

Shannon Seifert
Per. Rep. Estate of Terence Christopher Schwarz
6742 Sherri St.
Juneau, AK 99801
(818) 269-2687
Shannon.seifert@gmail.com

July 15, 2023

To: CBJ BOE

RE: Late File Appeal – Follow-up to 2022 Disaster Appeal

This Petition for Review of Assessed Value of Real Property is late following the death of the primary owner of the property, Terry Schwarz. As his wife, I am the personal representative of the estate and am working to discover and attend to the matters left unresolved following his death. It is my understanding that he made a timely disaster assessment appeal and was awaiting a comprehensive insurance claim assessment to complete the CBJ re-assessment process when he died.

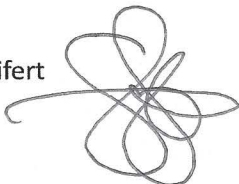
Terry filed a timely disaster appeal with CBJ when the property was part of a catastrophic treefall incident in Sept. 2022 where the earth retaining wall failed and debris from an upslope property, 153 Gastineau, was driven onto the rear, roof, and side of the home. The property was vacated immediately following the event and has not been safe to occupy since due to the danger of the failed upslope retaining wall and unknown extent of structural damage. While the provisional claim for the property damage is being paid by the insurer as of February 2023 (document attached); the provisional claim assessment is incomplete (noted in the attached claim report) as debris from 153 Gastineau is currently obscuring assessment of needed repair or replacement of the metal roof, cedar siding, structural / foundation damage, and water damage in the ground level of the home (drainage issues persist and cannot be safely mitigated until 153 Gastineau debris and adjacent tree debris is removed). We will not have a complete assessment of damage and appraisal of repair costs until the debris from 153 Gastineau and adjacent lot tree debris is removed and we are able to inspect the property fully. We have no influence on the timeline for the removal of debris as it is largely dependent on the owner of 153 Gastineau securing contractors with specialized equipment and trained staff (hazmat) -- which are in very short supply and high demand -- to remove debris. Tree debris removal along the eastern property line is not anticipated to occur as the adjacent property owner insurance claim was denied. The solution to that concern is not yet clear.

While I was unable to find an appraiser to appraise the property in the timeframe available, I am including the opinion letter of a local realtor valuing the property at \$0 in the current uninhabitable condition.

Thank you for your consideration of this late appeal due to very challenging circumstances.

Sincerely,

Shannon Seifert

A handwritten signature in black ink, consisting of a series of loops and flourishes, positioned to the right of the typed name "Shannon Seifert".