

**AGENDA**  
**BOARD OF EQUALIZATION**  
**THE CITY AND BOROUGH OF JUNEAU, ALASKA**  
Wednesday, January 19, 2021 at 5:30 PM  
Virtual Meeting Only via Zoom Webinar  
<https://juneau.zoom.us/j/99741860260>  
or call: 1-253-215-8782 Webinar ID: 997 4186 0260

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

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

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

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**Appeal No. 2021-00406**

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

Location: 538 W Willoughby Ave  
Type: Mixed Use

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

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**Appeal No. 2021-00404**

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

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

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

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**Appeal No. 2021-00405**

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

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

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

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**Appeal No. 2021-00407**

**Appellant: 8525 Holdings LLC**  
Parcel No.: 5B1501010051

Location: 8525 Old Dairy Rd  
Type: Commercial – Vacant (material storage)

**Appellant's Estimate of Value**

Site: \$637,320  
Buildings: \$0  
Total: \$637,320

**Original Assessed Value**

Site: \$764,700  
Buildings: \$0  
Total: \$764,700

**Recommended Value**

Site: \$764,700  
Buildings: \$0  
Total: \$764,700

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**Appeal No. 2021-00408**

**Appellant: 8525 Holdings LLC**  
Parcel No.: 5B1501010060

Location: 8525 Old Dairy Rd  
Type: Commercial – Storage Warehouse

**Appellant's Estimate of Value**

Site: \$268,106  
Buildings: \$65,300  
Total: \$333,406

**Original Assessed Value**

Site: \$297,150  
Buildings: \$65,300  
Total: \$362,450

**Recommended Value**

Site: \$297,150  
Buildings: \$65,300  
Total: \$362,450

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**Appeal No. 2021-00409**

**Appellant: 8525 Holdings LLC**  
Parcel No.: 5B1501010070

Location: 8525 Old Dairy Rd  
Type: Commercial – Retail/Lumber Yard

**Appellant's Estimate of Value**

Site: \$533,542  
Buildings: \$1,090,800  
Total: \$1,624,342

**Original Assessed Value**

Site: \$988,050  
Buildings: \$1,090,800  
Total: \$2,078,850

**Recommended Value**

Site: \$790,500  
Buildings: \$1,090,800  
Total: \$1,881,300

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**VI. Adjournment**