

Response to CBJ Assessor regarding 1D050L04D160

Our assessment appears to be excessive and unequal when compared to another unit in the same building (1D050L04D180). Our unit is in the middle of the middle floor and has a condo above us with wood floors. The other unit is a top floor end unit with roughly 10% more square feet that is quieter with a better view, more privacy, more windows and more daylight due to also having skylights. Yet CBJ asserts that our unit is worth more which is illogical and not credible. Our unit is worth substantially less and should be assessed for less.

In reviewing the comparable sales data provided by the assessor's office in the table below, it is interesting to note that a unit (1D050L04D140) in our building sold for \$550,000 in May of 2023 and is assessed for \$668,700 (an increase of 21% in less than 7 months) which does not seem plausible. Using this large unsubstantiated adjustment for a recent sale to increase assessments in our complex results in excessive assessments and appears to be improper. Assessments should be objective, transparent, understandable and without judgment adjustments.

				Sale Price	ADJUSTED SALE PRICE	Assessed
	STREET	CIVIC	SALE_DATE			
<u>1D050L040100</u>	DOUGLAS	2664	01/25/22	420,000	420,000	468,200
<u>1D050L040110</u>	DOUGLAS	2666	08/31/23	695,000	695,000	608,300
<u>1D050L04D140</u>	DOUGLAS	2616	05/10/23	550,000	550,000	668,700

Current Owner

ALLEN D SHATTUCK & JANICE E SHATTUCK
301 SEWARD ST, JUNEAU AK 99801

Parcel #: 1D050L04D160 ([Map](#))

Address: 2616 DOUGLAS HWY

Legal Desc. 1: VILLA GASTINEAU UNIT 105

Legal Desc. 2:

Prev. Owner:

Site Value: \$5000.00

Building PV: \$717000.00

Total PV: \$722000.00

Use Code: Condo

Exempt: Senior Citizen

Zoning: -Multi-Family-5,000 sq.ft. minimum lot size -18 units per acre

Tax Year: 2024

No. of Units: 001

Year Built: 1986

Gross Liv. Area: 002094 sqft

Garage: No

Garage Area: 000000

Lot Size: 0.00

Last Trans: 00000000

City Water: Yes

City Sewer: Yes

Assessor's Database

Current Owner

SLATER SALLY V TRUST & ALLEN SHATTUCK; ROGER SHATTUCK
TRUSTEES

301 SEWARD ST, JUNEAU AK 99801

Parcel #: 1D050L04D180 ([Map](#))

Address: 2616 DOUGLAS HWY

Legal Desc. 1: VILLA GASTINEAU UNIT 201

Legal Desc. 2:

Prev. Owner:

Site Value: \$5000.00

Building PV: \$716700.00

Total PV: \$721700.00

Use Code: Condo

Exempt: Senior Citizen

Zoning: -Multi-Family-5,000 sq.ft. minimum lot size -18 units per acre

Tax Year: 2024

No. of Units: 001

Year Built: 1986

Gross Liv. Area: 002304 sqft

Garage: No

Garage Area: 000000

Lot Size: 0.00

Last Trans: 20031002