

## Di Cathcart

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**From:** Allen Shattuck <alshattuck1@gmail.com>  
**Sent:** Friday, April 5, 2024 11:13 AM  
**To:** Jacob Clark  
**Subject:** RE: Petition for Review - 1D050L04D160

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

I reject the "no change" proposal. Please schedule for the Board of Equalization.

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**From:** Jacob Clark [mailto:Jacob.Clark@juneau.gov]  
**Sent:** Thursday, April 4, 2024 12:51 PM  
**To:** Alshattuck1@gmail.com  
**Subject:** RE: Petition for Review - 1D050L04D160

Based on the information in my previous email, I see no reason to make an adjustment to your assessment.

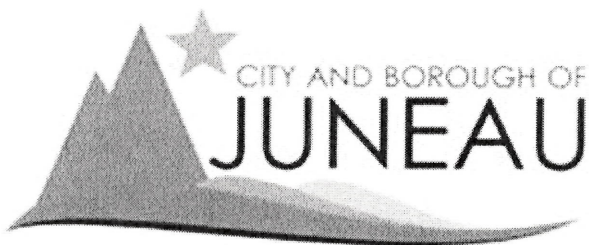
Upon review of your appeal, I find our assessment of your property to be fair and equitable and propose **no change** to your 2024 Assessment.

2024 Value: Site: \$5,000      Improvements: \$717,000      Total: \$722,000

**Please respond by email stating your acceptance of no change to the 2024 assessed value. Upon receipt of your acceptance, I withdraw the appeal. If you reject this no change proposal, 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 April 10th, 2024, I will consider this case closed and withdraw your appeal.**

**Jacob Clark**  
Appraiser I  
Assessor's Office  
City and Borough of Juneau, AK  
(907) 586-5215 ext 4038  
[Jacob.Clark@Juneau.gov](mailto:Jacob.Clark@Juneau.gov)



**From:** Jacob Clark  
**Sent:** Thursday, April 4, 2024 12:37 PM  
**To:** 'Alshattuck1@gmail.com' <Alshattuck1@gmail.com>  
**Subject:** RE: Petition for Review - 1D050L04D160

Allen,

Our Deputy Assessor did a recent study on your condo association and his findings are listed below. It appears that most condo units above 2000sqft are projected to sell at roughly the same price based on our time trended sales data.

From my analysis (though be it very limited in scale due to the quantity of sales in these buckets), it appears that we expect two groups to sell for about the same price.

Appellant is in value Group G, comp is in Group H

PCN	UnitArea	Grp	2024AV	CondoBas 2
1D050L040010	1568	A	449,800	<b>444,800</b>
1D050L040020	1568	A	449,800	<b>444,800</b>
1D050L040030	1635	B	468,200	<b>463,200</b>
1D050L040040	1635	B	468,200	<b>463,200</b>
1D050L040050	1635	B	468,200	<b>463,200</b>
1D050L040060	1635	B	468,200	<b>463,200</b>
1D050L040070	2419	C	508,100	<b>503,100</b>
1D050L040080	1635	B	468,200	<b>463,200</b>
1D050L040090	1635	B	468,200	<b>463,200</b>
1D050L040100	1635	B	468,200	<b>463,200</b>
1D050L040110	1872	D	608,300	<b>603,300</b>
1D050L04D120	2016	E	754,000	<b>749,000</b>
1D050L04D130	1496	F	668,700	<b>663,700</b>
1D050L04D140	1496	F	668,700	<b>663,700</b>
1D050L04D150	1496	F	668,700	<b>663,700</b>
1D050L04D160	2093.5	G	722,000	<b>717,000</b>
1D050L04D170	2104	G	722,000	<b>717,000</b>
1D050L04D180	2304	H	721,700	<b>716,700</b>
1D050L04D190	1496	F	668,700	<b>663,700</b>
1D050L04D200	1496	F	668,700	<b>663,700</b>
1D050L04D210	1496	F	668,700	<b>663,700</b>
1D050L04D220	2093.5	G	722,000	<b>717,000</b>
1D050L04D230	2104	G	722,000	<b>717,000</b>

There have not been many known sales within groups G&H (2 & 1 respectively). The limited sale data indicates that we expect them to sale for the same price regardless of the difference in size. Analysis is based upon time trending all known condo sale prices using the generic condo time trend factor.

Row Labels	Count of SALE_ID	Average of GenTASP/UnitArea	Average of GenTASP
A	3	311.51	488,450
B	7	306.38	500,939
C	1	221.11	534,853
D	2	342.07	640,353
E	2	393.68	793,664
F	9	461.67	690,652
G	2	362.11	759,996
H	1	329.72	759,682
<b>Grand Total</b>	<b>27</b>	<b>369.66</b>	<b>624,828</b>

Only 1 sale in the entire condo development within the last 3 years

Grp	MedianTASP	MedianGenTASF	0.95 CondoBas	AS-GenTASP
A	0	473,488	449,800	444,800 0.949971
B	0	492,825	468,200	463,200 0.950032
C	0	534,853	508,100	503,100 0.949981
D	353904.3606	640,353	608,300	603,300 0.949945
E	0	793,664	754,000	749,000 0.950024
F	0	703,882	668,700	663,700 0.950017
G	0	759,996	722,000	717,000 0.950006
H	0	759,682	721,700	716,700 0.950002

This table shows the # of qualified sales by year

Row Labels	Count of SALE_ID
1986	1
1987	1
1989	2
1990	1
1996	1
1998	2
2000	2
2002	1
2003	1
2005	1
2006	1
2007	2
2008	1
2009	2
2011	1
2012	1
2014	2
2015	1
2022	1
2023	2
<b>Grand Total</b>	<b>27</b>

**Jacob Clark**

Appraiser I

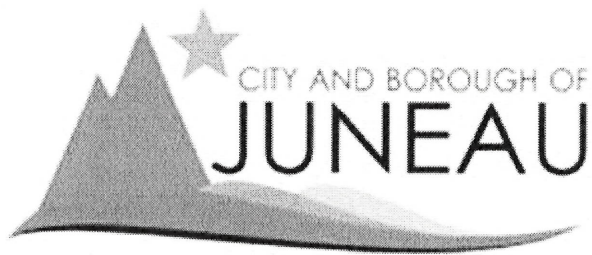
Assessor's Office

City and Borough of Juneau, AK

(907) 586-5215 ext 4038

[Jacob.Clark@Juneau.gov](mailto:Jacob.Clark@Juneau.gov)





**From:** Jacob Clark  
**Sent:** Thursday, April 4, 2024 11:49 AM  
**To:** [Alshattuck1@gmail.com](mailto:Alshattuck1@gmail.com)  
**Subject:** Petition for Review - 1D050L04D160

Allen,

My name is Jacob, and I am an Appraiser with the CBJ Assessor's Office. I am reaching out to let you know that I have started reviewing your appeal for **2616 Douglas Hwy #105**. Once I have analyzed your supporting documents, I will follow up with an additional email asking you to confirm what we have on file. If I find that an adjustment is warranted, I'll send a proposal with an updated valuation.

If you happen to be unfamiliar with our valuation process, I added extra information below regarding how we formulate our assessments. Should you have any questions about the appeal process or would like to discuss this further, please call me at 586-5215 ext. 4038.

Alaska State Statute requires boroughs throughout the State to assess at an estimate of "full market value" as of January 1<sup>st</sup> of the assessment year. To do this, the Assessor is tasked with gleaning market information for individual neighborhoods throughout the borough and looking at what the median difference between our replacement cost new and actual sale prices for those homes sold in a specific neighborhood is, this is called a neighborhood adjustment. Neighborhood adjustments are applied to every parcel within the given neighborhood for which the adjustment has been calculated. This is why you see an increase in value each year. As the market continues to trend upwards, your value increases.

So, to appraise all homes in the Borough, we use what is called replacement cost new less depreciation, where we take the structural elements of your building and look at what it would cost to build that same structure in today's market and then apply depreciation to account for the age and condition of the structure. The data for our calculation of replacement cost new less depreciation is provided by a firm called Marshall & Swift which provides Assessor's Offices nationwide with regional and local information regarding building 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.

Below are links to helpful articles:

[Understanding Your Assessment](#)

For the Property Owner Who Wants to Know

CBJ Assessor FAQ

Property Tax 101 – The Mechanics

**Jacob Clark**

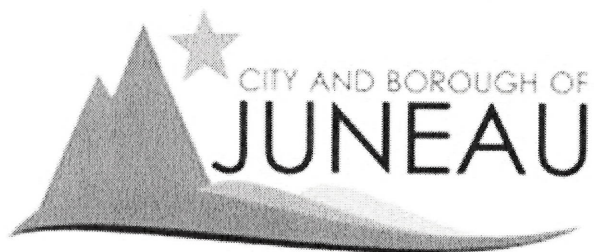
Appraiser I

Assessor's Office

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