

Appeal 2023-57

Lenore Mathisen

Parcel 01-001-270

717 Wrangell Ave

RECEIVED
MAR 31 2023
PETERSBURG BOROUGH

2023-57

Petersburg Borough
Petition for Adjustment of Assessed Valuation
Real Property

Date Filed: 03/31/23

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 1000276.00 01-001-270

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

2023 Assessed Value:

Land \$ 81,200 Building(s) \$ 141,800 Total \$ 223,000

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? Inherited in 2001
- B. What was the full consideration/price? Did not buy
- C. Did this price include any furniture/ fixtures? If so, List approximate value \$ unknown
- D. What do you consider the market value?
Land \$ 81,200 Bldg \$ 118,200 Total \$ 199,400
- E. Have you ever offered this property for sale in the past two years? Yes No
If yes, with who and for how much? _____
- F. Have you ever received an offer? Price/when No
- G. Have you had the property appraised in the past 2 years? \$ Appraised in 2013
- H. How much is the property insured for? \$ Replacement value 404,000
This includes removal of all structures on property

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

Property Tax raised by over 20%
Please see attached list of omissions
I will be south for cancer care on April 17th

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

Print Name: Lenore Mathisen Phone #: 907-518-1554
Email: lenore.Gaptalaska.net

prefer
call or
text

Sign here: Lenore Mathisen Date: 03/31/23

Home was built in 1947 by my father.

1 1/2 stories, 3 bed, 1 1/2 bath

He did some remodeling in the 1970's

House is not energy efficient

Many original windows, 1940's. Rest are 1970's.

House built on pilings on muskeg. It doesn't have a basement. It has skirting, no insulation, and mostly crawl space. You can only stand up in the front. More pilings need to be replaced.

Upper 1/2 story is half unfinished attic. It is not insulated. The chimney is floating and falling through house. It needs to be removed. Roof is leaking.

Kitchen is small and needs remodeling.

The front porch is cement that is cracked and splitting, needs to be replaced.

Garage has a dirt floor, one car, other half is storage.

House was appraised in 2013, by the bank, for \$185,000 - price includes property.

I will be 71 in April. Because family (brother) is living in the house, rent free, I have been paying full property tax even though only property I own. Brother will inherit.

To: 2023 Board of Equalization
From: Michael C Renfro, Assessor
Martins Onskulis, Assessor
Re: Appeal 2023-57
Property Owner: Lenore Mathisen
Account: 01-001-270
Date of Assessment: 1/1/2023
Hearing Date: 4/17/2023
2023 Assessed Value: Buildings: \$141,800
Land: \$81,200
Total: \$223,000

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 717 Wrangell Ave
- The subject property is 1.5 story 2,171 SF + Attached Garage 425 Sf.

Basis of the Appeal:

- See attached appeal.

Concerns brought forth by the appellant:

- See attached appeal.

Assessor comments:

- Assessor is working on resolving property appeal.

Recommendation:

- Uphold the 2023 Assessed Value of \$81,200 for the land, \$141,800 for buildings, for a total assessed value of \$223,000. (Subject to change)

Attachments:

- Photo of property.





717 Wrangell Ave.

Parcel# 1000276.00
Property Type Residential



LEGAL [Show All](#)
S 1/2 24 & all 25
Bk 80
USS 1252

Owner Mathisen Lenore Energy
MATHISEN KLARA B. Gar

CURRENT OWNER

Property Identification

LENORE MATHISEN
PO BOX 1061 PETERSBURG AK 99833-1061

Parcel	01-001-270	Us	R - Residential
City		Property	SFR
Mobile Home		Service	S

Property Information

Improvement	2,171 SF	Year Built	1947	Land	11,250 SF
Basement		Effective Age		Zone	SF
Garage	425 SF	Taxable	Fee Simple		

Legal Description

Plat # 66-38 Lot # 25A Block 80 Tract Doc # 1966-000038-0 Rec. District Petersburg - 110
Describe: MLC 2013-000576-0 Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2023	Fee Simple	\$81,200	\$141,800	\$223,000	\$0	\$223,000	Res +20%
2022	Fee Simple	\$72,500	\$118,200	\$190,700	\$0	\$190,700	
2021	Fee Simple	\$72,500	\$118,200	\$190,700	\$0	\$190,700	
2020	Fee Simple	\$72,500	\$118,200	\$190,700	\$0	\$190,700	Res +3%

NOTES

LAND DETAIL

Market Neighborhood Site Area **11,250** **SF** Topo **Typical** Vegetatio **Typical**

Access **Public road** Frontage **Ft** View **Beneficial** Soil **Typical**

Utilities Typical Water Sewer Telephone Electric All None LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	11,250	SF x \$7.22		= \$81,225	
		SF x		=	
		SF x		=	
		SF x		=	
Total	11,250	SF	Fee Value:	\$81,200	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$223,000/2,171 SF Indicates \$102.72 Value/SF GBA	Total Residential \$141,800
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other
	Total Improvement \$141,800
	Land & Site imp \$81,200
	Total Property Value \$223,000

RESIDENTIAL

Descriptio Main House	Property SFR	Design 1.5 Fin	Bedrooms 3
Qualit Q4 -	Plumbing Fixtures -	Energy Typical	Bathrooms 1.5
Roof <input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other			Other Rooms 3
Exterior <input type="checkbox"/> Typical <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Other			Total Rooms 7.5
Foundatio <input type="checkbox"/> Typical <input type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Piling <input type="checkbox"/> Other			Year Built 1947
Heat Fuel <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other			Effective age <input type="text"/>
Heat Type <input type="checkbox"/> Typical <input checked="" type="checkbox"/> BB <input type="checkbox"/> Space Heater <input type="checkbox"/> Radiant <input type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other			Total Life <input type="text"/>
Interior <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other			Condition <input type="text"/>
Floor <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Slab <input type="checkbox"/> Plywood <input type="checkbox"/> Carpet <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood - Laminate <input type="checkbox"/> Other			Effective age Status <input type="text"/>
Extra Lump Sums Wood Stove \$1200			Total \$1,200
Porches, Deck 88SF Covered Porch 50SF			Total \$3,436

Garage

Built-in SF Basement Garage SF Attached **425** SF Detached SF Carport SF Finished SF

Comments

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Unit Value	RCN	% Good	Net Value	
1.5 Fin Hous	Finished	2,171 SF	\$90.70	1.55	\$140.59	\$305,210	42%	\$128,188
Garage Attached	Finished	425 SF	\$32.45	1.55	\$50.30	\$21,376	42%	\$8,978
		SF						
		SF						
		SF						

Additional Adjustment

Lump Sum Total

\$4,636

Main House **Tota**

\$141,800

Comments