



## ASSESSOR OFFICE

### APPEAL #2024-0038

2024 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION May 23th, 2024

Appellant: Thomas A Hanley (Trustee of Thomas Andrew Hanley Revocable Living Trust)

Location: 2290 Brandy Lane

Parcel No.: 4B1601140110

Property Type: Warehouse Condo

Appellant's basis for appeal: My property value is excessive/overvalued. "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."

Appellant's Estimate of Value		Original Assessed Value		Recommended Value	
Site:	\$5,000	Site:	\$5,000	Site:	\$5,000
Building:	<u>\$105,000</u>	Building:	<u>\$110,000</u>	Building:	<u>\$110,000</u>
Total:	\$110,000	Total:	\$115,000	Total:	\$115,000

Subject Photo



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## Overview

The subject is a 1,000 square foot warehouse condo of standard finish and no additional improvements. The warehouse condo is located at 2290 Brandy Lane Unit 11 Street in the Mariner Yacht Condo neighborhood. The structure was built in 2005 according to CBJ records and appears to have had adequate maintenance and updates.

In 2023, the B.O.E. adjusted the value based on the appellants estimate of \$110,000. No evidence of overvaluation was provided to the assessor's office such as sales or evidence showing which neighboring units had improved interiors. Because we had no evidence to adjust our model, we should have reverted to the original valuation of \$122,000 for equity with neighboring units in 2024. Due to an error, the 2024 value is \$115,000. Next year we will revert to an equitable full market.

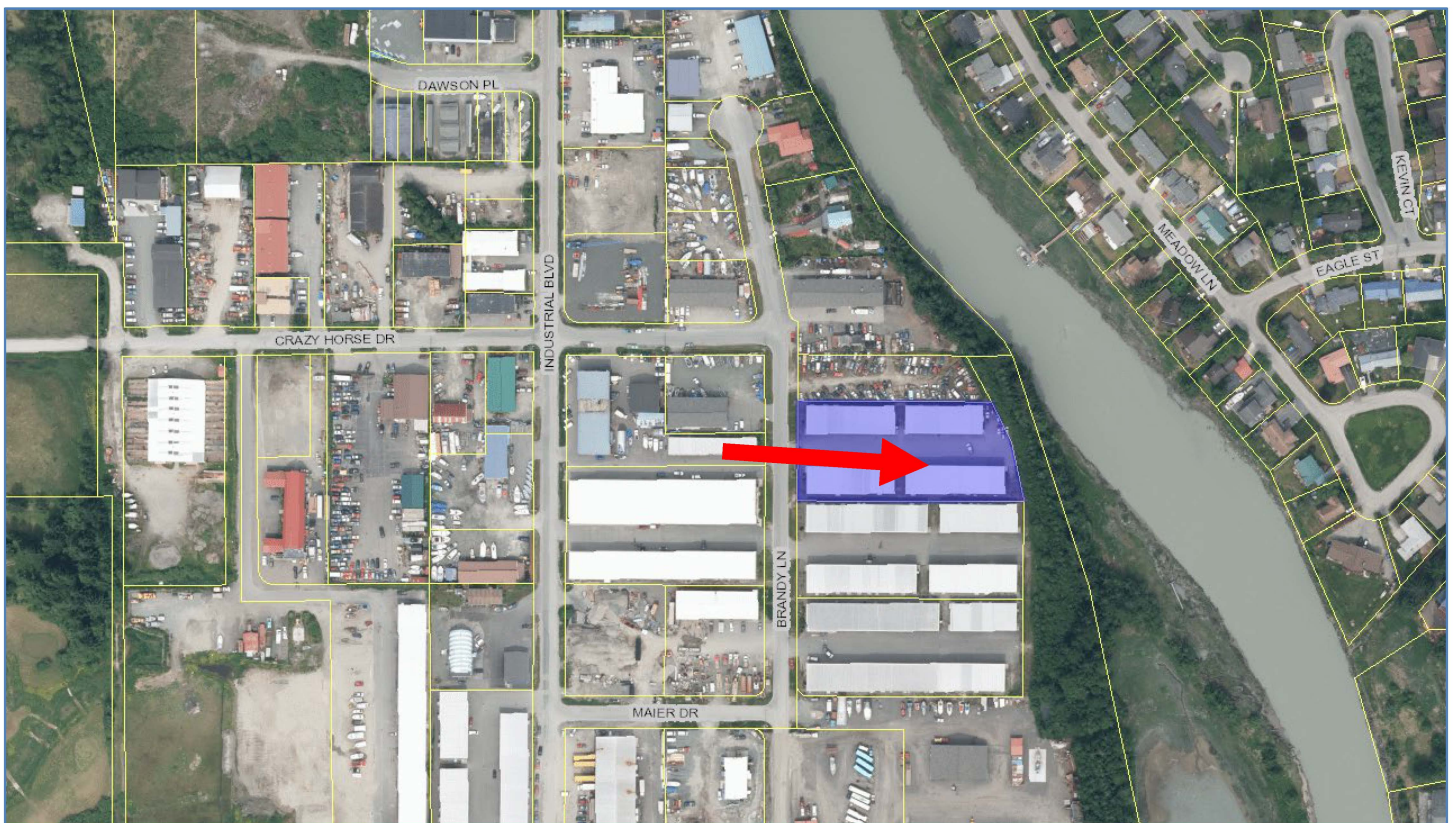
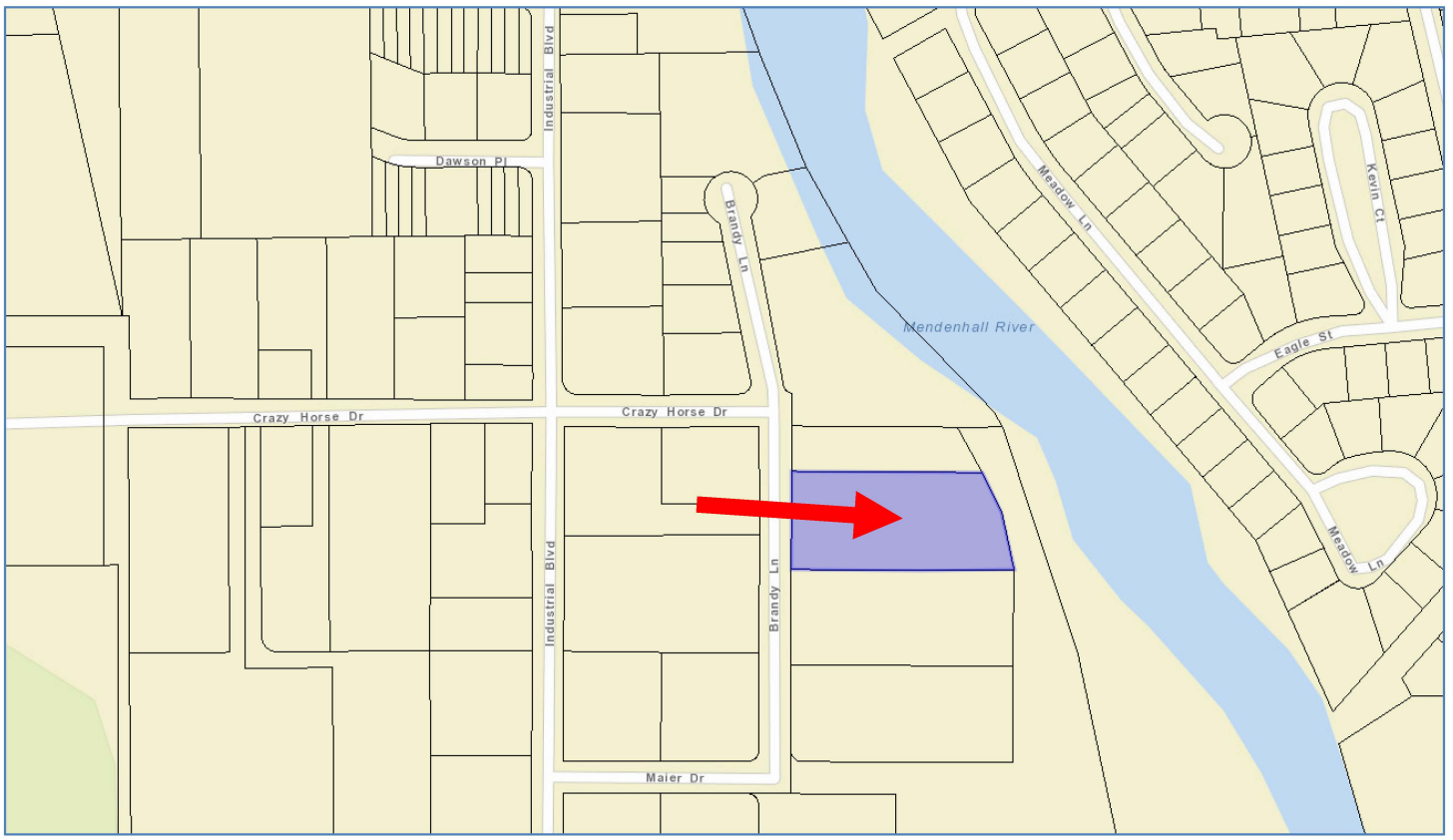
### Subject Characteristics:

- Land
  - Standard \$5,000 land value for condominium unit
- Building
  - Average Quality
  - Average Condition
  - 1,000 SF GBA
  - No additional improvements





## Area Map & Aerial



## Land Assessment

Land is assigned a nominal value of \$5,000 for every condo unit in Juneau. Note the appellant is the only unit in the association with an assessed value out of equity.

PARCEL	NBHD	CIVIC STREET	ASSESSED VALUE	SITE VALUE	IMPROVEMENT
4B1601140010	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140020	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140030	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140040	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140050	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140060	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140070	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140080	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140090	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140100	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140110	MARINER YACHT C 24	2290 BRANDY	115,000	5,000	110,000
4B1601140120	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140130	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140140	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140150	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140160	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140170	MARINER YACHT C 24	2290 BRANDY	122,000	5,000	117,000
4B1601140180	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000
4B1601140190	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000
4B1601140200	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000
4B1601140210	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000
4B1601140220	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000
4B1601140230	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000
4B1601140240	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000
4B1601140250	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000
4B1601140260	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000
4B1601140270	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000
4B1601140280	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000
4B1601140290	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000
4B1601140300	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000
4B1601140310	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000
4B1601140320	MARINER YACHT C 24	2294 BRANDY	122,000	5,000	117,000

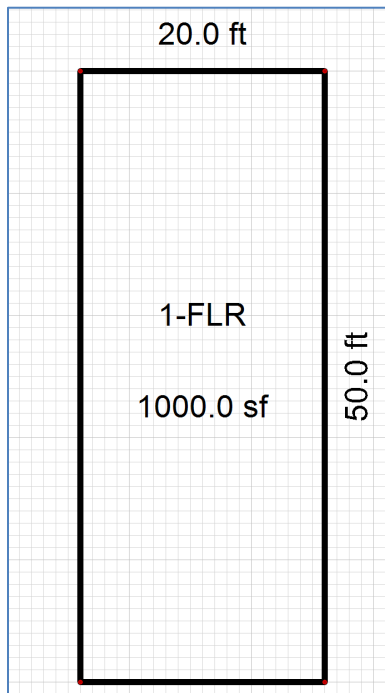
## Condominium Valuation

All condominium values in Juneau are based on sale price if data is available, and if not, the cost approach is developed to calculate the cost to reproduce or replace improvements such as buildings. Because we lack any recent sales in the association, market trends based on our sales analysis are applied to the condo association annually to estimate full market value. Time trending is standard and necessary to determine full market value as of January 1 of each assessment year.

Additional building improvements of warehouse condos such as mezzanines or bathrooms are not typically known to our office. Owners typically do not get building permits for such improvements, nor do we perform interior inspections during our canvass cycle unless requested to. We are unable to separate units that have additional improvements from non-improved units that have not complied with building requirements in Juneau unless that information is submitted to us.

- Building
  - Average Quality
  - Average Condition
  - 1,000 SF GBA
  - No additional improvements

### Sketch of Improvements:



## Warehouse Condo Sales Analysis

The Assessor's Office has 12 qualified sales from 2005/2006 when the unit was built. Two sales are two days apart in the subjects building (building 4). Plans were reviewed and there are no apparent interior improvements, so we are under the assumption that they were originally sold unimproved.

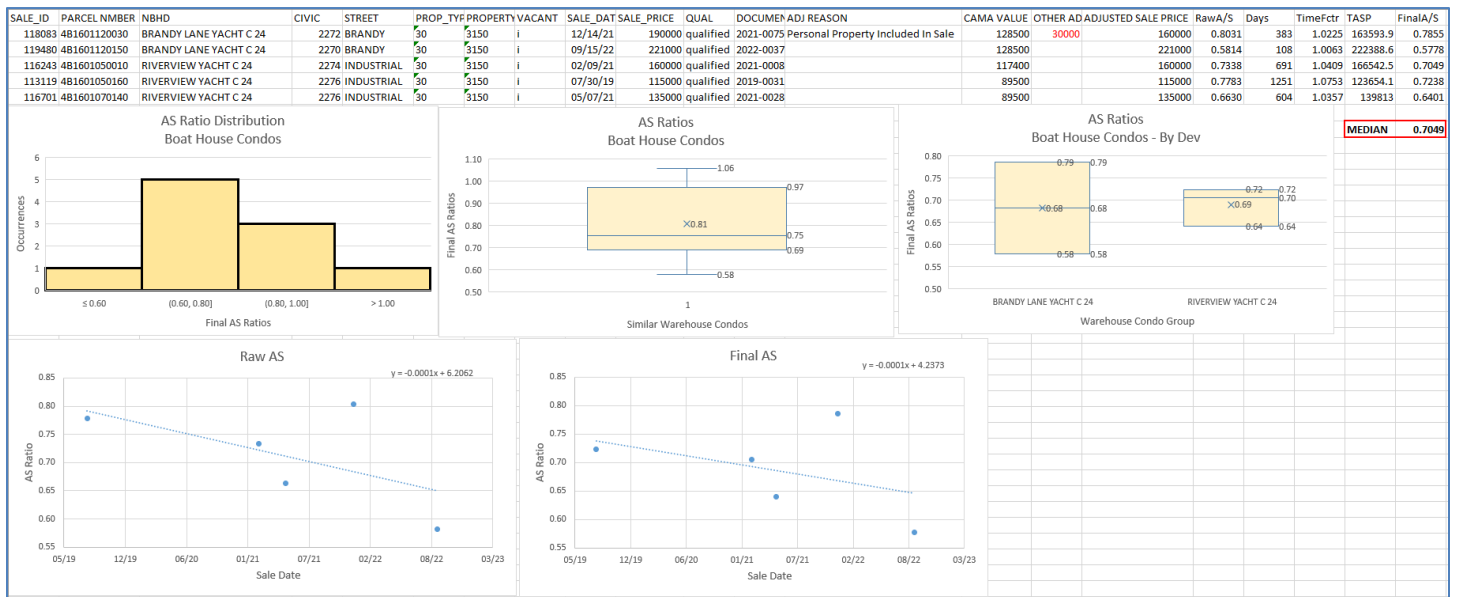
PARCEL	NBHD	CIVIC	STREET	SALE_DATE	SALE_PRICE	QUAL
4B1601140010	MARINER YACHT C 24	2290	BRANDY	11/07/2005	80,000	qualified
4B1601140020	MARINER YACHT C 24	2290	BRANDY	11/07/2005	75,000	qualified
4B1601140040	MARINER YACHT C 24	2290	BRANDY	10/31/2005	88,000	qualified
4B1601140050	MARINER YACHT C 24	2290	BRANDY	11/07/2005	75,000	qualified
4B1601140070	MARINER YACHT C 24	2290	BRANDY	10/19/2005	88,400	qualified
4B1601140080	MARINER YACHT C 24	2290	BRANDY	10/24/2005	88,700	qualified
4B1601140090	MARINER YACHT C 24	2290	BRANDY	11/14/2005	87,500	qualified
4B1601140110	MARINER YACHT C 24	2290	BRANDY	10/15/2013	90,000	qualified
4B1601140160	MARINER YACHT C 24	2290	BRANDY	11/16/2005	87,375	qualified
4B1601140190	MARINER YACHT C 24	2294	BRANDY	11/07/2005	78,000	qualified
4B1601140200	MARINER YACHT C 24	2294	BRANDY	10/19/2005	87,000	qualified
4B1601140220	MARINER YACHT C 24	2294	BRANDY	10/24/2005	87,000	qualified
4B1601140260	MARINER YACHT C 24	2294	BRANDY	02/06/2006	48,769	qualified

- 12 qualified sales from 2005 when built. Two sales two days apart the subjects building (building 4).
  - 11/14/2005 for \$87,500
  - 11/16/2005 \$87,375
- Based on these two sales, the original assessed value of \$85,000 looks reasonable.
- We are assuming these sales did not have interior improvements as the plans from 2005 show for the adjacent building. I could not locate plans for the subject building.
- When time trending sales in the association, it appears we are not overvaluing the subject property.
  - Time trending the sale price of \$90,000 on 10/15/2013 to January 1, 2023 based on a time trend developed from condominiums in the area, the time trended value is \$118,000 which is below the assessed value of \$115,000. Note this time trend does not reflect the overall increase in market value from 2023 to the current assessment year.
- We are not valuing any of the units as improved and have no evidence that they are improved.
  - No information regarding interior improvements has been supplied to the Assessor's Office or Community Development through the building permit process which is required.



In the analysis below of recent sales near the subject, the 4 less comparable properties were removed from the 9 qualified sales used in the 2023 analysis. Of the 5 remaining sales most similar to the subject, a median A/S ratio of 70.5% suggests we are undervaluing the property.

Note sale 4B1601120030 has a 30,000 adjustment due to the sale including disclosed personal property.



	REMOVED										
	4B1701102003	BEAR DEN YACHT CONDO C 24	2767	SHERWOOD	30	3150	i	03/17/22	387500	qualified	2022-0013
115698	4B1701090218	SAFE HARBOR C 24	10011	CRAZY HORSE	24	3150	i	12/04/20	155000	qualified	2020-0066
118332	4B1701090220	SAFE HARBOR C 24	10011	CRAZY HORSE	30	3150	i	02/10/22	250000	qualified	2022-0005
116758	4B1701090229	SAFE HARBOR C 24	10011	CRAZY HORSE	30	3150	i	05/18/21	175000	qualified	2021-0030

## Assessment History

<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2024	\$5,000.00	\$0.00	\$110,000.00	\$115,000.00
2023	\$5,000.00	\$0.00	\$105,000.00	\$110,000.00
2022	\$5,000.00		\$108,000.00	\$113,000.00
2021	\$5,000.00		\$108,000.00	\$113,000.00
2020	\$5,000.00		\$90,000.00	\$95,000.00
2019	\$5,000.00		\$90,000.00	\$95,000.00
2018	\$5,000.00		\$90,000.00	\$95,000.00
2017	\$5,000.00		\$90,000.00	\$95,000.00
2016	\$5,000.00		\$90,000.00	\$95,000.00
2015	\$5,000.00		\$90,000.00	\$95,000.00
2014	\$5,000.00		\$90,000.00	\$95,000.00
2013	\$5,000.00		\$90,000.00	\$95,000.00
2012	\$5,000.00	\$0.00	\$90,000.00	\$95,000.00
2011	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2010	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2009	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2008	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2007	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00
2006	\$5,000.00	\$0.00	\$80,000.00	\$85,000.00

## Summary

As a result of this petition for review our office finds no grounds for a reduction in value; the land and buildings are valued using the same methods and standards as all other properties across the borough. The subject property is currently the only unit in the association out of equity.

The appellant states the 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. Based on our sales analysis in the area we are not overvaluing the property.

The appellant states that the property is unequal to similar properties. Currently the subject unit is the only parcel out of equity due to a change to the valuation per the B.O.E in 2023. No evidence was submitted showing what units the subject was unequal to. We are valuing the unit based on the original sales price as unimproved with time trending applied to estimate full market value. We have no recent sales.

The appellant states that we are disregarding the B.O.E.’s decision in 2023. B.O.E decisions are not in perpetuity, and the market is in constant change. It is standard procedure to revert to our model if we have no evidence submitted that shows our model is incorrect. The B.O.E. decision was not based on sale values or sales analysis. Currently the subject unit is the only unit in the condominium that is out of equity. The Assessed value in 2024 should have reverted to the original value of \$122,000 which would make the subject in equity with the other units in the association, however due to an error, the assessed value is \$115,000. The value of \$115,000 will remain this year, but we will update the value for next year for equity.

After review, the Assessor proposes no change to the 2024 assessed value of \$115,000.