

PARCEL #: 8B3701050084 APPEAL #: APL20240245 DATE FILED: 3/30/2024

Appraiser to fill out

Appraiser Jason Sanchez Date of Review 5/2/2024

Comments: 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: \$247,700 Improvements: \$ 421,300 Total: \$669,000

Post Review Assessment

Site \$247,700 Building \$421,300 Total \$669,000

Exemptions \$

Total Taxable Value \$

APPELLANT RESPONSE TO ACTION BY ASSESSOR

I hereby ☐ Accept ☒ Reject the following assessment valuation in the amount of \$ 669,000

If rejected, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.

Appellant's Signature \_\_\_\_\_ Date: 6/2/2024

Appellant Accept Value	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if no skip to Board of Equalization)
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 ☐ Yes ☐ No

10-Day Letter Sent ☐ Yes ☐ No

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 ☐ Met ☐ Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.

Notes:

Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				

Contact Us: CBJ Assessors Office

Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	Assessor.Office@juneau.gov	<a href="http://www.juneau.org/finance">http://www.juneau.org/finance</a>	155 South Seward St. Rm. 114 Juneau AK 99801

**From:** [GrayCoLLC](#)  
**To:** [Jason Sanchez](#)  
**Subject:** Re: 8B3701050084 2024 Property Assessment Appeal  
**Date:** Sunday, June 2, 2024 11:09:49 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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

Jason,

I must respectfully decline your determination of percentage of completion. Please schedule a meeting with the Board of Equalization.

Regards

Graham Smith

On Thu, May 30, 2024 at 9:43 AM Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)> wrote:

Good morning Graham,

We are responsible for reviewing and working over 13,000 properties Borough wide and the State of Alaska mandates our office to assess these properties using standardized mass appraisal methods to make an estimate of full market value. During appeal it is possible for us to rectify small mistakes made in the greater review process, but all around our assessments must follow the same method property to property and have little room for adjustment outside the confinement of our mass appraisal model including changing that model entirely to something you will agree to. I have shared with you our valuation method. I understand it is something you do not agree with, unfortunately, this is not something I can negotiate with you.

My questions have been straightforward and contain no ambiguity.

Is the information on the cost report accurate regarding the structural components of your home?

Is the fixture count accurate?

Is the square footage accurate?

What is the estimated completion % with photos to support?

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: \$247,700

Improvements: \$ 421,300

Total: \$669,000

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.

Best regards,

**Jason Sanchez**

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

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**From:** GrayCoLLC <[graham.smith2011@gmail.com](mailto:graham.smith2011@gmail.com)>  
**Sent:** Wednesday, May 29, 2024 7:03 PM  
**To:** Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)>  
**Subject:** Re: 8B3701050084 2024 Property Assessment Appeal

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

Jason,

I respectfully disagree with your assertion that I have "chosen to ignore" any of your questions. You are asking that I provide answers to questions about apples while I can only respond with answers about oranges.

I can reasonably estimate the time that is necessary for me to complete the remaining work on this house. But there is no provision in your model for this parameter and there is no relationship to your model's percentage of completion.

For your information, I estimate it will require between 12 - 14 months of my full-time efforts in order to complete the remaining work on this house. But my time and my efforts have no reference and have no valuation in your model. That means we must look for some other mutually agreeable solution to resolve this disagreement. I believe there are two possible solutions.

One potential solution involves me getting quotes from general contractors to perform the remaining work on this house. I've already made a number of calls to local contractors. I suggest that an average price is determined from two or three quotes from the contractors. Then you use your model and determine the cost value that is based on 100 percent completion of this house. This will basically establish a baseline valuation for the house. From the baseline valuation, the average cost derived from the contractor's quotes is then deducted from the baseline valuation. This creates an unfinished work ratio which can be used in the model. This unfinished work ratio becomes the percentage of completion in your model. This seems a reasonable method for determining a realistic number used to represent the percentage of completion for the house as it exists today. Some other parameters of the model would need to be adjusted for this potential solution to be refined.

The other potential solution would involve your performing a walk-through of the house. At that time I can clearly demonstrate the work that remains unfinished in the house. Without doubt, once you see the unfinished work remaining to be done to the house you will reduce your model down from its current rate of 97.7% completion. A dynamic work in progress model - or something as simple as a chart can easily capture the various elements of the remaining unfinished work. Once established, the percentage of completion can be updated and increased as the elements of the remaining unfinished work are completed.

Regards,

Graham Smith

On Wed, May 29, 2024 at 3:45 PM Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)> wrote:

Graham,

I only need to know what the completion percentage. I get the impression you have no intention of making a good faith effort to resolve this appeal which you initiated. I have done my best to address every point you have made in your emails, and you have chosen to ignore every question of mine requesting information about the structure on your property. I requested photos to show what stage of construction you are in. I understand that you disagree with our valuation methods and that is ok, you can make your case before the Board of Equalization. However, I do have to work through this process with you. Please

accept or reject my proposal.

## Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

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**From:** GrayCoLLC <[graham.smith2011@gmail.com](mailto:graham.smith2011@gmail.com)>  
**Sent:** Wednesday, May 29, 2024 3:05 PM  
**To:** Jason Sanchez <[jason.sanchez@juneau.gov](mailto:jason.sanchez@juneau.gov)>  
**Subject:** Re: 8B3701050084 2024 Property Assessment Appeal

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

Jason,

I am waiting for return calls from several general contractors. I am requesting quotes from contractors for the cost to complete the house to normal standards.

Regards,

Graham Smith

On Tue, May 28, 2024 at 9:08 AM Jason Sanchez <[jason.sanchez@juneau.gov](mailto:jason.sanchez@juneau.gov)> wrote:

Good morning Graham,

You have not supplied any information or evidence to show how we have over valued your property. The replacement costs are built into our mass appraisal software and are standard in our valuation method. See below. If are you willing to share with me photos to show we have incorrectly estimated the completion percentage, I will gladly reconsider.

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: \$247,700

Improvements: \$ 421,300

Total: \$669,000

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 Thursday May 30, 2024, I will consider this case closed and withdraw your appeal.

Best regards,

**Jason Sanchez**

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

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**From:** GrayCoLLC <[graham.smith2011@gmail.com](mailto:graham.smith2011@gmail.com)>  
**Sent:** Monday, May 27, 2024 11:12 PM  
**To:** Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)>  
**Subject:** Re: 8B3701050084 2024 Property Assessment Appeal

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

Jason,

I do not concur with your estimated percentage of completion, nor do I agree with the replacement costs.

I built this house out of pocket and the house was built as economical as possible. All conventional features found in a spec-built house are absent in this structure. And as this structure exists, it is not a house by ANY comparison or convention.

Regards,

Graham Smith

On Thu, May 23, 2024 at 3:52 PM Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)> wrote:

Hello Graham,

I am following up regarding my previous email. Have you had the opportunity to go over it? Because I do need to keep the process moving forward, I am requesting a response by Tuesday May 28, 2024. You mentioned in a previous email that you had some corrected information that needs adjustment. Please share your information and any supporting evidence and I will make the necessary corrections. If I do not receive a response I will move forward with the information as it currently stands.

Regards,

**Jason Sanchez**

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

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**From:** Jason Sanchez  
**Sent:** Thursday, May 16, 2024 1:38 PM  
**To:** GrayCoLLC <[graham.smith2011@gmail.com](mailto:graham.smith2011@gmail.com)>  
**Subject:** RE: 8B3701050084 2024 Property Assessment Appeal

Good afternoon Graham,

I will attempt to explain things and address each point as simply as possible.

First I want to explain again how we come to our assessments. Rather than relying solely on one valuation method, we employ a hybrid model that combines elements of both the Cost Approach and the Sales Comparison Approach. Let me break down how this works:

1. Cost Approach:

1. We begin by estimating the replacement cost new of a property. This involves determining what it would cost to construct an identical structure in today's market.
2. Next, we account for depreciation based on the age and condition of the property. Structural elements are carefully evaluated to arrive at an adjusted replacement cost.
3. The data for our replacement cost calculations comes from Marshall & Swift, a reputable firm that provides building supply cost information and inflation factors to Assessor's Offices Nationwide. This includes the Local and Current multipliers you see in our Cost Report.

2. Sales Comparison approach:

1. We analyze recent sale prices of similar properties within your neighborhood. These sales serve as benchmarks for assessing market value.
2. The neighborhood adjustment plays a crucial role. By examining the median difference between replacement cost new and actual sale prices in specific neighborhoods, we fine-tune our valuation.
3. Neighboring adjustments are applied consistently to all parcels within a given neighborhood, ensuring fairness and accuracy. These are the neighborhood factors in our Cost Report.

As the market evolves, so does the property value. Our approach accounts for upward trends, reflecting the dynamic real estate landscape. You may notice an annual increase in your property's assessed value due to these adjustments. Even if you choose not to make any improvements to your buildings, there's still a possibility that your property value could increase.

Exterior Improvements section:

I'd like to explain how we use the Marshall & Swift Valuation Service in our property valuation process. Marshall & Swift is a trusted provider of real estate data, offering comprehensive and reliable cost values for a wide range of properties. Their data is based on extensive databases of construction and replacement costs, which are regularly updated to reflect current market trends. One of the key components of the Marshall & Swift cost approach is the use of multipliers, specifically the "Local Multiplier" and the "Current Multiplier". These multipliers adjust the base costs, which are national averages, to reflect specific local conditions and market trends. The **Local Multiplier** adjusts the base costs to the local level. It is determined based on the ZIP or Postal Code of the property and reflects the local market conditions, such as the costs of labor and materials. The **Current Multiplier** is an additional adjustment factor that can be used to account for current market conditions. While these multipliers can account for inflation to some extent, they are also used to adjust for a variety of other factors that can affect costs. This ensures that the property valuation reflects the specific local conditions and current market trends, providing a more accurate and reliable property valuation. The "Quality Adjustment" in the Marshall & Swift Valuation Service is a factor used to adjust the base costs for differences in the quality of construction. Marshall & Swift provides six classifications for building quality in their residential valuations. These classifications reflect a wide variety of construction styles and quality levels. The quality adjustment allows for differences in the costs associated with different levels of quality. For example, a high-quality building with premium materials and finishes would have a higher cost than a similar building of average quality.

The Garage Finish is a question of does it have drywall or is it bare studs. You mention it is missing 30% of the drywall and insulation. This would indicate a garage finish adjustment is necessary. We can account for it being unfinished. Could you please provide photos showing this?

The wood deck does not specify the type of wood used only that it is a wood deck. If it is incomplete, please share photos so that I can adjust accordingly.

Within the Additional Features section:

The "Fixture" count refers to the number of plumbing fixtures in your home and includes bath/shower, toilets, basin sink, kitchen sink and water heaters. Is our count accurate?

Within the Miscellaneous Improvements section:

The HDV is a heat source. Do you have a heat pump or Toyo Stove? It is not indicated which specifically, but this is usually what the HDV represents.

A solid fuel heater is referring to a heater that burns solid fuel such as wood for heat generation.

Depreciation, as defined by Marshall & Swift, is the loss in value of a property from its original cost. This loss can be due to various reasons like age, wear and tear, or market conditions. It's used in property valuation to estimate the current worth by considering the original cost and subtracting the depreciated value.

We follow a schedule that shows depreciation based on year built. A home built in 2005 should have 12% depreciation according to this schedule. We have you at 15% based on previous adjustments.

After a site visit in 2023 the completion percentage was adjusted based on our percent complete calculator. See below. If this does not accurately reflect the stage of construction you are currently at, please provide photos to show the current state. You mentioned specifically that there were no gutters installed. Line 35 shows that this has been considered and no value has been added for gutters or exterior trim.

Appraiser	Item %	Completion	Cumulative
		(Y for 100%)	%
1. Excavation	1.000%	y	1.000%
2. Footings	2.910%	y	3.910%
3. Foundation Wall	5.540%	y	9.450%
4. Backfill	0.140%	y	9.590%
5. Vapor Barrier	1.330%	y	10.920%
6. Floor Framing	2.850%	y	13.770%
7. Subfloor	1.520%	y	15.290%
8. Exterior Wall Framing	2.410%	y	17.700%
9. Interior Partition Framing	1.400%	y	19.100%
10. Ceiling Framing	1.580%	y	20.680%
11. Roof Framing	2.020%	y	22.700%
12. Roof Sheathing	2.080%	y	24.780%
13. Wall Sheathing	2.020%	y	26.800%
14. Windows	5.990%	y	32.790%
15. Exterior Doors	2.300%	y	35.090%
16. Roof Cover	3.110%	y	38.200%
17. Electrical Entrance Switch	0.960%	y	39.160%
18. Electrical Rough In	1.360%	y	40.520%
19. Plumbing Rough In	3.510%	y	44.030%
20. Heating Plant & System, 50%-50%	10.000%	y	54.030%
21. Insulation	2.840%	y	56.870%
22. Exterior Siding	5.450%	y	62.320%
23. Wall & Ceiling Cover	6.250%	y	68.570%
24. Cupboards & Cabinets	4.350%	y	72.920%
25. Interior Painting	4.700%	y	77.620%
26. Vanities, Shelving, Hardware	2.900%	y	80.520%
27. Floor Underlayment	1.420%	y	81.940%
28. Finish Floor	3.380%	y	85.320%
29. Interior Doors	5.000%	y	90.320%
30. Plumbing Fixtures	3.510%	y	93.830%
31. Heating Fixtures	1.210%	y	95.040%
32. Electrical Fixtures	1.200%	y	96.240%
33. Interior Trim	1.880%	y	98.120%
34. Exterior Paint	1.460%	y	99.580%
35. Gutters & Downspouts, Exterior Trim	0.420%		99.990%
Effective Completion %			99.580%

Additionally, in the past, your home did not receive the same market adjustments as other single-family residences in the Tee Harbor neighborhood due to how we were valuing your deferred maintenance. However, we have now adopted a more comprehensive approach that we feel will be more equitable. Instead of excluding market adjustments, we will strictly account for your building's issues through depreciation.

That being said, we have now applied our neighborhood adjustment to your property. This means that your property's value will now move in sync with Tee Harbor's market trends. This is the final line item on the cost report labeled "Neighborhood Adjustment". It has a 1.32 multiplier.

I hope you find this information helpful. If there are any discrepancies in our records please provide evidence that shows where we are in error.

Best regards,

Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

From: GrayCoLLC <[graham.smith2011@gmail.com](mailto:graham.smith2011@gmail.com)>

Sent: Tuesday, May 14, 2024 1:57 PM

To: Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)>

Subject: Re: 8B3701050084 2024 Property Assessment Appeal

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

Jason,

I have some corrected information which needs adjustment(s) in the Cost Report. I also have questions about undefined or ambiguous elements within the Cost Report that influence the calculations.

Within the Exterior Improvements section:

The multipliers: local multiplier, current multiplier, and quality adjustments are ambiguous and undefined.

It appears the Garage Finish, Built-in (SF), would indicate the garage being finished. The garage is not finished and is missing 30% sheetrock and insulation.

The Wood Deck is not a conventional wood deck design. This deck has no wood plank decking and instead has plywood decking - a significantly cheaper method of deck construction. In addition, the deck

is not complete and is missing posts and railing.

Within the Additional Features section:

There are 6 fixtures listed which are undefined.

Within the Condition section:

All the multipliers are ambiguous and undefined.

The rate of depreciation is undefined and indeterminant.

The neighborhood adjustment rate is ambiguous and undefined.

The percentage of completion is not anywhere near 96% complete. There is a missing section of roofing that is covered with rubber and there are missing sections of siding and soffits.

There are no gutters yet installed on the roof. The exterior / roof is 85 - 90 % complete. The interior, at best, is 80% complete.

Within the Miscellaneous Improvements section:

The HDV is undefined.

The Solid Fuel Heater is undefined.

If you can get back with those definitions and determinations used for the rate multipliers, information regarding the undefined fixtures. In addition, I need some clarification about some undefined Miscellaneous Improvements.

Once I have this missing information, then I will be able to assess the reasonableness and accuracy of the values associated with your Cost Report.

Regards,

Graham Smith

On Fri, May 10, 2024 at 10:00 AM Jason Sanchez <[Jason.Sanchez@juneau.gov](mailto:Jason.Sanchez@juneau.gov)> wrote:

| Good morning Graham,



I am following up on my previous email I sent you. Have you had the chance to review the cost report? Once you have reviewed and verified the details I have highlighted are accurate, I can proceed. Again, if you have an appraisal I can use that to quickly verify those details along with the square footage. Additionally, a site visit is also an option. If I do not hear back from you, I will move forward assuming our information is correct.

Jason Sanchez

Appraiser

City & Borough of Juneau

(907) 586-5215 ext. 4020

**From:** Jason Sanchez  
**Sent:** Thursday, May 2, 2024 10:17 AM  
**To:** 'graham.smith2011@gmail.com' <graham.smith2011@gmail.com>  
**Subject:** RE: 8B3701050084 2024 Property Assessment Appeal

See Cost Report below. Would you confirm the fixture count and areas I have highlighted are correct regarding the structural components of your home. The "Fixture" count refers to the number of plumbing fixtures in your home and includes bath/shower, toilets, basin sink, kitchen sink and water heaters. Additionally, the report includes a sketch of your home. Can you verify if this sketch accurately represents your home and if the square footage listed is correct. If you identify any discrepancies or errors in our information, please inform me and I will make the necessary corrections before proceeding further. If you have a recent appraisal this will allow me to quickly verify the components and area measurements. I can also schedule a site visit at your convenience. Let me know what works best for you. I appreciate your patience and cooperation as we work through this process.

5/2/2024 10:09:03AM

Page 1

Cost Report - Residential

14193			Record	1		
Parcel Code Number	8B3701050084		Building Type	R- Single-family Residence		
Owner Name	SMITH GRAHAM J		Quality	3		
Parcel Address	19450 BEARDSLEY WAY		Construction	Stud Frame		
Effective Year Built	2008		Total Livable	2116		
Year Built	2005		Style	Three Story		
Improvement	Description	Quantity	Unit Cost	Percent	+/-	Total
Base						
Exterior	Frame, Siding, Vinyl		93.50	100%		
Roof	Metal, Formed Seams		3.21	100%		
Heating	Electric Baseboard		-0.53	100%		
Adjusted Base Cost		2,116	96.18			203,517
Exterior Improvement(s)						
Other Garage	Built-in Garage (SF)	504	29.50			14,868
Other Garage	Garage Finish, Built-in (SF)	504	2.52			1,270
Porch	Wood Deck (SF)	51	33.75			1,721
Porch	Wood Deck (SF) with Roof	341	29.50			10,060
Total						27,919
Additional Feature(s)						
Feature	Fixture	6				10,800
Total						10,800
Sub Total						242,236
Condition	Average					
Local Multiplier				1.22	[X]	295,528
Current Multiplier				1.14	[X]	336,902
Quality Adjustment				1.15	[X]	387,437
Neighborhood Multiplier					[X]	387,437
Depreciation - Physical		1.00 [X]		15.00	[-]	58,116
Depreciation - Functional					[-]	0
Depreciation - Economic					[-]	0
Percent Complete				96.00	[-]	316,148
Cost to Cure						
Neighborhood Adjustment				132	[X]	101,167
Replacement Cost less Depreciation						417,315



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 use the assessed value and divide it by the time-adjusted sales price to determine the neighborhood adjustment for your neighborhood or the "A/S" ratio.

Land values are developed on a neighborhood basis. The land is examined to understand the typical land characteristics in the neighborhood. These characteristics include size, slope, view, water frontage, significant wetlands and others and 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.

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)

