



ASSESSOR OFFICE

APPEAL #2023-0051

2023 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION May 11th, 2023

Appellant: Thomas A Hanley (Trustee of Thomas Andrew Hanley Revocable Living Trust)

Location: 2290 Brandy Lane

Parcel No.: 4B1601140110

Property Type: Warehouse Condo

Appellant's basis for appeal: My property value is excessive/overvalued. "Please see attached sheet providing rationale based on my "boat condo" unit being an absolutely "bare bones" unit with zero upgrades since its construction, which is very dissimilar to most others."

Appellant's Estimate of Value		Original Assessed Value		Recommended Value	
Site:	\$5,000	Site:	\$5,000	Site:	\$5,000
Building:	<u>\$105,000</u>	Building:	<u>\$117,000</u>	Building:	<u>\$117,000</u>
Total:	\$110,000	Total:	\$122,000	Total:	\$122,000

Subject Photo



Table of Contents

Overview 3

Area Map & Aerial..... 4

Land Assessment..... 5

Building Valuation 6

Warehouse Condo Sales Analysis 7

Assessment History..... 8

Summary 9

Overview

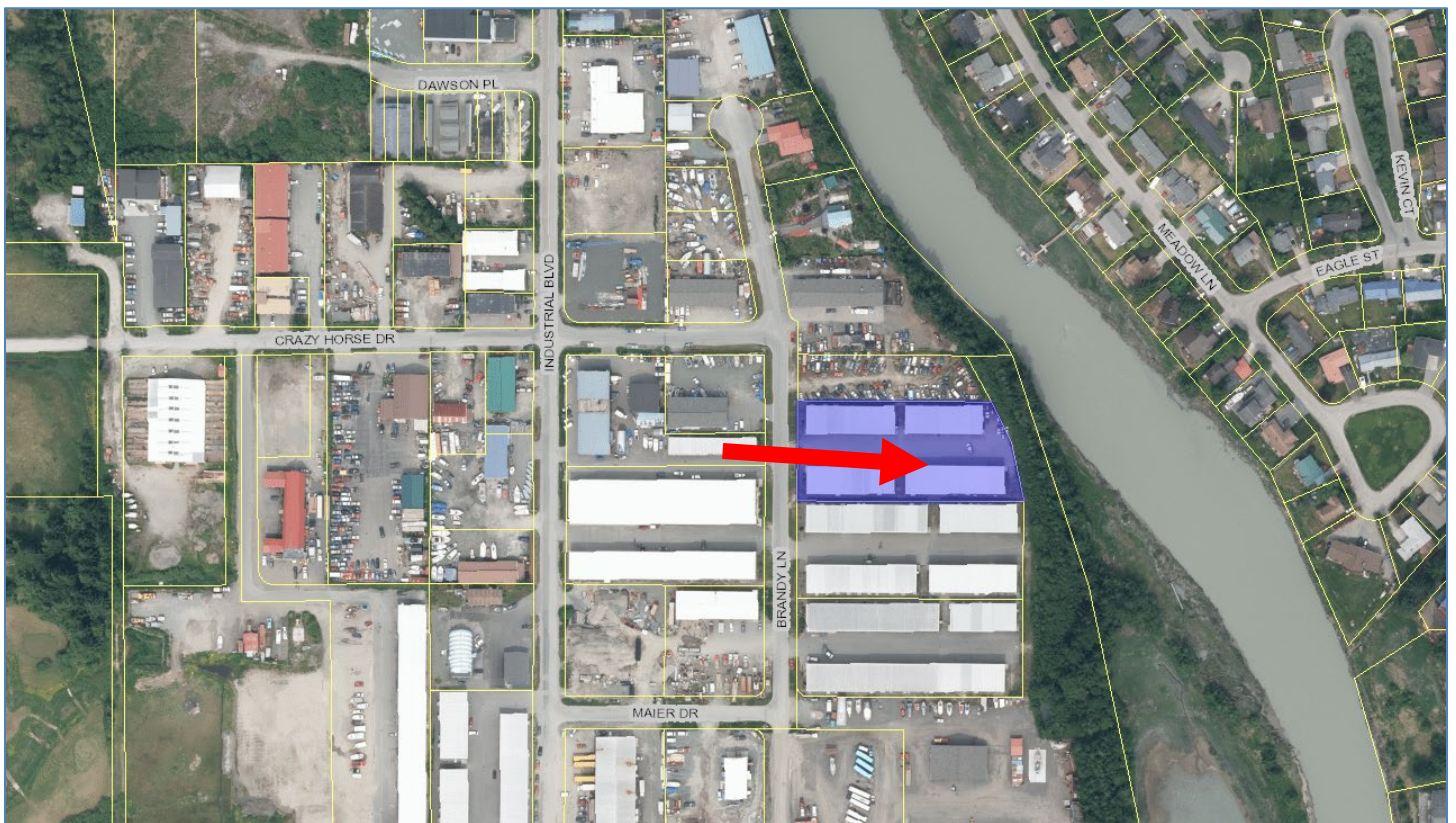
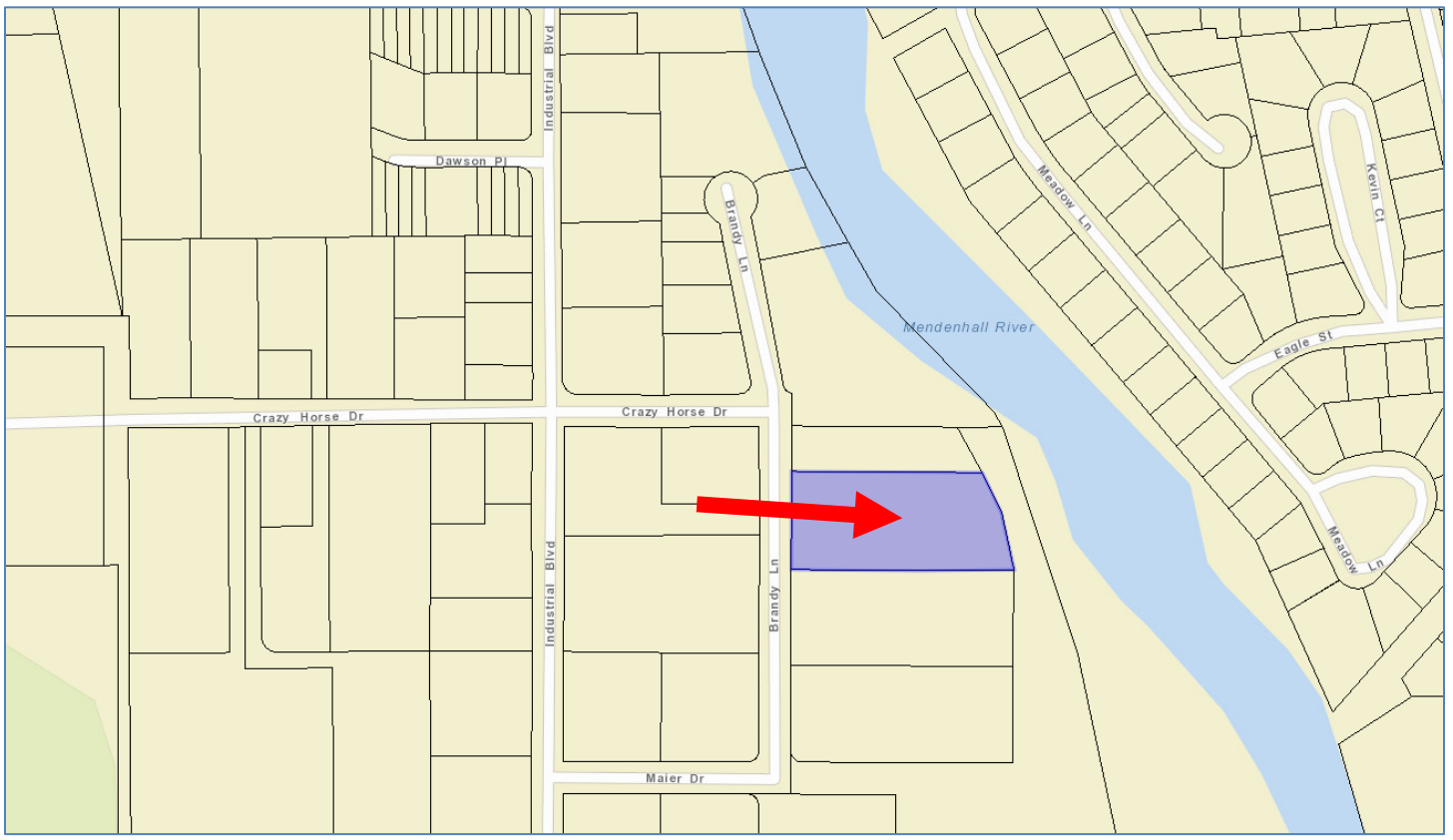
The subject is a 1,000 square foot warehouse condo of standard finish and no additional improvements. The warehouse condo is located at 2290 Brandy Lane Unit 11 Street in the Mariner Yacht Condo neighborhood. The structure was built in 2005 according to CBJ records and appears to have had adequate maintenance and updates.

Subject Characteristics:

- Land
 - Standard \$5,000 land value for condominium unit
- Building
 - Average Quality
 - Average Condition
 - 1,000 SF GBA
 - No additional improvements



Area Map & Aerial



Land Assessment

Land is assigned a nominal value of \$5,000 for every condo unit in Juneau.

PCN	LEGAL	#	Street/Rd	Assessed Value	Site Value	Improvement Value
4B1601140010	MARINER YACHT UNIT 1	2290	BRANDY LN	122000	5000	117000
4B1601140020	MARINER YACHT UNIT 2	2290	BRANDY LN	122000	5000	117000
4B1601140030	MARINER YACHT UNIT 3	2290	BRANDY LN	122000	5000	117000
4B1601140040	MARINER YACHT UNIT 4	2290	BRANDY LN	122000	5000	117000
4B1601140050	MARINER YACHT UNIT 5	2290	BRANDY LN	122000	5000	117000
4B1601140060	MARINER YACHT UNIT 6	2290	BRANDY LN	122000	5000	117000
4B1601140070	MARINER YACHT UNIT 7	2290	BRANDY LN	122000	5000	117000
4B1601140080	MARINER YACHT UNIT 8	2290	BRANDY LN	122000	5000	117000
4B1601140090	MARINER YACHT UNIT 9	2290	BRANDY LN	122000	5000	117000
4B1601140100	MARINER YACHT UNIT 10	2290	BRANDY LN	122000	5000	117000
4B1601140110	MARINER YACHT UNIT 11	2290	BRANDY LN	122000	5000	117000
4B1601140120	MARINER YACHT UNIT 12	2290	BRANDY LN	122000	5000	117000
4B1601140130	MARINER YACHT UNIT 13	2290	BRANDY LN	122000	5000	117000
4B1601140140	MARINER YACHT UNIT 14	2290	BRANDY LN	122000	5000	117000
4B1601140150	MARINER YACHT UNIT 15	2290	BRANDY LN	122000	5000	117000
4B1601140160	MARINER YACHT UNIT 16	2290	BRANDY LN	122000	5000	117000
4B1601140170	MARINER YACHT UNIT 17	2290	BRANDY LN	122000	5000	117000
4B1601140180	MARINER YACHT UNIT 18	2294	BRANDY LN	122000	5000	117000
4B1601140190	MARINER YACHT UNIT 19	2294	BRANDY LN	122000	5000	117000
4B1601140200	MARINER YACHT UNIT 20	2294	BRANDY LN	122000	5000	117000
4B1601140210	MARINER YACHT UNIT 21	2294	BRANDY LN	122000	5000	117000
4B1601140220	MARINER YACHT UNIT 22	2294	BRANDY LN	122000	5000	117000
4B1601140230	MARINER YACHT UNIT 23	2294	BRANDY LN	122000	5000	117000
4B1601140240	MARINER YACHT UNIT 24	2294	BRANDY LN	122000	5000	117000
4B1601140250	MARINER YACHT UNIT 25	2294	BRANDY LN	122000	5000	117000
4B1601140260	MARINER YACHT UNIT 26	2294	BRANDY LN	122000	5000	117000
4B1601140270	MARINER YACHT UNIT 27	2294	BRANDY LN	122000	5000	117000
4B1601140280	MARINER YACHT UNIT 28	2294	BRANDY LN	122000	5000	117000
4B1601140290	MARINER YACHT UNIT 29	2294	BRANDY LN	122000	5000	117000
4B1601140300	MARINER YACHT UNIT 30	2294	BRANDY LN	122000	5000	117000
4B1601140310	MARINER YACHT UNIT 31	2294	BRANDY LN	122000	5000	117000
4B1601140320	MARINER YACHT UNIT 32	2294	BRANDY LN	122000	5000	117000

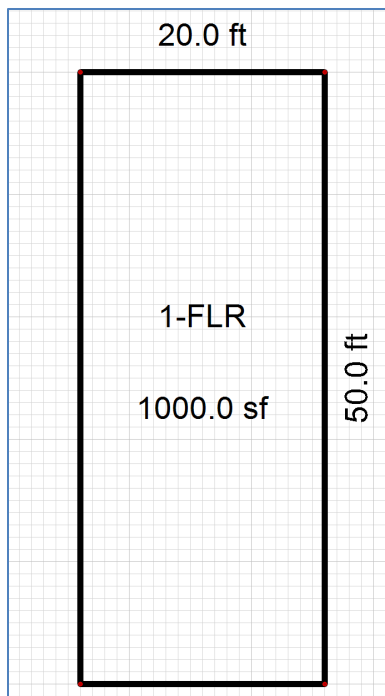
Building Valuation

Original valuation is based on sale price if data is available, and if not, the cost approach to calculate the current cost to reproduce or replace improvements such as buildings. Market trends based on our sales analysis are applied to the subject neighborhood or condo association annually to estimate full market value.

Additional building improvements of warehouse condos such as mezzanines or bathrooms are not typically known to our office. Owners typically do not get building permits for such improvements, nor do we perform interior inspections during our canvass cycle unless requested to. We are unable to separate units that have additional improvements from non-improved units.

- Building
 - Average Quality
 - Average Condition
 - 1,000 SF GBA
 - No additional improvements

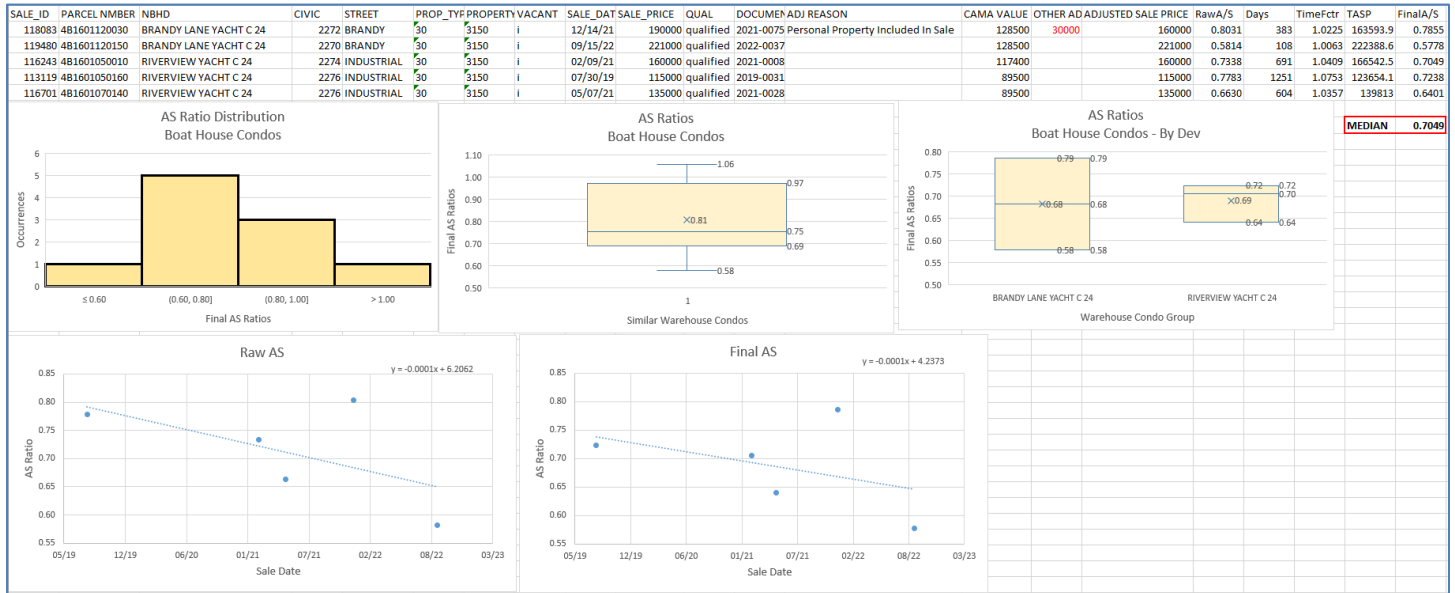
Sketch of Improvements:



Warehouse Condo Sales Analysis

In the analysis below, the 4 less comparable properties were removed from the 9 qualified sales used in the 2023 analysis. Of the 5 remaining sales most similar to the subject, a median A/S ratio of 70.5% suggests we are undervaluing the property.

Note sale 4B1601120030 has a 30,000 adjustment due to the sale including disclosed personal property.



REMOVED																			
	4B1701102003	BEAR DEN YACHT CONDO C 24	2767	SHERWOOD	30	3150	i	03/17/22	387500	qualified	2022-0013								
115698	4B1701090218	SAFE HARBOR C 24	10011	CRAZY HORSE	24	3150	i	12/04/20	155000	qualified	2020-0066								
118332	4B1701090220	SAFE HARBOR C 24	10011	CRAZY HORSE	30	3150	i	02/10/22	250000	qualified	2022-0005								
116758	4B1701090229	SAFE HARBOR C 24	10011	CRAZY HORSE	30	3150	i	05/18/21	175000	qualified	2021-0030								

Assessment History

<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2023	\$5,000.00	\$0.00	\$117,000.00	\$122,000.00
2022	\$5,000.00		\$108,000.00	\$113,000.00
2021	\$5,000.00		\$108,000.00	\$113,000.00
2020	\$5,000.00		\$90,000.00	\$95,000.00
2019	\$5,000.00		\$90,000.00	\$95,000.00
2018	\$5,000.00		\$90,000.00	\$95,000.00
2017	\$5,000.00		\$90,000.00	\$95,000.00
2016	\$5,000.00		\$90,000.00	\$95,000.00
2015	\$5,000.00		\$90,000.00	\$95,000.00
2014	\$5,000.00		\$90,000.00	\$95,000.00
2013	\$5,000.00		\$90,000.00	\$95,000.00
2012	\$5,000.00	\$0.00	\$90,000.00	\$95,000.00
2011	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2010	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2009	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2008	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2007	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2006	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00

Summary

As a result of this petition for review our office finds no grounds for change; 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 appellant states many warehouse condos have additional improvements that increase market value. Unless known to us by owner disclosure, original planning process or through building permits, our office is unaware of such improvements. Typically, improvements to warehouse condos are unknown to the Assessor’s Office.

The appellant states that because the Assessor’s Office is unaware of such additional improvements inside the warehouse condo, sales data used in our analysis must reflect values of a “wide mix of built in amenities, and their mean value must be significantly greater than the sale price (value) of “bare bones” condos and significantly less than highly improved condos”.

The appellant states that because of unknown improvements to other condo units, the assessed value must overestimate the market value of the subject. The Assessor’s Office must use the data available to us in order to estimate full market value of the subject. Improvements typically are not disclosed to the Assessor’s Office, with no recent sales within the Mariner Yacht Condominium Association we must estimate full market value using sales of warehouse condos that are comparable to the subject.

The appellant states that the subject remains unimproved and “the potential sales value of my boat condo must be significantly lower than most others of similar size, even within my same condo association”.

After review, the Assessor proposes no change to the 2023 assessment at \$122,000.

From: [Thomas Hanley](#)
To: [Assessor Office](#)
Subject: 2023 Petition for Review. Parcel 4B160114110. Thomas A. Hanley
Date: Thursday, March 9, 2023 12:10:52 PM
Attachments: [2023-Appeal-Petition-for-Review-RP.Parcel 4B160114110.Signed & w Explanation.pdf](#)

Dear Assessor's Office,

Attached is a single PDF that includes both my signed Petition for Review form (2 pages) and my attachment to that form (a single page explanation). Please include it your pile of similar petitions for the 2023 assessments. If possible, could you please acknowledge receipt of it?

Thank you for your assistance.

Very best wishes,

Thomas A. Hanley, Trustee for the
Thomas Andrew Hanley Revocable Living Trust
dated January 4, 2007

From: [Thomas Hanley](#)
To: [Greg Morris](#)
Subject: Re: Appeal of Assessed Value for 4B1601140110 (2290 Brandy Lane Unit 11)
Date: Tuesday, March 14, 2023 6:27:14 PM
Attachments: [image001.png](#)
[image002.png](#)

Thank you, Greg, for the email response to my Petition for Review. I appreciate it rather than a phone call because it allows me to see your information and consider your response before reacting without either. However, if the data you included are all the data for boat condo sales, then clearly, the assessments for boat condos are no more than a guess, and I don't understand your basis for saying that you "value them as unimproved" when you have no idea of the improvements in the few units in the sales data. Not only are the data extremely few, but they also are extremely variable, and I question how several of them (all those selling for >\$200,000) can even remotely be considered in the same category as my unit as they must offer something(s) much more valuable than does mine. Furthermore, 11 of the 12 units in the data offer a comparison of sales prices among units within the same condominium association, and those data show enormous variation, too. Some of that variation might be accounted for by time (date of sale), but an examination of that idea, for which 6 time comparisons are possible, yields exactly half increasing in selling price and half decreasing in selling price with time (3 of each). So, those selling price variations reflect much more than time alone, and assuming that the size and outside appearance of all units within the same condo association are similar, the price variation is an example of exactly what my appeal is based on -- the units differ substantially in what features they have inside. The within-association variation is huge -- coefficients of variation ranging from 11 to 64%. Interestingly, the assessments also vary greatly among units within the same association for half the associations (Lemon Creek, Riverview Yacht, and Safe Harbor) -- are they all "valued as unimproved?"

To try to draw any more conclusions from the data would be simply speculation. However, all of the trended sales price estimates are built on an assumption of steadily increasing prices at recent past rates. I understand the goal of adjusting for time during the year, but there is circularity in that technique, and it reinforces the steadily increasing assessments. The assessment of my own unit has jumped from \$95,000 to \$122,000 within the past 3 years. I agree that the market demand for boat condos has increased in Juneau, but the supply of boat condos has increased substantially, too.

I sympathize with your dilemma of assessing this type of real estate with so few and variable data to guide you. Although you didn't explain how my assessment was actually calculated, I must assume that it has been based on a most simple rule (e.g., square footage footprint or an "inflation" percentage adjustment). My Petition for Review asks for only a \$12,000 reduction, which is not a lot of money worth fighting over. However, my greater concern is the rapidly escalating assessments in recent years and the growing cumulative effect of not challenging them. I think the Board of Equalization needs to at least explicitly consider the current situation of inadequate sales data for boat condos, high variation in actual values depending on what's inside, and the assessor's office treating all boat condos the same, including completely bare-bones empty units that are offered to the assessor for inspection. Therefore, I am inclined to proceed with the appeal.

Since you offered no change at all, I cannot "reject your proposed changes," but **I do wish to proceed to the BOE meeting, so please go ahead and schedule me.**

Thank you for your timely and informative response. I do appreciate it.
Thomas A. Hanley

From: Greg Morris <Greg.Morris@juneau.gov>
Sent: Monday, March 13, 2023 2:06 PM
To: thomashanley@live.com <thomashanley@live.com>
Subject: Appeal of Assessed Value for 4B1601140110 (2290 Brandy Lane Unit 11)

Hello Mr. Hanley,

My name is Greg Morris and I am an appraiser with the Assessor's Office. You logic is sound in thinking that your unimproved unit could be overvalued or unequally valued compared to improved units. We face a few realities here, first we do not have individual unit improvement information disclosed to our office so we are unaware what improvements exist from one unit to the next. We value these units as unimproved unless we have specific data. Most folks do not obtain building permits for these improvements. Second is we have very limited sales for warehouse condos.

I have included the sales used for the 2023 analysis. Note that the "Trended A/S" is below 1 for all of these sales except two parcels. This means we are undervaluing most of these parcels. We assess properties at full market value on 1/1/2023, and sales are trended to that date to follow market trends. That way a sale price from the first of the year is compared on an even scale to a sale of property at the end of the year. Sale trending is standard for mass appraisal and fee appraisal like the one you provided.

At this time, I see no evidence that you are overvalued, and lack the data to compare improved vs unimproved units in your area.

A local Realtor may have comparables for you of non-improved units. I certainly would be interested in any sales data you could provide. Please feel free to call me if you would like to discuss this further.



Upon review of your appeal I find our assessment of your property to be fair and equitable and propose no change to your 2023 Assessment.
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.
If I do not receive a response to this email by March 17th, 2023, I will consider this case closed and your tax bill will reflect the original assessed value.