

From: [Jason Sanchez](#)
To: [Chris Heckler](#)
Subject: RE: 5B1301122940 2024 Property Assessment Appeal
Date: Wednesday, May 15, 2024 8:28:00 AM

Chris ,

Thank you for your reply. I have repeatedly tried to contact you to work through this process. We currently have photos of the exterior. Would you be willing to send interior photos of the home so that I can get a better idea of the condition. If we do not have the correct data, you as the property owner share some responsibility to ensure that our records are accurate. Complete and accurate data is the basis of this process. I am still willing to review your file if you have any information to show why your property is overvalued. This includes photos. Please send me any information you would like me to consider by end of today. If you still choose not to cooperate then I will move forward with your rejection to my previous proposal and your case will be scheduled with the Board of Equalization.

Regards,

Jason Sanchez
Appraiser
City & Borough of Juneau
(907) 586-5215 ext. 4020

-----Original Message-----

From: Chris Heckler <chrs@ptialaska.net>
Sent: Tuesday, May 14, 2024 5:05 PM
To: Jason Sanchez <Jason.Sanchez@juneau.gov>
Subject: Re: 5B1301122940 2024 Property Assessment Appeal

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

I am rejecting this assessment. Anyone can drive by the property, which is vacant, and see that it is not worth anywhere near that amount. This process is just designed to wear people down into not complaining. Your assessment is a guestimate "An estimate that is hardly any better than a guess, often because it is based on insufficient or unreliable data." at best.

From: Jason Sanchez
Sent: Tuesday, May 14, 2024 11:49 AM
To: chrs@ptialaska.net
Subject: RE: 5B1301122940 2024 Property Assessment Appeal

Hello Chris,

I have tried to contact you several times concerning the appeal you submitted for your mobile home at 6590 Glacier Hwy Sp 294. As of this date I have yet to receive any information that would prove the assessed value for your property is incorrect.

Upon review of your appeal, I find our assessment of your property to be fair and equitable, and I propose no change to your 2024 Assessment.

2024 Value:

Site: \$

Improvements: \$ 62,500

Total: \$62,500

Please respond by email stating your acceptance or rejection of no change to the 2024 assessed value. Upon receipt of your acceptance, I will withdraw the appeal. If you reject these proposed changes, I will have the Clerk's Office 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 Friday May 17, 2024, I will consider this case closed and withdraw your appeal.

Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

From: Jason Sanchez

Sent: Wednesday, May 8, 2024 2:30 PM

To: chrs@ptialaska.net

Subject: RE: 5B1301122940 2024 Property Assessment Appeal

Good afternoon Chris,

I have tried to contact you via email and phone concerning the appeal you submitted for your property at 6590 Glacier Hwy, Space 294 Switzer Village.

As of this date I have received no response from you. Here is the information we have in our system regarding your property:

Fair Quality 1975 24x64 Mobile Home

Aluminum sheet siding

Metal Roof

Forced air furnace

8 plumbing fixtures

Please confirm if this information is accurate by Friday May 10, 2024. If I do not hear back, I will send out a no change proposal reflecting the original 2024 Assessed value.

Best Regards,

Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

From: Jason Sanchez

Sent: Friday, May 3, 2024 10:43 AM

To: chrs@ptialaska.net

Subject: RE: 5B1301122940 2024 Property Assessment Appeal

Hi Chris,

I'm writing to follow up on my previous correspondence, which unfortunately remains unanswered. I understand you might be busy, but I need to keep this process moving forward.

To facilitate progress, I kindly request that you reply to my previous email and provide any additional information by Tuesday, May 7, 2024.

Thank you for your attention to this matter, and I look forward to hearing from you soon.

Best regards,

Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

From: Jason Sanchez
Sent: Friday, April 5, 2024 11:52 AM
To: chrs@ptialaska.net
Subject: 5B1301122940 2024 Property Assessment Appeal

My name is Jason, and I am an Appraiser with the CBJ Assessor's Office. I am reaching out to let you know that I have started reviewing your appeal for your property at 6590 Glacier Hwy Sp 294. Once I have analyzed your supporting documents, I will follow up with an additional email asking you to confirm what we have on file. If I find that an adjustment is warranted, I'll send a proposal with an updated valuation.

If you are not familiar with our valuation process, I have attached some information regarding how we formulate our assessments. Should you have any questions about the appeal process or would like to discuss this further, please call me at 586-5215 ext. 4020.

Alaska State Statute requires boroughs throughout the State to assess at an estimate of "full market value" as of January 1st of the assessment year. To do this, the Assessor is tasked with gleaning market information for individual neighborhoods throughout the borough and looking at what the median difference between our replacement cost new and actual sale prices for those homes sold in a specific neighborhood is, this is called a neighborhood adjustment. Neighborhood adjustments are applied to every parcel within the given neighborhood for

which the adjustment has been calculated. This is why you see an increase in value each year. As the market continues to trend upwards, your value increases.

To appraise all homes in the Borough, we use what is called replacement cost new less depreciation, where we take the structural elements of your building and look at what it would cost to build that same structure in today's market and then apply depreciation to account for the age and condition of the structure. The data for our calculation of replacement cost new less depreciation is provided by a firm called Marshall & Swift which provides Assessor's Offices nationwide with regional and local information regarding building supply costs and factors of inflation. We then add the site value and apply our neighborhood adjustment to get within 5% of market value.

We use the assessed value and divide it by the time-adjusted sales price to determine the neighborhood adjustment for your neighborhood or the "A/S" ratio.

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

Below are more links to helpful articles:

[CBJ Assessor FAQ](#)

[Property Tax 101 – The Mechanics](#)

Best Regards,

Jason Sanchez

Appraiser

Assessor's Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4020

jason.sanchez@juneau.gov