



ASSESSOR OFFICE

APPEAL #2023-0112

2023 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION May 11th, 2023

Appellant: Nicole & Tyler Ferrin

Location: 1122 Slim Williams Way

Parcel No.: 4B2901270071

Property Type: Zero Lot

Appellant's basis for appeal: My property value is excessive/overvalued and unequal to similar properties. "The lot value per square foot in the 2023 assessment is \$22.166/sqft, significantly more than the lot next door, 1118 Slim Williams Way at \$12.037/sqft, and even more than a larger flat cul-de-sac lot on Wolfram (4B2901300060 Lot \$8.117/sqft) which has city amenities of sidewalks and streetlights. I would expect the lots in the Wolfram/Ninnis neighborhood to be valued higher due to those safety features. The home is attached, that should lower the price per square foot compared to similar single-family homes."

Appellant's Estimate of Value		Original Assessed Value	Recommended Value
Site:	\$53,572.20	Site: \$146,300	Site: \$146,300
Buildings:	<u>\$293,700</u>	Buildings: <u>\$293,700</u>	Buildings: <u>\$293,700</u>
Total:	\$347,272.20	Total: \$440,000	Total: \$440,000

Subject Photo



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Overview

The subject is a 1,456 square foot average quality zero lot residence. The residence is located on a 6,600-sf lot at 1122 Slim Williams Way within the Back Loop North neighborhood. The original structure was built in 1984 but was expanded in 2018 according to CBJ records and appears to have had adequate maintenance and updates. Other recent improvements include the addition of a covered porch and water heater replacement which occurred in 2021. The subject resides on a typical neighborhood lot with no location or view adjustments.

Subject Characteristics:

- Land
 - 6,600-sf lot
 - No adjustments
- Building
 - Average Quality
 - Average Condition
 - 1,456 SF GLA total
 - Includes 2018 building permit for an additional 320-sf

Building Permits for 1122 Slim Williams Way

4B2901270071		1122 SLIM WILLIAMS WAY				
		<u>Value</u>	<u>Application Date</u>	<u>Issued Date</u>	<u>Finaled Date</u>	
BLD20180185	Finaled	\$39,298.56	4/13/18	4/30/18	10/29/18	Addition of living space
BLD20210353	Finaled	\$4,154.88	5/24/21	6/11/21	9/9/21	Addition of covered porch
BLD20210383	Finaled	\$4,000.00	6/7/21	6/7/21	9/9/21	Direct replacement of propane water heater and associated lines.

Photos





Older Photos:



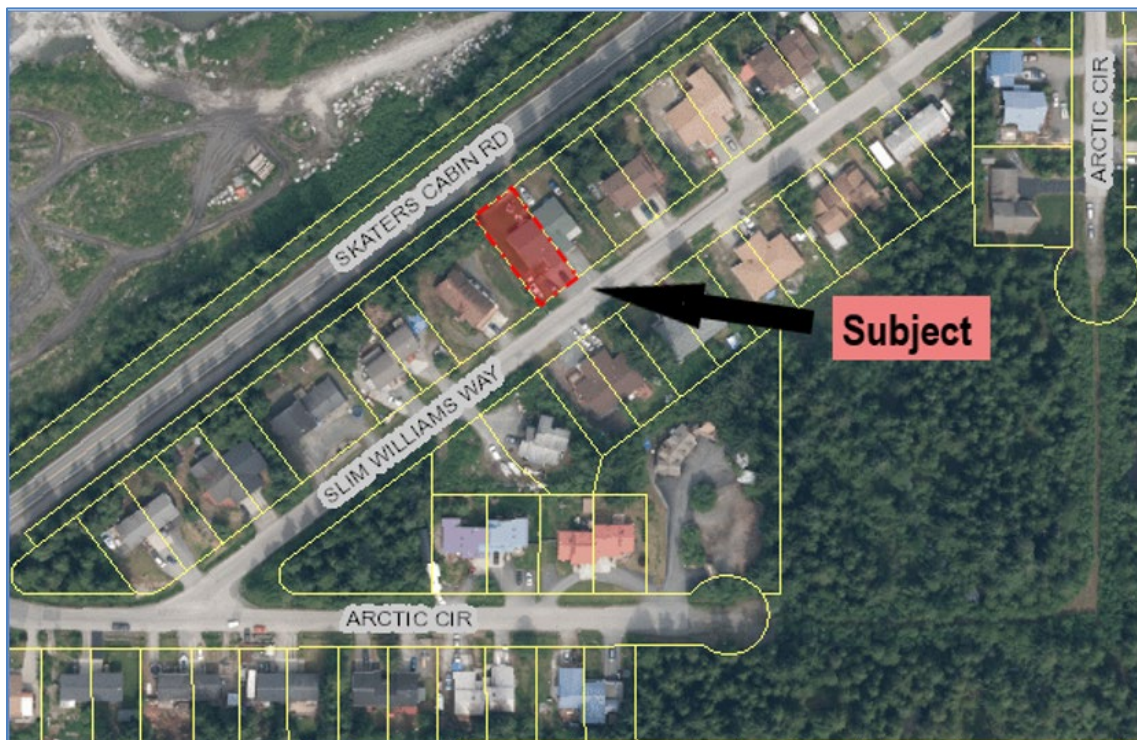
View:

-No View-

Photo Provided by Appellant:

-None-

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 \$138,006 is in equity with Back Loop North single zero lots that are of similar square footage. The subject parcel is characteristically average for its neighborhood.

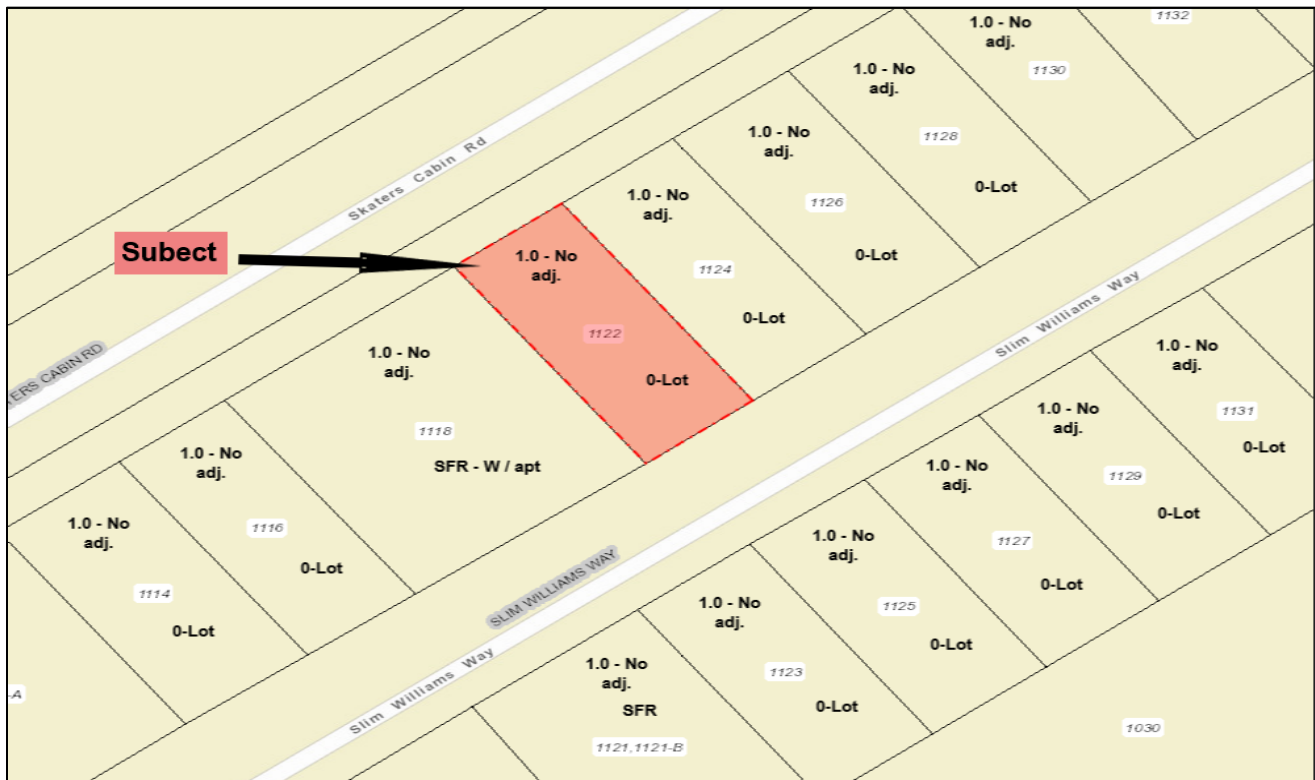
Land Characteristics:

- 6,600sf lot
- No adjustments

Land base rate valuation –Back Loop North– Lot size 6,600sf

PCN	AreaAC	AreaSF	BaseRateSF	Base.Value	SiteAdj.Fc	Base.NetAdj	Nghd.Fctr	Site.Value	EffRate.SF
4B2901260080	0.15	6,600	20.91	138,006	1.00	138,006	1.06	146,300	22.17
4B2901270011	0.15	6,600	20.91	138,006	1.00	138,006	1.06	146,300	22.17
4B2901270021	0.15	6,600	20.91	138,006	1.00	138,006	1.06	146,300	22.17
4B2901270022	0.15	6,600	20.91	138,006	1.00	138,006	1.06	146,300	22.17
4B2901270040	0.15	6,600	20.91	138,006	1.00	138,006	1.06	146,300	22.17
4B2901270050	0.15	6,600	20.91	138,006	1.00	138,006	1.06	146,300	22.17
4B2901270071	0.15	6,600	20.91	138,006	1.00	138,006	1.06	146,300	22.17
4B2901270072	0.15	6,600	20.91	138,006	1.00	138,006	1.06	146,300	22.17
4B2901270081	0.15	6,600	20.91	138,006	1.00	138,006	1.06	146,300	22.17
4B2901270082	0.15	6,600	20.91	138,006	1.00	138,006	1.06	146,300	22.17
4B2901270091	0.15	6,600	20.91	138,006	1.00	138,006	1.06	146,300	22.17
4B2901270092	0.15	6,600	20.91	138,006	1.00	138,006	1.06	146,300	22.17
4B2901270101	0.15	6,600	20.91	138,006	1.00	138,006	1.06	146,300	22.17

Land adjustments for view – subject and neighbors:



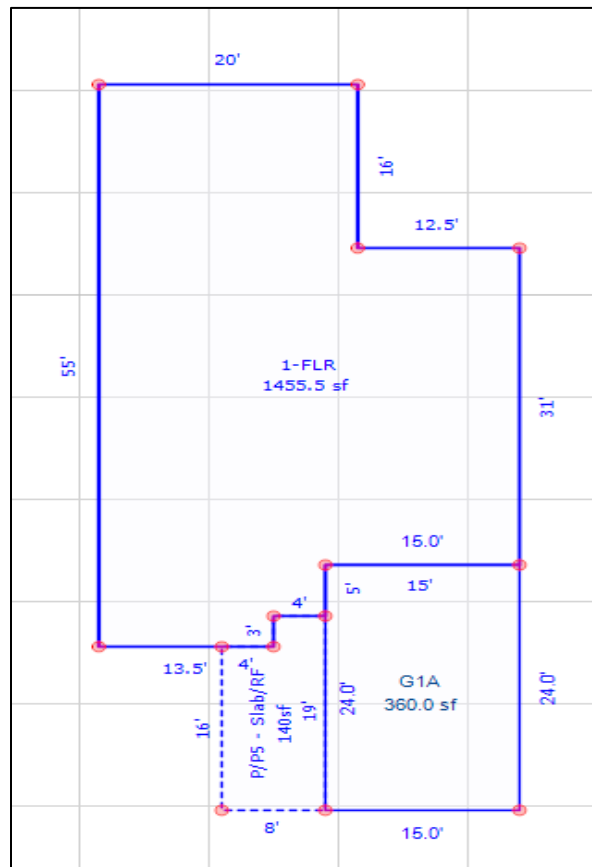
Building Valuation

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
 - 1,456 SF GLA

Sketch of Improvements:



Area Code	Base Area	Actual Area	Heated Area	Heated Percentage	Living Area	Effective Area	Perimeter
Att. 1 Car Garage	360	360	0	0%	0	360	0
Main Living Area	1456	1456	1456	100%	1456	1456	0
Slab Porch w/Roof	140	140	0	0%	0	140	0

Cost Report

5/2/2023 11:13:17AM

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Cost Report - Residential

6166				Record	1	
Parcel Code Number	4B2901270071			Building Type	R- Town House, End Unit	
Owner Name	FERRIN NICOLE A			Quality	3	
Parcel Address	1122 SLIM WILLIAMS WAY			Construction	Stud Frame	
Effective Year Built	2010			Total Livable	1456	
Year Built	1984			Style	One Story	
Improvement	Description	Quantity	Unit Cost	Percent	+/-	Total
Base						
Exterior	Frame, Siding, Wood		24.63	25%		
Exterior	Frame, Plywood or Hardboard		71.63	75%		
Roof	Composition Shingle		3.39	100%		
Heating	Baseboard, Hot Water		2.69	100%		
Adjusted Base Cost		1,456	102.34			149,007
Exterior Improvement(s)						
Other Garage	Attached Garage (SF)	360	36.00			12,960
Other Garage	Garage Finish, Attached (SF)	360	7.53			2,711
Porch	Slab Porch (SF) with Roof	140	25.50			3,570
Total						19,241
Additional Feature(s)						
Feature	Fixture	8				12,720
Total						12,720
Sub Total						
						180,968
Condition	Average					
Local Multiplier				1.22	[X]	220,781
Current Multiplier				1.12	[X]	247,275
Quality Adjustment					[X]	247,275
Neighborhood Multiplier					[X]	247,275
Depreciation - Physical			1.00 [X]	15.00	[-]	37,091
Depreciation - Functional					[-]	0
Depreciation - Economic					[-]	0
Percent Complete				100.00	[-]	210,184
Cost to Cure						
Neighborhood Adjustment				139	[X]	81,971
Replacement Cost less Depreciation						292,155
Miscellaneous Improvements						
Solid Fuel Heater					[+]	1,500
Total Miscellaneous Improvements						1,500
Total Improvement Value					[Rounded]	\$293,700

Assessment History

City and Borough of Juneau Assessment History Report

4B2901270071
NICOLE A FERRIN
1122 SLIM WILLIAMS WAY
BRIGADOON ESTATES II BL C LT 6A

<u>YEAR ID</u>	<u>LAND VALUE</u>	<u>MISC VALUE</u>	<u>BLDG VALUE</u>	<u>CAMA VALUE</u>
2023	\$146,300.00	\$1,500.00	\$292,200.00	\$440,000.00
2022	\$140,800.00	\$1,500.00	\$228,400.00	\$370,700.00
2021	\$140,800.00	\$1,500.00	\$190,500.00	\$332,800.00
2020	\$140,800.00	\$1,500.00	\$175,400.00	\$317,700.00
2019	\$140,800.00	\$1,500.00	\$164,500.00	\$306,800.00
2018	\$141,000.00	\$1,500.00	\$136,600.00	\$279,100.00
2017	\$142,100.00	\$1,500.00	\$136,400.00	\$280,000.00
2016	\$99,868.00		\$150,363.00	\$250,231.00
2015	\$98,879.00		\$148,874.00	\$247,753.00
2014	\$97,900.00		\$147,400.00	\$245,300.00
2013	\$97,900.00		\$147,400.00	\$245,300.00
2012	\$70,000.00	\$0.00	\$153,400.00	\$223,400.00

Summary

As a result of this petition for review **no changes were made**; the land and buildings are valued using the same methods and standards as all other properties across the borough.

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 2023 Assessment.

From: [Nicole Ferrin](#)
To: [Assessor Office](#)
Subject: 4B2901270071 Appeal
Date: Wednesday, March 15, 2023 11:09:50 AM
Attachments: [2023-Appeal-Petition-for-Review-1122SlimWilliamsWay.pdf](#)
[Ferrin 1122 Slim Williams Way.pdf](#)

Please find the attached appeal form for 1122 Slim Williams Way.

Regards,
Nicole & Tyler Ferrin
Home: 907-523-0796

From: [Jacob Clark](#)
To: [Nicole Ferrin](#)
Subject: RE: Petition For Review - 4B2901270071
Date: Tuesday, March 28, 2023 8:11:00 AM
Attachments: [image001.jpg](#)
[BOE Hearing of Appeal Code.pdf](#)

Good morning,

Here is some information regarding the BOE. I will have the Clerk's Office schedule the hearing.

Something that I would like to stress is that the primary task of the Board of Equalization is to review the work of my office for errors and review your evidence to prove we have erred. A feeling that your home is overvalued or out of equity is not evidence. The burden of proof is on the appellant to prove with actual evidence that your property is overvalued or in your case, unequally valued. To see a change in value, you are required to have substantial evidence proving an error or inequity in your assessment vs your neighbors (treating you differently than your neighbors). Please be sure to address these errors with me so that we can discuss them and have a better understanding on both sides, yours being why you believe there is an error, and mine showing we are not making an error – if that is the case.

Jacob Clark

Appraiser I

Assessor's Office

City and Borough of Juneau, AK

(907) 586-5215 ext 4038

Jacob.Clark@Juneau.gov

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From: Nicole Ferrin <ferrin.nicole@gmail.com>
Sent: Saturday, March 25, 2023 12:16 PM
To: Jacob Clark <Jacob.Clark@juneau.gov>
Cc: Tyler Ferrin <tyler99827@gmail.com>
Subject: Re: Petition For Review - 4B2901270071

Mr. Clark,

We reject the proposed value for 1122 Slim Williams Way and would like to be scheduled for review with the board.

Thank you,

Nicole and Tyler Ferrin

On Thu, Mar 23, 2023, 3:25 PM Jacob Clark <Jacob.Clark@juneau.gov> wrote:

Hi Nicole,

I have also reviewed 1122 Slim Williams Way for equity issues and found that you are well within equity. Attached is another land value spreadsheet comparing land values of neighboring 0-Lots. Below you will find my No Change Proposal. I will need a response to both proposals individually. Should you have any questions or would like to discuss this further, please call me at 586-5215 ext. 4038.

Alaska State Statute, (AS 29.45.110) requires boroughs throughout the State to assess 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 less depreciation 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.

So in order 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 per State of Alaska statutes.

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 of the land in the neighborhood to establish assessed site values.

Below are more links to helpful articles:

[Understanding Your Assessment](#)

[For the Property Owner Who Wants to Know](#)

[2023 Assessment Report Residential Final](#)

Upon review of your appeal I find our assessment of your property to be fair and equitable and propose a No Change to your 2023 Assessment.

2023 Assessment: Site: \$146,300 Improvements: \$293,700 Total: \$440,000

Please respond by email stating your acceptance of no change to the 2023 assessed value. Upon receipt of your acceptance I withdraw the appeal. If you reject these proposed changes, I will schedule the case for the next available Board of Equalization and you will be notified of the date. The Board of Equalization will expect that the appellant to provide specific evidence that your property value is unequal, excessive, improper, or under valuation.

If I do not receive a response to this email by March 29th, 2023, I will consider this case closed and your tax bill will reflect the original assessed value

Jacob Clark

Appraiser I

Assessor's Office

City and Borough of Juneau, AK

(907) 586-5215 ext 4038

Jacob.Clark@Juneau.gov

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