

**Appeal 2023-36**

**Nicholas Ohmer**

**Parcel 01-004-010**

**613 Sandy Beach Rd**

RECEIVED  
MAR 30 2023  
PETERSBURG BOROUGH

2023-36

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

Date Filed: 3/30/23

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 01-004-010

1. I, Nicholas Ohmer, representing Nicholas and Rachel Ohmer the owner of the above identified property, hereby request the Assessor review the assessment of said property.

**2023 Assessed Value:**

Land \$ 184,800 Building(s) \$ 340,300 Total \$ 525,100

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? 7/1/22
- B. What was the full consideration/price? 350,000
- C. Did this price include any furniture/ fixtures? If so, List approximate value\$ \_\_\_\_\_
- D. What do you consider the market value?  
Land\$ 148,082 Bldg\$ 300,000 Total\$ 448,082
- 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 \_\_\_\_\_
- G. Have you had the property appraised in the past 2 years? \$ \_\_\_\_\_
- H. How much is the property insured for? \$ 483,750

3. There is an error or omission on the assessment of this property for the following reason(s):  
Land value was assessed at the highest per sq. foot of all neighbors, I've recalculated with the average of 10 neighboring properties. The House is old and has many problems that bring down value. T&E siding, failing sheetrock, the rock wall out front is failing.

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

Print Name: Nicholas Ohmer Phone #: (907) 957-2613  
Email: nohmer@hotmail.com

Sign here:  Date: 3/30/23

**For Assessor's Office Use:**

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

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

**Action by Assessor**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
*Petersburg Borough Contract Assessor*

**Adjusted 2023 Assessed Value:**

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

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

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
*Petitioner*

**To:** 2023 Board of Equalization

**From:** Michael C Renfro, Assessor  
Martins Onskulis, Assessor

**Re:** Appeal 2023-33

**Property Owner:** Nicholas Ohmer; Rachel Ohmer

**Account:** 01-004-010

**Date of Assessment:** 1/1/2023

**Hearing Date:** 4/17/2023

**2023 Assessed Value:** Buildings: \$340,300  
Land: \$184,800  
Total: \$525,100

**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 #13 Subdivision.
- The subject property is waterfront house – 4,080 SF + 832 SF detached garage.
- Property is valued as average condition built in 1986.

**Basis of the Appeal:**

- Unequal land valuation; house in need of repairs.

**Concerns brought forth by the appellant:**

- Land valued assessed higher per sf than other properties; house needs repairs.

**Assessor comments:**

- Recommended adjusting land value to reflect its smaller size in relation to surrounding waterfront lots. Based on the photos supplied the assessor agrees to adjust depreciation value of the house to reflect age and condition.

**Recommendation:**

- Adjust the 2023 Assessed Value of \$160,000 for the land, \$300,000 for the buildings, for a total assessed value of \$460,000.

**Attachments:**

- Photo of Subject property

- Email communication with property owner



**mrenfro@apcoak.com**

---

**From:** mrenfro@apcoak.com  
**Sent:** Wednesday, April 12, 2023 3:12 PM  
**To:** 'nohmer@hotmail.com'  
**Subject:** appeal 2023-26 613 Sandy Beach Road

Nicholas,

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

I agree with you that your lot is one of the smallest waterfront lots on Sandy Beach Road. After review we recommend lowering your land value to \$160,000 to reflect it's smaller size in relation to surrounding waterfront lots.

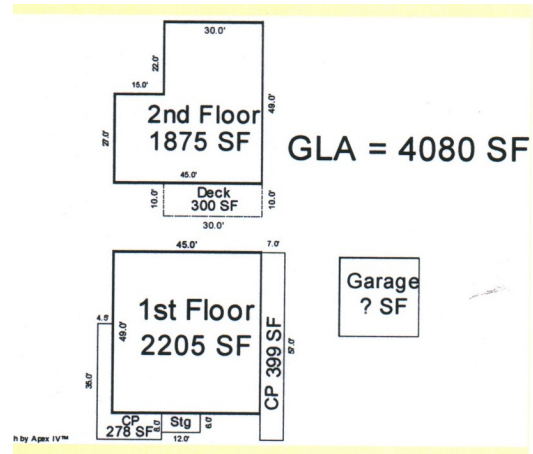
Based on the photos that you supplied we agree to adjust the depreciated value of the house to \$300,000 to reflect it's age and condition.

Appeal 2023-<sup>26</sup>~~21~~ 613 Sandy Beach

Land \$160,000  
Improvements \$300,000  
Total \$460,000

Please respond to this email as to whether you agree or disagree to the adjusted valuation

Thank you,  
Michael C. Renfro      email: [mrenfro@apcoak.com](mailto:mrenfro@apcoak.com) Phone 907-227-0807  
Assessor  
Petersburg Borough



CURRENT OWNER

NICHOLAS E OHMER  
RACHEL M OHMER  
PO BOX 2013 PETERSBURG AK 99833-2013

Property Identification

Parcel 01-004-010 Us R - Residential  
City Property Duplex  
Mobile Home Service S

Property Information

Improvement 4,080 SF Year Built 1986 Land 1 SF  
Basement Effective Age Zone SF  
Garage 832 SF Taxable Fee Simple

Legal Description

Plat # 2021-8 Lot # 3AA Block 0 Tract Doc # 2021-000540-0 Rec. District Petersburg - 110  
Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2023	Fee Simple	\$184,800	\$340,300	\$525,100	\$0	\$525,100	Res +20%
2022	Partial	\$165,000	\$283,600	\$448,600	\$150,000	\$298,600	
2021	Partial	\$175,100	\$283,600	\$458,700	\$150,000	\$308,700	
2020	Fee Simple	\$175,100	\$283,600	\$458,700	\$0	\$458,700	Res +3%

NOTES

**LAND DETAIL**

Market Neighborhood  Site Area **8,926** SF Topo **Typical** Vegetatio **Typical**

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

Utilities  Typical  Water  Sewer  Telephone  Electric  All  None LQC

Comments **12000 SF - \$165000 Base**

**SITE IMPROVEMENTS**

Site Improvements  Total

Description	Area	Unit Value	Adj.	Value	Comments
	1	SF x	\$184,800.00	= \$184,800	Plat 2021-8 LK
		SF x		=	
		SF x		=	
		SF x		=	
<b>Total</b>	1	SF	Fee Value:	\$184,800	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By  Date Inspected  Valued By  Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value <b>\$525,100/4,080 SF Indicates \$128.7 Value/SF GBA</b>	<b>Total Residential \$340,300</b>
Income Value =                      NOI Ratio                      = NOI                      /                      =	<b>Total Commercial</b>
Comments <input type="text"/>	<b>Other</b>
	<b>Total Improvement \$340,300</b>
	<b>Land &amp; Site imp \$184,800</b>
	<b>Total Property Value \$525,100</b>



RESIDENTIAL

Descriptio <b>Main House</b>	Property <b>Duplex</b>	Design <b>2 Story</b>	Bedrooms <b>6</b>
Qualit <b>Q4 -</b>	Plumbing <b>Fixtures -</b>	Energy <b>Typical</b>	Bathrooms <b>4</b>
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 <b>6</b>
Exterior <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input type="checkbox"/> Vinyl <input type="checkbox"/> Other			Total Rooms <b>16</b>
Foundatio <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input type="checkbox"/> Other			Year Built <b>1986</b>
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
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
Interior <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other			Condition
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
Extra Lump Sums <b>Wood Stove \$2500</b>			Total <b>\$2,500</b>
Porches, <b>Deck 300SF Covered Porch 677SF</b>			Total <b>\$15,926</b>

Garage

Built-in  SF Basement Garage  SF Attached  SF Detached  **832** SF Carport  SF Finished

Comments

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	4,080 SF	\$65.06 1.55	\$100.84	\$411,439	70%	\$288,008
Garage Detached	Finished	832 SF	\$33.21 1.55	\$51.48	\$42,828	70%	\$29,979
Storage	Finished	72 SF	\$49.63 1.55	\$76.93	\$5,539	70%	\$3,877
		SF					
		SF					

Additional Adjustment

Lump Sum Total

\$18,426

Main House **Tota**

\$340,300

Comments