

Appeal 2023-64

**JHD Real Estate - John
Jensen**

Parcel 04-010-140

**Point Agassiz (Lot 13
Ramstead)**

RECEIVED
MAR 31 2023
PETERSBURG BOROUGH

2023-64

Petersburg Borough
Petition for Adjustment of Assessed Valuation
Real Property

Date Filed: March 31, 2023

The deadline for filing an appeal with the Assessor is Thursday, **March 31, 2023 at 4:30pm.** However, appeal of the Board of Equalization, in what is deemed to be unusual circumstances; by unanimous vote may waive this time provision. The Assessor **must be** contacted during the 30-day appeal period.

Parcel Identification No 04-010-140 Lot 13

1. I, John Jensen, George Doyle, or Pam Jensen, representing JHD Real Estate Investments LLC, the owner of the above identified property, hereby request the Assessor review the assessment of said property.

2023 Assessed Value:

Land \$ 39,100 Building(s) \$ _____ Total \$ 39,100

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? February 2015
- B. What was the full consideration/price? 14,950
- C. Did this price include any furniture/ fixtures? If so, List approximate value \$ _____
- D. What do you consider the market value?
Land \$ 57,100 Bldg \$ _____ Total \$ 57,100
- E. Have you ever offered this property for sale in the past two years? Yes No
If yes, with who and for how much? Petersburg Properties - 57,100
- F. Have you ever received an offer? Price/when NO
- G. Have you had the property appraised in the past 2 years? \$ NO
- H. How much is the property insured for? \$ _____

3. There is an error or omission on the assessment of this property for the following reason(s):
.Please see attached.

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

Print Name: John Jensen Phone #: 907-772-4635

Email: jjomasou@gmail.com

Sign here:  Date: 3/29/23

March 29, 2023

Parcel #04-010-140; Lot #13

3. There is an error or omission on the assessment of this property for the following reasons.

28.5% increase in assessed value.

1. 5.98 acres.
2. 70% property is boggy.
3. Limited road access; roadway was decommissioned by the US Forest Service-1992.
4. No improvements have been made to the property, there are no borough services, this is remote recreational property and therefore should not be on par with properties in Petersburg, in determining an increase in valuation. This is a different real estate market than property found in Petersburg, with very limited public interest.
5. Assessment notice states increase will be **15% on average**, 28.5% is excessive.
6. This property on the main road has been for sale since 2017.

To: 2023 Board of Equalization

From: Michael C Renfro, Assessor
Martins Onskulis, Assessor

Re: Appeal 2023-55; 58; 59; 60; 61; 62; 63; 64; 65; 66

Property Owner: Jonh Jensen; Pam Jensen or Geroge Doyle (JHD Real Estate Investments LLC)

Accounts: 04-010-185 (55); 04-010-110 (58); 04-010-125 (59); 04-010-130 (60); 04-010-135 (61); 04-010-095 (62); 04-010-100 (63); 04-010-140 (64); 04-010-145 (65); 04-010-180 (66)

Date of Assessment: 1/1/2023

Hearing Date: 4/17/2023

2023 Assessed Value: 04-010-185 – Land \$29,500
04-010-110 – Land \$37,700
04-010-125 – Land \$22,500
04-010-130 – Land \$87,600
04-010-135 – Land \$39,400
04-010-095 – Land \$40,800
04-010-100 – Land \$40,400
04-010-140 – Land \$39,100
04-010-145 – Land \$37,700
04-010-180 – Land \$33,300

Purpose of Report:

- Validation of the 2023 assessed value of the subject property generated by the mass appraisal process and confirmed using sales ratio studies.

Introduction:

- The subject property is located in Ramstead Homestead
- All appealed parcels are large lots 200,000 or more sf valued at \$0.15 per sf.

Basis of the Appeal:

- No evidence that would support unequal; excessive; improper or undervalued assessment.

Concerns brought forth by the appellant:

- Taxes went up; limited access; no improvements; etc.

Assessor comments:

- Recommended adjusting value to lot 10; no value change for other lots.

Recommendation:

- Uphold the 2023 Assessed Value for all lots; except lot 10 – adjust value for lot 10 to \$5,000.

Attachments:

- Location of Subject property
- Recent Sales

04-010-085	11/16/2021	\$ 36,300.00	\$ 44,000	82.50%
04-010-120	10/8/2021	\$ 70,100.00	\$ 46,800	149.79%
04-010-115	10/12/2021	\$ 64,700.00	\$ 70,000.00	92.43%
04-010-175	10/25/2021	\$ 38,900.00	\$ 65,450	59.43%
04-010-155	11/1/2021	\$ 63,600.00	\$ 74,950.00	84.86%
04-010-160	11/1/2021	\$ 45,500.00	\$ 89,000.00	51.12%
04-010-165	7/13/2022	\$ 41,900.00	\$ 84,000	49.88%



04010095
\$40,800

04010110
\$37,700

04010100
\$40,400

04010125
\$22,500

04010135
\$39,400

04010140
\$39,100

04010130
\$87,600

04010145
\$37,700

04010180
\$33,300

04010185
\$29,500

CURRENT OWNER	Property Identification			
JHD REAL ESTATE INVESTMENTS LLC PO BOX 681 PETERSBURG AK 99833-0681	Parcel	<input type="text" value="04-010-140"/>	Us	<input type="text" value="V - Vacant Land"/>
	City	<input type="text"/>	Building	<input type="text"/>
	Mobile Home	<input type="text"/>	Service	<input type="text" value="0"/>

Property Information					
Improvement	<input type="text"/>	Year Built	<input type="text"/>	Land	<input type="text" value="260,489"/> <input type="text" value="SF"/>
Basement	<input type="text"/>	Effective Age	<input type="text"/>	Zone	<input type="text"/>
Garage	<input type="text"/>	Taxable	<input type="text" value="Fee Simple"/>		

Legal Description					
Plat #	<input type="text" value="2016-12"/>	Lot #	<input type="text" value="13"/>	Block	<input type="text"/>
Tract	<input type="text"/>	Doc #	<input type="text" value="2016-000367-0"/>		Rec. District
					<input type="text" value="Petersburg - 110"/>
Describe:	<input type="text"/>				Date recorded:
<input type="text"/>					

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2023	Fee Simple	\$39,100		\$39,100	\$0	\$39,100	
2022	Fee Simple	\$30,500		\$30,500	\$0	\$30,500	
2021	Fee Simple	\$30,500		\$30,500	\$0	\$30,500	
2020	Fee Simple	\$30,500		\$30,500	\$0	\$30,500	

NOTES
2/10/2023 - Land Value Review. MO

LAND DETAIL

Market Neighborhood Site Area **260,489 SF** Topo Vegetatio

Access **Water/Air** Frontage Ft View **Beneficial** Soil

Utilities Typical Water Sewer Telephone Electric All None LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	260,489	SF x \$0.15		= \$39,073	
		SF x		=	
		SF x		=	
		SF x		=	
		SF x		=	
Total	260,489	SF	Fee Value:	\$39,100	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value	Total Residenc
Income Value = NOI Ratio = NOI / =	Total Commercia
Comments <input type="text"/>	Other
	Total Improvement
	Land & Site imp \$39,100
	Total Property Valu \$39,100