak 99929

907-305-3020



**CITY AND BOROUGH
OF WRANGELL**

INCORPORATED MAY 30, 2008

Item a.

P.O. BOX 531 (907)-874-2381
Wrangell, AK 99929 FAX (907)-874-3952

Assessor's Review Form

Appeal # 2025-65

Property ID # 03-023-120

1) Assessor's Decision	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
From	\$ <u>82,200</u>	\$ <u>255,500</u>	\$ <u>337,700</u>
To	\$ <u>82,200</u>	\$ <u>214,800</u>	\$ <u>297,000</u>

Assessor's reason for decision:

As requested, I have reviewed the details of your property's assessment to ensure it is accurate and reflects equitable treatment. Assessments are conducted in accordance with Alaska Statute 29.45.110, which requires that properties be valued at their full and true value—defined as the estimated price the property would bring in an open market transaction under current market conditions. Based on the information provided in your appeal and our recent phone conversation, I recommend adjusting the building value - reviewed cost per SF, adjusted depreciation and corrected SF. Values adjusted accordingly.

Martins Onskulis
907-793-7713

4/17/2025

5/2/2025

Date received

Decision made by

Date

Approved by

Date

Date mailed

2) Appellant Notified by

Mail

Telephone

In person

Date notified

☐

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

☐

I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

Brook McHolland

Signature of owner or authorized agent

Date signed

Print name

3) Board of Equalization Decision

Land \$ _____ Improvements \$ _____ Total \$ _____

Date received

Date heard

Certified (Chairman or Clerk of Board)

Date

Date Mailed

Rob Marshall

From: Brook McHolland <bospreyw@gmail.com>
Sent: Thursday, April 17, 2025 9:19 AM
To: payroll wrangell.com
Subject: 2025 Assessment

Good Morning,

I own the parcel 03-023-120 and I do not agree with raising the assessed value. This place had an appraised value in court documents in 2020 at \$210000. It has already jumped significantly since then with the City. Although the sale value may be higher if I sold I may need to pay the taxes on the increased value at the time of the sale. I do rent this home but it is at an amount that would cover the depreciation limits at costs at the \$210000 without covering inflations of material. I have not improved the property or home since 2020 except maintaining access, pumping the septic system, changing water filters, changing water valves, pressure washing/stain for porches and other basic maintenance.

Renting at a higher value to maintain the rental is not feasible as the current rent at \$1500 a month seems to be a challenge with a year lease already and is below the rental recommendation for a home appraised at \$210000.

I understand this may be a source of income for the City but it is tearing into the income necessary to maintain the home at local hardware stores or other.

This home Assessment has already jumped in previous City Assessments and I do not agree with another jump when there hasn't been improvements to the home or property, half the utilities and access need to be maintained by the homeowner, and the economy doesn't seem to be keeping up with the cost inflation.

Thank you for your consideration,

Brook Mcholland
(907) 305-0637

Sent from my iPhone



**CITY AND BOROUGH
OF WRANGELL**

INCORPORATED MAY 30, 2008

Item a.

P.O. BOX 531 (907)-874-2381
Wrangell, AK 99929 FAX (907)-874-3952

Assessor's Review Form

Appeal # 2025-18

Property ID # 03-009-356

1) Assessor's Decision	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
From	<u>\$27,700</u>	<u>\$320,700</u>	<u>\$348,400</u>
To	<u>\$27,700</u>	<u>\$194,000</u>	<u>\$221,700</u>

Assessor's reason for decision:

The assessor attempted to contact the property owner by cell phone on 4/29 and 5/1, leaving voicemails on both occasions - on the second occasion the voicemail box was "full". No response was received. Recommendations made based on the appeal and drive by review. Corrected inventory - SF, rooms, adjusted condition for both buildings.

Martins Onskulis
907-793-7713

4/4/2025

Date received

5/2/2025

Decision made by

Date

Approved by

Date

Date mailed

2) Appellant Notified by

Left VM

5/6/2025

Mail

Telephone

In person

Date notified

☐

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

☐

I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

Maureen Maxand

Signature of owner or authorized agent

Date signed

Print name

3) Board of Equalization Decision

Land \$ Improvements \$ Total \$

Date received

Date heard

Certified (Chairman or Clerk of Board)

Date

Date Mailed

**City and Borough of Wrangell
Petition for Adjustment of Assessed Valuation
Real Property**

Date Filed: 4/4/2025

The deadline for filing an appeal with the Assessor is 5:00 pm April 18,

2025. Parcel Identification No. _____

I, MAUREEN MAXAND, representing my self, the owner of the above identified property, hereby request the Assessor review the assessment of said property.

2025 Assessed Value:

Land \$ 27,000.00 Building(s) \$ 320,700.00 Total \$ 348,400

Ridiculous!

Please answer the following questions for the information of the Assessor and the Board of Equalization in considering this appeal:

- A. What date was the property acquired? 1983
 B. What was the full consideration/price? \$70,000
 C. What do you consider the market value?
 Land \$ 20,000 Bldg \$ 180,000 Total \$ 200,000
 D. Have you ever offered this property for sale? Yes _____ No X
 E. Have you ever received an offer? Price/when _____
 F. have you had the property appraised in the past 2 years? 2019 after improvements

3. There is an error or omission on the assessment of this property for the following reason(s):

Complete fiction Appraiser, Property value in 2019 was \$198,000 appraised. It has NOT gone up in value. Major Depreciation should be considered. The rise to \$300,000 was laughable. I wrote to appeal with no response last year I missed deadline to appeal and to get SR Discount. There are major improvements needed to get back to 2020 value!

Print Name: MAUREEN MAXAND Phone# 907 666 7128

Sign here: M. Maxand Date: 4/4/2025

City and Borough of Wrangell

Petition for Adjustment of Assessed Valuation

General Information

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If the Assessor is unable to adjust the value to your satisfaction, your appeal will be heard at the Board of Equalization meeting that will be held on **May 5, 2025**. The following information may be of value to you during the appeal process.

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4. In stating your case, it is recommended that all major points of disagreement be submitted in writing on the space provided, (or on a separate sheet if necessary), to be supplemented by verbal argument during the hearing.

Return forms to:

City and Borough of Wrangell
City Hall
205 Brueger Street
PO Box 531
Wrangell, Alaska 99929
Ph: 907-874-2381

A frame

Item a.

RESIDENTIAL

Description **Main House** Property Type **SFR** Design **2 Story**

Quality **Q4 - Average** Plumbing Fixture Count **Fixtures-** Energy Efficiency

Roof ☐ Typical ☐ Comp ☒ Metal ☐ Wood shingles ☐ Other *RUSTED LEAKING*

Exterior ☐ Typical ☒ Wood ☐ Metal ☐ Cement Fiber ☐ Log ☐ Vinyl ☐ Other

Foundation ☐ Typical ☐ Concrete Perim ☐ Slab ☒ Piling ☐ Other

Heat Fuel ☐ Typical ☒ Oil ☒ Electric ☐ Wood ☐ Other **NONE**

Heat Type ☐ Typical ☐ BB ☒ Space Heater ☐ Radiant ☐ Forced Air ☐ Heat Pump ☐ Other

Interior ☐ Typical ☒ Sheetrock ☒ Plywood ☐ Panel WD ☐ Other

Floor ☐ Typical ☐ Slab ☒ Plywood ☒ Carpet ☒ Vinyl ☐ Wood - Laminate ☐ Other

Bedrooms ☒ 1
Bathrooms **1 1/2**
Other Rooms **3**
Total Rooms **7**

Year Built **1965/2000**
Effective age
Total Life
Condition **C3 -**
Effective age Status

Extra Lump Sums Total

Porches, Total **\$0**

Garage

Built-in ☐ SF Basement Garage ☐ SF Attached ☐ SF Detached ☐ SF Carport ☐ SF Finished

Comments

Basement

Size	Finished Size	Describe							
Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value	
2 Story Hous	Finished	1,952	SF \$93.61	1.6	\$149.78	\$292,363	69%	\$201,730	
			SF		\$0.00	\$0			
			SF		\$0.00	\$0			
			SF		\$0.00	\$0			
			SF		\$0.00	\$0			

Additional Adjustment

Lump Sum Total

\$0

Main House

Total

\$201,700

Comment

LEAKS INTERIOR MUDROOM DOWN STAIRS LIVING AREA from a tub, plywood floors mudroom & heat

Depreciation

VALUE APPRAISED

CARPORT Roof leaks

DECKS ALL NEED REPLACED

MUS KEG backyard

A frame shed Flooring up stairs Rains from H₂O Damage

Item a.



BUILDING AREA CALCULATION

Floor or Part	Width	Length	Area
1st Floor	21	43	903
2nd Floor	16	30	480
Loft			123

Notes:

UNUSABLE COLLAPSED

Loft

4' WALLS

plywood floors & heat & H2O sewer elect

new 1" ma outlets

Scale 1/4" = 1'

CURRENT OWNER

MAUREEN L MAXAND
PO BOX 2218 WRANGELL AK 99929

Property Identification

Parcel # 03-009-356 Use R - Residential
City Number 1882 Property SFR
Service Area REG

Property Information

Improvement Size 3,160 SF Year Built Land Size 19,909 SF
Basement Size Effective Age Zone RR1
Garage Size Taxable Interest Partial Exempt

Legal Description

Plat # 65-250 Lot # 3B Block 2 Tract Doc # Rec. District Wrangell - 104
Describe USS 3709, LOT 3/M&B #1998-000394-0 Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2018	Fee Simple	\$27,500	\$151,400	\$178,900	\$0	\$178,900	
2019	Fee Simple	\$27,500	\$151,400	\$178,900	\$0	\$178,900	
2020	Fee Simple	\$27,500	\$151,400	\$178,900	\$0	\$178,900	
2021	Fee Simple	\$27,500	\$151,400	\$178,900	\$0	\$178,900	

NOTES

2/7/2023 - Land value review. MO
12/16/2022 - New Book. MO

LAND DETAIL									
Market Neighborhood		Site Area	19,909	SF	Topo	Moderate	Vegetation	Brushy	Item a.
Access	Public road	Frontage		Ft	View	Neutral	Soil	Typical	MUSKEY
Utilities	<input checked="" type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <i>new outlets</i>								LQC
Comments									

SITE IMPROVEMENTS							
Site Improvements						Total	
Description	Area	Unit	Value	Adj.	Value	Comments	
	19,909	SF	x \$1.39		= \$27,674		
		SF	x		=		
		SF	x		=		
		SF	x		=		
		SF	x		=		
Total	19,909	SF	Fee Value:		\$27,700		

SUMMARY FEE SIMPLE VALUATION							
Inspected By		Date Inspected		Valued By	Martins	Date Valued	12/19/2022
VALUATION CHECK				FEE VALUE SUMMARY			
The Total Fee Value \$198,400/3,160 SF Indicates \$110.25 Value/SF GBA Income Value = NOI Ratio = NOI / =				Total Residential <i>BS</i> \$320,700 Total Commercial Other Improvements			
Comments <div style="border: 1px solid black; height: 40px; width: 100%;"></div>				Total Improvements \$320,700			
				Land & Site imp <i>BS</i> \$27,700			
				Total Property Value \$348,400			

EXEMPTION DETAIL				
	Land	Improvements	Total	Percent Occupied
Fee Value	\$27,700	\$320,700	\$348,400	100%
Sr. Citizen		-\$150,000	-\$150,000	Comments <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Total Exempt		-\$150,000	-\$150,000	
Taxable Value	\$170,700	\$170,700	\$198,400	



BUILDING AREA CALCULATION			
Floor or Part	Width	Length	Area
1st Floor	21	41.5	871.5
2nd Floor	14	30	420
3rd Floor			
Notes:			

Scale 1/4" = 1 Ft.

Item a.

20' x 20' storage
+ 10' x 6' post
1.4 ft

CURRENT OWNER

MAUREEN L MAXAND
PO BOX 2218 WRANGELL AK 99929

PROPERTY IDENTIFICATION

Parcel # 03-009-356 Use R - Residential
City Number 1882 Property Type SFR
Service Area REG

PROPERTY INFORMATION

Improvement Size ~~3,160 SF~~ Year Built 1965 ¹⁹⁹⁸⁻⁰² _{2000 partly} Land Size 19,909 SF
Basement Area ☒ Effective Age Zone RR1
Garage Size ☒ Taxable Interest Partial Exempt

LEGAL DESCRIPTION

Plat # 65-250 Lot # 3B Block 2 Tract Rec. District Wrangell - 104

Describe USS 3709, LOT 3/M&B #1998-000394-0

Date Recorded

EXEMPTION DETAIL

	Land	Improvements	Total
Fee Value	\$27,700	\$320,700	\$348,400
Sr. Citizen		-\$150,000	-\$150,000
Total Exempt		-\$150,000	-\$150,000
Taxable Value	\$27,700	\$170,700	

NOT NO

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2025	Partial Exempt	\$27,700	\$320,700	\$348,400	-\$150,000	\$198,400	Land +11%
2024	Fee Simple	\$24,900	\$281,300	\$306,200	\$0	\$306,200	
2023	Fee Simple	\$24,900	\$281,300	\$306,200	\$0	\$306,200	
2022	Fee Simple	\$27,500	\$151,400	\$178,900	\$0	\$178,900	
2021	Fee Simple	\$27,500	\$151,400	\$178,900	\$0	\$178,900	

RESIDENTIAL

DescriptionMain House

Property TypeSFR

Design2 Story

QualityQ4 - Average

Plumbing Fixture CountFixtures-

Energy Efficiency

Bedrooms1

Bathrooms1 1/2

Other Rooms3

Total Rooms7

Roof☐ Typical☐ Comp☒ Metal☐ Wood shingles☐ Other

Exterior☐ Typical☒ Wood☐ Metal☐ Cement Fiber☐ Log☐ Vinyl☐ Other

Foundation☐ Typical☐ Concrete Perim☐ Slab☒ Piling☐ Other

Heat Fuel☐ Typical☒ Electric☐ Wood☐ Other

Heat Type☐ Typical☐ BB☒ Space Heater☐ Radiant☐ Forced Air☐ Heat Pump☐ Other

Interior☐ Typical☒ Sheetrock☐ Plywood☐ Panel WD☐ Other

Floor☐ Typical☐ Slab☐ Plywood☒ Carpet☒ Vinyl☐ Wood - Laminate☐ Other

Extra Lump Sums

Total

Porches,

Total\$0

Garage

Built-in☐ SF

Basement Garage☐ SF

Attached☐ SF

Detached☐ SF

Carport☐ SF

Finished☐ SF

Comments

Basement

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	1,952 SF	\$93.61	1.6	\$149.78	\$292,363	69%	\$201,730
		SF			\$0.00	\$0		
		SF			\$0.00	\$0		
		SF			\$0.00	\$0		
		SF			\$0.00	\$0		

Additional Adjustment

Lump Sum Total\$0

Main House Total\$201,700

Comment

LEAKS INTERIOR MUDROOM DOWN STAIRS LIVING AREA from a tub, plywood floors mudroom & heat

Depreciation VALUE APPRAISED

CARPET Roof leaks

DECKS ALL NEEDED REPLACED

MUSKEG backyard

A frame shed plywood flooring up stairs Ruined front room from H₂O Damage 20x12.

RESIDENTIAL

new, replaced

Description **Main House** Property Type **SFR** Design **1.5 Fin**

Quality **Q5 - Fair** Plumbing Fixture Count **Fixtures -** Energy Efficiency

Bedrooms **3**
Bathrooms **1**
Other Rooms **3**
Total Rooms **7**

Roof ☐ Typical ☐ Comp ☒ Metal ☐ Wood shingles ☐ Other

Exterior ☐ Typical ☒ Wood ☐ Metal ☐ Cement Fiber ☐ Log ☐ Vinyl ☐ Other

Foundation ☐ Typical ☐ Concrete Perim ☐ Slab ☒ Piling ☐ Other

Heat Fuel ☐ Typical ☒ ~~Oil~~ ☒ Electric ☐ Wood ☐ Other

Heat Type ☐ Typical ☐ BB ☒ Space Heater ☐ Radiant ☒ ~~Forced Air~~ ☒ Heat Pump ☐ Other

Interior ☐ Typical ☒ Sheetrock ☐ Plywood ☒ Panel WD ☐ Other

Floor ☐ Typical ☐ Slab ☐ Plywood ☒ Carpet ☒ Vinyl ☒ Wood - Laminate ☐ Other

Year Built
Effective age
Total Life
Condition **C3 -**
Effective age Status

Extra Lump Sums **254,700** Total

Porches, **Deck 256SF \$4,480 Covered Porch 356SF \$10,424** *There is a Covered Porch* Total **\$12,877**

Garage

Built-in ☐ SF Basement Garage ☐ SF Attached ☐ SF Detached ☐ SF Carport ☐ SF Finished ☐

Comments

Basement

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1.5 Fin Hous	Finished	1,208	SF \$101.72	1.6	\$162.75	\$196,604	54%	\$106,166
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		

Additional Adjustment

Lump Sum Total

\$12,877

Main House Total \$119,000

Comment **This Building is storage only 1/2 needs to be torn down NOT LIVABLE**

IF THIS IS A frame it is NOT WORTH \$2,000.00

$$24 \times 30 \times 2 = 1440$$

$$16 \times 12 = 192$$

$$4 \times 16 \times 12 = 128$$

$$8 \times 12 = 96$$

$$4 \times 4 = 16$$

Mud room

1416 sq ft

96 MUSK/STORAGE ROOM

2,012 Total SQUARE FOOT

A-frame & Water & sewer
& heat
WOOD Termites
Front Room collapsing
& soaking rot

Value

green house collapsed
shed \$700
need new roof

CITY & BOROUGH OF WRANGELL
P.O. BOX 531
WRANGELL, AK 99929

REAL PROPERTY TAX BILL

FOR THE TAX YEAR JANUARY 1, 2020 THROUGH DECEMBER 31, 2020

ASSESSED TO:

MAUREEN L MAXAND
P.O. BOX 2218
WRANGELL, AK 99929

Mill Rate	Survey / Subdivision	Tract	Block	Lot	Parcel Number
0.01275	SOUTH WRANGELL SUBD.		2	3B	03-009-356
Additional Info					

TAX CALCULATION

ASSESSED VALUE OF LAND	27,500.00
ASSESSED VALUE OF IMPROVEMENTS	151,400.00
TOTAL ASSESSED VALUE	178,900.00

LESS EXEMPTIONS

SENIOR EXEMPTION	
SPRINKLER EXEMPTION	0.00
DISABLED VETERAN EXEMPTION	0.00
NET ASSESSED VALUE	178,900.00

TOTAL TAX AMOUNT DUE OCTOBER 15, 2020	2,280.98
(NET ASSESSED VALUE x MILL RATE)	

PAYMENT INSTRUCTIONS

1. PAYMENTS ARE DUE IN FULL ON OR BEFORE THE DUE DATE.
2. MAKE CHECKS PAYABLE TO CITY & BOROUGH OF WRANGELL, PO BOX 531, WRANGELL, AK 9929
3. PAY THE AMOUNT NEXT TO TAX AMOUNT DUE ABOVE FOR YOUR TAX PAYMENT.
4. DIRECT QUESTIONS TO CITY & BOROUGH OF WRANGELL, PHONE: 907-874-2381

PROPERTY TAX PAYMENT TAX YEAR 2020

MAUREEN L MAXAND

PARCEL NO: 03-009-356

TAX AMOUNT PAYING:	
PENALTY:	
INTEREST:	
TOTAL PAID:	

A frame

Item a.

RESIDENTIAL

Description **Main House** Property Type **SFR** Design **1.5 Fin**

Quality **Q5 - Fair** Plumbing Fixture Count **Fixtures -** Energy Efficiency

Roof ☒ Typical ☒ Comp ☒ Metal ☒ Wood shingles ☒ Other *LEAKING*

Exterior ☒ Typical ☒ Wood ☒ Metal ☒ Cement Fiber ☒ Log ☒ Vinyl ☒ Other

Foundation ☒ Typical ☒ Concrete Perim ☒ Slab ☒ Piling ☒ Other

Heat Fuel ☒ Typical ☒ Oil ☒ Electric ☒ Wood ☒ Other **NONE**

Heat Type ☒ Typical ☒ BB ☒ Space Heater ☒ Radiant ☒ Forced Air ☒ Heat Pump ☒ Other

Interior ☒ Typical ☒ Sheetrock ☒ Plywood ☒ Panel WD ☒ Other

Floor ☒ Typical ☒ Slab ☒ Plywood ☒ Carpet ☒ Vinyl ☒ Wood Laminate ☒ Other

Bedrooms **0**

Bathrooms **1**

Other Rooms **3**

Total Rooms **7**

Year Built

Effective age

Total Life

Condition **C3 -**

Effective age Status

Total

Deck 156SF \$4,480 Covered Porch 366SF \$10,244 *There is a covered porch* Total **\$12,877**

Garage

☐ SF Basement Garage ☐ SF Attached ☐ SF Detached ☐ SF Carport ☐ SF Finished

Comments

Basement

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1.5 Fin Hous	Finished	1,208	SF \$101.72	1.6	\$162.75	\$196,604	54%	\$106,166
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		

Additional Adjustment

24

Lump Sum Total

\$12,877

3 Main House Total \$119,000

Comment: This Building is storage only 1/2 NEEDS to be torn Down NOT LIVABLE 20x20 A frame 4' wall IF THIS IS A frame front area DESTROYED it is NOT WORTH \$2,000.00

OTHER MAIN HOUSE SQ

24x30 x2 = 1440

16x12 192

4x16x12 128

8x12 96

6x4 16

1916 sq ft

Mud room

1916 sq ft

music/storage room

2,012 Total Square ft

A-frame plaster & water & sewer & heat

WOOD Termites

front Room collapsing & soaking rot

Value 0

green base collapsed

\$100

need new roof

I tried to email with pictures to
monskuliseappraisalalaska.com
It did not go through.

Item a.

This property would not be worth
This amount unless \$150,000+ was invested in
Improvements, repairs, replacing A-frame & car port
& filling the yard in back with tons & tons of Rock
fill. The A frame is not livable & is used for
storage & will eventually be torn down
MAIN house has 1 1/2 bath & 1 bedroom.

Compare to A frame @ 2 1/2 mile
with a Work SHOP Building with an apartment
2x as much land that sold for \$400,000 2 years
ago.
The decks stairs & roof need repair
H2O Damage in both structures. I'd be
happy to do a video tour.

RECEIVED
APR 09 2025
WRANGELL CITY HALL

Thanks

Maurzen Maxand
P.O. Box 2218
Wrangell AK
99929

ph. 907 ~~878~~
668-7128

APPRAISAL REPORT OF



5.2 Mile Zimovia Hwy
Wrangell, AK 99929

PREPARED FOR

Clear Capital
Quicken Loans, Inc.
1050 Woodward Ave
Detroit, MI 48226

AS OF

05/28/2019

PREPARED BY

Southeast Appraisal Services, LLC
P.O. Box 32361
Juneau, AK 99903

Borrower Maureen Maxand

Property Address 5.2 Mile Zimovia Hwy

City Wrangell

County

Wrangell-Petersburg

State

AK

Zip Code

99929

Lender/Client Quicken Loans, Inc.

Address 1050 Woodward Ave, Detroit, MI 48226

Item a.

RECONCILIATION

The sales used are the most recent and comparable available and result in the fewest overall adjustments. The indicated value by the three appraisal approaches to value are:

- 1) Cost Approach = \$198,200
- 2) Sales Comparison = \$198,000
- 3) Income Approach = N/A

- The cost approach involves replacement cost or actual cost of construction for the area and then depreciated. Information for the cost of construction was obtained through the Marshal & Swift computer program, recent sales analyzed and local contractors who supplied current cost of construction estimates. The Cost Approach supports the sales comparison approach and was strongly considered in the final analysis. The Cost Approach was updated as of 3/19.

- The sales comparison approach considered 5 closed sales and 2 pending sale to determine the market value for the subject. The comparable's used indicated a range of value from \$175,400 to \$234,000. All comparable's were considered in the final analysis, due to the lack of similar sales as to the Subject property.

- The income approach was considered but not used as insufficient rental data was located for single family homes rental sales within the area because they are normally purchased for shelter and not for investment purposes.

In conclusion: The analysis above has considered all effects on market, including the three approaches to value with the most weighting applied to the sales comparison approach as it best reflects the sales activity within the area that can be compared to the subject property.

It is my opinion that the AS-IS value for 5.2 Mile Zimovia Highway, Wrangell, Alaska on May 28, 2019, assuming reasonable marketing time to be:

\$198,000
*****ONE HUNDRED NINETY EIGHT THOUSAND DOLLARS*****

ADDITIONAL CLIENT REQUESTED COMMENTS: 06/10/2019

- The heat sources is continuously fueled, is permanently attached, is externally vented, is assumed to be adequate to heat the home, and is common and typical for the area.

City and Borough of Wrangell
Petition for Adjustment of Assessed Valuation
Real Property

Date Filed: 3-25-25

The deadline for filing an appeal with the Assessor is 5:00 pm April 18,

2025. Parcel Identification No. 02-022-306

I, John Taylor, representing myself, The owner of the above identified property, hereby request the Assessor review the assessment of said property.

2025 Assessed Value:

Land \$ 13900 Building(s) \$ 223200 Total \$ 237100

Please answer the following questions for the information of the Assessor and the Board of Equalization in considering this appeal:

- A. What date was the property acquired? 9-26-11
 B. What was the full consideration/price? 150000
 C. What do you consider the market value?
 Land \$ 12500 Bldg \$ 195800 Total \$ 208300
 D. Have you ever offered this property for sale? Yes No ✓
 E. Have you ever received an offer? Price/when NO
 F. have you had the property appraised in the past 2 years? \$ NO

3. There is an error or omission on the assessment of this property for the following reason(s):

there have been no improvements in
years & I OBJECT TO THIS INCREASE

Print Name: John Taylor Phone# 903 305 0416

Sign here: John Taylor Date: 3-25-25



**CITY AND BOROUGH
OF WRANGELL**

INCORPORATED MAY 30, 2008

Item a.

P.O. BOX 531 (907)-874-2381
Wrangell, AK 99929 FAX (907)-874-3952

Assessor's Review Form

Appeal # 2025-03

Property ID # 02-022-306

12908

1) Assessor's Decision	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
From	\$ <u>13,900</u>	\$ <u>223,200</u>	\$ <u>237,100</u>
To	\$ <u>13,900</u>	\$ <u>223,200</u>	\$ <u>237,100</u>

Assessor's reason for decision:

As requested, I have reviewed the details of your property's assessment to ensure it is accurate and reflects equitable treatment. Assessments are conducted in accordance with Alaska Statute 29.45.110, which requires that properties be valued at their full and true value—defined as the estimated price the property would bring in an open market transaction under current market conditions. Based on our recent conversation, I recommend no change to the assessed value at this time. The current valuation appears to be supported by comparable sales data.

Martins Onskulis
907-793-7713

3/25/2025

Martins Onskulis 5/5/2025

Date received

Decision made by

Date

Approved by

Date

Date mailed

2) Appellant Notified by

5/6/25

5/5/25

Mail

Telephone

In person

Date notified

☐

I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

☒

I DO NOT ACCEPT the Assessor's decision and desire to have my appeal presented to the Board of Equalization.

John Taylor

Signature of owner or authorized agent

5-7-25

Date signed

John Taylor

Print name

3) Board of Equalization Decision

Land \$ _____ Improvements \$ _____ Total \$ _____

Date received

Date heard

Certified (Chairman or Clerk of Board)

Date

Date Mailed