

Appeal 2023-38

Richard Wikan

Parcel 04-010-175

**Point Agassiz (Lot 20
Ramstead)**

RECEIVED
MAR 30 2023
PETERSBURG BOROUGH

2023-38

Petersburg Borough
Petition for Adjustment of Assessed Valuation
Real Property

Date Filed: 3-29-2023

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 04-010-175

1. I, Richard Wikan, representing Richard Wikan, the owner of the above identified property, hereby request the Assessor review the assessment of said property.

2023 Assessed Value:

Land \$ 38,900 Building(s) \$ 0 Total \$ 38,900

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? 12/21
- B. What was the full consideration/price? _____
- C. Did this price include any furniture/ fixtures? If so, List approximate value \$ 0
- D. What do you consider the market value?
Land \$ 28,000 Bldg \$ 0 Total \$ 28,000
- 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? \$ No
- H. How much is the property insured for? \$ 0

3. There is an error or omission on the assessment of this property for the following reason(s):
Tax went up 75% There are zero services over there, I paid up a bit because it borders family land. There are several lots that have been on the market for years.

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

Print Name: Richard Wikan Phone #: 907-518-1720

Email: rickandjakob@gmail.com

Sign here: [Signature] Date: 3-29-2023

To: 2023 Board of Equalization
From: Michael C Renfro, Assessor
Martins Onskulis, Assessor
Re: Appeal 2023-38
Property Owner: Richard Wikan
Account: 04-010-175
Date of Assessment: 1/1/2023
Hearing Date: 4/17/2023
2023 Assessed Value: Buildings: -
Land: \$38,900
Total: \$38,900

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
- The subject parcel is 259,182 SF valued at \$0.15.

Basis of the Appeal:

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

Concerns brought forth by the appellant:

- Taxes went up; no services; paid more for the land because it border family lots.

Assessor comments:

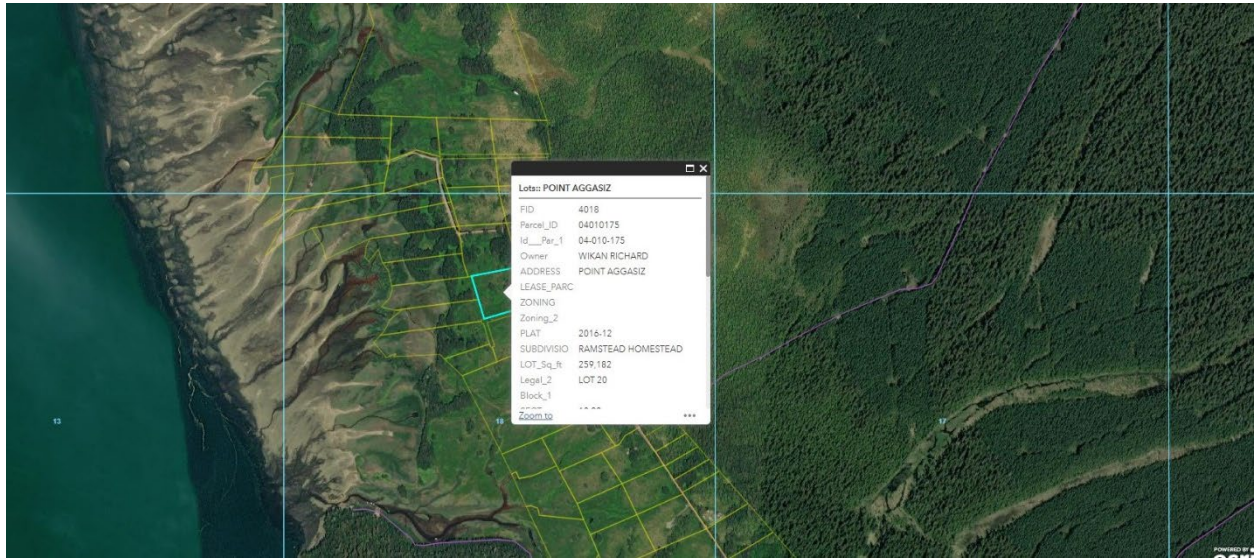
- Recommended no change on land valuation – see attached email.

Recommendation:

- Uphold the 2023 Assessed Value of \$38,900 for the land, for a total assessed value of \$38,900.

Attachments:

- Location of Subject property
- Email communication with property owner
- 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%

From: mrenfro@appraisalalaska.com
Sent: Wednesday, April 12, 2023 4:15 PM
To: rickandjakob@gmail.com
Subject: Appeal 2023-38

Rick,

We have received your appeal form stating your concerns regarding the value of your property and the increase in the assessed value of the property. In accordance with your request, We have reviewed the record of your property for accuracy and equitability.

Please be advised that properties are assessed based upon the current market as required by Alaska Statute 29.45.110. In order to follow the requirements of title 29.45.110 this office gathers and analyzes sales information of all types of properties to determine the measures of central tendency for assessment purposes. In reviewing sales prices, over time the sale prices have increased.

I agree there are a number of listings for lots that have been on the market for a long time, 500 to 600 days or more. These lots are in the \$10,000 to \$27,900 per acre price range. Sales of lots in the area of your lot have been in the \$8,000 to \$12,787 per acre range. The assessed value of \$6550 per acre reflects your lots location and topography. It is valued similar to other lots in the area. We recommend no change in value.

Appeal 2023-38 Pt Aggasiz

Recommend No Change

Land \$38,900

Improvements 0

Total \$38,900

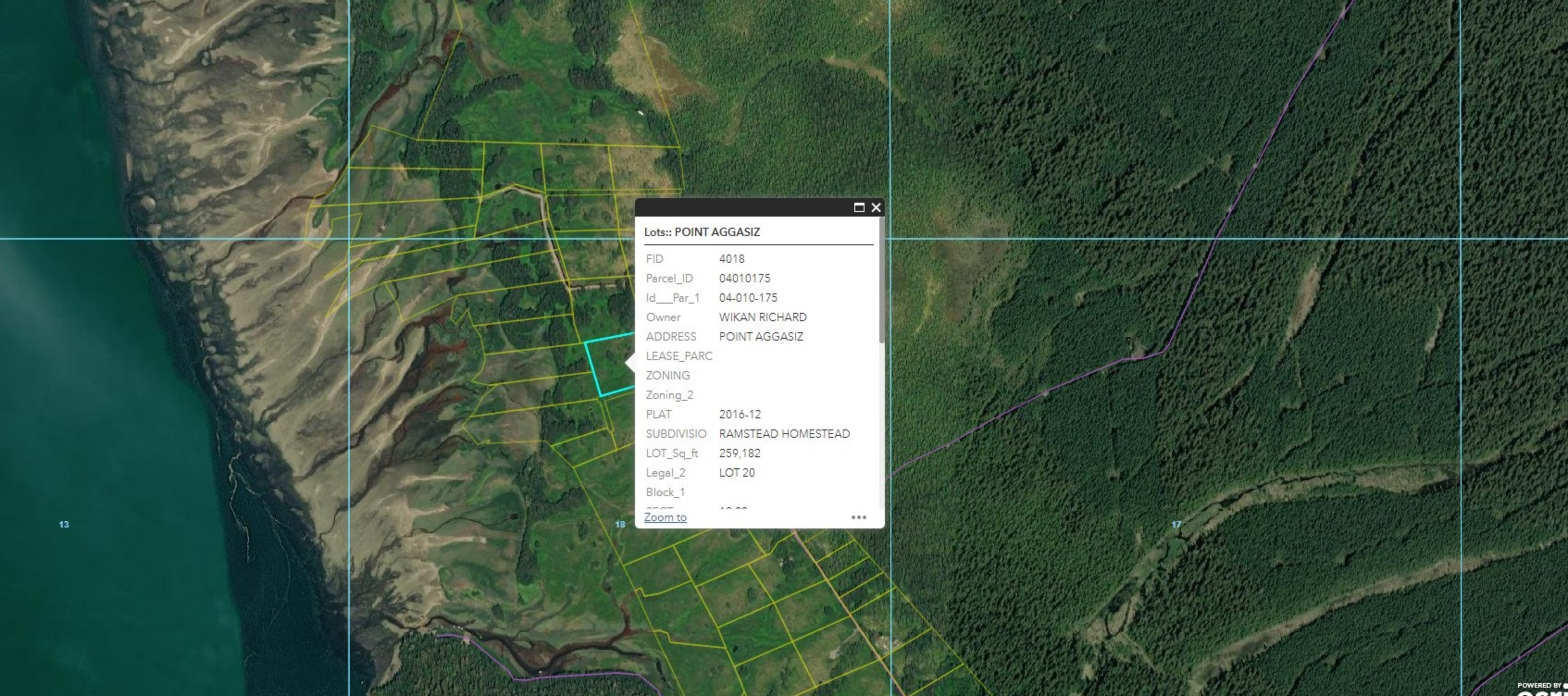
Please respond to this email if agree or disagree with the assessed value.

Thank you,

Michael C. Renfro email mrenfro@apcoak.com Phone 907-227-0807

Assessor

Petersburg Borough



Lots:: POINT AGGASIZ

FID	4018
Parcel_ID	04010175
Id__Par_1	04-010-175
Owner	WIKAN RICHARD
ADDRESS	POINT AGGASIZ
LEASE_PARC	
ZONING	
Zoning_2	
PLAT	2016-12
SUBDIVISIO	RAMSTEAD HOMESTEAD
LOT_Sq_ft	259,182
Legal_2	LOT 20
Block_1	
Zoom to	...



113 Point Agassiz Highway
Petersburg, AK

\$59,800

0 Beds, **0** Bath

Lot **5.00** ac

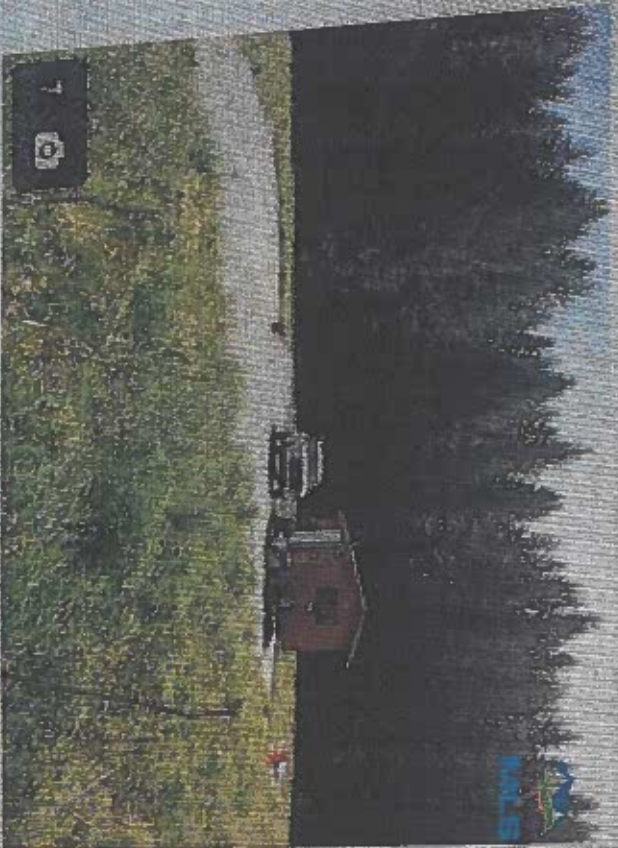
Listing Office: Petersburg Properties, LLC
MLS **20-14368**
926 Days on Market

105 Seow Bay Loop Road
Petersburg, AK

\$165,000



MLS 22-1436
408 Days on Market



115 Schoolhouse Subdivision
Petersburg, AK

\$87,500

0 Beds, 0 Bath

Lot 3.00 ac

Listing Office: Anchor Properties

MLS 21-16964

502 Days on Market

179 Mirkof Highway
Petersburg, AK

\$68,500

0 Beds, 0 Bath

Lot 43,560 sqft

Listing Office: Anchor Properties

MLS 21-15131

549 Days on Market



CURRENT OWNER	Property Identification			
RICHARD WIKAN PO BOX 1461 PETERSBURG AK 99833-1461	Parcel	04-010-175	Us	V - Vacant Land
	City		Building	
	Mobile Home		Service	O

Property Information					
Improvement		Year Built		Land	259,182 SF
Basement		Effective Age		Zone	
Garage		Taxable	Fee Simple		

Legal Description						
Plat #	2016-12	Lot #	20	Block		
		Tract		Doc #	2016-000367-0	
				Rec. District	Petersburg - 110	
Describe:					Date recorded:	

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2023	Fee Simple	\$38,900		\$38,900	\$0	\$38,900	
2022	Fee Simple	\$22,300		\$22,300	\$0	\$22,300	
2021	Fee Simple	\$22,300		\$22,300	\$0	\$22,300	
2020	Fee Simple	\$22,300		\$22,300	\$0	\$22,300	

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

LAND DETAIL

Market Neighborhood Site Area **259,182 SF** Topo **Steep** 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
	259,182	SF x \$0.15		= \$38,877	
		SF x		=	
		SF x		=	
		SF x		=	
Total	259,182	SF	Fee Value:	\$38,900	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By **Martins** Date Valued **10/22/2022**

VALUATION CHECK				FEE VALUE SUMMARY	
The Total Fee Value				Total Residential	
Income Value = NOI Ratio = NOI / =				Total Commercial	
Comments <input type="text"/>				Other	
				Total Improvement	
				Land & Site imp	\$38,900
				Total Property Value	\$38,900