



ASSESSOR OFFICE

APPEAL #2024-0284

2024 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION June 20, 2024

Appellant: McKeown et al

Location: Bridget Cove

Parcel No.: 3B4502000030

Property Type: Cabin

"Appellant's basis for appeal: My property value is excessive/overvalued and unequal to similar properties. "Our taxes increased on our land by \$15,300 and Cabin by \$13,000 while our neighbors lots did not and the neighboring cabin is valued @ 40% the valuation of ours. The same neighbor owns 3 lots and 1 cabin. Doesn't quite add up."

Appellant's Estimate of Value		Original Assessed Value		Recommended Value	
Site:	\$85,000	Site:	\$104,800	Site:	\$99,600
Buildings:	<u>\$30,000</u>	Buildings:	<u>\$42,500</u>	Buildings:	<u>\$46,100</u>
Total:	\$115,000	Total:	\$147,300	Total:	\$145,700

Subject Photo



Table of Contents

Overview 3

Photos 4

Area Map & Aerial..... 6

Land Valuation 7

Building Valuation 9

Cost Report 10

Assessment History..... 12

Summary 13

Overview

The subject is a 440-square foot average quality cabin, located on a 1.03-acre lot at Bridget Cove in the Out the Road Cabin neighborhood. The cabin was built in 2001 according to CBJ records and appears to have had adequate maintenance and updates. The subject resides on an off-grid waterfront recreation lot with access (negative), waterfront (positive) and view adjustments (positive). These adjustments are typical for the 4-parcel cluster located in Bridget Cove. In 2023 the subject was canvassed resulting in an increase in value due to a change from fair quality to average and valuation of the deck and miscellaneous storage building which were previously missed.

Subject Characteristics:

- Land
 - 1.03 Acre Site
 - Adjustments are applied in an equitable manner for the Bridget Cove cluster properties
 - Access adjustment (negative)
 - Waterfront & View adjustments (positive)
- Building
 - Average-Good Quality Cabin
 - Average Condition
 - 440 sf total building area
 - 304 sf deck area

Photos

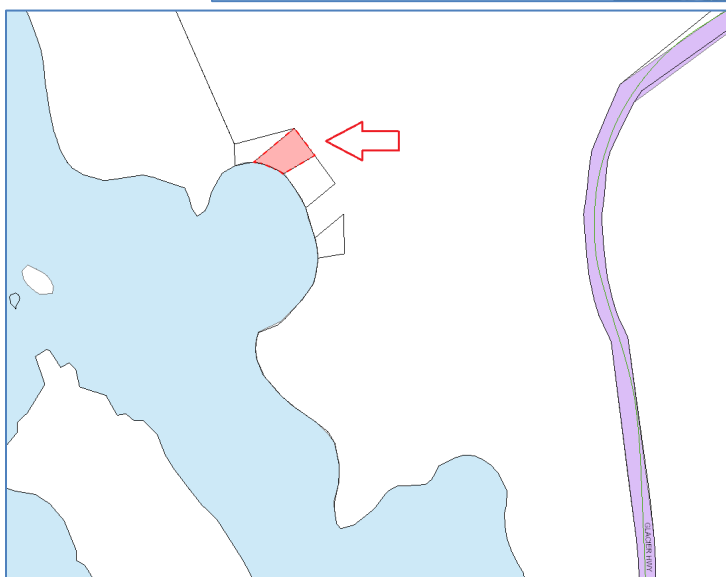
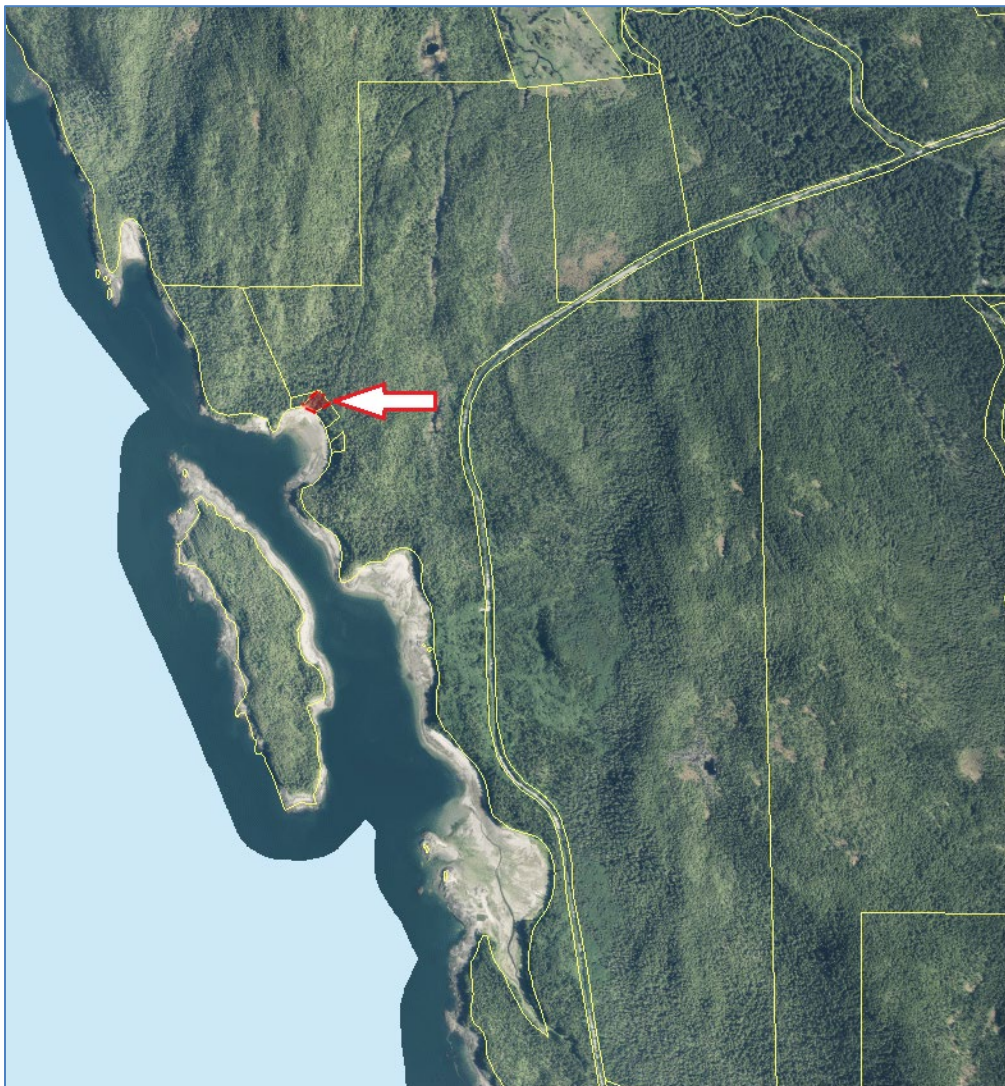


3B4502000040 Adjacent cabin

Inferior quality, inferior condition

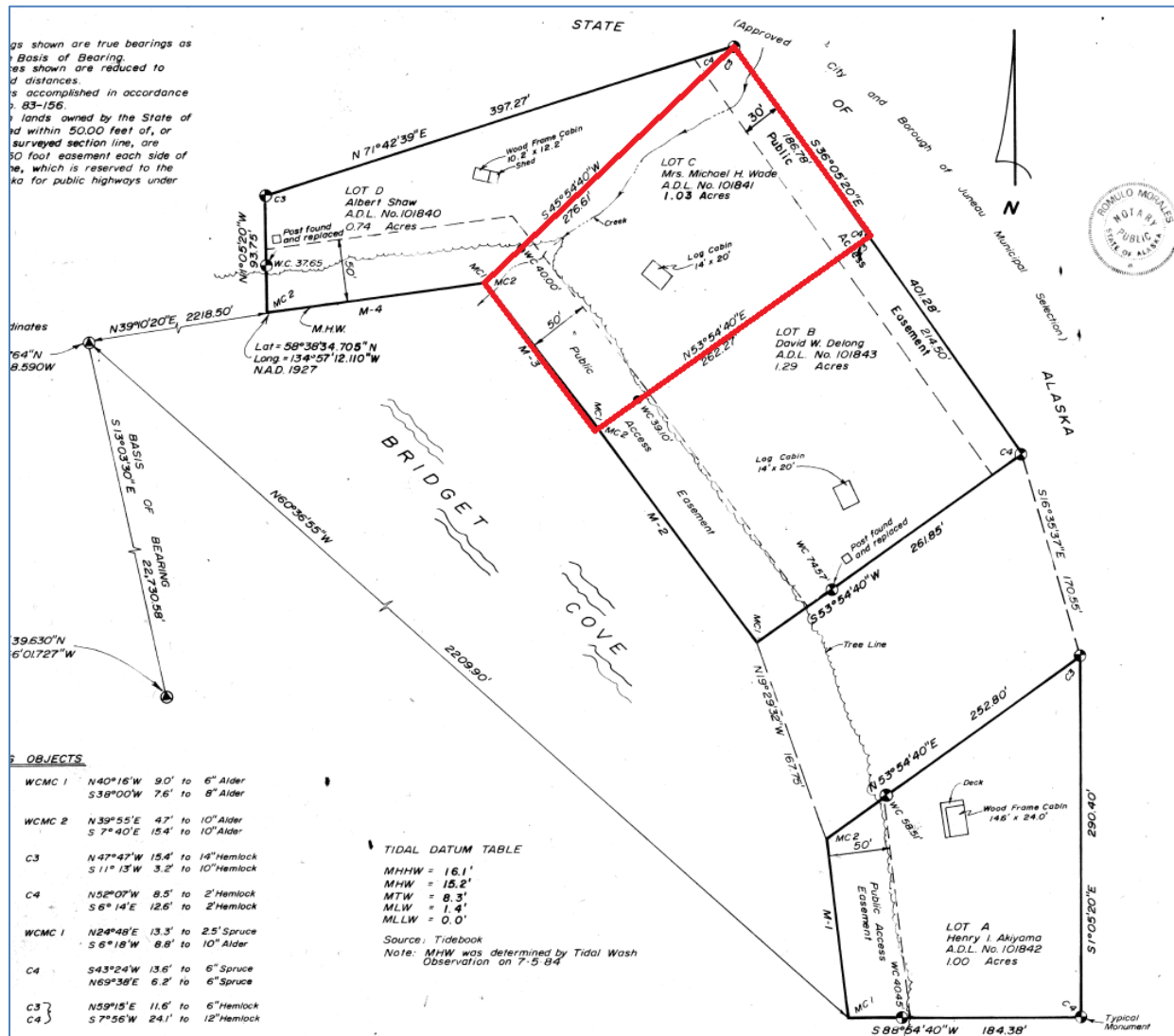


Area Map & Aerial



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 rate value of \$95,000 per acre is in equity with Out the Road Cabin properties that are of similar square footage. The subject parcel is characteristically average for its neighborhood.



Land Characteristics:

- 1.03 ac lot
- Typical adjustments for Bridget Cove cluster properties
 - Access adjustment (negative)
 - Waterfront & View adjustments (positive)

Land base rate valuation –Out the Road– Lot size between 0.80 AC – 1.20 AC

Arrayed by Area (sf)

AreaSF	AreaAC	Z	PCN	Base.Value	BaseRate/SF	BaseRate/AC
35,719	0.82	RR	3B3901000060	100,001	2.80	121,952
38,333	0.88	RR	3B3901000090	100,114	2.61	113,766
38,333	0.88	RR	3B3901000100	100,114	2.61	113,766
38,768	0.89	RR	3B4001040042	99,815	2.57	112,152
42,253	0.97	RR	3B4301000021	92,150	2.18	95,000
43,560	1.00	RR	3B4101030032	90,000	2.07	90,000
43,560	1.00	RR	3B4502000040	105,000	2.41	105,000
43,996	1.01	RR	3B4001040071	105,200	2.39	104,158
44,867	1.03	RR	3B4502000030	97,850	2.18	95,000
48,787	1.12	RR	3B3901000080	110,001	2.25	98,215
50,094	1.15	RR	3B4101030142	105,000	2.10	91,304
50,530	1.16	RR	3B4101030141	105,000	2.08	90,517
51,836	1.19	RR	3B4001020120	110,001	2.12	92,438

Land adjustments for access, view, waterfront, and shape – subject and neighbors

Arrayed by Parcel Number (locational)

PCN	Z	AreaAC	ACC	VIEW	WTF	SHA	Base.Value	SiteAdj.Fctr	VacAdj	Site.Value
3B4502000010	RR	0.74	50	150	120	95	100,000	0.86	30,000	66,000
3B4502000020	RR	1.29	50	150	120	100	115,001	0.90		123,200
3B4502000030	RR	1.03	50	150	120	95	97,850	0.86		99,600
3B4502000040	RR	1.00	50	150	120	90	105,000	0.81		101,200

Base Rate/Effective Rate Comparison

Arrayed by Parcel Number (locational)

PCN	Z	AreaAC	BaseRateAC	EffRateAC
3B4502000010	RR	0.74	135,135	89,189
3B4502000020	RR	1.29	89,148	95,504
3B4502000030	RR	1.03	95,000	101,748
3B4502000040	RR	1.00	105,000	101,200

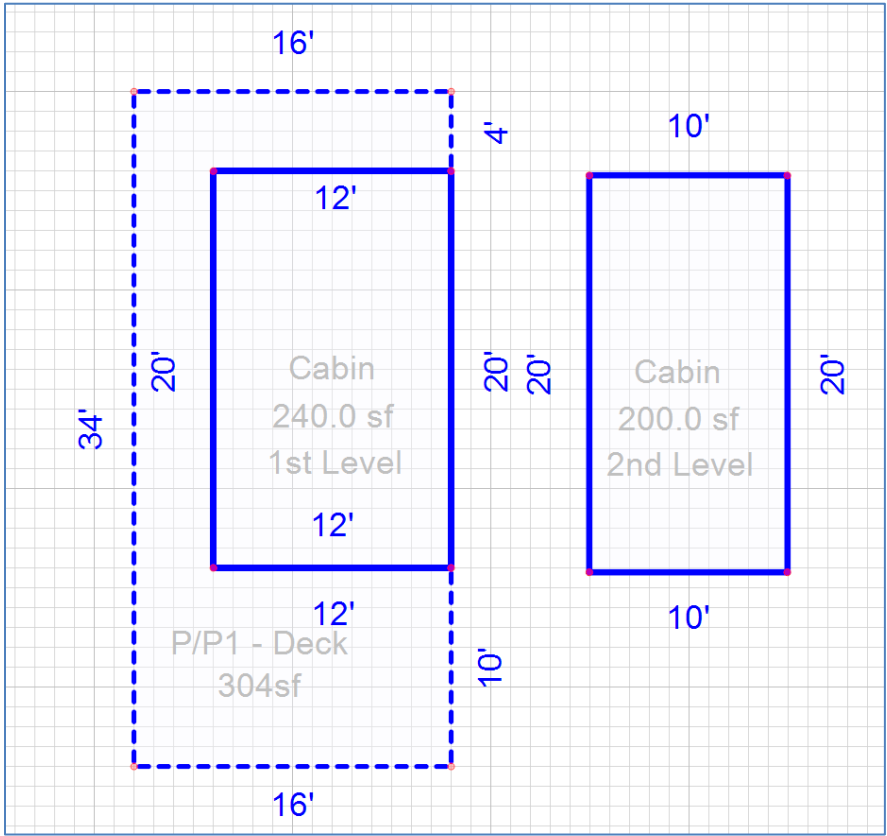
Building Valuation

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-Good Quality Cabin
 - Average Condition
 - 440 sf total building area
 - 304 sf deck

Sketch of Improvements:



Area Code	Base Area	Actual Area	Heated Area	Heated Percentage	Living Area	Effective Area	Perimeter
Cabin	440	440	0		0	440	124
Wood Deck 304		304	0		0	304	124

Cost Report

6/11/2024 1:14:14PM

Page 1

Cost Report - Residential

3879			Record	1		
Parcel Code Number	3B4502000030		Building Type	R- Single-family Residence		
Owner Name	MCKEOWN MARTIN		Quality	1		
Parcel Address	CONVERTED ADDRESS		Construction	Stud Frame		
Effective Year Built	2006		Total Livable	0		
Year Built	2001		Style	1 1/2 Story Finished		
Improvement	Description	Quantity	Unit Cost	Percent	+/-	Total
Base						
Exterior	Frame, Siding, Wood		117.00	100%		
Roof	Metal, Preformed		2.26	100%		
Adjusted Base Cost		0	119.26			0
Exterior Improvement(s)						
Porch	Wood Deck (SF)	304	11.45			3,481
Total						3,481
Sub Total						3,481
Condition	Average					
Local Multiplier				1.22	[X]	4,247
Current Multiplier				1.14	[X]	4,842
Quality Adjustment				1.07	[X]	5,181
Neighborhood Multiplier					[X]	5,181
Depreciation - Physical			1.00 [X]	25.00	[-]	1,295
Depreciation - Functional					[-]	0
Depreciation - Economic					[-]	0
Percent Complete				100.00	[-]	3,886
Cost to Cure						
Neighborhood Adjustment					[X]	
Replacement Cost less Depreciation						3,886
Miscellaneous Improvements						
Solid Fuel Heater					[+]	2,000
Cabin Avg to Gd Quality	6/20/2023 Canvass. P				[+]	35,600
Storage Shed Under 200SF					[+]	1,000
Total Miscellaneous Improvements						38,600
Total Improvement Value				[Rounded]		\$42,500

MUSE Code	Effective Year Built	Override Value	RCN	RCNLD	Total Value
Solid Fuel Heater			2,000.00	2,000.00	2,000.00
Storage Shed Under 200SF			1,000.00	1,000.00	1,000.00
Cabin Avg to Gd Qual	2005		44,000.00	35,640.00	35,600.00

Bldg Id /Seq	<input type="text"/>	Actual Year Built	<input type="text" value="2001"/>
MUSE Code	<input type="text" value="Cabin Avg to Gd Qual"/>	Effective Year Built	<input type="text" value="2005"/>
Site No	<input type="text" value="0"/>		
Dimensions and Values			
Multiplier	<input type="text"/>	Units	<input type="text" value="400"/>
Length	<input type="text"/>	Unit Price	<input type="text" value="110.00"/>
Width	<input type="text"/>	RCN	<input type="text" value="44,000.00"/>
Grade	<input type="text"/>	% Depreciation	<input type="text" value="0"/>
Observed Condition	<input checked="" type="checkbox"/>	Depr. % Override	<input type="text" value="19"/>
Condition	<input type="text"/>	RCNLD	<input type="text" value="35,640.00"/>
Units Price Override	<input type="checkbox"/>	Units Price Ovr. Value	<input type="text"/>
Adjustments and Results			
Nbhd. Adjustment Total	<input type="text" value="0.00"/>	Total Value	35,600.00
Final Adjustment %	<input type="text"/>		
Final Adjustment	<input type="text"/>	<input type="checkbox"/> Total Value Override	<input type="text"/>

Assessment History

City and Borough of Juneau Assessment History Report

3B4502000030
MARTIN MCKEOWN
CONVERTED ADDRESS
ASLS 83-156 LT C

<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2024	\$104,800.00	\$38,600.00	\$3,900.00	\$147,300.00
2023	\$88,100.00	\$26,300.00	\$3,200.00	\$117,600.00
2022	\$88,100.00	\$26,300.00	\$3,000.00	\$117,400.00
2021	\$104,800.00	\$26,300.00	\$3,200.00	\$134,300.00
2020	\$104,800.00		\$29,400.00	\$134,200.00
2019	\$115,800.00	\$2,000.00	\$59,400.00	\$177,200.00
2018	\$97,300.00	\$2,000.00	\$48,300.00	\$147,600.00
2017	\$113,400.00	\$2,000.00	\$47,300.00	\$162,700.00
2016	\$117,700.00		\$33,200.00	\$150,900.00
2015	\$117,700.00		\$33,200.00	\$150,900.00
2014	\$117,700.00		\$33,200.00	\$150,900.00
2013	\$117,700.00		\$33,200.00	\$150,900.00
2012	\$115,000.00	\$0.00	\$17,600.00	\$132,600.00
2011	\$115,000.00	\$0.00	\$16,900.00	\$131,900.00
2010	\$115,000.00	\$0.00	\$16,900.00	\$131,900.00
2009	\$115,000.00	\$0.00	\$16,900.00	\$131,900.00
2008	\$115,000.00	\$0.00	\$16,900.00	\$131,900.00
2007	\$115,000.00	\$0.00	\$16,900.00	\$131,900.00
2006	\$115,000.00	\$0.00	\$16,900.00	\$131,900.00
2005	\$75,000.00	\$0.00	\$16,900.00	\$91,900.00

Summary

As a result of this petition for review **an adjustment was made to the land value and the square footage of the cabin was corrected**; the land and buildings are valued using the same methods and standards as all other properties across the borough.

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 to change the appellant’s 2024 Assessment to \$145,700.