

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

April 10, 2025

Dear CBJ Assessor,

I did not receive a property tax assessment card for 2025 for my property (identification # 4B1901020010) when you originally mailed them (much of my mail was stolen). I called your office the week of April 1 asking for a re-issue, and still this did not arrive. I **AGAIN** called your office 4/9/2025, and received the valuations over the phone (and later via email).

I contest my 2025 property tax assessment, which overall is a **20.43%** increase from my 2024 assessment. I appealed my 2024 assessment, which revealed that the CBJ was using incorrect dimensions for the building; the house WAS and IS smaller than the dimensions you had on file and these dimensions have not changed since. An assessor was on site and confirmed the smaller dimensions and the general incompleteness, and a decrease to the assessment was made. This building has been and is only ~56% complete (any work performed addresses ongoing maintenance issues.) Yet, despite this the assessment of my building increased by **31.31%** in 2025.

It bears noting and for consideration, that the CBJ has a long history of overcharging me for property taxes; in 2024 the CBJ claimed, upon finding that I have been paying EXCESS property taxes over the past decades due to their inflated building dimensions, that 'it was my fault that they had wrong dimensions' and that no repayment and remuneration for overages would be made.

My property, located on the uphill side of Mendenhall Peninsula Road, is characterized as 1 acre with available city water and a 1 bedroom/1 bath home under construction (BP#10123.01). Further construction has been stopped as directed by a CBJ inspector...so how is it that I get a 31% increase in my building, even after review by an assessor in 2024???

Thank you,

Kristen Munk

