



## ASSESSOR OFFICE

### APPEAL #2023-0070

2023 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION June 1, 2023

Appellant: Ryan & Brianna Baldwin

Location: 11840 Mendenhall Loop Road

Parcel No.: 4B2701030023

Property Type: Single Family with Apartment

Appellant's basis for appeal: My property value is excessive/overvalued and unequal to similar properties. "We bought our home 3 months ago for \$95,000 less than what you assessed it for. I am not disclosing our appraisal when the city just voted against having to disclose our personal information. Assessors should do their job without that information."

Appellant's Estimate of Value		Original Assessed Value	Recommended Value
Site:	\$0.00	Site: \$222,800	Site: \$222,800
Buildings:	<u>\$0.00</u>	Buildings: <u>\$522,200</u>	Buildings: <u>\$522,200</u>
Total:	\$645,000	Total: \$745,000	Total: \$745,000

#### Subject Photo



Table of Contents

Overview ..... 3

Photos ..... 4

Area Map & Aerial..... 5

Land Valuation ..... 6

Building Valuation ..... 7

Cost Report ..... 8

Assessment History..... 9

Sales ..... 10

Summary ..... 11

## Overview

The subject is a 2,464 square foot average quality single family residence with apartment. The residence is located on a 41,336 square foot lot at 11840 Mendenhall Loop Road within the Auke Mountain neighborhood. The original structure was built in 1998. In 2001, a Building Permit for a 2-story addition to the existing structure was applied for and finalized. In 2013, a Building Permit to create an accessory apartment was applied for and finalized, most recently a new attached carport was completed in 2016 per CBJ records. The subject appears to have had adequate maintenance. Other improvements are the replacement of an existing single meter with a 2-gang meter pak and new ground rods. The subject resides on a typical neighborhood lot in the Auke Mountain neighborhood with no site adjustments.

### Subject Characteristics:

- Land
  - 41,336 square foot lot
  - No adjustments
- Building
  - Average Quality
  - Average Condition
  - 2,464 square foot single-family with apartment

## Photos





## 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 site value of \$222,800 is in equity with Auke Mountain single family lots that are of similar square footage. The subject parcel is characteristically average for its neighborhood.

### Land Characteristics:

- 41,336 sf lot
- No adjustments

#### Land base rate valuation – Auke Mountain – Lot size 41,336 sf

Sort by Area Per Square Foot											
Parcel #	Area Per Acre	Area Per Sq Foot	Base Rate Sq Foot	Base Value	Site Adj Factor	Base Net Adjustment	NBHD Factor	Site Value	Eff Rate Sq Foot		
4B2701030043	0.31	13,414	12.61	169,151	1.00	169,151	1.10	186,100	13.87		
4B2701030045	0.35	15,101	11.26	170,037	1.00	170,037	1.10	187,000	12.38		
4B2701030053	0.46	20,000	8.69	173,800	1.00	173,800	1.10	191,200	9.56		
4B2701030054	0.46	20,003	8.68	173,626	1.00	173,626	1.10	191,000	9.55		
4B2701030013	0.46	20,018	8.68	173,756	1.00	173,756	1.10	191,100	9.55		
4B2701030015	0.70	30,318	6.02	182,514	1.00	182,514	1.10	200,800	6.62		
4B2701030017	0.72	31,530	5.82	183,505	0.85	155,979	1.00	156,000	4.95		
4B2701030025	0.75	32,665	5.62	183,577	1.00	183,577	1.10	201,900	6.18		
4B2701030016	0.81	35,473	5.22	185,169	1.00	165,169	1.05	173,400	4.89		
4B2701030042	0.83	36,283	5.52	200,282	1.00	200,282	1.10	220,300	6.07		
4B2701030041	0.85	37,015	5.41	200,251	1.00	200,251	1.10	220,300	5.95		
4B2701030023	0.95	41,336	4.90	202,546	1.00	202,546	1.10	222,800	5.39		
4B2701030021	1.00	43,641	4.69	204,676	1.00	204,676	1.10	225,100	5.16		
4B2701030024	1.01	43,913	4.66	204,635	1.00	204,635	0.99	203,200	4.63		
4B2701030050	1.03	44,721	4.59	205,269	1.00	205,269	1.10	225,800	5.05		
4B2701030022	1.07	46,512	4.43	206,048	1.00	206,048	1.10	226,700	4.87		
4B2701030014	1.62	70,773	2.97	210,196	1.00	210,196	1.10	231,200	3.27		
4B2701030030	2.03	88,383	2.43	214,771	1.00	214,771	1.10	236,200	2.67		
4B2701030052	2.72	118,483	1.84	218,009	0.90	196,208	1.16	227,800	1.92		
4B2701030060	4.92	214,315	1.17	250,749	1.00	250,749	1.05	263,300	1.23		

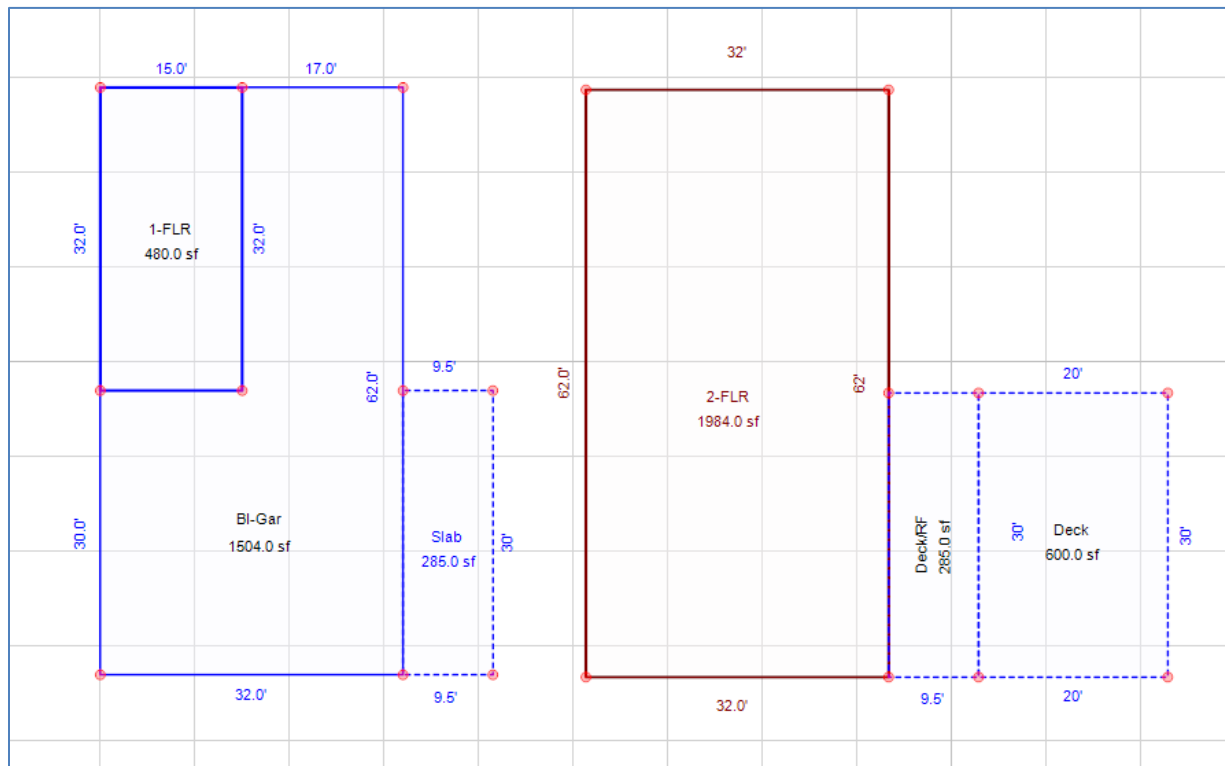
## Building Valuation

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
  - 2,464 SF GLA

### Sketch of Improvements:



Area Code	Base Area	Actual Area	Heated Area	Heated Percentage	Living Area	Effective Area	Perimeter
Built-In Garage	1504	1504	0		0	1504	188
Main Living Area	480	480	480		480	480	94
2nd Level	1984	1984	1984		1984	1984	188
Wood Deck	600	600	0		0	600	100
Wood Deck w/Roof	285	285	0		0	285	79
Open Slab Porch	285	285	0		0	285	79



## Cost Report

5718			Record	1		
Parcel Code Number	4B2701030023	Building Type	R- Single-family Residence			
Owner Name	BALDWIN RYAN	Quality	3			
Parcel Address	11840 MENDENHALL LOOP RD	Construction	Stud Frame			
Effective Year Built	2009	Total Livable	2464			
Year Built	1998	Style	Two Story			
Improvement	Description	Quantity	Unit Cost	Percent	+/-	Total
Base						
Exterior	Frame, Siding, Vinyl		93.00	100%		
Roof	Metal, Formed Seams		4.79	100%		
Heating	Electric Baseboard		-0.53	100%		
Adjusted Base Cost		2,464	97.26			239,649
Exterior Improvement(s)						
Other Garage	Built-in Garage (SF)	1,504	24.85			37,374
Other Garage	Garage Finish, Built-in (SF)	1,504	1.61			2,421
Porch	Wood Deck (SF)	600	15.00			9,000
Porch	Wood Deck (SF) with Roof	285	31.75			9,049
Porch	Open Slab Porch (SF)	285	8.21			2,340
Total						60,184
Additional Feature(s)						
Feature	Fixture	12				21,600
Total						21,600
Sub Total						321,433
Condition	Average					
Local Multiplier				1.22	[X]	392,148
Current Multiplier				1.14	[X]	447,049
Quality Adjustment					[X]	447,049
Neighborhood Multiplier					[X]	447,049
Depreciation - Physical			1.00 [X]	13.00	[-]	58,116
Depreciation - Functional					[-]	0
Depreciation - Economic					[-]	0
Percent Complete				100.00	[-]	388,933
Cost to Cure						
Neighborhood Adjustment				131	[X]	120,569
Replacement Cost less Depreciation						509,502
Miscellaneous Improvements						
HDV					[+]	2,000
Extra Kitchen					[+]	10,700
Total Miscellaneous Improvements						12,700
Total Improvement Value				[Rounded]	\$522,200	



## Assessment History

### City and Borough of Juneau Assessment History Report

4B2701030023  
RYAN BALDWIN  
11840 MENDENHALL LOOP RD  
LAKE CREEK LT 3

<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2023	\$222,800.00	\$12,700.00	\$509,500.00	\$745,000.00
2022	\$212,700.00	\$12,700.00	\$413,000.00	\$638,400.00
2021	\$212,700.00	\$12,700.00	\$354,600.00	\$580,000.00
2020	\$212,700.00	\$12,700.00	\$337,400.00	\$562,800.00
2019	\$212,700.00	\$12,700.00	\$337,600.00	\$563,000.00
2018	\$154,594.00		\$378,334.00	\$532,928.00
2017	\$150,823.00		\$369,106.00	\$519,929.00
2016	\$137,112.00		\$335,551.00	\$472,663.00
2015	\$131,838.00		\$322,645.00	\$454,483.00
2014	\$129,000.00		\$315,700.00	\$444,700.00
2013	\$129,000.00		\$311,300.00	\$440,300.00
2012	\$125,000.00	\$0.00	\$335,100.00	\$460,100.00
2011	\$125,000.00	\$0.00	\$303,900.00	\$428,900.00
2010	\$125,000.00	\$0.00	\$303,900.00	\$428,900.00

## Sales

Below are qualified sales used by the Assessor's Office in the analysis of the Auke Mountain neighborhood. The sales data was gathered from January 1, 2020 through December 31, 2022.

PARCEL NUMBER	STREET	CIVIC	SALE_DATE	ADJUSTED SA	Sale Price	Time Adj Sale Pr	Assessed	AS
4B2301080080	SPARTAN	3611	06/30/22	775,000	775,000	813,183	782,300	1.01
4B2601500100	LILAC	10841	08/19/22	705,000	705,000	730,182	651,700	0.92
4B2601500130	ALL SEASON	4020	04/29/22	599,900	599,900	639,684	660,300	1.10
4B2601510010	MENDENHALL LOC	10768	07/28/21	635,000	635,000	727,291	671,000	1.06
4B2701030014	MENDENHALL LOC	11880	07/31/20	600,000	600,000	755,017	693,000	1.16
4B2701030023	MENDENHALL LOC	11840	12/16/22	650,000	650,000	652,709	745,000	1.15
4B2701030025	MENDENHALL LOC	11820	06/11/21	495,000	495,000	573,913	618,900	1.25
4B2701030044	WINDFALL	4345	07/15/20	382,000	382,000	482,698	441,800	1.16
4B2701030052	WINDFALL	4411	07/23/21	500,000	500,000	573,415	632,300	1.26
4B2701060040	AUKE	11678	06/25/21	462,000	462,000	533,707	399,100	0.86
4B2701060052	WINDFALL	4348	06/06/22	450,000	450,000	475,126	482,700	1.07
4B2701080080	JO ANNE	11460	10/22/21	515,066	515,066	576,883	516,100	1.00
4B2801040180	BAYVIEW	3869	12/23/20	550,000	550,000	666,495	585,500	1.06
4B2801040190	CROSS	12065	05/25/21	559,900	559,900	652,035	653,100	1.17
4B2801040260	GLACIER	12280	01/24/22	360,000	360,000	393,473	271,700	0.75

## 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.

Repeated requests for interior access and any information related to the sale other than just the purchase price have been denied by the appellant. Appellant states that this was a private sale and the property was not marketed nor made available for public consumption, due to the lack of exposure this may not be a qualifiable market transaction.

The appellant states that “value is excessive/overvalued”. State statute requires the Assessor to value property at “full and true value” as of January 1, 2023. 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 a **no change** to the appellant’s 2023 Assessment.



## EMAILS

On Thu, Mar 23, 2023 at 12:51 PM Dora Prince <[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)> wrote:

Ms. Baldwin;

In answer to your email this morning here is what we used to re-value your property.

### Cost Report

Base				
Exterior		93.00	100%	
Roof		4.79	100%	
Heating		-0.53	100%	
Adjusted Base Cost	2,464	97.26		239,649
Exterior Improvement(s)				
Other Garage	1,504	24.85		37,374
Other Garage	1,504	1.61		2,421
Porch	600	15.00		9,000
Porch	285	31.75		9,049
Porch	285	8.21		2,340
<b>Total</b>				<b>60,184</b>
Additional Feature(s)				
Feature	Fixture	12		21,600
<b>Total</b>				<b>21,600</b>
<b>Sub Total</b>				<b>321,433</b>
Condition				
Local Multiplier			1.22 [X]	392,148
Current Multiplier			1.14 [X]	447,049
Quality Adjustment			[X]	447,049
Neighborhood Multiplier			[X]	447,049
Depreciation - Physical		1.00 [X]	13.00 [-]	58,116
Depreciation - Functional			[-]	0
Depreciation - Economic			[-]	0
Percent Complete			100.00 [-]	388,933
Cost to Cure				
Neighborhood Adjustment			131 [X]	120,569
<b>Replacement Cost less Depreciation</b>				<b>509,502</b>
<b>Miscellaneous Improvements</b>				
IF2			[+]	2,000
IF8			[+]	10,700
<b>Total Miscellaneous Improvements</b>				<b>12,700</b>
<b>Total Improvement Value</b>			<b>[Rounded]</b>	<b>\$522,200</b>

The Miscellaneous Improvements are: IF2, monitor heater, pellet stove or wood stove. The IF8 is the extra kitchen in the apartment.

We also used sales in your neighborhood which is Auke Mountain 1 & 5. The 1 & 5 stands for single family and single family with apartment.

Here are the sales used for your neighborhood. These sales are for 2020 through 2022.

PARCEL NUMBER	STREET	CIVIC	SALE_DATE	ADJUSTED SA	Sale Price	Time Adj Sale Pri	Assessed
4B2301080080	SPARTAN	3611	06/30/22	775,000	775,000	813,183	782,300
4B2601500100	LILAC	10841	08/19/22	705,000	705,000	730,182	651,700
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4B2701030014	MENDENHALL LOC	11880	07/31/20	600,000	600,000	755,017	693,000
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4B2701080080	JO ANNE	11460	10/22/21	515,066	515,066	576,883	516,100
4B2801040180	BAYVIEW	3869	12/23/20	550,000	550,000	666,495	585,500
4B2801040190	CROSS	12065	05/25/21	559,900	559,900	652,035	653,100
4B2801040260	GLACIER	12280	01/24/22	360,000	360,000	393,473	271,700

I am also attaching two flyers that explain how the Assessor's office functions and the guideline we must perform under. They are "Understanding Your Assessment" and "For the Property Owner Who Wants to Know".

Also, here is a link to the State of Alaska Assessor's website. This will help explain what the Assessor's office is and can do.

<https://www.commerce.alaska.gov/web/dcra/LocalGovernmentResourceDesk/TaxationAssessment/PropertyAssessmentsinAlaska.aspx>

As I forward to you before the burden of proof is upon the appellant per state statute (AS 29.45.210). The only grounds for adjustment of an assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in a valid written appeal. You have not supplied any proof as a need for revaluation of your assessment.

Once the assessment value is reached it then will be multiplied by the mill levy for the tax notice. The mill levy has not been set by Assembly and probably won't be until May. Tax notices are mailed July 1<sup>st</sup>.

*Dora Prince, ACAA II*  
*Appraiser II, Assessor's Office*  
*Finance Department*  
*City and Borough of Juneau*  
*155 S Seward Street*  
*Juneau AK 99801*  
*907-586-5215 ext 4039*  
[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)

**From:** Brianna Baldwin <[bcdavoren@gmail.com](mailto:bcdavoren@gmail.com)>  
**Sent:** Wednesday, March 22, 2023 5:25 PM  
**To:** Dora Prince <[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)>  
**Subject:** Re: 11840 Mendenhall Loop Rd - 4B2701030023

Dora,

I was not asked for proof to dispute this amount other than my appraisal, which again is not required to disclose to you guys based on the voting the city just passed. So how else can I dispute this to you with proof? I was not asked for any other information. I would like to see my assessment analysis of how exactly this number was calculated.

On Wed, Mar 22, 2023 at 3:23 PM Dora Prince <[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)> wrote:

Ms. Baldwin;  
Attached is information on the Board of Equalization.

**From:** Brianna Baldwin <[bcdavoren@gmail.com](mailto:bcdavoren@gmail.com)>  
**Sent:** Wednesday, March 22, 2023 3:07 PM  
**To:** Dora Prince <[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)>  
**Subject:** Re: Assessment complaint

We do NOT accept this response of no change.

On Wed, Mar 22, 2023 at 3:01 PM Dora Prince <[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)> wrote:

Mr. and Ms. Baldwin;

Alaska State Statute, (AS 29.45.110) requires boroughs throughout the State to assess at an estimate of “full market value” as of January 1<sup>st</sup> 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.

The appellant bears the burden of proof, (AS 29.45.210). The only grounds for adjustment of an assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in a valid written appeal. You have not supplied any proof as a need for revaluation of your assessment.

**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. Please respond by email stating your acceptance of the No Change. Upon receipt of your acceptance I will take this to the Assessor for approval. If you reject the No Change, you will be scheduled before the next available Board of Equalization and you will be notified of the date. If the valuation is found to be too low, the board may raise the assessment. The Board of Equalization will expect that the appellant to provide specific evidence that your property value is unequal, excessive, improper, or under valuation.**

**2023 Assessment:    Site:\$222,800    Improvements: \$522,200    Total: \$745,000**

*Dora Prince, ACAA II  
Appraiser II, Assessor's Office  
Finance Department  
City and Borough of Juneau  
155 S Seward Street  
Juneau AK 99801  
907-586-5215 ext 4039  
[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)*

**From:** Brianna Baldwin <[bcdavoren@gmail.com](mailto:bcdavoren@gmail.com)>  
**Sent:** Wednesday, March 22, 2023 1:21 PM  
**To:** Aaron Landvik <[Aaron.Landvik@juneau.gov](mailto:Aaron.Landvik@juneau.gov)>  
**Cc:** Dora Prince <[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)>  
**Subject:** Re: Assessment complaint

Hi Dora,

Yes, that is correct.

On Wed, Mar 22, 2023 at 1:04 PM Dora Prince <[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)> wrote:

Mr. and Ms. Baldwin;

Below is the sketch that we have in our files for your property. I am also including a list of the components that we use to value your home. Please let me know if anything is in error and I will get the information corrected. This is to make sure we have your components correct. Once I hear from you, I will finish up the review of the Petition for Review and contact you concerning the assessed value of your property.

Year Built: 1998

Total Livable Square Footage: 2,464

Bedrooms: 3    Baths: 3

Siding: Vinyl

Roof: Metal, Formed Seams

Heat: Electric Baseboard

Garage Square Footage: 1,504

Garage Type: Built-in

Quality: Average

Condition: Average

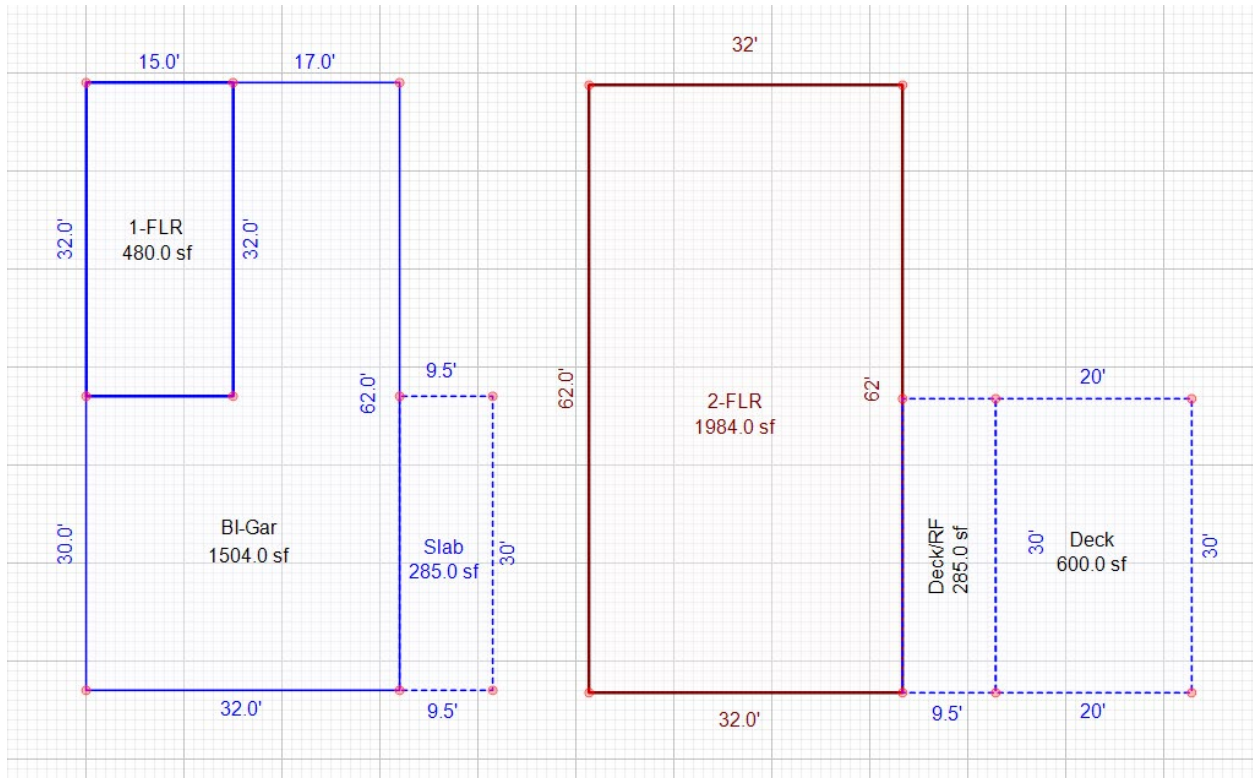
Decks: Wood, Wood with Roof and Cement Slab

Extra Kitchen in apartment

Monitor

Thank you,

*Dora Prince, ACAA II*  
*Appraiser II, Assessor's Office*  
*Finance Department*  
*City and Borough of Juneau*  
*155 S Seward Street*  
*Juneau AK 99801*  
*907-586-5215 ext 4039*  
[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)



**From:** Brianna Baldwin <[bcdavoren@gmail.com](mailto:bcdavoren@gmail.com)>  
**Sent:** Thursday, March 16, 2023 4:32 PM  
**To:** Aaron Landvik <[Aaron.Landvik@juneau.gov](mailto:Aaron.Landvik@juneau.gov)>  
**Cc:** Dora Prince <[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)>  
**Subject:** Re: Assessment complaint

Aaron,

I completely understand you guys are busy considering how outraged the city is with your over assessments.

My complaint is if you are going to respond to my emails, you should address my questions and not talk around them/ not ask me the same questions over and over again. I understand the overall process, but I am curious of the exact numbers you used to calculate my exact assessment considering how off it is. I will wait to hear this response and how it will be corrected.

On Thu, Mar 16, 2023 at 4:25 PM Aaron Landvik <[Aaron.Landvik@juneau.gov](mailto:Aaron.Landvik@juneau.gov)> wrote:

Good afternoon,

As you can understand our office is very busy this time of year and are in the process of working through appeals in the order that they were received.



Our basis of value for all homes within the borough is replacement cost new less depreciation which is then adjusted based upon the median AS ratio for a neighborhood and property type of qualified market sales. Dora will be able to provide more information specific to you property.

I suggest you read these handouts to understand the mass appraisal process.

<https://juneau.org/wp-content/uploads/2020/12/Understanding-Assessment.pdf>

<https://juneau.org/wp-content/uploads/2020/12/For-the-Property-Owner-Who-Wants-to-Know.pdf>

<https://juneau.org/wp-content/uploads/2023/03/2023-Assessment-Report-Residential-Final.pdf>

Kind regards,

Aaron

**Aaron Landvik**

Deputy Assessor

Assessor's Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520

[aaron.landvik@juneau.gov](mailto:aaron.landvik@juneau.gov)

On Thu, Mar 16, 2023 at 2:55 PM Dora Prince <[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)> wrote:

When I work your appeal I will answer your questions. In the meantime I am attaching 2 flyers that explain how assessment are produced.

D. Prince

**From:** Brianna Baldwin <[bcdavoren@gmail.com](mailto:bcdavoren@gmail.com)>

**Sent:** Thursday, March 16, 2023 2:52 PM

**To:** Dora Prince <[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)>

**Cc:** Aaron Landvik <[Aaron.Landvik@juneau.gov](mailto:Aaron.Landvik@juneau.gov)>

**Subject:** Re: Assessment complaint

Why are my questions constantly being ignored by both of you? How did you come up with my exact assessment?

On Thu, Mar 16, 2023 at 2:50 PM Dora Prince <[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)> wrote:

Brianna,

My name is Dora Prince and I will be working on the Petition for Review you filed concerning your Assessed Value. I will probably not be in touch until next week as I have several appeals in the que in front of you. When I begin working on your petition I will give you a quick phone call to let you know I'll be reviewing your property. At that time if you any question or information

you would like to provide that would be helpful. Once I review the property I will once again give you a call to discuss the assessed value and if there are any changes that can be made. I will then follow up the call with an email and request that you accept or deny the adjustment if it is warranted.

If you have any questions or need further assistance please let me know.

**From:** Brianna Baldwin <[bcdavoren@gmail.com](mailto:bcdavoren@gmail.com)>

**Sent:** Thursday, March 16, 2023 2:33 PM

**To:** Aaron Landvik <[Aaron.Landvik@juneau.gov](mailto:Aaron.Landvik@juneau.gov)>

**Cc:** Dora Prince <[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)>

**Subject:** Re: Assessment complaint

Hi Aaron,

Can you explain how you came up with our assessment? Sending me random homes that are nowhere near our age, square footage, condition, etc. does not come up with an assessment of our home just because they are near ours. Also, your "sales" prices for many of those homes listed are more than what they actually sold for- so are you openly providing false information to the public to increase taxes?

I am not disclosing any of our personal information regarding the home or sale. I have been asked 4 times now for our appraisal, which I have repeatedly said I will not be providing. You will not be coming into our home. The assessors should do their jobs based on the information you have on hand, and do it fairly.

On Wed, Mar 15, 2023 at 9:22 AM Aaron Landvik <[Aaron.Landvik@juneau.gov](mailto:Aaron.Landvik@juneau.gov)> wrote:

Good morning,

Based solely upon the purchase price it appears that we are over assessed. That being said, I don't see that the property was listed for sale, was it exposed to the market? Did you have any pre-existing relationship with the seller?

Typically, single fee appraisals are going to better indicators of value for any one specific property. At the time of the purchase was an appraisal performed? If so, providing the appraisal will allow us to process your appeal in the quickest and least intrusive manner. If an appraisal was not performed we will schedule an appointment for an exterior/interior review.

Here are the sales that were utilized in determining assessed values for your valuation neighborhood, Auke Mountain single family residences.

NBHD	(Multiple Items)	.Y	MEDIANS	599,950	599,950	1.09	659,602	656,700	0.96
GRP	SFR +	.Y							
PARCEL NUMBER	STREET	CIVIC	SALE_DATE	Sale Price	ADJUSTED SALE	A/S	Time Adj Sal	Assessed	FinalAS
4B2301080080	SPARTAN	3611	06/30/22	775,000	775,000	1.01	813,183	782,300	0.96
4B2601500020	LILAC	10810	07/31/20	600,000	600,000	1.35	755,017	810,000	1.07
4B2601500100	LILAC	10841	08/19/22	705,000	705,000	0.92	730,182	651,700	0.89
4B2601500130	ALL SEASON	4020	04/29/22	599,900	599,900	1.10	639,684	660,300	1.03
4B2601510010	MENDENHALL LOOP	10768	07/28/21	635,000	635,000	1.06	727,291	671,000	0.92
4B2701010030	MENDENHALL LOOP	12050	04/05/22	774,000	774,000	1.01	830,496	780,600	0.94
4B2701010030	MENDENHALL LOOP	12050	10/04/22	819,000	819,000	0.95	838,170	780,600	0.93
4B2701030014	MENDENHALL LOOP	11880	07/31/20	600,000	600,000	1.16	755,017	693,000	0.92
4B2701030022	MENDENHALL LOOP	11870	05/03/21	665,700	665,700	1.33	779,692	886,700	1.14
4B2701030023	MENDENHALL LOOP	11840	12/16/22	650,000	650,000	1.15	652,709	745,000	1.14
4B2701030025	MENDENHALL LOOP	11820	06/11/21	495,000	495,000	1.25	573,913	618,900	1.08
4B2701030044	WINDFALL	4345	07/15/20	382,000	382,000	1.16	482,698	441,800	0.92
4B2701030052	WINDFALL	4411	07/23/21	500,000	500,000	1.26	573,415	632,300	1.10
4B2701050010	WINDFALL	4460	06/09/20	796,500	796,500	1.40	1,015,926	1,112,800	1.10
4B2701060040	AUKE	11678	06/25/21	462,000	462,000	0.86	533,707	399,100	0.75
4B2701060052	WINDFALL	4348	06/06/22	450,000	450,000	1.07	475,126	482,700	1.02
4B2701080080	JO ANNE	11460	10/22/21	515,066	515,066	1.00	576,883	516,100	0.89
4B2801040180	BAYVIEW	3869	12/23/20	550,000	550,000	1.06	666,495	585,500	0.88
4B2801040190	CROSS	12065	05/25/21	559,900	559,900	1.17	652,035	653,100	1.00
4B2801040260	GLACIER	12280	01/24/22	360,000	360,000	0.75	393,473	271,700	0.69

Aaron

## Aaron Landvik

Deputy Assessor  
Assessor's Office  
City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520  
[aaron.landvik@juneau.gov](mailto:aaron.landvik@juneau.gov)

On Tue, Mar 14, 2023 at 8:35 AM Aaron Landvik <[Aaron.Landvik@juneau.gov](mailto:Aaron.Landvik@juneau.gov)> wrote:

Hi Bri,

I am in the process of working through appeals and will provide more detail as time allows.

Can you please provide more information regarding your property?

Thanks,

Aaron

**From:** Brianna Baldwin <[bcdavoren@gmail.com](mailto:bcdavoren@gmail.com)>  
**Sent:** Tuesday, March 14, 2023 7:05 PM  
**To:** Aaron Landvik <[Aaron.Landvik@juneau.gov](mailto:Aaron.Landvik@juneau.gov)>  
**Subject:** Re: Assessment complaint

Hi Aaron,



What information specifically do you need other than what is on the assessor's database?

As I mentioned, our home is completely original to when it was built in 1998. Not a single upgrade or renovation.

On Fri, Mar 10, 2023 4:06 PM Brianna Baldwin [bcdavoren@gmail.com](mailto:bcdavoren@gmail.com) wrote:

Hi Dora,

As I have mentioned multiple times, I am not sharing our appraisal. That is private information we paid for.

Assessors should not need appraisals to do their job. The city voted against us having to share them with you.

On Fri, Mar 10, 2023 at 4:03 PM Dora Prince <[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)> wrote:

Mr. and Ms. Baldwin;

I would like to introduce myself as the appraiser that will be working on your Petition for Review with the Assessor's office.

You state in your petition that you purchased your home just three (3) months ago, I am contacting you to request a copy of your appraisal if you would like to share it. If you have an electronic copy you may attached it to a return of this email. If it is a paper copy please contact me on how to share that copy.

I look forward to working with you on your petition. If you need further information or need to contact me feel free to do so.

**From:** Brianna Baldwin <[bcdavoren@gmail.com](mailto:bcdavoren@gmail.com)>

**Sent:** Wednesday, March 8, 2023 4:29 PM

**To:** Aaron Landvik <[Aaron.Landvik@juneau.gov](mailto:Aaron.Landvik@juneau.gov)>

**Subject:** Fwd: Assessment complaint

Hi Aaron,

I would like an explanation of how our assessed value is \$95,000 more than what we just purchased our home for 2.5 months ago? How is that fair or a "correction"? The assessor's office should be fixing this for us. Our home is completely original and nothing has been done to it in 15+ years.

The city just voted against having to disclose personal information, so I will not be sharing our appraisal with the assessor's office. Assessors should be able to do their job correctly without that information, nor should the assessed value match the market value.

I am a realtor, so I am well aware of the current market. What the assessor's office is doing is going to run people out of this town due to marking up home assessments more than they are worth in the current market.

Thank you,

Bri Baldwin

On Tue, Mar 7, 2023 5:10 PM Brianna Baldwin [bcdavoren@gmail.com](mailto:bcdavoren@gmail.com) wrote:

Dora,

The city voted against having to disclose that private information. Now, you guys jack up everyone's assessed value and make it so that the only way to get a fair assessment is to share that private information with you. Seems criminal.  
Shouldn't assessors be able to do their job without the appraisal?

Bri Baldwin

On Tue, Mar 7, 2023 at 3:45 PM Dora Prince <[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)> wrote:

Brianna,

Clearly it sounds as if you may have you overvalued but to investigate this matter I will need you to file a Petition for Review, the link is below. And, if you would be so kind when you file that request to also include the appraisal that you receive. That would help us verify the information we have on your home and correct any errors between our information and the appraisal. The Petition for Review will need to be filed before April, 3rd of this year.

<https://juneau.org/wp-content/uploads/2022/03/2022-Appeal-Petition-for-Review-RP.pdf>

*Dora Prince, ACAA II  
Appraiser II, Assessor's Office  
Finance Department  
City and Borough of Juneau  
155 S Seward Street  
Juneau AK 99801  
907-586-5215 ext 4039  
[Dora.Prince@juneau.gov](mailto:Dora.Prince@juneau.gov)*

**From:** Brianna Baldwin <[bcdavoren@gmail.com](mailto:bcdavoren@gmail.com)>

**Sent:** Tuesday, March 7, 2023 10:29 AM

**To:** Assessor Office <[Assessor.Office@juneau.gov](mailto:Assessor.Office@juneau.gov)>

**Subject:** Assessment complaint

Hello,

You assessed our home more than it appraised for, which was done 3 months ago when we bought this home. Can someone explain how you are coming up with your insane assessments without any knowledge of my home? Ours went up \$100,000 from the year before and nothing has been updated/changed on our home in 15+ years. Clearly, the whole city is outraged with the assessments and assessors.

Thank you,  
Bri Baldwin