

Office of the Assessor
155 Heritage Way
Juneau, Alaska 99801

Petition for Review / Correction of Assessed Value
Real Property

Assessment Year	2024
Parcel ID Number	4B1601140110
Name of Applicant	Thomas A. Hanley, TTEE
Email Address	thomashanley@live.com

2024 Filing Deadline: Monday April 1st, 2024

Please attach all supporting documentation

ASSESSOR'S FILES ARE PUBLIC INFORMATION – DOCUMENTS FILED WITH AN APPEAL BECOME PUBLIC INFORMATION

Parcel ID Number	4B1601140110		
Owner Name	Thomas Andrew Hanley Revocable Living Trust dated January 4, 2007; Thomas A. Hanley as Trustee		
Primary Phone #	619-564-4413	Email Address	thomashanley@live.com
Physical Address	2290 Brandy Lane, Unit 11	Mailing Address	Thomas Hanley c/o Kevin Hanley
	Juneau, AK 99801		P.O. Box 240935
			Douglas, AK 99824

Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.

- ☒ My property value is excessive/overvalued
☒ My property value is unequal to similar properties
☐ My property was valued improperly/incorrectly
☐ My property has been undervalued
☐ My exemption(s) was not applied

THE FOLLOWING ARE **NOT** GROUNDS FOR APPEAL

- Your taxes are too high
- Your value changed too much in one year.
- You can't afford the taxes

Provide specific reasons and provide evidence supporting the item(s) checked above:

See attached statement and documentation.

Have you attached additional information or documentation? ☒ Yes ☐ No

Values on Assessment Notice:

Site	\$ 5,000	Building	\$ 110,000	Total	\$ 115,000
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Owner's Estimate of Value:

Site	\$ 5,000	Building	\$ 105,000	Total	\$ 110,000
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Purchase Price of Property:

Price	\$ 90,000	Purchase Date	October, 2013
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Has the property been listed for sale? ☐ Yes ☒ No (if yes complete next line)

Listing Price	\$	Days on Market	
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Was the property appraised by a licensed appraiser within the last year? ☐ Yes ☒ No (if yes provide copy of appraisal)

Certification:

I hereby affirm that the foregoing information is true and correct, I understand that I bear the burden of proof and I must provide evidence supporting my appeal, and that I am the owner (or owner's authorized agent) of the property described above.

Signature *Thomas A. Hanley, TTEE*

Date
March 6, 2024

Contact Us: CBJ Assessors Office

Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	assessor.office@juneau.gov	http://www.juneau.org/finance	155 Heritage Way Rm. 114 Juneau AK 99801

PARCEL #: _____ APPEAL #: _____ DATE FILED: _____

Appraiser to fill out					
Appraiser				Date of Review	
Comments:					
Post Review Assessment					
Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				
<p align="center">APPELLANT RESPONSE TO ACTION BY ASSESSOR</p> <p>I hereby <input type="checkbox"/> Accept <input type="checkbox"/> Reject the following assessment valuation in the amount of \$_____</p> <p>If rejected, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.</p> <p>Appellant's Signature _____ Date: _____</p>					

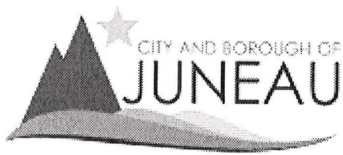
Appellant Accept Value	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>(if no skip to Board of Equalization)</i>
Govern Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Spreadsheet Updated	<input type="checkbox"/> Yes <input type="checkbox"/> No
Corrected Notice of Assessed Value Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No

BOARD OF EQUALIZATION	
Scheduled BOE Date	<input type="checkbox"/> Yes <input type="checkbox"/> No
10-Day Letter Sent	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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 <input type="checkbox"/> Met <input type="checkbox"/> Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.</p> <p>Notes:</p>	
Site	\$
Building	\$
Total	\$
Exemptions	\$
Total Taxable Value	\$

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Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	assessor.office@juneau.gov	http://www.juneau.org/finance	155 Heritage Way Rm. 114 Juneau AK 99801

Specific Reason and Evidence Supporting Reason for Appeal

My Unit #11 is the only unit in our entire “boat condo” association to increase in its assessment in 2024. In 2023, the BOE unanimously agreed that the assessed value of my unit should be \$110,000 (total), which they fully understood was \$12,000 less than all other units in my association (see attached copy of their decision). Nothing has changed since then, including the assessed values of all other units in my association. My unit should not be singled-out for an increased assessment in 2024 simply because the assessor disagrees with the BOE’s decision or finds it inconvenient. My unit still has no (zero) amenity improvements inside.



Office Of The Assessor
155 South Seward Street
Juneau, AK 99801

THOMAS ANDREW HANLEY REVOCABLE
LIVING TRUST
C/O THOMAS ANDREW HANLEY, TRUSTEE
PO BOX 240935
DOUGLAS, AK 99824-0935

**NOTICE OF DECISION
BOARD OF EQUALIZATION**

Date of BOE	5/18/2023
Location of BOE	Via Zoom Webinar
Time of BOE	5:30 pm
Mailing Date of Notice	May 23, 2023
Parcel Identification	4B1601140110
Property Location	2290 Brandy Lane Unit 11, Juneau
Appeal No.	APL 2023-0051
Sent to Email Address:	thomashanley@live.com

ATTENTION OWNER

The Board of Equalization (BOE) held a hearing on the date shown above to consider and decide your appeal of the 2023 Assessed Value for your parcel. Based on the findings of fact and conclusions of law contained in the recorded hearing and record on appeal, the BOE hereby certifies its decision as shown below:

	Before BOE	After BOE
Site/Land	\$5,000	\$5,000
Building/Improv	\$117,000	\$105,000
Total	\$122,000	\$110,000
Exempt Total	\$0.00	\$0.00
2023 Taxable Value	\$122,000	\$110,000

This is a final administrative decision of the Board of Equalization of the City and Borough of Juneau. It may be appealed to the Alaska Superior Court, in Juneau, pursuant to AS 29.45.210(d), CBJ 15.05.200 and the Alaska Rules of Court, if such appeal is filed within 30 days from the mailing/distribution date of this notice.

5/23/23

Date

Chair/Presiding Officer

Board of Equalization

CONTACT US: CBJ Assessor's Office

Phone	Email	Website	Physical Location
Phone (907) 586-5215 Fax (907) 586-4520	assessor.office@juneau.gov	http://www.juneau.org/finance/	155 South Seward St Room 114

PROPERTY TAX BILLS MAILED JULY 1

PROPERTY TAXES DUE SEPTEMBER 30