



Petition for Review / Correction of Assessed Value Real Property	
Assessment Year	
Parcel ID Number	4B2901360170
Name of Applicant	Shannan D. Greene
Email Address	nillaroo@aol.com

## 2023 Filing Deadline: Monday April 3rd, 2023

Please attach all supporting documentation

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

Parcel ID Number	4B2901360170		
Owner Name	Shannan D. Greene		
Primary Phone #	508-566-6420	Email Address	nillaroo@aol.com
Physical Address	8007 Poppy Court Juneau, Alaska 99801	Mailing Address	8007 Poppy Court Juneau, Alaska 99801
<b>Why are you appealing your value?</b> Check box and provide a detailed explanation below for your appeal to be valid.			
<input checked="" 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		<b>THE FOLLOWING ARE NOT GROUNDS FOR APPEAL</b> <ul style="list-style-type: none"> <li>Your taxes are too high</li> <li>Your value changed too much in one year.</li> <li>You can't afford the taxes</li> </ul>	
<b>Provide specific reasons and provide evidence supporting the item(s) checked above:</b> Building value increase inconsistent with the price per SQFT of similar assessed neighborhood homes. Comparable homes w/ lower price per SQFT are larger w/ more features / accessory apartments. Building value alone increased 50.46% over last year. Overall property has increased 58.83% since filing for Disabled Veteran Exemption. Overall property value increase not supported by nearby sales in last 6-10 months; homes which were newly remodeled/larger w/ attached apartments.			
<b>Have you attached additional information or documentation?</b>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (4) ENCLOSURES	
<b>Values on Assessment Notice:</b>			
Site	\$ 159,000	Building	\$760,600
Total		\$919,600	
<b>Owner's Estimate of Value:</b>			
Site	\$159,000	Building	\$538,820
Total		\$697,820 (\$230 SQFT)	
<b>Purchase Price of Property:</b>			
Price	\$625,000	Purchase Date	12/28/2015
<b>Has the property been listed for sale?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes complete next line)			
Listing Price	\$	Days on Market	
<b>Was the property appraised by a licensed appraiser within the last year?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes provide copy of appraisal)			
<b>Certification:</b> 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	
		03/31/2023	

Contact Us: CBJ Assessors Office			
Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	Assessor.Office@juneau.gov	<a href="http://www.juneau.org/finance">http://www.juneau.org/finance</a>	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	\$		
<b>APPELLANT RESPONSE TO ACTION BY ASSESSOR</b>			
I hereby <input type="checkbox"/> <b>Accept</b> <input type="checkbox"/> <b>Reject</b> 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="radio"/> <b>Met</b> <input type="radio"/> <b>Did not meet</b> 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 ext 4906 Fax # (907) 586-4520	Assessor.Office@juneau.gov	<a href="http://www.juneau.org/finance">http://www.juneau.org/finance</a>	155 South Seward St. Rm. 114 Juneau AK 99801

**CBJ 2023 Property Assessment**  
**8007 Poppy Court – Juneau, Alaska 99801**  
**ID# 4B2901360170 – 3034 SQFT**

- **Filed for VA Disability Exemption: 03/06/20**

Approved for \$150,000 annual exemption as a 32-year, 100% Disabled Veteran.

- **Total 4YR Property Increase since filing VA Disability Exemption: \$340,600.00 or 58.83%**

2019 – \$579,000 to 2023 – \$919,600

Total Value	Value Change	% Change
\$ 919,600.00	\$ 261,100.00	39.65%
\$ 658,500.00	\$ 49,400.00	8.11%
\$ 609,100.00	\$ 12,900.00	2.16%
\$ 596,200.00	\$ 17,200.00	2.97%
\$ 579,000.00	\$ (5,000.00)	-0.86%

- **Total 2023 Increase of Building alone was \$255,100.00 or 50.46%**

2022 – \$685,500 to 2023 – \$919,600

Building	Value Change	% Change
\$ 760,600.00	\$ 255,100.00	50.46%
\$ 505,500.00	\$ 49,400.00	10.83%
\$ 456,100.00	\$ 12,900.00	2.91%
\$ 443,200.00	\$ 17,200.00	4.04%

- **Comparable Homes – Average *Sold* Price per SQ FT**

\$251.71 SF	2023 Proposed	Overage
\$763,682.07	\$919,600.00	\$155,917.93

- The Average Price per SQFT of (5) 2022/21 comparable sold homes is **\$251.71**
- Using this, my home at 3034 SQFT \* \$251.71 would be \$763,682.07
- My 2023 Assessment, after exemption applied, is \$769,600.
- Interestingly, the overage is commensurate with my VA Disability Exemption.
- If CBJ were compensating for my exemption, that would amount to Discrimination.

**CBJ 2023 Property Assessment**  
**8007 Poppy Court – Juneau, Alaska 99801**  
**ID# 4B2901360170 – 3034 SQFT**

- **Comparable Homes – 2023 Assessed Price per SQ FT**

These 5 similar homes are my neighbors' next door & across the street, in the same development. My home does not have an accessory apartment nor a basement, and has the original 2004 kitchen. These Comparable properties all are larger Buildings & Land with features, income, & updates I do not.

**8001/8003 Poppy Court – Assessed \$260.91 SQFT**

This home is **54 SQFT larger** than mine.  
This lot is **544 smaller** than mine and is a corner lot.  
This home has an income earning, fully equipped accessory apartment.

**8000 Poppy Court – Assessed \$266.13 SQFT**

This home is **1214 SQFT larger** than mine.  
This lot is **3232 larger** than mine and is a corner lot.  
This home has had recent, extensive remodeling/updates including a fully refinished basement.  
This home has an income earning, fully equipped accessory apartment.

**8001 Magnolia Court – Assessed \$241.46 SQFT**

This home is **784 SQFT larger** than mine.  
This lot is **3232 larger** than mine and is a corner lot.  
This home has an income earning, fully equipped accessory apartment.

**5007 Pond Vista – Assessed \$284.19 SQFT**

This home is **655 SQFT larger** than mine.  
This lot is **4312 larger** than mine and is a corner lot.  
Completely updated kitchen with high-end appliances.  
This home has had recent, extensive remodeling and **sold 10 months ago for \$850,000 / \$230.41 SQFT**

**1008 Debbie Lane – Assessed \$266.13 SQFT**

This home is **228 SQFT larger** than mine.  
This lot is **12,189 larger** than mine.  
This home has an income earning, fully equipped 2 BD accessory apartment.



**CBJ 2023 Property Assessment**  
**8007 Poppy Court – Juneau, Alaska 99801**  
**ID# 4B2901360170 – 3034 SQFT**

This home has had recent remodeling and sold 6 months ago for \$880,000 / \$269.77 SQFT

Tax ID	4B2901360180 ( <a href="#">assessor summary</a> )
Owner(s)	Richard J Bochynski; Elizabeth C Bochynski
Previous owner(s)	MONTANA CREEK DEVELOPMENT INC
Site address(es)	8001 Poppy Ct; 8003 Poppy Ct
Mail address(es)	8001 Poppy Ct - Juneau, AK 99801
Legal description	MONTANA CREEK IV BL A LT 18
Lot square feet	12,650
Lot acres	0.2900
Zoning	(D 5) Single family/duplex
Road system	yes
Fire service	yes
Water available	yes
Sewer available	yes
Year built	2003
Living area	3088
Assessment year	2023
-- assessed value	805,700
-- land value	158,000
-- building value	647,700
-- exemptions	150,000
GIS Date	2023/03/30
DBMS Date	2023/03/30

**PARCEL**

Tax ID	4B2901360090 ( <a href="#">assessor summary</a> )
Owner(s)	Lee Family Trust Jared Lee & Kristin Anne Lee As Trustees; Jared Lee & Kristin Anne Lee As Trustees
Previous owner(s)	NICHOLAS D NEWBURY
Site address(es)	8000 Poppy Ct
Mail address(es)	8000 Poppy Ct - Juneau, AK 99801
Legal description	MONTANA CREEK IV BL A LT 9
Lot square feet	16,426
Lot acres	0.3800
Zoning	(D 5) Single family/duplex
Road system	yes
Fire service	yes
Water available	yes
Sewer available	yes
Year built	2004
Living area	4248
Assessment year	2023
-- assessed value	1,130,500
-- land value	164,400
-- building value	966,100
-- exemptions	0

**CBJ 2023 Property Assessment**  
**8007 Poppy Court – Juneau, Alaska 99801**  
**ID# 4B2901360170 – 3034 SQFT**

GIS Date	2023/03/30
DBMS Date	2023/03/30

Tax ID	4B2901360080 ( <a href="#">assessor summary</a> )
Owner(s)	Dean C Blood; Julie A Blood
Previous owner(s)	MICHAEL S MAUSETH
Site address(es)	8001 Magnolia Ct; 8003 Magnolia Ct
Mail address(es)	8001 Magnolia Ct - Juneau, AK 99801
Legal description	MONTANA CREEK IV BL A LT 8
Lot square feet	16,426
Lot acres	0.3800
Zoning	(D 5) Single family/duplex
Road system	yes
Fire service	yes
Water available	yes
Sewer available	yes
Year built	2004
Living area	3818
Assessment year	2023
-- assessed value	921,900
-- land value	164,400
-- building value	757,500
-- exemptions	0
GIS Date	2023/03/30
DBMS Date	2023/03/30

**PARCEL**

Tax ID	4B2901360020 ( <a href="#">assessor summary</a> )
Owner(s)	Robert John Provost II; Kathryn Brownlee
Previous owner(s)	ROBERT H PETERSEN
Site address(es)	5007 Pond Vista Dr
Mail address(es)	PO Box 35214 - Juneau, AK 99803
Legal description	MONTANA CREEK IV BL A LT 2
Lot square feet	17,506
Lot acres	0.4000
Zoning	(D 5) Single family/duplex
Road system	yes
Fire service	yes
Water available	yes
Sewer available	yes
Year built	2004
Living area	3586
Assessment year	2023
-- assessed value	1,019,100
-- land value	165,300
-- building value	853,800

**CBJ 2023 Property Assessment**  
**8007 Poppy Court – Juneau, Alaska 99801**  
**ID# 4B2901360170 – 3034 SQFT**

-- exemptions	0
GIS Date	2023/03/31
DBMS Date	2023/03/31

**PARCEL**

Tax ID	4B2901340020 ( <a href="#">assessor summary</a> )
Owner(s)	Joseph Paul Rank; Maria T Rank
Previous owner(s)	BRIAN A LONG
Site address(es)	1008 Debbie Ln; 1010 Debbie Ln
Mail address(es)	9418 Berners Ave - Juneau, AK 99801
Legal description	MONTANA CREEK III BL C LT 2
Lot square feet	25,383
Lot acres	0.5827
Zoning	(D 5) Single family/duplex
Road system	yes
Fire service	yes
Water available	yes
Sewer available	yes
Year built	2003
Living area	3160
Assessment year	2023
-- assessed value	828,800
-- land value	172,700
-- building value	656,100
-- exemptions	0
GIS Date	2023/03/31
DBMS Date	2023/03/31

- Summary For the Comparable Sales MID 2021 – 2022

	HIGH	LOW	AVERAGE	MEDIAN
<b>LIST PRICE:</b>	\$ 875,000.00	\$ 669,000.00	\$ 772,160.00	\$ 759,900.00
<b>SOLD PRICE:</b>	\$ 880,000.00	\$ 675,000.00	\$ 768,200.00	\$ 739,000.00

- The Comparable Sales do not support the Assessed Price per SQFT of \$303.10 for my home.



**CBJ Property Tax Year**

3034	Total Value	Value Change	% Change	\$ Per SQ Foot	Building	Value Change	% Change	Land	Value Change	% Change
2023	\$ 919,600.00	\$ 261,100.00	39.65%	303.10	\$ 760,600.00	\$ 255,100.00	50.46%	\$ 159,000.00	\$6,000.00	3.92%
2022	\$ 658,500.00	\$ 49,400.00	8.11%	217.04	\$ 505,500.00	\$ 49,400.00	10.83%	\$ 153,000.00	\$0.00	0.00%
2021	\$ 609,100.00	\$ 12,900.00	2.16%	200.76	\$ 456,100.00	\$ 12,900.00	2.91%	\$ 153,000.00	\$0.00	0.00%
2020	\$ 596,200.00	\$ 17,200.00	2.97%	196.51	\$ 443,200.00	\$ 17,200.00	4.04%	\$ 153,000.00	\$0.00	0.00%
2019	\$ 579,000.00	\$ (5,000.00)	-0.86%	190.84	\$ 426,000.00	\$ 3,300.00	0.78%	\$ 153,000.00	(\$8,300.00)	-5.15%
2018	\$ 584,000.00	\$ (21,889.00)	-3.61%	192.49	\$ 422,700.00	\$ (11,557.00)	-2.66%	\$ 161,300.00	(\$10,332.00)	-6.02%
2017	\$ 605,889.00	\$ 5,999.00	1.00%	199.70	\$ 434,257.00	\$ 4,300.00	1.00%	\$ 171,632.00	\$1,699.00	1.00%
2016	\$ 599,890.00	\$ 33,956.00	6.00%	197.72	\$ 429,957.00	\$ 24,337.00	6.00%	\$ 169,933.00	\$9,609.00	5.99%
2015	\$ 565,934.00			186.53	\$ 405,620.00			\$ 160,324.00		





## Assessor's Database

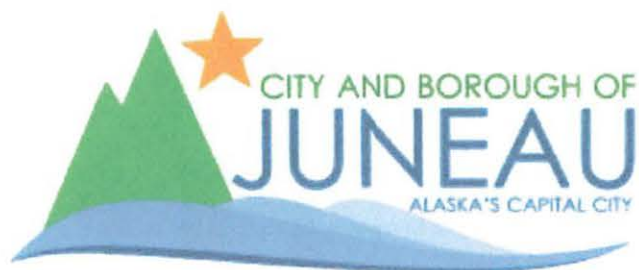
<b>PARCEL:</b> <u>4B2901360130</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 13	<b>ADDRESS:</b> 8024 POPPY CT	<b>OWNER:</b> DIANE V DIGIULIO & JOHN E PAPPENHEIM	<b>VALUE:</b> \$848900.00	<b>YEAR:</b> 2004	<b>SQ FT:</b> 003176	<b>LOT:</b> 21039.00	267.29
* <b>PARCEL:</b> <u>4B2901360180</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 18	<b>ADDRESS:</b> 8001 POPPY CT	<b>OWNER:</b> RICHARD J BOCHYNSKI & ELIZABETH C BOCHYNSKI	<b>VALUE:</b> \$805700.00	<b>YEAR:</b> 2003	<b>SQ FT:</b> 003088	<b>LOT:</b> 12650.00	260.91
<b>PARCEL:</b> <u>4B2901360110</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 11	<b>ADDRESS:</b> 8012 POPPY CT	<b>OWNER:</b> JAIME KISSNER & MINDY KISSNER	<b>VALUE:</b> \$747800.00	<b>YEAR:</b> 2005	<b>SQ FT:</b> 002280	<b>LOT:</b> 18643.00	327.98
<b>PARCEL:</b> <u>4B2901360160</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 16	<b>ADDRESS:</b> 8011 POPPY CT	<b>OWNER:</b> STEVEN JOHN SAHLENDER & JULIANNA MURPHY	<b>VALUE:</b> \$807700.00	<b>YEAR:</b> 2005	<b>SQ FT:</b> 002690	<b>LOT:</b> 23369.00	300.26
* <b>PARCEL:</b> <u>4B2901360090</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 9	<b>ADDRESS:</b> 8000 POPPY CT	<b>OWNER:</b> LEE FAMILY TRUST & JARED LEE & KRISTIN ANNE LEE AS TRUSTEES	<b>VALUE:</b> \$1130500.00	<b>YEAR:</b> 2004	<b>SQ FT:</b> 004248	<b>LOT:</b> 16426.00	266.13
<b>PARCEL:</b> <u>4B2901360140</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 14	<b>ADDRESS:</b> 8025 POPPY CT	<b>OWNER:</b> RICHARD JAY PETERSON	<b>VALUE:</b> \$736500.00	<b>YEAR:</b> 2006	<b>SQ FT:</b> 002186	<b>LOT:</b> 15224.00	336.92

<b>PARCEL:</b> <u>4B2901360120</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 12	<b>ADDRESS:</b> 8018 POPPY CT	<b>OWNER:</b> DAVID E ROGERS & CAREN W ROBINSON	<b>VALUE:</b> \$668800.00	<b>YEAR:</b> 2005	<b>SQ FT:</b> 002028	<b>LOT:</b> 17842.00	329.78
<b>PARCEL:</b> <u>4B2901360170</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 17	<b>ADDRESS:</b> 8007 POPPY CT	<b>OWNER:</b> SHANNAN D GREENE	<b>VALUE:</b> \$919600.00	<b>YEAR:</b> 2004	<b>SQ FT:</b> 003034	<b>LOT:</b> 13194.00	303.10
<b>PARCEL:</b> <u>4B2901360100</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 10	<b>ADDRESS:</b> 8006 POPPY CT	<b>OWNER:</b> SEBASTIAN VADAKUMCHERRY & ROSE MARY SEBASTIAN	<b>VALUE:</b> \$741500.00	<b>YEAR:</b> 2004	<b>SQ FT:</b> 002318	<b>LOT:</b> 15390.00	319.89
<b>PARCEL:</b> <u>4B2901360150</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 15	<b>ADDRESS:</b> 8019 POPPY CT	<b>OWNER:</b> MONIKA DAWN BETHERS WALKER & JESSE LEVI WALKER	<b>VALUE:</b> \$704000.00	<b>YEAR:</b> 2005	<b>SQ FT:</b> 001912	<b>LOT:</b> 33837.00	368.20



## Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

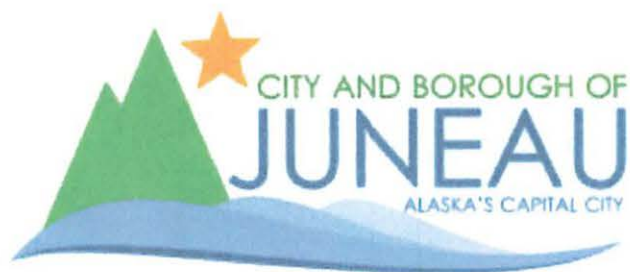


## Assessor's Database

<b>PARCEL:</b> <u>4B2901360030</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 3	<b>ADDRESS:</b> 8106 MAGNOLIA CT	<b>OWNER:</b> CHRISTOPHER UMBS & MICHELLE UMBS	<b>VALUE:</b> \$555300.00	<b>YEAR:</b> 2003	<b>SQ FT:</b> 001849	<b>LOT:</b> 19308.00	300.33
<b>PARCEL:</b> ✱ <u>4B2901360080</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 8	<b>ADDRESS:</b> 8001 MAGNOLIA CT	<b>OWNER:</b> DEAN C BLOOD & JULIE A BLOOD	<b>VALUE:</b> \$921900.00	<b>YEAR:</b> 2004	<b>SQ FT:</b> 003818	<b>LOT:</b> 16426.00	241.46
<b>PARCEL:</b> <u>4B2901360060</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 6	<b>ADDRESS:</b> 8013 MAGNOLIA CT	<b>OWNER:</b> RICHARD E CARLSON & PATTI CARLSON	<b>VALUE:</b> \$704200.00	<b>YEAR:</b> 2006	<b>SQ FT:</b> 002002	<b>LOT:</b> 16276.00	351.75
<b>PARCEL:</b> <u>4B2901360040</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 4	<b>ADDRESS:</b> 8112 MAGNOLIA CT	<b>OWNER:</b> SHANE A MILLER & HEATHER S MILLER	<b>VALUE:</b> \$530800.00	<b>YEAR:</b> 2006	<b>SQ FT:</b> 001318	<b>LOT:</b> 16841.00	402.73
<b>PARCEL:</b> <u>4B2901360070</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 7	<b>ADDRESS:</b> 8007 MAGNOLIA CT	<b>OWNER:</b> STEPHEN WHITE	<b>VALUE:</b> \$760400.00	<b>YEAR:</b> 2004	<b>SQ FT:</b> 002783	<b>LOT:</b> 17225.00	273.23
<b>PARCEL:</b> <u>4B2901360050</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 5	<b>ADDRESS:</b> 8118 MAGNOLIA CT	<b>OWNER:</b> DAVID S CAMPBELL & KENI L CAMPBELL	<b>VALUE:</b> \$770600.00	<b>YEAR:</b> 2004	<b>SQ FT:</b> 002366	<b>LOT:</b> 25677.00	325.70



POND VISTA



## Assessor's Database

<b>PARCEL:</b> <u>4B2901350010</u>	<b>LG DESC:</b> MONTANA CREEK III BL B LT 1	<b>ADDRESS:</b> 5000 POND VISTA DR	<b>OWNER:</b> DONALD E PHELPS & SARALYN K PHELPS	<b>VALUE:</b> \$598500.00	<b>YEAR:</b> 2005	<b>SQ FT:</b> 001772	<b>LOT:</b> 12623.00	337.75
<b>PARCEL:</b> <u>4B2901350060</u>	<b>LG DESC:</b> MONTANA CREEK IV BL B LT 6	<b>ADDRESS:</b> 5030 POND VISTA DR	<b>OWNER:</b> SEAN J SEWILL	<b>VALUE:</b> \$693400.00	<b>YEAR:</b> 2004	<b>SQ FT:</b> 002400	<b>LOT:</b> 14672.00	288.91
<b>PARCEL:</b> <u>4B2901360190</u>	<b>LG DESC:</b> MONTANA CREEK IV BL A LT 19	<b>ADDRESS:</b> 5031 POND VISTA DR	<b>OWNER:</b> MARK A MESDAG & JULIA M MESDAG	<b>VALUE:</b> \$695700.00	<b>YEAR:</b> 2006	<b>SQ FT:</b> 002480	<b>LOT:</b> 13908.00	280.52
<b>PARCEL:</b> <u>4B2901350040</u>	<b>LG DESC:</b> MONTANA CREEK IV BL B LT 4	<b>ADDRESS:</b> 5018 POND VISTA DR	<b>OWNER:</b> SADIE KRISTINE WRIGHT & CHRISTOPHER JERROLD KRENZ	<b>VALUE:</b> \$726000.00	<b>YEAR:</b> 2004	<b>SQ FT:</b> 002186	<b>LOT:</b> 13855.00	332.11
<b>PARCEL:</b> <u>4B2901360010</u>	<b>LG DESC:</b> MONTANA CREEK III BL A LT 1	<b>ADDRESS:</b> 5001 POND VISTA DR	<b>OWNER:</b> NANCY GEANE COURTNEY & DOUGLAS DAVANT COURTNEY	<b>VALUE:</b> \$730500.00	<b>YEAR:</b> 2002	<b>SQ FT:</b> 002602	<b>LOT:</b> 17320.00	280.75
<b>PARCEL:</b> <u>4B2901350020</u>	<b>LG DESC:</b> MONTANA CREEK IV BL B LT 2	<b>ADDRESS:</b> 5006 POND VISTA DR	<b>OWNER:</b> CHRISTOPHER LEE RUSSELL & CAROLINA VIVIANA RUSSELL	<b>VALUE:</b> \$585700.00	<b>YEAR:</b> 2004	<b>SQ FT:</b> 001777	<b>LOT:</b> 12807.00	329.60

PARCEL:	LG DESC:	ADDRESS:	OWNER:	VALUE:	YEAR:	SQ FT:	LOT:	
<u>4B2901350070</u>	LT 3	5036 POND VISTA DR	KARL A LUCK	\$1104000.00	2011	003274	30493.00	337.20
<u>4B2901360200</u>	MONTANA CREEK IV BL A LT 20	5037 POND VISTA DR	STEPHEN M BENNETT & LINDA D EDWARDS	\$708000.00	2006	002186	13556.00	323.88
<u>4B2901350050</u>	MONTANA CREEK IV BL B LT 5	5024 POND VISTA DR	EDWIN MERCER III & KELLY C MERCER	\$620700.00	2005	001961	14487.00	316.52
<u>4B2901360020</u>	MONTANA CREEK IV BL A LT 2	5007 POND VISTA DR	ROBERT JOHN PROVOST II	\$1019100.00	2004	003586	17506.00	284.19
<u>4B2901350030</u>	MONTANA CREEK IV BL B LT 3	5012 POND VISTA DR	CHRISTOPHER S BURKE & MONICA L BURKE	\$637400.00	2004	001822	14921.00	319.84
<u>4B2901350080</u>	LT 2	0 POND VISTA DR	KILLEHUCK LLC	\$133000.00	0	000000	37542.00	

Search the Database




DEBBIE LN

## Assessor's Database

<b>PARCEL:</b> <u>4B2901340040</u>	<b>LG DESC:</b> MONTANA CREEK III BL C LT 4	<b>ADDRESS:</b> 1020 DEBBIE LN	<b>OWNER:</b> THOMAS P AINSWORTH & SUZANNE M AINSWORTH	<b>VALUE:</b> \$769600.00	<b>YEAR:</b> 2003	<b>SQ FT:</b> 002923	<b>LOT:</b> 17722.00	263.29
 <b>PARCEL:</b> <u>4B2901340020</u>	<b>LG DESC:</b> MONTANA CREEK III BL C LT 2	<b>ADDRESS:</b> 1008 DEBBIE LN	<b>OWNER:</b> JOSEPH PAUL RANK & MARIA T RANK	<b>VALUE:</b> \$828800.00	<b>YEAR:</b> 2003	<b>SQ FT:</b> 003160	<b>LOT:</b> 25383.00	262.28
<b>PARCEL:</b> <u>4B2901340050</u>	<b>LG DESC:</b> MONTANA CREEK III BL C LT 5	<b>ADDRESS:</b> 1024 DEBBIE LN	<b>OWNER:</b> MARK A KIESSLING & SAVONNA L KIESSLING	<b>VALUE:</b> \$681400.00	<b>YEAR:</b> 2006	<b>SQ FT:</b> 002351	<b>LOT:</b> 12930.00	289.83
<b>PARCEL:</b> <u>4B2901340030</u>	<b>LG DESC:</b> MONTANA CREEK III BL C LT 3	<b>ADDRESS:</b> 1016 DEBBIE LN	<b>OWNER:</b> SIMA BAHAR	<b>VALUE:</b> \$731600.00	<b>YEAR:</b> 2002	<b>SQ FT:</b> 002466	<b>LOT:</b> 15906.00	296.67
<b>PARCEL:</b> <u>4B2901340010</u>	<b>LG DESC:</b> MONTANA CREEK III BL C LT 1	<b>ADDRESS:</b> 1000 DEBBIE LN	<b>OWNER:</b> CHAD C MOUNTCASTLE & MELISSA M MOUNTCASTLE	<b>VALUE:</b> \$850300.00	<b>YEAR:</b> 2001	<b>SQ FT:</b> 002702	<b>LOT:</b> 12978.00	314.69






**TOTAL** **HIGH LOW AVG MED**  
 LISTING COUNT: 5 DAYS ON MARKET: 33 0 9 4

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	\$875,000	\$669,000	\$772,160	\$759,900	\$3,860,800
SOLD PRICE:	\$880,000	\$675,000	\$768,200	\$739,000	\$3,841,000

	MLS #	Type	Area	Address	Status	Price	Year Built	Approx. Lot SQFT	Approx. SQFT	# of Bedrooms	Price Per SQFT	Closing Date
1	21650	Single Family	BACK LOOP	9024 Ninnis Drive	Sold & Closed	\$697,000	1998	17,039	2,678	5	\$260.27	5/14/202
2	22759	Single Family	BACK LOOP	4945 Hummingbird Lane	Sold & Closed	\$675,000	1982	21,318	2,690	4	\$250.93	10/31/20
3	21699	Single Family	BACK LOOP	9017 Ninnis Drive	Sold & Closed	\$739,000	1997	25,052	2,990	4	\$247.16	10/7/202
4	22727	Single Family	BACK LOOP	1008 Debbie Lane	Sold & Closed	\$880,000	2003	25,383	3,262	7	\$269.77	9/30/202
5	22229	Single Family	BACK LOOP	5007 Pond Vista Drive	Sold & Closed	\$850,000	2004	17,506	3,689	5	\$230.41	5/20/202

\$ 303.10 / SF @ 919,600

ENCL (4)

**TOTAL**
**HIGH LOW AVG MED**

LISTING COUNT: 6

DAYS ON MARKET: 11 0 3 2

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	\$759,900	\$520,500	\$650,933	\$654,150	\$3,905,600
SOLD PRICE:	\$739,000	\$515,000	\$643,483	\$645,000	\$3,860,900

	MLS #	Type	Area	Address	Status	Price	Year Built	Approx. Lot SQFT	Approx. SQFT	# of Bedrooms	Price Per SQFT	Closing Date
1	21699	Single Family	BACK LOOP	9017 Ninnis Drive	Sold & Closed	\$739,000	1997	25,052	2,990	4	\$247.16	10/7/2021
2	21650	Single Family	BACK LOOP	9024 Ninnis Drive	Sold & Closed	\$697,000	1998	17,039	2,678	5	\$260.27	5/14/2021
3	20319	Single Family	BACK LOOP	5007 Pond Vista Drive	Sold & Closed	\$640,000	2004	17,506	3,698	5	\$173.07	4/30/2020
4	21176	Single Family	BACK LOOP	8006 Poppy Court	Sold & Closed	\$619,900	2004	15,390	2,318	4	\$267.43	3/1/2021
5	21238	Single Family	BACK LOOP	9119 Wolfram Way	Sold & Closed	\$650,000	1998	11,965	2,554	5	\$254.50	4/19/2021
6	19158	Single Family	BACK LOOP	9127 Wolfram Way	Sold & Closed	\$515,000	1996	10,200	2,124	4	\$242.47	3/28/2019

## Discussion Points - Assessor Meeting 4/28/2023

- 1) Given marginal depreciation of 20-Year-old home with no major updates.
  - a. CBJ credited only **\$46,743**
  - b. Original: roof, exterior, kitchen, driveway, mechanical systems
  - c. No alternate heat sources / fireplace
- 2) Comps of 2 most recent sold homes in my neighborhood are a true indication of area market value.
  - a. Most recent sale (6 months) **1008 Debbie Lane:**  
**Sold at \$269.77 SQFT - Assessed \$266.13 SQFT**
  - b. Next recent sale (10 months) **5007 Pond Vista:**  
**Sold at \$230.41 SQFT - Assessed \$284.19 SQFT**
- 3) My home is most similar to **8001 Magnolia Court – 2023 Assessment \$921,900 / \$241.46 SQFT**  
Using that price per SQFT equates to: **8007 Poppy Court - \$732,590 / 241.46 SQFT**
- 4) Consulting my realtor, my house would not be listed at the CBJ proposed assessment; too high.
- 5) The features of comparable homes in the immediate Montana Creek neighborhood are more desirable than mine per Market Value, yet I have a higher assessment per square footage to those homes.
- 6) USAA reevaluates my rebuild cost/value each year based on national/local data. CBJ valuation is inflated well over my insurance valuation.

### **USAA Dwelling Coverage:**

2022/2023	\$538,000
2021/2022	\$520,000
2020/2021	\$520,000
2019/2020	\$495,000

- 7) My 2023 Dwelling value increased over **50%** this year alone.
  - a. I have not seen any comparable properties in my neighborhood increased at that rate.
  - b. 2022 Dwelling value increased nearly **11%** last year.
  - c. This is a one-year increase in Price Per Square foot from **\$217 to \$303.**



## Similar Homes of Superior Architecture, Multi-Peak Exterior



### 8000 Poppy Court – 2023 Assessment \$1,130,500 or \$266.13 SQFT

This home is **1214 SQFT larger** than mine.

This lot is **3232 larger** than mine and is a corner lot.

This home has had recent, extensive remodeling/updates including a fully refinished basement.

This home has an income earning, fully equipped accessory apartment.

## Similar Homes of Superior Architecture, Multi-Peak Exterior



### 8001 Magnolia Court – 2023 Assessment \$921,900 or \$241.46 SQFT

This home is **784 SQFT** larger than mine.

This lot is **3232 larger** than mine and is a corner lot.

This home has an income earning, fully equipped accessory apartment.

## COMPARABLE HOMES by Proximity

These 5 **Similar Homes** are my neighbors' next door & across the street, in the same development. My home does not have an accessory apartment nor a basement and has the original 2004 kitchen. These Comparable properties all are larger Buildings & Land with features, income, & updates I do not.

- **8001/8003 Poppy Court – 2023 Assessed \$805,700 / \$260.91 SQFT**

This home is **54 SQFT larger** than mine.

This lot is **544 smaller** than mine and is a corner lot.

This home has an income earning, fully equipped accessory apartment.

- **8000 Poppy Court – 2023 Assessed \$1,130,500 / \$266.13 SQFT**

This home is **1214 SQFT larger** than mine.

This lot is **3232 larger** than mine and is a corner lot.

This home has had recent, extensive remodeling/updates including a fully refinished basement.

This home has an income earning, fully equipped accessory apartment.

- **8001 Magnolia Court – 2023 Assessed \$921,900 / \$241.46 SQFT**

This home is **784 SQFT larger** than mine.

This lot is **3232 larger** than mine and is a corner lot.

This home has an income earning, fully equipped accessory apartment.

- **5007 Pond Vista – 2023 Assessed \$1,019,100 / \$284.19 SQFT**

This home is **655 SQFT larger** than mine.

This lot is **4312 larger** than mine and is a corner lot.

Completely updated kitchen with high-end appliances.

This home has had extensive remodeling & **sold 10 months ago for \$850,000 / \$230.41 SQFT**

- **1008 Debbie Lane – 2023 Assessed \$828,800 / \$266.13 SQFT**

This home is **228 SQFT larger** than mine.

This lot is **12,189 larger** than mine.

This home has an income earning, fully equipped 2 BD accessory apartment.

This home has had recent remodeling & **sold 6 months ago for \$880,000 / \$269.77 SQFT**

- **8007 Poppy Court – Assessed \$919,600 / \$303.13 SQFT**

Original: roof, exterior, kitchen, driveway, mechanical systems

No income earning accessory apartment.

No walkout finished lower level

No recent extensive remodel.



## TOTAL

## HIGH LOW AVG MED

LISTING COUNT: 5

DAYS ON  
MARKET: 33 0 9 4

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
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5	22229	Single Family	BACK LOOP	5007 Pond Vista Drive	Sold & Closed	\$850,000	2004	17,506	3,689	5	\$230.41	5/20/2022

**TOTAL**

**HIGH LOW AVG MED**

LISTING COUNT: 6

DAYS ON  
MARKET: 11 0 3 2

	<b>HIGH</b>	<b>LOW</b>	<b>AVERAGE</b>	<b>MEDIAN</b>	<b>TOTAL PRICE</b>
LIST PRICE:	\$759,900	\$520,500	\$650,933	\$654,150	\$3,905,600
SOLD PRICE:	\$739,000	\$515,000	\$643,483	\$645,000	\$3,860,900

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6	19158	Single Family	BACK LOOP	9127 Wolfram Way	Sold & Closed	\$515,000	1996	10,200	2,124	4	\$242.47	3/28/2019













































## Analysis of Assessment / Sales Info

- **Filed for VA Disability Exemption: 03/06/20**

Approved for \$150,000 annual exemption as a 32-year, 100% Disabled Veteran.

- **Total 4YR Property Increase since filing VA Disability Exemption: \$340,600.00 or 58.83%**

2019 – \$579,000 to 2023 – \$919,600

Total Value	Value Change	% Change
\$ 919,600.00	\$ 261,100.00	39.65%
\$ 658,500.00	\$ 49,400.00	8.11%
\$ 609,100.00	\$ 12,900.00	2.16%
\$ 596,200.00	\$ 17,200.00	2.97%
\$ 579,000.00	\$ (5,000.00)	-0.86%

- **Total 2023 Increase of Building alone was \$255,100.00 or 50.46%**

2022 – \$685,500 to 2023 – \$919,600

Building	Value Change	% Change
\$ 760,600.00	\$ 255,100.00	50.46%
\$ 505,500.00	\$ 49,400.00	10.83%
\$ 456,100.00	\$ 12,900.00	2.91%
\$ 443,200.00	\$ 17,200.00	4.04%

- **Comparable Sales – Average Sold Price per SQ FT**

\$251.71 SF	2023 Proposed	Overage
\$763,682.07	\$919,600.00	\$155,917.93

- Using the Average Price per SQFT of (5) 2022/21 comparable sold homes is **\$251.71**

- Using this, my home at 3034 SQFT \* \$251.71 would be \$763,682.07

- My 2023 Assessment, after exemption applied, is \$769,600.

- Interestingly, the overage is commensurate with my VA Disability Exemption.

- If CBJ were compensating for my exemption, that would amount to Discrimination.

8007 POPPY COURT

CBJ Property Tax Year

3034										
	Total Value	Value Change	% Change	\$ Per SQ Foot	Building	Value Change	% Change	Land	Value Change	% Change
2023	\$ 919,600.00	\$ 261,100.00	39.65%	303.10	\$ 760,600.00	\$ 255,100.00	50.46%	\$ 159,000.00	\$6,000.00	3.92%
2022	\$ 658,500.00	\$ 49,400.00	8.11%	217.04	\$ 505,500.00	\$ 49,400.00	10.83%	\$ 153,000.00	\$0.00	0.00%
2021	\$ 609,100.00	\$ 12,900.00	2.16%	200.76	\$ 456,100.00	\$ 12,900.00	2.91%	\$ 153,000.00	\$0.00	0.00%
2020	\$ 596,200.00	\$ 17,200.00	2.97%	196.51	\$ 443,200.00	\$ 17,200.00	4.04%	\$ 153,000.00	\$0.00	0.00%
2019	\$ 579,000.00	\$ (5,000.00)	-0.86%	190.84	\$ 426,000.00	\$ 3,300.00	0.78%	\$ 153,000.00	(\$8,300.00)	-5.15%
2018	\$ 584,000.00	\$ (21,889.00)	-3.61%	192.49	\$ 422,700.00	\$ (11,557.00)	-2.66%	\$ 161,300.00	(\$10,332.00)	-6.02%
2017	\$ 605,889.00	\$ 5,999.00	1.00%	199.70	\$ 434,257.00	\$ 4,300.00	1.00%	\$ 171,632.00	\$1,699.00	1.00%
2016	\$ 599,890.00	\$ 33,956.00	6.00%	197.72	\$ 429,957.00	\$ 24,337.00	6.00%	\$ 169,933.00	\$9,609.00	5.99%
2015	\$ 565,934.00			186.53	\$ 405,620.00			\$ 160,324.00		