

**Appeal 2026-15**

**Shannon Vandervest**

**Parcel #02-131-010**

**Lot 14, Rocky Rd**

MAR 26 2026

FINANCE DEPT.

2026-15

**Petersburg Borough**  
**Petition for Adjustment of Assessed Valuation**  
**Real Property**

Date Filed: \_\_\_\_\_

The deadline for filing an appeal with the Assessor is Monday, **March 31, 2026, at 4:30pm.** However, the Board of Equalization, in what is deemed to be unusual circumstances, by vote may waive this time provision. The Assessor **must be** contacted during the 30-day appeal period.

Parcel Identification No 02-131-010

1. I, Shannon Vandervest, representing myself, the owner of the above identified property, hereby request the Assessor review the assessment of said property.

**2026 Assessed Value:**

Land \$ 246,900 Building(s) \$ 39,600 Total \$ \_\_\_\_\_

2. Please answer the following questions for the information of the Assessor and the Board of Equalization in considering this appeal:

A. What date was the property acquired? 1990

B. What was the full consideration/price? \$ 36,000.

C. Did this price include any furniture/ fixtures? If so, List approximate value \$ NO

D. What do you consider the market value?  
Land \$ 165,000 Bldg \$ 45,000. Total \$ 210,000.

E. What would you consider a fair assessment value?  
Land \$ 150,000 Bldg \$ 39,600. Total \$ 189,600

F. Have you ever offered this property for sale in the past two years? Yes \_\_\_\_\_ No   
If yes, with who and for how much? \_\_\_\_\_

G. Have you ever received an offer? Price/when NO

H. Have you had the property appraised in the past 2 years? \$ NO

I. How much is the property insured for? \$ It is not insurable

3. There is an error or omission on the assessment of this property for the following reason(s):  
see attached letter and photo  
\_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATION:** I hereby certify that the answers given on this application are true and correct to the best of my knowledge.

Print Name: Shannon Vandervest Phone #: 907 518-1566

Email: slvandervest@gmail.com

Sign here: Shannon Vandervest Date: 3-21-2026

**For Assessor's Office Use:**

Parcel Identification No. \_\_\_\_\_

Appeal No \_\_\_\_\_

**Action by Assessor**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

*Petersburg Borough Contract Assessor*

**Adjusted 2026 Assessed Value:**

Land\$ \_\_\_\_\_ Building\$ \_\_\_\_\_ Total\$ \_\_\_\_\_

I hereby accept \_\_\_\_\_ reject \_\_\_\_\_ the foregoing assessed valuation in the amount of \$ \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

*Petitioner*

To Whom It May Concern,

I am writing to appeal the current assessed value of my property for the 2026 tax year.

My property is approximately 5.4 acres, but only about one-third of it is actually usable and developed. Although a portion of the property borders a public road, the undeveloped area does not have practical or developed driveway access and is not easily usable in its current condition. Because of this, I do not believe it should be valued the same as the accessible portion of the property.

In addition, while the property does have waterfront, the shoreline consists of mudflats with approximately 300 feet exposed at low tide. The mudflat conditions do not allow for safe or practical foot access -significantly limiting its use. Since this type of frontage does not provide the same access or usability as other waterfront property it should not be valued the same as properties with deep water or usable shoreline.

Based on the current assessment it appears that the entire property may have been valued as if all acreage is equally usable, and as if the waterfront provides usable access, despite the presence of extensive mudflats that limit its function. I believe this assessment does not accurately reflect the actual market value of my property.

I understand that many properties in the borough saw increases this year. However, based on available information, overall market trends appear to reflect more modest changes. The increase in my assessment (2025: \$95,300 - 2026: \$246,900) seems significantly greater than those general trends, which is why I am requesting a closer review.

I respectfully request that the assessment be reviewed with consideration given to:

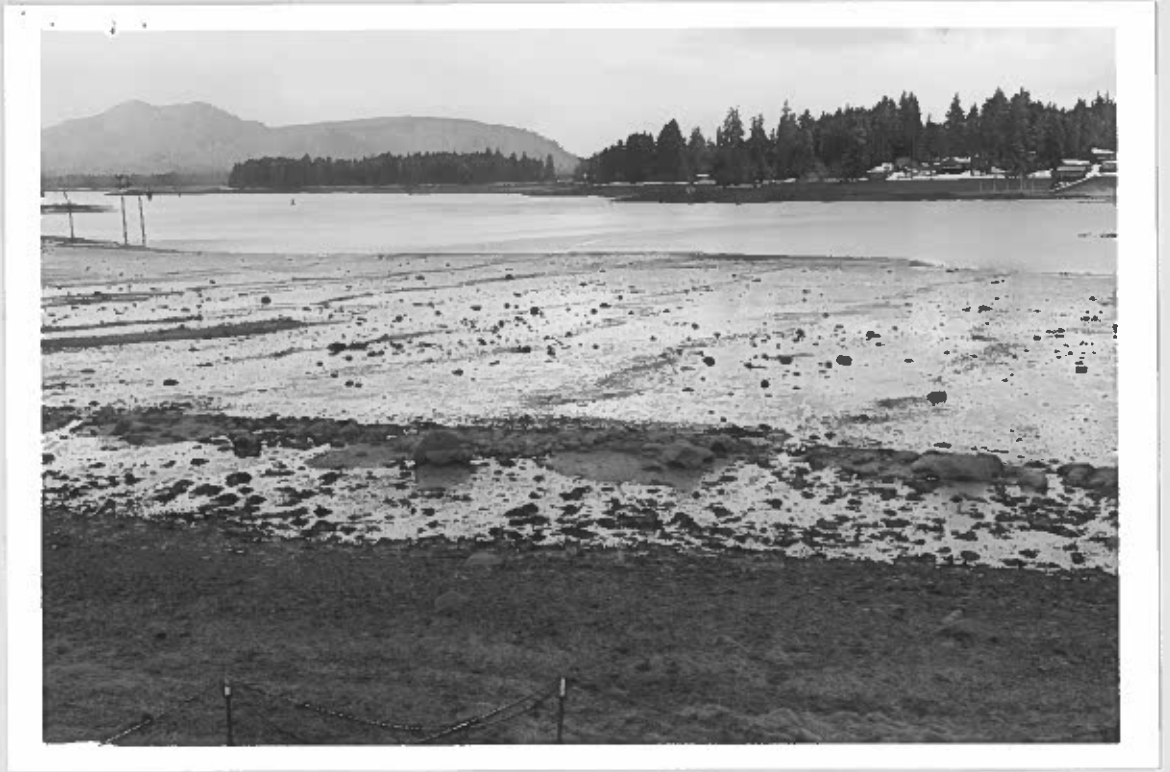
- 1) The limited usable portion of the property
- 2) Lack of practical access to the undeveloped acreage
- 3) The reduced usability and value of mudflat shoreline

Thank you for your time and consideration.

Sincerely,

Shannon Vandervest

907-518-1566



Shannon Vandervest: Parcel Number 02-131-010 Lot size 238273 SF (5.47 acres) Outside SA1, Mitkof Highway corridor, Petersburg Borough, Alaska

## **PROPERTY TAX APPEAL – ADDENDUM**

Shannon Vandervest

**Zone:** Outside SA1, Mitkof Highway corridor, Petersburg Borough, Alaska

**Size:** 5.47 acres (238,273 sq ft)

**Access:** Driveway connects to Papkes Landing and then to Mitkof Highway system

## **PURPOSE OF THIS ADDENDUM**

This addendum is submitted to clarify and strengthen the original property tax appeal.

It explains:

- How similar properties are grouped in the local market
- How larger parcels are typically valued
- How shoreline conditions affect real-world usability and market value

This document does not replace the original appeal. It is intended to supplement and clarify it.

## **PROPERTY DESCRIPTION (FROM ORIGINAL APPEAL)**

As previously stated:

- Some undeveloped land that is not easily usable in its current condition. I would like to add that there are 2 drainage run offs from the upper muskeg and in one area a significant slope
- There is about 300 feet of mudflat exposed at low tide
- Above the mudflats is beach grass and rock
- The property has functional road access through Papkes Landing and the Mitkof Highway system

In simple terms:

**The property has road access, but limited usable waterfront access.**

## **HOW LAND IS GROUPED IN THE MARKET**

Land in this area does not sell at one fixed price. Instead, it falls into different categories based on usefulness and access.

Shannon Vandervest: Parcel Number 02-131-010 Lot size 238273 SF (5.47 acres) Outside SA1, Mitkof Highway corridor, Petersburg Borough, Alaska

## **PREMIUM WATERFRONT PROPERTIES (NOT COMPARABLE)**

These properties generally:

- Have direct, usable water access
- Do not have significant tidal or mudflat limitations
- Can support docks or boating use

These represent the highest-value properties and are not similar to the subject parcel.

## **IMPAIRED OR LIMITED WATERFRONT PROPERTIES (MORE SIMILAR)**

Some properties in the region have:

- Tidal influence
- Mudflats or limited shoreline usability
- Reduced practical access to water frontage

These are used only to show how shoreline limitations affect value. They are not exact matches but provide useful market context.

## **LARGER ACREAGE PROPERTIES (MOST RELEVANT FOR SIZE COMPARISON)**

Larger parcels along Mitkof Highway typically:

- Sell for less per acre than small waterfront lots
- Show wide variation in value depending on land quality and usability
- Demonstrate how parcel size influences market pricing

Shannon Vandervest: Parcel Number 02-131-010 Lot size 238273 SF (5.47 acres) Outside SA1, Mitkof Highway corridor, Petersburg Borough, Alaska

## **MAIN MARKET PRINCIPLE**

There is no single fixed price per acre in this area.

Instead, land values vary widely based on:

- Access
- Shoreline usability
- Overall land conditions

Similar properties can sell for very different prices depending on these factors.

## **WHY THIS MATTERS FOR THIS PROPERTY**

This property:

- Has road access (a positive feature)
- Has limited usable shoreline due to mudflats
- Is over 5 acres in size

**Because of these factors, it aligns more closely with larger acreage valuation patterns, rather than premium waterfront pricing.**

## **REQUESTED VALUE RANGE**

**Based on comparable market behavior and property characteristics:**

**\$90,000 to \$130,000**

## **SUMMARY**

This property has road access, but limited usable shoreline.

It should be valued based on acreage land characteristics (including the 300 ft mudflats) rather than premium waterfront assumptions.

Shannon Vandervest: Parcel Number 02-131-010 Lot size 238273 SF (5.47 acres) Outside SA1, Mitkof Highway corridor, Petersburg Borough, Alaska

## Comparable Land Assessment Values

Parcel ID: 02131320

Square Footage: 233,046

Appraisal Value: \$74,600.

\$/Sq Ft: .32

Tidal mudflats

Parcel ID: 02132150

Square Footage: 225,641

Appraisal Value: \$72,200

\$/Sq Ft: .32

This has road access and tidal mudflats

Parcel ID: 02132120

Square Footage: 208,217

Appraisal Value: \$77,000

\$/Sq Ft: .37

This has road access and tidal mudflats

### My Appraisal

Parcel ID: 2131010

Square Footage: 238,273

Appraisal Value: \$246,900

\$/Sq Ft: .84

This has road access, tidal mudflats, unusable land with a slope on part of it and two muskeg drainages running through and is a larger piece of property