

**From:** [Tyler Emerson](#)  
**To:** [Jason Sanchez](#)  
**Subject:** Re: 2024 Property Assessment Appeal  
**Date:** Monday, May 20, 2024 6:16:20 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Hi Jason,

Thanks for your update and work on this. Sorry about the hassle.

I hate to be a pain, but if you wouldn't mind can you please have the clerk schedule me for the next board of equalization meeting. I do not agree with the change to the assessed value.

It does not make sense to me how my property would increase at such an increased rate when nearby lots with similar classification would not increase in similar fashion, if it is merely a change to the model.

Thanks,

Tyler

On Mon, May 20, 2024 at 4:27 PM Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)> wrote:

Tyler,

Thanks again for your patience and cooperation as I have reviewed your appeal. Again, I apologize for the delay since I last contacted you, it's taken me a bit of research to sort through all the information. So here is where I am at with your file;

It looks like an adjustment was made to bring your property into equity this year. It is common practice to adjust our model as we see discrepancies. The override from last years appeal did not apply to this years valuation. The new valuation is developed using the same hybrid cost/sales comparison method we use to determine the value of all other residential properties.

Residential properties are valued utilizing a hybrid of the Cost and Sales Comparison approaches. Cost information supplied by Marshall & Swift Valuation Services is used to develop a model of the improvements. Improvement characteristics and depreciation is considered resulting in an RCNLD value (Replacement Cost New Less Depreciation). Site value from our land model is specified for the parcel. The property is then segmented by property type and location and compared to qualified sales data of the same type and neighborhood when available. Market trends are reviewed, and a market adjustment factor is applied to the market segment to bring the level of appraisal to acceptable IAAO standards. After the market adjustment factor is applied, a second ratio study is generated comparing recent sale prices with the proposed appraised values for the sold properties. The appraisal level both in updated and non-updated neighborhood are evaluated.

Based on the information in our system that you have verified, our valuation appears to be fair and equitable.

Upon review of your appeal, I find our assessment of your property to be fair and equitable, and I propose no change to your 2024 Assessment.

|             |                  |                         |                         |
|-------------|------------------|-------------------------|-------------------------|
| 2024 Value: | Site: \$ 226,700 | Improvements: \$643,700 | Total: <b>\$870,400</b> |
|-------------|------------------|-------------------------|-------------------------|

Please respond by email stating your acceptance or rejection of no change to the 2024 assessed value. Upon receipt of your acceptance, I will withdraw the appeal. 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 Friday May 24, 2024, I will consider this case closed and withdraw your appeal.

**Jason Sanchez**

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

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**From:** Tyler Emerson <[emerson.tyler@gmail.com](mailto:emerson.tyler@gmail.com)>  
**Sent:** Monday, May 6, 2024 5:08 PM  
**To:** Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)>  
**Subject:** Re: 2024 Property Assessment Appeal

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Jason,

I forwarded the last email in the chain from the prior year. Hopefully that is helpful.

Thanks for working on this.

Tyler

On Mon, May 6, 2024 at 4:29 PM Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)> wrote:

Tyler,

I appreciate your patience and cooperation as I work through your appeal. I am having some trouble reconciling your purchase price with the value determined in the appraisal you shared and our time adjusted sale price. I have notes that say your property was flagged for study from last year. Perhaps due to a lack of sales data on similar type properties. Specifically Single-Family Residences with a separate garage/apartment. Can you tell me how your previous appeal was resolved? If there was an override in value that may have been removed in the last year. I am still working through this but if you have any information that could be helpful, please let me know.

Thanks

**Jason Sanchez**

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

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**From:** Tyler Emerson <[emerson.tyler@gmail.com](mailto:emerson.tyler@gmail.com)>  
**Sent:** Tuesday, April 23, 2024 4:31 PM  
**To:** Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)>  
**Subject:** Re: 2024 Property Assessment Appeal

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Thanks for the update.

Tyler

On Tue, Apr 23, 2024 at 4:30 PM Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)> wrote:

Tyler,

I apologize admittedly it got lost in my appeals. We were discussing it this morning. I will reach out to you tomorrow with what we have and we will go from

there. I was waiting on some guidance from our deputy assessor.

**Jason Sanchez**

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

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**From:** Tyler Emerson <[emerson.tyler@gmail.com](mailto:emerson.tyler@gmail.com)>  
**Sent:** Tuesday, April 23, 2024 3:22 PM  
**To:** Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)>  
**Subject:** Re: 2024 Property Assessment Appeal

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Jason,

Just curious if you have had a chance to review this application any further.

Thanks,

Tyler

On Tue, Mar 12, 2024 at 1:39 PM Tyler Emerson <[emerson.tyler@gmail.com](mailto:emerson.tyler@gmail.com)> wrote:

Hi Jason,

Thanks. Ok yeah that makes sense, the plumbing fixture count is accurate. The exterior build description, roof, heating, roof, and porch descriptions are all also correct to the best of my knowledge.

Tyler

On Tue, Mar 12, 2024 at 1:15 PM Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)> wrote:

Tyler,

Just to confirm, the plumbing fixtures include bath/shower, toilets, basin sink, kitchen sink and water heaters. Any other questions let me know.

Thanks

**Jason Sanchez**

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

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**From:** Tyler Emerson <[emerson.tyler@gmail.com](mailto:emerson.tyler@gmail.com)>  
**Sent:** Tuesday, March 12, 2024 1:09 PM  
**To:** Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)>  
**Subject:** Re: 2024 Property Assessment Appeal

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Sorry I think I got it figured out. I forgot about the shop toilet/sink.

That all looks correct as far as fixture count and build description. Your building diagram is also accurate to the best of my knowledge. I haven't measured it myself but I haven't made any modifications and the layout seems correct and to scale.

On Tue, Mar 12, 2024 at 1:03 PM Tyler Emerson <[emerson.tyler@gmail.com](mailto:emerson.tyler@gmail.com)> wrote:

Hi Jason,

Can you clarify what all is defined as a plumbing fixture?

I would assume:

Kitchen Sink

Bathroom Sink

Accessory Sink (Laundry sink etc)

Toilet

Shower/Tub

On Tue, Mar 12, 2024 at 12:16 PM Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)> wrote:

Tyler,

See Cost Report below. Can you please confirm the details I have highlighted below are accurate for both building structures. The last thing you will see is the sketch I have included for the home and the garage/apartment. Please ensure its accuracy, including square footage. If you find any errors let me know and I will make the corrections before moving forward.

## Cost Report - Residential

|                      |                          |               |                            |
|----------------------|--------------------------|---------------|----------------------------|
| 5717                 |                          | Record        | 1                          |
| Parcel Code Number   | 4B2701030022             | Building Type | R- Single-family Residence |
| Owner Name           | EMERSON THOMAS TYLER     | Quality       | 3                          |
| Parcel Address       | 11870 MENDENHALL LOOP RD | Construction  | Stud Frame                 |
| Effective Year Built | 2011                     | Total Livable | 1444                       |
| Year Built           | 2006                     | Style         | One Story                  |

|                      |                          |               |                            |
|----------------------|--------------------------|---------------|----------------------------|
| 5717                 |                          | Record        | 2                          |
| Parcel Code Number   | 4B2701030022             | Building Type | R- Single-family Residence |
| Owner Name           | EMERSON THOMAS TYLER     | Quality       | 3                          |
| Parcel Address       | 11870 MENDENHALL LOOP RD | Construction  | Stud Frame                 |
| Effective Year Built | 2011                     | Total Livable | 864                        |
| Year Built           | 2008                     | Style         | One Story                  |

| Improvement                        | Description                     | Quantity | Unit Cost | Percent | +/- | Total   |
|------------------------------------|---------------------------------|----------|-----------|---------|-----|---------|
| Base                               |                                 |          |           |         |     |         |
| Exterior                           | Frame, Cement Fiber Siding      |          | 115.00    | 100%    |     |         |
| Roof                               | Composition Shingle             |          | 3.47      | 100%    |     |         |
| Heating                            | Floor Radiant, Hot Water        |          | 2.63      | 100%    |     |         |
| Adjusted Base Cost                 |                                 | 1,444    | 121.10    |         |     | 174,868 |
| Exterior Improvement(s)            |                                 |          |           |         |     |         |
| Other Garage                       | Attached Garage (SF)            | 870      | 28.75     |         |     | 25,013  |
| Other Garage                       | Garage Finish, Attached (SF)    | 870      | 6.65      |         |     | 5,786   |
| Porch                              | Wood Deck (SF)                  | 230      | 16.35     |         |     | 3,761   |
| Porch                              | Enclosed Porch (SF), Screened W | 160      | 40.25     |         |     | 6,440   |
| Porch                              | Slab Porch (SF) with Roof       | 48       | 28.75     |         |     | 1,380   |
| Total                              |                                 |          |           |         |     | 42,379  |
| Additional Feature(s)              |                                 |          |           |         |     |         |
| Feature                            | Fixture                         | 8        |           |         |     | 14,400  |
| Total                              |                                 |          |           |         |     | 14,400  |
| Sub Total                          |                                 |          |           |         |     | 231,647 |
| Condition                          | Average                         |          |           |         |     |         |
| Local Multiplier                   |                                 |          |           | 1.22    | [X] | 282,609 |
| Current Multiplier                 |                                 |          |           | 1.14    | [X] | 322,174 |
| Quality Adjustment                 |                                 |          |           |         | [X] | 322,174 |
| Neighborhood Multiplier            |                                 |          |           |         | [X] | 322,174 |
| Depreciation - Physical            |                                 |          | 1.00 [X]  | 11.00   | [-] | 35,439  |
| Depreciation - Functional          |                                 |          |           |         | [-] | 0       |
| Depreciation - Economic            |                                 |          |           |         | [-] | 0       |
| Percent Complete                   |                                 |          |           | 100.00  | [-] | 286,735 |
| Cost to Cure                       |                                 |          |           |         |     |         |
| Neighborhood Adjustment            |                                 |          |           | 131     | [X] | 88,888  |
| Replacement Cost less Depreciation |                                 |          |           |         |     | 375,623 |

## Cost Report - Residential

| Improvement                        | Description                  | Quantity | Unit Cost | Percent | +/- | Total   |
|------------------------------------|------------------------------|----------|-----------|---------|-----|---------|
| Base                               |                              |          |           |         |     |         |
| Exterior                           | Frame, Cement Fiber Siding   |          | 127.00    | 100%    |     |         |
| Roof                               | Composition Shingle          |          | 3.47      | 100%    |     |         |
| Heating                            | Baseboard, Hot Water         |          | 2.64      | 100%    |     |         |
| Adjusted Base Cost                 |                              | 864      | 133.11    |         |     | 115,007 |
| Exterior Improvement(s)            |                              |          |           |         |     |         |
| Other Garage                       | Built-in Garage (SF)         | 864      | 28.35     |         |     | 24,494  |
| Other Garage                       | Garage Finish, Built-in (SF) | 864      | 1.83      |         |     | 1,577   |
| Porch                              | Wood Deck (SF) with Roof     | 216      | 31.75     |         |     | 6,858   |
| Total                              |                              |          |           |         |     | 32,929  |
| Additional Feature(s)              |                              |          |           |         |     |         |
| Feature                            | Fixture                      | 7        |           |         |     | 12,600  |
| Total                              |                              |          |           |         |     | 12,600  |
| Sub Total                          |                              |          |           |         |     | 160,536 |
| Condition                          | Average                      |          |           |         |     |         |
| Local Multiplier                   |                              |          |           | 1.22    | [X] | 195,854 |
| Current Multiplier                 |                              |          |           | 1.14    | [X] | 223,274 |
| Quality Adjustment                 |                              |          |           |         | [X] | 223,274 |
| Neighborhood Multiplier            |                              |          |           |         | [X] | 223,274 |
| Depreciation - Physical            |                              |          | 1.00 [X]  | 11.00   | [-] | 24,560  |
| Depreciation - Functional          |                              |          |           |         | [-] | 0       |
| Depreciation - Economic            |                              |          |           |         | [-] | 0       |
| Percent Complete                   |                              |          |           | 100.00  | [-] | 198,714 |
| Cost to Cure                       |                              |          |           |         |     |         |
| Neighborhood Adjustment            |                              |          |           | 131     | [X] | 61,601  |
| Replacement Cost less Depreciation |                              |          |           |         |     | 260,315 |

|   |     |              |
|---|-----|--------------|
| Solid Fuel Heater                       | [+] | 2,000        |
| HDV                                     | [+] | 2,000        |
| Misc Stg Buildings                      | [+] | 4,200        |
| <b>Total Miscellaneous Improvements</b> |     | <b>8,200</b> |

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sold in a specific neighborhood. This is referred to as a neighborhood adjustment. Neighborhood adjustments are applied to every parcel within the given neighborhood for which the adjustment has been calculated. This is why you may see an increase in value each year. As the market continues to trend upwards, your property value increases.

To appraise all homes in the Borough, we use a method called replacement cost new less depreciation. In this method, we consider the structural elements of your building and estimate what it would cost to build the same structure in today's market. We then apply depreciation to account for the age and condition of the structure. The data for our calculation of replacement cost new less depreciation is provided by a firm called Marshall & Swift, which supplies Assessor's Offices nationwide with regional and local information regarding building supply costs and factors of inflation. We then add the site value and apply our neighborhood adjustment to get within 5% of market value. We calculate the neighborhood adjustment for your neighborhood or the "A/S" ratio by dividing the assessed value by the time-adjusted sales price.

Land values are developed on a neighborhood basis. We examine the land to understand the typical land characteristics in the neighborhood. These characteristics include size, slope, view, water frontage, significant wetlands, and others. These are used to develop a neighborhood land valuation model. This model is tested and refined in consideration of sales of vacant and developed parcels. The resulting model is then applied to all the land in the neighborhood to establish assessed site values.

Per our phone conversation, I will follow up this email with another containing a Cost Report and sketch for you to verify some details about your property.

Best Regards,

**Jason Sanchez**

Appraiser

Assessor's Office

City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4020

[jason.sanchez@juneau.gov](mailto:jason.sanchez@juneau.gov)



**From:** Aaron Landvik  
**To:** Tyler Emerson  
**Cc:** Jason Sanchez  
**Subject:** 4B2701030022 Review  
**Date:** Monday, June 10, 2024 11:13:00 AM  
**Attachments:** Aaron 2024.06.10 Review.xlsx  
 4B2701030022 eff 2021.03.15 11870 Mendenhall Loop Rd mimp.pdf

Hi Tyler,

Here is the information that I spoke with you about on the phone today. Please let me know if you have any questions.

Generally speaking for the purpose of this comparison, I utilized the 2021 market value for the property as indicated by the appraisal instead of the 2021 assessed value of 658,300 or the appellants' purchase price of 665,700 as this was non-arm's length transaction between friends.

|  |   |                             |
|--|---|-----------------------------|
| Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Report data source(s) used, offerings price(s), and date(s). Per the sellers, the original asking price was the contract price. The subject sold word of mouth to a friend of a friend. It was not exposed to the open real estate market. |   |                             |

|                   |         |                  |            |
|-------------------|---------|------------------|------------|
| Contract Price \$ | 665,700 | Date of Contract | 02/23/2021 |
|-------------------|---------|------------------|------------|

|                |   |         |                    |            |   |   |
|----------------|---|---------|--------------------|------------|---|---|
| RECONCILIATION | Indicated Value by: Sales Comparison Analysis \$  | 704,000 | Income Approach \$ | 672,000    | Cost Approach (if developed) \$   | 0 |
|                | Both the sales comparison approach and income approaches to value are considered to be good indicators of market value for multi-family properties. However, most of the comparables were either vacant or owner occupied at the time of the sale; thus, primarily forecasted rather than actual rents were provided on the grid. The sales comparison approach is the most reliable approach to value in this case, thus was given most weight. Little consideration was given to the income approach as the larger units are typically owner occupied. The cost approach is not considered a good indicator of market value for older properties like the subject, thus the cost approach was not developed in this appraisal report. |         |                    |            |   |   |
|                | This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:   |         |                    |            |   |   |
|                | Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is  |         |                    |            |   |   |
|                | \$  | 704,000 | as of              | 03/15/2021 | , which is the date of inspection and the effective date of this appraisal. |   |

| NEIGHBORS    |                          |            |            |      |   |
|--------------|--------------------------|------------|------------|------|---|
| PCN          | Address                  | 2021 Value | 2024 Value | Chg  |   |
| 4B2701030022 | 11870 Mendenhall Loop Rd | 704,000    | 870,400    | 1.24 |   |
| 4B2701030023 | 11840 Mendenhall Loop Rd | 580,000    | 721,700    | 1.24 |   |
| 4B2701030021 | 11878 Mendenhall Loop Rd | 475,400    | 580,800    | 1.22 |   |
| 4B2701030024 | 11860 Mendenhall Loop Rd | 321,900    | 370,300    | 1.15 | SV > than IV; Low quality bldg                      |
| 4B2701030014 | 11880 Mendenhall Loop Rd | 548,600    | 672,000    | 1.22 |   |
| 4B2701030025 | 11820 Mendenhall Loop Rd | 482,800    | 599,800    | 1.24 |   |
| 4B2701020021 | 11905 Mendenhall Loop Rd | 693,800    | 847,100    | 1.22 | Lake  |
| 4B2701020010 | 11985 Mendenhall Loop Rd | 653,200    | 759,700    | 1.16 | High SV:IV ratio; Lake                              |
| 4B2701030042 | 4361 Windfall Ave        | 454,700    | 551,800    | 1.21 |   |
| 4B2701020120 | 4235 Lake Shore Dr       | 444,100    | 522,200    | 1.18 | Auke Bay neighborhood                               |
| 4B2701020050 | 11865 Mendenhall Loop Rd | 394,000    | 467,800    | 1.19 | Auke Bay neighborhood                               |
| 4B2701030017 | 11976 Mendenhall Loop Rd | 207,700    | 215,100    | 1.04 | SV > than IV; Low quality bldg                      |
| 4B2701030015 | 11980 Mendenhall Loop Rd | 513,400    | 557,500    | 1.09 | Appears 2023 appeal resulted in excessive reduction |
| 4B2701030013 | 11900 Mendenhall Loop Rd | 491,000    | 616,500    | 1.26 |   |
|              |                          |            | MEDIAN     | 1.22 |   |

| Auke Mountain -- Multiple Improvement neighborhood               |                          |            |            |      |                       |
|--|--------------------------|------------|------------|------|-----------------------|
| Consists of 6 parcels -- All of which have 2 housing structures  |                          |            |            |      |                       |
| Promotes consistency of relationship between Cost and Sale Price |                          |            |            |      |                       |
| PCN  | Address                  | 2021 Value | 2024 Value | Chg  |                       |
| 4B2701010030   | 12050 Mendenhall Loop Rd | 600,800    | 780,600    | 1.30 |                       |
| 4B2701030022   | 11870 Mendenhall Loop Rd | 658,300    | 870,400    | 1.32 |                       |
| 4B2701030030   | 11790 Mendenhall Loop Rd | 555,400    | 759,500    | 1.37 |                       |
| 4B2801030030   | 12260 Mendenhall Loop Rd | 322,100    | 392,200    | 1.22 |                       |
| 4B2701030015   | 11980 Mendenhall Loop Rd | 513,400    | 557,500    | 1.09 |                       |
| Exclude  |                          |            |            |      |                       |
| 4B2701050050   | 11683 Auke St            | 468,900    | 1,024,200  | 2.18 | Change in Improvement |

Once I removed the exclusion



| PCN          | Address                  | 2021 Value | 2024 Value | Chg  |   |  |  |
|--------------|--------------------------|------------|------------|------|---|--|--|
| 4B2701010030 | 12050 Mendenhall Loop Rd | 600,800    | 780,600    | 1.30 |   |  |  |
| 4B2701030022 | 11870 Mendenhall Loop Rd | 704,000    | 870,400    | 1.24 | Utilize 2021 Market Value per appraisal |  |  |
| 4B2701030030 | 11790 Mendenhall Loop Rd | 555,400    | 759,500    | 1.37 |   |  |  |
| 4B2801030030 | 12260 Mendenhall Loop Rd | 322,100    | 392,200    | 1.22 |   |  |  |
| 4B2701030015 | 11980 Mendenhall Loop Rd | 513,400    | 557,500    | 1.09 |   |  |  |
|              |                          |            | MEDIAN     | 1.24 |   |  |  |

| PAIRED SALE WITHIN NEIGHBORHOOD |                          |           |            |
|---------------------------------|--------------------------|-----------|------------|
| PCN                             | Address                  | Sale Date | Sale Price |
| 4B2701010030                    | 12050 Mendenhall Loop Rd | 04/05/22  | 774,000    |
| 4B2701010030                    | 12050 Mendenhall Loop Rd | 10/04/22  | 819,000    |
|                                 | Years                    |           | 0.50       |
|                                 | Change                   |           | 1.06       |
|                                 | Annual % Change          |           | 12.00%     |

| APPELLANT    |                          |           |            |
|--------------|--------------------------|-----------|------------|
| PCN          | Address                  | Sale Date | Sale Price |
| 4B2701030022 | 11870 Mendenhall Loop Rd | 05/03/21  | 704,000    |
| 4B2701030022 | 11870 Mendenhall Loop Rd | 01/01/24  | 870,400    |
|              | Years                    |           | 2.66       |
|              | Change                   |           | 1.24       |
|              | Annual % Change          |           | 8.29%      |

| MULTIPLE IMPs FROM APPRAISAL |                           |            |         |            |               |               |                       |  |
|------------------------------|---------------------------|------------|---------|------------|---------------|---------------|-----------------------|--|
| PCN                          | Address                   | 2021 Value | 2021 SP | 2024 Value | 2021 Value:SP | 2024 Value:SP |                       |  |
| 4B2701030022                 | 11870 Mendenhall Loop Rd  | 658,300    | 704,000 | 870,400    | 1.07          | 1.24          |                       |  |
| 4B1801070070                 | 1630 Mendenhall Peninsula | 873,700    | 847,000 | 1,270,900  | 0.97          | 1.50          | Change in Improvement |  |
| 6D0601070030                 | 4025 N Douglas Hwy        | 638,100    | 656,000 | 843,500    | 1.03          | 1.29          |                       |  |
| 4B1801070110                 | 1770 Mendenhall Peninsula | 539,000    | 549,000 | 645,500    | 1.02          | 1.18          |                       |  |

### Aaron Landvik

Deputy Assessor  
Assessor's Office  
City and Borough of Juneau, AK

PHONE (907) 586-5215 ext 4037 – FAX (907) 586-4520  
aaron.landvik@juneau.gov

