

From: [Mary Hammond](#)
To: [Marty Mckeown](#)
Subject: RE: APL2024-0284 3B4502000030 and APL2024-0299 5B2501510091
Date: Wednesday, June 12, 2024 4:15:00 PM

Hello Marty,

I apologize but while preparing my presentation for your cabin property I found an error in the calculation of the square footage of the cabin which, when corrected results in an increase in the assessed value.

5B2501510091

Original Value Site \$176,600 Building \$518,600 Total \$695,200
Adjusted Value Site \$147,200 Building \$498,100 Total \$645,300

3B4502000030

Original Value \$Site 104,800 Building \$42,500 Total \$147,300
Adjusted Value \$ Site 99,600 Building \$46,100 Total \$145,700

Please let me know if you wish to discuss this.

Mary Hammond

Assessor

City & Borough of Juneau

(907) 586-5215 ext. 4033

From: Mary Hammond
Sent: Monday, June 10, 2024 11:33 AM
To: Marty Mckeown <martymckeown@yahoo.com>
Subject: RE: APL2024-0284 3B4502000030 and APL2024-0299 5B2501510091

Hi Marty,

I left you a voicemail letting you know that your hearing is scheduled for June 20th via Zoom. While working through my presentation, I determined that an additional adjustment to your land value is appropriate.

5B2501510091

Original Value Site \$176,600 Building \$518,600 Total \$695,200
Adjusted Value Site \$147,200 Building \$498,100 Total \$645,300

3B4502000030

Original Value \$Site 104,800 Building \$42,500 Total \$147,300

Adjusted Value \$ Site 99,600 Building \$42,500 Total \$142,100

Please let me know if you wish to discuss this.

Mary Hammond

Assessor

City & Borough of Juneau

(907) 586-5215 ext. 4033

From: Mary Hammond

Sent: Thursday, May 30, 2024 10:45 AM

To: Marty Mckeown <martymckeown@yahoo.com>

Subject: RE: APL2024-0284 3B4502000030 and APL2024-0299 5B2501510091

Hi Marty,

I received your voice mail rejecting the value for your house, parcel number 5B2501510091 but you did not mention whether you reject or accept the value for your cabin, parcel number 3B4502000030. Please respond to this email accepting or rejecting the adjusted value for your cabin. Without further documentation, I will not be able to make additional adjustments to the value of your home. Please be advised that the overall value of your home, just like all other properties affected by the August flooding, was reduced by 20% for the land and 20% for the building. Without those adjustments, the value of your home would be \$842,900 after removing the value for the patios and the reduction for the percent of completion.

You will be notified of the date for the Board of Equalization hearing once a date is determined. Again, please advise whether you wish to have both appeals heard before the BOE or if you will only be taking the appeal for your home to hearing.

If you would like to discuss further over the phone, please let me know when a good time and date would be, next week, for you to take my call.

Mary Hammond

Assessor

City & Borough of Juneau

(907) 586-5215 ext. 4033

From: Mary Hammond
Sent: Thursday, May 16, 2024 4:49 PM
To: Marty Mckeown <martymckeown@yahoo.com>
Subject: APL2024-0284 3B4502000030 and APL2024-0299 5B2501510091

H Marty,

Thank you for taking the time to file an appeal. Upon review of your appeal and supporting evidence, I find our assessment of your property to be overvalued and propose a change to your 2024 Assessment. If you have any questions or would like to discuss this further, please call me at 586-5215 ext. 4033. Please see the proposals for each of your appeals below:

Here is my proposal:

5B2501510091- removed value for exterior concrete patios; change % complete from 100% to 98% for gutter, siding and door needing replacement; please keep in mind that I am waiting for final building repair costs before a final value can be recommended for the 2023 disaster relief application for this parcel.

Original Value Site \$176,600 Building \$518,600 Total \$695,200
Adjusted Value Site \$176,600 Building \$494,200 Total \$670,800

3B4502000030 – added 5% shape adjustment to land for equity with neighbor; building value higher than neighbor's for quality and condition; please see attached map showing service areas as codified by the Assembly in 1988 and 1994.

Original Value \$Site 104,800 Building \$42,500 Total \$147,300
Adjusted Value \$ Site 99,600 Building \$42,500 Total \$142,100

Please respond by clearly stating your acceptance or rejection of this change. Upon receipt of your acceptance a letter of correction will be issued. If you reject these proposed changes, I will have the Clerk's Office 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 May 28, 2024, I will consider this case closed and your tax bill will reflect the adjusted assessed value.

Mary Hammond

Assessor

City & Borough of Juneau

(907) 586-5215 ext. 4033