




Office of the Assessor
155 Heritage Way
Juneau, Alaska 99801

Petition for Review / Correction of Assessed Value Real Property	
Assessment Year	2024
Parcel ID Number	4B2701030022
Name of Applicant	Thomas Tyler Emerson
Email Address	emerson.tyler@gmail.com

2024 Filing Deadline: Monday April 1st, 2024

Please attach all supporting documentation

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

Parcel ID Number	4B2701030022								
Owner Name	Thomas Tyler Emerson								
Primary Phone #	9073218147	Email Address	emerson.tyler@gmail.com						
Physical Address	11870 Mendenhall Loop Rd.	Mailing Address	PO Box 35725						
	Juneau, AK 99801		Juneau, AK 99803						
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		THE FOLLOWING ARE <u>NOT</u> 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							
<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									
Provide specific reasons and provide evidence supporting the item(s) checked above:									
It seems my property was valued differently than the surrounding comparable properties. I have performed no improvements that would warrant an increase in building value. The value determined by the assessor for the neighboring properties (at least one with the same building category) all either showed no change in building value or a negative change in building value from 4-7% (decrease). My building value for 2024 increased 16.43%. I would appreciate reconsideration of my building value to be consistent with the neighboring properties of similar characteristics without disparity.									
Have you attached additional information or documentation?			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No					
Values on Assessment Notice:									
Site	\$226,700	Building	\$644,100	Total	\$870,800				
Owner's Estimate of Value:									
Site	\$226,700	Building	\$528,517	Total	\$755,217				
Purchase Price of Property:									
Price	\$665,700	Purchase Date	4/30/2021						
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 3-6-24						

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 Heritage Way Rm. 114 Juneau AK 99801

PARCEL #: _____ APPEAL #: _____ DATE FILED: _____

Appraiser to fill out

Appraiser				Date of Review	
Comments:					
Post Review Assessment					
Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				
<p align="center">APPELLANT RESPONSE TO ACTION BY ASSESSOR</p> <p>I hereby <input type="checkbox"/> Accept <input type="checkbox"/> Reject the following assessment valuation in the amount of \$_____</p> <p>If rejected, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.</p> <p>Appellant's Signature _____ Date: _____</p>					

Appellant Accept Value	<input type="checkbox"/> Yes	<input 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			
<p>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="radio"/> Met <input type="radio"/> Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.</p> <p>Notes:</p>					
Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				

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Property Address	Building 2023	Building 2024	Building Change	Land 2023	Land 2024	Percent Change
11870 Mendenhall Loop Rd (Property in Question)	553,200.00	644,100.00	16.43%	226,700.00	226,700.00	0%
11840 Mendenhall Loop Rd (Direct Neighbor, Mirror Image Lot, Same Building Category)	522,200.00	498,900.00	-4.46%	222,800.00	222,800.00	0%
11878 Mendenhall Loop Rd	372,700.00	355,700.00	-4.56%	225,100.00	225,100.00	0%
11860 Mendenhall Loop Rd	175,000.00	167,100.00	-4.51%	203,200.00	203,200.00	0%
11880 Mendenhall Loop Rd	461,800.00	440,800.00	-4.55%	231,200.00	231,200.00	0%
11820 Mendenhall Loop Rd	417,000.00	397,900.00	-4.58%	201,900.00	201,900.00	0%
11905 Mendenhall Loop Rd (Lake Frontage)	450,600.00	450,600.00	0.00%	396,500.00	396,500.00	0%
11985 Mendenhall Loop Rd (Lake Frontage)	447,700.00	424,000.00	-5.29%	335,700.00	335,700.00	0%
4361 Windfall Ave	357,300.00	331,500.00	-7.22%	220,300.00	220,300.00	0%
4235 Lakeshore Dr	367,900.00	348,400.00	-5.30%	173,600.00	173,600.00	0%
11865 Mendenhall Loop Dr	351,200.00	332,500.00	-5.32%	135,300.00	135,300.00	0%
11976 Mendenhall Loop Dr	59,100.00	59,100.00	0.00%	156,000.00	156,000.00	0%
11980 Mendenhall Loop Dr	445,800.00	425,400.00	-4.58%	191,100.00	191,100.00	0%
11900 Mendenhall Loop Dr						

Calculation of Owner's Estimated Value for 2024

2023 Building Value	553,200.00
Percentage Change of Neighboring Lot w/same building category and similar characteristics.	-4.46%
Calculated Change	(24,683.19)
Estimate of Building Value 2024	528,516.81
Estimate of Land Value (No Change as Consistent with Other Properties)	226,700.00
Total Value Estimate 2024	755,216.81