



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


CBJ-Assessor's Office
APR 03 2023

Petition for Review / Correction of Assessed Value Real Property	
Assessment Year	
Parcel ID Number	8B3301060010
Name of Applicant	Kurt & Kristi West
Email Address	jackcreek08@gmail.com

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	8B3301060010				
Owner Name	Kurt & Kristi West				
Primary Phone #	321-3836	Email Address	jackcreek08@gmail.com		
Physical Address	16700 Ocean View Drive	Mailing Address	16700 Ocean View Drive		
	Juneau		Juneau, AK 99801		
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 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		THE FOLLOWING ARE NOT GROUNDS FOR APPEAL <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 			
Provide specific reasons and provide evidence supporting the item(s) checked above:					
Our home is identical to one of the attachments and very similar to the other attachment, but our assessment is much higher. Bottom line is we still have a one bedroom log cabin, have not made any improvements, and our assessment has continued to skyrocket. It's disturbing that the year we qualify for the \$150K exemption, our assessment goes up \$150K.					
Have you attached additional information or documentation?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Values on Assessment Notice:					
Site	\$167,200	Building	\$574,500	Total	\$741,700
Owner's Estimate of Value:					
Site	\$150,000	Building	\$440,000	Total	\$590,000
Purchase Price of Property:					
Price	\$375,000	Purchase Date	July 2013		
Has the property been listed for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes complete next line)					
Listing Price	\$	Days on Market			
Was the property appraised by a licensed appraiser within the last year? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 3/27/23	

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

Kurt West cover letter and attachments in support of assessment appeal.

First of all I want to stress the need for the assessor's office to devise a new method of assessing log cabins or log homes. They cannot be assessed like a new 5-star stick built home. Log homes are cheaper to build if using spruce logs and can be completed in a much shorter period.

Below I have included 3 local log home comparisons. The difference in assessments noted is only reflecting the building values.

Attachments 1 and 2 are of the log home we copied when designing our home. Their log home is assessed \$220,000 less than ours and was built by the same company as ours.

Comparable #2, attachment 3, is assessed \$228,000 less than ours. It was also built by the same company as our home. Comparable #2 includes 11 acres.

Comparable 3, attachment 4, is a much older log home on a large lot with one of the nicest beaches in Juneau. It is assessed almost \$300,000 less than ours.

Attachment 5 is across the street from our house and was built 3 years after ours by Peak construction. It is a 5-star energy rated home with an apartment. It is assessed \$239,000 less than ours.

Attachment 6 is next to attachment 5. It was built in 2018, has 3 bedrooms and 2 bathrooms. It is assessed \$210,000 less than ours.

Our assessment went up \$145,200 in 2023. It has gone up \$215,000 since 2020. It's very frustrating that the year we qualify for the senior exemption, our assessment is increased almost as much as the exemption.

Attachment 7 is the complete log package cost including assembling and delivering to our lot.

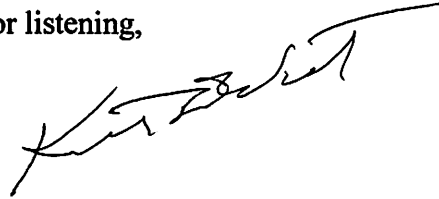
Attachment 8 depicts the beauty of building a log home. AML delivered the log trailers to our lot on a Thursday afternoon. Friday morning the two brothers from Whitehorse, myself, wife, son and a good friend with a boom truck, began putting the numbered logs back together that had been built in Whitehorse a few weeks earlier, numbered and disassembled for shipment to our lot. We finished assembling the log package on Sunday afternoon, two and a half days later.

We have very few interior walls and not much sheetrock. The only complaints I have about building with spruce logs is that the logs twist and check a lot, and leak pitch.

Attachment 9 shows the roof being framed and sheathed. Unfortunately I hired the cheapest and worst contractor in Juneau at the time to frame that part. Note the difference in elevation between the dormer roof and the front of the house. This wasn't in the plans and created some real headaches when it came time to put the metal roof down.

In closing, I am asking that you consider the comparisons and attachments that I included. Please look into finding a more equitable way to assess log homes and cabins that are built affordably and in a shorter period and apply that method equally to all log structures. A log cabin like ours does not take the man hours or materials that go into a conventional home. Spruce logs are cheap. I had 3 dump truck loads delivered to my driveway last year for free. This was almost enough to build a home like ours. Instead those logs are heating our house.

Thanks for listening,

A handwritten signature in black ink, appearing to read "Kurt Zedler", written in a cursive style.



Assessor's Database

Current Owner

THOMAS R MILLER & DIANA M MILLER
PO BOX 211211, AUKE BAY AK 99821

Parcel #: 3B4101000050 ([Map](#))

Address: 24325 AMALGA
HARBOR RD

Legal Desc. 1: USS 1375 FR

Legal Desc. 2:

Prev. Owner: CHESTER T
MILLER

Site Value: \$128500.00

Building PV: \$352900.00

Total PV: \$481400.00

Use Code: Residential

Exempt: Senior Citizen

Zoning: Rural Reserve

Tax Year: 2022

No. of Units: 001

Year Built: 2006

Lot Size: 1.50

Gross Liv. Area: 001642 sqft

Garage: No

Garage Area: 000000

Exempt Total: 150000

Last Trans: 20050113

City Water: No

City Sewer: No

Exempt Total: 150000

Road/No Road: No Data

Exempt Land: 150000

Exempt Building: 0

Exempt Total: 150000

Road/No Road: No Data

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



2

2



Assessor's Database

Current Owner

RICHARD LEROY MALONEY

PO BOX 211184, AUKE BAY AK 99821

Parcel #: 3B4101010050 ([Map](#))

Prev. Owner: RICHARD LEROY MALONE

Use Code: Multiple Improvements

No. of Units: 001

Garage: No

City Water: No

Exempt Land: 150000

Address: 25115 GLACIER HWY

Site Value: \$168400.00

Exempt: Senior Citizen

Year Built: 0

Garage Area: 000000

City Sewer: No

Exempt Building: 0

Legal Desc. 1: USS 1375 FR

Building PV: \$346900.00

Zoning: Rural Reserve

Lot Size: 11.00

Exempt Total: 150000

Legal Desc. 2:

Total PV: \$515300.00

Tax Year: 2022

Gross Liv. Area: 001357 sqft

Last Trans: 20221012

Road/No Road: No Data

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



Assessor's Database

Current Owner

DAVID AND KRISTIN GRAY LIVING TRUST

16585 PT LENA LOOP RD, JUNEAU AK 99801

Parcel #: 8B3301000130 ([Map](#))

Address: 16585 PT LENA LOOP RD

Legal Desc. 1: USS 3053 LT 4

Legal Desc. 2:

Prev. Owner: ALAN G GRAY

Site Value: \$384400.00

Building PV: \$260700.00

Total PV: \$645100.00

Use Code: Residential

Exempt: Senior Citizen

Zoning: -Single Family and Duplex -12,000 sq.ft minimum lot size -3 units per acre

Tax Year: 2022

No. of Units: 001

Year Built: 1943

Gross Liv. Area: 001166 sqft

Garage: Yes

Garage Area: 000360

Lot Size: 34412.00

Last Trans: 20210309

City Water: Yes

City Sewer: No

Exempt Total: 150000

Road/No Road: Roaded

Exempt Land: 150000

Exempt Building: 0

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).



5

Assessor's Database

Current Owner

CONSTANCE JOAN SATHRE

PO BOX 211104, AUKE BAY AK 99821

Parcel #: 8B3301050060 ([Map](#))

Address: 16701 OCEAN VIEW
DR

Legal Desc. 1: SOUTH LENA BL
B LT 6

Legal Desc. 2:

Prev. Owner: CITY AND
BOROUGH OF

Site Value: \$203200.00

Building PV: \$335800.00

Total PV: \$539000.00

Use Code: Residential

Exempt: Senior Citizen

Zoning: -Single Family and
Duplex -12,000 sq.ft minimum
lot size -3 units per acre

Tax Year: 2022

No. of Units: 002

Year Built: 2016

Gross Liv. Area: 001905 sqft

Garage: Yes

Garage Area: 000576

Lot Size: 37709.00

Last Trans: 20070727

City Water: Yes

City Sewer: No

Exempt Land: 150000

Exempt Building: 0

Exempt Total: 150000

Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

5



Assessor's Database

Current Owner

ADAM S ANDERSON & NADJA B ANDERSON

16671 OCEAN VIEW DR, JUNEAU AK 99801

Parcel #: 8B3301050050 ([Map](#))

Address: 16671 OCEAN VIEW DR

Legal Desc. 1: SOUTH LENA BL B LT 5

Legal Desc. 2:

Prev. Owner: DON E WELLS

Site Value: \$211200.00

Building PV: \$302100.00

Total PV: \$513300.00

Use Code: Residential

Exempt: No Data

Zoning: -Single Family and Duplex -12,000 sq.ft minimum lot size -3 units per acre

Tax Year: 2022

No. of Units: 001

Year Built: 2018

Gross Liv. Area: 001560 sqft

Garage: No

Garage Area: 000000

Lot Size: 47811.00

Last Trans: 20170508

City Water: Yes

City Sewer: No

Exempt Total: 0

Road/No Road: Routed

Exempt Land: 0

Exempt Building: 0

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

Keizer Logworks

Final Invoice for West log home

2/1/2013

Payments received

18,113.00 US

18,427.43 US

13,584.75 Canadian

Final payment

4,528.25

Screw jacks supplied by Keizer instead of West

385.00

Balance owed

\$4,913.25

AML transport Whitehorse
to our lot

59,950.
7,000
66,950

7



8

8

6



PARCEL #: 8B3301060010 APPEAL #: 0437 DATE FILED: 3/27/2023

Appraiser to fill out

Appraiser	Jacob Clark	Date of Review	5/15/2023
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Comments: 5/22/2023 Appeal. Reviewed appraisals 2012 and 2016. R/C. -JC
 2023 Value: Site: \$167,200 Improvements: \$574,500 Total: \$741,700
 Appellant rejected via phone call - BOE

Post Review Assessment

Site	\$167,200	Building	\$574,500	Total	\$741,700
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Exemptions	\$
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Total Taxable Value	\$741,700
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APPELLANT RESPONSE TO ACTION BY ASSESSOR

I hereby **Accept** **Reject** the following assessment valuation in the amount of \$ 741,700
 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: 5/22/2023

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
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10-Day Letter Sent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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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 **Met** **Did not meet** the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.

Notes:

Site	\$	Building	\$	Total	\$
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Exemptions	\$
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Total Taxable Value	\$
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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

To: Board of Equalization

From Kurt & Kristi West

6/6/23

I am attaching a few pictures that were taken on 6/6/23 that give a few examples of the ongoing issues we are dealing with, having built a log home with green spruce logs.

Pictures 1, 2, and 3 show how much the logs have shrunk over time and slid down the sheetrock and shrunk inward away from the sheetrock.

In picture 4, the top horizontal trim on both the inside and outside have been pushed down over time as the logs settled. This has occurred to all the window and door trim in the downstairs. Each piece will have to be removed carefully, trimmed and replaced.

Picture 5 shows how the settling has pushed down on the vertical trim around the door and caused the trim to bow out from the door.

Picture 6 is of more concern and may become a structural issue. The roof purlin has twisted and most of the purlin is now resting on the edge of the post supporting it.

Picture 7 is of the bottom log on the southside of our house. It to has twisted and checked and is showing some signs of deteriorating.

Picture 8 is of the entrance to the downstairs bathroom. Because we were initially told that the logs would settle 4 – 7 inches over time, the few interior walls we have could not be connected to the ceiling. So whatever goes on in that bathroom is shared with the rest of the house.

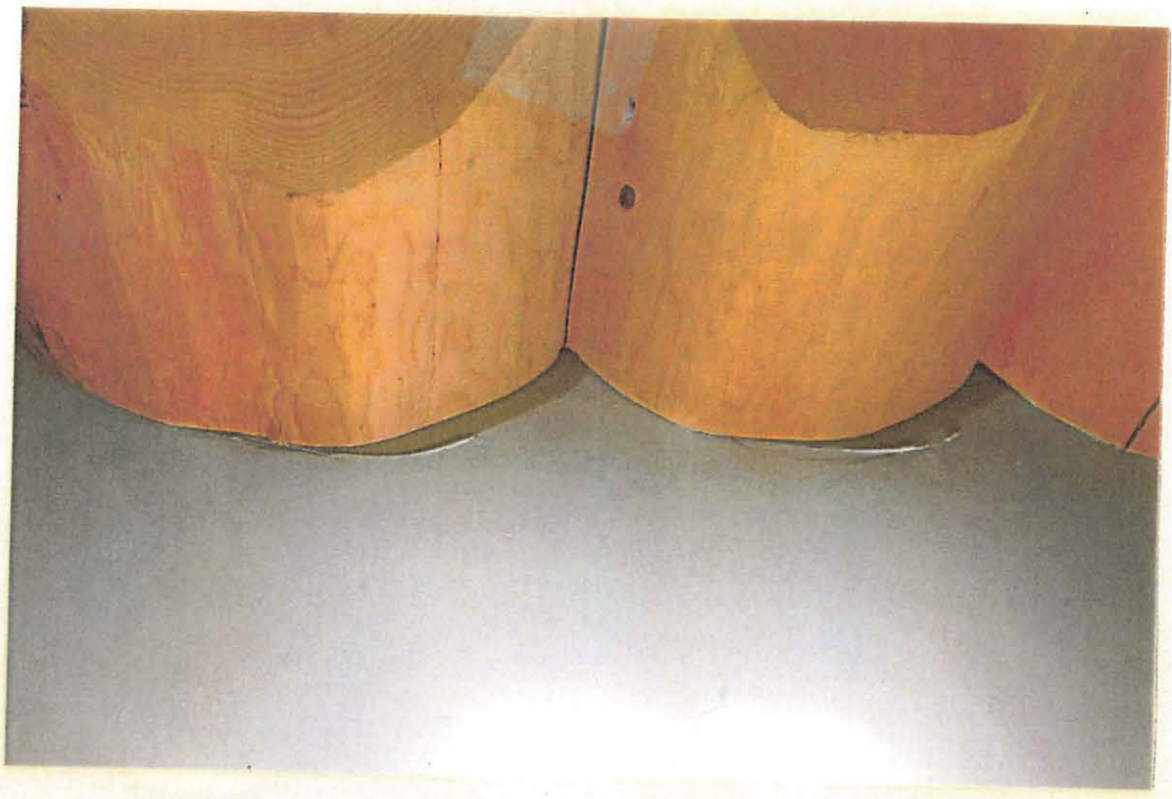
In addition to these pictures, I am also including my appeal that I gave to the assessor's office in April and a letter from Mike Lockridge, one of the contractors who we subbed portions of the construction to.

We invited the assessor to come and take a look at our house, but were told they had enough information.

We have argued that we have a one bedroom loghome, built with the most affordable materials we could find, and were able to accomplish it with much less man hours than a stick frame house. We have also argued that the assessor's office cannot apply the same formula to a log home and a stick frame home. We have not received a response to these concerns. I doubt there are any other one bedroom homes assessed at \$741,000.

Thanks for listening and participating on the board.

A handwritten signature in blue ink, appearing to read "Kurt West", is located in the bottom right corner of the page.



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del



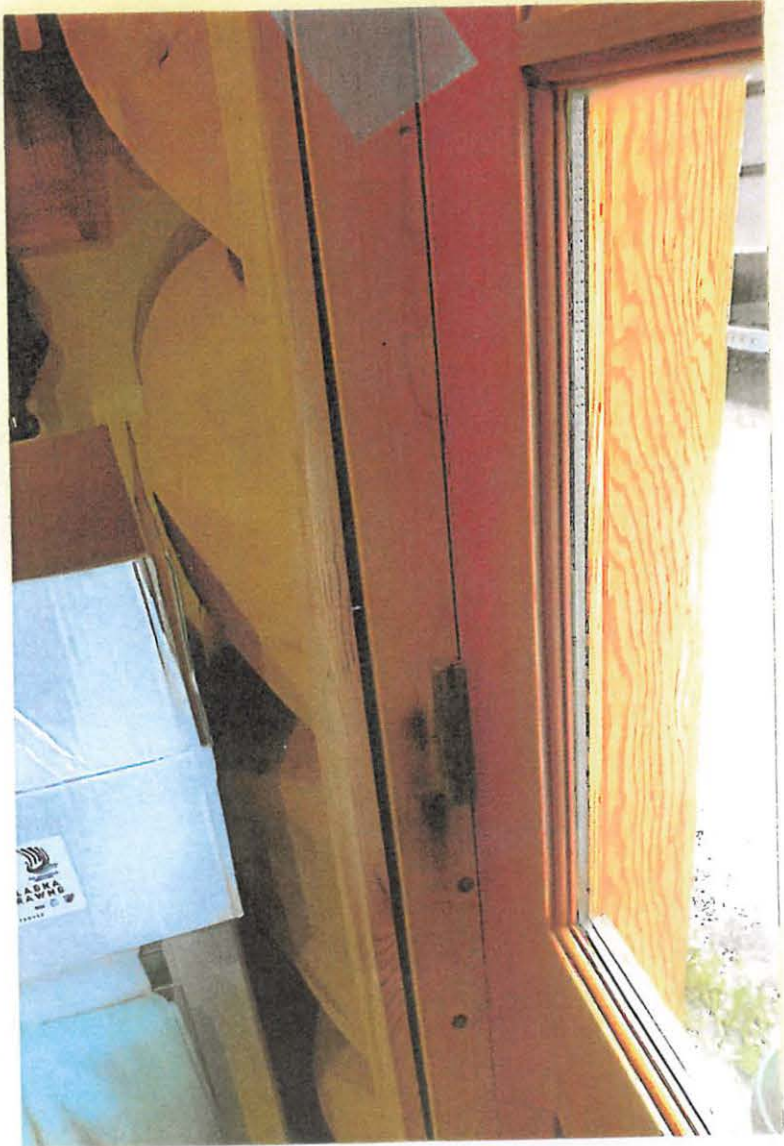


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TOP



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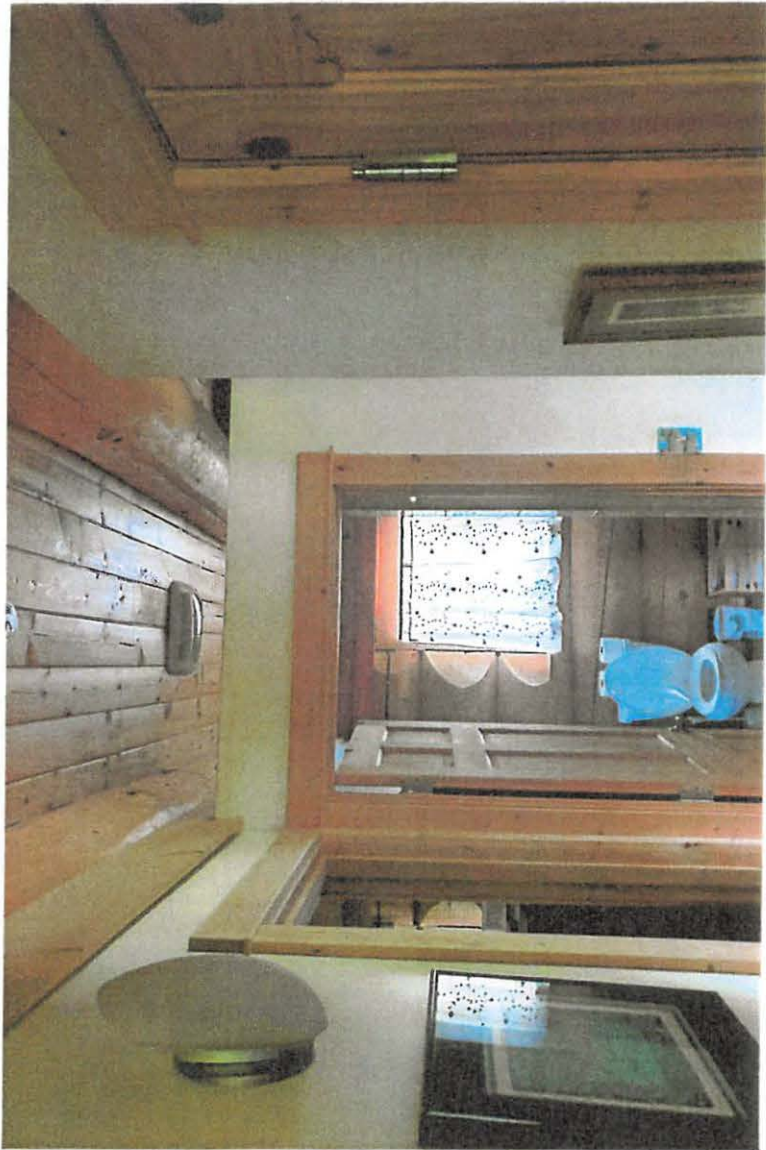
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June 7, 2023

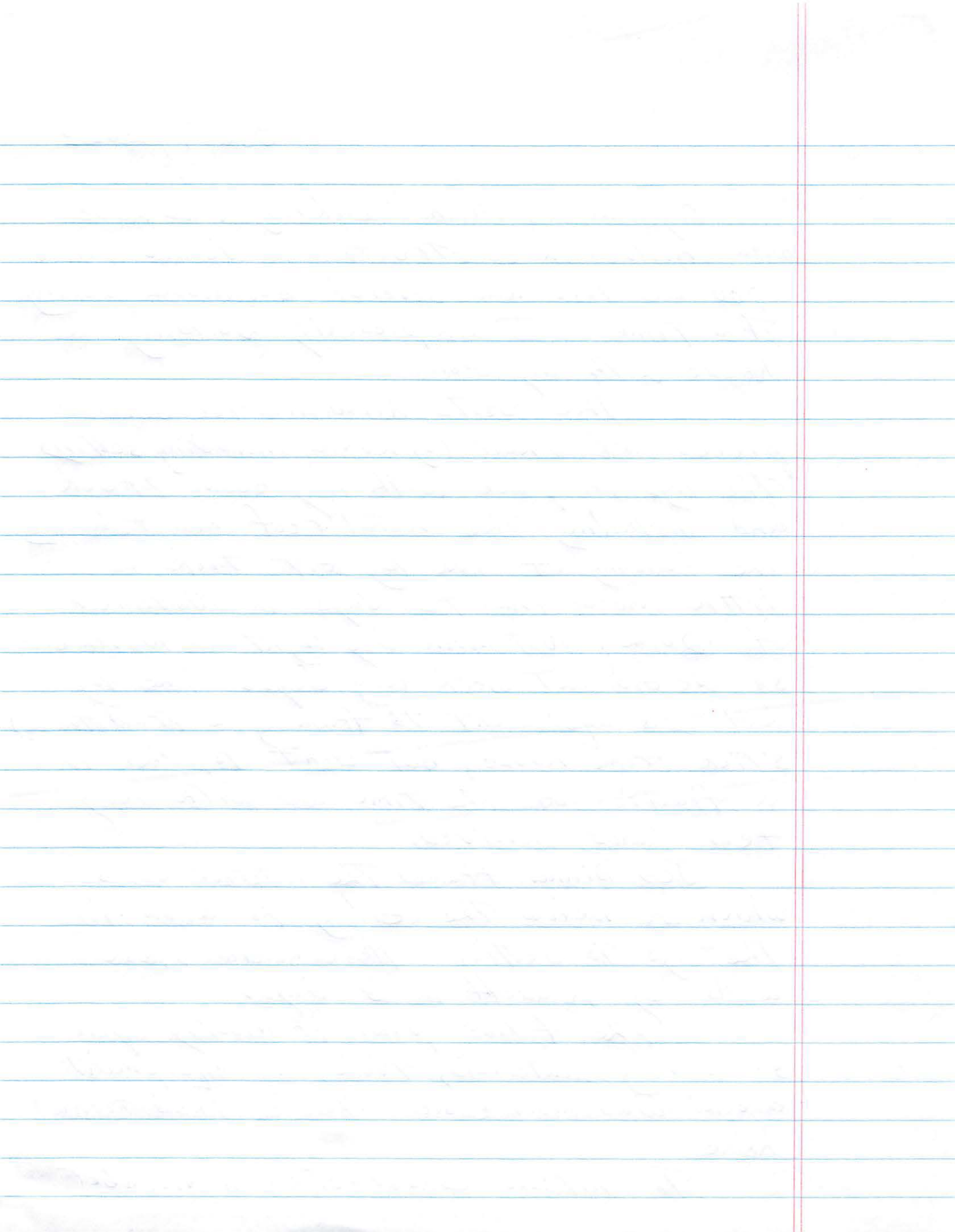
My name is Michael Lockridge. I have been involved in construction in Juneau since 1980 and have had several businesses during this time. I am presently building a house with my son.

The West's hired me for several pieces of their log home, including setting the logs in place with my boom truck and installing the metal roof and flashing. The raising of the log kit took a little more than two days in November of 2012. Not much day light in November, so we did not work long days. The log kit was equivalent to framing a traditional stick frame house, but went together in a fraction of the time, and with very few hands involved.

Ted Dinnan framed the interior walls which are below the ceiling to allow for the logs to settle. He completed these walls by himself in 3 days.

The floor plan is mostly open so moving materials, tools, and equipment around was much easier than a traditional home.

To initiate construction in November



and be living in it by June shows how simple ~~the~~ the log cabin really is.

My only concerns with the project were

(1) The contractor that framed roof with 2x12's failed to follow the plans and the roof has a higher elevation where the dormer meets the 12/12 pitch on the front half of the cabin. This made installing the metal roofing more difficult and not pleasing to look at.

(2) The back 30-40 percent of the West's property is a 45° slope that made swinging the boom truck around when setting the logs very difficult. I ~~do~~ do worry about the stability of that slope.

I was shocked when I was told what this cabin was assessed at, especially being a 1 bedroom. If it were on a water front lot, maybe it could be that high.

Sincerely,

Michael Lockridge

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Kurt West cover letter and attachments in support of assessment appeal.

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Below I have included 3 local log home comparisons.

Attachments 1 and 2 are of the log home we copied when designing our home. Their log home is assessed \$165,100 less than ours and was built by the same company as ours.

Comparable #2, attachment 3, is assessed \$119,700 less than ours. It was also built by the same company as our home. Comparable #2 includes 11 acres.

Comparable 3, attachment 4, is a much older log home on a large lot with one of the nicest beaches in Juneau. It is assessed \$100,000 more than ours.

Attachment 5 is across the street from our house and was built 3 years after ours by Peak construction. It is a 5-star energy rated home with an apartment. It is assessed \$127,100 less than ours.

Attachment 6 is next to attachment 5. It was built in 2018, has 3 bedrooms and 2 bathrooms. It is assessed \$152,900 less than ours.

Our assessment went up \$145,200 in 2023. It has gone up \$215,000 since 2020. It's very frustrating that the year we qualify for the senior exemption, our assessment is increased almost as much as the exemption.

Attachment 7 is the complete log package cost including assembling and delivering to our lot.

Attachment 8 depicts the beauty of building a log home. AML delivered the log trailers to our lot on a Thursday afternoon. Friday morning the two brothers from Whitehorse, myself, wife, son and a good friend with a boom truck, began putting the numbered logs back together that had been built in Whitehorse a few weeks earlier, numbered and disassembled for shipment to our lot. We finished assembling the log package on Sunday afternoon, two and a half days later.

We have very few interior walls and not much sheetrock. The only complaints I have about building with spruce logs is that the logs twist and check a lot, and leak pitch.

Attachment 9 shows the roof being framed and sheathed. Unfortunately I hired the cheapest and worst contractor in Juneau at the time to frame that part. Note the difference in elevation between the dormer roof and the front of the house. This wasn't in the plans and created some real headaches when it came time to put the metal roof down.

In closing, I am asking that you consider the comparisons and attachments that I included. Please look into finding a more equitable way to assess log homes and cabins that are built affordably

and in a shorter period and apply that method equally to all log structures. A log cabin like ours does not take the man hours or materials that go into a conventional home. Spruce logs are cheap. I had 3 dump truck loads delivered to my driveway last year for free. This was almost enough to build a home like ours. Instead those logs are heating our house.

Thanks for listening,



Assessor's Database

Current Owner

THOMAS R MILLER & DIANA M MILLER

PO BOX 211211, AUKE BAY AK 99821

Parcel #: 3B4101000050 ([Map](#))

Prev. Owner: CHESTER T MILLER

Use Code: Residential

No. of Units: 001

Garage: No

City Water: No

Exempt Land: 150000

Address: 24325 AMALGA HARBOR RD

Site Value: \$128500.00

Exempt: Senior Citizen

Year Built: 2006

Garage Area: 000000

City Sewer: No

Exempt Building: 0

Legal Desc. 1: USS 1375 FR

Building PV: \$448100.00

Zoning: Rural Reserve

Lot Size: 1.50

Exempt Total: 150000

Legal Desc. 2:

Total PV: \$576600.00

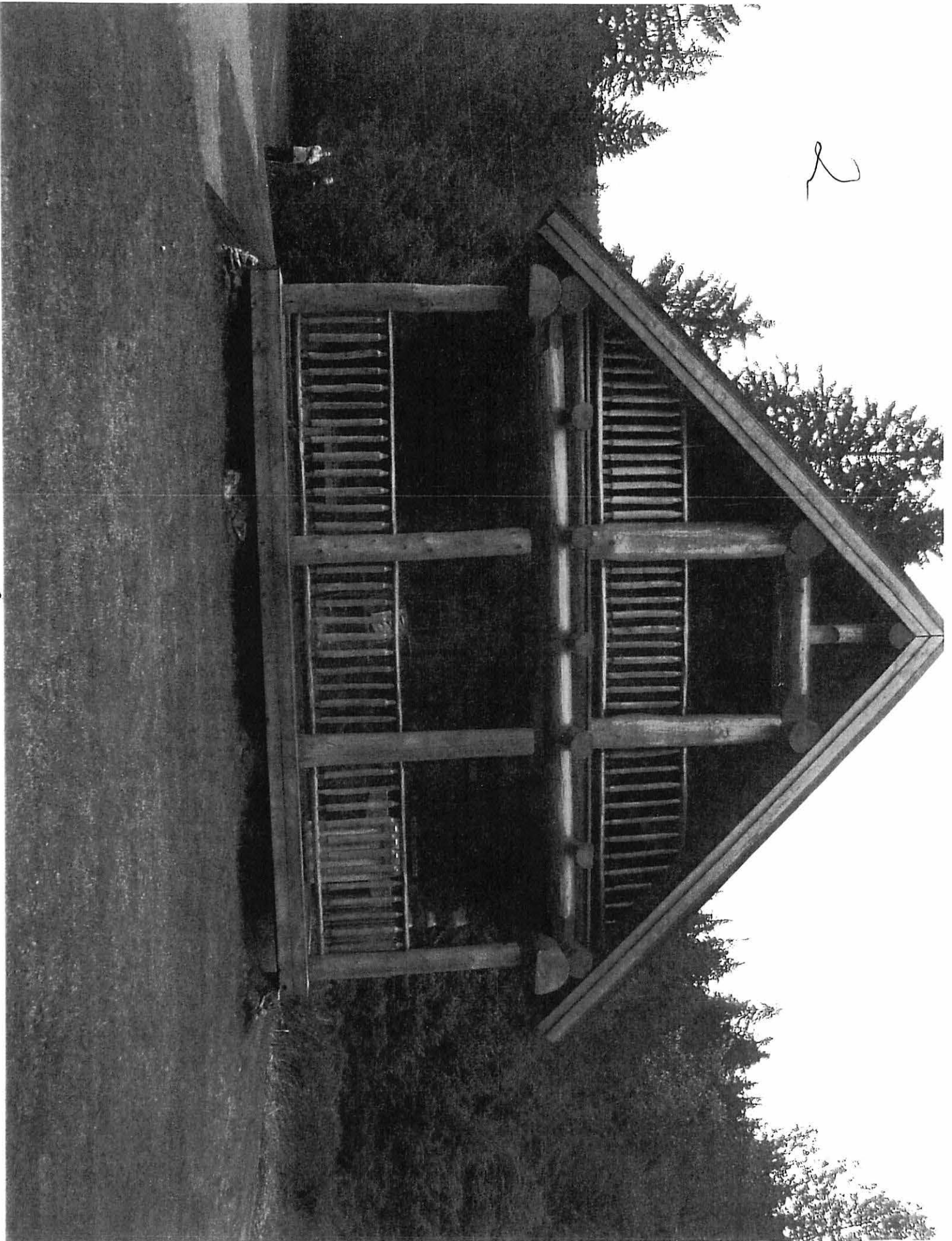
Tax Year: 2023

Gross Liv. Area: 001642 sqft

Last Trans: 20050113

Road/No Road: No Data

Search the Database



2

2



Assessor's Database

Current Owner

STORM BLACKWELL HIESTAND
34384 COLUMBINE TRL E, ELIZABETH CO 80107

Parcel #: 3B4101010050 ([Map](#))

Prev. Owner: RICHARD LEROY MALONE

Use Code: Multiple Improvements

No. of Units: 001

Garage: No

City Water: No

Exempt Land: 150000

Address: 25115 GLACIER HWY

Site Value: \$168400.00

Exempt: Senior Citizen

Year Built: 0

Garage Area: 000000

City Sewer: No

Exempt Building: 0

Second Owner

RICHARD LEROY MALONEY II
2322 CLAIBORNE CIR, SANTA ROSA CA 95403

Legal Desc. 1: USS 1375 FR

Building PV: \$453600.00

Zoning: Rural Reserve

Lot Size: 11.00

Exempt Total: 150000

Legal Desc. 2:

Total PV: \$622000.00

Tax Year: 2023

Gross Liv. Area: 001357 sqft

Last Trans: 20230406

Road/No Road: No Data

Search the Database



4

Assessor's Database

Current Owner

DAVID AND KRISTIN GRAY LIVING TRUST
16585 PT LENA LOOP RD, JUNEAU AK 99801

Parcel #: 8B3301000130 ([Map](#))

Prev. Owner: ALAN G GRAY

Use Code: Residential

No. of Units: 001

Garage: Yes

City Water: Yes

Exempt Land: 150000

Address: 16585 PT LENA LOOP RD

Site Value: \$416800.00

Exempt: Senior Citizen

Year Built: 1943

Garage Area: 000360

City Sewer: No

Exempt Building: 0

Legal Desc. 1: USS 3053 LT 4

Building PV: \$427300.00

Zoning: -Single Family and Duplex -12,000
sq.ft minimum lot size -3 units per acre

Lot Size: 34412.00

Exempt Total: 150000

Legal Desc. 2:

Total PV: \$844100.00

Tax Year: 2023

Gross Liv. Area: 001166 sqft

Last Trans: 20210309

Road/No Road: Roaded

Search the Database



Assessor's Database

Current Owner

CONSTANCE JOAN SATHRE

PO BOX 211104, AUKE BAY AK 99821

Parcel #: 8B3301050060 ([Map](#))

Prev. Owner: CITY AND BOROUGH OF

Use Code: Residential

No. of Units: 002

Garage: Yes

City Water: Yes

Exempt Land: 150000

Address: 16701 OCEAN VIEW DR

Site Value: \$220300.00

Exempt: Senior Citizen

Year Built: 2016

Garage Area: 000576

City Sewer: No

Exempt Building: 0

Legal Desc. 1: SOUTH LENA BL B LT 6

Building PV: \$394300.00

Zoning: -Single Family and Duplex -12,000
sq.ft minimum lot size -3 units per acre

Lot Size: 37709.00

Exempt Total: 150000

Legal Desc. 2:

Total PV: \$614600.00

Tax Year: 2023

Gross Liv. Area: 001905 sqft

Last Trans: 20070727

Road/No Road: Roaded

Search the Database



6

Assessor's Database

Current Owner

ADAM S ANDERSON & NADJA B ANDERSON

16671 OCEAN VIEW DR, JUNEAU AK 99801

Parcel #: 8B3301050050 ([Map](#))

Prev. Owner: DON E WELLS

Use Code: Residential

No. of Units: 001

Garage: No

City Water: Yes

Exempt Land: 0

Address: 16671 OCEAN VIEW DR

Site Value: \$229000.00

Exempt: No Data

Year Built: 2018

Garage Area: 000000

City Sewer: No

Exempt Building: 0

Legal Desc. 1: SOUTH LENA BL B LT 5

Building PV: \$359800.00

Zoning: -Single Family and Duplex -12,000
sq.ft minimum lot size -3 units per acre

Lot Size: 47811.00

Exempt Total: 0

Legal Desc. 2:

Total PV: \$588800.00

Tax Year: 2023

Gross Liv. Area: 001560 sqft

Last Trans: 20170508

Road/No Road: Roaded

Search the Database

Keizer Logworks

Final Invoice for West log home

2/1/2013

Payments received

18,113.00 US

18,427.43 US

13,584.75 Canadian

Final payment

4,528.25

Screw jacks supplied by Keizer instead of West

385.00

Balance owed

\$4,913.25

AML transport Whitehorse
to our lot

59,950.
7,000
66,950

7



8

8

