



## ASSESSOR OFFICE

APPEAL #2024-0041

2024 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION June 20, 2024

Appellant: Thomas Tyler Emerson

Location: 11870 Mendenhall Loop Rd

Parcel No.: 4B2701030022

Property Type: Single Family Residence w/ Apt

### Appellant's basis for appeal:

"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."

Appellant's Estimate of Value		Original Assessed Value	Recommended Value
Site:	\$226,700	Site: \$226,700	Site: \$226,700
Buildings:	<u>\$528,517</u>	Buildings: <u>\$644,100</u>	Buildings: <u>\$643,700</u>
Total:	\$755,217	Total: \$870,800	Total: \$870,400

### Subject Photo



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## Overview

The subject is a 1,444 square foot average quality single family residence, additionally there is a secondary structure housing a detached garage and an 864 SF apartment. The residence is located on a 46,512-sf lot at 11870 Mendenhall Loop Rd within the Auke Mountain neighborhood. The original structure was built in 2006 and a detached garage with apartment above was added in 2008 according to CBJ records and appears to have had adequate maintenance and updates. Other recent improvements include the direct replacement of boiler for the apartment in 2020. The subject resides on a typical neighborhood lot with no location or view adjustments.

### Subject Characteristics:

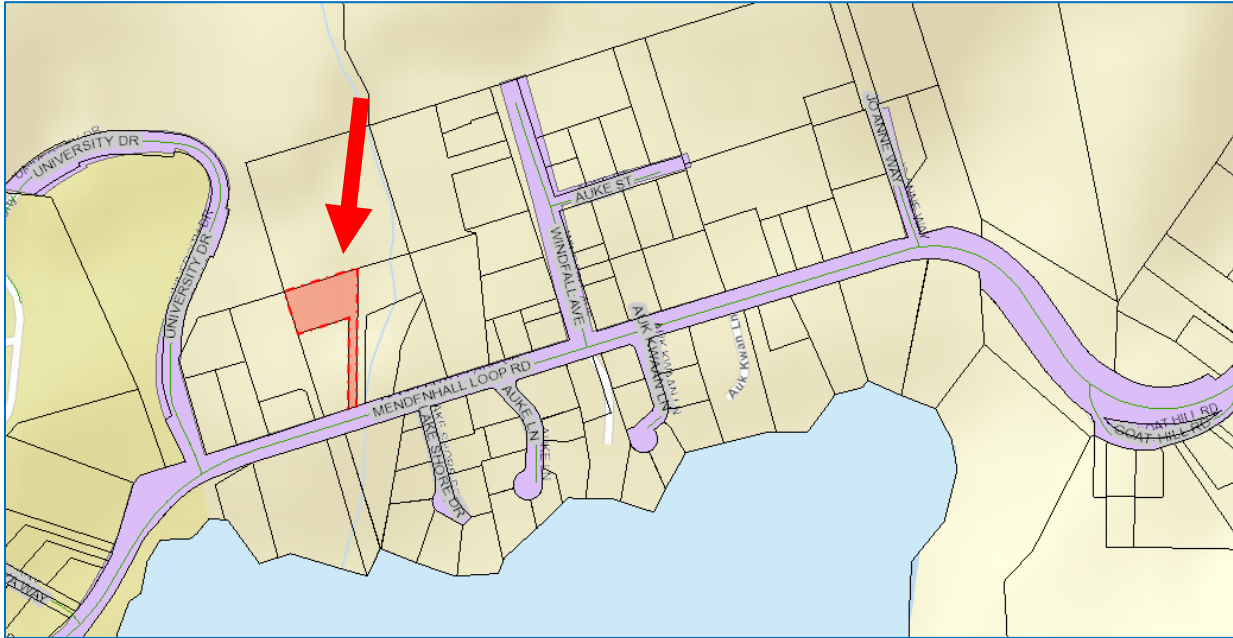
- Land
  - 46,512-sf lot
  - No adjustments
- Building
  - Average Quality
  - Average Condition
  - 1,444 SF GLA total
  - 870 sf attached garage
- Detached garage w/ apartment above
  - 864 SF GLA total
  - Average Quality
  - Average Condition
  - 864 sf detached garage

## Photos





## Area Map & Aerial

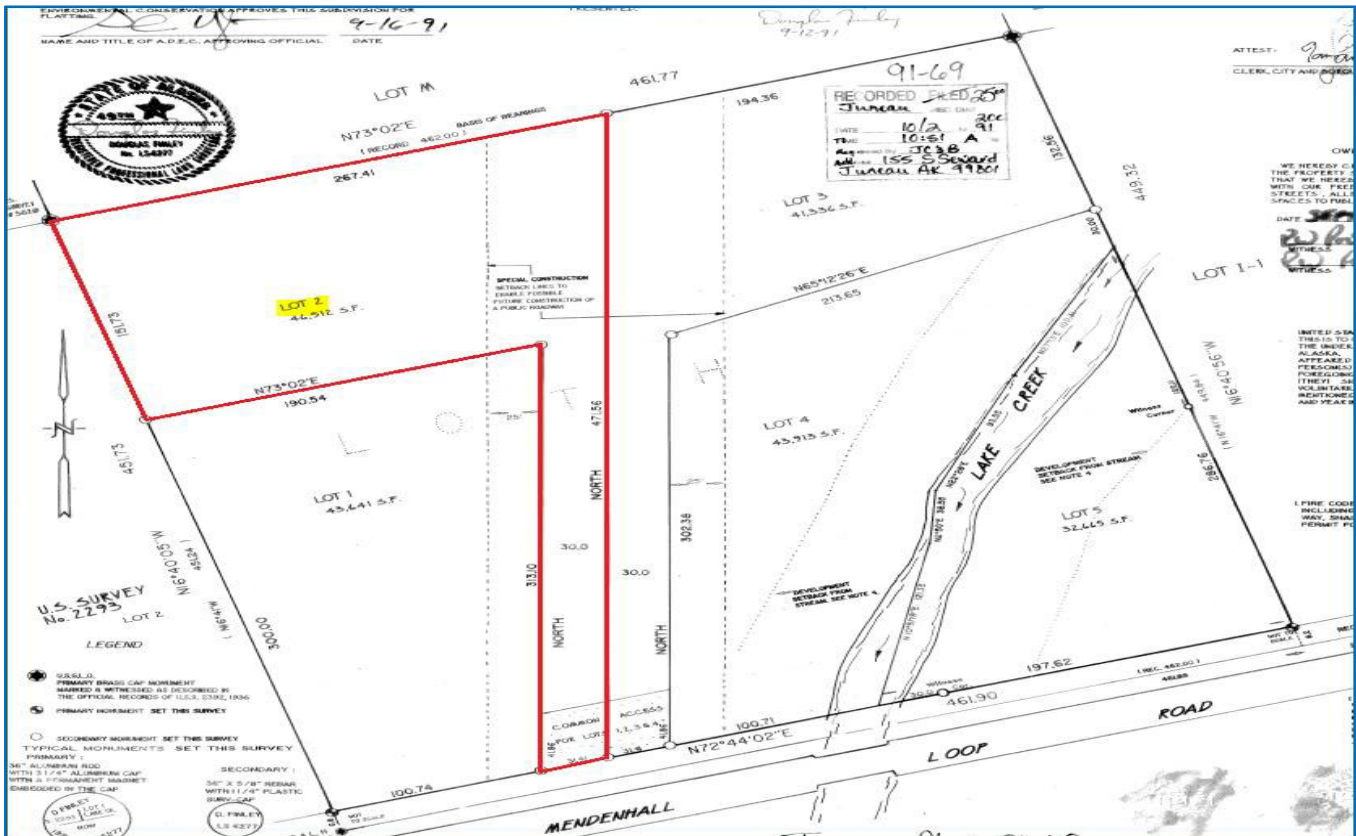


## Land Valuation

Land values are developed on a neighborhood basis. The land is examined to understand the typical land characteristics within the neighborhood. These characteristics include size, slope, view, water frontage, significant wetlands and other factors which 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 land in the neighborhood to establish assessed site values. The subject parcel's base value of \$206,048 is in equity with Auke Mountain residential lots that are of similar square footage. The subject parcel is characteristically average for its neighborhood.

### Land Characteristics:

- 46,512 sf lot
- No adjustments



**Land base rate valuation –Auke Mountain– Lot size 40,000 sf – 50,000 sf**

Arrayed by size

AreaSF	AreaAC	Z	PCN	Base.Value	BaseRate/SF	BaseRate/AC
41,336	0.95	D3	4B2701030023	202,546	4.90	213,444
42,122	0.97	D3	4B2701080080	203,449	4.83	210,395
42,253	0.97	D1(T)	4B2301080020	203,659	4.82	209,959
42,253	0.97	D10(T)	4B2801040240	203,659	4.82	209,959
43,211	0.99	D3	4B2701080070	204,388	4.73	206,039
43,386	1.00	D1(T)	4B2301080010	204,348	4.71	205,168
43,641	1.00	D3	4B2701030021	204,676	4.69	204,296
43,913	1.01	D3	4B2701030024	204,635	4.66	202,990
44,476	1.02	D10(T)	4B2801040251	205,034	4.61	200,812
44,721	1.03	D3	4B2701030050	205,269	4.59	199,940
45,704	1.05	D3	4B2601510030	205,668	4.50	196,020
45,738	1.05	D10(T)	4B2801040230	205,821	4.50	196,020
46,473	1.07	D3	4B2701100021	205,875	4.43	192,971
46,512	1.07	D3	4B2701030022	206,048	4.43	192,971
47,785	1.10	D10(T)	4B2801040260	205,953	4.31	187,744
47,916	1.10	D3	4B2701080030	206,039	4.30	187,308
48,324	1.11	D3	4B2601510020	206,343	4.27	186,001
49,854	1.14	D3	4B2701050060	206,894	4.15	180,774

**Land adjustments – subject and neighbors**

Arrayed by parcel number (locationally)

PCN	Z	EffRateAC	AreaSF	BaseRateSF	WEI	SHA	Base.Value	VacAdj	Site.Value	EffRate.SF
4B2701030013	D3	415,842	20,018	8.68	100	100	173,756		191,100	9.55
4B2701030014	D3	142,301	70,773	2.97	100	100	210,196		231,200	3.27
4B2701030015	D3	288,503	30,318	6.02	100	100	182,514		200,800	6.62
4B2701030016	D3	212,931	35,473	5.22	100	100	185,169	20,000	173,400	4.89
4B2701030017	D3	215,520	31,530	5.82	85	100	183,505		156,000	4.95
4B2701030021	D3	224,682	43,641	4.69	100	100	204,676		225,100	5.16
4B2701030022	D3	212,312	46,512	4.43	100	100	206,048		226,700	4.87
4B2701030023	D3	234,787	41,336	4.90	100	100	202,546		222,800	5.39
4B2701030024	D3	201,567	43,913	4.66	95	95	204,635		203,200	4.63
4B2701030025	D3	269,241	32,665	5.62	100	100	183,577		201,900	6.18
4B2701030030	D3	116,412	88,383	2.43	100	100	214,771		236,200	2.67
4B2701030041	D3	259,253	37,015	5.41	100	100	200,251		220,300	5.95
4B2701030042	D3	264,484	36,283	5.52	100	100	200,282		220,300	6.07
4B2701030044	D3	1,008,799	6,667	21.06	100	100	140,407		154,400	23.16
4B2701030045	D3	539,416	15,101	11.26	100	100	170,037		187,000	12.38
4B2701030046	D3	1,005,876	6,747	20.99	100	100	141,620		155,800	23.09
4B2701030050	D3	219,938	44,721	4.59	100	100	205,269		225,800	5.05
4B2701030052	D3	83,750	118,483	1.84	95	100	218,009		227,800	1.92
4B2701030053	D3	416,434	20,000	8.69	100	100	173,800		191,200	9.56
4B2701030054	D3	415,936	20,003	8.68	100	100	173,626		191,000	9.55
4B2701030060	D3	53,516	214,315	1.17	100	100	250,749		263,300	1.23
4B2701030043	D3	604,332	13,414	12.61	100	100	169,151		186,100	13.87

## Building Valuation

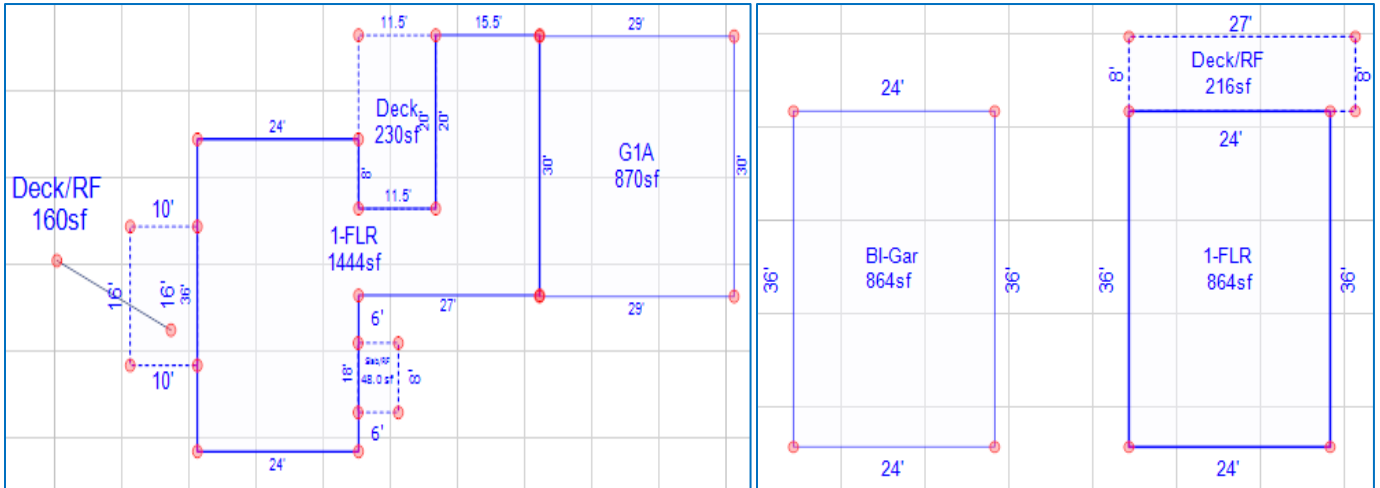
Buildings are valued using the cost approach to value by: (1) calculating the current cost to reproduce or replace improvements such as buildings and (2) subtracting out physical, functional, or economic depreciation evident in the structures. This provides a uniform basis for the valuation of all buildings within the Borough.

For any given parcel, the buildings are valued by the cost approach and the land value is determined by the neighborhood model. These two values are combined to produce a total basis value for the parcel. This combined value is then adjusted to market value by application of neighborhood adjustments developed by analysis of neighborhood sales. This sales analysis is done each year to establish assessed values.

- Building Characteristics:
  - Average Quality
  - Average Condition
  - 1,444 SF GLA
  - 870sf Attached Garage
  - 160 SF Deck w/ Roof
  - 230 SF Wood Deck
  - 48 SF Slab Porch w/ Roof
- Detached garage w/ apartment above
  - 864 SF GLA total
  - Average Quality
  - Average Condition
  - 216 SF Deck w/ Roof
  - 864 SF Garage



### Sketch of Improvements:



Area Code	Base Area	Actual Area	Heated Area	Heated Percentage	Living Area	Effective Area	Perimeter
Att. 1 Car Garage	870	870	0		0	870	118
Main Living Area	1444	1444	1444		1444	1444	214
Wood Deck	230	230	0		0	230	63
Wood Deck w/Roof	160	160	0		0	160	52
Slab Porch w/Roof	48	48	0		0	48	28

Area Code	Base Area	Actual Area	Heated Area	Heated Percentage	Living Area	Effective Area	Perimeter
Built-In Garage	864	864	0		0	864	120
Main Living Area	864	864	864		864	864	120
Wood Deck w/Roof	216	216	0		0	216	70

# Cost Report

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## 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	Wood Deck (SF) with Roof	160	38.75			6,200
Porch	Slab Porch (SF) with Roof	48	28.75			1,380
<b>Total</b>						<b>42,139</b>
Additional Feature(s)						
Feature	Fixture	8				14,400
<b>Total</b>						<b>14,400</b>
<b>Sub Total</b>						<b>231,407</b>
Condition	Average					
Local Multiplier				1.22	[X]	282,316
Current Multiplier				1.14	[X]	321,840
Quality Adjustment					[X]	321,840
Neighborhood Multiplier					[X]	321,840
Depreciation - Physical			1.00 [X]	11.00	[-]	35,402
Depreciation - Functional					[-]	0
Depreciation - Economic					[-]	0
Percent Complete				100.00	[-]	286,438
Cost to Cure						
Neighborhood Adjustment				131	[X]	88,796
<b>Replacement Cost less Depreciation</b>						<b>375,234</b>

## 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
<b>Total</b>						<b>32,929</b>
Additional Feature(s)						
Feature	Fixture	7				12,600
<b>Total</b>						<b>12,600</b>
<b>Sub Total</b>						<b>160,536</b>
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
<b>Replacement Cost less Depreciation</b>						<b>260,315</b>

## Miscellaneous Improvements

Solid Fuel Heater	[+]	2,000
HDV	[+]	2,000
Misc Stg Buildings	[+]	4,200
<b>Total Miscellaneous Improvements</b>		<b>8,200</b>
<b>Total Improvement Value</b>	<b>[Rounded]</b>	<b>\$643,700</b>

## Assessment History

### City and Borough of Juneau Assessment History Report

4B2701030022  
THOMAS TYLER EMERSON  
11870 MENDENHALL LOOP RD  
LAKE CREEK LT 2

<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2024	\$226,700.00	\$8,200.00	\$635,900.00	\$870,800.00
2023	\$226,700.00	\$0.00	\$553,200.00	\$779,900.00
2022	\$216,400.00	\$7,000.00	\$491,100.00	\$714,500.00
2021	\$216,400.00	\$7,000.00	\$434,900.00	\$658,300.00
2020	\$216,400.00	\$7,000.00	\$425,900.00	\$649,300.00
2019	\$216,400.00	\$7,000.00	\$427,800.00	\$651,200.00
2018	\$152,321.00		\$456,728.00	\$609,049.00
2017	\$148,606.00		\$445,588.00	\$594,194.00
2016	\$135,096.00		\$405,080.00	\$540,176.00
2015	\$129,900.00		\$389,500.00	\$519,400.00
2014	\$129,900.00		\$389,500.00	\$519,400.00
2013	\$129,900.00		\$389,500.00	\$519,400.00
2012	\$125,000.00	\$0.00	\$420,100.00	\$545,100.00
2011	\$125,000.00	\$0.00	\$407,900.00	\$532,900.00
2010	\$125,000.00	\$0.00	\$407,900.00	\$532,900.00
2009	\$90,000.00	\$0.00	\$407,900.00	\$497,900.00
2008	\$100,000.00	\$0.00	\$242,600.00	\$342,600.00
2007	\$100,000.00	\$0.00	\$100,100.00	\$200,100.00
2006	\$90,000.00	\$0.00	\$0.00	\$90,000.00
2005	\$87,500.00	\$0.00	\$0.00	\$87,500.00
2004	\$70,000.00	\$0.00	\$0.00	\$70,000.00
2003	\$55,000.00	\$0.00	\$0.00	\$55,000.00
2002	\$55,000.00	\$0.00	\$0.00	\$55,000.00
2000	\$50,000.00	\$0.00	\$0.00	\$50,000.00



## Neighborhood/Subject Sales Review

The subject was purchased in 2021 for \$665,700 from what is described as a word of mouth from a friend of a friend in the appraisal and was not marketed. During the review, the appellant provided a copy of the purchase appraisal. The appraisal indicated a market value of \$704,000 utilizing the Sales Comparison approach. In relation to the purchase price this represents an approximately 5% discount from market value.

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
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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.					

Sales within the Auke Mountain multiple improvement valuation group is very limited with a population of only 6 parcels, but is supported by a review for all Auke Mountain sales and all multiple improvement property sales within the borough. All 3 groups indicated a time adjusted AS ratio of 0.94-0.95; well within the AAAO and IAAO assessment range.

## Auke Mountain – Multiple Improvement Sales

GeographicArea	Auke Mountain		MEDIANS	796,500	796,500	98%	833,580	780,600	94%
NBHD	(All)			SP	Adj SP	AV:Adj SP	TASP	AV	AV:TASP
PROP_TYPE	12								
VACANT	(All)		Status at time of sale (Imp/Vac)						
PARCEL NUMBER	STREET	CIVIC	SALE_DATE	Sale Price	ADJUSTED SALE	A/S	Time Adj Sal	Assessed	AS:TASP
4B2701010030	MENDENHALL LOOP	12050	10/04/22	819,000	819,000	0.9531	837,381	780,600	0.9322
4B2701010030	MENDENHALL LOOP	12050	04/05/22	774,000	774,000	1.0085	829,780	780,600	0.9407

## Auke Mountain – All Sales

GeographicArea	Auke Mountain		MEDIANS	599,900	599,900	100%	643,133	623,800	94%
NBHD	(All)			SP	Adj SP	AV:Adj SP	TASP	AV	AV:TASP
PROP_TYPE	(All)								
VACANT	(All)		Status at time of sale (Imp/Vac)						
PARCEL NUMBER	STREET	CIVIC	SALE_DATE	Sale Price	ADJUSTED SALE	A/S	Time Adj Sal	Assessed	AS:TASP
4B2301080010	GLACIER	12400	09/28/21	430,000	430,000	0.7605	497,144	327,000	0.6578
4B2301080080	SPARTAN	3611	06/30/22	775,000	775,000	0.9743	803,850	755,100	0.9394
4B2601500060	LILAC	10850	10/28/22	701,500	701,500	0.9816	717,244	688,600	0.9601
4B2601500100	LILAC	10841	08/19/22	705,000	705,000	0.8946	707,480	630,700	0.8915
4B2601500130	ALL SEASON	4020	04/29/22	599,900	599,900	1.0642	643,133	638,400	0.9926
4B2601510010	MENDENHALL LOOP	10768	07/28/21	635,000	635,000	1.0230	743,741	649,600	0.8734
4B2701010024	MAYA	4254	09/17/21	670,000	670,000	1.0461	774,620	700,900	0.9048
4B2701010030	MENDENHALL LOOP	12050	10/04/22	819,000	819,000	0.9531	837,381	780,600	0.9322
4B2701010030	MENDENHALL LOOP	12050	04/05/22	774,000	774,000	1.0085	829,780	780,600	0.9407
4B2701030013	MENDENHALL LOOP	11900	12/15/22	609,000	609,000	1.0123	634,411	616,500	0.9718
4B2701030025	MENDENHALL LOOP	11820	06/11/21	495,000	495,000	1.2117	583,540	599,800	1.0279
4B2701030025	MENDENHALL LOOP	11820	09/20/23	689,000	689,000	0.8705	698,502	599,800	0.8587
4B2701030052	WINDFALL	4411	07/23/21	500,000	500,000	1.2476	585,623	623,800	1.0652
4B2701060040	AUKE	11678	06/25/21	462,000	462,000	0.8422	544,638	389,100	0.7144
4B2701060052	WINDFALL	4348	06/06/22	450,000	450,000	1.0400	466,752	468,000	1.0027
4B2701080080	JO ANNE	11460	10/22/21	515,066	515,066	0.9754	591,642	502,400	0.8492
4B2801040190	CROSS	12065	05/25/21	559,900	559,900	1.1272	664,344	631,100	0.9500
4B2801050111	LEE	3824	12/27/22	429,000	429,000	0.9988	446,900	428,500	0.9588
4B2801050121	LEE	3820	06/29/23	460,000	460,000	0.9991	472,775	459,600	0.9721

## City and Borough of Juneau – All Multiple Improvement Sales

GeographicArea	(All)		MEDIANS	625,000	625,000	106%	708,666	714,700	95%
NBHD	(All)			SP	Adj SP	AV:Adj SP	TASP	AV	AV:TASP
PROP_TYPE	12								
VACANT	(All)		Status at time of sale (Imp/Vac)						
PARCEL NUMBER	STREET	CIVIC	SALE_DATE	Sale Price	ADJUSTED SALE	A/S	Time Adj Sale	Assessed	AS:TASP
4B2601010023	MENDENHALL LOOP	11027	07/29/22	681,000	681,000	0.9326	694,779	635,100	0.9141
4B2701010030	MENDENHALL LOOP	12050	10/04/22	819,000	819,000	0.9531	837,381	780,600	0.9322
4B2701010030	MENDENHALL LOOP	12050	04/05/22	774,000	774,000	1.0085	829,780	780,600	0.9407
5B1601060090	O'DAY	2396	07/31/23	550,000	550,000	0.9762	562,700	536,900	0.9542
5B2101270180	PARKVIEW	9334	12/08/21	590,000	590,000	1.2592	668,981	742,900	1.1105
5B2401010042	KIOWA	3816	06/28/21	579,000	579,000	1.1468	682,565	664,000	0.9728
5B2401010042	KIOWA	3816	12/30/21	625,000	625,000	1.0624	708,666	664,000	0.9370
5B2401310020	GLACIER SPUR	4525	06/16/21	500,000	500,000	1.1652	589,435	582,600	0.9884
6D0601040040	DOUGLAS	3810	07/24/23	839,000	839,000	0.9533	858,373	799,800	0.9318
6D0701120010	DOUGLAS	5730	08/24/23	553,500	553,500	1.0649	563,701	589,400	1.0456
6D1101050030	DOUGLAS	10037	08/31/21	675,000	675,000	1.0959	785,479	739,700	0.9417
7B1001070043	TIMBERLINE	1121	08/31/21	885,000	885,000	1.1641	1,029,851	1,030,200	1.0003
8B3301030050	GLACIER	16520	12/23/21	625,000	625,000	1.1435	708,666	714,700	1.0085
8B3401070120	ANDREANOFF	17250	06/11/21	775,000	775,000	1.1400	913,624	883,500	0.9670
8B3701020130	GLACIER	20115	10/27/22	470,000	470,000	0.9543	480,548	448,500	0.9333

Paired sale analysis can be anecdotally helpful in looking at relative change. Utilizing the full market value (FMV) of 704,000 and comparing to the 2024 Assessed Value for the subject indicates an increase of 8.29% annually. When we look within the Auke Mountain Multiple Improvement group, the single paired sale within the neighborhood cluster indicates an increase of 12% annually. Anecdotally, this is supportive of the proposed assessed value.

APPELLANT	Non - Arms length Transaction			PAIRED SALE WITHIN NEIGHBORHOOD			
PCN	Address	Sale Date	Market Value	PCN	Address	Sale Date	Sale Price
4B2701030022	11870 Mendenhall Loop Rd	05/03/21	704,000	4B2701010030	12050 Mendenhall Loop Rd	04/05/22	774,000
4B2701030022	11870 Mendenhall Loop Rd	01/01/24	870,400	4B2701010030	12050 Mendenhall Loop Rd	10/04/22	819,000
	Years		2.66		Years		0.50
	Change		1.24		Change		1.06
	Annual % Change		8.29%		Annual % Change		12.00%

## Summary

As a result of this petition for review a **slight change was made to the sketch updating the enclosed porch to a deck with roof**. The land and buildings are valued using the same methods and standards as all other properties across the borough. The appellant's property changed more than the others as his value last year was an override value applied as the result of previous appeal. Once the override was removed, the net change to assessed value for this property was greater than expected. The same underlying neighborhood adjustment factor was applied to all multiple improvement properties within the Auke Mountain neighborhood. All multiple improvement properties are valued in the same methodology.

The appellant indicated one of the primary reasons for requesting a review is the apparent inequitable change in relation to his neighbor's properties. Looking at this on a one-year basis may result in a myopic view.

This table includes the multiple improvement properties that were included in the appellant's neighborhood designation. Focusing on these specific properties really allows us to delve into the change in assessed value since 2021 and look at equity.

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					
<i>PCN</i>	<i>Address</i>	<i>2021 Value</i>	<i>2024 Value</i>	<i>Chg</i>	
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

If we utilize the indicated market value of 704,000 from the appraisal instead of using the actual purchase price of the subject property, we see that the median change for this neighborhood cluster is 1.24 and in fact the appellant is the median change.

<i>PCN</i>	<i>Address</i>	<i>2021 Value</i>	<i>2024 Value</i>	<i>Chg</i>	
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	

This table illustrates the change in assessed value for the neighboring properties near the appellant. The median change in assessed value since 2021 is 1.22; while the appellant has increased by a factor of 1.24.



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					

Utilizing the appellant's purchase appraisal, we reviewed the relationship between 2021 Assessed Value, 2021 Sale Price and 2024 Assessed Value for those properties classified as Multiple Improvement. Again, of the 4 properties the change of 1.24 for the appellant serves as the median change in value relative to 2021 Sale price.

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			

The appellant states that "value is excessive". State statute requires the Assessor to value property at "full and true value". According to appraisal standards and practices set by the Alaska Association of Assessing Officers, the State of Alaska Office of the State Assessor, and the International Association of Assessing Officers, correct procedures of assessment were followed for the subject. These standards and practices include consideration of any market value increase or decrease as determined by analysis of sales. Values have risen in Juneau; the current valuation of the subject reflects this increase.

The Assessor Office proposes a **change** to the appellant's 2024 Assessment in the amount of **870,400**.