

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

June 21, 2022 at 5:30 PM
Virtual Meeting Only via Zoom Webinar
<https://juneau.zoom.us/j/99741860260>
or call: 1-253-215-8782 Webinar ID: 997 4186 0260

I. Call to Order

II. Roll Call

III. Selection of Presiding Officer

IV. Approval of Agenda

V. Property Appeals

A. BOE Orientation Documents & Law Memo pgs: 3-17

B. Appeal No. 2022-0268 Gold Creek Properties LLC pgs: 18-46

Appellant: Gold Creek Properties LLC

Parcel No. 1C060K700040

Location: 538 W. Willoughby Ave, Juneau

Type: Mixed Use

<u>Appellant's Estimated Value</u>	<u>Original Assessed Value</u>	<u>Recommended Value</u>
-		
Site: \$560,000	Site: \$633,864	Site: \$633,864
Buildings: \$700,000	Buildings: \$806,664	Buildings: \$806,664
Total: \$1,260,000	Total: \$1,440,508	Total: \$1,440,508

Included in Packet

- Material from Appellant
- BOE 10-Day Notice
- Assessor's Office BOE Packet
- Correspondence between Assessor's & Appellant

C. Appeal No. 2022-0169 Bobcat of Juneau LLC pgs: 47-103

Appellant: Bobcat of Juneau LLC

Parcel No. 5B1201000121

Location: 5370/5400/5450 Glacier Hwy., Juneau

Type: Commercial-Equipment Rental

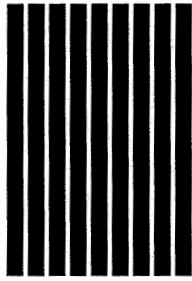
Appellant's Estimated Value	Original Assessed Value	Recommended Value
-		
Site: \$1,532,805	Site: \$1,735,785	Site: \$1,735,785
Buildings: \$184,400	Buildings: \$188,088	Buildings: \$188,088
Total: \$1,717,205	Total: \$1,923,873	Total: \$1,923,873

Included in Packet

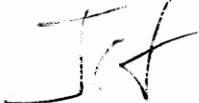
- Material from Appellant
- BOE 10-Day Notice
- Assessor's Office BOE Packet
- Correspondence between Assessor's & Appellant

D. AY2022 Property Assessment Guide 20220608b pgs: 104-168

VI. Adjournment



M *CBJ Law Department*
MEMORANDUM

To: Board of Equalization
From: John W. Hartle, City Attorney 
Subject: Board of Equalization: Standards and Procedures
Date: April 19, 2013

SUMMARY

- (1) The Board of Equalization functions as a quasi-judicial body, which means that the Board has authority to hear and decide assessment appeals in a manner similar to a court, but less formal than a court.
- (2) The burden of proof is on the appellant property owner.
- (3) The Board should make specific findings in support of its decisions, and should base its decisions on the record.
- (4) To grant an appeal, Board members should make a motion to grant the appeal and vote in the affirmative; to deny an appeal (that is, uphold the assessor's decision), Board members should make a motion to grant the appeal and vote in the negative. The Board may also grant an appeal and make an adjustment to the assessment different from that requested by the appellant.
- (5) The assessment process, the Board's procedures and standards, and property taxation are all governed by Alaska Statute and CBJ Code. AS 29.45.190 - AS 29.45.210 provide the time for filing appeals, procedures before the Board, and the standards to be used by the Board in deciding appeals. The pertinent statutes and code sections are attached to this memorandum for your reference.

DEADLINE FOR FILING APPEAL

In order to appeal an assessment, a taxpayer must file an appeal within 30 days after the date of mailing of the assessment notice. AS 29.45.190(b); CBJ 15.05.160(a). After this time period, the right of appeal ceases, unless the Board finds that the taxpayer was “unable” to comply with the 30-day filing requirement. The word “unable” as used in this section does not include situations where the taxpayer forgot about or overlooked the assessment notice, was out of town during the period for filing an appeal, or similar situations. Rather, it covers situations that are beyond the control of the taxpayer and, as a practical matter, prevent the taxpayer from recognizing what is at stake and dealing with it. Such situations would include a physical or mental disability serious enough to prevent the person from dealing rationally with his or her private affairs.

There are few situations in which a taxpayer is “unable” to comply with the requirement that an appeal be filed within 30 days of the date of mailing of the notice of assessment. It is common knowledge that real property is subject to assessment and taxation and it is the duty of every property owner to take such steps as are necessary to protect his or her interests in the property. One of the steps that courts generally assume a prudent property owner takes is to have someone either watch or manage the property while the property owner is away from the property for an extended period of time.

It is the responsibility of the property owner to assure that the taxing authority has the correct address to which notices relating to assessments and taxes on the property may be sent in order that the property owner will receive timely notice of assessments and tax levies affecting the property. Failure to receive an assessment notice because it was sent to an old address that the property owner had not corrected, or because the notice was sent to the property owner at the correct address but while the property owner was out of town, are not reasons that make the property owner “unable” to file a timely appeal.

With respect to an appeal filed after expiration of the 30-day appeal period, the Board should consider the oral and written evidence presented by the property owner on the question of whether or not the owner was “unable” to file the appeal within the required 30-day appeal period. If the property owner fails to prove that he or she was “unable” to file the appeal in a timely manner, there is no basis for hearing the appeal, even if the Board believes the assessment should be adjusted.

ASSESSMENTS THE BOARD CAN CONSIDER

The Board has authority to alter an assessment only when an appeal has been timely filed regarding the particular parcel. AS 29.45.200(b). The Board has no authority to alter the assessment of a parcel that is not before the Board on an appeal. Under state law, an appeal may be filed only by a person whose name appears on the assessment roll or the agent of that person. AS 29.45.190(a); CBJ 15.05.150.

If an appellant fails to appear at the hearing, the Board may proceed with the hearing in the absence of the appellant. AS 29.45.210(a); CBJ 15.05.190(b). The appellant may appear through an agent or representative, and may present written and/or oral testimony or other materials to the Board in support of the appeal.

BASIS FOR ADJUSTMENT AND ASSESSMENT

AS 29.45.210(b) and CBJ 15.05.190 expressly place the burden of proof on the party appealing the assessment. *CH Kelly Trust v. Municipality of Anchorage, Bd. of Equalization*, 909 P.2d 1381 (Alaska 1996) (“the burden is properly placed on the property owners in an assessment challenge”). Before the property owner is entitled to an adjustment, the property owner must prove, based on facts stated in the written appeal or presented at the hearing, that the property is the subject of unequal, excessive, improper, or under valuation. AS 29.45.210(b); CBJ 15.05.180(c). The appellant may present written evidence, oral testimony, and witnesses at the hearing.

Alaska courts do not disturb valuations set by the assessor if the differences between the appellant and the assessor are merely differences of opinion. Our court applies a “deferential standard of review” when considering an assessor’s property valuations. *Cool Homes, Inc. v. Fairbanks N. Star Borough*, 860 P.2d 1248, 1262 (Alaska 1993); *Fairbanks N. Star Borough v. Golden Heart Utilities, Inc.*, 13 P.3d 263, 267 (Alaska 2000). “AS 29.45.210(b) requires that the taxpayer prove *facts* at the hearing. ... It is not enough merely to argue that the valuation was inadequate or demand a justification from the taxing authority.” *Cool Homes, Inc., at 1263* (emphasis in original).

In *Twentieth Century Investment Co. v. City of Juneau*, 359 P.2d 783, 787 (Alaska 1961), the court, addressing assessment standards under former, similar law (AS 29.53.140), stated:

The valuation and assessment of property for taxes does not contravene [constitutional principles] unless it is plainly demonstrated that there is

involved, not the exercise of the taxing power, but the exertion of a different and forbidden power, such as the confiscation of property. *Such a demonstration is not made simply by showing overvaluation; there must be something which, in legal effect, is equivalent to an intention or fraudulent purpose to place an excessive valuation on property, and thus violate fundamental principles that safeguard the taxpayer's property rights.*

(Emphasis added.) The court went on to state, at 788:

The City was not bound by any particular formula, rule or method, either by statute or otherwise. Its choice of one recognized method of valuation over another was simply the exercise of a discretion committed to it by law. Whether or not it exercised a wise judgment is not our concern. This court has nothing to do with complaints of that nature. It will not substitute its judgment for the judgment of those upon whom the law confers the authority and duty to assess and levy taxes. *This court is concerned with nothing less than fraud or the clear adoption of a fundamentally wrong principle of valuation.* Neither has been shown here. The actions of the assessor and the Board of Equalization are entirely compatible with a sincere effort to adopt valuations not relatively unjust or unequal; their determinations have not transgressed the bounds of honest judgment.

(Emphasis added.) This principle, that “taxing authorities are to be given broad discretion in selecting valuation methods,” was reaffirmed in *CH Kelly Trust*, 909 P.2d at 1382, and *Golden Heart Utilities, Inc.*, 13 P.3d at 267 (“Provided the assessor has a reasonable basis for a valuation method, that method will be allowed ‘so long as there was no fraud or clear adoption of a fundamentally wrong principle of valuation.’”). Similarly, in *Cool Homes, Inc.*, 860 P.2d at 1262, the court held:

Taxing authorities are to be accorded broad discretion in deciding among recognized valuation methods. If a reasonable basis for the taxing agency's method exists, the taxpayer must show fraud or the ‘clear adoption of a fundamentally wrong principle of valuation.’

Thus, the assessor's valuations should be given substantial weight by the Board, particularly where the appellant offers little more than unsupported opinion that the assessor's value is too high. In order to be considered an unequal, excessive, improper, or under valuation, the valuation must be unequivocally excessive, or fundamentally wrong.

This assumes that the assessor has reviewed the critical facts. Our court requires the assessor to review all “directly relevant” evidence of the property value and “prevailing market conditions.” *Faulk v. Bd. of Equalization, Kenai Peninsula Borough*, 934 P.2d 750, 752 (Alaska 1997). Thus, it is important that the assessor, and the Board, make sure that all relevant evidence is considered.

FINDINGS – BASIS FOR THE BOARD’S DECISIONS

Board of Equalization decisions are subject to judicial review, if an appeal to superior court is filed within 30 days. Consequently, it is important for the Board to either make specific findings (statement of reasons) for its decisions, or otherwise set out sufficient information to enable a reviewing court to ascertain the reasons for the Board’s action. An appeal to superior court of a determination of the Board is heard on the record established at the Board hearing. AS 29.45.210(d). It is important that the record be as clear and complete as possible.

The Alaska Supreme Court outlined the requirements for board of equalization decisions in *Faulk*, 934 P.2d at 751, as follows:

We have previously concluded that “[t]he threshold question in an administrative appeal is whether the record sufficiently reflects the basis for the [agency’s] decision so as to enable meaningful judicial review.” *Fields v. Kodiak City Council*, 628 P.2d 927, 932 (Alaska 1981). In answering that question, “[t]he test of sufficiency is ... a functional one: do the [agency’s] findings facilitate this court’s review, assist the parties and restrain the agency within proper bounds?” *South Anchorage Concerned Coalition, Inc. v. Coffey*, 862 P.2d 168, 175 (Alaska 1993).

The court remanded the case to the borough board of equalization because the board had not provided an adequate basis for the court to determine whether it had reasonably denied the property tax appeal. The court directed: “On remand, the superior court should instruct the Board to state its reasons for rejecting the Faulks’ appeal.” *Id.* at 753.

Accordingly, the Board should take care to state its reasons for granting or denying an appeal, or making an adjustment to the assessment different from that requested by the appellant.

ACTION BY THE BOARD OF EQUALIZATION

In taking action on appeals, a Board member should move and vote in the affirmative to grant the appeal by the taxpayer. A Board member should vote in the negative to deny the appeal and thereby affirm the assessor's determination.

Sample motions: "I move that the Board grant the appeal and I ask for a 'yes' vote for the reasons provided by the appellant;" OR "I move the Board grant the appeal, and I ask for a 'no' vote for the reasons provided by the Assessor;" OR "I move the Board grant the appeal and I ask for a 'yes' vote to adjust the assessment to \$X for the following reasons [statement of reasons]."

For appeals that are not timely filed, the Board should first vote on whether or not to hear the appeal; if the Board decides to hear the appeal, it should then be heard on its merits.

The Board is required to certify its actions to the assessor within seven days, and, except as to supplementary assessments, the assessor must enter the changes and certify the final roll by June 1. AS 29.45.210(c). The rate of levy must be determined by the Assembly by ordinance before June 15. AS 29.45.240. The CBJ budget must be adopted by May 31. If for any reason the Board hearing is continued to a later date, the date for completing the hearing must be in the near future in order for the final assessment roll to be certified and the rate of levy fixed in accordance with the required statutory time frames.

Attachments

15.05.180 - Notice of hearing of appeal.

The assessor shall notify each appellant by mail of the date, time, and place of the hearing of the appeal by the board of equalization. Such notice shall be addressed to the appellant at the appellant's last known address as shown on the assessor's records, and shall be complete upon mailing. Such notices shall be mailed not later than ten days prior to the date of hearing of the appeals. All such notices shall include the following information:

- (a) The date and time of day of the hearing;
- (b) The location of the hearing room;
- (c) Notification that the appellant bears the burden of proof;
- (d) Notification that the only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in a valid written appeal timely filed or proven at the appeal hearing; and
- (e) Notification that the appellant may be present at the hearing, and that if the appellant fails to appear, the board of equalization may proceed with the hearing in the absence of the appellant.

(CBJ Code 1970, § 15.05.180; Serial No. 70-33, § 3, 1971; Serial No. 87-36, § 2, 1987)

State law reference— Appeal, AS 29.45.190; appellant fails to appear, AS 29.45.210(a); grounds for adjustment, AS 29.45.210(b).

15.05.185 - Board of equalization.

(a) *Membership; duties; term of office; term limits.*

- (1) *Membership.* The board of equalization shall comprise a pool of no less than six, and up to nine, members, not assembly members, appointed by the assembly. There shall be up to three panels established each year. Each panel hearing appeals shall consist of three members. The board chair shall assign members to a specific panel and schedule the panels for a calendar of hearing dates. The assignment of members to panels and the establishment of a hearing calendar shall be done in consultation with the individual members. Additionally, members may be asked to take the place of regular assigned panel members in the event an assigned panel member is unable to attend a scheduled meeting.
- (2) *Qualifications of members.* Members shall be appointed on the basis of their general business expertise and their knowledge or experience with quasi-judicial proceedings. General business expertise may include, but is not limited to, real and personal property appraisal, the real estate market, the personal property market, and other similar fields.
- (3) *Duties.* The board, acting in panels, shall only hear appeals for relief from an alleged error in valuation on properties brought before the board by an appellant. A panel hearing a case must first make a determination that an error in valuation has occurred. Following the determination of an error in valuation the panel may alter an assessment of property only if there is sufficient evidence of value in the record. Lacking sufficient evidence on the record the case shall be remanded to the assessor for reconsideration. A hearing by the board may be conducted only pursuant to an appeal filed by the owner of the property as to the particular property.
- (4) *Term of office.* Terms of office shall be for three years and shall be staggered so that approximately one-third of the terms shall expire each year.
- (5) *Term limits.* No member of the board of equalization who has served for three consecutive terms or nine years shall again be eligible for appointment until one full year has intervened,

provided, however, that this restriction shall not apply, if there are no other qualified applicants at the time reappointment is considered by the assembly human resources committee.

- (b) *Chair.* The board annually shall elect a member to serve as its chair. The chair shall coordinate all board activities with the assessor including assignment of panel members, scheduling of meetings, and other such board activities.
- (c) *Presiding officer.* Each panel shall elect its own presiding officer to act as the chair for the panel and shall exercise such control over meetings as to ensure the fair and orderly resolution of appeals. In the absence of the elected presiding officer the panel shall appoint a temporary presiding officer at the beginning of a regular meeting. The presiding officer shall make rulings on the admissibility of evidence and shall conduct the proceedings of the panel in conformity with this chapter and with other applicable federal, state and municipal law.
- (d) *Report to the assembly.* The board, through its chair, shall submit an independent report to the assembly each year by September 15 identifying, at a minimum, the number of cases appealed, the number of cases scheduled to be heard by the board, the number of cases actually heard, the percentage of cases where an error of valuation was determined to exist, the number of cases remanded to the assessor for reconsideration, the number of cases resulting in the board altering a property assessment, and the net change to taxable property caused by board action. The report shall also include any comments and recommendations the board wishes to offer concerning changes to property assessment and appeals processes.

(Serial No. 2005-51(c)(am), § 4, 1-30-2006)

15.05.190 - Hearing of appeal.

- (a) At the hearing of the appeal, the board of equalization shall hear the appellant, the assessor, other parties to the appeal, and witnesses, and consider the testimony and evidence, and shall determine the matters in question on the merits.
- (b) If a party to whom notice was mailed as provided in this title fails to appear, the board of equalization may proceed with the hearing in the party's absence.
- (c) The burden of proof in all cases is upon the party appealing.
- (d) The board of equalization shall maintain a record of appeals brought before it, enter its decisions therein and certify to them. The minutes of the board of equalization shall be the record of appeals unless the board of equalization shall provide for a separate record.

(CBJ Code 1970, § 15.05.190; Serial No. 70-33, § 3, 1971)

State law reference— Hearing, AS 29.45.210.

15.05.200 - Judicial review.

A person aggrieved by an order of the board of equalization may appeal to the superior court for review de novo after exhausting administrative remedy under this title.

(CBJ Code 1970, § 15.05.200; Serial No. 70-33, § 3, 1971)

State law reference— Appeal to superior court, AS 29.45.210(d).

C

West's Alaska Statutes Annotated Currentness

Title 29. Municipal Government

▣ Chapter 45. Municipal Taxation

▣ Article 1. Municipal Property Tax

→→ § 29. 45. 190. Appeal

(a) A person whose name appears on the assessment roll or the agent or assigns of that person may appeal to the board of equalization for relief from an alleged error in valuation not adjusted by the assessor to the taxpayer's satisfaction.

(b) The appellant shall, within 30 days after the date of mailing of notice of assessment, submit to the assessor a written appeal specifying grounds in the form that the board of equalization may require. Otherwise, the right of appeal ceases unless the board of equalization finds that the taxpayer was unable to comply.

(c) The assessor shall notify an appellant by mail of the time and place of hearing.

(d) The assessor shall prepare for use by the board of equalization a summary of assessment data relating to each assessment that is appealed.

(e) A city in a borough may appeal an assessment to the borough board of equalization in the same manner as a taxpayer. Within five days after receipt of the appeal, the assessor shall notify the person whose property assessment is being appealed by the city.

CREDIT(S)

SLA 1985, ch. 74, § 12.

LIBRARY REFERENCES

Taxation 🔑 2648.

Westlaw Key Number Search: 371k2648.

NOTES OF DECISIONS

Decisions reviewable and right of review 1

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C

West's Alaska Statutes Annotated Currentness

Title 29. Municipal Government

▣ Chapter 45. Municipal Taxation

▣ Article 1. Municipal Property Tax

→→ § 29. 45. 200. Board of equalization

(a) The governing body sits as a board of equalization for the purpose of hearing an appeal from a determination of the assessor, or it may delegate this authority to one or more boards appointed by it. An appointed board may be composed of not less than three persons, who shall be members of the governing body, municipal residents, or a combination of members of the governing body and residents. The governing body shall by ordinance establish the qualifications for membership.

(b) The board of equalization is governed in its proceedings by rules adopted by ordinance that are consistent with general rules of administrative procedure. The board may alter an assessment of a lot only pursuant to an appeal filed as to the particular lot.

(c) Notwithstanding other provisions in this section, a determination of the assessor as to whether property is taxable under law may be appealed directly to the superior court.

CREDIT(S)

SLA 1985, ch. 74, § 12.

LIBRARY REFERENCES

Taxation ↪ 2624.

Westlaw Key Number Search: 371k2624.

NOTES OF DECISIONS

Appeals from board determination 5

Judicial notice 4

Judicial powers 3

Payment under protest 1

Penalties for nonpayment of tax 2

1. Payment under protest

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C

West's Alaska Statutes Annotated Currentness

Title 29. Municipal Government

▣ Chapter 45. Municipal Taxation

▣ Article 1. Municipal Property Tax

→→ § 29. 45. 210. Hearing

(a) If an appellant fails to appear, the board of equalization may proceed with the hearing in the absence of the appellant.

(b) The appellant bears the burden of proof. The only grounds for adjustment of 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. If a valuation is found to be too low, the board of equalization may raise the assessment.

(c) The board of equalization shall certify its actions to the assessor within seven days. Except as to supplementary assessments, the assessor shall enter the changes and certify the final assessment roll by June 1.

(d) An appellant or the assessor may appeal a determination of the board of equalization to the superior court as provided by rules of court applicable to appeals from the decisions of administrative agencies. Appeals are heard on the record established at the hearing before the board of equalization.

CREDIT(S)

SLA 1985, ch. 74, § 12.

LIBRARY REFERENCES

Taxation ↪ 2676, 2691.

Westlaw Key Number Searches: 371k2676; 371k2691.

NOTES OF DECISIONS

Burden of proof 1
Judicial review 3
Record of hearing 2

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BOARD OF EQUALIZATION ORIENTATION

NOTE: Members are encourage to review, from your training material, the April 19, 2013 Memorandum prepared by former City Attorney John Hartle, for further helpful guidance.

A. Quasi-Judicial Role & Responsibilities - CBJ 15.05.185

1. Be a fair & impartial tribunal - no bias/preconceived ideas; no ex parte contact
 - a. Member may not deliberate or vote on any matter in which member has a personal or financial interest (defined in CBJ 01.45.360); conflict of interest check needed prior to hearing to allow substitution; may call legal advisor
 - b. **Avoid expressing opinions or including commentary in questions to the parties.**
 - c. **Opinions on the evidence/position of parties should await BOE deliberations.**
2. Afford both parties due process - fair notice and opportunity to be heard

Must allow both sides time to review new evidence presented at hearing
3. Decide appeals on *evidence presented* in packet and at hearing.
4. Make record of proceeding that clearly and accurately reflects:
 - a. Taxpayer/Appellant's claim and factual evidence offered to support it
 - b. Assessor's process/position and factual evidence offered to support both
 - c. That each side had adequate opportunity to present relevant evidence/review & rebut other party's evidence
 - d. BOE's thorough deliberations & consideration of the evidence
 - e. BOE's findings of fact & conclusions of law re burden of proof & the evidence relied on as basis of decision
 - f. Rationale & evidentiary basis of BOE's decision, to enable meaningful review by the Superior Court in the event of an appeal

B. Legal Standard for Granting Appeal on Merits for *Error in Valuation*

1. Starting point: under AK law, Assessor's **assessments are presumed to be correct.**
2. **Burden of proof on Appellant to prove error - unequal, excessive, improper, or under valuation based on facts** that are stated in a valid written appeal or proven at the appeal hearing
3. If and only if Appellant meets burden does burden shift to Assessor to rebut Appellant's evidence of error

4. Law does not bind Assessor to follow a particular formulas, rules or methods of valuation, but grants broad discretion in selecting valuation methods-as long as reasonable basis
5. Technical evidentiary rules don't apply
Relevant evidence admissible if sort relied on by responsible persons
May exclude irrelevant, repetitious evidence
6. **Only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under valuation based on facts**

C. Alternative Actions for Appeals Heard on the Merits

- a. **Deny appeal** because Appellant failed to prove error in valuation with factual evidence.
- b. **Grant appeal & adjust assessment *as requested by Appellant***. (only if Appellant's valuation evidence supports proposed assessment value)
- c. **Grant appeal & adjust (lower or raise) assessment differently**. (if and only if supported by sufficient evidence of value in record.)
- d. **Grant appeal & remand to Assessor for reconsideration of value** (remand is mandatory if error found, but insufficient evidence of value in record.)

D. LATE-FILED APPEALS – Legal Standard for Accepting

1. Potential *merit* of appeal is irrelevant.
2. Jurisdictional authority to hear only *timely-filed appeals*
3. Appeal must be filed w/in 30 days from date assessment notice is mailed
4. Only “accepted” late-filed appeals may proceed to a hearing on the merits.
5. If 30 day deadline missed, RIGHT to appeal CEASES and BOE **cannot accept or hear** appeal, **unless BOE finds that taxpayer was unable to comply due to situation beyond taxpayer's control** (See Hartle memo)
6. Burden to prove inability to comply is on Taxpayer.
7. BOE Action Alternatives: **Deny** Late-file or **Accept, so hearing can be scheduled.**

BOE HEARING GUIDELINE

- I. Call to Order
 - II. Roll Call - Chairs asks clerk to call the roll
 - III. Appeals will be heard first, followed by *Timeliness* Hearings on Late-filed Appeals

 - IV. Introduce first Appeal case for hearing:

We're on the record with respect to 'Petition for Review of Assessed Value' filed by _____ with respect to Parcel Id. No. _____

 - IV. Review Hearing Rules/Procedure (For each appeal, unless all in attendance at beginning)
 - A. Time allocated to each side: approx. 15 min, including BOE questions
 - B. State name for record and speak clearly in to mic, use surnames/maintain decorum
 - C. Appellant taxpayer goes 1st
Has burden to prove an error—an unequal, excessive, improper or under valuation based on presented factual evidence
 - D. Assessor - presents Assessor's evidence in response
 - E. Appellant rebuttal, if time reserved
 - F. Hearing closes after presentations
 - G. BOE action/deliberation
 - H. Any questions? Parties ready to proceed?

 - V. Hearing - party presentations & all BOE questioning
 - VI. Close Hearing, move to BOE action
 - A. BOE reviews/discusses evidence presented, or goes directly to B.
 - B. Member makes motion, Chair restates motion
 - C. Members speak to the motion/make findings
 - D. BOE votes/takes action on motion
 - E. Chair announces whether motion carries/fails

 - VII. Call next appeal, repeat IV – VI

 - VIII. Late-Filed Appeals, if any (SEE LATE-FILED APPEALS – PROCESS)
 - IX. Adjourn
-

BOE Action Options:

- 1. **Deny appeal** because Appellant failed to prove error in valuation with factual evidence.
- 2. **Grant appeal & adjust assessment as requested by Appellant.** (if Appellant's evidence supports proposed assessment value)
- 3. **Grant appeal & adjust (lower or raise) assessment differently.** (if and only if supported by sufficient evidence of value in record.)
- 4. **Grant appeal & remand to Assessor for reconsideration of value** (remand is mandatory if error found, but insufficient evidence of value in record.)

SAMPLE MOTIONS

1. To DENY appeal

I MOVE that the Board *GRANT* the appeal and I ASK for a NO VOTE

Because . . .

Appellant didn't prove/provide evidence of error in assessment
and/or

For the evidence/reasons provided by the Assessor . . .

2. To GRANT appeal & ADJUST assessment AS REQUESTED

I MOVE that the Board *GRANT* the appeal and ADJUST the assessment *AS REQUESTED BY APPELLANT* to \$ _____ , and I ask for a YES VOTE

Because . . .

Appellant proved there was error . . .

[specify . . . **unequal, excessive, improper, or under valuation**]
based on facts

AND

We find requested assessment is supported by sufficient evidence in the record

3. To GRANT appeal & ADJUST assessment OTHERWISE

I MOVE that the Board *GRANT* the appeal and ADJUST the assessment to \$ _____ , and I ASK FOR A YES VOTE

Because . . .

Appellant proved there was error . . .

[specify . . . **unequal, excessive, improper, or under valuation**]
based on facts

AND

We find sufficient evidence of value in record to support this assessment

4. To GRANT appeal & REMAND for RECONSIDERATION of ASSESSMENT

I MOVE that the Board *GRANT* the appeal and REMAND to the ASSESSOR for RECONSIDERATION of the ASSESSMENT, and I ASK FOR A YES VOTE

Because . . .

Appellant proved there was error . . .

[specify . . . **unequal, excessive, improper, or under valuation**]
based on facts

AND

We find insufficient evidence of value in the record

Parcel 1C060K70040

Gold Creek Properties (Willoughby AVE)

Board Of Equalization. I am appealing the land valuation on this property. The following reasons demonstrate that this is not a fair and equitable assessment:

1) There are significant discrepancies in comparable properties, ranging between 6% and 20%. Each comparable property is within a five-minute walk of the Gold Creek building; see Attachment "A" MAP.

2) Land assessments for comparable properties vary from \$39.69/ sq.ft. to \$48.50/sq.ft. While lot size and zoning does play a factor, it is obvious that similar lots on the same street have vastly different land assessments despite each noted property having identical road frontage, access, similar use and exposure to the Gold Creek Properties building.

3) Two of the comparable properties are on corner lots but have lower per square foot assessments than the Gold Creek building. Corner lots, according to the CBJ Assessors Office, are valued at a premium when setting property assessments.

Note: All calculations were performed using the formula:

- a. Land assessment (LAND) Lot Size (Sq. Ft.): $LAND/sq.ft. =$ Accessed value per square foot.
- b. On the provided map properties are marked A,B,C,D & E, which corresponds to each parcel as notated. The map is taken directly from the CBJ parcel map. For orientation purposes, The Federal Building and downtown Fire Station are located in the lower center of the map.
- c. Valuation Discrepancy = the percentage of difference between appellants property and highlighted comparable.

(A) Parcel 1C060K70040, 538 Willoughby Ave. (Appellant's property):
Mixed Use, Road Frontage only

$$\frac{\text{Land Assessment} / \text{Lot Size}}{\$633,864 / 13068} = \text{\$49.50/sq.ft.}$$



(B) Parcel 1C060U0400, 800 Glacier Ave. –
(Caelum Ak LLC – Doctors, US Senators Offices, Outpatient, Travel Juneau)
Multi use office building/coroner lot

Land Assessment / Lot Size
\$744,404/18007 = **\$40.10/sq.ft.**

Valuation Discrepancy: **19%**



**“B” & “C” are adjoining Lots*

(C) Parcel 1C060U040030, 810 Glacier Ave.
Capital Service Gas Station - Road Frontage only.
**“B” & “C” are adjoining Lots*

Land Assessment / Lot Size
\$754,404/18007 = **\$41.90/sq.ft.**

Valuation Discrepancy: **15%**



(D) Parcel 1C060C250070, 740 W. 9th Street –
Mixed Use Bld. - Road Frontage only (Coppa Ice Cream Shop, Seong’s Restaurant, Apartments)

Land Assessment / Lot Size
\$330897/7145 = **\$46.31/sq.ft.**

Valuation Discrepancy: **6%**



(E) Parcel 1C030C280101, 1200 Glacier Ave.

Mixed Use Bld. – Corner Lot (Frenchie’s Flowers, mixed retail). “E” & “F” are adjoining Lots

$$\begin{aligned} &\text{Land Assessment / Lot Size} \\ &\$335013/8040 = \quad \quad \quad \mathbf{\$41.62/sq.ft.} \\ &\text{Valuation Discrepancy: 16\%} \end{aligned}$$



(F) Parcel 1C030J020010, 1248 Glacier Ave.

Mixed Use Bld. – Road Frontage Only (J&J Deli, The Gym, Ak Personal Training)
“E” & “F” are adjoining Lots

$$\begin{aligned} &\text{Land Assessment / Lot Size} \\ &\$792477/19968 = \quad \quad \quad \mathbf{\$39.69/sq.ft.} \\ &\text{Valuation Discrepancy: 20\%} \end{aligned}$$



The closest lot to the Gold Creek Properties building, “B” on the list, has the lowest assessed value but has multipliers, such as being a corner lot, the Assessor has used to justify higher property valuations across multiple properties throughout the Borough. Property “B” is less than a one-minute walk from the Gold Creek building yet has a 19% assessed property valuation discount when compared to my property and up to a 15% assessed property valuation discount compared to a building across the street (building “D”). This inconstancy illustrates an inconsistent and unaddressed application of assessments. The proximity of each of these properties and disparity of assessed land values isn’t consistent with “fair and equitable” land valuations applied by the CBJ Assessors office.

To restore parity, I am asking that my lot, parcel **1C060K70040** be reduced to the average assessed value of the buildings listed above: **\$560,486.52**

Calculation: $(48.5+39.29+41.90+46.31+41.62+39.69)/6 = \42.89 average per square assessed value.

Thereby making the total assessed value: $\$42.89 * 13068 = \$560,486.52$

The random application of property assessments all within easy walking distance of each other creates confusion and unequal treatment for individual properties. This places my building at a competitive disadvantage when competing for tenants and results in artificially inflated rents.

Bruce Abel
Owner
Gold Creek Properties

Map "A" attachment





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

GOLD CREEK PROPERTIES LLC
9999 GLACIER HWY
JUNEAU AK 99801

Meeting of Board of Equalization (BOE) and Presentation of Real Property Appeal	
Date of BOE	Tuesday, June 21, 2022
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	June 7, 2022
Parcel Identification	1C060K700040
Property Location	538 W WILLOUGHBY AVE
Appeal No.	APL20220268
Sent to Email Address:	bruce@valleylumberjuneau.com

ATTENTION OWNER

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 you would like to include in your appeal must be submitted to the City Clerk's Office {preferred method via email to city.clerk@juneau.org Attn.: Assessment Appeal} by **4:00 PM Tuesday, June 14, 2022** and will be included in the packets for the Board so the members have an opportunity to review the materials before the hearing.

Your Board of Equalization packet will be ready for you to pick up in the Clerk's office after **2:00 PM Wednesday, June 15, 2022** or it will be emailed and/or mailed to the above address(es) on this notice.

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.

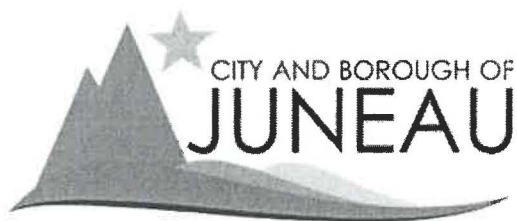
If you have any questions please contact the Assessor's Office.

Attachment: CBJ Law Department Memorandum April 19, 2013.

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

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



Office of the Assessor
155 South Seward Street
Juneau, Alaska 99801

Petition for Review / Correction of Assessed Value Real Property	
Assessment Year	2022
Parcel ID Number	1C060K700040
Name of Applicant	Gold Creek Properties
Email Address	bruce@valleylumberjuneau.com

2022 Filing Deadline: Thursday April 7, 2022

Please attach all supporting documentation

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

Parcel ID Number	1C060K700040		
Owner Name	Bruce Abel		
Primary Phone #	907-723-2564	Email Address	bruce@valleylumberjuneau.com
Physical Address	9999 Glacier Highway	Mailing Address	9999 Glacier Highway
	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.

- 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:

Have you attached additional information or documentation? Yes No

Values on Assessment Notice:

Site	\$ 633864	Building	\$ 806644	Total	\$ 1440508
------	-----------	----------	-----------	-------	------------

Owner's Estimate of Value:

Site	\$ 560000	Building	\$ 700000	Total	\$ 1260000
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Purchase Price of Property:

Price	\$	Purchase Date	
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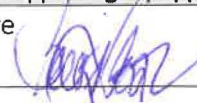
Has the property been listed for sale? Yes No (if yes complete next line)

Listing Price	\$	Days on Market	
---------------	----	----------------	--

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  Date 4/7/22

Contact Us: CBJ Assessors Office

Phone/Fax	Email	Website	Address
Phone: (907)586-5215 Fax: (907)586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance	155 South Seward St. 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 <i>(if no skip to Board of Equalization)</i>
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 checked="" 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 Fax: (907)586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance	155 South Seward St. Rm. 114 Juneau AK 99801

APPEAL #2022-0268

2022 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION June 21, 2022



ASSESSOR OFFICE

Appellant: Gold Creek Properties LLC

Location: 538 W Willoughby Ave

Parcel No.: 1C060K700040

Property Type: Mixed Use

Appellant's basis for appeal: My property value is excessive, unequal to similar properties and valued improperly.

	Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 560,000	\$ 633,864	\$ 633,864
Buildings:	\$ 700,000	\$ 806,664	\$ 806,664
Total:	\$ 1,260,000	\$ 1,440,508	\$ 1,440,508

Subject Photo



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OVERVIEW

The subject is a mixed use property with retail, offices and warehouse on the lower level and residential apartments above. The structure was built in 1948 per city records.

Subject Characteristics:

- Land
 - 13,068 SF lot = 0.30 AC
 - Level, developed lot
- Building
 - 16,010 SF
 - 1st level office and warehouse – 10,310 SF
 - 2nd level Rental apartments – 5,700 SF
 - 5 units converted from mezzanine in 2013

SUBJECT PHOTOS



Front

Front right



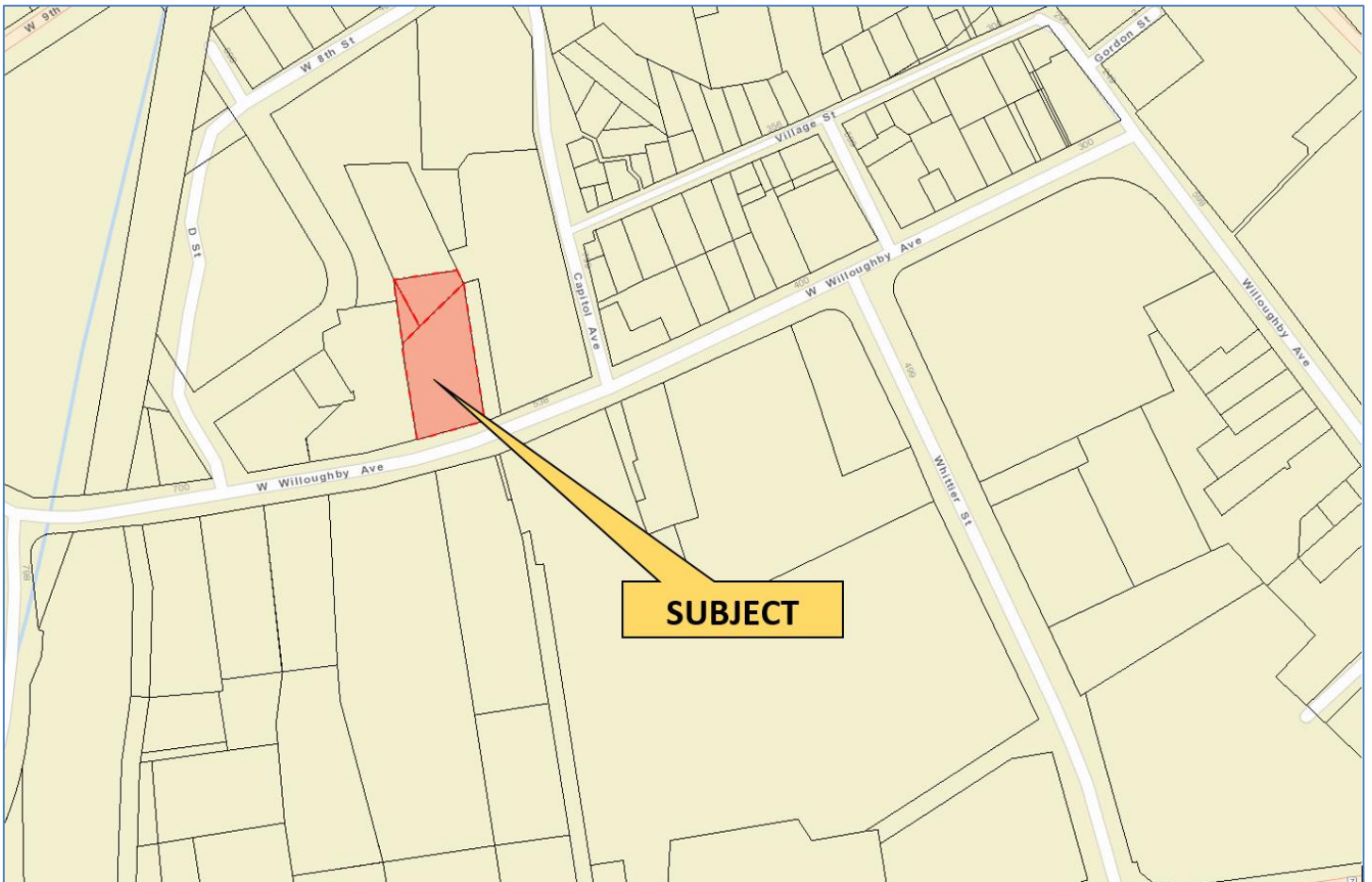
Front - 2012



Front right - 2012

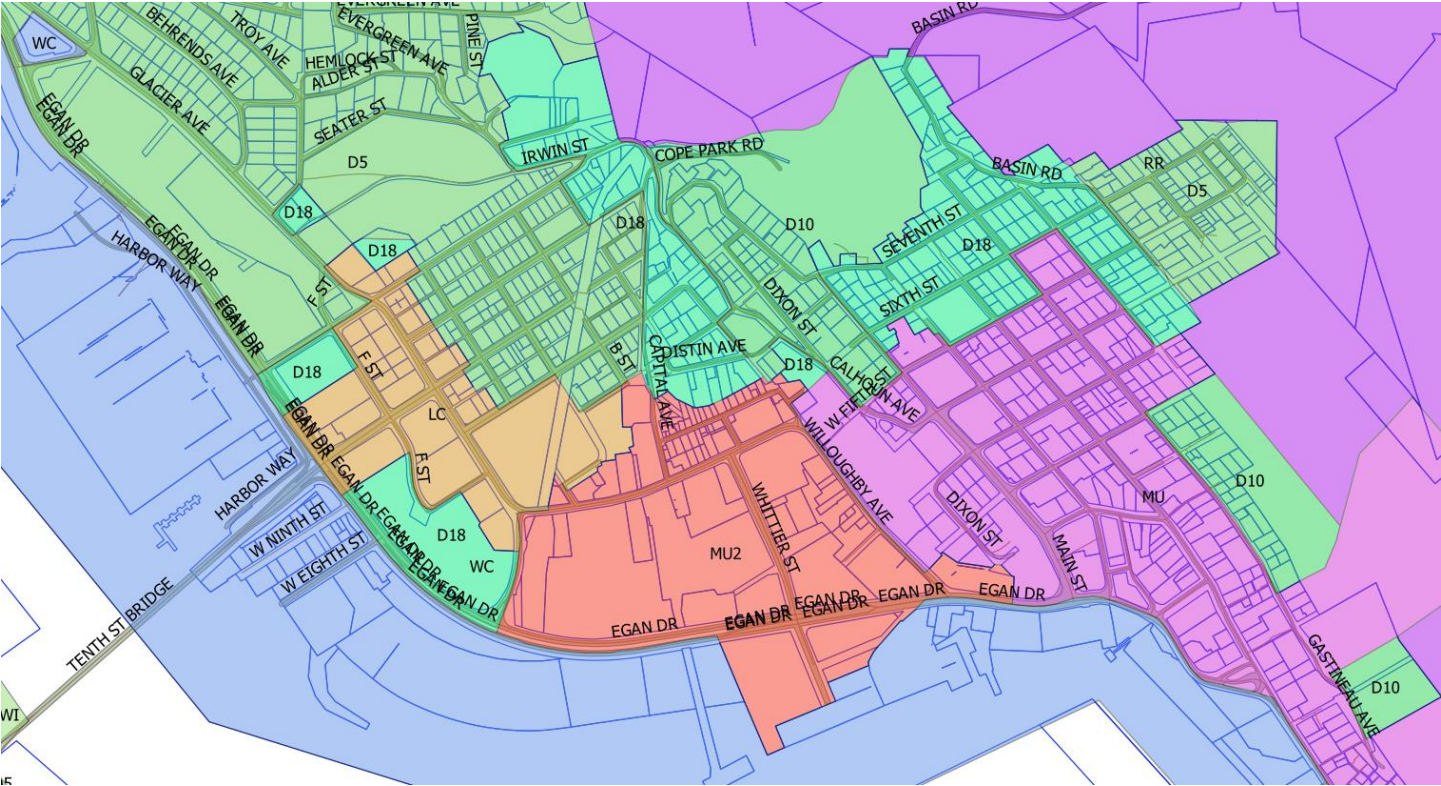


AREA MAP & AERIAL





This map shows the various zoning in the subject's area.



Note that the subject (MU2) is in a different zoning area than the 5 comparables (LC) that they reference.

ASSESSED VALUES

Total assessed value is the primary test against market. The distribution of that value between the Land Component and the Building Component is secondary and can vary from one model to another. The total assessed value is tested against market indicators (sales, lease rates, etc.) and is adjusted to market value by application of market area and feature adjustments.

All three approaches to value (Cost, Sales Comparison and Income) are considered for commercial properties.

LAND

Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation model. This model is tested and refined in consideration of sales of both vacant and developed parcels. The resulting model is then applied to all of the land in the market area or to all of the properties in that subclass of properties to establish assessed site values.

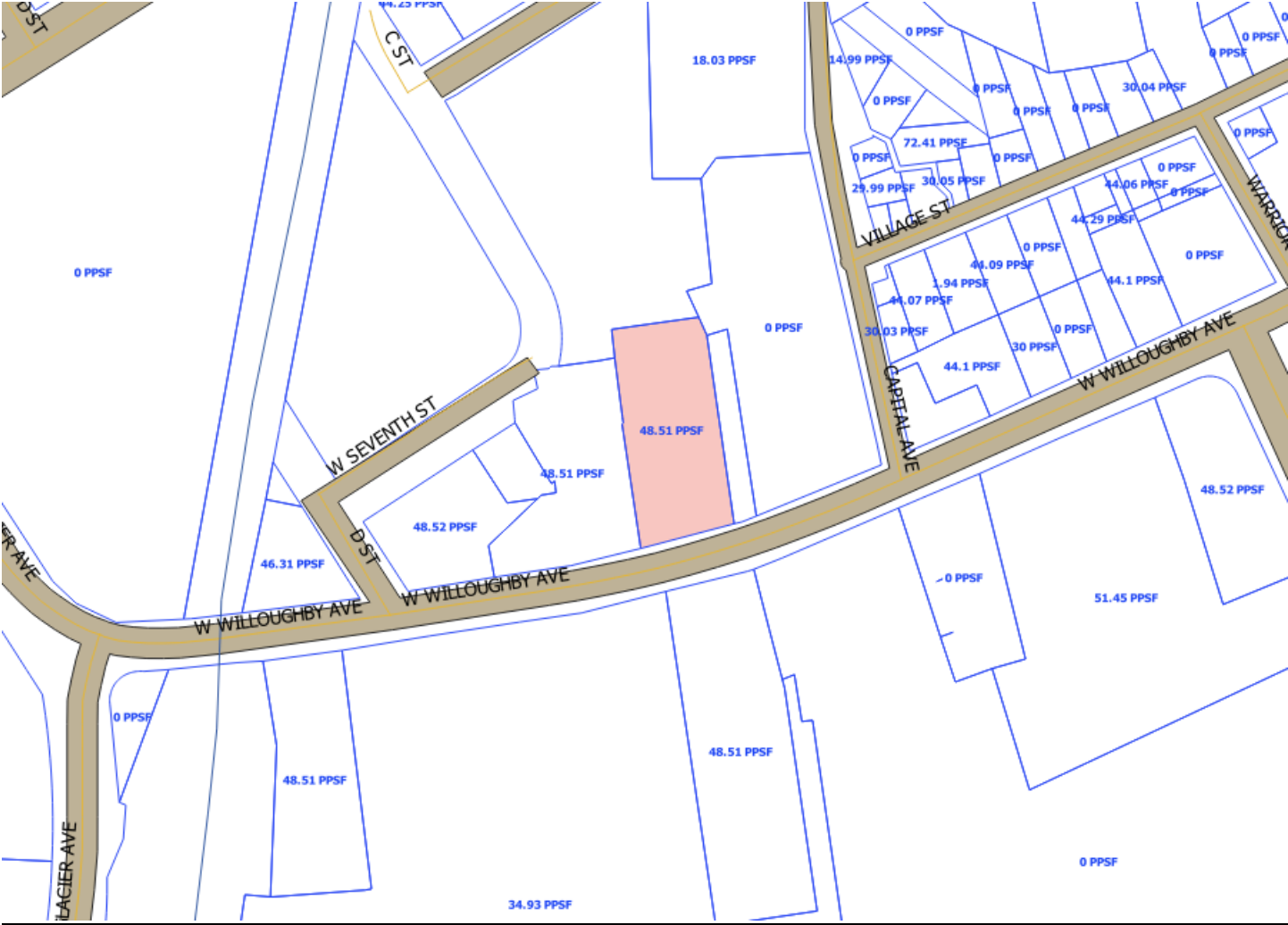
The subject site features are level and developed.

The subject parcel's land value is equitable and is not excessive.

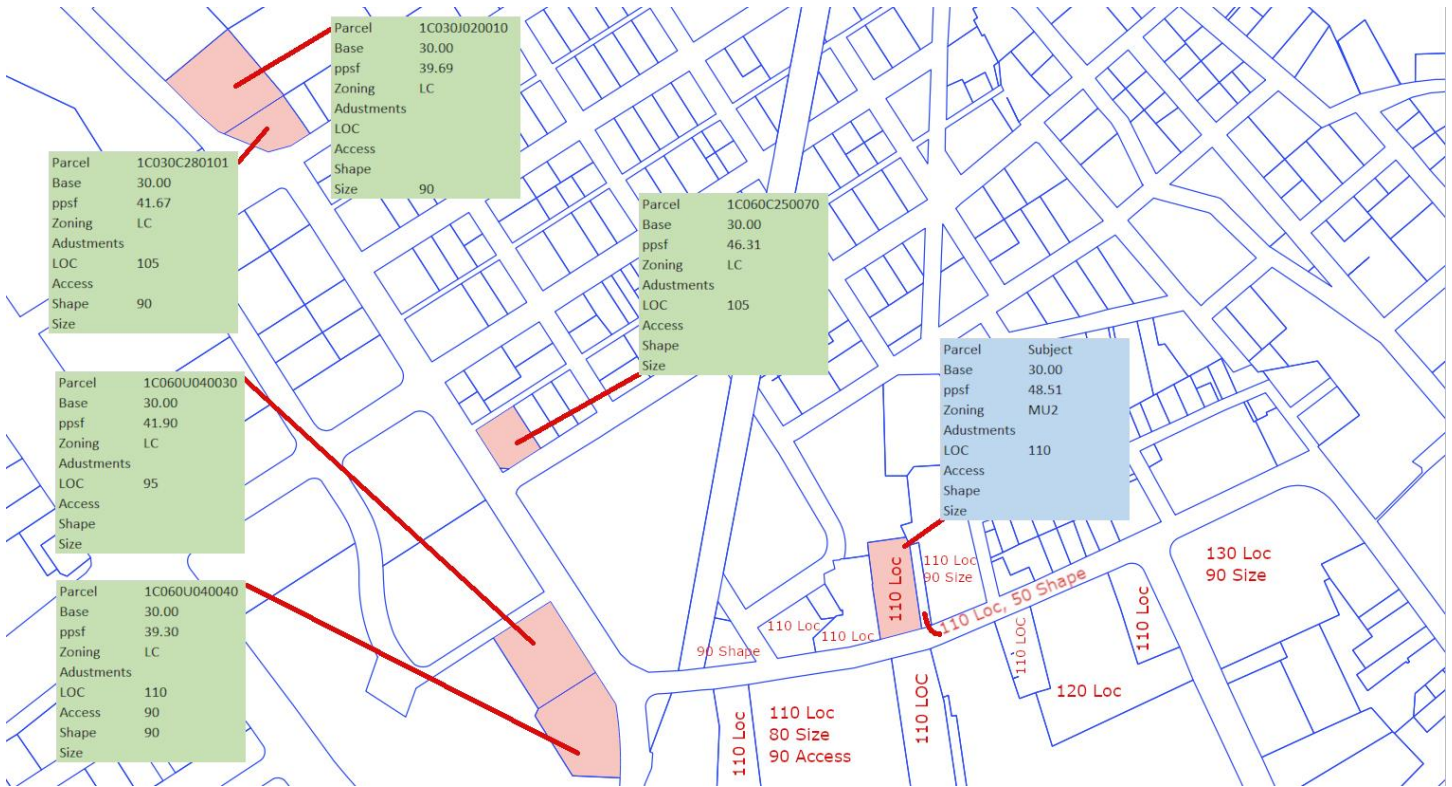
Land Characteristics:

- 13,068 SF lot = 0.30 AC
- Level, developed lot

Land Values



This is a map of the appellants comparables and surrounding properties.



Note that they are all based on the same base rate. You and I may disagree with the adjustments that the assessor or appraiser who set up this model used, however, that does not make their opinion invalid. The other factor is that there are limited categories for adjustments within our CAMA system so the adjustment that they have entered into any particular category could be influenced by factors that the label does not capture. While we have made corrections when we find identifiable errors, there is no identifiable error with the subject's valuation even if we find some of the comparable's adjustments suspect. In addition, the concept of equity does not involve searching for a few parcels that one feels have errors but, rather, to compare your treatment and valuation to the whole.

BUILDING(S)

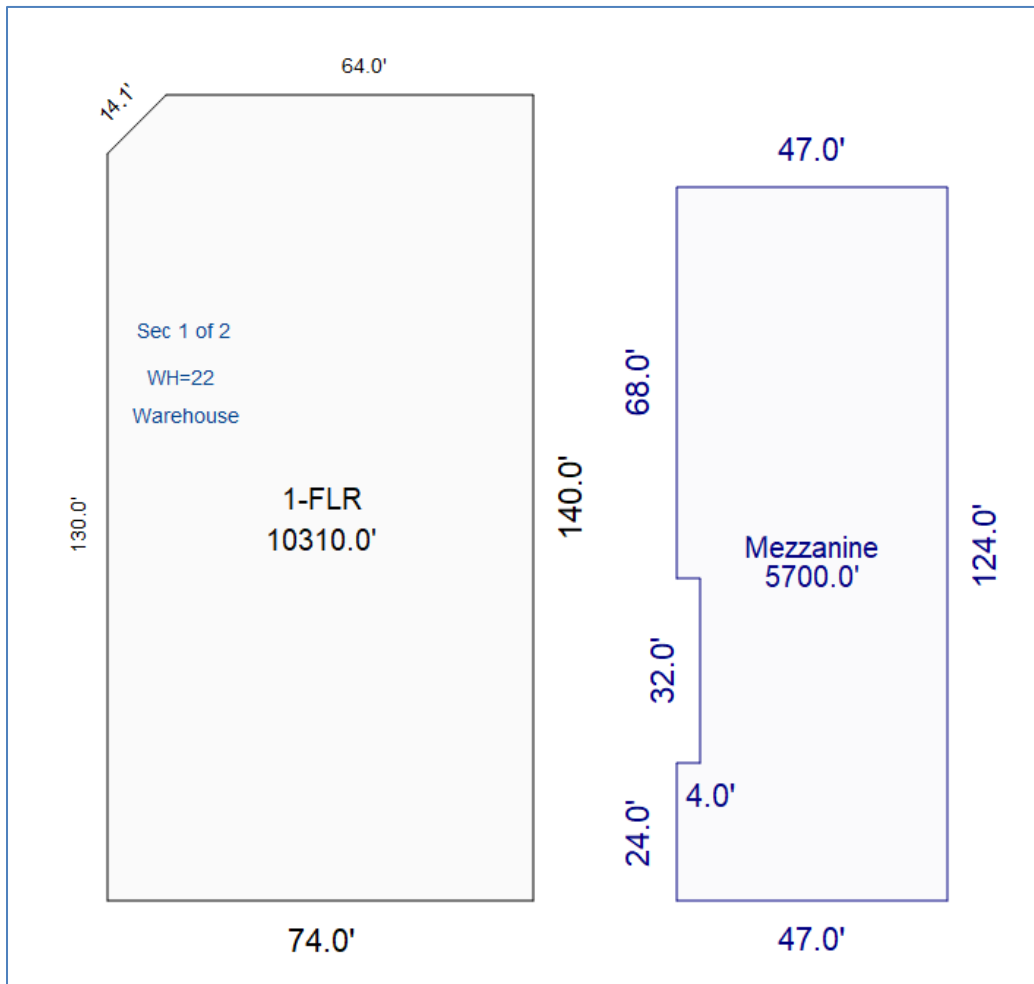
The building component may be based on market adjusted cost tables, residual from sales after extraction of the land value or other appropriate means.

Ratio studies are performed to determine market adjustments.

Building Characteristics:

- 16,010 SF
 - 1st level– 10,310 SF
 - 2nd level Rental apartments – 5,700 SF
 - 5 units converted from mezzanine in 2013

Sketch of Improvements:



COST REPORT

The cost report below was utilized in the review process in response to the filing of the Petition for Review by the appellant. The cost report indicates that the building component is not overvalued.

Cost Report - Commercial

1092		Record	1
Parcel Code Number	1C060K700040	Number of Stories (Building)	01
Owner Name	GOLD CREEK PROPERTIES LLC	Number of Sections	1
Parcel Address	538 W WILLOUGHBY AVE	Perimeter	422
Effective Year Built	2003	Class	D
Year Built	1948	Height	22
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank	Average
Building Type	Industrials, Light Mftg.	Total Area	10,310.00

Section 1	Description	Units	Percent	Cost	+/-	Total
	Base Cost	10310		44.25		456,218
	Exterior Wall	Stud -Metal Siding	10310	11.62		119,813
	Heating & Cooling	Heating & Cooling	10310	606.00		606
	Heating & Cooling	Hot Water	10310	8.60		88,666
	Architect Fee		10310	6.40		65,984
	Sprinklers	Sprinklers	17060	3.25		55,445
	Mezzanine	Office	5700	40.50		230,850
	Fire Alarm System		10310	1.46		15,053
	Basement	Unfinished	1050	33.50		35,175
	Sub Total					\$1,067,809.02
	Local Multiplier			1.43	[X]	\$1,526,967.00
	Current Multiplier			1.18	[X]	\$1,801,821.00
	Neighborhood Multiplier				[X]	\$1,801,821.00
	Depreciation - Physical			34.00	[-]	\$612,619.00
	Depreciation - Functional				[-]	\$0.00
	Depreciation - Economic				[-]	\$0.00
	Percent Complete			100.00	[-]	\$1,189,202.00
	Cost to Cure					
	Neighborhood Adjustment					
	Replacement Cost less Depreciation					\$1,189,202

Miscellaneous Improvements			
Miscellaneous Improvement	Built-in Appliances,		[+] 15,000
Total Improvement Value			\$1,204,200

The straight cost approach indicates a building value of \$1,204,200 while our building component of the assessed value is \$806,664.

INCOME APPROACH

The income approach was not the basis for setting most of the assessed value for 2022. The appellant did not submit P&L information for the Review process.

COMMERCIAL MARKET & ASSESSMENT ANALYSIS

The 2022 sales analysis for commercial properties included 59 qualified sales from 5 years of sales covering January 1, 2017 through December 31, 2021. The sales volume for the commercial market increased in 2021 and indicate continued appreciation.

- Assessment Year 2022 Summary for Commercial Properties
 - Level of Assessment – 80.57% overall, 80.53% for vacant land, and 85.29% for improved properties
 - Coefficient of Dispersion (COD) – 17.46% for the combined group, 14.45% for vacant land, and 18.71% for improved properties (For these types of property groups the Standard that we work towards would be 20% or less for the subsets of land and improved properties. The combined set would be expected to have a higher COD.)
 - Applied Time Trend for Sales Analysis – 5% per year for 2017, 2018 and 2019; 3% for 2020 and 2% for 2021 (actual market movement remained more than 5% movement over the 5 years so in applying a lesser trend we fell further behind the market.

SUBJECT ASSESSMENT HISTORY

City and Borough of Juneau Assessment History Report

1C060K700040
GOLD CREEK PROPERTIES LLC
538 W WILLOUGHBY AVE

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2022	\$633,864.00	\$15,000.00	\$791,644.00	\$1,440,508.00
2021	\$646,800.00	\$15,000.00	\$807,800.00	\$1,469,600.00
2020	\$431,200.00	\$15,000.00	\$807,800.00	\$1,254,000.00
2019	\$457,400.00	\$15,000.00	\$807,800.00	\$1,280,200.00
2018	\$457,400.00	\$15,000.00	\$807,800.00	\$1,280,200.00
2017	\$457,400.00	\$15,000.00	\$807,800.00	\$1,280,200.00
2016	\$457,400.00	\$15,000.00	\$807,800.00	\$1,280,200.00
2015	\$457,400.00	\$15,000.00	\$830,300.00	\$1,302,700.00
2014	\$457,400.00		\$582,500.00	\$1,039,900.00
2013	\$457,400.00		\$582,500.00	\$1,039,900.00
2012	\$457,400.00	\$0.00	\$582,500.00	\$1,039,900.00
2011	\$457,400.00	\$0.00	\$582,500.00	\$1,039,900.00
2010	\$457,400.00	\$0.00	\$582,500.00	\$1,039,900.00

SUMMARY

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.

The assessed value was reviewed in response to the Petition for Review. Our findings are as follows.

The land and buildings are valued using the same methods and standards as all other properties in the Borough.

Normally the Assessor’s Office should recommend full market value to the BOE, however, because we are still working on replacing and/or correcting outdated models we are, for the appeal process, placing a higher priority on uniformity within existing models rather than uniformity with the whole which is being addressed through separate processes. Based on current assessment levels for this neighborhood the full market value for this property would be \$1,517,304.

Additional Details:

- The appellant states that their value is excessive.
 - We find that based on analysis of market sales, the assessed value is not excessive.
- The appellant states that their value is unequal.
 - We find that it was valued with the same methodology as other properties.
- The appellant states that their property is valued improperly.
 - The parcel was valued using proper methodology.
- The appellant submitted a list of 5 parcels that he felt demonstrated that his assessment was not fair and equitable.
 - We have reviewed those assessments along with the appellant’s. We find the appellant’s value to be in equity with the overall models and area wide assessments. We do find characteristic adjustments applied to the other properties that we feel need correction.
 - There also are locational and characteristic differences that would legitimately effect the assessed values.
- These are further addressed in the land, building, cost report, commercial market and assessment analysis, summary and conclusion sections of our response in your packet.
- For additional information on the assessment process, assessed values, analysis process, ratio studies and other related areas please see the “Property Assessment Guide” included in the packet.

CONCLUSION

The 2022 Assessed values were based on analysis of sales through ratio studies and subsequent trending of values based on the analysis findings. Underlying this standard compliant trending are the prior approach decisions and the locational and property feature models and adjustments that have been applied to Juneau commercial properties for many years. The ratio studies indicate that after our adjustments to values the level of assessment for commercial properties was 80.57% overall, 80.53% for vacant land, and 85.29% for improved properties. For the subject property:

- The percentage change from 2021 to 2022 was a decrease of -2%.

We recommend no change to the 2022 assessed value of \$1,440,508 and ask that the BOE uphold the assessed value.

ADDENDUM A (Rental Listing Photos)

Juneau Rentals And Housing
Group post by Bruce Abel · Nov 2 at 3:27 PM · 16 Comments

(RENTED - NO LONGER AVAILABLE)
Recently completed in a great place for anyone living or working downtown! Located in the Willoughby District, this apartment is only a few minutes walk from the Federal Building, Foodland, The AK Club, State Office Building, Museum, Restaurants, Bars, the Capital and downtown. Aisy and light. It includes off street parking for 1 vehicle, on site laundry and storage. If you are a responsible tenant with a positive rental history and references apply today! No smoking, no pets, no exceptions, please. Monthly rent is \$1250 plus a \$1250 security deposit. Rent includes water and garbage.

Contact Bruce at bruce@donabel.biz. Share contact info to schedule a walk through today!-!

RENTED - NO LONGER AVAILABLE.
Modern, clean 1 bedroom apartment for rent. Walking distance to groceries, banks, restaurants, entertainment and hiking trails this is a perfect location for a single or couple living and working in downtown Juneau. The secure building has laundry on site and includes a 4x8 storage unit. This unit also has 1 off street parking space!

NO LONGER AVAILABLE - RENTED - 800 sq. ft.
Modern, clean 1 bedroom apartment for rent. Walking distance to groceries, banks, restaurants, entertainment and hiking trails this is a perfect location for a single or couple living and working in downtown Juneau. The secure building has laundry on site and includes a 4x8 storage unit. This unit also has 1 off street parking space!

\$1150/month with a 1 year lease and security deposit.

Unfortunately we cannot accept pets.

If you think this would be a good fit for you and you'd like to take a look, text Bruce at (907) 723-2564

1 Bedroom apartment for rent \$1150. This open concept apartment is in a secured building just steps from grocery shopping, banks, the Federal Building, State Offices, Capital Bank, restaurants and more! The unit includes 1 off street parking space. There is both a secured public entry and a private entrance with a balcony, laundry on site. Perfect for anyone working in the downtown area, this unit was recently vacated by a Coast Guard family. If you're interested, text Michael at 907-723-8806 or Bruce at 907-723-2564. Sewer, water and garbage is included. Electricity is not included. Pets are not allowed.



Juneau Rentals And Housing

Group post by Bruce Abel · May 23, 2019 · 

NO LONGER AVAILABLE - RENTED - 800 sq.ft.
Modern, clean 1 bedroom apartment for rent.
Walking distance to groceries, banks,
restaurants, entertainment and hiking trails this
is a perfect location for a single or couple living
and working in downtown Juneau. The secure
building has laundry on site and includes a 4'x
8'storage unit. This unit also has 1 off street
parking space!

\$1150/month with a 1 year lease and security
deposit.

Unfortunately we cannot accept pets.

If you think this would be a good fit for you and
you'd like to take a look, text Bruce at (907)



Juneau Rentals And Housing

Group post by Bruce Abel · Jan 30, 2019 · 

1 Bedroom apartment for rent \$1,150. This open concept apartment is in a secured building just steps from grocery shopping, banks, the Federal Building, State Offices, Capital, bars, restaurants and more! The unit includes 1 off street parking space. There is both a secured public entry and a private entrance with a balcony. Laundry on site. Perfect for anyone working in the downtown area, this quiet unit was recently vacated by a Coast Guard family. If you're interested, text Michael at 907-723-6806 or Bruce at 907-723-2564. Sewer, water and garbage is included. Electricity is not included. Pets are not allowed.



Juneau Rentals And Housing

Group post by Bruce Abel · Dec 29, 2020 · 

RENTED - NO LONGER AVAILABLE.

Modern, clean 1 bedroom apartment for rent. Walking distance to groceries, banks, restaurants, entertainment and hiking trails this is a perfect location for a single or couple living and working in downtown Juneau. The secure building has laundry on site and includes a 4'x 8' storage unit. This unit also has 1 off street parking space! Sewer/water included - electricity not included.

\$1200/mo - We require a 1 year lease and security deposit. Unfortunately we cannot accept pets.

If you think this would be a good fit for you and you'd like to take a look, text Bruce at (907) 723-2564



Juneau Rentals And Housing

Group post by Bruce Abel • Nov 2 at 3:27 PM • 

(RENTED - NO LONGER AVAILABLE)

Recently completed in a great place for anyone living or working downtown! Located in the Willoughby District, this apartment is only a few minutes walk from the Federal Building, Foodland, The AK Club, State Office Building, Museum, Restaurants, Bars the Capital and downtown. Airy and light, it includes off street parking for 1 vehicle, on site laundry and storage. If you are a responsible tenant with a positive rental history and references apply today! No smoking, no pets, no exceptions, please. Monthly rent is \$1250 plus a \$1250 security deposit. Rent includes water and garbage.

Contact Bruce at bruce@donabel.biz Share contact info to schedule a walk through today~!

Addendum B - Communications

Michael Dahle

From: Jillian Olson
Sent: Monday, June 6, 2022 9:56 AM
To: Michael Dahle
Cc: Mary Hammond
Subject: FW: 2022 Commercial Property Appeals GCP Willoughby - Parcel 1C060K70040
Attachments: 2022 Property Appeals GCP Willoughby.pdf

Forwarded per request.

Jillian Olson

Assessors Office
Administrative Assistant II
155 S. Seward Street
Juneau, Alaska 99801
(907) 586-5215 ext 4034



From: bruce donabel.biz <bruce@donabel.biz>
Sent: Monday, June 6, 2022 9:52 AM
To: Jillian Olson <Jillian.Olson@juneau.org>
Subject: 2022 Commercial Property Appeals GCP Willoughby - Parcel 1C060K70040

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

Hi Jillian,
I tried sending this to Assessor@Juneau.Org and now see it did not go through. Can you please see that this gets to the right person (Michael I believe) and gets to the BOE members. Thanks,
Bruce

Attached is the request for reconsideration of LAND assessment on Parcel 1C060K70040 (Gold Creek Properties). I can be reached at bruce@donabel.biz. I am open to a conversation to seek resolution prior to the BOE Hearing on 6/21. If we cannot reach a resolution please provide the attached documentation in the BOE packets.

I have included the Assembly in this email to help them understand the random application of valuations which has created an unfair advantage for certain properties.

Thank you for the extra time in sending this in. I appreciate it.

Sincerely,

Bruce Abel



Thu 5/12/2022 8:12 AM

Michael Dahle

RE: Completed Appeals

To Mary Hammond

Mary,

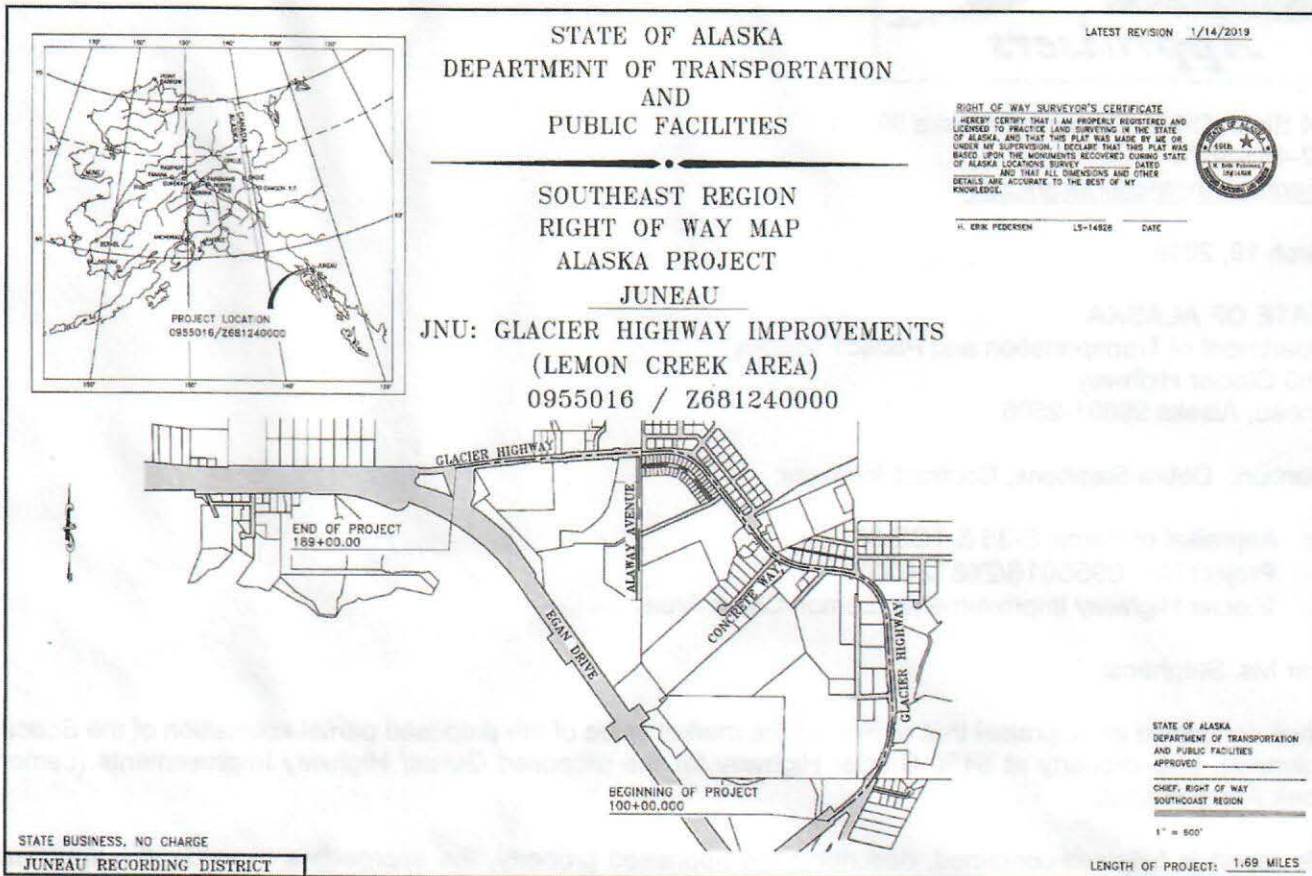
Bruce Abel is down with covid so he asked for an extension of time to reply but he plans to go to BOE.

Michael Dahle

Deputy Assessor

Date & Time	Contact Type	Notations
05/11/2022 @ 10:55 am	Phone Call	Bruce Abel called, down with Covid, asked for a few more days to get reply back, wants to go to BOE, I verbally granted an extension of a few days

**REAL ESTATE APPRAISAL
GLACIER HIGHWAY IMPROVEMENTS (LEMON CREEK AREA)
PROJECT NO. 0955016/Z681240000**



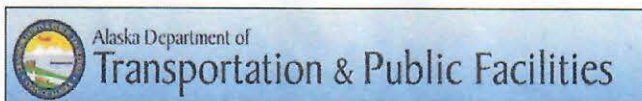
PARCEL E-35 & TCE-35

**PROPERTY OWNERSHIP:
BOBCAT OF JUNEAU, LLC**

DATE OF VALUE: MARCH 1, 2019

PREPARED FOR:

PREPARED BY:



**DEBRA STEPHENS, CONTRACT MANAGER
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND
PUBLIC FACILITIES
6860 GLACIER HIGHWAY
JUNEAU, ALASKA 99801-2506**



**454 SLATER DRIVE
FAIRBANKS, ALASKA 99701
ROGER W. NASH**



454 Slater Drive, Fairbanks, Alaska 99701
907-451-8674
roger@northernappraisers.com

March 19, 2019

STATE OF ALASKA

Department of Transportation and Public Facilities
6860 Glacier Highway
Juneau, Alaska 99801-2506

Attention: Debra Stephens, Contract Manager

Re: Appraisal of Parcel E-35 & TCE-35
Project No. 0955016/Z681240000
Glacier Highway Improvements (Lemon Creek Area)

Dear Ms. Stephens:

I have completed an appraisal that estimates the market value of the proposed partial acquisition of the Bobcat of Juneau, LLC property at 5450 Glacier Highway for the proposed Glacier Highway Improvements (Lemon Creek Area) Project.

This report is fully self-contained, describing the appraised property, the approaches to value, the appraisal process, and appropriate assumptions and limiting conditions that concludes with the opinion of market value of the proposed acquisition. Based on the analysis contained herein, the estimated market value of the acquisition as of March 1, 2019 is:

FIVE THOUSAND SIX HUNDRED THIRTY-NINE DOLLARS
(\$5,639)

Thank you for this opportunity to be of service. Should questions arise regarding this appraisal, please contact me at this office.

Respectfully submitted;

NORTHERN APPRAISERS

Roger W. Nash
Certified General Real Estate Appraiser AA-43

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ADDENDUM

NARRATIVE APPRAISAL SUMMARY

Project Name: GLACIER HIGHWAY IMPROVEMENTS (LEMON CREEK AREA)
Project No.: 0955016/Z681240000
Parcel Nos.: E- 35 & TCE-35
R/W Map Date: 1-16-2019



Property Owner: Bobcat of Juneau, LLC
Property Address: 5450 Glacier Highway, Juneau, Alaska 99802
Property Location: East side of Glacier Highway in the Lemon Creek area, Juneau, Alaska
Legal Description: Lot 1, Jenkins Homesite Subdivision

Rights Appraised: Fee Simple Estate
Zoning: GC – General Commercial
Current Use: Industrial/Retail
Highest & Best Use: As vacant – Commercial Development
 As improved – Present Use

Inspection Date: March 1, 2019
Valuation Date: March 1, 2019

Parcel Area:	256,209 SF (5.88 AC)	Permit:	None
Easement Area:	7,415 SF (.170 AC)	Area Subject to PLO:	None
TCEs:	157 SF (.036 AC)	Sectionline Easement:	None
Remainder:	248,794 SF (5.71 AC)		

ACQUISITION SUMMARY

1. Market Value Before Acquisition:	Land:	\$1,537,254	
	Improvements:	<u>-0-</u>	
	Total:	\$1,537,254	
2. Less Acquisition Value as Part of Whole:	Land:	\$4,449	
	Improvements:	<u>-0-</u>	
	Total:		\$4,449
3. Remainder Value as Part of Whole:		\$1,532,805	
4. Estimated Market Value of Remainder:	Land:	\$1,532,805	
	Improvements:	<u>-0-</u>	
	Total:	\$1,532,805	
Damages:			-0-
Special Benefits:			-0-
Net Damages:			-0-
Cost-to-Cure:			1,000
Permits:			-0-
Easements:			\$190
PLO or Sectionline Easements:			-0-
Other:			<u>-0-</u>
MARKET VALUE OF THE ACQUISITION:			\$5,639

CERTIFICATE OF APPRAISER

GLACIER HIGHWAY IMPROVEMENTS (LEMON CREEK AREA)

PROJECT NO: 0955016/Z681240000

PARCEL NOS.: E-35 & TCE-35

I CERTIFY THAT:

I personally inspected the property appraised in this report on 3-01-2019. I personally verified the facts, prices, terms, and conditions of sales used as comparable data with the parties to each transaction except to the extent otherwise indicated in the body of my report. I made a personal field inspection of all comparable properties referred to in the report. The narrative analysis and conclusions contained with this appraisal report are my own.

I acknowledge the assistance of Shawn Kantola, Certified Residential Appraiser (#702) and have limited his services to photography, basic research, and general data gathering.

I have afforded the property owner(s) the opportunity to accompany me at the time of my inspection of the property.

To the best of my knowledge and belief the statements contained in the appraisal report are true and correct, and the information upon which my opinions are based is accurate, subject only to the assumptions and limiting conditions set forth in this report.

I understand that my appraisal report is to be used in connection with the acquisition of right of way for a transportation project to be constructed by the State of Alaska funds.

This appraisal report has been made in conformity with State laws, regulations and policies and procedures applicable to valuation of lands for such purposes. To the best of my knowledge no portion of the value, which I have assigned to the property, consists of items which are noncompensable under the established law of the State of Alaska, nor do the values assigned reflect a decrease or increase due to the proposed project.


Neither my employment nor my compensation for making this appraisal report are in any way contingent upon the reporting of a predetermined value that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event.

I have no present or prospective interest in such property; and I have no personal interest or bias with respect to the parties involved, nor will I in any way benefit from the acquisition of such property.

I have not revealed the findings and results of this report to anyone other than the proper officials of the Alaska Department of Transportation and Public Facilities, the Federal Highway Administration or the Federal Aviation Administration, and I will not do so until so authorized by proper officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

My professional opinion of fair market value of the items appraised is \$5,639 or FIVE THOUSAND SIX HUNDRED THIRTY-NINE DOLLARS as of the 1st Day of March 2019.

This opinion is based upon my personal, unbiased professional analysis, opinions, and conclusions.


Signed: Roger W. Nash

3-19-2019
Date of signature

PURPOSE AND FUNCTION OF THE APPRAISAL

The purpose of this appraisal report is to:

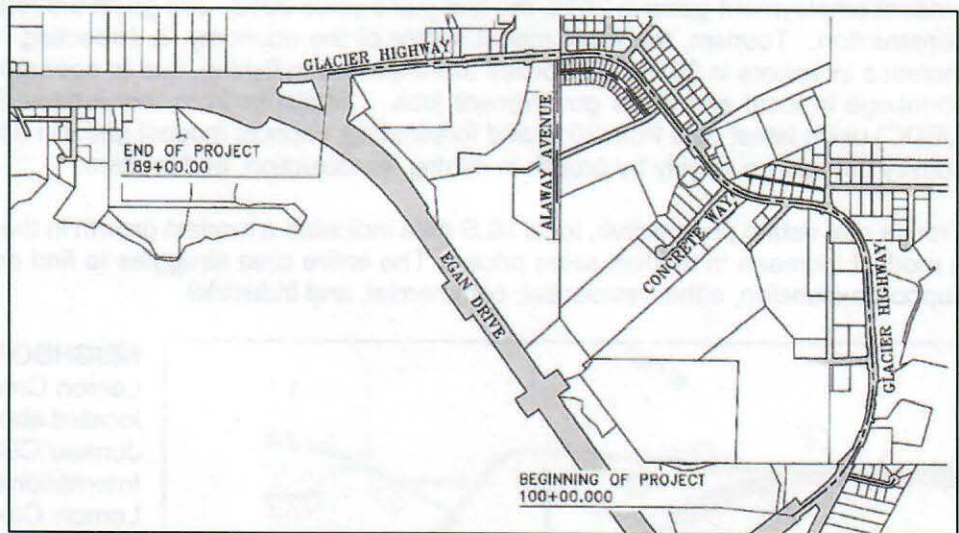
1. Estimate the market value of the property owner's rights immediately before the proposed acquisition;
2. Estimate the market value of the property owner's rights immediately after the proposed acquisition;
3. Estimate the value of the part taken as a part of the whole, and;
4. Estimate damages and/or special benefits, if any, to the remainder, after the acquisition.

The function of this appraisal is to estimate the market value of the partial acquisition of portions of property owned by Bobcat of Juneau, LLC, at 5450 Glacier Highway, designated as Parcel E-35 and TCE-35 regarding the proposed Glacier Highway Improvements (Lemon Creek Area) Project.

DESCRIPTION OF PROPOSED PROJECT

The Alaska Department of Transportation and Public Facilities proposes a federally-funded project to resurface and improve Glacier Highway Access Road from Vanderbilt Road towards the old Wal-Mart property.

Glacier Highway in the Lemon Creek area is heavily traveled by arterial traffic, pedestrians, and bicyclists. The purposed of the project is to make the road more accessible to pedestrians, including those with disabilities and improve mobility of bikers and transit users while maintaining the level of service to vehicular traffic.



The proposed improvements include:

- Resurface the entire length of the roadway
- Convert the Renninger Street intersection to a roundabout
- Add a traffic signal to the Davis Avenue intersection
- Add a sidewalk and lighting to the seaward of Glacier Highway
- Add pedestrian crossings at various locations
- Relocate and improve bus stops
- Add a bicycle crossing at Vanderbilt Road and Glacier Highway
- Address drainage needs
- Consolidate driveways where needed
- Replace CBJ sanitary sewer force main between Anka Street and Davis Avenue
- Relocate CBJ sanitary sewer lift station near Renninger Street

Specific details regarding the proposed project and community involvement can be downloaded at [http://www.dot.alaska.gov/nreg/Glacierhighway\(Lemonck.doc](http://www.dot.alaska.gov/nreg/Glacierhighway(Lemonck.doc)

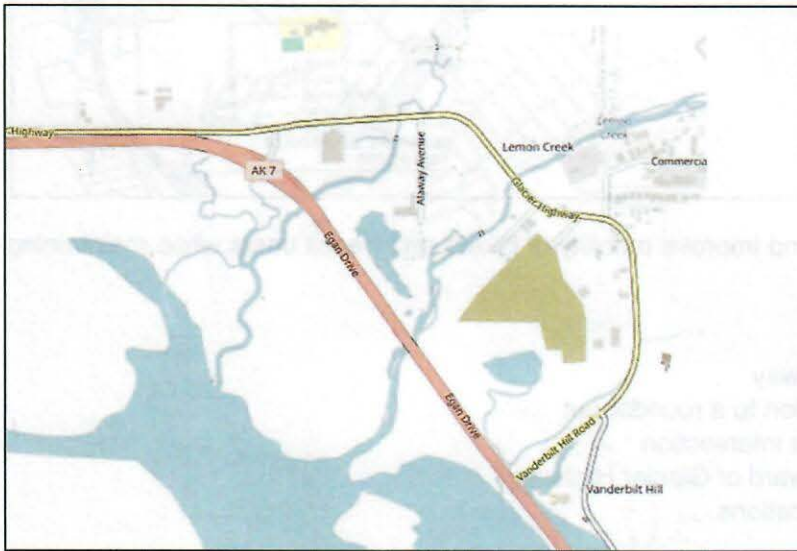
GENERAL AREA OVERVIEW

The intended users of this report are presumed familiar with the socio-economic profiles of the region and locale. Therefore, I have presented only a brief summary of the pertinent details.

The State of Alaska arguably entered a recession in late 2015 by most public sources. The plunge in oil revenues created budget deficits dealt with by reducing State employment and other cost cutting measures. The ultimate result has been a loss of an estimated 15,000 +/- jobs around the State, mostly in the oil-patch and public services. Reduced budgets roll downhill to State-funded projects and institutions like University of Alaska and municipalities where contributions have been cut back or eliminated. On the positive side, tourism is prospering regardless of the State's economic position. Economic uncertainty will persist until government officials pass measures to alter the course long-term. A new administration in Juneau has shaken up the budget process and it will take time for the legislative process to deal with it. Northrim Bank released an opinion paper in late 2018, suggesting a modest recovery in the State in 2019.

The City and Borough of Juneau (CBJ), the State's Capitol, is in the Southeast region of the State of Alaska. According to statistics from the Alaska Economic Trends publication, southeast is expected to benefit from modest employment gains in 2019, the first gains since 2012. Job gains are forecast in health care, mining, and construction. Tourism, the most robust sector of the economy, is expecting another record year with a 16% increase in visitors in 2019. Job losses are expected in fishing, due to poor salmon runs of late, and continued shrinkage in local and State government jobs. Statistics from the Juneau Economic Development Council (JEDC) using latest data from 2016 and forecasting, expects modest gains in employment and overall economic activity brought on largely by growth in mining, construction, and tourism.

From a real estate perspective, local MLS data indicates a modest growth in the number of residential sales and a modest increase in median sales prices. The entire area struggles to find economically developable land to support expansion, either residential, commercial, and industrial.



NEIGHBORHOOD PROFILE

Lemon Creek, the subject neighborhood, is located about five (5) miles northwest of the Juneau CBD. It is just east of the Juneau International Airport and Mendenhall Valley. Lemon Creek, for which it is named, is a glacial stream that drains nearby glaciers. It is a varied, mixed-use area with commercial, industrial, and residential uses throughout. Commercial/industrial development prevails in the eastern section from Concrete Street to Vanderbilt Hill Road with residential development prevalent to the west. Road frontages east of Concrete Street include equipment rental businesses; retail and restaurants; a large, multi-tenant strip center; vehicle repair shops, and whole host of other local businesses. The area

north of Anka Street has Home Depot, Costco, the Alaska Brewing Company, Affordable Used Cars, SECON-Southeast Alaska-Juneau, and several other small businesses. Other prominent features of the area include the AELP power plant, the CBJ police station, the local land fill, and the Lemon Creek Correctional Center. Westward along Glacier Highway are residential subdivisions, apartment complexes, schools, and a large, open space area surrounding Switzer Creek. Towards the airport, just west of the neighborhood is Fred Meyer and several local retailers. The former Walmart property at the west end of the project is presently vacant. Except for a very few spots, this neighborhood is nearly fully built out

All utilities are available throughout the neighborhood including water and sewer, electricity, telephone. Public transportation is available along the primary and secondary arterials. The CBJ and State of Alaska provide adequate police and fire protection. In early 2018 the CBJ approved the Lemon Creek Area Plan to expand several services, initiate a re-zone of one large land tract, and provide stimulus for growth.

APPRAISAL PROBLEM

A portion of the subject property identified and valued in this appraisal will be acquired for the proposed road construction project. The appraisal problem is to locate and analyze sufficient market data to provide an estimate of the market value of the area to be acquired for the proposed road project. Further, the effect of the proposed acquisition on the remainder of the property will be analyzed to identify the extent of damages and/or special benefits that may accrue to the property as a result of the project.

THE APPRAISAL PROCESS

In this appraisal, the valuation of the underlying land is first undertaken to estimate the market value of the underlying land utilizing the direct sales comparison approach. The first step is to identify the parameters of the appraisal followed by a description of the land being appraised. Next is a determination of its highest and best use of the land in order to select the comparable land sales suitable to formulate the estimate of market value. The sales comparison will be developed to estimate value of the whole property before the planned acquisition. Following is the appraisal analysis as it pertains to this project.

MARKET VALUE

Market value is defined as "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, both acting in what they consider their own best interests;
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."

PROPERTY RIGHTS APPRAISED

The fee simple estate of the subject property is estimated in this appraisal. Fee simple estate is defined in The Dictionary of Real Estate Appraisal; 5th Edition as "Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, and taxation."

DATE OF APPRAISAL

The date of inspection and value for this appraisal is March 1, 2019.

IDENTITY OF THE SUBJECT PROPERTY

The subject is the Bobcat of Juneau, LLC property at 5450 Glacier Highway, Juneau, Alaska.



View of Bobcat of Juneau improvements



Looking north along Glacier Highway at E-35 to the right of the sidewalk – TCE-35 in foreground



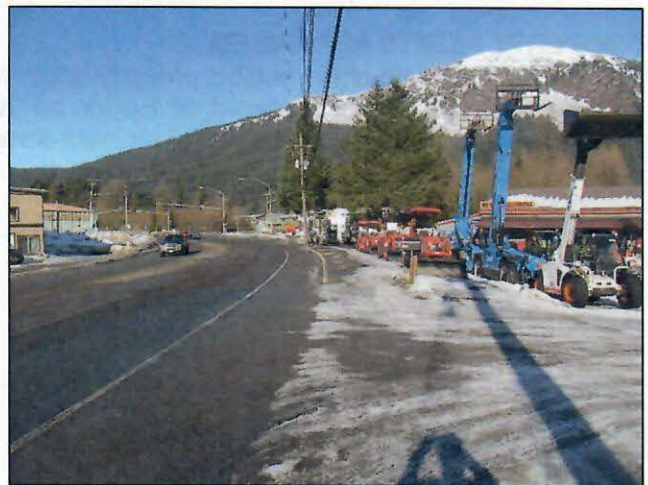
Looking southward at E-35 left of the sidewalk



View of Bobcat sign



Looking south on Glacier Highway—subject on left



Looking north on Glacier Highway—subject on right

PROPERTY OWNERSHIP

The title report indicates the subject is owned by the Bobcat of Juneau, LLC, 5450 Glacier Highway, Juneau, Alaska 99803.

LEGAL DESCRIPTION

The legal description is Lot 1, Jenkins Homesite Subdivision.

SALES HISTORY

According to title documents and public records the subject property has been under the same ownership for more than ten years. A 160,824 square foot portion of the subject was recently acquired for \$375,000, shown as Comparable Sale 3 in the analysis section of the report.

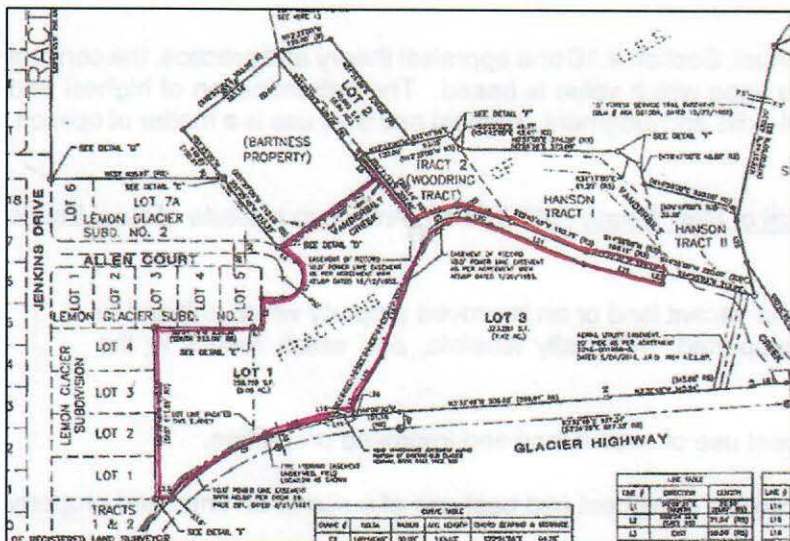
REAL ESTATE TAXES

The 2018 assessed value for the subject follows.

Parcel No. – 5B1201000121

Year	Land	Improvements	Total
2018	\$1,169,100	\$169,100	\$1,338,200

The neighborhood millage rate for 2018 was 10.66 mils, which equals taxes of \$14,265.21 that are paid.



SITE DESCRIPTION

Lot 1 of Jenkins Homesite Subdivision, as depicted on the adjacent graphic, is a highly irregular-shaped site that contains a total area of 256,209 square feet or 5.882 acres. A portion is contained in an access road that runs along the east boundary of Lot 3, Jenkins Homesite.

Topography, soils and drainage

The topography along the highway frontage is generally level, varying from one to three feet below grade of the highway. A soils report has not been provided, but due existing buildings on the land, soils near the road frontage are assumed suited for construction. Vanderbilt Creek, an

anadromous stream, runs along the subject' east boundary. Wetlands are apparent towards the east and southeast boundaries. According to the owners, drainage can be problematic during heavy snow melt or rains.

Utilities

Utilities, including telephone, electricity, water, and sewer are available to the subject. Availability of utilities is suited for development to its highest and best use.

Access and street improvements

The subject presently has two curb cuts on Glacier Highway. The plat indicates a possible second point of access on Allen Court, a cul-de-sac off Jenkins Drive but wetland areas separate the subject from Allen Court. Access is good due to the two highway curb cuts. Exposure to arterial traffic is above average.

Easements

The ADOT maps and the subdivision plat show utility easements along the highway and the south site boundary and an access easement at the southern-most point of the site. No others are apparent. If present, it is assumed undisclosed easements will not interfere with development of the subject to its highest and best use.

Zoning

According to the City and Borough of Juneau Code of Ordinances, 49.25.240, the zoning for the subject is GC – General Commercial District. This zone allows a wide array of industrial, commercial, and residential uses.

Environmental

The subject is improved with a warehouse/retail structure that sits near the highway. Several pieces of equipment and vehicles are also stored onsite. No hazardous conditions were observed at inspection. The subject land is valued as though clean with no issues that impact value. Should facts prove otherwise this valuation will need to be re-visited to determine the impact of the cost of remediation on value.

Improvements Description

The subject is improved with the Bobcat of Juneau retail and shop facility, a marquis sign with a steel post, and filled yard storage. The sign is anchored on a steel pole supported by a concrete pad that is in the area to be acquired. Cost to relocate the sign, according to Tom Johnson at Roadrunner Fence, is estimated at \$1,000. The remainder of the improvements will not be affected by the proposed project.

HIGHEST AND BEST USE

In accordance with AKDOT/PF Right of Way Manual, Section 4.10 and appraisal theory and practice, the concept of highest and best use represents the premise upon which value is based. The determination of highest and best use is the result of the appraiser's analytical skills and judgment. Highest and best use is a matter of opinion, not a fact to be found.

Highest and best use is defined in The Appraisal of Real Estate (14th Edition, American Institute of Real Estate Appraisers) as:

"The reasonably probable and legal use of vacant land or an improved property which is found to be physically possible, appropriately supported, financially feasible, and which results in the highest present value."

This definition applies to both the highest and best use of vacant land and improved properties.

The four factors considered in formulating the opinion of highest and best use of a site or an improved property are additionally described as follows:

1. Possible Use: What uses of the site in question are physically possible?
2. Legally Permissible Use: What uses are permitted by zoning and deed restrictions on the site in question?
3. Financially Feasible Use: Which physically possible and legally permitted uses will produce a net return to the owner of the site?
4. Maximally Productive Use: Among the financially feasible uses, which use will produce the highest net return or the highest present worth?

Following is an analysis of the highest and best use of the subject site as vacant, following the steps in the above described analytical procedure.

HIGHEST AND BEST USE - AS VACANT

Physically Possible Use

The physical characteristics as discussed in the "Site Description" section of the report indicate the subject is a street frontage site with access on Glacier Highway and visibility to local traffic. Utilities are available; soils are a mix of level land near the road frontage, treed areas, and wetlands toward the east site boundary along Vanderbilt Creek. The land is about two feet below grade of the road and is known to experience periodic drainage issues. Physical aspects of the subject pose challenges to development due to drainage and wetland issues. While considerable, the subject can be developed to its highest and best use with proper engineering and permitting.

Legally Permissible Use

Legal restrictions that apply to development of the subject include deed restrictions, zoning, and easements. The title report does not indicate any private deed restrictions or significant easements. The subject is zoned GC for commercial development.

The CBJ formerly produced maps to designate wetlands within its jurisdiction. While the maps are used for reference, CBJ no longer enforces or gives wetlands permits, deferring to the US Army Corps of Engineers for permitting. Nonetheless, a portion of the subject property is acknowledged as developable wetlands with a 50-foot setback requirement from anadromous streams. Given these factors, the most appropriate and compliant legally permissible use of the subject is for zoning and permit compliant commercial development.

Financially feasible

The local economy, based on the assimilation of information collected from local Realtors, appraisers, bankers, and a host of data provided by government agencies, seems to have survived the recent recession and there are expectations of a modest recovery in 2019. The industrial/commercial market is near full development and there is a very low inventory of available land for development. Most of the recent action in this market sector has been sales of existing improved properties by owner/users. That said, recent development is relatively stagnant except for owner-users that build new structures to meet needs they cannot fulfill by acquiring existing properties and remodeling. Speculative development is not on the radar as rents are insufficient to economically justify new construction. Given the lack of available industrial land for development with the subject's physical features, the most financially feasible use of the subject land is for zoning and permit compliant commercial development.

Maximally Productive and Highest and Best Use

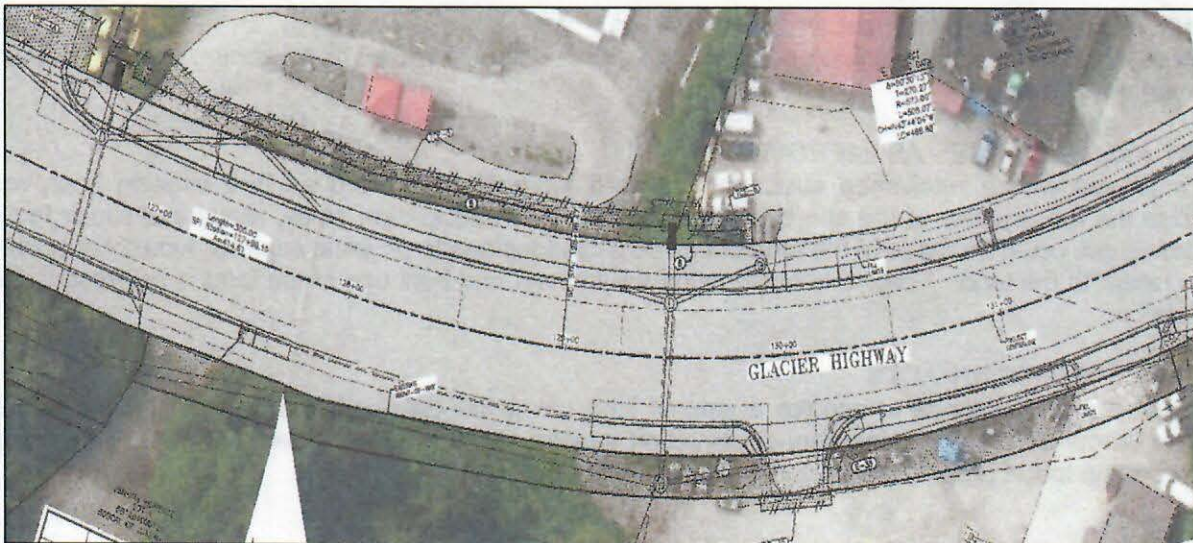
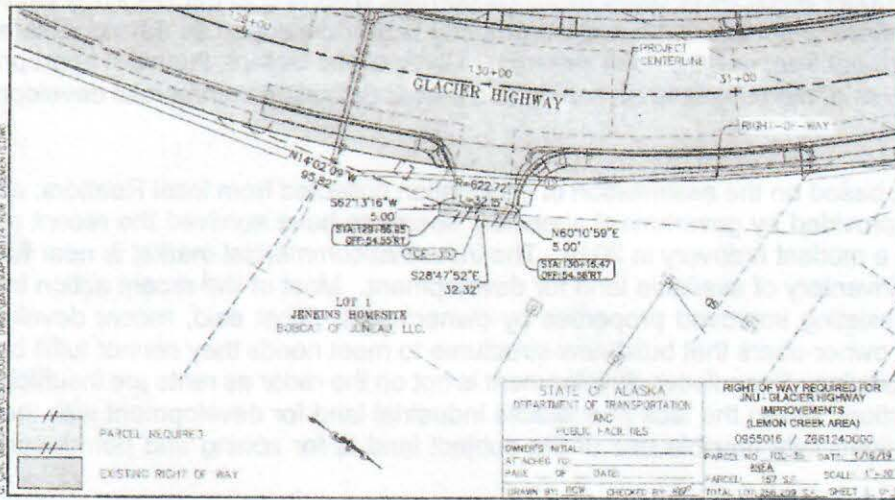
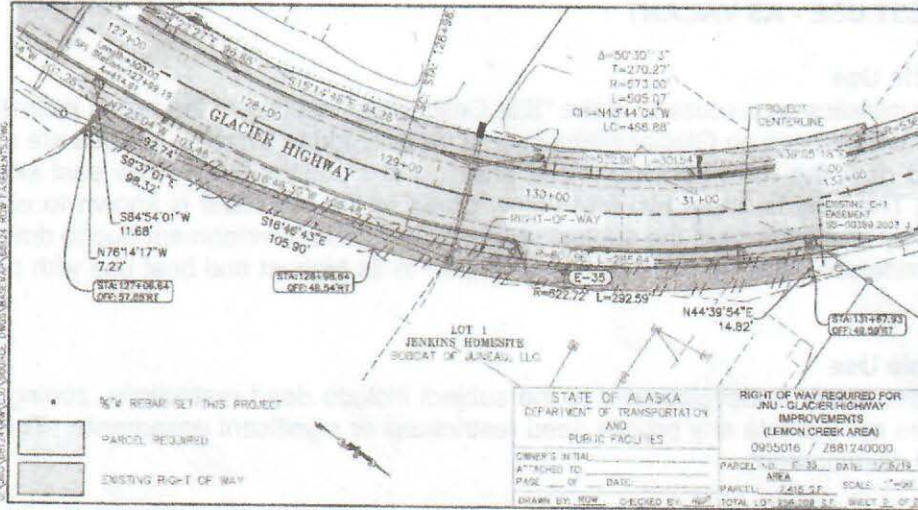
Given these observations, the highest and best use for the subject, if vacant, is for zoning and permit compliant commercial development.

HIGHEST AND BEST USE - AS IMPROVED

The is improved with a retail/shop structure and yard storage. As improved, the existing improvements underutilize the full capacity of the site but fit the present as an equipment sales, rental and repair facility. A more intense use could be made of the land but given limitations due to physical aspects, would not appreciably increase return to the land. Given this observation the highest and best use of the land is its present use with excess land.

PROPERTY SPECIFIC IMPACTS

The proposed project intends to acquire a strip of land along the Glacier Highway frontage, designated as acquisition Parcel E-35 and a temporary construction easement, TCE-35. Following are the ADOT/PF parcel plats that pertain to the proposed acquisition.



Land Valuation

The sales comparison approach will be used to estimate the market value of the subject property prior to the proposed acquisition. It is based on the principle of substitution, the rationale being an informed buyer will pay no more for a given site than the cost of an alternative site offering the same utility. A basic assumption of this approach is that the site is valued as vacant and development is its highest and best use. The land sales summarized in the following table are briefly described, compared to the subject, and reconciled in this section of the report. The result will be an estimate of the market value of the subject site before the acquisition. Complete descriptions of each sale can be found in the addendum.

SUMMARY OF COMPARABLE SALES

<u>Sale No.</u>	<u>Location</u>	<u>Sale Date</u>	<u>Sales Price</u>	<u>Size/SF</u>	<u>Zoning</u>	<u>\$/SF</u>
1 B-	5765 Glacier Highway	2-14	\$120,000	11,395	I	\$10.53
2	Sherwood Lane	3-15	\$497,811	29,283	I	\$17.00
3	5450 Glacier Highway	12-17	\$375,000	160,824	GC	\$2.33
4	Lemon Creek Trail	7-15	\$99,000	43,560	GC	\$2.27
	SUBJECT			256,209	GC	

- I – Industrial
- GC – General Commercial

Comparable Land Sale No. 1 is the February 2014 sale of an industrial-zoned, 11,395 square foot building site at 5765 Glacier Highway that sold for \$120,000 or \$10.53 per square foot. It is an off-frontage, flag-shaped site with a 27-foot access curb cut on the highway that was level at sale, partially cleared, with all utilities available. The plat shows two access easements along the south and west boundaries that favor adjacent sites that encumber 7,320 square feet of the site, reducing its usable size to 4,045 square feet. The price per square foot of the usable area equals \$29.67. While the easements were considered by the buyer/developer, the buyer indicated this was a site purchase that suited their needs for a small, modest-priced site in this neighborhood with access to the highway. A 2,400 square foot warehouse was subsequently built on site that utilizes the access easements for its access.

Comparable Land Sale No. 2 is an industrial-zoned, 29,283 square foot, level site on Sherwood Lane that sold in March 2015 for \$497,811 or \$17 per square foot. All utilities were available on site and it was completely filled and build-ready at sale. This location is off-frontage, one lot off Glacier Highway in an industrial area north of Brotherhood Bridge. A very small portion of the east boundary was encumbered by a drainage easement that had no impact on development, according to sources. Most land prices and assessed values in this subdivision are well below \$10 per square foot, attributed to a combination of wetlands issues or were not build-ready.

Comparable Land Sale No. 3 is the November 2017 sale of a 160,824 square foot, GC-zoned site that is now part of the subject property. The sales price was \$375,000 or \$2.33 per square foot. The buyer (Bobcat of Juneau) and seller (Gary Jenkins) both confirmed about 1.5 acres or 65,000 square feet was wetlands along Vanderbilt Creek that reduced the usable area. The land runs from near road grade to about two feet below grade and has all utilities available. This is highway frontage land in a highly developed commercial/industrial neighborhood. Since the sale, the owners have filled approximately one-half acre of the site along the road frontage with about 18,000 yards of fill. Contractors estimated the cost of the fill dire, hauling, spreading, and compacting would be from \$125,000 to \$140,000. The owners elected to do as much of the work as possible with their own equipment and labor. The cost of the 18,000 yards was \$60,000; equipment time was \$25,000; and labor was \$5,000. Add 10% for entrepreneurial profit and the owner's cost equals \$100,000.

1 acre = 43,560 sq ft.
 - 21,780 sq. ft. filled = \$ 6.42 per yard to fill 15
 est 3000 sq. ft of easement proposed filled

Comparable Land Sale No. 4 is the July 2015 sale of a 43,560 square foot, GC-zoned site located on Lemon Creek Trail, a few yards south of Sale 3 for \$99,000. It is a fully treed, off-frontage site with access via a dirt road that connects to Glacier Highway. Electricity was at the corner of the site. It is level in topography and encumbered by wetlands near Vanderbilt Creek that reduced the developable portion to half the gross size to about 22,000 square feet.

Comparative analysis

The sales described above are the most recent and best available for comparison to the subject, each varying from one another and the subject in several ways and are reconciled in the following analysis. Since the market for unimproved land is limited by a combination of low inventory and demand, it is difficult to extract percentage or dollar adjustments by a paired sales comparison. A relative comparison is employed to indicate value in all other adjustment categories. Essentially, this type of analysis reflects the relationship of the sale to the appraised property without direct quantification.

The sales are analyzed to determine whether their characteristics are inferior, equal, or superior to the appraised property. Adjustments are not expressed as a percentage or dollar amount; rather by a plus and minus relationship.

Property Rights & Legal Encumbrances - The subject property and the comparable sales all involve ownership of the fee simple estate; therefore, there are no adjustments made for conveyance of property rights.

Financing Terms – The sales were all-cash transactions or involved short-term seller terms. No adjustment for financing is deemed necessary.

Conditions of Sale – All of the comparable are arm's length with no duress of either the part of the seller or buyers; therefore, no adjustment is required.

Market Conditions or Changes in Value over time The Juneau market, as it pertains to commercial and industrial land values, is constrained by a low inventory of developable sites and by asking prices for available land that appear too high to economically justify construction. After interviewing bankers at First National Bank Alaska, Wells Fargo, and Northrim, each indicated a small spurt in industrial development earlier this year surprised them since there has been a prolonged period of stagnation. The construction, in large part, is proceeding on land purchased years ago that were held until there was sufficient economic justification for development. Commercial Realtors, Marty McKeown (ReMax), John Williams (Juneau Real Estate), and Carlton Smith (Carlton Smith Realty) indicated a similar opinion that the local land market is pretty stable with no backwards price indications but no particular stimulus to indicate price appreciation. As a result of these opinions, the comparable sales in this analysis occurred over a period where there is little discernable evidence of a change in land prices.

Location – The sales are in and around Lemon Creek and the Mendenhall River valley in areas developed with a variety of commercial and industrial uses. From a region or sub-market aspect, there is no discernable difference in location to differentiate the sales from the subject.

Zoning – I asked commercial Realtors, Marty McKeown (ReMax), John Williams (Juneau Real Estate), and Carlton Smith (Carlton Smith Realty) for their opinion as to possible differences in value between zoning types for the subject and comparable sales from GC-General Commercial to I-Industrial. While the specific zoning regs delineate somewhat different uses in each zone, each indicated only minor price variations between these zoning types. No adjustment for zoning is made based on these opinions

Access – The subject has two curb cuts along its extensive frontage on Glacier Highway. Sale 1 is off-frontage with inferior access to the subject. Sale 2 has good access but lacks road frontage and is inferior. Sale 3 is part of the subject. Sale 4 is off-frontage with gravel road access, inferior to the subject.

Size - It is a generally held rule that the unit price of raw land decreases as the overall size of the property increases and vice versa. This axiom holds true in this market and appropriate adjustments are made where required.

Soils/Topography – The sales have similar soils and topography to the subject.

Utilities – The subject and sales have a full complement of utilities available; therefore, no adjustment is required.

Encumbrances - Sale 1 is encumbered by easements. The remainder of the sales are equal to the subject.

Configuration – The subject and Sale 3 are irregular and equal in shape. The other sales are more regular in shape and superior to the subject.

The following adjustment grid shows the relative adjustments that are applied to the sales when compared to the subject. As noted earlier, rather than percentage or dollar adjustments, a plus and minus system is used to relate the sales to the subject. As noted earlier, the reconciliation process leading to the estimated value of the subject is based on a combination of data collected from the comparable sales search, opinions developed from interviews with bankers, Realtors, appraisers, and other knowledgeable players in the Juneau real estate market.

Summary of Adjustments - Before the Acquisition

Sale No.	Subject	Sale – 1	Sale – 2	Sale - 3	Sale - 4
Sale Date		2-14	3-15	12-17	7-15
Size (SF)	256,209	11,395	29,283	160,824	43,560
Sales Price		\$120,000	\$497,811	\$375,000	\$99,000
Price/SF		\$10.53	\$17.00	\$2.33	\$2.27
Sales Conditions		-0-	-0-	-0-	-0-
Time Adjustment		-0-	-0-	-0-	-0-
Cash Equivalency		-0-	-0-	-0-	-0-
Adjusted \$/SF		\$10.53	\$17.00	\$2.33	\$2.27
Location	Lemon Ck	-0-	-0-	-0-	-0-
Zoning	GC	I =	I =	GC =	GC =
Access	Good	+	+	-0-	+
Size		--	--	-0-	-
Soils/Topo.	Good	-	-	-0-	+
Utilities	All	-0-	-0-	-0-	+
Encumbrances	None	+	-0-	-0-	-0-
Configuration	Irregular	-	-	-0-	-
Total Adjustment		-	-	-0-	+
Indicated Market Value		<\$10.53	<\$17.00	\$2.33	>\$2.27

Reconciliation and Correlation

Sales 1 & 2, the small, off-frontage industrial sites, require significant size adjustments, hence the double negative in the size category. Sale 3 is an undeveloped portion of the subject and Sale 4 is an off-frontage, nearby commercial-zoned site.

The sales are ranked in relation to the subject in the following table to complete the reconciliation process.

Sale #	\$/SF	Adjustment	Discussion
4	\$2.27	+	Wetlands, smaller, off-frontage
3	\$2.33	+	Wetlands, portion of subject
Subject			
1	\$10.53	-	Smaller, inferior road frontage
2	\$17.00	-	Smaller, off-frontage

Sales 3 & 4 set the lower end of the range in values for the subject since both are raw, undeveloped land. Sale 3 is important since it is part of the subject but was improved with fill after it was acquired. Sales 1 & 2 are either near build-ready (Sale 1) or filled and build-ready (Sale 2) but were both smaller and off-frontage.

From a physical aspect, approximately 65,000 square feet of the subject property or about 25% of its surface area, by my estimate, is either in and around Vanderbilt Creek and undevelopable or has undeveloped wetlands. That leaves approximately 190,000 square feet of the subject filled and developed. The subject has periodic episodes of drainage issues caused by off-site circumstances out of the owner's control, which is inferior not only to Sales 1 & 2 but most other developed commercial/industrial sites along Glacier Highway. This aspect will place market value of the subject below the adjusted prices for Sales 1 & 2.

Given the subject's physical size and extent of development, its access, and drainage challenges, market value of the subject is concluded near mid-range between Sales 1 & 3 at \$6.00 per square foot. Market value of the subject before the proposed acquisition calculated as follows:

$$256,209 \text{ SF} \times \$6.00 = \$1,537,254$$

INDICATED LAND VALUE

\$1,537,254

VALUE OF THE PART TAKEN

ADOT/PF proposes to acquire a 7,415 square foot easement, Parcel E-35, along the Glacier Highway frontage to improve drainage. This easement is an acquisition of a partial interest in the designated areas, leaving the remaining interest in the encumbered area with the land owner.

Public entities with authority to acquire easements for various public projects such as aerial powerlines and subsurface gas lines, like AEL&P and GVEA in the interior, and Chugach Electric and ENSTAR Natural Gas in South Central, typically recognize the interest acquired in the encumbered area comprises 10% to 30% of the underlying land value, depending upon the type and specifications of the easement.

Based on the easement specifications provided by ADOT/PF, the area encumbered by E-35 will be used upgrade drainage while the owner will be allowed use of the encumbered area for parking and other surface uses except for erection of permanent improvements. Given these specifications and encumbrances noted from various entities that typically acquire easements, the interest acquired from the subject for Parcels E-35 is 10% of the underlying land value. The market value of the area acquired for Parcel E-35, based on the underlying land value of \$6 per square foot, is calculated as follows:

$$\$6/\text{square foot} \times 7,415 \text{ square feet} \times .10 = \$4,449$$

VALUE OF THE REMAINDER AS PART OF THE WHOLE

MARKET VALUE BEFORE THE TAKING:	\$1,537,254
MARKET VALUE OF THE PART TAKEN:	- 4,449
MARKET VALUE OF REMAINDER AS PART OF THE WHOLE:	\$1,532,805

VALUE OF THE REMAINDER AS A SEPARATE PARCEL

The per square foot value of the subject site prior to the acquisition at \$6 per square foot is not affected by the acquisition. Market value of the remainder as a separate parcel is equal to the remainder value as part of the whole.

VALUE OF THE REMAINDER AS A SEPARATE PARCEL **\$1,532,805**

DAMAGES, SPECIAL BENEFITS AND COST-TO-CURE

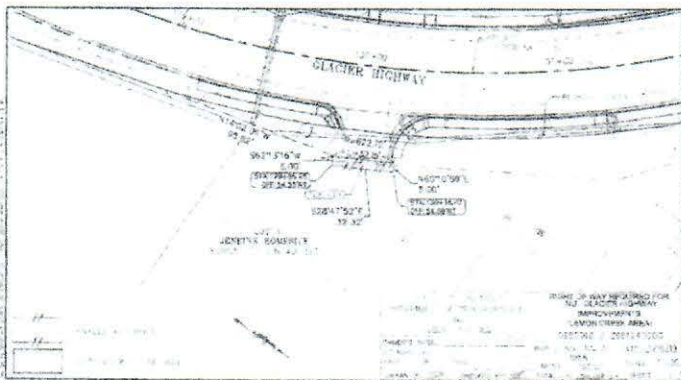
The benefits of the project are general in nature and there are no special benefits that can be charged against damages. Net damages are calculated as follows:

VALUE OF THE REMAINDER AS A PART OF THE WHOLE:	\$1,532,805
LESS: VALUE OF THE REMAINDER AS A SEPARATE PARCEL:	<u>- 1,532,805</u>
NET DAMAGES:	\$-0-

COST-TO-CURE – Move the sign post per Tom Johnson at Roadrunner Fence **\$1,000**

EASEMENT VALUATION

A temporary construction easement, shown on the following plat, designated as TCE – 35, will be used to finalize access to the property at project completion.



As the plat map indicates, TCE-35 contains 157 square feet. The owner will be paid for use of the area in the TCE for 24 months based on a market indicated rental value of 10% of the underlying land value at \$5 per square foot. The payment for the TCE is calculated as follows:

$$\begin{aligned} &\text{Land Value/SF} \times \text{Easement area in SF} = \\ &\text{Market Value} \\ &157 \text{ SF} \times \$6/\text{SF} \times .1 \times 2 \text{ years} = \$190(\text{rd}) \end{aligned}$$

MARKET VALUE OF THE ACQUISITION

The market value of the acquisition is summarized as follows:

1. Land Acquired	\$4,449
2. Improvements Acquired	-0-
3. Net Damages	-0-
4. Cost-to-Cure	1,000
5. Permits Acquired	-0-
6. Easements Acquired TCE'-35	190
7. PLO or section line easements	-0-
8. Other interests acquired	<u>-0-</u>
TOTAL MARKET VALUE OF THE ACQUISITION	\$5,639

19% Profit per Ferc
~~Profit per Ferc~~ - ~~Profit per Ferc~~

PROPERTY OWNER'S COMMENTS

Shawn Kantola and I met with the property owners, Jeff and Coulter Boehm, at the property March 1, 2019 to discuss the project, its impact on their property, and to talk about their recent purchase of the remainder of Lot 1 from Gary Jenkins. They confirmed the sales price at \$375,000. We walked the property and they explained the drainage issues caused by meltwater and rain run-off that comes down the hill from the Home Depot area. At times water will uncontrollably run over the floor in the building and out onto their lot where the equipment is stored. It was their understanding the proposed drainage improvements for the project would alleviate this issue.

We discussed the acquisition of Lot 1 from Gary Jenkins as well. According to their figures, after the acquisition they filled about one-half acre at the front of the site with 18,000 yards of fill. A Corps permit was not required for this action according to Coulter. Contractor bid prices were from \$125,000 to \$140,000 so they decided to do most of the work inhouse since they own most of the needed equipment. Total cost to them, included cost of the fill, equipment time, labor, and a 10% add-on for entrepreneurial profit was \$100,000. I asked about the possibility of access off Allen Court at the rear of the site, but Coulter explained Vanderbilt Creek and some wetlands prevented it. The unfilled portion of the site, except for setbacks from Vanderbilt Creek, can be developed, with permits.

During the walk around Jeff showed me the marquis sign next to the highway that will need to be moved. It is a steel pole mounted sign anchored to a 4x4 concrete pad. The office phone # is 523-7920.

ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC SAFETY

FIVE YEAR SALES REPORT

Printed At: 08/14/2013 09:55:05 AM

Click Here To Download Report (Open Case File)

SALES OF THE SUBJECT: none

INTERVIEWED	GRANTED	GRANTOR	RECORDED DATE	TERMS	PRICE

ADDENDUM

INTERVIEWED	GRANTED	GRANTOR	RECORDED DATE	BOOK	DATE CONFIRMED

INTERVIEWED	GRANTED	GRANTOR	RECORDED DATE	BOOK	DATE CONFIRMED

APPRAISER MUST INCLUDE SALES THAT OCCUR SUBSEQUENT TO THE FILE SEARCH. SALES OF THE SUBJECT MUST BE REPORTED AND ANALYZED AS COMPARABLE DATA. THE

VERIFIED WITH	DATE	APPRAISER

ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

FIVE YEARS SALES REPORT

Project No. Z681240000/0955016
 Glacier Highway Improvements (Lemon Creek Area)

SALES OF THE SUBJECT: None

PRICE: N/A	DATE OF SALE: N/A
TERMS: N/A	
RECORDED DATE:	INSTRUMENT:
GRANTOR:	BOOK/PAGE:
GRANTEE:	
INTERVIEWED:	DATE CONFIRMED:

PRICE:	DATE OF SALE:
TERMS:	
RECORDED DATE:	INSTRUMENT:
GRANTOR:	BOOK:
GRANTEE:	PAGE:
INTERVIEWED:	DATE CONFIRMED:

PRICE:	DATE OF SALE:
TERMS:	
RECORDED DATE:	INSTRUMENT:
GRANTOR:	BOOK:
GRANTEE:	PAGE:
INTERVIEWED:	DATE CONFIRMED:

SALES OF THE SUBJECT MUST BE REPORTED AND ANALYZED AS COMPARABLE DATA. THE APPRAISER MUST INCLUDE SALES THAT OCCUR SUBSEQUENT TO THE TITLE SEARCH.

APPRAISER: Roger W. Nash DATE: 3-2019

VERIFIED WITH: Public Records & Jeff Boehm DATE: 3-2019

State of Alaska Department of Transportation and Public Facilities

MARKET DATA SHEET – LAND SALE 1

Location: 5765 Glacier Highway, Juneau, Alaska

Legal Description: Tract 2A-2, USMS 609, Plat 2002-52

Grantor: R H Development
Grantee: Barnette & Associates, LLC

Sales Price: \$120,000 **Site Size(SF):** 11,395 SF **Price/SF:** \$10.53 **Terms:** Cash
Sale Date: 2-14 **Recording Date:** 2-14 **Instrument:** WD **Book/Page:** 2014-000724

Zoning: I – Industrial
Highest & Best Use: Industrial

Size & Shape: 11,395 SF, irregular

Topography: Level – at grade

Soils: Appear suited for development

Utilities: All available

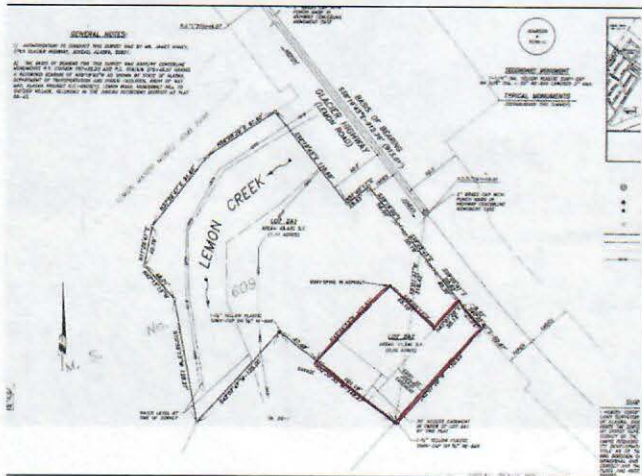
Access: 27 feet on the seaward side of Glacier Hwy.

Improvements: None.

Neighborhood Description: This is a flag-shaped site with 27 feet of frontage and access on Glacier Highway. At sale the site was partially cleared. A total of 7,320 square feet of access easements, shown on the plat, reduce the developable portion of the site to a 4,075 square foot pad. A 40x60, 2,400 square foot, metal frame warehouse was built on site in 2014 (re: Northern Appraisers). At the time it was framed with electrical service connected. Public water and sewer available on site but were not connected at construction. Based on the usable site are the price per square foot equals \$29.44 per square foot.

Verified with: Barnett and Assoc. LLC

Date/By: 11-14/RWN



State of Alaska Department of Transportation and Public Facilities

MARKET DATA SHEET – LAND SALE 2

Location: Sherwood Lane, one lot south of Glacier Highway, Juneau, Alaska

Legal Description: Lot 4, Block B, Andsoh Subdivision, USS 1041

Grantor: Andsoh Associates, LLC
Grantee: Carlos Tree Service, Inc.

Sales Price: \$497,811 **Site Size(SF):** 29,283 SF **Price/SF:** \$17.00 **Terms:** Cash
Sale Date: 3-2015 **Recording Date:** 3-2015 **Instrument:** SWD **Book/Page:** 2015-001016

Zoning: I – Industrial
Highest & Best Use: Industrial

Size & Shape: 29,283 SF, Irregular
Topography: Level – near grade **Utilities:** All available
Soils: Appear suited for development **Access:** Sherwood Lane - paved

Improvements: This is an industrial-zoned lot one lot off Glacier Highway in the “valley”. Level, at street grade and cleared at sale. Very small amount of site next to a drainage easement that was not considered an impediment by the buyers.

Neighborhood Description: This an industrial area south of Glacier Highway, north of Brotherhood Bridge that is developed with numerous commercial and industrial businesses.

Verified with: Marty McKeown, Realtor **Date/By:** 2-19/RWN



State of Alaska Department of Transportation and Public Facilities

MARKET DATA SHEET – LAND SALE 3

Location: 5450 Glacier Highway, Juneau, Alaska

Legal Description: Remainder interest Lot 1, Jenkins Homesite

Grantor: Lemon Glacier Properties, Inc.
Grantee: Bobcat of Juneau

Sales Price: \$375,000 **Site Size(SF):** 160,824 SF **Price/SF:** \$2.33 **Terms:** Cash
Sale Date: 11-17 **Recording Date:** 11-17 **Instrument:** SWD **Book/Page:** 2017-005010

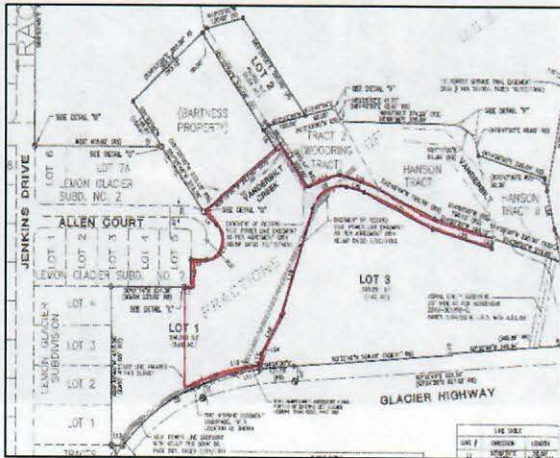
Zoning: GC – General Commercial
Highest & Best Use: Commercial

Size & Shape: 106,824 SF, irregular
Topography: Level – 2 feet below road grade
Soils: Wetlands and uplands
Utilities: All available
Access: Glacier Highway frontage

Improvements: None

Neighborhood Description: This is the acquisition of the remaining ownership of Lemon Glacier Properties, Inc. in Lot 1, Jenkins Homes that was not owned by Bobcat of Juneau. This is a highly irregular-shaped site that according to both buyer and seller, contains about 1.5 acres (say 65,000 SF) of undevelopable wetlands. The acquisition also includes the roadway behind Lot 3, Jenkins Homesite that adds to the irregular shape of the site. Vanderbilt Creek runs through the east portion of the land and is part of the wetlands area. The northeast portion of the site is next to Allen Court, a local cul-de-sac off Jenkins Drive but access is not physically possible due to wetlands separating the subject from the street.

Verified with: Jeff & Colter Boehm (Grantees) Gary Jenkins (Grantor) **Date/By:** 2-19/RWN & Shawn Kantola



State of Alaska Department of Transportation and Public Facilities

MARKET DATA SHEET – LAND SALE 4

Location: Lemon Creek Trailhead trail, Juneau, Alaska

Legal Description: Hanson Tract II

Grantor: William W. Rose
Grantee: Daniel S. & Shannon T. Winkelman

Sales Price: \$99,000 **Site Size(SF):** 43,560 SF **Price/SF:** \$2.27 **Terms:** Cash
Sale Date: 7-15 **Recording Date:** 7-15 **Instrument:** SWD **Book/Page:** 2015-003758

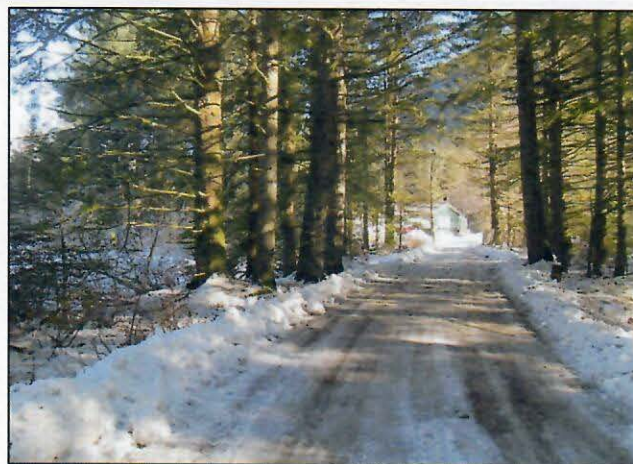
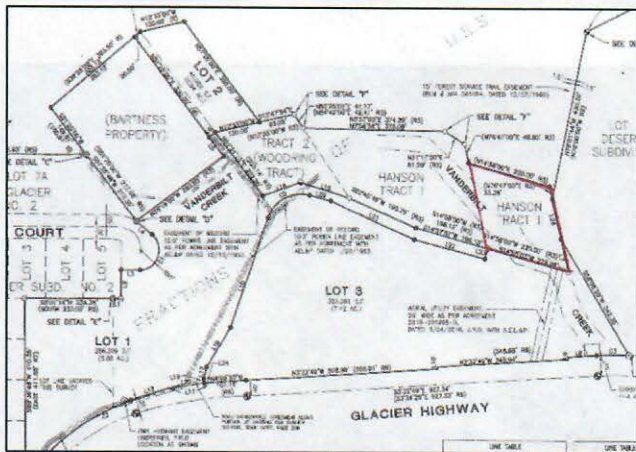
Zoning: GC – General Commercial
Highest & Best Use: Commercial


Size & Shape: 43,560 SF, irregular
Topography: Level – at street grade **Utilities:** Electricity to site
Soils: Wetlands/creek and uplands **Access:** Platted gravel trail

Improvements: None

Neighborhood Description: This is an off-frontage, commercial-zoned site off Glacier Highway adjacent to Vanderbilt Creek. Site has been developed with a residence and shop. Access is via a gravel trail and electricity is next to the site. About half the site is encumbered by wetlands and the creek that reduces the usable site area by half to approximately 22,000 square foot. Price per square foot of usable area equals \$4.50. (\$99,000/22,000SF)

Verified with: Marty McKeown, Realtor **Date/By:** 2-19/RWN & Shawn Kantola



	STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES	PROJECT NAME: <u>GLACIER HIGHWAY</u> <u>IMPROVEMENTS - LEMON CREEK</u>
	OPPORTUNITY TO ACCOMPANY THE APPRAISER	STATE PROJECT #: <u>0955016/Z681240000</u> PARCEL #: <u>35</u>

Owner's Name: **Bobcat of Juneau, LLC**

As owner (or owner's designated representative) of the above-described parcel of property, I hereby acknowledge that Roger Nash of Northern Appraisers, a professional appraiser, has advised me that state and federal law require that I or my designated representative be given the opportunity to accompany the appraiser during the inspection of the property.

I hereby decline the offer to inspect the property with the appraiser.

I will accompany the appraiser during the inspection on March 1, 2019.

I appoint the following person as my designated representative to accompany the appraiser on _____, 20____.

Name _____

Telephone number: _____

I accompanied the appraiser during the inspection on _____, 20____.

Date March 1, 2019

Owner's Signature [Signature]

APPRAISER'S DOCUMENTATION

Observations or concerns expressed by the owner.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

1. The title to the property is assumed to be marketable and free of all liens and encumbrances, except as noted in this report.
2. No responsibility is assumed for matters that are legal in nature, nor is any opinion rendered on the title of the land appraised.
3. All maps, areas, and other data furnished have been assumed to be correct. The information obtained from others is considered to be reliable, but no guarantee is made to the absolute correctness of this information.
4. No part of this appraisal should be used out of context. The value of the land and improvements when shown separately must not be used in conjunction with any other appraisal and are invalid if so used.
5. There shall be no obligation to appear or testify in court by reason of this appraisal, unless mutually satisfactory arrangements are made in advance.
6. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute. Neither all, nor any part of, the contents of this report shall be disseminated to the public without the prior written consent and approval of the appraiser.
7. The appraisal is subject to your agreement that the liability of Northern Appraisers, as well as, the individual appraiser signing the report, due to professional negligent acts, errors or omissions of the appraisers, are limited to the amount of the appraisal fee. All persons utilizing and relying upon this report, in any manner, bind themselves to accept this limitation of liability.
8. The valuation assumes the appraised property is free and clear of hazardous contaminants, unless specifically noted. If the appraised property is suspected of contamination, then the client is urged to retain an engineer's report. The appraisers reserve the right to review value conclusions if documentation, including cost-to-cure estimates, is provided.

**QUALIFICATIONS OF APPRAISER
ROGER W. NASH**

EDUCATION:

Bachelor of Science in Agriculture, Ohio State University-1969

BUSINESS EXPERIENCE:

Fee Appraiser - Street King and Associates - 1978
 Fee Appraiser & Partner - Price and Associates - 1980-1985
 Appraiser/owner - Northern Appraisers - 1985 to Present

REAL ESTATE EDUCATION:

Appraisal Review Commercial (AI)	Highest and Best Use (AI)
USPSP 2018 Update (Bill King, Assoc)	Eminent Domain and
Residential Report Writing (AI)	Condemnation Appraising (AI)
Applications in Litigation (AI)	Appraiser as an Expert (AI)
General Appraiser Sales Comparison	Witness
Approach (AI)	Advanced Income Capitalization (AI)
Federal Land Acquisitions - Interior Dept.	Appraising Conservation Easements
Federal Aid Highway Appraisal - USDOT	

PROPERTIES APPRAISED

Urban & remote residential properties including single family, duplex, and multi-plex housing, and condos, remote homesites, and cabins. Commercial properties of all types including office buildings, apartment, industrial properties, retail malls and buildings, hotels, motels, convenience stores, car washes, service stations, bulk plants, recreational lodges, remote land, land leases. Appraisal locations including Anchorage, Barrow, Cantwell, Cordova, Craig, Delta Junction, Fairbanks, Galena, Glennallen, Healy, Homer, Juneau, Kenai, Ketchikan, King Salmon/Naknek, Kotzebue, Nenana, Nome, Palmer, Petersburg, Prudhoe Bay, Seward, Soldotna, Tok, Valdez, Wasilla.

Appraisal Clients:

State of Alaska-ADOT, Division of Law
 Fairbanks International Airport
 Various local and National Association Banks
 United States Air Force-Eielson AFB Housing
 ASRC
 Houston Contracting
 Usibelli Coal Mine
 Fountainhead Development
 Wise Enterprises
 Airport Equipment Rentals
 Chena Hot Springs Resort
 Great Northwest
 Evergreen Capital
 Matanuska-Susitna Borough
 Fairbanks North Star Borough
 WesternGeCO-Prudhoe Bay
 Tesoro Alaska Petroleum
 Golden Heart Utilities
 Golden Valley Electric Association
 Wings of Alaska - Juneau

State of Alaska		
Department of Commerce, Community, and Economic Development		
Division of Corporations, Business, and Professional Licensing		
Real Estate Appraisers		
ROGER WILLIARD NASH		
As		
Certified General Real Estate Appraiser		
License	Effective	Expires
APRG43	05/30/2017	06/30/2019

State of Alaska - General Appraiser Certification No. AA-43 - Expires 6-30-19

Title Addendum

 First American Schedule A	ALTA Commitment for Title Insurance
	ISSUED BY
	First American Title Insurance Company
File No: 0239-3112388	

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company

Issuing Office: 8251 Glacier Hwy, Juneau, AK 99801

Issuing Office's ALTA® Registry ID:

Issuing Office File No.: 0239-3112388

Commitment No.: 0239-3112388

Property Address: 5370 Glacier Highway, Juneau, AK 99801

Revision No.:

SCHEDULE A

1. Commitment Date: August 27, 2018 8:00 AM
2. Policy (or Policies) to be issued:
 - (a) 2006 ALTA® Standard Owner's Policy
 Proposed Insured: State of Alaska DOTPF
 Proposed Policy Amount: \$28,000.00 Premium: \$250.00

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

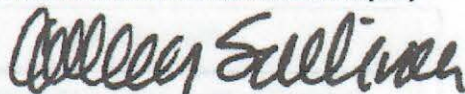
4. The Title is, at the Commitment Date, vested in:

Bobcat of Juneau LLC

5. The Land is described as follows:

Lot 1, JENKINS HOMESITE, a subdivision of a portion U.S. Survey 668, according to Plat 2017-42, Records of the Juneau Recording District, First Judicial District, State of Alaska.

First American Title Insurance Company



Colleen Sullivan, Title Officer

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Form 5030000 (1-31-17)	Page 4 of 11	ALTA Commitment for Title Insurance (8-1-16)
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 <p>First American</p> <p>Schedule BI & BII (Cont.)</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: 0239-3109081</p>
	<p>SCHEDULE B, PART II</p> <p>Exceptions</p>

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:


1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the Public Records.
5. Rights of the state or federal government and/or the public in and to any portion of the Land for right of way as established by Federal Statute RS2477 (whether or not such rights are shown by recordings of maps in the Public Records by the State of Alaska showing the general location of these rights of way.)
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
7. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

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Form 5030000 (1-31-17)	Page 6 of 11	ALTA Commitment for Title Insurance (8-1-16)
------------------------	--------------	--

 <p>First American</p> <p>Schedule BI & BII (Cont.)</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: 0239-3112388</p>
	<p>SCHEDULE B, PART II</p> <p>Exceptions</p>

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the Public Records.
5. Rights of the state or federal government and/or the public in and to any portion of the Land for right of way as established by Federal Statute RS2477 (whether or not such rights are shown by recordings of maps in the Public Records by the State of Alaska showing the general location of these rights of way.)
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
7. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

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Form 5030000 (1-31-17)	Page 6 of 11	ALTA Commitment for Title Insurance (8-1-16)
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- 9. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
- 10. Taxes and/or Assessments due The City and Borough of Juneau for the year 2018. (Tax Information 907-586-5218):

Tax Account No.: 5B1201000121
 Levied Amount: \$14,498.67
 Balance Due: \$0.00
 Due Date: September 30th
 Land Valuation: \$1,169,100.00
 Improvements: \$169,100.00
 Exemption(s): 0.00 None
 Mill Levy: 10.66
 Assessments: No Unpaid Assessments Reported

- 11. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Vanderbilt Creek.
- 12. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
- 13. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
- 14. The effect of the notes which appear on the plat of said subdivision. (Copy attached)
- 15. Easements as dedicated and shown on the plat of said subdivision. (Copy attached)
- 16. Easement, including terms and provisions contained therein:
 Recording Information: December 15, 1952 Deed Book 45 Page 289
 In Favor of: Alaska Electric Light & Power Co.
 For: electric transmission
- 17. Easement, including terms and provisions contained therein:
 Recording Information: January 22, 1953 Misc Book 27 Page 29
 In Favor of: Alaska Electric Light & Power Co.
 For: electric transmission
- 18. Easement, including terms and provisions contained therein:
 Recording Information: May 5, 1954 Deed Book 47 Page 207
 In Favor of: Alaska Electric Light & Power Co.
 For: electric transmission
- 19. Easement, including terms and provisions contained therein:
 Recording Information: July 12, 1954 Deed Book 47 Page 355
 In Favor of: Alaska Electric Light & Power Co.
 For: electric transmission

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- 20. Easement, including terms and provisions contained therein:
 Recording Information: July 13, 1982 Book 198 Page 414
 In Favor of: Alaska Electric Light & Power Co.
 For: electric transmission

- 21. The terms and provisions contained in the document entitled "Road Maintenance Agreement"
 Recorded: November 2, 1992
 Recording No.: Book 367 Page 209

- 22. Easement, including terms and provisions contained therein:
 Recording Information: November 2, 2006 as Serial Number 2006-008028-0
 In Favor of: State of Alaska, DOT
 For: right of way

- 23. The terms and provisions contained in the document entitled "Fire Hydrant Service Access and Maintenance Agreement"
 Recorded: July 6, 2011
 Recording No.: 2011-003860-0

- 24. Deed of Trust and the terms and conditions thereof.
 Grantor/Trustor: Bobcat of Juneau, LLC
 Grantee/Beneficiary: Evergreen Business Capital
 Trustee: First American Title
 Amount: \$369,000.00
 Dated: December 19, 2011
 Recorded: December 27, 2011
 Recording Information: 2011-007924-0

The beneficial interest under said Deed of Trust has been assigned to United States Small Business Administration, by Assignment recorded December 27, 2011, as 2011-007925-0.

- 25. Deed of Trust and the terms and conditions thereof.
 Grantor/Trustor: Bobcat of Juneau, LLC
 Grantee/Beneficiary: KeyBank N.A.
 Trustee: First American Title
 Amount: \$447,000.00
 Dated: November 2, 2011
 Recorded: November 7, 2011
 Recording Information: 2011-006597-0

The lien of said Deed of Trust was subordinated to the lien of the instrument recorded December 27, 2011 under recording no. 2011-007924-0 by agreement recorded December 30, 2011 under recording no. 2011-007991-0 .

- 26. Easement, including terms and provisions contained therein:
 Recording Information: May 4, 2016 as Serial Number 2016-001998-0
 In Favor of: Alaska Electric Light & Power Co.
 For: electric transmission

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Form 5030000 (1-31-17)	Page 8 of 11	ALTA Commitment for Title Insurance (8-1-16)
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2017-005010-0

Recording Dist: 101 - Juneau
11/6/2017 09:03 AM Pages: 1 of 2



File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Bobcat of Juneau

Address: 5450 Glacier Hwy
Juneau, AK 99801

File No.: 0231-2703426 (ev)

STATUTORY WARRANTY DEED

THE GRANTOR, **Lemon Glacier Properties, Inc.**, whose mailing address is **P.O. Box 210194, Juneau, AK 99802**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Bobcat of Juneau, LLC**, residing at **5450 Glacier Hwy, Juneau, AK 99801**, the following described real estate, your remaining interest in Lot 1, situated in the **Juneau** Recording District, **First** Judicial District, State of **Alaska**:

Lot 1, JENKINS HOMESITE, a subdivision of a portion U.S. Survey 668, according to **Plat 2017-42, Records of the Juneau Recording District, First Judicial District, State of Alaska.**

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: November 2, 20 17.



Office of the Assessor
155 S Seward Street
Juneau AK 99801

Petition for Review / Correction of Assessed Value Real Property	
Assessment Year	2021
Parcel ID Number	5B1201000121

For Office Use:	Review #	Appeal #
-----------------	----------	----------

2021 Filing Deadline: MONDAY, MAY 3

Please attach all supporting documentation

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

Parcel ID Number	5B1201000121		
Owner Name	Bobcat of Juneau LLC	Name of Applicant	Colter Boehm
Primary Phone #	907-523-7920	Email Address	colter@bobcatofjuneau.com
Physical Address	5450 Glacier Hwy	Mailing Address	5450 Glacier Hwy
	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="radio"/> My property value is excessive/overvalued <input type="radio"/> My property value is unequal to similar properties <input type="radio"/> My property was valued improperly/incorrectly <input type="radio"/> My property has been undervalued <input type="radio"/> My exemption(s) was not applied	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
--	---

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

The State of Alaska performed an Appraisal using like properties around our area on our Property when they purchased an easement for the Glacier Hwy project. It was appraised at a lower price than the CBJ assessed value.

Have you attached additional information or documentation? Yes No

Values on Assessment Notice:

Site	\$1,753,650.00	Building	\$184,400.00	Total	\$1,938,050.00
------	----------------	----------	--------------	-------	----------------

Owner's Estimate of Value:

Site	\$1,532,805.00	Building	\$184,400.00	Total	\$1,717,205.00
------	----------------	----------	--------------	-------	----------------

Purchase Price of Property:

Price	\$1,230,000.00	Purchase Date	2011
-------	----------------	---------------	------

Has the property been listed for sale? Yes No (if yes complete next line)

Listing Price	\$	Days on Market	
---------------	----	----------------	--

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 *Colter Boehm* Date 5-3-21

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



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

BOBCAT OF JUNEAU LLC
5450 GLACIER HWY
JUNEAU AK 99801-9507

Meeting of Board of Equalization (BOE) and Presentation of Real Property Appeal	
Date of BOE	June 21, 2022, Tuesday
Location of BOE	Via ZOOM Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	June 13, 2022
Parcel Identification	5B1201000121
Property Location	5370 GLACIER HWY
Appeal No.	APL20220169
Sent to Email Address:	colter@bobcatofjuneau.com

ATTENTION OWNER

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 you would like to include in your appeal must be submitted to the City Clerk's Office {preferred method via email to city.clerk@juneau.org Attn.: Assessment Appeal} by **4:00 PM Tuesday, June 14, 2022** and will be included in the packets for the Board so the members have an opportunity to review the materials before the hearing.

Your Board of Equalization packet will be ready for you to pick up in the Clerk's office after **2:00 PM Wednesday, June 15, 2022** or it will be emailed and/or mailed to the above address(es) on this notice.

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.

Attachment: CBJ Law Department Memorandum April 19, 2013.

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

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30



Office of the Assessor
155 South Seward Street
Juneau, Alaska 99801

Petition for Review / Correction of Assessed Value Real Property	
Assessment Year	2022
Parcel ID Number	
Name of Applicant	
Email Address	

2022 Filing Deadline: Thursday April 7, 2022

Please attach all supporting documentation

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

Parcel ID Number			
Owner Name			
Primary Phone #		Email Address	
Physical Address		Mailing Address	
Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.			
<input type="checkbox"/> My property value is excessive/overvalued <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		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 	
Provide specific reasons and provide evidence supporting the item(s) checked above:			
Raising Site value 50% in one year.			
Have you attached additional information or documentation?		[] Yes [] No	
Values on Assessment Notice:			
Site	\$	Building	\$
		Total	\$
Owner's Estimate of Value:			
Site	\$	Building	\$
		Total	\$
Purchase Price of Property:			
Price	\$	Purchase Date	
Has the property been listed for sale? [] Yes [] No <i>(if yes complete next line)</i>			
Listing Price	\$	Days on Market	
Was the property appraised by a licensed appraiser within the last year? [] Yes [] No <i>(if yes provide copy of appraisal)</i>			
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		Date	
<i>colter boehm</i>			

Contact Us: CBJ Assessors Office			
Phone/Fax	Email	Website	Address
Phone: (907)586-5215 Fax: (907)586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance	155 South Seward St. 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 <i>(if no skip to Board of Equalization)</i>
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="checkbox"/> Met <input type="checkbox"/> 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 Fax: (907)586-4520	Assessor.Office@juneau.org	http://www.juneau.org/finance	155 South Seward St. Rm. 114 Juneau AK 99801

APPEAL #2022-0169

2022 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION June 21, 2022



ASSESSOR OFFICE

Appellant: Bobcat of Juneau LLC

Location: 5370/5400/5450 Glacier Hwy

Parcel No.: 5B1201000121

Property Type: Commercial – Equipment rental

Appellant’s basis for appeal: My property value is excessive/overvalued

	Appellant’s Estimate of Value	Original Assessed Value	Recommended Value
Site:	\$ 1,532,805	\$ 1,735,785	\$ 1,735,785
Buildings:	\$ 184,400	\$ 188,088	\$ 188,088
Total:	\$ 1,717,205	\$ 1,923,873	\$ 1,923,873

Subject Photo



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SUBJECT ASSESSMENT HISTORY 14

SUMMARY 15

CONCLUSION..... 16

ADDENDUM A (Communication) 17

OVERVIEW

The subject is a one-story building composed of two sections; the taller of which has a mezzanine.

Subject Characteristics:

- Land
 - 5.88AC lot = 256,209SF
 - Reduced by 7,415sf by Declaration of Taking 2020-003353-0
 - Level, partially developed lot.
 - Located within the Lemon Creek neighborhood
- Building
 - 3,875 SF GBA
 - 1966 Building – 12' Wall height
 - 2,125sf GBA
 - 400sf Covered slab with roof
 - 1997 Building – 16' Wall height
 - 1,750sf GBA + 700 sf Mezzanine

SUBJECT PHOTOS

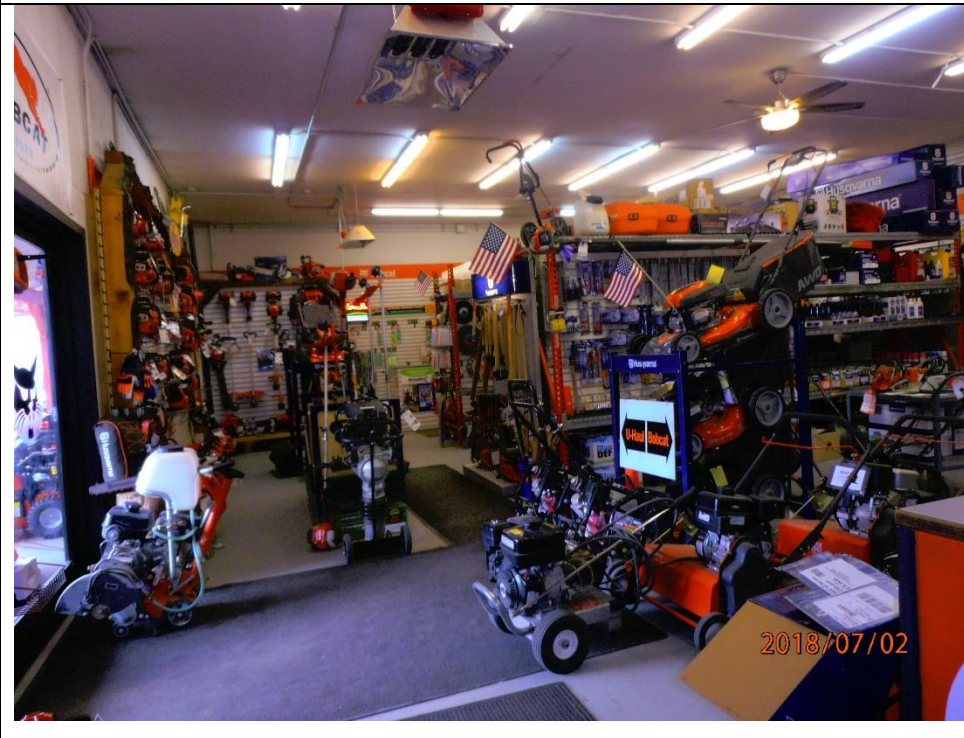


Front

From South edge of the parcel



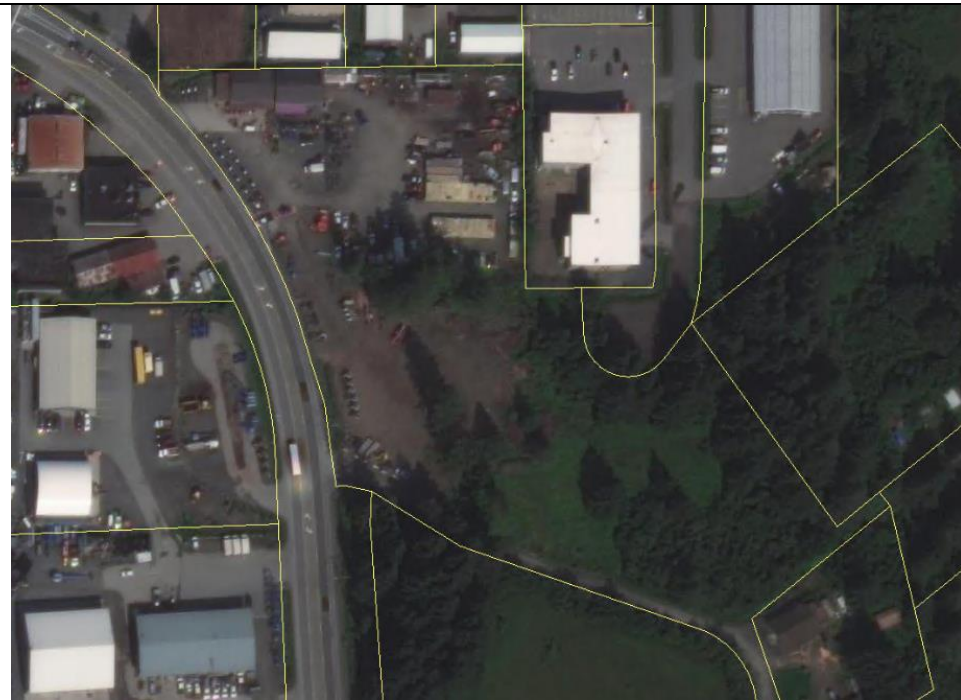
Retail – 2018 appeal

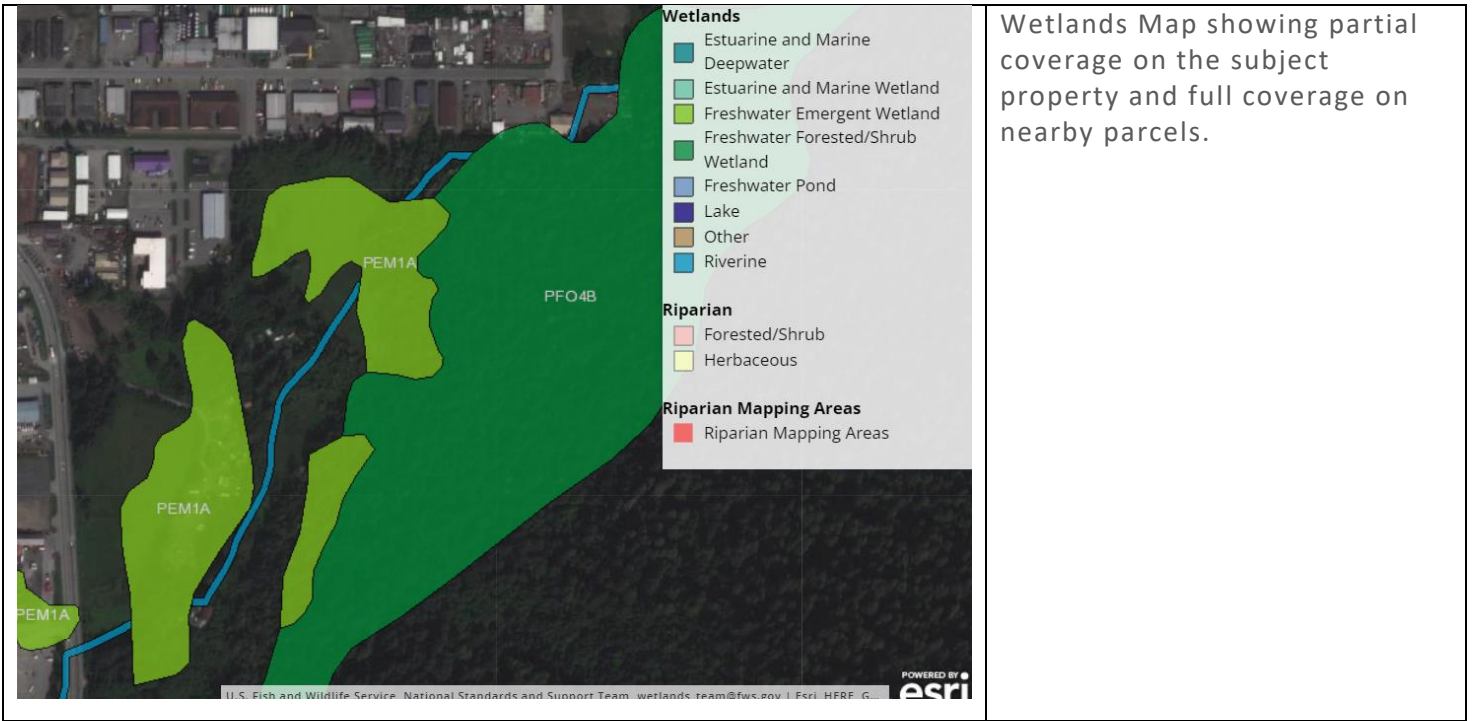


Shop/warehouse – 2018 appeal

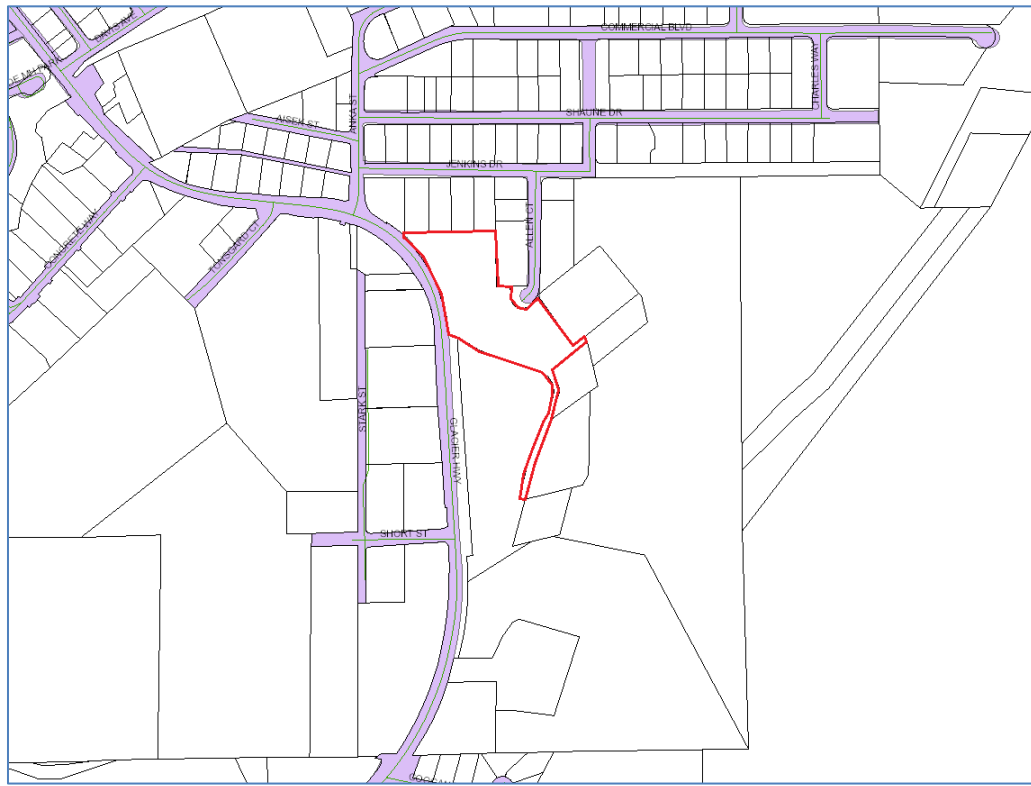


More recent aerial imagery showing filled versus unfilled portions of the parcel.





AREA MAP & AERIAL





ASSESSED VALUES

Remember that the total assessed value is the primary test against market. The distribution of that value between the Land Component and the Building Component is secondary and can vary from one model to another. The total assessed value is tested against market indicators (sales, lease rates, etc.) and is adjusted to market value by application of market area and feature adjustments.

All three approaches to value (Cost, Sales Comparison and Income) are considered for commercial properties

LAND

Land values are developed on a market area basis. The land is examined to understand the typical land characteristics in the market area. These characteristics include size, slope, view, water frontage, significant wetlands and others. The characteristics are used to develop a market area land valuation model. This model is tested and refined in consideration of sales of both vacant and developed parcels. The resulting model is then applied to all of the land in the market area or to all of the properties in that subclass of properties to establish assessed site values.

The subject site features are level and partially developed with frontage on Glacier Highway. The subject parcel's land value is equitable and is not excessive.

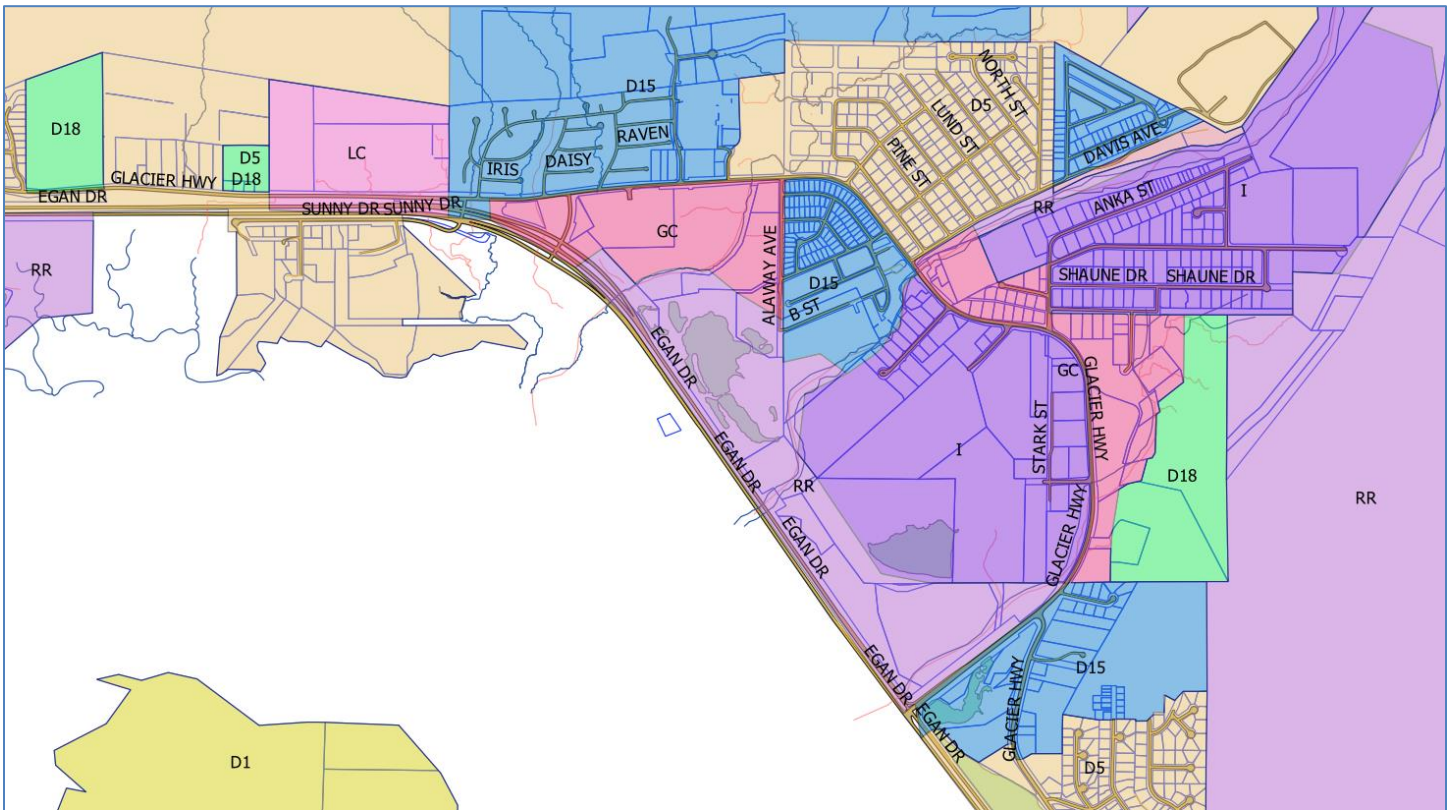
Land Characteristics:

- 5.88AC lot = 256,209SF
- Reduced by 7,415sf by Declaration of Taking 2020-003353-0
- Level, partially developed lot
- Located within the Lemon Creek commercial core

Wetlands overlay with parcel lines.



This map shows the varied zoning of the Lemon Creek area.



BUILDING(S)

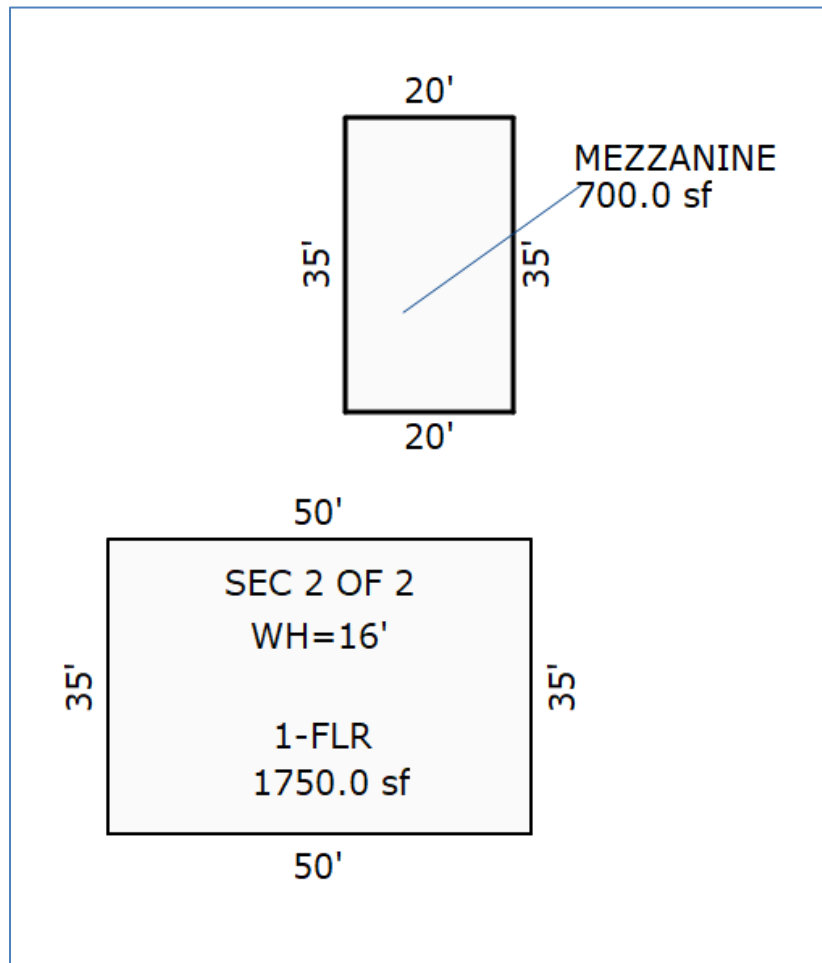
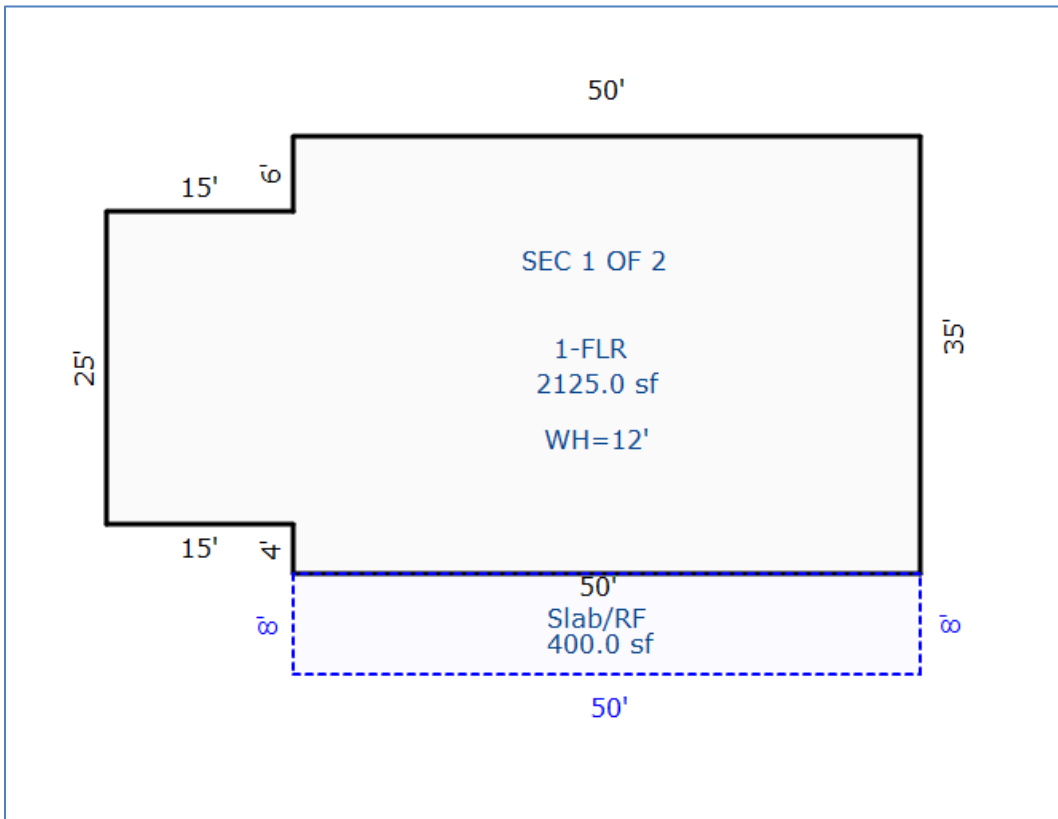
The building component may be based on market adjusted cost tables, residual from sales after extraction of the land value or other appropriate means.

Ratio studies are performed to determine market adjustments.

Building Characteristics:

- 3,875 SF GBA
 - 1966 Building – 12' Wall height
 - 2,125sf GBA
 - 400sf Covered slab with roof
 - 1997 Building – 16' Wall height
 - 1,750sf GBA + 700 sf Mezzanine

Sketch of Improvements:



COST REPORT

The cost report below was utilized in the review process in response to the filing of the Petition for Review by the appellant. The cost report indicates that the building component is not overvalued.

Cost Report - Commercial

48514		Record	2
Parcel Code Number	5B1201000121	Number of Stories (Building)	01
Owner Name	BOBCAT OF JUNEAU LLC	Number of Sections	1
Parcel Address	5370 GLACIER HWY	Perimeter	200
Effective Year Built	2001	Class	D
Year Built	1966	Height	12
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank	Average
Building Type	Storage Warehouse	Total Area	2,125.00

Section 2	Description	Units	Percent	Cost	+/-	Total
	Base Cost	2125		36.50		77,563
	Exterior Wall	2125		8.32		17,687
	Heating & Cooling	2125		606.00		606
	Heating & Cooling	2125	100%	2.05		4,356
	Architect Fee	2125		6.50		13,813
	Sub Total					\$114,024.05
	Local Multiplier			1.43	[X]	\$163,054.00
	Current Multiplier			1.18	[X]	\$192,404.00
	Neighborhood Multiplier				[X]	\$192,404.00
	Depreciation - Physical			30.00	[-]	\$57,721.00
	Depreciation - Functional				[-]	\$0.00
	Depreciation - Economic				[-]	\$0.00
	Percent Complete			100.00	[-]	\$134,683.00
	Cost to Cure					
	Neighborhood Adjustment					
	Replacement Cost less Depreciation	# of Units 1.00				\$134,683

48514		Record	5
Parcel Code Number	5B1201000121	Number of Stories (Building)	01
Owner Name	BOBCAT OF JUNEAU LLC	Number of Sections	1
Parcel Address	5370 GLACIER HWY	Perimeter	170
Effective Year Built	2010	Class	D
Year Built	1997	Height	16
Building Model	C- 14 Garages, Industrials, Lofts, Warehouses	Rank	Average
Building Type	Storage Warehouse	Total Area	1,750.00

Section 5	Description	Units	Percent	Cost	+/-	Total
	Base Cost	1750		36.50		63,875
	Exterior Wall	1750	100%	9.03		15,795
	Heating & Cooling	1750		606.00		606
	Heating & Cooling	1750		3.75		6,563
	Architect Fee	1750		6.50		11,375
	Mezzanine	700		18.00		12,600
	Sub Total					\$110,813.07
	Local Multiplier			1.43	[X]	\$158,463.00
	Current Multiplier			1.18	[X]	\$186,986.00
	Neighborhood Multiplier				[X]	\$186,986.00
	Depreciation - Physical			13.00	[-]	\$24,308.00
	Depreciation - Functional				[-]	\$0.00
	Depreciation - Economic				[-]	\$0.00
	Percent Complete			100.00	[-]	\$162,678.00
	Cost to Cure					
	Neighborhood Adjustment					
	Replacement Cost less Depreciation	# of Units 1.00				\$162,678

Miscellaneous Improvements

Miscellaneous Improvement	SECURITY FENCING	[+]	5,000
4" Concrete	ro COVERED ENTRY WAY	[+]	4,000
Miscellaneous Improvement	r YARD LIGHT STANCHION	[+]	1,800
4" Concrete	STORM DRAIN SYSTEM &	[+]	9,000
Misc Stg Buildings		[+]	

Total Improvement Value	\$317,200
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* Note that our increase to the building for 2022 was only \$3,688 while the indicated increase for the building under a straight cost approach was \$98,600.

INCOME APPROACH

The income approach was not the basis for setting the assessed value for 2021. The appellant did not submit P&L information for the Review process.

COMMERCIAL MARKET & ASSESSMENT ANALYSIS

The 2022 sales analysis for commercial properties included 59 qualified sales from 5 years of sales covering January 1, 2017 through December 31, 2021. The sales volume for the commercial market increased in 2021 and indicate continued appreciation.

- Assessment Year 2022 Summary for Commercial Properties
 - Level of Assessment – 80.57% overall, 80.53% for vacant land, and 85.29% for improved properties
 - Coefficient of Dispersion (COD) – 17.46% for the combined group, 14.45% for vacant land, and 18.71% for improved properties (For these types of property groups the Standard that we work towards would be 20% or less for the subsets of land and improved properties. The combined set would be expected to have a higher COD.)
 - Applied Time Trend for Sales Analysis – 5% per year for 2017, 2018 and 2019; 3% for 2020 and 2% for 2021 (actual market movement remained more than 5% movement over the 5 years so in applying a lesser trend we fell further behind the market.

SUBJECT ASSESSMENT HISTORY

There is no assessment history prior to 2018 due to a lot line adjustment.

City and Borough of Juneau Assessment History Report				
5B1201000121 BOBCAT OF JUNEAU LLC 5370 GLACIER HWY				
<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2022	\$1,735,785.00		\$188,088.00	\$1,923,873.00
2021	\$1,701,750.00		\$184,400.00	\$1,886,150.00
2020	\$1,169,100.00		\$169,100.00	\$1,338,200.00
2019	\$1,169,100.00		\$169,100.00	\$1,338,200.00
2018	\$1,169,100.00		\$169,100.00	\$1,338,200.00

SUMMARY

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.

The assessed value was reviewed in response to the Petition for Review. Our findings are as follows.

The land and buildings are valued using the same methods and standards as all other properties in the Borough.

Normally the Assessor’s Office should recommend full market value to the BOE, however, because we are still working on replacing and/or correcting outdated models we are, for the appeal process, placing a higher priority on uniformity within existing models rather than uniformity with the whole which is being addressed through separate processes. Based on current assessment levels for this neighborhood the full market value for this property would be \$2,255,684.

Additional Details:

- The appellant states that their assessed value is excessive.
 - We find that, based on analysis of market sales, the value it is not excessive.
- The appellant states that “Property is overvalued, the city used an incorrect valuation method. Raising Site value 50% in one year.”
 - Quoting from the Petition for Review form, “THE FOLLOWING ARE NOT GROUNDS FOR APPEAL ... Your value changed too much in one year.”
 - The 2021 value with the 50% increase was already upheld by the BOE last year.
 - This year’s increase is only 2%.
 - We used proper methodology.
- In addition the appellant sent to the clerk for inclusion in the BOE packet an appraisal for the DOT taking. We reviewed this appraisal extensively last year and presented the results to the BOE which upheld our recommended value.
 - The appraisal is dated March 1, 2019 and we found that when time trended it was close to the assessed value. For purposes of uniformity the Assessor’s opinion of value should be adopted.
- These are further addressed in the land, building, cost report, commercial market and assessment analysis, summary and conclusion sections of our response in your packet.
- For additional information on the assessment process, assessed values, analysis process, ratio studies and other related areas please see the “Property Assessment Guide” included in the packet.

CONCLUSION

The 2022 Assessed values were based on analysis of sales through ratio studies and subsequent trending of values based on the analysis findings. Underlying this standard compliant trending are the prior approach decisions and the locational and property feature models and adjustments that have been applied to Juneau commercial properties for many years. The ratio studies indicate that after our adjustments to values the level of assessment for commercial properties was 80.57% overall, 80.53% for vacant land, and 85.29% for improved properties.

For the subject property:

- The percentage change for this property from 2021 to 2022 was 2%.

We recommend no change to the 2022 assessed value of \$1,923,873 and ask that the BOE uphold the assessed value.

ADDENDUM A (Communication)



Mon 6/13/2022 1:31 PM

Colter Boehm <colter@bobcatofjuneau.com>

Re: BOE Letter

To Assessor Office

i You forwarded this message on 6/13/2022 1:44 PM.
If there are problems with how this message is displayed, click here to view it in a web browser.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

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

Yes, that works for me.
However I still have yet to receive a confirmation from the city clerk that they received my documents for the BOE meeting (the original date) .
Can you have them verify that.
If they are able to make the deadline to get the documents into the packet that date works for me.

Thanks
Colter

On Mon, Jun 13, 2022 at 1:25 PM Assessor Office <Assessor.Office@juneau.org> wrote:

Mr. Boehm,

If you're willing to forgo the 10 day notice, as it's already past that point, we are prepared to offer you a June 21st meeting date.
We will email you a new letter with that date if you agree.

Thank you,

Jillian

From: Colter Boehm <colter@bobcatofjuneau.com>
Sent: Thursday, May 5, 2022 11:49 AM
To: Assessor Office <Assessor.Office@juneau.org>
Subject: Re: Petition Response for 5B1201000121

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

Good afternoon,
I do not accept the recommended valuation.
Please schedule my petition for review.

Please acknowledge receipt of this email.

Thanks
Colter Boehm

On Mon, May 2, 2022 at 8:35 AM Assessor Office <Assessor.Office@juneau.org> wrote:

Good Afternoon,

Please see the attached. A copy is also being mailed to the address on the letter. If you need assistance please reply to this email or call our office.

Thank you.

Assessor's Office

City and Borough of Juneau, AK

907-586-5215 -Office

907-586-4520-Fax

Assessor.Office@juneau.org



AY2022 Property Assessment Guide

Updated: 2022-06-14

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Assessment Overview

Property Taxes

- Property taxes represent about half of the locally generated CBJ revenue.
- Property taxes fund general government services, police, fire, schools, parks, streets and other services.
- If we did not have property taxes there would have to be some other form of taxes.

Property Assessments

- The Assessor's Office strives to keep the taxes fair and equitable by ensuring that the assessed values are uniform.
- There is no one, absolute, precise market value for any given property. Appraisal Judgement is a necessary part of setting assessed values.
- While the concept of setting assessed values for every parcel in Juneau may sound simple there are many complexities to actually making it happen.

Assessed Values versus Taxes

- Most tax increases are due to a budget increase, passed either by the assembly or by the taxpayers.
- An increase in assessed value does not mean an increase in taxes.
- The budget determines the amount of taxes to be collected. The budget is set by the Borough Assembly. The assessed values determine how that tax burden is distributed.
- The Assessor's Office does not have an active role in budgeting or the taxes. We are focused on the assessed values.

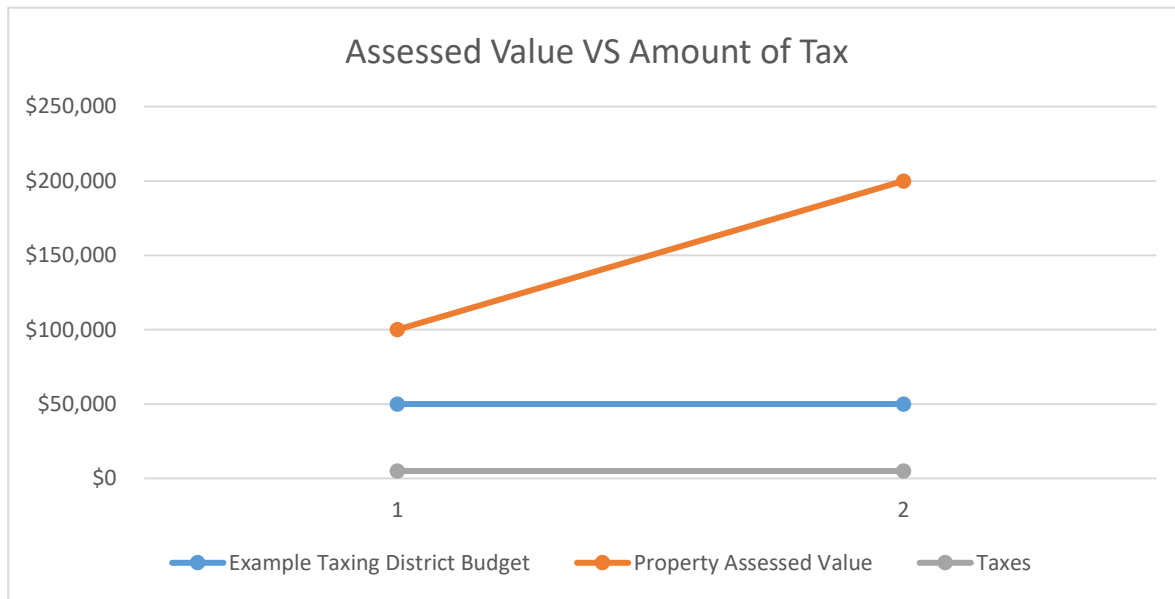
Examples:

- If everyone's assessed values doubled but the budget stayed the same your taxes would not change.
- If everyone's assessed values doubled and the budget increased by 10% your taxes would go up by 10%.
- If the budget stayed the same and one type of property was going up while all the others were not, owners of that type of property would see a higher tax bill and everyone else would see a lower tax bill.
- If your assessed value went up and everyone else's stayed the same, you would see an increase in your taxes even if the budget stayed the same.

In the following example you can see that with the assessed values doubling and the budget staying the same the actual taxes did not change.

Assessed Value -vs- Amount of Tax

\$50,000	\$50,000	Example Taxing District Budget
\$1,000,000	\$2,000,000	Total Assessed Values
0.050	0.025	Rate
\$100,000	\$200,000	Property Assessed Value
\$5,000	\$5,000	Taxes



Sales Validation (Also see the “Market Sales” topic for more specifics on Market Sales)

- Sales validation is critical. Sales data is foundational to everything that we do.
- All sales are considered.
- Only some sales are deemed to be a market sale.
- Of those that are market sales we only have prices on some of them. While a mandatory disclosure ordinance took effect in November 2020, we have, so far, not seen much of an increase in the disclosure rate.
- Generally we get sales prices on about 35 to 40% of the commercial sales.
- The word “considered” is also sometimes used to refer to the sales that were “included” in the ratio studies as a market sale.
- The guidelines for sales validation and the validation processes are critical. Maintaining standards in the sales validation process is critical.
- All of what we do in the area of valuations is dependent on the quality and accuracy of the sales data. Having good, clean, accurate sales data is critical.
- The sales validation and verification processes are continual and ongoing.

Market Sales (this topic is closely tied to the “Sales Validation” topic)

- To be a Market sale, a sale must meet these criteria at a minimum
 - Arms length transaction
 - No Duress
 - Marketed (see below)
 - Reasonable exposure time (see below)
- Invalid Sales- With rare exceptions, the following conditions make a sale an invalid (non-market) sale:
 - Multi-Parcel sales are invalid – an exception would be if they clearly are an economic unit that will always sell together
 - Family sale
 - Related party sale/transfer- one corporation sells to a parent corporation
 - Sale between parties that have pre-existing relationship (is non-arms-length)
 - Estate sale
 - Bankruptcy sale
 - Sheriff sale / tax auction
 - Tax Deed
 - Gifts
 - Transfer of interest
 - Trade / Exchange
 - Partial interests
 - Forced sales- Transfers in lieu of foreclosure, condemnation or liquidation
 - Easement or Right of Way (although these can be used for special studies on easements or Right of Ways)
 - Fulfillment of Contract
 - Plottage/Assemblage/Adjacent (This is referring to situations where a land owner purchases property next door or adjacent to the property he already owns. Or where a number of separate parcels are bought for the purpose of consolidating them into one larger parcel. An alternate use of the word plottage refers to the increase in value due to bringing the properties under the same ownership.)
 - Lease assignment or option
- Sales are not thrown out because of their ratio.
- To be a market sale the property has to have had exposure to a broad market and to have been actively marketed for a reasonable period of time
- In The Appraisal Institutes Dictionary of Real Estate Appraisal part of the definition of the requirements for a sale to be considered a market sale is that there was *“reasonable exposure in a competitive market, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.”* [Emphasis added] If a property is sold under duress, which needing to sell quickly would fall under, it is to be considered not a market sale. Under the market sale guidelines a sale that occurs in less than usual market time is also suspect. One of the aspects that is to be inspected besides exposure is marketing time. It should be noted that the typical marketing time for commercial properties is substantially longer than for residential properties.

Analysis Process

- The work that we do is not a controlled laboratory environment
- We will likely never have thousands of data points for commercial properties in Juneau.
- We work with the best data that we have available at the time.
- It is normal that subsequent to an analysis being done additional information comes to light that changes the validation or verification conclusions of a few sales. This does not invalidate the analysis and ratio studies. This reality is mitigated by the testing for outliers, the focus in the analysis on central tendencies rather than the fringes, and the review of different data groupings and subsets. The mitigation of any potential effect is one of the advantages of mass appraisal.
- There are multiple facets to the analysis process. It usually includes the review of many ratio studies, starting from before any changes are made to the results after the final changes, but it also involves much more than that. Here is a partial list:
 - The sales validation and verification process is highly integrated with the analysis.
 - With each ratio study the decision of whether to include standard and/or extreme outliers
 - A study of the outliers
 - The relativeness of the sample
 - The uniformity and/or variance within the total set and all of the various subsets
 - The uniformity and/or variance between the total set and all of the various subsets
 - Market area uniformity and/or variance evaluated at Region, District and Neighborhood levels
 - The confidence level – this is a factor on all the decisions made and all aspects of the analysis and can vary greatly from one part of the analysis to another
 - The adjustments that need to be made and the best mechanism for applying them
- Data Sets- typical analysis structures will have a primary data set and then major type division data sets
 - For assessment work the primary data set is all of the property sales within the Borough.
 - A typical first level or major type division of the data set would be land, residential and commercial properties. All properties are placed into one of those three subsets based on appraisal judgement.
- Subsets- from the primary and the major type sets you typically have many subsets that are analyzed corresponding to things such as location, zoning, property type, and property characteristics
- The analysis should have an established structure. This often encompasses looking at the total primary set first, then doing land value analysis and adjustment, next incorporating the new land values into your analysis of building values, followed by a neighborhood factor analysis off of the new values which then leads to your final values.
- The data quality is critical to the analysis process.
- The analysis process is critical to the uniformity of your values.
- Analysis options / Mass Appraisal Techniques
 - Adaptive Estimation Procedure (AEP or Feedback)- most frequent method used by smaller jurisdictions
 - Multiple Regression Analysis (MRA)- requires a larger set of sales data
 - Nonlinear Regression Analysis- requires a larger set of sales data
 - Spatial Model Analysis (uses GIS)
- **Regardless of the number of sales, we are required to set assessed values each year. In setting assessed values we must do so for all taxable properties in the Borough.**

Model Specification

- Model specification is the process whereby you choose which property characteristics you feel effect value.
- Model Types- Additive, multiplicative, hybrid

Model Calibration

- Model calibration is the process whereby you determine by how much each characteristic effects value.

Approaches and Methodologies

- All three approaches- the sales comparison, cost and income approaches- are considered.
- New calculations versus trending
 - There are advantages to both and which is best to use is situational.
- In trending the assessed values the underlying considerations such as the 3 approaches to value and locational, property type and property characteristic adjustments are all accounted for in the original models and incorporated and carried forward into the new assessed values. That is one of the advantages of making a correction to assessed values through trending.
- Your CAMA (Computer Assisted Mass Appraisal) system will play a role in which options are available for setting and adjusting values.

Review & Appeal Processes

- Valid Reasons for Appeal
 - Value is excessive/overvalued – 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.)
 - Value is 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.
 - Valued improperly – 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 – To show that an assessment is undervalued, an appellant must show that the assessment is more than just undervalued. 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 undervaluation on the property.)
- Reasons that are NOT Valid
 - Taxes are too high
 - Value changed too much in one year
 - Can't afford the taxes
- In response to a Petition for Review, we review the assessed values for each appeal and if there is an error or an indication of the property's assessed value being excessive, inequitable, and improper we make the appropriate corrections.
- The appellant has the opportunity to submit information to the Assessor and once we have reached a conclusion, to accept our findings or to continue to a BOE hearing.

AY2022 Commercial Property Assessment Particulars

- We strive to treat all properties equitably.
- We have done our work with the highest of ethical standards.
- We have followed the applicable assessment standards.
- The basis for the 2022 commercial property assessed values is a market analysis based upon available sales data of commercial property sales. The analysis adhered to assessment standards.
- Trending was the best option for most commercial properties for our circumstances.
- There have been questions about the historic valuation model. Actually, more correctly it is models, as in a plural. For instance there is a model specific to S Franklin St properties while there is a separate model specific to Concrete Way, another one for land in the Vintage area and at least one applicable to the core downtown business district. Some of these models we have had opportunity to inspect and, while in some cases our appraisal judgement would suggest a slightly different approach to the adjustments, the models certainly appear reasonable. The basis and time frame for the various models of course differs. As an example, the S Franklin St model was done in 2010 and adjusted slightly in 2011 and appears to be based on a study of sales in the area. The Concrete Way model was updated in 2013. Another test of those models is what happens when we apply trending. The fact that the trending tended to improve the COD and COV would suggest that the models are reasonable and still are representative of the market.
- The trending adjustment to commercial properties was applied as follows:
 - Overall- 2% to land and 2% to buildings
 - Downtown- -2% to land and -2% to buildings
 - Rock Dump- 2% to land and 35% to buildings
 - Warehouse Condos- No change
 - Boathouses- -2%
 - Sommers on Seward- Back out 2021 trending (put at 2020 AV as that was new and full market)
- One of the advantages of mass appraisal and of the analysis work that the Assessor's Office does is that we do not focus on one sale (low or high) but instead look at all of the sales. We then set values based off of the mean and median indicators for all of the sales. That way we are not isolating to the lowest sale or the highest sale in determining what the market value is. Within this process we look at the overall market as well as indicators for sub-groups such as locational factors, property features, types of property, etc.
- Others have focused on one sale that was a market sale (the NCL/sub-port sale), claiming it is inappropriately skewing the results. That is not true. It is a market sale. Whether or not it qualifies as an outlier under IAAO standards varies depending on the ratio study. As a general rule, it is not an outlier except for when you have a small subset of data.
- A proper sales validation process was applied to the sales prior to the analysis. We have analyzed numerous times whether or not changing the inclusion or exclusion of a few sales would have had any impact on the valuations. In most cases it does not significantly change the ratios and would not have resulted in any different action in setting the assessed values. Generally the only cases where it would significantly change the ratios would be very small subsets in which case, due to the low number of sales you are relying less on the ratio and more on appraisal judgment and analysis of additional factors.

- The values for 2022 were set based on market analysis. As a result of the analysis a trending was applied to the assessed values. In trending the assessed values the underlying considerations such as the 3 approaches to value and locational, property type and property characteristic adjustments are all accounted for in the original models and incorporated and carried forward into the new assessed values. That is one of the advantages of making a correction to any undervaluation through trending until new valuation models can be developed and applied. Because there is not a wealth of sales data, often an overall trending is applied for various subgroups.
- In the Petition for Review and the review process appellants are encouraged to submit specific evidence of an incorrect value. Each appellant has been given opportunity to discuss our findings with the Assessor's Office.
- Our review of commercial assessed values has consistently indicated that we are still undervalued for commercial properties. This is born out through the sales analysis, the cost approach and the income approach. Normally, at the BOE level, we will propose increases to value when appropriate. The assessment level for the vast majority of properties in the borough is very close to market, therefore, when through the review and appeal process we have opportunity to correct an error and bring a property closer to market value that should be done.
- Two primary reasons cited for the appeals are that our assessed values are excessive and that our trending was not proper.

○

For perspective on those issues I would like to note some information from a source outside of the Assessor's Office. We have had the opportunity to read two commercial appraisals, both for one particular property on Salmon Creek Ln near the hospital. One has a valuation date of April 05, 2013 and the other a valuation date of August 11, 2021. Both appraisals are done by Mr. Wold who has been presented as an expert witness in many BOE hearings.

Mr. Wold indicates that the land value in 2013 was \$330,000. Our land value for that year was just \$229,800.

Mr. Wold indicates that the land value in 2021 is \$570,000. Our land value for that year was just \$392,100 which happens to be less than 69% of his stated value which puts the ratio close to our median ratio for that year.

The land value indicated in the appraisals increases by 73% over an 8 year period. Our increase to commercial land values in 2021 year was 50% over an 11 year period. In percentages Mr. Wold's increase of 9.1% per year is double ours which is 4.5% per year.

AY 2022 Commercial Property Analysis & Appraisal Summary

The population or universe of properties to be assessed is all taxable properties in the Borough of Juneau. Those properties are divided into two primary classifications: residential and commercial. The focus here is on the commercial properties. So, our universe of properties for this part of the analysis is all commercial properties within the Borough. Correspondingly, the sales population is all sales that occurred for commercial properties within the Borough. Those sales then go through both validation and verification processes. In the validation process sales are classified by other transactions vs sales, then market sales vs non-market sales, then market sales for which we have a sales price. The market sales with sales price are the sales utilized in the ratio studies and analysis.

The following page includes a summary report for the 2022 Assessed Values based on the sales information at the time of the analysis. Because this is a dataset that includes all commercial types (vacant and improved) other than boathouses a COD of 17.6308 is a good COD that indicates good uniformity in the assessed values across the varied types and locations of the properties. The scatter diagram indicates that a more aggressive trending of sales prices would have been appropriate. If that had been applied it would result in an indication of the assessed value ratios being lower than stated. These ratios and statistics are based on AY2022 values after the adjustments to values were made.

AY2022- Com- After Adj- V4- 20220307a- All No 19s Trended Summary Report

Statistics

Current	Proposed	
48	48	Count (Number of Records with Ratio)
0.3594	0.3594	Minimum Ratio
1.1616	1.1616	Maximum Ratio
0.8022	0.8022	Range
0.8512	0.8512	Mean (This is the average ratio for your sample.)
0.8328	0.8328	Median (This is the mid-point value for your sample. Preferred measure of central tendency.)
0.8433	0.8433	Weighted Mean
1.5481	1.5481	Sum of the Square of Deviations
0.1468	0.1468	AAD
0.1815	0.1815	Standard Deviation
17.6308	17.6308	COD (Good indicator of confidence level.)
21.3218	21.3218	COV
1.0093	1.0093	PRD- Price-Related or Factor Differential (PRD s/b between 0.98 & 1.03, IAAO) (PRD over 1=Regressive)

IAAO Standards for COD	
SFR	15.0 or less
SFR-newer/homog	10.0 or less
Income Properties	20.0 or less
Income-Urban area	15.0 or less
Vacant Land	20.0 or less

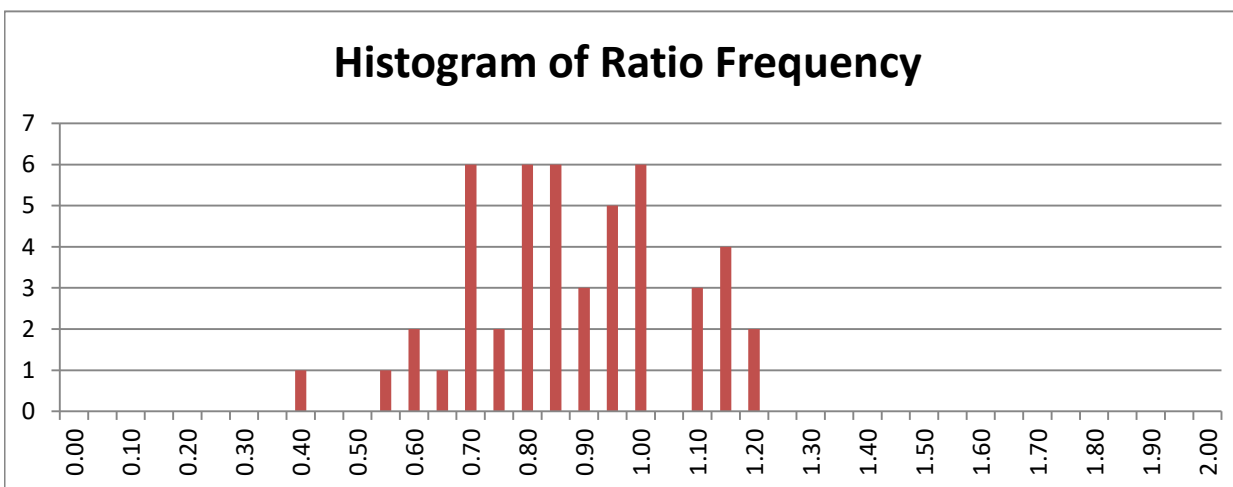
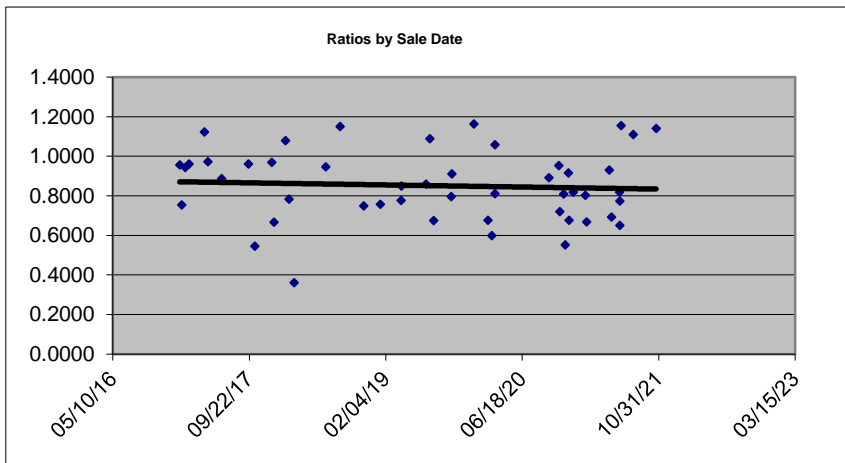
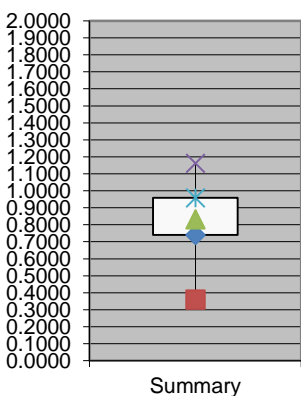
Coefficients (0=Normal Distribution)	
Kurtosis	-0.1117
Skewness	-0.1857
Alt.Cyhelsky's Skew	0.0417
Alt.Pearson's Skew	0.3040

Trending Factors

- 0.85 Target Level
- 0.9986 Factor on Mean
- 1.0207 Factor on Median**
- 1.0079 Factor on Weighted Mean

Normal / Skewed Distribution Evaluation

- 0.0184 Differential Mean to Median
- 25 Number of data points below the mean.
- 23 Number of data points above the mean.
- *Note- # below/above works on data sets up to 5,000 pts.



Ratio Study Notations

- Note that the scatter diagram indicates that a higher rate of time/market trending of sales prices was in order for the ratio studies. If that higher rate were applied it would show that we are even more undervalued than these statistics indicate.
- Regarding the histogram, it is normal to have ratios above 1.00. In fact, if your level of assessment were set based on the median and right at market (1.00) half of your data points would be below 1.00 and half would be above 1.00.
- If you reviewed many histograms from many different jurisdictions you would typically find a larger percentage of ratios over 1.00 and that the top ratios would be far above 1.50.
- It is normal that subsequent to an analysis being done additional information comes to light that changes the validation or verification conclusions of a few sales. This does not invalidate the analysis and ratio studies. This reality is mitigated by the testing for outliers, the focus in the analysis on central tendencies rather than the fringes, and the review of different data groupings and subsets. The mitigation of any potential effect is one of the advantages of mass appraisal.
- Regarding the COD and COV: the numbers listed in the box at the top of the ratio study summary report are guidelines. The COD and COV and associated guidelines help guide your analysis of the market, the valuation models, confidence levels in adjusting values, effects of adjustments and other considerations. They are an indicator of central tendency and not an absolute criteria or test that a study has to meet to be valid. The image below is of the actual table from the IAAO Standard on Ratio Studies-2013.

Table 1-3. Ratio Study Uniformity Standards indicating acceptable general quality*

Type of property—General	Type of property—Specific	COD Range**
Single-family residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2–4 unit family housing	5.0 to 20.0
Income-producing properties	Larger areas represented by large samples	5.0 to 15.0
Income-producing properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant land		5.0 to 25.0
Other real and personal property		Varies with local conditions

- If your ratio study involves a mix of property types it is typical that your CODs and COVs will be higher.

Sales List

This is a list of Qualified Market Sales. (Market Sales for which we have a confirmed price.) The total potential commercial property sales for use in studies for AY2022 was 59.

Parcel Num	Sale Date	Sale Price	Trended SP	AV Total	Number Street	Buyer	Use Type	Neighborhood
4B1701090228	01/10/17	150,000	180,250	172,300	10011 CRAZY HORSE		30	SAFE HARBOR C 24
5B1201060140	01/18/17	1,400,000	1,680,778	1,265,423	5720 CONCRETE WAY	ALCOR LANDS LLC	24	LMNC_C
1C030C280080	01/30/17	930,000	1,114,967	1,050,560	712 W TWELFTH ST	712 W 12TH ST LLC	21	CASH_C
4B1701090223	02/14/17	150,000	179,521	172,300	10011 CRAZY HORSE DR	BENTON AND MEIER M	30	SHRC_C_24
7B0901030071	04/11/17	1,540,000	1,831,103	2,054,226	3161 CHANNEL DR	FRONTIER PROPERTIES	21	TWLKS_C
4B1701090226	04/24/17	130,000	154,339	149,800	10011 CRAZY HORSE DR	PAUL J THOMAS & AM.	30	SHRC_C_24
4B1601050030	06/13/17	104,000	122,749	108,800	2274 INDUSTRIAL		30	RIVERVIEW YACHT C
1C020K01E220	09/07/17	32,000	37,387	26,500	1435 HARBOR		19	AURORA BASIN C 19
1C020K01E230	09/07/17	32,000	37,387	26,500	1435 HARBOR WAY	BLAKE RIDER	19	ABBC_C_19
4B1601010040	09/19/17	750,000	875,000	839,562	2450 INDUSTRIAL BLVD	BAD DOG INVESTMENT	24	MNDP_C
3B1501020030	10/12/17	65,000	75,626	41,200	1669 CREST ST	CITY AND BOROUGH O	24	PINT_C
1C110K150900	12/13/17	160,000	184,778	179,000	125 MILL ST	ALASKA SUSTAINABLE :	30	THNC_C_24
5B15011109B0	12/22/17	300,000	346,083	230,384	2231 JORDAN AVE	TAMAR MARY BOYD	21	JDCC_C_24
1C070K820030	02/02/18	950,000	1,090,389	1,175,611	254 S FRANKLIN ST	TIMOS GIAMAKIDIS & J	20	DWNTN_C
5B1601000023	02/15/18	968,750	1,110,161	868,428	9151 GLACIER HWY	ST VINCENT DEPAUL SC	24	SVLY_C
4B1601080070	03/05/18	73,000	83,473	30,000	2278 INDUSTRIAL		30	P & J BUSINESS C 24
4B2901020010	06/29/18	1,000,000	1,127,361	1,066,665	10200 MENDENHALL LOO	GLACIER NALU LLC	31	AUKM_C
1C020K01G200	07/25/18	27,500	30,903	26,500	1435 HARBOR WAY	WILLIAM J GOERTZEN	19	ABBC_C_19
5B1601140070	08/21/18	240,100	268,912	308,850	9309 GLACIER HWY	RNL LLC	21	PFPC_C_24
5B1501040020	11/16/18	900,000	997,125	745,824	8855 MALLARD ST	GLACIER HOLDINGS LL	24	SVLY_C
5B1201020041	01/15/19	1,780,000	1,957,258	1,481,142	5433 SHAUNE DR	AKBEV GROUP LLC	24	LMNC_C
1C020K01G290	02/28/19	25,000	27,337	26,500	1435 HARBOR		19	AURORA BASIN C 19
1C110K120150	04/01/19	597,938	651,171	505,400	0 MILL ST	M & M TOURS LIMITEE	17	RKDP_C
5B15011103A0	04/02/19	370,000	402,889	341,836	2207 JORDAN AVE	SOUTHEAST ALASKA C	21	JDCC_C_24
1C020K01G280	06/28/19	25,000	26,920	26,500	1435 HARBOR		19	AURORA BASIN C 19
1C070B0N0011	07/01/19	2,300,000	2,475,694	2,122,380	259 S FRANKLIN ST	RBG HOLDINGS LLC	20	DWNTN_C
5B1601140043	07/16/19	145,000	155,774	169,350	9309 GLACIER		21	PROFESSIONAL PLAZ
4B1601050160	07/30/19	115,000	123,322	83,000	2276 INDUSTRIAL BLVD	JUNEAU INTERIORS ST/	30	RVYC_C_24
1C110K120120	10/02/19	378,818	402,862	320,200	0 MILL ST	GASTINEAU GUIDING F	17	RKDP_C
5B1201000060	10/04/19	2,205,832	2,345,228	2,135,104	5245 GLACIER HWY	PETRO 49 INC	24	LMNC_C
5B1201300110	12/24/19	225,000	236,688	274,941	1783 ANKA ST	MICHAEL HULL & ANGI	17	LEMONT CREEK C
4B1701080020	02/13/20	800,000	837,756	565,539	10012 CRAZY HORSE DR	RPA INVESTMENTS	24	MNDP_C
4B1701090056	02/28/20	1,567,000	1,638,995	980,577	10009 CRAZY HORSE DR	R & L LEASING INC	17	MNDP_C
1C110K120140	03/10/20	378,818	395,875	320,200	0 MILL ST	BONNELL DEVELOPME	17	RKDP_C
1C110K120051	03/10/20	612,788	640,380	676,800	0 EASTAUGH WAY	EASTAUGH WAY LLC	17	RKDP_C
1C020K01E300	06/23/20	17,500	18,135	26,500	1435 HARBOR WAY	RESOURCE INC & ROGE	19	ABBC_C_19
7B0901030031	06/25/20	9,744,050	10,095,918	8,344,671	3100 CHANNEL DR	SOUTHEAST ALASKA RE	24	TWLKS_C
5B1201300110	09/24/20	300,000	308,558	274,941	1783 ANKA ST	MICHAEL HULL & ANGI	17	LMNC_C
1C060K010031	10/09/20	20,000,000	20,545,556	7,373,814	0 EGAN DR	NCL (BAHAMAS) LTD	24	DWNTN_C
1C060K660110	10/30/20	1,400,000	1,435,739	1,366,511	711 W WILLOUGHBY A	GOLD LODGE LLC	18	DWNTN_C
5B1401050010	11/03/20	2,009,000	2,059,616	1,482,111	7900 HONSINGER DR	49ER INVESTMENT GRI	17	SVLY_C
4B1701020020	11/17/20	650,000	665,618	538,254	10011 GLACIER HWY	ALASKA ON POINT PRC	24	MNDP_C
5B1201060260	11/23/20	486,000	497,435	274,300	5719 CONCRETE WAY	SETH M KOCH	21	SGEC_C_24
4B1701090218	12/04/20	155,000	158,505	145,000	10011 CRAZY HORSE DR	JEFF CARPENTER & GIN	30	SHRC_C_24
5B15011107E0	12/07/20	340,000	347,603	234,498	2221 JORDAN AVE	FAMILY PROMISE OF JL	21	JDCC_C_24
5B1401050100	12/22/20	479,138	489,253	399,789	0 HONSINGER DR	GSA LLC	17	SVLY_C
5B1201410060	02/05/21	371,000	377,802	302,940	0 COMMERCIAL BLVI	LINKUP ALASKA LLC	17	LMNC_C
4B1601050010	02/09/21	160,000	162,898	108,800	2274 INDUSTRIAL BLVD	SHEILA GOOD & JAMES	30	RVYC_C_24
5B1501050040	05/03/21	1,300,000	1,317,550	1,224,918	8717 MALLARD ST	PETE J THIBODEAU & R	30	SVLY_C
5B15011121E0	05/11/21	325,000	329,243	227,766	2211 JORDAN AVE	STEVEN M TORRENCE	21	JDCC_C_24
1C020K01G280	05/14/21	25,000	25,322	26,500	1435 HARBOR WAY	JAMES L SPRAGUE	19	ABBC_C_19
1C060K700020	06/10/21	430,000	434,897	355,250	607 W SEVENTH ST	JUNEAU ECONOMIC DE	24	DWNTN_C
7B0901040110	06/11/21	3,100,000	3,135,133	2,034,222	3225 HOSPITAL DR	SOUTHEAST ALASKA RE	30	TWLKS_C
4B1701100200	06/11/21	240,000	242,720	187,578	10155 JENSINE ST	KURT S TVENTEN & RU	30	MNDP_C
1C060K700011	06/16/21	680,000	687,518	793,604	612 W WILLOUGHBY A	JUNEAU ECONOMIC DE	21	DWNTN_C
5B1201260020	07/30/21	410,000	413,531	458,493	1995 LEMON CREEK RD	BRYSON REAL ESTATE I	18	LMNC_C
1C020K01E240	09/14/21	29,500	29,679	26,500	1435 HARBOR WAY	ZACH DECKER & ALISH	19	ABBC_C_19
5B1601140092	10/22/21	499,900	501,872	572,050	9309 GLACIER HWY	BLANC DE BLANC PROF	21	PFPC_C_24
1C070A050060	11/24/21	1,250,000	1,252,639	2,547,520	234 SEWARD ST	GOLDSTEIN IMPROVEN	24	DWNTN_C

Review of Particular Sales

Again, the exclusion and inclusion, as done in the analysis, was proper.

Questions & Answers

- Grandfathered Uses – Do they end with the sale of a property?
 - Not necessarily. The rights to a non-conforming use usually transfer with the sale. If a continued use is not permitted it is often considered a “taking” and the property owner must be compensated.
- Highest & Best Use
 - This is a key principle
 - The four “tests” are physical, legal, financial and maximal
 - While some aspects involve legal definitions or financial comparison the interpretation of all of the factors is often very subjective.
- Is there a set format and cap rate for an income approach?
 - There is no one set format when it comes to income approaches. It is common, when used for property tax assessment purposes, that the following expenses are excluded: property taxes, depreciation, debt service, income taxes, capital improvements, owner business expenses and replacement reserves. Those factors can vary considerably from one investor or property owner to another. Excluding them produces a more consistent model that reflects the market overall. Note that items such as the cap rate need to be developed or calibrated for each specific model structure. Different models may arrive at different NOI amounts, different cap rates, different standard expense percentages, etc. due to what income or expenses are included or excluded.
 - For the income approach our model used a cap rate of 6% for AY2021. Our research indicated that an appropriate cap rate would have been 5%. Testing that against local sales and market information that we had available, we found that the 5% would bring us to market and that using 6% produced values in line with the 85% to 90% level of valuation that we were achieving with the ratio study and trending. A cap rate has not been adopted for AY2022 as of the writing of this document.
 - Remember that the cap rate is an inverse number to the value so a higher cap rate results in a lower indicated property value.
- Can a comparable sale be from a different location?
 - Some questions have been asked about Comparables in appraisal and assessed valuation work. First, in utilizing mass appraisal you do not have specifically identified comparables as you would in a classic sales comparison methodology, rather you are looking at all of the sales. That said, there is far more latitude in comparables than is being recognized. Comparable selection is highly subjective and each appraiser will have their own opinion as to which sales are the best comparables. Adjustments are then made to those comparables to “bring them” to the subject’s characteristics. While a residential appraisal for financing, which is the appraisal application that you are probably most familiar with, usually has fairly tight parameters, there actually can be great latitude in the comparable selection. There are many cases where, due to lack of sales, appraisers utilize different types of properties and properties from different neighborhoods, different cities and even different states. The adjustments become even more critical in these cases. Can a property from the valley be utilized in an appraisal for a downtown property? Absolutely, if the appraiser feels that that is the best comparable available. In such a case the locational adjustment would be more critical than if you have a comparable that is only a block away.
- Full Market Value Recommendation to the BOE
 - Normally the Assessor’s Office should recommend full market value to the BOE, however, because we are still working on replacing and/or correcting outdated models we are, for the 2022 appeal process, placing a higher priority on uniformity within existing models rather than uniformity with the whole which is being addressed through separate processes. Therefore, in most cases full market value will be listed but not as our recommended value.

An Example

- Consider a scenario- State law and assessment standards indicate that you should assess all classes of property at similar levels. You are setting assessed values for all commercial property types including retail, offices, and warehouses. All non-commercial property types are at market (100%). You have 50+ sales from all commercial types, clustered fairly tightly, showing an overall ratio for all commercial type properties as being 70%. You have 12 sales of retail properties that are not a real tight cluster but showing that you are 70% of market. You have 6 sales of warehouses that are tightly clustered. They also show that you are at 70% of market. You have no office building sales. All of the subgroups that you have sales for have ratios close to the 70%. State law says that you must place a value on all of these properties. What are you going to do with assessed values for retail properties? What are you going to do with warehouse values? What are you going to do with office building values? Are you going to ignore the evidence and leave the values the same or are you going to apply the best correction that you can? Are you going to change some and not others just because there are fewer sales or no sales for that particular type? If so, what is your justification for treating them differently?

Attachment A: 2022 Assessment Report

The following pages are a copy of the 2022 Assessment Valuations Summary Report (appraisal report).

There is some duplication of information between the Guide and Attachments A and B, however, we felt it was best to present the documents in their entirety. They do both present additional information from the Guide.



Finance
Department
Assessor Division
155 S Seward St.
Juneau AK 99801
(907)586-5215

Assessment Valuations Summary Report

City and Borough of Juneau

For Assessment Year 2022

Assessment Date (Effective Valuation Date): January 1, 2022

2022 Report Date: March 29, 2022

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Introductory Message for 2022

We continue to work on the model specification and calibration for all Juneau commercial properties. We started this with the 2021 values and it will continue for a number of years as a special emphasis. Beyond the special emphasis, valuation model specification and calibration is an annual, ongoing, and perpetual activity.

Commercial property valuations are challenging in Juneau. We are a somewhat isolated market with a limited number of commercial properties available and a fairly low number of sales. The CBJ Assembly has been establishing sales disclosure regulations that hopefully will lead to increased sales data to work with by the end of 2022.

Overall, residential assessed property values increased 9.21% from 2021 to 2022.
Overall, commercial assessed property values increased 2.31% from 2021 to 2022.
Overall, vacant land assessed property value decreased by 0.62% from 2021 to 2022.
Business Personal Property Values increased less than 1% from 2021 to 2022.

Scope

Scope of Work

The valuation of all taxable property within the City and Borough of Juneau (CBJ).

Client & Intended Users

The intended user(s) of this report is the Borough Assessor's Office.

Intended Use

This report is intended for use by the Assessor's Office in the administration of ad valorem property taxation.

It is not intended to serve as an all-encompassing report but as a summary report of the relevant valuations.

Effective Date

The effective date of this report and the associated values is January 1, 2022 for all property types.

For ad valorem tax purposes the Assessor is required by law to annually value all property as of January 1st of each year, at one hundred percent of the true and fair market value.

Identification of Property

The subject properties of this report are all taxable real and personal properties within the City and Borough of Juneau.

Valuation Summary

Assessment Process Overview

Sales Data Procedures

Sales data was gathered and considered through a sales validation and verification process. A sales validation criteria and policy was implemented in 2021 and documented for commercial property for 2022.

For commercial properties the sales utilized for analysis are from the range of January 1, 2017 to December 31, 2021. There were a total of 59 market sales with confirmed sale prices for use in the studies. Counts for additional subsets are included in charts below.

For residential properties the sales utilized for analysis are from the range of January 1, 2019 to December 31, 2021. There were a total of 1,040 qualified sales of residential properties with confirmed sale prices for the main analysis set.

Model Specification & Calibration Procedures

Mass appraisal models utilized in generating values have gone through the processes and Specification and Calibration.

Three Approaches to Value

Cost Approach – is calibrated through trends in costs.

Sales Comparison Approach – utilizes market sales.

Income Approach – utilizes standard rates and/or individual property data.

For many classes of properties our CAMA utilizes a model that is a hybrid of the Cost and Sales Comparison approaches; a Market Adjusted Cost Approach.

Analysis and Valuation Overview

Additional work was done this year on cleaning up the commercial property sales data. There is still more work to be done but good progress was made. After the sales validation process we had 59 qualified sales from the past 5 years with confirmed sale prices for the analysis set. The 59 sales include 8 boathouse sales which were broken out into a separate study and were not included in the main study.

Commercial and residential property levels of assessment are summarized in the table below. The table summarizes the ratios from comparing assessed values to sales. A ratio of 1.00 would be right at market, a ratio under 1.00 indicates that the assessed value is below market value.

<i>Property Class (After Adjustments)</i>	<i>Count</i>	<i>Mean</i>	<i>Median</i>
Commercial Properties Overall (without boathouses)	49	0.8507	0.8265
Residential Properties	1040	0.9752	0.9748

Residential

The residential market increased in value throughout 2021 with increased prices for single family homes, attached homes, and residential condos. A table summarizing residential values is below.

Property Type	2019 Median Sale Price	2020 Median Sale Price	2021 Median Sale Price
Single Family Homes	\$415,000	\$442,000	\$481,400
Attached Homes	\$310,000	\$332,700	\$362,500
Residential Condos	\$232,500	\$228,900	\$240,000

Summary of Performance Tests and Measures (Statistics)

Commercial

Summary of Performance Tests and Measures (Statistics) Commercial

Ratios, COD, & COV

The table below shows our starting and ending ratios for various classes of property. It is followed by two summary reports showing statistics for the starting and ending points for assessment year 2022.

Ratios	Count	Mean		Median		Notations
		Starting	Ending	Starting	Ending	
Commercial- Overall (No Boathouses)	50/49	0.8187	0.8507	0.8057	0.8265	
Commercial- Improved	40		0.8404		0.8529	This breakdown was not included in the starting set.
Commercial- Vacant (Land)	10		0.8426		0.8053	This breakdown was not included in the starting set.
Commercial- Downtown (No Boathouses or Rock Dump Area)	6/6	0.9864	0.9164	0.9662	0.9494	Change is partially due to change in captured sales and outlier designations.
Commercial- Rock Dump area	4/4	0.6364	0.8592	0.5939	0.8018	
Commercial- Boathouses	7/7	0.9822	0.9569	0.9891	0.9636	

COD & COV (Measurements of Assessment Uniformity)	Count	COD		COV		Notations
		Starting	Ending	Starting	Ending	
Commercial- Overall (No Boathouses)	50/49	19.9792	17.4590	24.1573	21.1151	Note the 2.5% improvement in COD. This is a good COD for a sample with varied property types.
Commercial- Improved	40		18.7109		23.7267	This breakdown was not included in the starting set.
Commercial- Vacant (Land)	10		14.4455		19.1771	This breakdown was not included in the starting set.
Commercial- Downtown (No Boathouses or Rock Dump Area)	6/6	10.5249	22.3959	13.3208	33.7287	Change is due to change in captured sales and outlier designations.
Commercial- Rock Dump area	4/4	12.3297	12.3285	15.4194	15.4199	
Commercial- Boathouses	7/7	9.3722	9.3722	11.1691	11.1691	

5

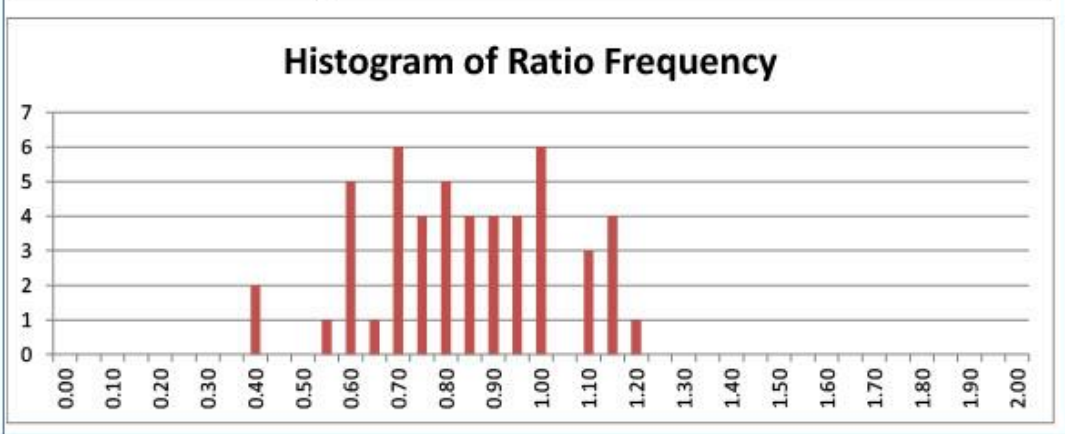
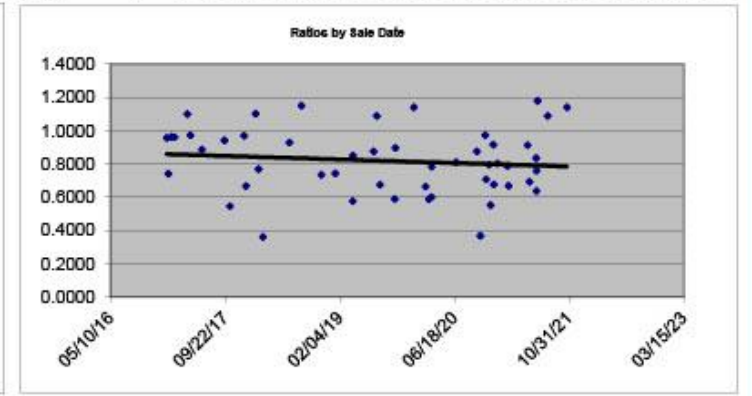
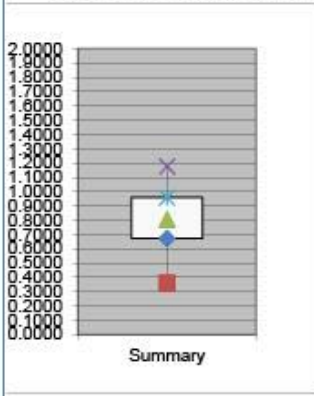
Commercial

This summary report shows statistics from the starting point for assessment year 2022.

AY2022- Com- Starting Point V3- at 20220223b- All No 19s 532 Trend Summary Report Before Calibration

<u>Statistics</u>		IAAO Standards for COD	
50	Count (Number of Records with Ratio)	SFR	15.0 or less
0.3594	Minimum Ratio	SFR-newer/homog	10.0 or less
1.1779	Maximum Ratio	Income Properties	20.0 or less
0.8185	Range	Income-Urban area	15.0 or less
		Vacant Land	20.0 or less
0.8187	Mean (This is the average ratio for your sample.)	Coefficients (0=Normal Distribution)	
0.8057	Median (This is the mid-point value for your sample. Preferred measure of central tendency.)	Kurtosis	-0.3459
0.6837	Weighted Mean	Skewness	-0.1410
1.9165	Sum of the Square of Deviations	Alt.Cyhelsky's Skew	0.0400
0.1610	AAD	Alt.Pearson's Skew	0.1964
0.1978	Standard Deviation		
19.9792	COD (Good indicator of confidence level.)		
24.1573	COV		
1.1973	PRD- Price-Related or Factor Differential (PRD s/b between 0.98 & 1.03, IAAO) (PRD over 1=Regressive)		

<u>Trending Factors</u>	<u>Normal / Skewed Distribution Evaluation</u>
1.00 Target Level	-0.0129 Differential Mean to Median
1.2215 Factor on Mean	26 Number of data points below the mean.
1.2411 Factor on Median	24 Number of data points above the mean.
1.4625 Factor on Weighted Mean	*Note- # below/above works on data sets up to 5,000 pts.



Commercial

This second summary report shows the statistics after calibrating the values for 2022.

AY2022- Com- After Adj- V4- 20220307a- All No 19s Trended Summary Report		IAAO Standards for COD	
Statistics		SFR	15.0 or less
49	Count (Number of Records with Ratio)	SFR-newer/homog	10.0 or less
0.3594	Minimum Ratio	Income Properties	20.0 or less
1.1616	Maximum Ratio	Income-Urban area	15.0 or less
0.8022	Range	Vacant Land	20.0 or less
0.8507	Mean (This is the average ratio for your sample.)	Coefficients (0=Normal Distribution)	
0.8265	Median (This is the mid-point value for your sample. Preferred measure of central tendency.)	Kurtosis	#DIV/0!
0.8398	Weighted Mean	Skewness	#DIV/0!
1.5487	Sum of the Square of Deviations	Alt.Cyhelsky's Skew	0.0612
0.1443	AAD	Alt.Pearson's Skew	0.4033
0.1796	Standard Deviation		
17.4590	COD (Good indicator of confidence level.)		
21.1151	COV		
1.0130	PRD- Price-Related or Factor Differential (PRD s/b between 0.98 & 1.03, IAAO) (PRD over 1=Regressive)		
Trending Factors		Normal / Skewed Distribution Evaluation	
1.00 Target Level		-0.0241 Differential Mean to Median	
1.1755 Factor on Mean		26 Number of data points below the mean.	
1.2099 Factor on Median		23 Number of data points above the mean.	
1.1908 Factor on Weighted Mean		*Note- # below/above works on data sets up to 5,000 pts.	

Summary

Ratios by Sale Date

Histogram of Ratio Frequency

Please note one correction. After the close of the analysis and the sending of assessment notices but before the printing of this report it was discovered that one of the Qualified Market Sales was actually not an arms-length transaction. We reviewed the analysis to gauge the impact and found that removal of the sale only affected the statistical measures by a few thousandths of a percent and would not have led to any different conclusions on the changes to value for AY2022. The chart below illustrates the impact based on one of the analysis subsets, the overall commercial class without boathouses.

	Number of Sales	Mean	Median	COD	COV	PRD
Initial Study	49	0.85 (0.8507)	0.83 (0.8265)	17.4590	21.1151	1.0130
Without 7B0901030031	48	0.85 (0.8512)	0.83 (0.8328)	17.6308	21.3218	1.0093

Commercial

Market Trend

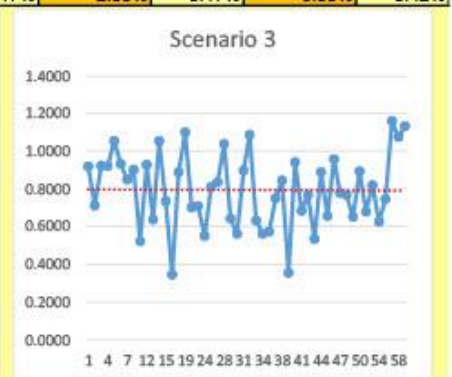
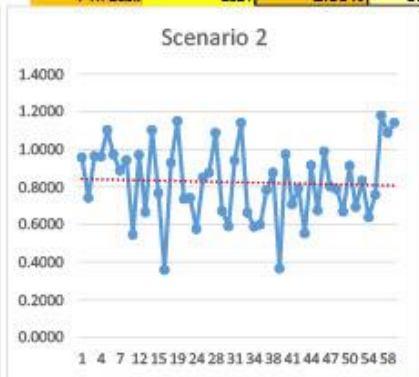
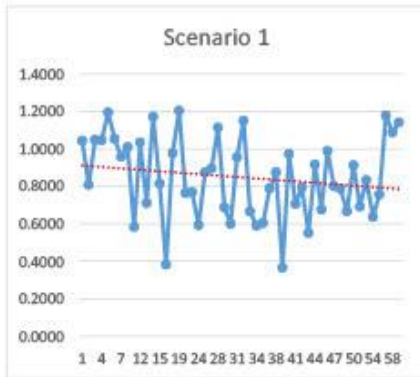
For Market Trend we reviewed the sales from the past 5 years and again tested various trend rates. We applied a trend of 5% for 2017, 2018 and 2019; a trend of 3% for 2020 and a trend of 2% for 2021. The middle “Scenario 2” in the chart below illustrates that trending. The trending that we applied was, once again, a conservative trending. The indicated actual market trend is 5% for each of the 5 years.

To maintain the same assessment level for commercial property we would have had to apply a 5% increase across the board. Applying an overall increase of 2% is more conservative and as a result we fell behind the market a little more and ended up with a lower level of assessment. However, while being more conservative increases the inequity between the residential and commercial classes of property, after partially closing that gap last year, our focus this year was to try to bring more equity into the commercial subclasses. We appear to have achieved that. (Refer to the chart in the “Overview Reconciliation & Conclusions” section.)

In the charts below, the three sales with high ratios in the last 6 months are high not because of a market change but because of other known issues with those sales. Also note that no trending was applied when we were analyzing the boathouse class of properties.

- Scenario 1 shows the results of a more minimal 2% per year with the downward trend line indicating that the market increase is higher than the 2%.
- Scenario 2 shows the results of the rates that we applied. The downward trend line indicates that while this trending is closer to market it is still less than market.
- Scenario 3 shows the results of the 5% per year. The trend line shows that the 5% is slightly less than but very close to market.

		Scenario 1	Scenario 2	Scenario 3
5 Yr. Back	2017	2.00%	0.17%	5.00%
4 Yr. Back	2018	2.00%	0.17%	5.00%
3 Yr. Back	2019	2.00%	0.17%	5.00%
2 Yr. Back	2020	2.00%	0.17%	3.00%
1 Yr. Back	2021	2.00%	0.17%	2.00%



Commercial

Data Set Counts

The following chart shows the dataset counts by Class and/or Subgroup.

Dataset Counts

Note that most of these counts are after the removal of any sales that were indicated as an outlier by IAAO standards. The calculation for whether or not a sale is an outlier is done on a per dataset basis. So, a particular sale may be considered an outlier in one set and not an outlier in another. Therefore, the counts below may not mathematically add up even though they are correct for the particular set or subset. Also, the numbers can change from one version of a dataset to another and from the starting point to the ending point as refinements are made to the sales data.

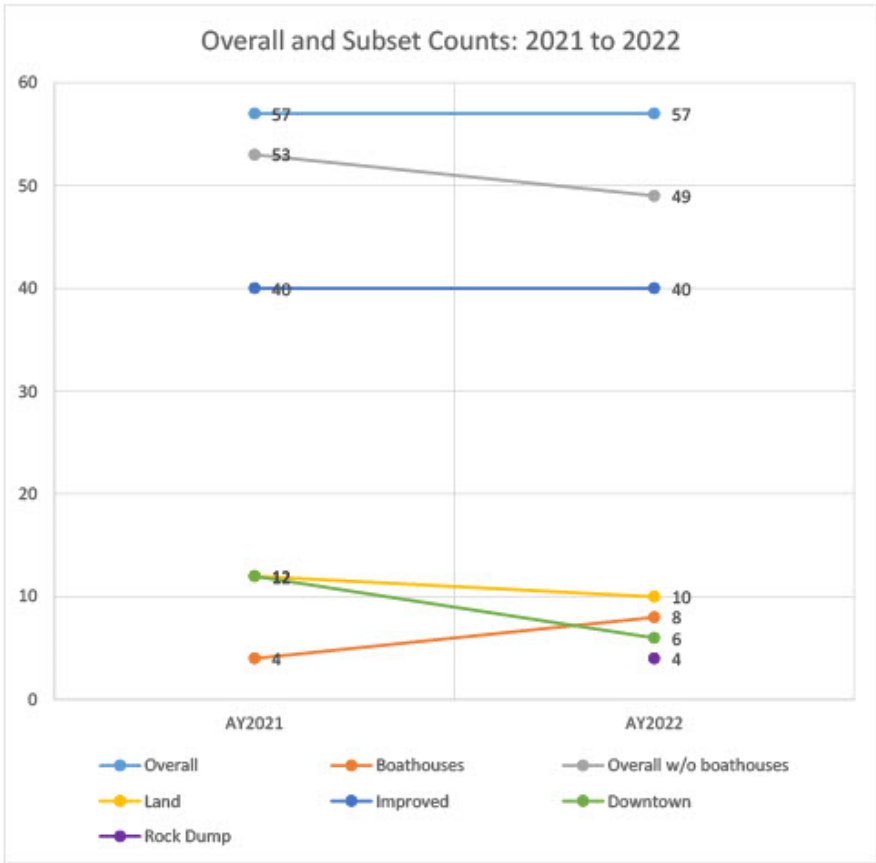
Counts of Sales Used in Ratio Studies After Removal of Outliers

Commercial

Class / Subgroup

Overall
Boathouses
Overall w/o boathouses
Land
Improved
Downtown
Rock Dump

Table with 3 columns: Class / Subgroup, Starting Point (AY2021, AY2022), and Ending Point (AY2021, AY2022). Rows include Overall, Boathouses, Overall w/o boathouses, Land, Improved, Downtown, and Rock Dump.



See Addendum B for explanation of various count changes.

Outlier Explanation

Whether or not a sale is a market sale is dependent on the circumstances or conditions of the sale and applies across the different studies. Whether or not a sale is an outlier is dependent on the dataset being studied and can change from one dataset or study to another.

We use the following definition for determining if a sale is an outlier. Any sale that is more than 1.5 times outside the IQR (Interquartile Range), either above or below, is considered a "Standard Outlier" and any sale that is more than 3 times outside the IQR is considered an "Extreme Outlier." This is based off of the following definition of an outlier from Appendix B of the IAAO Standard on Ratio Studies: "The term outlier is often associated with ratios that fall outside 1.5 multiplied by the IQR. A factor of 3.0 X IQR often is chosen to identify extreme outliers."

For each study a decision must be made whether or not to include outliers. As a general rule outliers are not included in normal studies but may be included in a special study such as where you are specifically looking at the impact of the outliers.

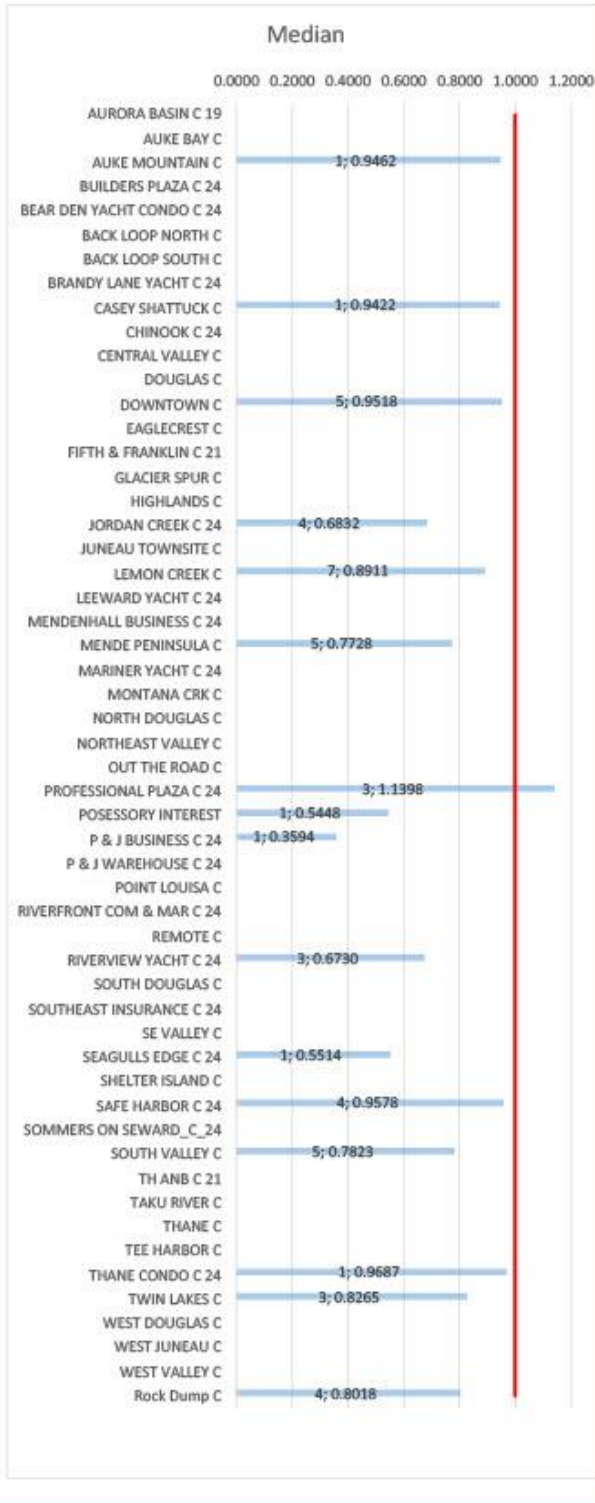
Neighborhood Statistics

The following tabular data and chart show the medians by neighborhood for the commercial properties.

Commercial

Commercial Neighborhood Summary

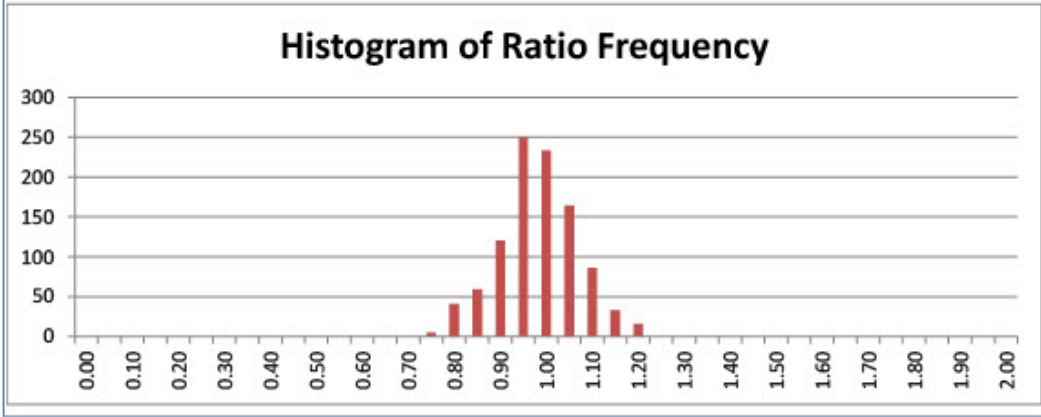
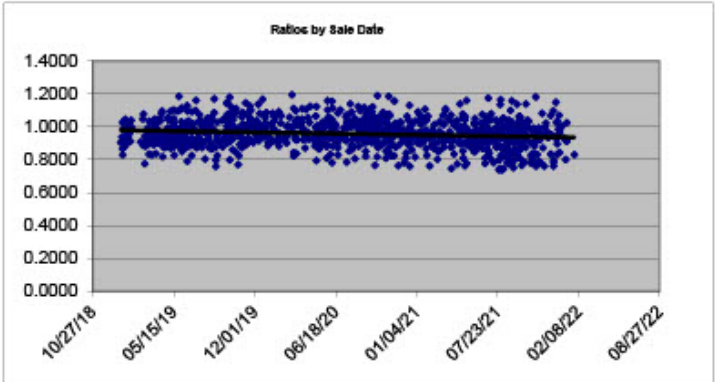
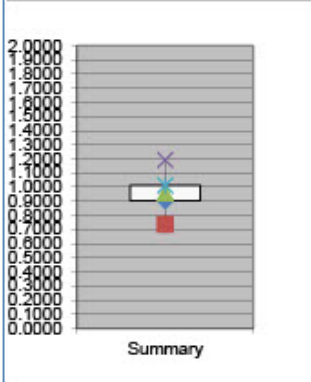
Neighborhood	Count	Median
AURORA BASIN C 19		
AUKE BAY C		
AUKE MOUNTAIN C	1	0.9462
BUILDERS PLAZA C 24		
BEAR DEN YACHT CONDO C 24		
BACK LOOP NORTH C		
BACK LOOP SOUTH C		
BRANDY LANE YACHT C 24		
CASEY SHATTUCK C	1	0.9422
CHINOOK C 24		
CENTRAL VALLEY C		
DOUGLAS C		
DOWNTOWN C	5	0.9518
EAGLECREST C		
FIFTH & FRANKLIN C 21		
GLACIER SPUR C		
HIGHLANDS C		
JORDAN CREEK C 24	4	0.6832
JUNEAU TOWNSITE C		
LEMON CREEK C	7	0.8911
LEEWARD YACHT C 24		
MENDENHALL BUSINESS C 24		
MENDE PENINSULA C	5	0.7728
MARINER YACHT C 24		
MONTANA CRK C		
NORTH DOUGLAS C		
NORTHEAST VALLEY C		
OUT THE ROAD C		
PROFESSIONAL PLAZA C 24	3	1.1398
POSESSORY INTEREST	1	0.5448
P & J BUSINESS C 24	1	0.3594
P & J WAREHOUSE C 24		
POINT LOUISA C		
RIVERFRONT COM & MAR C 24		
REMOTE C		
RIVERVIEW YACHT C 24	3	0.6730
SOUTH DOUGLAS C		
SOUTHEAST INSURANCE C 24		
SE VALLEY C		
SEAGULLS EDGE C 24	1	0.5514
SHELTER ISLAND C		
SAFE HARBOR C 24	4	0.9578
SOMMERS ON SEWARD_C_24		
SOUTH VALLEY C	5	0.7823
TH ANB C 21		
TAKU RIVER C		
THANE C		
TEE HARBOR C		
THANE CONDO C 24	1	0.9687
TWIN LAKES C	3	0.8265
WEST DOUGLAS C		
WEST JUNEAU C		
WEST VALLEY C		
Rock Dump C	4	0.8018



Summary of Performance Tests and Measures (Statistics) Residential

This summary report shows statistics for residential properties from the starting point for assessment year 2022 showing a mean of 0.9570 and a median of 0.9565.

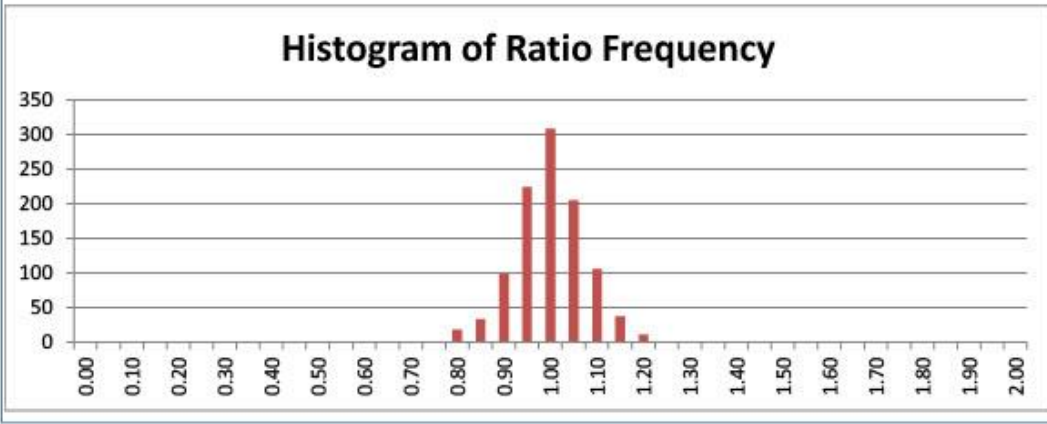
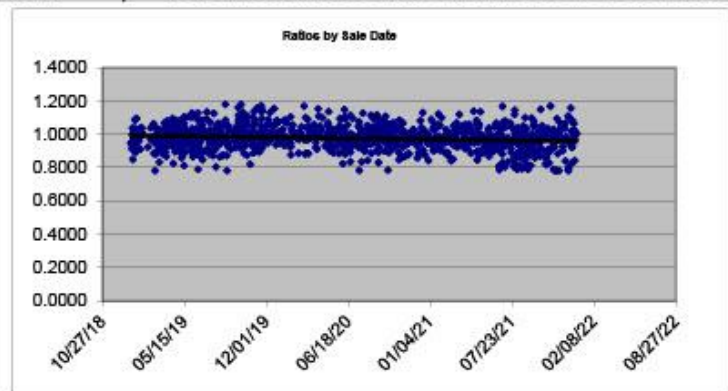
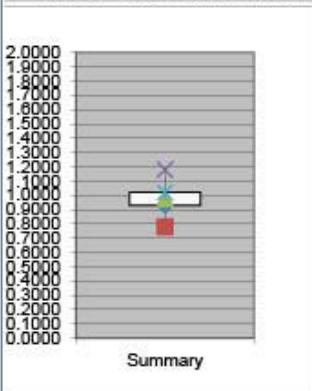
AY2022- Residential Starting Point, Trended Summary Report		
Statistics		
Current		
1007	Count (Number of Records with Ratio)	
0.7360	Minimum Ratio	
1.1930	Maximum Ratio	
0.4570	Range	
0.9570	Mean (This is the average ratio for your sample.)	
0.9565	Median (This is the mid-point value for your sample. Preferred measure of central tendency.)	
0.9616	Weighted Mean	
7.2748	Sum of the Square of Deviations	
0.0671	AAD	
0.0850	Standard Deviation	
7.0134	COD (Good indicator of confidence level.)	
8.8855	COV	
0.9953	PRD- Price-Related or Factor Differential (PRD s/b between 0.98 & 1.03, IAAO) (PRD over 1=Regressive)	
		IAAO Standards for COD
		SFR 15.0 or less
		SFR-newer/homog 10.0 or less
		Income Properties 20.0 or less
		Income-Urban area 15.0 or less
		Vacant Land 20.0 or less
		Coefficients (0=Normal Distribution)
		Kurtosis #DIV/0!
		Skewness #DIV/0!
		Alt.Cyhelsky's Skew 0.0050
		Alt.Pearson's Skew 0.0177
Trending Factors		Normal / Skewed Distribution Evaluation
0.85	Target Level	-0.0005 Differential Mean to Median
0.8882	Factor on Mean	506 Number of data points below the mean.
0.8886	Factor on Median	501 Number of data points above the mean.
0.8839	Factor on Weighted Mean	*Note- # below/above works on data sets up to 5,000 pts.



This second summary report shows the statistics for residential properties after calibrating the values for assessment year 2022 showing a mean of 0.9752 and median of 0.9748.

AY2022- Residential, After Adjustments, Trended Summary Report		IAAO Standards for COD	
Statistics		SFR	15.0 or less
Current		SFR-newer/homog	10.0 or less
1040	Count (Number of Records with Ratio)	Income Properties	20.0 or less
0.7792	Minimum Ratio	Income-Urban area	15.0 or less
1.1807	Maximum Ratio	Vacant Land	20.0 or less
0.4015	Range		
0.9752	Mean (This is the average ratio for your sample.)	Coefficients (0=Normal Distribution)	
0.9748	Median (This is the mid-point value for your sample. Preferred measure of central tendency.)	Kurtosis	#DIV/0!
0.9751	Weighted Mean	Skewness	#DIV/0!
5.5631	Sum of the Square of Deviations	Alt.Cyhelsky's Skew	0.0096
0.0567	AAD	Alt.Pearson's Skew	0.0173
0.0732	Standard Deviation		
5.8171	COD (Good indicator of confidence level.)		
7.5035	COV		
1.0001	PRD- Price-Related or Factor Differential		
	(PRD s/b between 0.98 & 1.03, IAAO)		
	(PRD over 1=Regressive)		

Trending Factors	Normal / Skewed Distribution Evaluation
0.85 Target Level	-0.0004 Differential Mean to Median
0.8716 Factor on Mean	525 Number of data points below the mean.
0.8720 Factor on Median	515 Number of data points above the mean.
0.8717 Factor on Weighted Mean	*Note- # below/above works on data sets up to 5,000 pts.



Overview Reconciliation & Conclusions

Note that this is an overview of the reconciliation and conclusions. Much deliberation and review occurs within the analysis process that cannot be captured here.

If we were a larger jurisdiction with thousands of sales and hundreds of sales in particular subsets, then we could make more precise changes to correct the imbalance between residential and commercial properties.

Over the next few years we will continue to work to:

- Bring more uniformity between the commercial and residential property classes
- Bring more uniformity between the commercial subclasses
- Correct the imbalance in the distribution of the value between the land component and the building component(s).

We took a first step in this process with the Assessment Year 2021 values. In Assessment Year 2022 we are applying a smaller overall increase but are also making increases and decreases to bring more uniformity between commercial classes. The subsets receiving additional adjustment include the Rock Dump area, the Downtown area, warehouse condominiums and the boathouses. The work to bring all commercial properties closer to market, to bring more parity to residential and commercial properties and to bring more uniformity between commercial classes will continue.

The adjustments being applied to commercial properties this year will result in:

- a 2% increase overall
- a 2% decrease to downtown commercial properties
- a 2% decrease to boathouses
- no change to warehouse condominiums
- a 35% increase to Rock Dump area land and a 2% increase to Rock Dump building values.

Note that the decrease to downtown commercial properties was applied even though those properties were not overvalued. It was applied in our effort to improve the uniformity of commercial subgroup valuation levels.

Submarkets, Stratifications and Characteristics Adjustments Commercial Properties

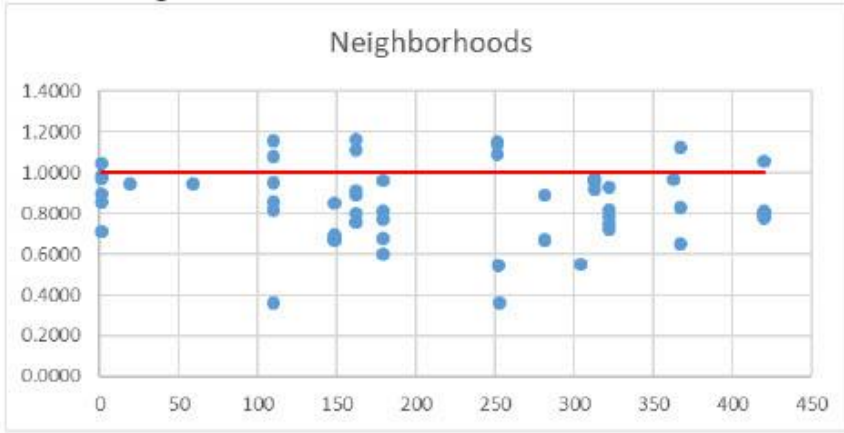
In doing the analysis we looked at subtypes or submarkets to determine if any type of property needed to be excluded from the general adjustment. Influences that we looked at included date ranges, price ranges, property types/use classifications and market areas (neighborhoods). We hope to add more categories back into the mix next year including service areas, zoning, land grade, acreage size, building size and other feature adjustment categories.

In looking at market areas, special attention was paid to the downtown area in 2020 and in 2021, as it would seem that they would be most impacted by the Covid restrictions. A graph of market areas (neighborhoods) was presented above. There were only 4 market areas for which we had 5 or more sales. There was only 1 neighborhood with a ratio over 1.00 and that was based on 3 sales. That neighborhood is a known challenge and is slated for a new valuation model as the properties in that neighborhood were originally valued on an allocation basis.

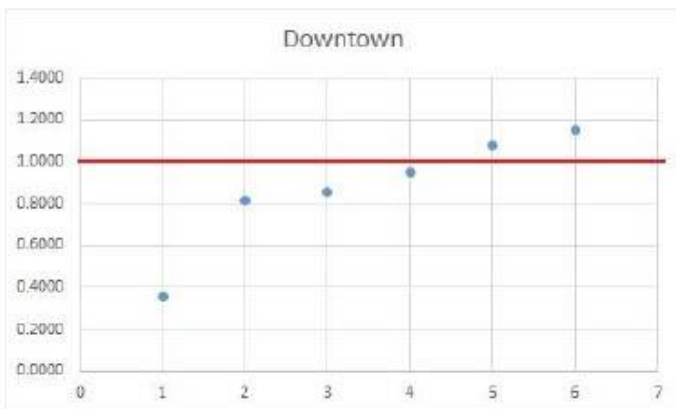
The following charts are from the audit analysis AFTER the calibration adjustments. They include scatter diagrams for market areas (neighborhoods) and/or other select subgroups that had 5 or more sales.

The scatter diagram below shows the distribution of ratios by neighborhood, with each column being a separate neighborhood. The numbers along the horizontal (x) axis are neighborhood code numbers. The red line is the target of market value.

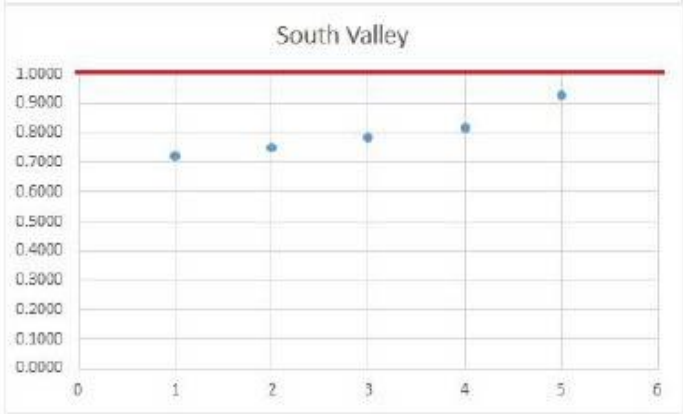
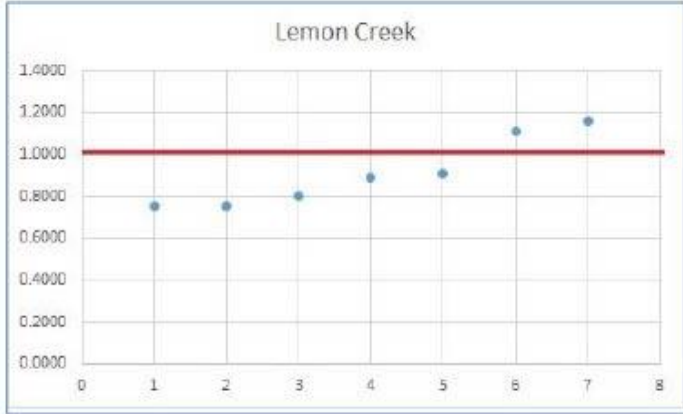
Commercial



The following scatter diagrams show the distribution of the ratios within particular neighborhoods. The numbers in the horizontal (x) axis of these diagrams is simply a sale count number and they are arrayed in ratio order.



Commercial



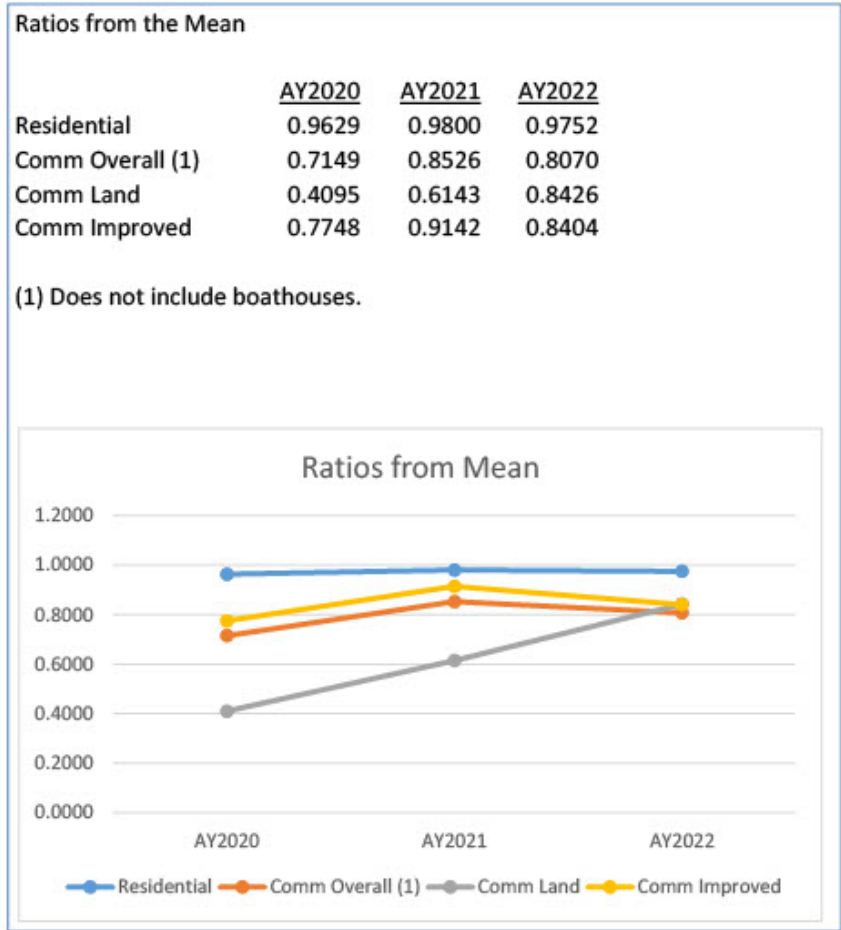
The chart below shows the ratios for the entire data set after the adjustments. The red horizontal line indicates market.

Commercial



The chart below shows the change from 2020 to 2022.

Commercial & Residential



Commercial Market Information

The following chart shows the number of sales per year in three groups- total transactions, market sales and market sales for which we know the sales price. You can see that in spite of the pandemic the sales volume held steady in 2020 and actually increased in 2021. You can also see that in spite of the ordinance requiring disclosure of sales prices, for commercial sales we actually received prices on a lower number and a lower percentage of sales in 2021 compared to 2020.

Commercial

Year	2016	2017	2018	2019	2020	2021
Total Transactions	56	69	70	65	61	74
Market Sales	40	59	49	46	42	62
Market with Price	12	13	8	11	16	13

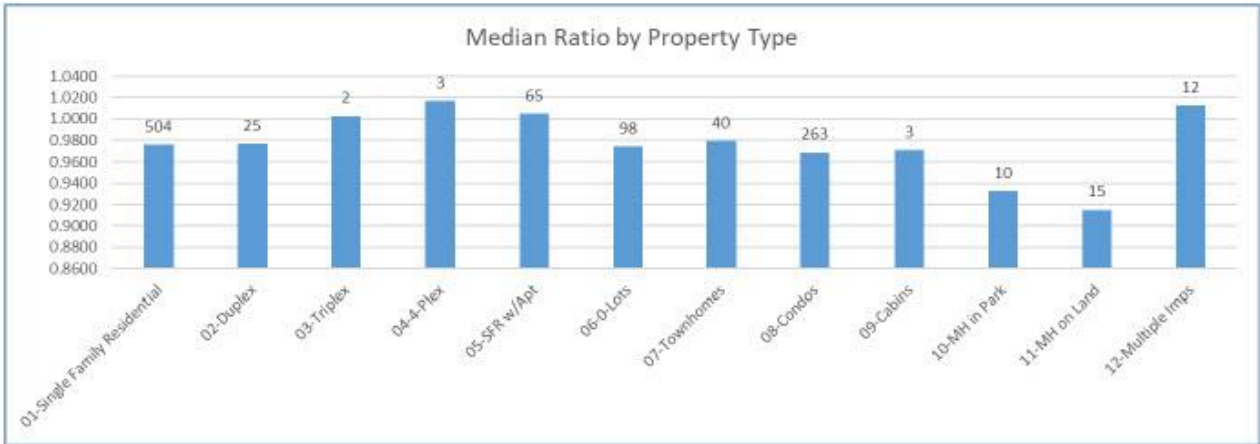


Residential

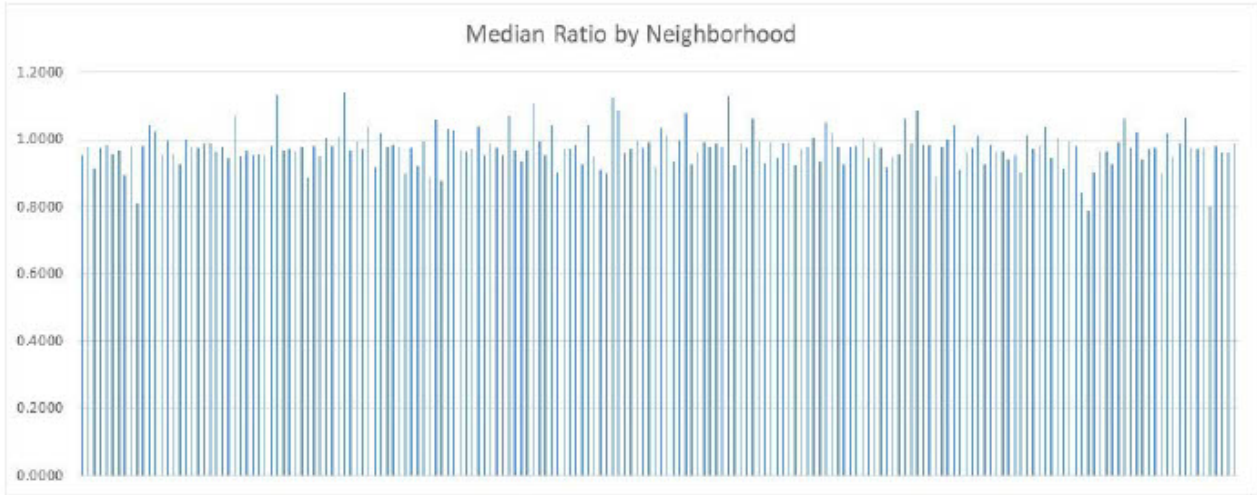
Residential

The following charts are from the audit analysis AFTER the calibration adjustments.

These charts show median assessed value to sales (a/s) ratios and median sales prices. On the median ratio chart the number above the column is the number of qualified market sales in that group.

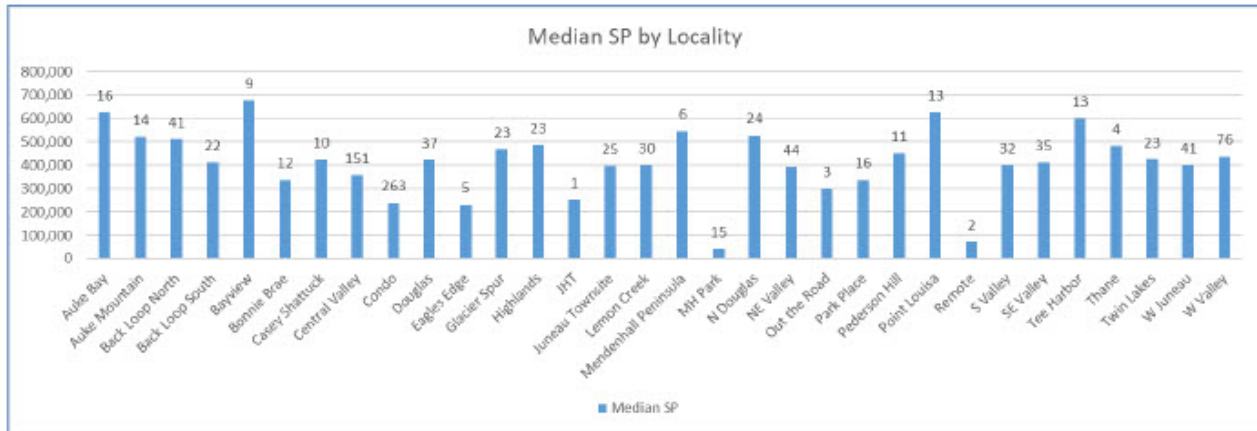
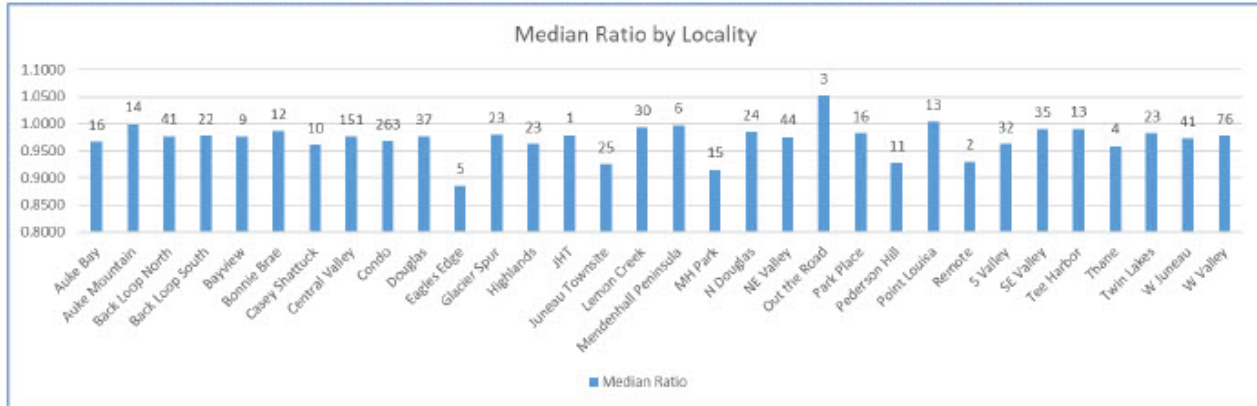


Residential



Neighborhoods with a ratio over one did not have enough qualified market sales to provide a basis for additional adjustment.

Again, the number above the column is the number of qualified market sales in that group.



Residential

The chart below shows the percent change of assessed values per building type from 2021 to 2022.

Description	2021 AV *	2022 AV *	% Change *	Count
01-Single Family Residence	\$ 408,850	\$ 446,850	8.4%	4986
02-Duplex	\$ 444,300	\$ 484,500	8.7%	299
03-Triplex	\$ 465,500	\$ 518,800	10.9%	43
04-4-Plex	\$ 553,800	\$ 596,300	8.3%	107
05-SFR w/ Apt	\$ 521,200	\$ 577,700	9.4%	789
06-Zero-lot	\$ 305,400	\$ 329,900	7.9%	885
07-Townhouse	\$ 318,550	\$ 349,750	8.9%	192
08-Condo	\$ 221,700	\$ 232,100	6.7%	1284
09-Cabin	\$ 91,800	\$ 91,800	0.0%	187
10-MH on Land	\$ 191,500	\$ 204,550	1.2%	224
11-MH in Park	\$ 35,200	\$ 36,950	4.3%	958
12-Multiple Improvement	\$ 571,700	\$ 627,000	8.6%	193
17-Vacant Land	\$ 121,500	\$ 121,000	0.0%	1248
AV = Assessed value				
* indicates median value				

Residential Comments

- Building cost increases were applied to the residential building components.
- After the building cost increases were applied the values were re-analyzed against sales on a neighborhood basis.
- Residential property values increased across the board due to a strong residential market in Juneau.

General Reconciliation & Conclusions Summary

After consideration of the data, the various models, and the performance measurements and tests, we have applied the changes to the assessed values for 2022 as indicated by market sales as outlined in the above sections.

All three approaches were considered for all properties. Similar appraisal methodologies were applied to similarly classed properties in order to promote equity and uniformity. For some classes of properties one or more of the approaches were not given significant weight. Additional information in this regard can be found in the supporting documentation.

Statements & Definitions

Type and Definition of Value (Interest Being Appraised)

The value being assessed is fee simple ownership interest at 100% of market value as of the effective date. Market value is the amount of money a willing buyer, not obligated to purchase, would pay and a willing seller, not obligated to sell, would accept for a property.

Highest and Best use Definition

A property's use may or may not represent its highest and best use. The highest and best use is the most profitable use given the probable legal, physical, and financial constraints.

Statement of Assumptions and Limiting Conditions

1. This report and the associated assessed values are intended for ad valorem taxation purposes and may not be applicable for any other use.
2. The following are general statements. Records pertaining to individual properties may list specific exceptions.
3. It is assumed that:
 - Title is free and clear.
 - There are no encroachments.
 - There are no hidden defects or conformity issues.
 - There is no contamination or hazardous materials present.
4. Property attributes observed upon exterior inspection are assumed to be representative of interior attributes when interior inspections were not feasible.

Certification Statement

I certify that, to the best of my knowledge and belief:

- 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 limiting conditions, and are the personal, impartial, and unbiased professional analyses, opinions and conclusions of the Assessor's Office.
- I and the Assessor's Office staff have no present or prospective interest in the property that is the subject of this report except any personal real estate holdings we may have within the borough. No individual inspected their own property.
- We have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions and conclusions were developed, and the report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- We have made a personal inspection of the properties that are the subject of this report as outlined in our revaluation plan.
- The Assessor's Office staff provided significant mass appraisal assistance to the person (the Assessor) signing this certification.



Mary Hammond, City and Borough of Juneau Assessor

Addendum A – Commercial Sales List

This is a list of Qualified Market Sales. (Market Sales for which we have a confirmed price.) The total potential sales for use in studies for AY2022 was 59.

Commercial

Parcel Num	Sale Date	Sale Price	Trended SP	AV Total	Number	Street	Buyer	Use Type	Neighborhood
4B1701090228	01/10/17	150,000	180,250	172,300	10011	CRAZY HORSE		30	SAFE HARBOR C 24
5B1201060140	01/18/17	1,400,000	1,680,778	1,265,423	5720	CONCRETE WAY	ALCOR LANDS LLC	24	LMNC_C
1C030C280080	01/30/17	930,000	1,114,967	1,050,560	712	W TWELFTH ST	712 W 12TH ST LLC	21	CASH_C
4B1701090223	02/14/17	150,000	179,521	172,300	10011	CRAZY HORSE DR	BENTON AND MEIER M	30	SHRC_C_24
7B0901030071	04/11/17	1,540,000	1,831,103	2,054,226	3161	CHANNEL DR	FRONTIER PROPERTIES	21	TWLKS_C
4B1701090226	04/24/17	130,000	154,339	149,800	10011	CRAZY HORSE DR	PAUL J THOMAS & AM.	30	SHRC_C_24
4B1601050030	06/13/17	104,000	122,749	108,800	2274	INDUSTRIAL		30	RIVERVIEW YACHT C
1C020K01E220	09/07/17	32,000	37,387	26,500	1435	HARBOR		19	AURORA BASIN C 19
1C020K01E230	09/07/17	32,000	37,387	26,500	1435	HARBOR WAY	BLAKE RIDER	19	ABBC_C_19
4B1601010040	09/19/17	750,000	875,000	839,562	2450	INDUSTRIAL BLVD	BAD DOG INVESTMENT	24	MNDP_C
3B1501020030	10/12/17	65,000	75,626	41,200	1669	CREST ST	CITY AND BOROUGH O	24	PINT_C
1C110K150900	12/13/17	160,000	184,778	179,000	125	MILL ST	ALASKA SUSTAINABLE :	30	THNC_C_24
5B1501110980	12/22/17	300,000	346,083	230,384	2231	JORDAN AVE	TAMAR MARY BOYD	21	JDCC_C_24
1C070K820030	02/02/18	950,000	1,090,389	1,175,611	254	S FRANKLIN ST	TIMOS GIAMAKIDIS & J	20	DWNTN_C
5B1601000023	02/15/18	968,750	1,110,161	868,428	9151	GLACIER HWY	ST VINCENT DEPAUL SC	24	SVLY_C
4B1601080070	03/05/18	73,000	83,473	30,000	2278	INDUSTRIAL		30	P & J BUSINESS C 24
4B2901020010	06/29/18	1,000,000	1,127,361	1,066,665	10200	MENDENHALL LOO	GLACIER NALU LLC	31	AUKM_C
1C020K01G200	07/25/18	27,500	30,903	26,500	1435	HARBOR WAY	WILLIAM J GOERTZEN	19	ABBC_C_19
5B1601140070	08/21/18	240,100	268,912	308,850	9309	GLACIER HWY	RNL LLC	21	PFPC_C_24
5B1501040020	11/16/18	900,000	997,125	745,824	8855	MALLARD ST	GLACIER HOLDINGS LL	24	SVLY_C
5B1201020041	01/15/19	1,780,000	1,957,258	1,481,142	5433	SHAUNE DR	AKBEV GROUP LLC	24	LMNC_C
1C020K01G290	02/28/19	25,000	27,337	26,500	1435	HARBOR		19	AURORA BASIN C 19
1C110K120150	04/01/19	597,938	651,171	505,400	0	MILL ST	M & M TOURS LIMITEE	17	RKDP_C
5B15011103A0	04/02/19	370,000	402,889	341,836	2207	JORDAN AVE	SOUTHEAST ALASKA CI	21	JDCC_C_24
1C020K01G280	06/28/19	25,000	26,920	26,500	1435	HARBOR		19	AURORA BASIN C 19
1C070B0N0011	07/01/19	2,300,000	2,475,694	2,122,380	259	S FRANKLIN ST	RBG HOLDINGS LLC	20	DWNTN_C
5B1601140043	07/16/19	145,000	155,774	169,350	9309	GLACIER		21	PROFESSIONAL PLAZ
4B1601050160	07/30/19	115,000	123,322	83,000	2276	INDUSTRIAL BLVD	JUNEAU INTERIORS ST	30	RVYC_C_24
1C110K120120	10/02/19	378,818	402,862	320,200	0	MILL ST	GASTINEAU GUIDING P	17	RKDP_C
5B1201000060	10/04/19	2,205,832	2,345,228	2,135,104	5245	GLACIER HWY	PETRO 49 INC	24	LMNC_C
5B1201300110	12/24/19	225,000	236,688	274,941	1783	ANKA		17	LEMON CREEK C
4B1701080020	02/13/20	800,000	837,756	565,539	10012	CRAZY HORSE DR	RPA INVESTMENTS	24	MNDP_C
4B1701090056	02/28/20	1,567,000	1,638,995	980,577	10009	CRAZY HORSE DR	R & L LEASING INC	17	MNDP_C
1C110K120140	03/10/20	378,818	395,875	320,200	0	MILL ST	BONNELL DEVELOPME	17	RKDP_C
1C110K120051	03/10/20	612,788	640,380	676,800	0	EASTAUGH WAY	EASTAUGH WAY LLC	17	RKDP_C
1C020K01E300	06/23/20	17,500	18,135	26,500	1435	HARBOR WAY	RESOURCE INC & ROGE	19	ABBC_C_19
7B0901030031	06/25/20	9,744,050	10,095,918	8,344,671	3100	CHANNEL DR	SOUTHEAST ALASKA RE	24	TWLKS_C
5B1201300110	09/24/20	300,000	308,558	274,941	1783	ANKA ST	MICHAEL HULL & ANGI	17	LMNC_C
1C060K010031	10/09/20	20,000,000	20,545,556	7,373,814	0	EGAN DR	NCL (BAHAMAS) LTD	24	DWNTN_C
1C060K660110	10/30/20	1,400,000	1,435,739	1,366,511	711	W WILLOUGHBY A	GOLD LODGE LLC	18	DWNTN_C
5B1401050010	11/03/20	2,009,000	2,059,616	1,482,111	7900	HONSINGER DR	49ER INVESTMENT GRI	17	SVLY_C
4B1701020020	11/17/20	650,000	665,618	538,254	10011	GLACIER HWY	ALASKA ON POINT PRC	24	MNDP_C
5B1201060260	11/23/20	486,000	497,435	274,300	5719	CONCRETE WAY	SETH M KOCH	21	SGEC_C_24
4B1701090218	12/04/20	155,000	158,505	145,000	10011	CRAZY HORSE DR	JEFF CARPENTER & GIN	30	SHRC_C_24
5B15011107E0	12/07/20	340,000	347,603	234,498	2221	JORDAN AVE	FAMILY PROMISE OF JL	21	JDCC_C_24
5B1401050100	12/22/20	479,138	489,253	399,789	0	HONSINGER DR	GSA LLC	17	SVLY_C
5B1201410060	02/05/21	371,000	377,802	302,940	0	COMMERCIAL BLV	LINKUP ALASKA LLC	17	LMNC_C
4B1601050010	02/09/21	160,000	162,898	108,800	2274	INDUSTRIAL BLVD	SHEILA GOOD & JAME	30	RVYC_C_24
5B1501050040	05/03/21	1,300,000	1,317,550	1,224,918	8717	MALLARD ST	PETE J THIBODEAU & R	30	SVLY_C
5B15011121E0	05/11/21	325,000	329,243	227,766	2211	JORDAN AVE	STEVEN M TORRENCE I	21	JDCC_C_24
1C020K01G280	05/14/21	25,000	25,322	26,500	1435	HARBOR WAY	JAMES L SPRAGUE	19	ABBC_C_19
1C060K700020	06/10/21	430,000	434,897	355,250	607	W SEVENTH ST	JUNEAU ECONOMIC DE	24	DWNTN_C
7B0901040110	06/11/21	3,100,000	3,135,133	2,034,222	3225	HOSPITAL DR	SOUTHEAST ALASKA RE	30	TWLKS_C
4B1701100200	06/11/21	240,000	242,720	187,578	10155	JENSINE ST	KURT S TVENTEN & RU	30	MNDP_C
1C060K700011	06/16/21	680,000	687,518	793,604	612	W WILLOUGHBY A	JUNEAU ECONOMIC DE	21	DWNTN_C
5B1201260020	07/30/21	410,000	413,531	458,493	1995	LEMON CREEK RD	BRYSON REAL ESTATE I	18	LMNC_C
1C020K01E240	09/14/21	29,500	29,679	26,500	1435	HARBOR WAY	ZACH DECKER & ALISH	19	ABBC_C_19
5B1601140092	10/22/21	499,900	501,872	572,050	9309	GLACIER HWY	BLANC DE BLANC PROF	21	PFPC_C_24
1C070A050060	11/24/21	1,250,000	1,252,639	2,547,520	234	SEWARD ST	GOLDSTEIN IMPROVEN	24	DWNTN_C

Addendum B – Count Variations

Commercial

<u>Dataset Count Variations</u>			
<u>AY2022 Ending Point Studies</u>	Potential	Used	Notations
<i><u>Class / Subgroup</u></i>			
Overall	59	57	2 Outliers (1C020K01E300 & 1C070A050060)
Boathouses	8	7	1 Outlier (1C020K01E300)
Overall w/o boathouses	51	49	2 Outliers (1C060K010031 & 1C070A050060)
Land	10	10	
Improved	41	40	1 Outlier (1C070A050060)
Downtown	7	6	1 Outlier (1C070A050060)
Rock Dump		4	

Addendum C – Sales Validation Policy



Assessment Procedures Sales Validation and Verification

Sales Validation

Sales Validation is the process of determining if a sale occurred and, if so, if it is a market sale.

The primary classifications for a “transaction” in the validation process are:

- **Non-Sale:** These are things like name corrections, deed corrections, transfers to a trust, foreclosures, etcetera. The current process in Govern is to not create a sales record for the non-sale transactions. If after a sales record is created it is discovered to be a non-sale it can be marked as “Rejected” in the Qualification field.
- **Market Sale:** These are sales that are, to the best of our knowledge, market sales.
- **Non-market Sale:** These are transactions that are sales but are not considered market sales. This would include sales that are:
 - Non-Arms-Length Transactions
 - Purchase of Contiguous Property (Plottage, Assemblage, etc.)
 - Family
 - Estate
 - Divorce
 - Bank Sales (Sales After Foreclosure)
 - Tax Sales and Auctions
 - Related Entity
 - Pre-foreclosure and Short Sales
 - Sales that were not listed on the open market or were listed for a shorter than normal period of time
 - Multi-Parcel Sales (Unless the parcels are clearly an economic unit that likely would never be sold separately and there is a mechanism to automatically pull the totals from the CAMA system or there is reasonable opportunity to manually adjust the data such as for a one-time special study.)
 - Any sale with known duress

While it is desirable to include as many sales as possible in your sales sample, this is not true if it comes at the expense of having clean data. It is well established that the above listed sales conditions often lead to sales that are not representative of the overall market. In rare circumstances the decision may be made to include one of these sales, however, it needs to be well substantiated and documented as to why an exception is being made.

An example of this might be a scenario such as this: a residential estate sale where the Assessor’s Office knows that there were no ongoing mortgage payments, the heirs were local so it was easy to watch after the property, they took their time sorting through the personal effects, held garage sales and then listed it with a realtor with no need for it to sell quickly. Rarely do we have the kind of knowledge sufficient to make an exception.

If adherence to the policy becomes lax it raises the potential for appraiser bias to taint the sales data.

Documentation in Govern

- **Govern Qualification Field**
 - **Unverified** – Continued research. This will be the default category for new sales records. Records in this category are sales that are to be researched and categorized.
 - **No Data** – Continued research. These are sales that have been researched and may be market but for which the validation is not complete or we are missing the sales price or other critical data. Typically sales in this category would see some continued effort to finalize the categorization.

- **Qualified** – These are market sales for which we have good data including the sales price.
- **Rejected** – These are sales identified as or suspected to be non-market.
- **Not Qualified** – Not being further researched. These are sales that have been researched but for which there is inadequate information to make a determination. Typically these sales would not be actively researched further but that, if we came across additional information, could be reclassified. An example would be a property that we know sold but we could not find any listing information for, we don't know if it was marketed, we have no sales price and there has been no response to the buyer/seller letters. If a number of months later it shows up as a comp in an appraisal and from that we figure out that it was marketed (under an alternate address or some other reason that caused us not to be able to find the listing) and we now have all of the information that we need to determine that it was a market sale and to verify the sale price then we could reclassify it to Qualified.
- **Notes**
 - As validation research is done it should be documented through notes in Govern.
 - If you have a possible but not verified sales price please do not put it in the sales price field but rather document it in the notes. The only prices listed in the sales price field should be verified sales prices.
- **Govern Condition Code (Used for State reporting.)**
 - For any "Rejected" sales a classification for the rejection needs to be selected.
 - Rejection classifications are:
 - Bank Sale
 - Divorce
 - Family Sale
 - Invalid – This classification is used as a last resort category to capture rejected sales that do not fit in one of the other categories.
 - Related Entity
 - Tax Sale
 - "Valid" – This classification does not need to be filled in for qualified sales. While it is not required it is preferable that it be filled in.
 - In addition, an "Adjustment Reason" needs to be selected in the Adjustment Reason field for each rejected sale.

Steps to Sales Validation

- Check document (type of instrument, who signed, considerations, unusual terms, personal property mentioned?)
- Review names for relationship potential (if sale involves LLC or other business look up principles)
- Review Notes in Sales Information (under Functions)
- Review Notes in Communication (Notes) Report
- Check for Buyer and Seller Sales Inquiry Letter responses
- Review I drive listings folder
- Review internet for exposure indications and property data
-

Sales Verification

Sales Verification is the process for verifying our records against what actually sold. This usually involves an inspection of the property as close to the time of sale as possible. Making sure that the condition is accurately reflected is a primary focus but attention is also paid to other aspects such as is the quality grade correct and does the GLA appear correct. Also of note would be if any major work is undertaken prior to or soon after the sale.

Currently, Sales Verification Inspections are not being conducted on a routine basis on all sales but rather only in select circumstances. These should be done for all sales.

Currently there is not a sales record where corrections are made to the data related to a sale. Rather the data for the current year is updated and the sales extracts pull property data from the CAMA's "current year." This means that in some cases corrections are necessary to data such as Property Type, SF, and/or even the AV.

Updates of data occur from review of listing data and from the property inspection.

Addendum D – CBJ Determination of Full and True Value

CBJ 15.05.100 Determination of full and true value:

Property shall be assessed at its full and true value in money, as of January 1 of the assessment year. In determining the full and true value of property in money, the person making the return, or the assessor, as the case may be, shall not adopt a lower or different standard of value because same is to serve as a basis of taxation, nor shall the assessor adopt as a criterion of value the price for which the property would sell at auction, or at a forced sale, either separately or in the aggregate with all of the property in the taxing district, but the assessor shall value the property at a sum which the assessor believes it is fairly worth in money at the time of assessment.

(CBJ Code 1970, § 15.05.100; Serial No. 70-33, § 3, 1971)

State law reference(s)—Full and true value, AS 29.45.110.

Attachment B: BOE Training

There is some duplication of information between the Guide and Attachments A and B, however, we felt it was best to present the documents in their entirety. They do both present additional information from the Guide.

Property Assessments

An overview for the Board of Equalization
To Be Presented June 2, 2022



Assessment Basics

- Assessor is required by AS 29.45.110 to determine the fair market value of all taxable properties
- Assessed Values are critical to the equitable distribution of the tax burden
- Value is determined as of January 1st each year
- Three approaches to value are considered: Cost, Sales Comparison, and Income
- CBJ Assessor generally uses a *Market Adjusted Cost Approach*
- Preferred approaches are usually applied across a property class



Assessment Basics

- **Computer Assisted Mass Appraisal (CAMA)**
 - The CAMA system is the software within which most of the assessment administration and property valuation is managed
 - Most of our current land models determine values from a base rate (price per square foot or acre for example) adjusted for various factors of desirability or usability which is then adjusted to market based on market sales
 - We may move to a site value adjusted by size and features in the future.
 - Improvement value considers size, age, construction method, quality, condition and enhancing features
 - Land and improvements are reviewed for adjustment to market annually based on comparison to sales through the Ratio Study process



Property Value Models

- Property values, regardless of what system they come out of or what purpose they are done for, utilize a model, either a formal one put “to paper” or an informal one in someone’s head.
 - You
 - Your neighbor
 - A realtor
 - An appraiser
 - An insurance agent
- It may be a simple general ballpark value, based on price per SF, adjusted for quality, condition or style, or more



Property Value Models

- The modeling process involves
 - Model Specification – Model specification is the process of determining what attributes effect value in your market and therefore should be in your model. This is primarily done once and then reviewed each year for changes in the market.
 - Model Calibration – Model calibration is the process of determining how much each attribute in your model effects value. This is done annually.



Mass Appraisal

- We primarily use mass appraisal techniques
 - That is standard for assessment valuations
- Mass appraisal vs single (fee) appraisal
 - Vertical process vs horizontal process
 - Go through every step for one property, arrive at value, move to next property.
 - Go through one step for all of the properties, move to next step, arrive at all values at end of steps.
 - Potentially more uniformity from a mass appraisal process



Mass Appraisal

- Mass appraisal can be carried out through a database, spreadsheets or a Computer Assisted Mass Appraisal (CAMA) system
- Currently most of our residential properties are valued within the CAMA system.
- Commercial properties have been a mix of spreadsheets and CAMA functionality. Our goal is to get the commercial valuation process migrated fully into the CAMA system with the upcoming CAMA conversion.



Property Characteristics

- There are many factors that effect a properties value.
- Some key factors
 - Property Class
 - Property Attributes
 - Location



Property Characteristics

- Property Classes
 - Major Classification: Residential & Commercial
 - Within Residential
 - SFR
 - Rapt
 - Mimp
 - Zero-Lot
 - Condos & Townhouses
 - Plexes
 - Manufactured Homes
 - Within Commercial
 - Retail
 - Office
 - Medical
 - Hotel
 - Industrial
 - Others



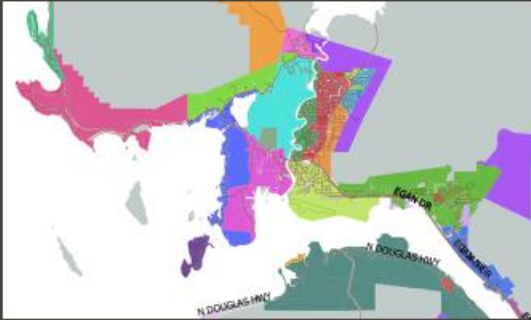
Property Characteristics

- Property Attributes
 - Topography
 - Shape
 - View
 - Waterfront
 - Access
 - Wetlands
 - Flood Zones
 - Others



Property Characteristics

- Location
 - We currently have defined neighborhoods for residential and commercial properties.
 - We are looking at further refinements utilizing a market area model that incorporates Regions, Districts and Neighborhoods.



Property Characteristics

Now that we have looked at the types of characteristics that effect value, let's look at how they get applied within a model or system.



Property Valuation Process

In General, there are three processes utilized in establishing a property's value

- Generation within the CAMA
 - Primarily utilizing a table structure, percentage adjustments (factors) and dollar adjustments. This is the preferred method for most properties.
- Mass appraisal outside of the CAMA such as with a spreadsheet
 - Sometimes, due to CAMA system limitations or other factors, generation of values outside of the CAMA system becomes necessary or preferred.
 - Usually either hand entered or entered through a query into the CAMA after being generated in the spreadsheet.
- Unique, individually valued, properties
 - Usually generated utilizing a spreadsheet and then hand entered into the CAMA.



Property Valuation Process

Let's look at how application of these principles looks within our CAMA system.



Property Valuation Process

CAMA Land Screen

The screenshot shows a software window titled "(1) Assessor's Office Land Appraisal Information Land id: 185327". The interface is divided into several sections:

- Land Section:**
 - Site Number: [Dropdown]
 - Land Use Code (Land Type): [Dropdown]
 - Rate Schedule: [Dropdown]
 - Site Value: [Text Field]
 - Adjustments: Land (\$199,325), Site, Neighborhood (\$10,645)
 - Notes: LOC VIEW WTRFRFT
 - Possessory Interest: Beginning Lease Year, Lease Term
- Adjustments Section:**
 - Lot Size: 28361, Exclude
 - Depth: [Text Field], Exclude
 - Frontage: [Text Field], Exclude
- Summary Section:**
 - Unit Type: Square Feet
 - Total Units: 28361, Unit Type: [Dropdown]
 - Unit Price: \$ 96, Total: \$199,032
 - Unit Price AG, Total AG
 - Land Value, Final Adjustment
 - Overseide, Total AG Value, Total Land: \$385,600

At the bottom, there is a status bar indicating "Editing Existing Record (1/1)" and buttons for Item, Save, Delete, Browse, and Exit.



Property Valuation Process

5/25/2022 10:40:45AM		Page 1	
Cost Report - Residential			
Parcel Code Number	42001830693	Record	1
Owner Name	SCHULTZ CHARLES J	Building Type	R - Single-Family Residence
Parcel Address	1019 OTTER RUN	Quality	5
Structure Year Built	2013	Constructive	Struct/Framed
Year Built	1898	Total Livable	8142
		Style	Two Story
Miscellaneous Improvements			
		Cost	2,000
		Cost	2,000
		Cost	18,700
		Cost	20,000
		Cost	2,000
Total Miscellaneous Improvements			55,700
Total Improvement Value		[Rounded]	\$1,941,100

Improve	Property Valuation Process	Quantity	Unit Cost	Percent	+/-	Total
Basement	Basement					
	Flare, Cement Floor Slab	93.50		100%		
	Roof	1.80		100%		
	Heating	3.11		100%		
	Painting	3.91		100%		
	Adjusted Base Cost	9,142	191.50			926,044
Basement Area						
Basement	Total Basement Area (SF)	1,483	26.30			39,000
Basement	Minimal Finish Area (SF)	1,483	12.35			18,315
Total						
55,700						
25,000						
Other Improvements						
Other Garage	Attached Garage (SF)	1,754	37.50			65,775
Other Garage	Garage Finish, Attached (SF)	1,754	6.39			11,208
Porch	Wood Deck (SF)	1,081	16.40			17,729
Porch	Wood Deck (SF) with Roof	227	39.80			9,035
Total						
107,747						
2022/2023 Features						
Feature	Picture	30				91,800
Total						
91,800						
Sub Total						
1,184,326						
Condition						
	Local Multiplier		1.21	[0]		1,432,834
	Current Multiplier		1.28	[0]		1,715,937
	Quality Adjustment			[0]		1,791,293
	Neighborhood Multiplier			[0]		1,791,293
	Depreciation - Physical	0.99	[0]		6.00	90,756
	Depreciation - Functional			[1]		8
	Depreciation - Economic			[1]		8
	Planned Complete		100.00	[1]		1,594,553
	Cost to Cure					194,875
	Neighborhood Adjustment		111.80	[0]		1,989,438
Replacement Cost less Depreciation						
1,898,438						



Analysis

- The basis or foundation for model specification and model calibration, for our values reflecting the market is the analysis.



Analysis

- Our analysis process is multifaceted
 - General Market Conditions and Trends
 - Ratio Studies – our assessed values vs the market
 - Special Studies
- Information that we look at includes
 - Sales prices
 - Construction costs
 - Income and expenses
 - Lease rates
 - Capitalization rates
 - Financing and the financial markets



Analysis

- For sales, the primary year we look at is the last year.
- For property types with fewer sales, which include all commercial property types, we expand the sales data up to 5 years back until we have a large enough sample.
- For special studies, such as a paired sale study, we occasionally go back 10 or more years.



Analysis

- The Juneau challenges
 - We are a somewhat isolated market with a limited number of commercial properties available and a fairly low number of sales.
 - Up until November 2020 there was no requirement that the sales price be disclosed in real estate transactions. So, besides starting with a low number of sales we only have data on a portion of those.
 - With the addition of the penalty we are now seeing an increase in the percentage of disclosed sales prices which will be utilized in next year's analysis.
- Regardless of the challenges and what data we do or don't have assessed values have to be set every year.



Market Factors

- There are other market factors that can effect values. We try to track and consider these factors. A few examples would be:
 - Economic conditions
 - Changes in financing
 - Listing Inventory
 - Average Days on Market
 - Rental rate changes
 - Cap rate changes due to changes in investor expectations
 - Others



The Juneau Market

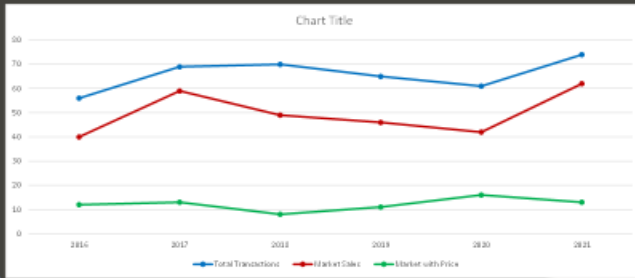
- Sales volume – increased in 2021 for commercial properties and remained strong for residential properties
- Sales prices – we specifically studied the market activity for 2021, leading up to the January 1, 2022 valuation date
 - Residential prices continued to increase
 - Commercial prices also continued to increase
- Limited supply – the Juneau market continues to be effected by a limited supply of both land and improved properties compared to the demand in both the residential and commercial classes



The Juneau Market

- This chart shows the number of commercial property sales per year. You can see that the sales volume increased in 2021 in spite of the pandemic. Also note that in spite of the mandatory disclosure we saw fewer disclosed commercial sales both in number and percentage.

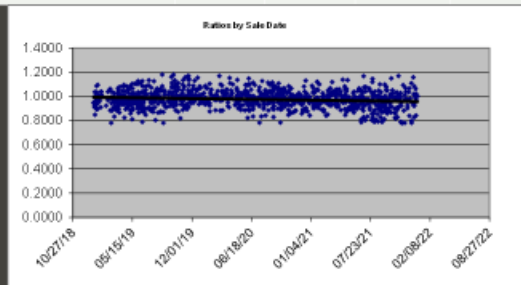
Year	2016	2017	2018	2019	2020	2021
Total Transactions	56	69	70	65	61	74
Market Sales	40	59	49	46	42	62
Market with Price	12	13	8	11	16	13



Residential Ratio Study 2022

Assessed Values as % of Sales Prices

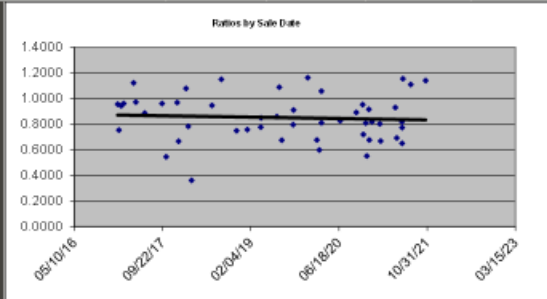
Prior/After	Lowest	Mean	Median	Highest	COD
Prior to 2022 adjustments	73.60%	95.70%	95.65%	119.30%	7.013%
After 2022 adjustments	77.92%	97.52%	97.48%	118.07%	5.817%



Commercial Ratio Study 2022

Assessed Values as % of Sales Prices

Prior/After	Lowest	Mean	Median	Highest	COD
Prior to 2022 adjustments	35.94%	81.87%	80.57%	117.78%	19.97%
After 2022 adjustments	35.94%	85.07%	82.65%	116.16%	17.45%



Correcting Commercial Assessments

- Prior to 2022 adjustments
 - Commercial property was assessed at a median of 80.57% of sales price (81.87% mean)
- Commercial adjustments made in 2021
 - 2% increase to land value
 - 2% increase to building value
 - 2% decrease to downtown values
 - 35% increase to Rock Dump area land values
- Result: Commercial assessment ratio moved from 80.57% to 82.65%. This is down from 88.53% in 2021.
 - CBJ Assessor target for median assessment ratio is 98%
 - Commercial properties in Juneau remain under-assessed by ~20% overall
 - CBJ Assessor will continue refining the commercial property values to reflect the market.



Values for Assessment Year 2022

- What the statistics indicate is that we did not keep up with the commercial market this year and fell further behind.
- What we were able to do is tighten up the uniformity of commercial values. The ending COD for 2021 for all commercial types combined was 21.55. The beginning COD for 2022 was 19.9792 and the ending COD was 17.4590.



Values for Assessment Year 2022

- This chart shows the change in total assessed values by classification over the past 8 years.



Values for Assessment Year 2022

- We continued our focus on cleaning up the commercial property sales data.
- We had 49 market sales from the past 5 years for which we had sales prices to utilize in our analysis.



Values for Assessment Year 2022

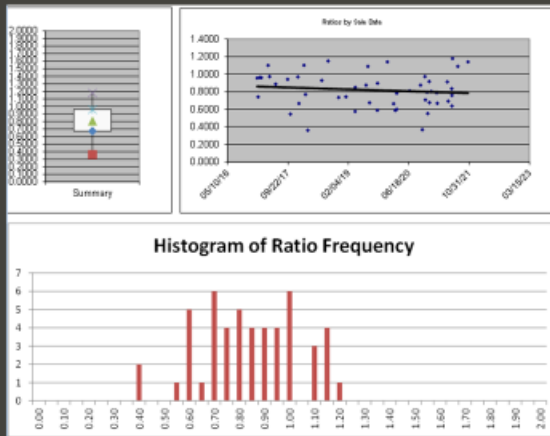
Starting Point

AY2022- Com - Starting Point V3- at 20220223b- All No 19s 532 Trend Summary Report Before Calibration		
Statistics		
50	Count	(Number of Records with Ratio)
0.3594	Minimum Ratio	
1.1779	Maximum Ratio	
0.8185	Range	
0.8187	Mean	(This is the average ratio for your sample.)
0.8057	Median	(This is the mid-point value for your sample. Preferred measure of central tendency.)
0.6837	Weighted Mean	
1.9165	Sum of the Square of Deviations	
0.1610	AAD	
0.1978	Standard Deviation	
19.9792	COD	(Good indicator of confidence level.)
24.1573	COV	
1.1973	PRD- Price-Related or Factor Differential	(PRD s/b between 0.98 & 1.03, IAAO) (PRD over 1=Regressive)
Trending Factors		
1.00	Target Level	
1.2215	Factor on Mean	
1.2411	Factor on Median	
1.4625	Factor on Weighted Mean	
IAAO Standards for COD		
SFR	15.0 or less	
SFR-newer/homog	10.0 or less	
Income Properties	20.0 or less	
Income-Urban area	15.0 or less	
Vacant Land	20.0 or less	
Coefficients (0=Normal Distribution)		
Kurtosis	-0.3459	
Skewness	-0.1410	
Alt. Cyhelsky's Skew	0.0400	
Alt. Pearson's Skew	0.1964	
Normal / Skewed Distribution Evaluation		
-0.0129	Differential Mean to Median	
26	Number of data points below the mean.	
24	Number of data points above the mean.	
*Note - # below/above works on data sets up to 5,000 pts.		



Values for Assessment Year 2022

Starting Point



Values for Assessment Year 2022

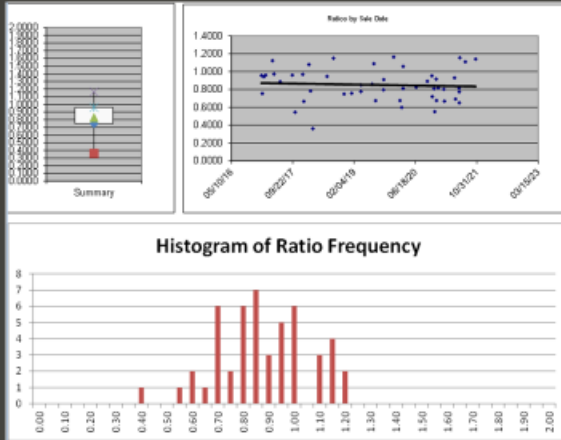
Ending Point

AY2022- Com- After Adj- V4- 20220307a- All No 19s Trended Summary Report		IAAO Standards for COD	
Statistics		SFR	15.0 or less
49	Count (Number of Records with Ratio)	SFR-newer/homog	10.0 or less
0.3594	Minimum Ratio	Income Properties	20.0 or less
1.1616	Maximum Ratio	Income-Urban area	15.0 or less
0.8022	Range	Vacant Land	20.0 or less
0.8507	Mean (This is the average ratio for your sample.)	Coefficients (0=Normal Distribution)	
0.8265	Median (This is the mid-point value for your sample. Preferred measure of central tendency.)	Kurtosis	#DIV/0!
0.8398	Weighted Mean	Skewness	#DIV/0!
1.5487	Sum of the Square of Deviations	Alt. Cyhelsky's Skew	0.0612
0.1443	AAD	Alt. Pearson's Skew	0.4033
0.1796	Standard Deviation	Normal / Skewed Distribution Evaluation	
17.4590	COD (Good indicator of confidence level.)	-0.0241	Differential Mean to Median
21.1151	COV	26	Number of data points below the mean
1.0130	PRD- Price-Related or Factor Differential (PRD s/b between 0.98 & 1.03, IAAO) (PRD over 1=Regressive)	23	Number of data points above the mean.
Trending Factors		*Note: # below/above works on data sets up to 5,000 pts.	
1.00	Target Level		
1.1755	Factor on Mean		
1.2099	Factor on Median		
1.1908	Factor on Weighted Mean		



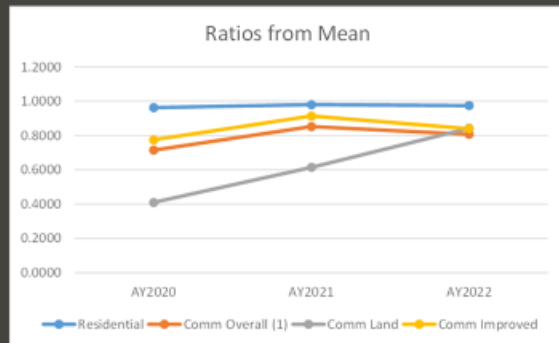
Values for Assessment Year 2022

Ending Point



Values for Assessment Year 2022

▪ This chart shows the ending ratios for Assessment Years 2020 - 2022.



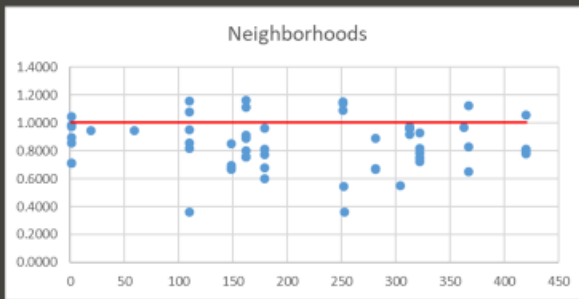
Values for Assessment Year 2022

- This chart shows the ratios for the commercial market sales.



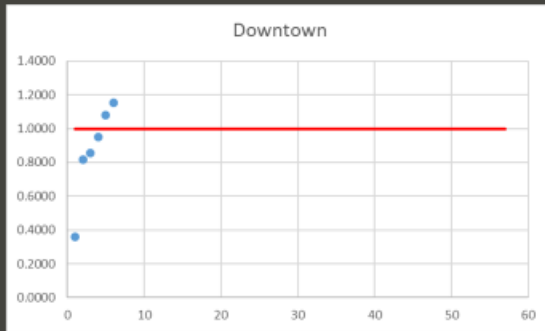
Values for Assessment Year 2022

- This chart shows the ratios for commercial market sales organized by neighborhood.



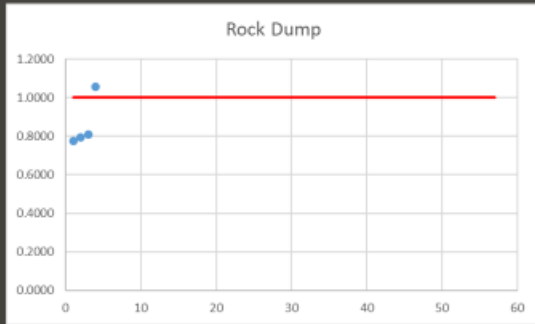
Values for Assessment Year 2022

- This chart shows the ratios for commercial market sales from the downtown neighborhoods.



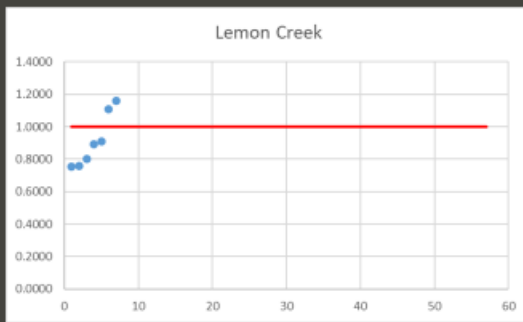
Values for Assessment Year 2022

- This chart shows the ratios for commercial market sales from the Rock Dump neighborhood.



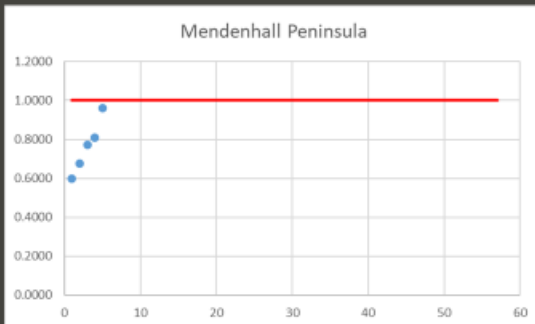
Values for Assessment Year 2022

- This chart shows the ratios for commercial market sales from the Lemon Creek neighborhood.



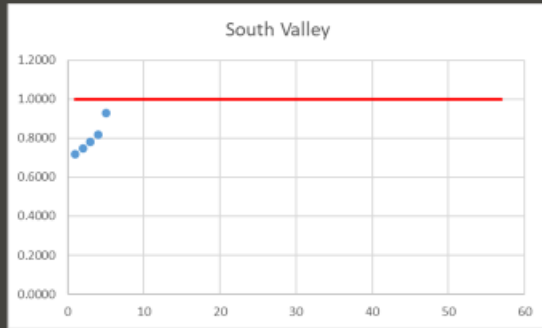
Values for Assessment Year 2022

- This chart shows the ratios for commercial market sales from the Mendenhall Peninsula neighborhood.



Values for Assessment Year 2022

- This chart shows the ratios for commercial market sales from the Mendenhall Peninsula neighborhood.



Our Staff

- We have
 - An assessment clerk who provides tax payer services and handles administrative tasks
 - A BPP Appraiser who specializes in the Business Personal Property valuations and manufactured home valuations.
 - Three certified staff appraisers who primarily work on residential valuations but may assist with commercial valuations.
 - A Deputy Assessor who is the primary commercial appraiser.
 - The Assessor who oversees the office and the valuation process.



External Appraisals

- How external appraisals relate to our work is often misunderstood.
 - We welcome their submission for review.
 - Sometimes they contain information regarding a property that changes our valuation.
 However...
 - They are not directly applicable to assessed values.
 - They usually were performed for other purposes.
 - The aspect of uniformity of assessed values is paramount as they are used to calculate an individuals tax burden.



External Appraisals

- External appraisals are a separate individuals opinion of value. For example for a lot, which had good comparable sales, the owner recently had appraisals done by three appraisers and their conclusions on value varied by 40%.

An Illustration of Differences in Appraiser Opinion of Value

Parcel Number: 5B1601380035

Appraiser	Eff Date	Opinion of Value
Roger Ramsey	1/9/2020	1,450,000
Charles Horan	5/1/2020	1,050,000
Kim Wold	6/5/2020	1,330,000
Range Between Low & High		400,000
Variance as a Percentage		38%
Mean		1,276,667
Median		1,330,000



Covid-19

Assessed Values In The Midst Of A Pandemic

- We recognize and are sympathetic to the fact that the past years have been difficult for some businesses in Juneau. Some businesses have seen drastic reductions in revenue. At the same time, other businesses have had good years.
- In the midst of that, what State statutes require of us is to determine the market value of the real estate. While a particular business may go out of business the underlying real estate value may decrease, may stay the same, or may even increase.



Upcoming Appeal Hearings

- In our review we readily correct any errors
- Only a portion of the Petitions for Review become actual appeals before the BOE
- As you here appeals remember that uniformity is paramount



Property Assessments – BOE Presentation

Overview of 2022 Assessment Valuations
Summary Report



Property Assessments – BOE Presentation

Questions and Answers!



Property Assessments – BOE Presentation

Thank you!

