



Office of the Assessor
 155 South Seward Street
 Juneau, Alaska 99801

MAR 20 2023
 CBJ-Assessors Office

Petition for Review / Correction of Assessed Value Real Property	
Assessment Year	2023
Parcel ID Number	SB 250151B003
Name of Applicant	BRADFORD REVOCABLE TRUST
Email Address	sbradford@gci.net

2023 Filing Deadline: Monday April 3rd, 2023

Please attach all supporting documentation

ASSESSOR'S FILES ARE PUBLIC INFORMATION - DOCUMENTS FILED WITH AN APPEAL BECOME PUBLIC INFORMATION

Parcel ID Number	SB 250151B003		
Owner Name	BRADFORD JOINT REVOCABLE TRUST		
Primary Phone #	605-448-8585	Email Address	sbradford@gci.net
Physical Address	4401 RIVERSIDE DR UNIT B3 JUNEAU, AK 99801	Mailing Address	SAME

Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.

<input checked="" type="checkbox"/> My property value is excessive/overvalued <input checked="" type="checkbox"/> My property value is unequal to similar properties <input checked="" type="checkbox"/> My property was valued improperly/incorrectly <input type="checkbox"/> My property has been undervalued <input type="checkbox"/> My exemption(s) was not applied	<p style="text-align: center;">THE FOLLOWING ARE NOT GROUNDS FOR APPEAL</p> <ul style="list-style-type: none"> Your taxes are too high Your value changed too much in one year. You can't afford the taxes
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Provide specific reasons and provide evidence supporting the item(s) checked above:

SEE ATTACHED RECENT SALE INFO & ANALYSIS

Have you attached additional information or documentation? Yes No

Values on Assessment Notice:

Site	\$ 5000	Building	\$ 358,200	Total	\$ 363,200
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Owner's Estimate of Value:

Site	\$ 5000	Building	\$ 338,200	Total	\$ 343,200
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Purchase Price of Property:

Price	\$ 260,000	Purchase Date	9/2017
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Has the property been listed for sale? Yes No (if yes complete next line)

Listing Price	\$	Days on Market	
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Was the property appraised by a licensed appraiser within the last year? Yes No (if yes provide copy of appraisal)

Certification:
 I hereby affirm that the foregoing information is true and correct, I understand that I bear the burden of proof and I must provide evidence supporting my appeal, and that I am the owner (or owner's authorized agent) of the property described above.

Signature		Date	3/11/2023
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Contact Us: CBJ Assessors Office

Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	Assessor.Office@juneau.gov	http://www.juneau.org/finance	155 South Seward St. Rm. 114 Juneau AK 99801

Picture Count	MLS #	Address	Address 2	Legal Description	City	Price	Status	Closing Date	Approx. SQFT	Approx. Garage SQFT	Days On Market
26	22175	4401 Riverside Drive	H1	RIVERSIDE CONDOMINIUMS UNIT H1	Juneau	\$335,000	Sold & Closed	3/11/2022	1,213		4
14	22382	4401 Riverside Drive	Unit C-2	RIVERSIDE CONDOMINIUMS UNIT C2	Juneau	\$387,000	Sold & Closed	5/10/2022	1,213		4
14	22463	4401 Riverside Drive	Unit H2	Riverside Condominiums, Unit H2	Juneau	\$319,001	Sold & Closed	6/30/2022	1,213		13
28	22879	4401 Riverside Drive	Unit H6	RIVERSIDE CONDOMINIUMS UNIT H6	Juneau	\$322,000	Sold & Closed	2/8/2023	1,213		66
					Average	\$340,750					

RECENT SALES:

THE AVERAGE OF UNIT H1, H2, & H6 IS \$325,333

335

319

322

976

UNIT C2 SOLD HIGH BECAUSE OF SIGNIFICANT IMPROVEMENTS MADE BY THE OWNER.

I BELIEVE THE J UNITS (J2) IS APPRAISED AT \$239/SF FOR BUILDING ONLY. THIS SEEMS LOW AS THE AVERAGE OF H1, H2, H6 IS $\$325,333 \div 1213 \text{ SF} = \$268/\text{SF}$

EXCEPT FOR THE J BUILDING, I THINK YOUR APPRAISAL IS \$20,000/UNIT TOO HIGH.

THEREFORE I SUGGEST B-3 UNIT BE ASSESSED AT \$343,200

PARCEL #: 5B250151B003 APPEAL #: 0158 DATE FILED: 3/11/2023

Appraiser to fill out

Appraiser	Jacob Clark	Date of Review	4/5/2023
Comments: N/C - Fair and equitable 2023 Value: Site: \$5,000 Improvements: \$358,200 Total: \$363,200 Appellant rejected via email			
Post Review Assessment			
Site	\$5,000	Building	\$358,200
Total	\$363,200		
Exemptions	\$0		
Total Taxable Value	\$363,200		
APPELLANT RESPONSE TO ACTION BY ASSESSOR			
I hereby <input type="checkbox"/> Accept <input checked="" type="checkbox"/> Reject the following assessment valuation in the amount of \$ <u>363,200</u> If rejected, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.			
Appellant's Signature _____			Date: <u>4/5/2023</u>

Appellant Accept Value	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>(if no skip to Board of Equalization)</i>
Govern Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Spreadsheet Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Corrected Notice of Assessed Value Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No

BOARD OF EQUALIZATION			
Scheduled BOE Date	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10-Day Letter Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No		
The Board of Equalization certifies its decision, based on the Findings of Fact and Conclusion of Law contained within the recorded hearing and record on appeal, and concludes that the appellant <input type="checkbox"/> Met <input type="checkbox"/> Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.			
Notes:			
Site	\$	Building	\$
Total	\$		
Exemptions	\$		
Total Taxable Value	\$		

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