

April 10, 2023

Board of Equalization

Office of the Assessor

City & Borough of Juneau

155 South Seward Street

Juneau, Alaska 99801

VIA EMAIL

Dear Members,

I am requesting consideration of a late appeal of my property assessment for my home located at 316 Distin Avenue in Juneau.

On December 25, 2022, my house sustained considerable water damage. Plumbers believe that a pressure event causes valves in the second story bathroom showers to blow out and water flowed unabated for 3 days until neighbors noticed it flowing out from the garage. I was traveling for the holidays when the event happened.

As a result, my house is currently not habitable; it does not have a working kitchen nor working bathrooms. State Farm has provided a valuation of my property based on the loss replacement and for the purposes of calculating my deductible equal to 1% of the total value. I have included that summary along with the appeal form. Repairs have not yet begun because the extent of the damage requires a significant commitment from a contractor.

I currently stay outside or with friends when I am in Juneau. Out of necessity my mail is forwarded to me. Unfortunately, the notice of assessment was not forwarded by the US Postal Service to me until March 23, 2023, and did not arrive in my mailbox until April 3, 2023. Given the extremely tight turnaround with the appeal deadline date of April 3rd, I was not able to gather all the documentation needed in the time frame required by the City.

Thank you for the consideration of the Late Appeal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Angela Rodell', is written over the printed name.

Angela Rodell