



## ASSESSOR OFFICE

### APPEAL #2024-0252

2024 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION July 18 , 2024

Appellant: Robert and Mary Shorey      Location: 8751 N. DOUGLAS HWY, JUNEAU, AK 99801

Parcel No.: 6D1001010090

Property Type: Single Family Residence

**Appellant's basis for appeal:** "Our property is wooded wetlands and we are only allowed to use approximately 25% of our property as per Corps of Engineers, we have large maintenance issues. And, we do not receive all basic services from CBJ. "

Appellant's Estimate of Value		Original Assessed Value	Recommended Value
Site:	\$135,000	Site: \$148,400	Site: \$148,400
Buildings:	<u>\$466,500</u>	Buildings: <u>\$473,000</u>	Buildings: <u>\$473,000</u>
Total:	\$601,500	Total: \$621,400	Total: \$621,400

#### Subject Photo



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## Overview

The subject is a 2-story, 2,688 square foot average quality single family residence. The residence is located on a 68,389-sf lot at 8751 N Douglas Hwy within the North Douglas neighborhood. The original structure was built in 1999 according to CBJ records and appears to have had adequate maintenance and updates. An adjustment is made to the land valuation due to the wetness associated with the site.

The appraiser assumes that the interior is of similar condition and quality to the exterior since the appellant refused to provide any interior photos.

### Subject Characteristics:

- Land
  - 68,389-sf lot
  - Moderate Wet Adjustment
- Building
  - Average Quality
  - Average Condition
  - 2,688 SF GLA total
  - 768 SF Built-in Garage

## Photos

Front



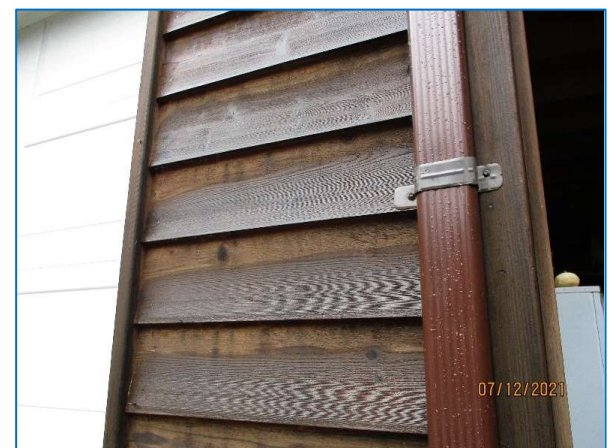


## Subject Photos

Site:



Building:





## Area Map & Aerial

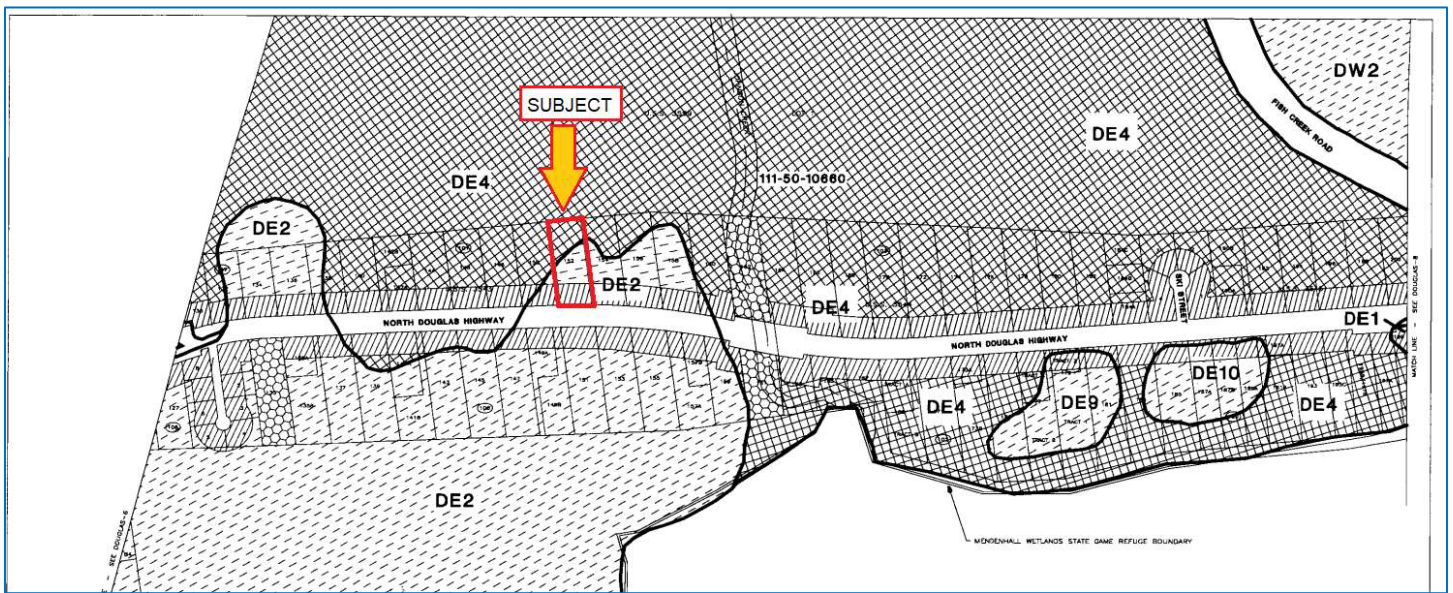


## Land Valuation

Land values are developed on a neighborhood basis. The land is examined to understand the typical land characteristics within the neighborhood. These characteristics include size, slope, view, water frontage, significant wetlands and other factors which 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 land in the neighborhood to establish assessed site values. The subject parcel's base rate value of \$155,927 is in equity with North Douglas single family lots that are of similar square footage. The subject parcel is characteristically average for its neighborhood other than an adjustment for wetness. This was accounted for by a negative 15% wet adjustment to the overall land value. This adjustment is above what is typical in the neighborhood for parcels with similar characteristics.

### Land Characteristics:

- 68,389 sf lot
- Moderate Wet Adjustment – Above what is typical of similar properties in the North Douglas neighborhood



While the wetlands designation does diminish the utility of the parcel, it appears that this factor is appropriately considered given that the appellant has gone through the approval process for a single-family residence. The adjustment applied to this parcel is inconsistent with other properties with similar characteristics due to an increased wet adjustment applied as a result of the 2023 appeal.



# Land base rate valuation –North Douglas– Lot size 60,000SF – 70,000SF

AreaSF	AreaAC	Z	PCN	Base.Value	BaseRate/SF	BaseRate/AC
61,855	1.42	D3	6D0801040030	150,926	2.44	106,286
62,858	1.44	D3	6D0601140101	152,745	2.43	105,851
63,162	1.45	D3	6D0601160020	152,852	2.42	105,415
63,597	1.46	D1	6D1001010060	153,269	2.41	104,980
63,597	1.46	D1	6D1001020030	153,269	2.41	104,980
63,597	1.46	D1	6D1101000110	153,269	2.41	104,980
64,469	1.48	D3	6D0801110041	153,624	2.38	103,800
64,904	1.49	D1	6D0901020090	153,173	2.36	102,802
65,340	1.50	D1	6D0901070020	154,202	2.36	102,802
65,340	1.50	D1	6D1001010070	154,202	2.36	102,802
65,566	1.51	D1	6D0901010141	154,080	2.35	102,366
65,776	1.51	D3	6D0701010161	154,322	2.35	102,200
65,776	1.51	D3	6D0701010162	154,322	2.35	102,200
66,211	1.52	D1	6D0901020070	154,272	2.33	101,495
66,560	1.53	D1	6D0901030042	154,419	2.32	101,059
66,646	1.53	D1	6D1001010080	154,619	2.32	101,059
67,082	1.54	D3	6D0601130040	155,540	2.32	101,000
67,169	1.54	D1	6D1001020140	155,160	2.31	100,624
67,518	1.55	D1	6D1101010060	155,291	2.30	100,188
67,952	1.56	D1	6D0801510030	154,931	2.28	99,317
67,953	1.56	D1	6D0901060020	154,933	2.28	99,317
67,953	1.56	D1	6D1101010070	154,933	2.28	99,317
67,953	1.56	D1	6D1101010080	154,933	2.28	99,317
67,953	1.56	D1	6D1101010090	154,933	2.28	99,317
68,389	1.57	D1	6D1001010090	155,927	2.28	99,317
69,589	1.60	D1	6D0701110120	155,879	2.24	97,574
69,696	1.60	D1	6D0701110051	155,200	2.23	97,000
69,760	1.60	D3	6D0801050052	156,262	2.24	97,574
69,914	1.61	D1	6D0901010033	156,607	2.24	97,574

## Land adjustments – Subject and Neighbors:

Nghd2	NDGL		Aaron Landvik: *** excludes non-typical Residential zoning (i.e. WC, I, MU, GC)									
NGHD	(All)											
Land Use Desc	(All)											
PCN	Z	AreaAC	AreaSF	BaseRateSF	WET	Base.Value	SiteAdj.Fctr	Base.NetAdj	VLOOKI	Site.Value	EffRate.SF	
6D1001010010	D1	1.31	57,063	2.62	100	149,505	1.00	148,465	1.12	167,400	2.93	
6D1001010020	D1	1.35	58,806	2.56	100	150,543	1.00	148,511	1.12	168,600	2.87	
6D1001010030	D1	0.59	25,875	5.18	100	134,033	1.00	131,927	1.12	150,100	5.80	
6D1001010040	D1	0.79	34,412	4.00	100	137,648	0.90	121,488	1.12	138,700	4.03	
6D1001010050	D1	1.42	61,855	2.44	100	150,926	1.00	146,894	1.12	169,000	2.73	
6D1001010060	D1	1.46	63,597	2.41	100	153,269	1.00	151,788	1.12	171,700	2.70	
6D1001010070	D1	1.50	65,340	2.36	100	154,202	1.00	152,042	1.12	172,700	2.64	
6D1001010080	D1	1.53	66,646	2.32	100	154,619	1.00	154,239	1.12	173,200	2.60	
6D1001010090	D1	1.57	68,389	2.28	85	155,927	0.85	132,538	1.12	148,400	2.17	
6D1001010110	D1	1.75	76,230	2.09	90	159,321	0.90	141,005	1.12	160,600	2.11	



## Building Valuation

Buildings are valued using the cost approach to value by: (1) calculating the current cost to reproduce or replace improvements such as buildings and (2) subtracting out physical, functional, or economic depreciation evident in the structures. This provides a uniform basis for the valuation of all buildings within the Borough.

For any given parcel, the buildings are valued by the cost approach and the land value is determined by the neighborhood model. These two values are combined to produce a total basis value for the parcel. This combined value is then adjusted to market value by application of neighborhood adjustments developed by analysis of neighborhood sales. This sales analysis is done each year to establish assessed values.

### Building Characteristics:

- Average Quality
- Average Condition
- 2,688 SF GLA
- 648 SF Deck
- 352 Deck w/ roof
- 120 SF Storage Building
- 80 SF Enclosed Porch

As part of the review process, a site visit or interior photos were requested to verify the condition and quality of the interior improvements. The appellant refused, citing privacy issues. It is the assumption that the interior of the home is finished at a similar condition and quality as the exterior of the building.

Appellant indicated that some of the components, primarily roofing and siding, are nearing a stage where they will need to be either replaced or rejuvenated. Previous appeals in 2021, 2022, and 2023 raised these same issues regarding deferred maintenance. A review of photos from previous site visits indicates that though these components are aging, they appear to have some life remaining. The depreciation factor of 15% is typical and is consistent with homes built around the same time and which have received similar upkeep and maintenance in the N Douglas neighborhood. Depreciation of 24% is currently being applied. Based on this, it appears that the level of depreciation is excessive for a home built in 1999 and it is currently out of equity. Quality and condition are appropriate and recommend no change.

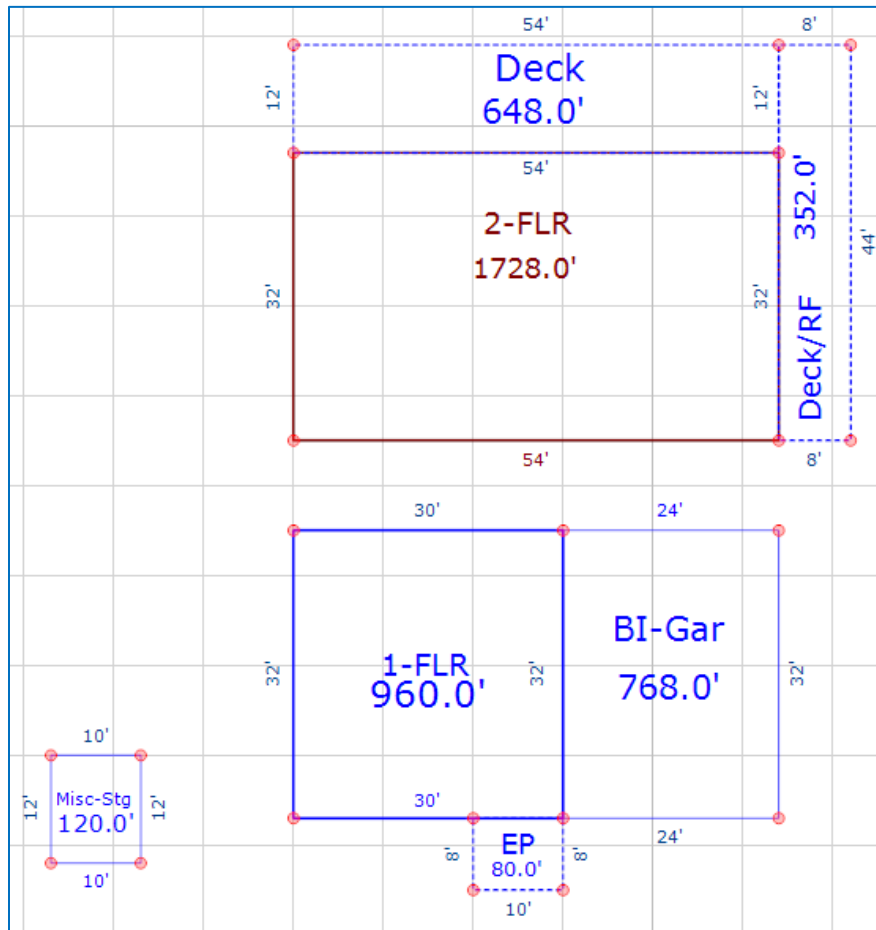
The appellant provided cost estimates for the following items:

Roof and Gutter - \$39,822  
Septic work - \$15,000 (Verbal Estimate from Gene Cheeseman)  
Siding prep/paint - \$15,255

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TOTAL \$70,077

As a result of previous appeals, adjustments were applied in consideration of deferred maintenance that total out to \$95,800. It appears that the appellant's concerns have been considered, and no change is recommended to the building valuation in 2024.

### Sketch of Improvements:



Area Code	Base Area	Actual Area	Heated Area	Heated Percentage	Living Area	Effective Area	Perimeter
Built-In Garage	768	768	0		0	768	112
Main Living Area	960	960	960		960	960	124
2nd Level	1728	1728	1728		1728	1728	172
Misc. Storage Area	120	120	0		0	120	44
Wood Deck	648	648	0		0	648	132
Wood Deck w/Roof	352	352	0		0	352	104
Enclosed Porch Solid Wall 80	80	80	0		0	80	36

## Cost Report

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### Cost Report - Residential

12885		Record	1			
Parcel Code Number	6D1001010090	Building Type	R- Single-family Residence			
Owner Name	SHOREY ROBERT W	Quality	3			
Parcel Address	8751 N DOUGLAS HWY	Construction	Stud Frame			
Effective Year Built	2005	Total Livable	2688			
Year Built	1999	Style	Two Story			
Improvement	Description	Quantity	Unit Cost	Percent	+/-	Total
Base						
Exterior	Frame, Siding, Wood		93.50	100%		
Roof	Composition Shingle		1.65	100%		
Heating	Baseboard, Hot Water		2.64	100%		
Adjusted Base Cost		2,688	97.79			262,860
Exterior Improvement(s)						
Other Garage	Built-in Garage (SF)	768	27.75			21,312
Other Garage	Garage Finish, Built-in (SF)	768	2.11			1,620
Porch	Wood Deck (SF)	648	15.00			9,720
Porch	Wood Deck (SF) with Roof	352	29.50			10,384
Porch	Enclosed Porch (SF), Solid Walls	80	63.50			5,080
Total						48,116
Additional Feature(s)						
Feature	Fixture	11				19,800
Total						19,800
Sub Total						330,776
Condition	Average					
Local Multiplier				1.22	[X]	403,547
Current Multiplier				1.14	[X]	460,044
Quality Adjustment					[X]	460,044
Neighborhood Multiplier					[X]	460,044
Depreciation - Physical			1.00 [X]	19.00	[-]	87,408
Depreciation - Functional					[-]	0
Depreciation - Economic			1.00 [X]	5.00	[-]	23,002
Percent Complete				100.00	[-]	349,634
Cost to Cure						
Neighborhood Adjustment				135	[X]	122,372
Replacement Cost less Depreciation						472,006

#### Miscellaneous Improvements

Storage Shed Under 200SF	[+]	1,000
Total Miscellaneous Improvements		1,000

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### Cost Report - Residential

Total Improvement Value	[Rounded]	\$473,000
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## Assessment History

### City and Borough of Juneau Assessment History Report

6D1001010090  
ROBERT W SHOREY  
8751 N DOUGLAS HWY  
USS 3543 LT 152

<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2024	\$148,400.00	\$1,000.00	\$472,000.00	\$621,400.00
2023	\$148,400.00	\$0.00	\$434,500.00	\$582,900.00
2022	\$154,400.00		\$417,000.00	\$571,400.00
2021	\$154,400.00	\$1,000.00	\$378,000.00	\$533,400.00
2020	\$154,400.00	\$1,000.00	\$359,300.00	\$514,700.00
2019	\$154,400.00	\$1,000.00	\$357,000.00	\$512,400.00
2018	\$158,600.00	\$1,000.00	\$337,100.00	\$496,700.00
2017	\$154,400.00		\$323,700.00	\$478,100.00
2016	\$156,100.00	\$1,000.00	\$320,700.00	\$477,800.00
2015	\$145,700.00	\$1,000.00	\$307,100.00	\$453,800.00
2014	\$141,900.00		\$297,300.00	\$439,200.00
2013	\$141,900.00		\$297,300.00	\$439,200.00
2012	\$110,000.00	\$0.00	\$336,900.00	\$446,900.00
2011	\$110,000.00	\$0.00	\$299,200.00	\$409,200.00
2010	\$110,000.00	\$0.00	\$299,200.00	\$409,200.00
2009	\$110,000.00	\$0.00	\$299,200.00	\$409,200.00
2008	\$115,000.00	\$0.00	\$314,900.00	\$429,900.00
2007	\$115,000.00	\$0.00	\$314,900.00	\$429,900.00
2006	\$95,000.00	\$0.00	\$314,900.00	\$409,900.00
2005	\$112,500.00	\$0.00	\$273,800.00	\$386,300.00
2004	\$90,000.00	\$0.00	\$263,300.00	\$353,300.00
2003	\$70,000.00	\$0.00	\$246,100.00	\$316,100.00
2002	\$70,000.00	\$0.00	\$240,100.00	\$310,100.00
2001	\$65,000.00	\$0.00	\$228,500.00	\$293,500.00

## Summary

As a result of this petition for review **no change was made**. The land and buildings are valued using the same methods and standards as all other properties across the borough. However, adjustments that are currently applied, put the property out of equity with neighbors in North Douglas.

The appellant states that “value is excessive”. 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 **no change** to the appellant’s 2024 Assessment.