

BOARD OF EQUALIZATION
THE CITY AND BOROUGH OF JUNEAU, ALASKA
Wednesday, July 20, 2016 at 5:30 PM
Municipal Building – Assembly Chambers

I. Call to Order

II. Roll Call

III. Approval of Minutes

- June 22, 2016 Board of Equalization Meeting

IV. CBJ Attorney Memos/Board Questions

- Procedural guidelines for conducting a Board of Equalization hearing
- Late file introduction (sample)

V. Late Filed Appeals

- Volunteers of America
Juneau I LLC
Petition for review/appeal – Request for approval of late file

VI. Property Appeals

Attached are the 2016 property appeals being brought before the Board of Equalization for a final value determination. The appellant and the Assessor were unable to reach a value agreement for the parcel values. You will find for each parcel the following –

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

CBJ Appeal Tracking #	2016-0528		
<i>Subject Property</i>			
CBJ Parcel #	1B0201070060		
Physical Location	5775 THANE RD		
Appellant Name	Martha Palicka		
2016 Preliminary Assessed Value			
Land	\$ 208,626	Improvements	\$ 155,799
Exemptions	\$ -		
TOTAL TAXABLE			\$ 364,425
Owner's Estimated Value			
Land	\$ 131,000	Improvements	\$ 108,458
Exemptions	\$ -		
TOTAL TAXABLE			\$ 239,458
CBJ Assessors Office Recommendation			
Land	\$ 184,200	Improvements	\$ 134,900
Exemptions	\$ -		
TOTAL TAXABLE			\$ 319,100

CBJ Appeal Tracking #	2016-0451		
<i>Subject Property</i>			
CBJ Parcel #	1C040A190080		
Physical Location	715 FIFTH ST		
Appellant Name	Mathew Mulligan		
2016 Preliminary Assessed Value			
Land	\$ 127,517	Improvements	\$ 118,601
Exemptions	\$ -		
TOTAL TAXABLE			\$ 246,118
Owner's Estimated Value			
Land	\$ 75,000	Improvements	\$ 110,000
Exemptions	\$ -		
TOTAL TAXABLE			\$ 185,000
CBJ Assessors Office Recommendation			
Land	\$ 127,500	Improvements	\$ 116,000
Exemptions	\$ -		
TOTAL TAXABLE			\$ 243,500

CBJ Appeal Tracking #	2016-0263		
<i>Subject Property</i>			
CBJ Parcel #	4B1801010150		
Physical Location	10475 ANN COLEMAN RD		
Appellant Name	William Collier		
2016 Preliminary Assessed Value			
Land	\$ 692,800	Improvements	\$ 461,000
Exemptions	\$ -		
TOTAL TAXABLE			\$ 1,153,800
Owner's Estimated Value			
Land	\$ -	Improvements	\$ -
Exemptions	\$ -		
TOTAL TAXABLE			\$ 598,000
CBJ Assessors Office Recommendation			
Land	\$ 445,200	Improvements	\$ 404,800
Exemptions	\$ -		
TOTAL TAXABLE			\$ 850,000

CBJ Appeal Tracking #	2016-0087		
<i>Subject Property</i>			
CBJ Parcel #	5B1201000020		
Physical Location	5150 GLACIER HWY		
Appellant Name	James Baumgartner		
2016 Preliminary Assessed Value			
Land	\$ 401,200	Improvements	\$ 266,200
Exemptions	\$ 150,000		
TOTAL TAXABLE			\$ 517,400
Owner's Estimated Value			
Land	\$ 190,000	Improvements	\$ 250,000
Exemptions	\$ 150,000		
TOTAL TAXABLE			\$ 290,000
CBJ Assessors Office Recommendation			
Land	\$ 355,000	Improvements	\$ 236,100
Exemptions	\$ 150,000		
TOTAL TAXABLE			\$ 441,100

CBJ Appeal Tracking #	2016-0311		
<i>Subject Property</i>			
CBJ Parcel #	5B2101210050		
Physical Location	3445 MEANDER WAY		
Appellant Name	Norman Staton		
2016 Preliminary Assessed Value			
Land	\$ 136,000	Improvements	\$ 306,700
Exemptions	\$ -		
TOTAL TAXABLE			\$ 442,700
Owner's Estimated Value			
Land	\$ 180,200	Improvements	\$ -
Exemptions	\$ -		
TOTAL TAXABLE			\$ 180,200
CBJ Assessors Office Recommendation			
Land	\$ 81,700	Improvements	\$ 143,700
Exemptions	\$ -		
TOTAL TAXABLE			\$ 225,400

CBJ Appeal Tracking #	2016-0544		
<i>Subject Property</i>			
CBJ Parcel #	5B2401370040		
Physical Location	4532 TRAFALGAR AVE		
Appellant Name	Thunder Mountain LLC		
2016 Preliminary Assessed Value			
Land	\$ 94,600	Improvements	\$ 127,600
Exemptions	\$ -		
TOTAL TAXABLE			\$ 222,200
Owner's Estimated Value			
Land	\$ 100,867	Improvements	\$ 172,347
Exemptions	\$ -		
TOTAL TAXABLE			\$ 273,214
CBJ Assessors Office Recommendation			
Land	\$ 123,600	Improvements	\$ 98,900
Exemptions	\$ -		
TOTAL TAXABLE			\$ 222,500

CBJ Appeal Tracking #	2016-0546		
<i>Subject Property</i>			
CBJ Parcel #	5B2401400040		
Physical Location	4452 TRAFALGAR AVE		
Appellant Name	Thunder Mountain LLC		
2016 Preliminary Assessed Value			
Land	\$ 90,000	Improvements	\$ 24,800
Exemptions	\$ -		
TOTAL TAXABLE			\$ 114,800
Owner's Estimated Value			
Land	\$ 100,000	Improvements	\$ 21,400
Exemptions	\$ -		
TOTAL TAXABLE			\$ 121,400
CBJ Assessors Office Recommendation			
Land	\$ 116,500	Improvements	\$ 47,900
Exemptions	\$ -		
TOTAL TAXABLE			\$ 164,400

IV. Adjournment