



ASSESSOR OFFICE

APPEAL #2023-0309

2023 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION June 29, 2023

Appellant: Miles R. Nye

Location: 3579 Mendenhall Loop Rd

Parcel No.: 5B21013000C0

Property Type: Residential Condominium

Appellant's basis for appeal: My property value is excessive/overvalued and valued improperly/ incorrectly. "My condo unit is a middle unit. It doesn't have a large enclosed deck or back yard like the other units have. The inside of my condo hasn't been updated in 2 or 3 decades. Other units that have sold were recently remodeled and were really nice. The last unit that was sold was listed at \$195 thousand, and it has an enclosed back deck and brand new everything on the inside. My unit should be valued at much less than some of these other units."

Appellant's Estimate of Value		Original Assessed Value		Recommended Value	
Site:	\$5,000	Site:	\$5,000	Site:	\$5,000
Buildings:	<u>\$185,000</u>	Buildings:	<u>\$208,900</u>	Buildings:	<u>\$198,900</u>
Total:	\$190,000	Total:	\$213,900	Total:	\$203,900

Subject Photo:



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Overview

The subject is a 980 square foot condominium of average quality and condition. The Condo is located at 3579 Mendenhall Loop Rd Unit C within the Glacierview Condominium neighborhood. The original structure was built in 1973 and appears to have some deferred maintenance.

Unit Characteristics:

- 980 SF GLA

Photos

Front:



Building Front:



Building Back:

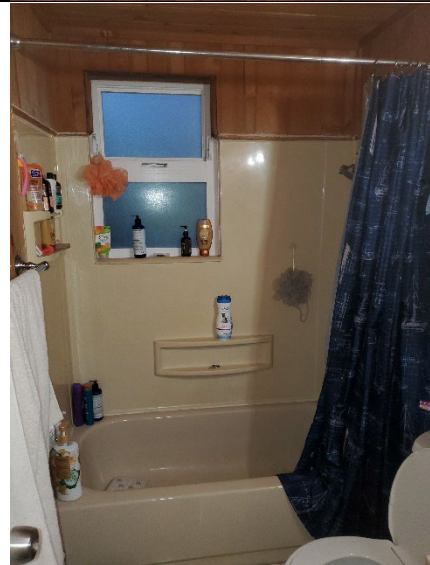
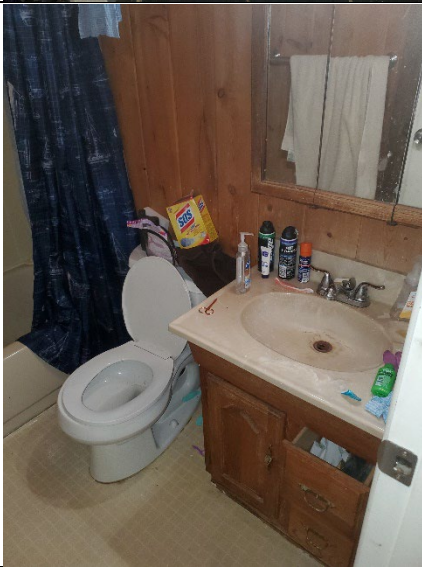


Photos Provided by Appellant:



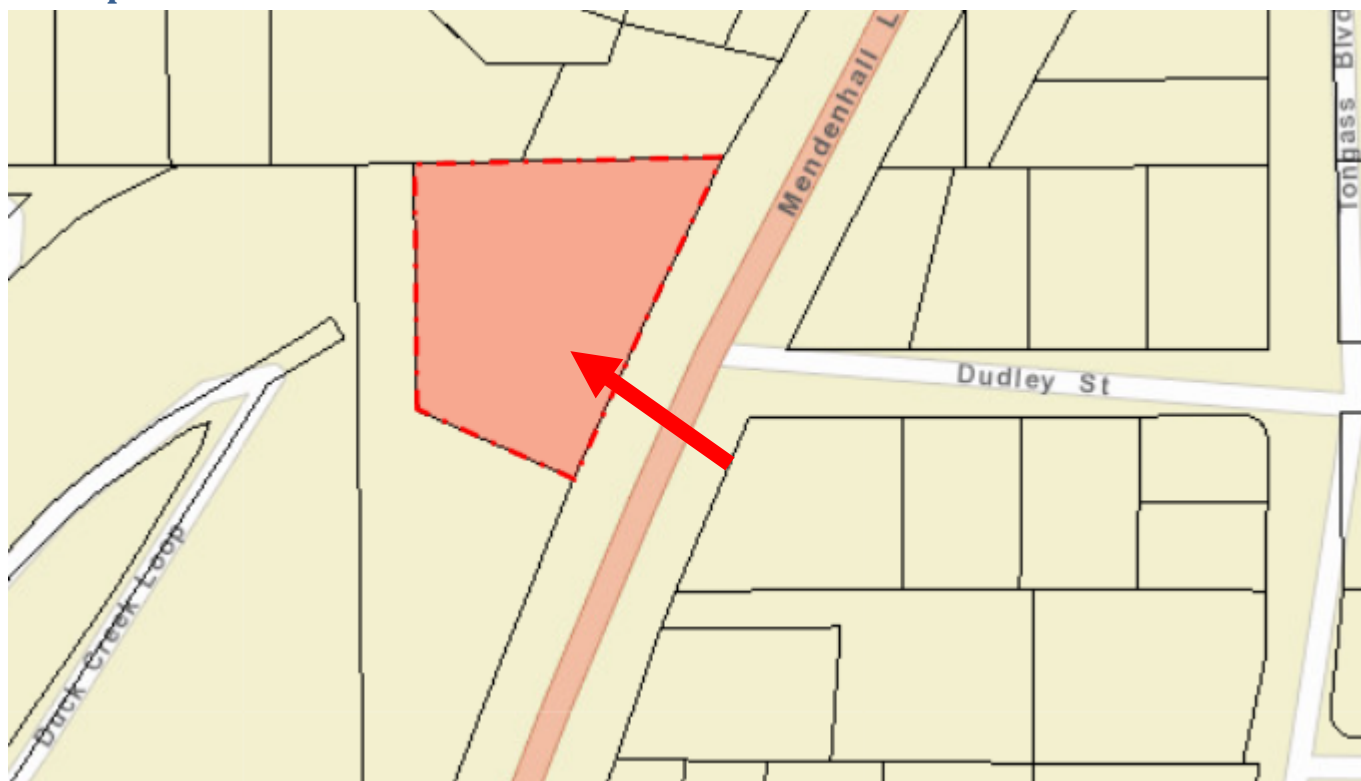








Area Map & Aerial



Condominium Valuation Methodology

For residential condominium parcels, the original assessment is determined using the direct sales approach. Market trends based on our sales analysis are applied to the subject condo association annually to estimate full market value. Time adjustments are applied to unit sale prices to account for any market fluctuations occurring between the sale date and the legislated valuation date (January 1, 2023). Sales analysis is done annually to establish assessed values.

For the purposes of assessment, a place holder value of \$5K is applied to the land portion of the value while the remainder is applied to the building portion.

- Unit Characteristics:
 - 980 SF GLA

Glacierview Condominium Sales Data:

NBHD	GLACIERVIEW R 8			MEDIANS	177,250	177,250	1	219,238	210,800	0.96
GRP	CDO									
PARCEL NMBER	STREET	CIVIC	SALE DATE	Sale Price	ADJUSTED SALE	A/S	Time Adj Sal	Assessed	FinalAS	
5B21013000B0	MENDENHALL LOOP	3577	08/24/20	179,500	179,500	1.17	224,471	210,800	0.94	
5B21013000J0	MENDENHALL LOOP	3593	11/18/20	175,000	175,000	1.20	214,005	210,800	0.99	

Assessment History

City and Borough of Juneau Assessment History Report

5B21013000C0
MILES R NYE
3579 MENDENHALL LOOP RD
GLACIERVIEW CONDOMINIUM UNIT C

<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2023	\$5,000.00	\$0.00	\$208,900.00	\$213,900.00
2022	\$5,000.00		\$179,300.00	\$184,300.00
2021	\$5,000.00		\$174,100.00	\$179,100.00
2020	\$5,000.00		\$165,500.00	\$170,500.00
2019	\$5,000.00		\$165,500.00	\$170,500.00
2018	\$5,000.00		\$165,500.00	\$170,500.00
2017	\$5,000.00		\$166,600.00	\$171,600.00
2016	\$5,000.00		\$158,700.00	\$163,700.00
2015	\$5,000.00		\$155,500.00	\$160,500.00
2014	\$5,000.00		\$155,000.00	\$160,000.00
2013	\$5,000.00		\$155,000.00	\$160,000.00
2012	\$5,000.00	\$0.00	\$155,000.00	\$160,000.00

Summary

As a result of this Petition for Review a **downward adjustment of \$10,000 was applied to the building portion of this parcel**; the land and buildings are valued using the same methods and standards as all other properties across the borough.

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

The Assessor Office proposes a **change to** the appellant’s 2023 Assessment. The recommended value is \$203,900.

From: [Riley Nye](#)
To: [Mary Hammond](#)
Subject: Re: 2023 0309 Appeal for 5B21013000C0
Date: Thursday, April 13, 2023 1:59:46 PM

Ms. Hammond,

Thank you for your work you are doing on this. While I agree that an adjustment is certainly warranted, the proposed five thousand dollar reduction, in mine and many other's opinion, is not nearly enough. My condo could not and would not sell for the price you are suggesting. As I'm sure you know, the market is volatile and it goes up and down. This proposed value is just not where the market is currently at. With interest rates to the moon right now, the market has cooled off quite a bit.

Respectfully, I do not accept this determination and urge the assessors to reconsider.

Thank you,

Riley

On Apr 10, 2023 at 9:29 AM, Mary Hammond <mary.hammond@juneau.gov> wrote:

Mr. Nye,

Thank you for providing interior photos of your condo. I have determined that an adjustment to value is warranted. If you have any questions please feel free to email me or give me a call at 907-586-5215 ext. 4033.

Original Value: Site \$5,000 Building \$208,900 Total \$213,900
Adjusted value: Site \$5,000 Building \$198,900 Total \$203,900

Please respond by email stating your acceptance of this change. Upon receipt of your acceptance a letter of correction would be issued. If you reject these proposed changes, I will schedule the case for the next available Board of Equalization and you will be notified of the date.

If I do not receive a response to this email by April 19th, 2023, I will consider this case closed and your tax bill will reflect the above proposed assessment.

Mary Hammond

Assessor

City & Borough of Juneau

(907) 586-5215 ext. 4033

From: Riley Nye <roth_205@hotmail.com>
Sent: Saturday, April 8, 2023 7:49 PM
To: Mary Hammond <mary.hammond@juneau.gov>
Subject: Re: 2023 0309 Appeal for 5B21013000C0

More photos.

Riley

On Apr 6, 2023 at 10:39 AM, Mary Hammond <mary.hammond@juneau.gov> wrote:

Hi Miles,

Please respond to this email with photos of the interior of your property.

Mary Hammond

Assessor

City & Borough of Juneau

(907) 586-5215 ext. 4033