



Office of the Assessor
155 Heritage Way
Juneau, Alaska 99801

Received

APR 01 2024

CBJ Assessors Office

2024 Filing Deadline: Monday April 1st, 2024

**Petition for Review / Correction of Assessed Value
Real Property**

Assessment Year	2024
Parcel ID Number	6D1001010090
Name of Applicant	Robert Shorey
Email Address	[REDACTED]@gmail.com

Please attach all supporting documentation

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

Parcel ID Number	6D1001010090		
Owner Name	Robert and Mary Shorey		
Primary Phone #	[REDACTED]	Email Address	[REDACTED]@gmail.com
Physical Address	8751 N. Douglas Hwy. Juneau, AK 99801	Mailing Address	P.O. Box 240452 Douglas, AK 99824

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:

Our property is Waded wet lands and we are only allowed to use approx 25% of our property as per Corps of Engineers. We have large maintenance issues. And, we do not receive all basic services from CBJ.

Have you attached additional information or documentation? ☒ Yes ☐ No

Values on Assessment Notice:

Site	\$ 148,400	Building	\$ 473,300	Total	\$ 621,400
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Owner's Estimate of Value:

Site	\$ 135,000	Building	\$ 466,500	Total	\$ 601,500
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Purchase Price of Property:

Price	\$ Self Constructed	Purchase Date	N/A
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Has the property been listed for sale? ☐ Yes ☒ No (if yes complete next line)

Listing Price	\$	Days on Market	
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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

3/30/24

Contact Us: CBJ Assessors Office

Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	Assessor.Office@juneau.gov	http://www.juneau.org/finance	155 Heritage Way Rm. 114 Juneau AK 99801

PARCEL #: _____ APPEAL #: _____ DATE FILED: _____

Appraiser to fill out			
Appraiser		Date of Review	
Comments:			
Post Review Assessment			
Site	\$	Building	\$
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 (if no skip to Board of Equalization)
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	
<p>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"/> Met <input type="radio"/> Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.</p> <p>Notes:</p> <div style="height: 40px;"></div>			
Site	\$	Building	\$
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	http://www.juneau.org/finance	155 South Seward St. Rm. 114 Juneau AK 99801

March 30, 2024

Robert Shorey
PO Box 240452
Douglas, Alaska 99824

CBJ Assessors Office

Re: Property Tax Assessment Appeal

We disagree with the assessed value of our property.

To clarify the “purchase price of property” on the appeal form, purchased the lot for 50K in 1997. This was less than market value at the time because there was no city sewer available, and the property is designated class A wooded wetlands. I built the house being my own general contractor. When finished we financed 240k.

The site has been assessed over value. We were required to obtain a Corps of Engineers permit to develop our site. We were restricted to using approximately 25% of our property, or about .43 of an acre. And, lack of basic services, i.e.: city sewer.

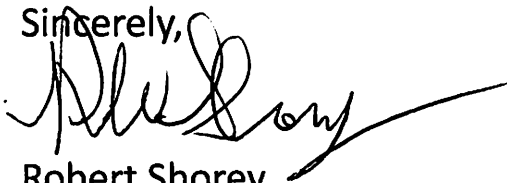
The building is assessed over value because of outstanding maintenance issues that we have yet to be able to afford. These include replacement of the sewer system, replacement of the roof, and refinishing of the cedar siding on the house and out building. We got quotes on these major repairs in 2021 amounting to approximately \$58k. It is probably safe to say that the costs of these repairs have nearly doubled in the last 3 years. We did manage to get the main deck refinished and the front door replaced, but taking into consideration the massive increase in cost of living and no increase in income it is

extremely difficult to get ahead enough to be able to afford these other major repairs.

We have read the Assessment Report – Residential Overview. The first comment in your report states that the housing market overall has remained relatively flat. It also states that the overall increase in property values was approximately 2.12%. This seems very reasonable. What is not reasonable is the 5.71% increase proposed for North Douglas properties. Especially when applied to our home taking into account property restrictions, outstanding maintenance issues, and lack of basic city services.

We feel very strongly that our proposed changes to this year assessment are real and fair.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Shorey', with a long, sweeping horizontal line extending to the right.

Robert Shorey

907-321-6333

docktone@gmail.com

Mailing/Physical Location

**2011 Glacier Hwy.
Juneau, AK 99801
Ph. 907-586-6540**



**Email: desnorth@aol.com
Fax. 907-463-3054
Web: desnorth.com**

Proposal for:	Bob Shorey	Date:	6/21/2021
From:	Austin Paul and Cole Barbieri	Re:	Hand-Nailed Architectural Shingle Re-Roof
Job Address:	8751 North Douglas Hwy.	Roof Area:	2,848 Actual Sq. Ft.

Design North Roofing LLC proposes to do the following work:

Mark Choices:	<input checked="" type="checkbox"/>
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Re-Roof Scope of Work:

Cost: \$32,792.00

Set up roof access and safety equipment as per OSHA regulations.
 Deliver our forklift and dump trailer to the site for use.
 Spread out debris tarps on the ground and deck to catch the tear-off debris.
 Remove and dispose of the existing 3 tab shingle roofing, underlayments, and flashings.
 Inspect the roof for rot. If found, repair on a time and materials basis. See note for details.
 Apply a layer of synthetic APOC Weather Armor underlayment to the entire roof surface.
 Install brown steel edge "D" flashings along all roof edges.
 Apply two courses of Ice & Water Shield along the eaves.
 Install starter shingles along all roof edges. For added edge strength and wind resistance.
 Apply (hand-nail) a 35 year Malarkey Vista AR architectural shingle roof system.
 Re-utilize the roof-to-wall flashings on the entry way roof.
 Install a Cor-A-Vent V300 vented ridge system with 13" wide ridge shingles. (hand-nailed)
 Install two new Oatey pipe boot flashings on the plumbing vent pipes.
 Install two new hood flashings on the vent duct outlets.
 Install a new chimney jack flashing and storm collar on the chimney pipe.
 Perform final inspection and clean site free of any related debris.

Main Roof and Entry Way Roof are both included

Weight to Landfill: 8,700 lbs.

Gutter Replacement Line Item:

Cost: \$2,360.00

Replace the existing gutter system with new aluminum gutters and downspouts. Screw type hangers instead of spikes.

***Important Notes:**

- *Unforeseen/Additional work required or rot repair would be completed on a time and material basis.
- *Time and material work is billed at \$110 per man hour plus material costs.
- *Materials, Shipping, Labor, Waste Disposal, and CBJ Building Permit costs included in proposal.

We propose to furnish materials and labor complete in accordance with above specifications

and subject conditions on this agreement for : **See Prices Above**

Payment to be made as follows: One half down payment and balance due upon completion.

ACCEPTED: The above prices, specifications, and conditions are satisfactory and are hereby accepted. DNR LLC is authorized to do the work specified. Payment will be made as outlined above.

Color Choice: _____

Respectfully Submitted By: Austin Paul & Cole Barbieri

**This is an estimate for 2022. Estimate would need updated in Spring 2022 and resubmitted as a Proposal*

Jerry M. Godkin Inc.

P O Box 33866

Juneau, AK 99803

Date	Estimate #
6 25 2021	146

Name / Address
Bob Shorey

				Project	
				Septic	
Item	Description	Qty	Units	Rate	Total
Move	Excavator Move			175.00	175.00T
312	Excavator	24	Hrs	200.00	4,800.00T
TR7	Trucking	25	Hrs	125.00	3,125.00T
Bio Defusser	ARC 36 Bio-Defusser	12	ea	57.00	684.00T
ARC 36 End ...	End Cap ARC 36	6	ea	12.00	72.00T
	Defusser				
Misc	Misc Fittings Pipe			150.00	150.00T
Washed Sand	Washed Sand	60	Tons	22.00	1,320.00T
Washed	Washed Rock	45	Tons	23.00	1,035.00T
Waste Dump	Waste Dump	8	Loads	50.00	400.00T
Gr	Gray Fabric	50	Feet	1.65	82.50T
WG Pit Run	Grey Pit Run	105	Tons	9.75	1,023.75T
				Subtotal	\$12,867.25
				Sales Tax (5.0%)	\$643.36
				Total	\$13,510.61

Estimate 1018 from H-Block Construction, LLC docktone@gci...

H-Block Construction, LLC

----- Estimate -----

PO Box 240425
Douglas, AK 99824 US
+1 9077234375

Estimate #: 1018
Date: 06/15/2021
Exp. Date: 09/15/2021
\$11,418.75

Address:

Bob Shorey

Date	Service	Description	Qty	Rate	Amount
06/15/2021	Hours	Pressure wash, prep, mask and paint home	145	75.00	10,875.00T
SubTotal:					\$10,875.00
Tax:					\$543.75
Total:					\$11,418.75

estimate does not include materials

Reply Forward

DEPARTMENT OF THE ARMY PERMIT

Permittee Robert W. Shorey

Permit No. 4-970901, Johnson Creek 4

Issuing Office U. S. Army Engineer District, Alaska

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description:

The placement of approximately 375 cubic yards of pit run and gravel for the construction of an approximate 16' wide by 270' long driveway, and the excavation and placement of approximately 985.5 cubic yards of pit run and gravel for the construction of an approximate 125' wide by 100' long housepad.

All work will be performed in accordance with the attached plans, two sheets dated 1-15-98.

Project Location:

Lot 152, USS 3543, North Douglas Highway, within Section 1, T. 41 S., T. 66 E., Copper River Meridian, near Juneau Alaska.

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on March 31, 2001. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

1. The toe of the fill shall be stabilized immediately upon completion of the fill.
2. All overburden shall be disposed in an upland location.
3. Heavy equipment operations shall be confined to the proposed 0.36 acre project area.

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:
 - () Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
 - (X) Section 404 of the Clean Water Act (33 U.S.C. 1344).
 - () Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1415).
2. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, state, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal project.
3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

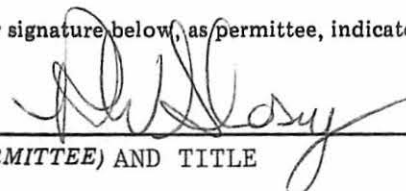
b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

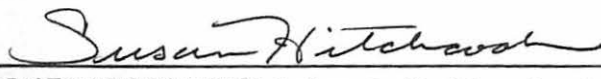
6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.


(PERMITTEE) AND TITLE

3-18-98
(DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.


FOR (DISTRICT ENGINEER) Colonel Sheldon L. Jahn
Susan J. Hitchcock
Regulatory Specialist
Juneau Field Office, Regulatory Branch

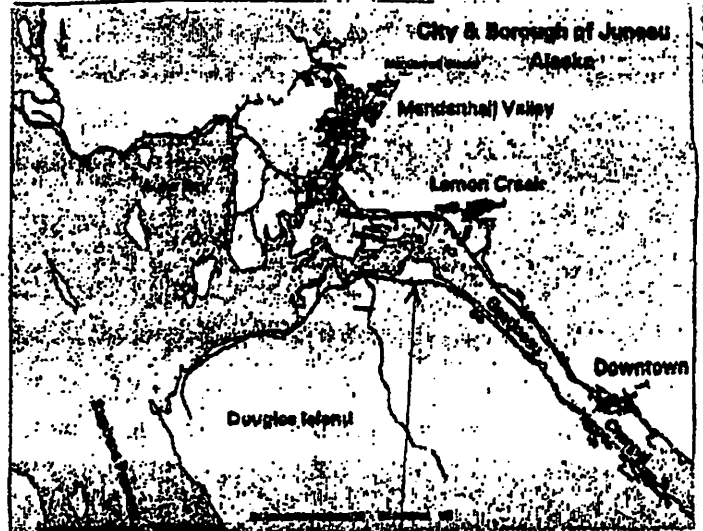
3-30-98
(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFeree)

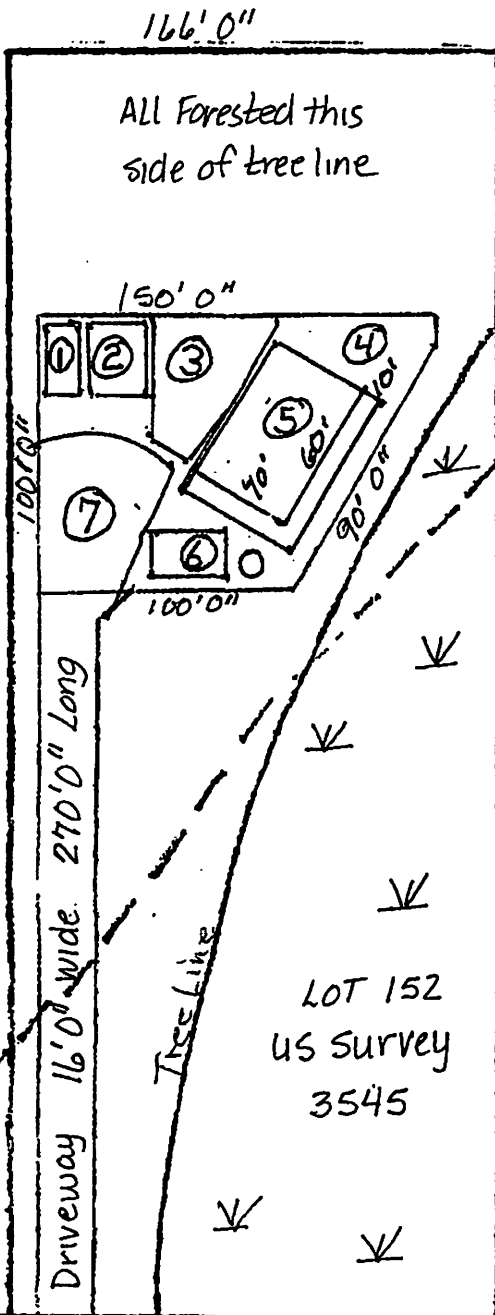
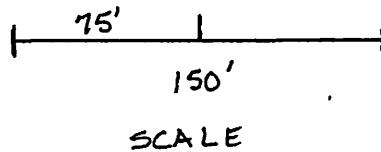
(DATE)

PLAN VIEW



Project Location

N



GRUMMETT PROPERTY

CBJ PROPERTY

BORDER OF WETLANDS CLASSIFICATION
DE 4
DE 2

Driveway 16' 0" wide 270' 0" Long

Tree Line

LOT 152
US Survey
3545

NORTH DOUGLAS HIGHWAY RIGHT-OF-WAY

4-970901 Johnson C14

NAME: Robert W. Shorey
PROJECT: Driveway & House Site
for Personal Residence
LOCATION: Lot 152 US Survey
354.3 - 58°20'N 134°32'W
Copper River Mendenhall-Juneau, AK

WATERBODY: N/A
SHEET: 1 of 2 1/15/98