

Appeal 2023-59

John & Pam Jensen

Parcel 04-010-125

**Point Agassiz (Lot 10
Ramstead)**

RECEIVED
MAR 31 2023
PETERSBURG BOROUGH

Petersburg Borough
Petition for Adjustment of Assessed Value
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 04-010-125 Lot 10

1. I, John Jensen, representing JHD Real Estate Investments & John Jensen, the owner of the above identified property, hereby request the Assessor review the assessment of said property.

2023 Assessed Value:

Land \$ 22,500 Building(s) \$ _____ Total \$ 22,500

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? 12/16/2022
- B. What was the full consideration/price? 5000.00
- C. Did this price include any furniture/ fixtures? If so, List approximate value \$ _____
- D. What do you consider the market value?
Land \$ 5000 Bldg \$ _____ Total \$ 5000
- 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 Yes, 5000
- 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 Pam Jensen Phone #: 907-772-4635

Email: jjomasou@gmail.com

Sign here: Pam Jensen Date: 3/29/23

March 29, 2023

Parcel #04-010-125; Lot #10

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

119% increase in assessed value and is excessive.

1. 3.44 acres: .62 – uplands; 2.82 – accreted-not buildable. *This property is set aside to provide a Public Easement - beach access for the JHD Real Estate Investment property owners. It is not for sale to the general public.*

2. Property coverage – all of the accreted land and a portion of the uplands is affected by tides @ 17'; and by storm surge.

3. An extension of a dedicated access road was built in place in 2022, to fulfill the obligation to provide access to the public. The access road was platted and was part of the sales agreement in selling Lots 8-11, it is not a private driveway.

4. No improvements have been made to the property, there are no Petersburg Borough services, this is remote recreational property and therefore should not be on par with properties in Petersburg, in determining an increase in valuation. Assessment notice states increase will be **15% on average**.

5. We do not agree with the **119% increase** of value placed on Lot 10. There is no justification or basis for such an increase. Specifically, as Lot 10 was designated as a Public Easement for the properties of JHD Real Estate Investments LLC, no increase in assessed value is warranted.

6. In consideration of the adjacent property owners of Lots 11 & 9, all agreed that the width of the easement was much greater than necessary to accommodate a public access to the beach and tidelands. The modification of Lot 10 was intended to narrow the size and use of the access between the two private properties to help maintain privacy; and will be maintained as a buffer to the public access and is unavailable for free public use.

7. The larger portion of Lot 10 was sold to the owner of Lot 11 (John Jensen – JHD partner) for less than half of the original assessed value. Lot 10 is still a public access area, which is not a great selling point for the adjacent property owners. The easement deed is included for review.



AFTER RECORDING, RETURN TO:

JHD REAL ESTATE INVESTMENTS, LLC
PO Box 681
Petersburg, AK 99833

EASEMENT DEED

The Grantor, **JHD REAL ESTATE INVESTMENTS, LLC** of PO Box 681, Petersburg, AK 99833 for and in consideration of ZERO DOLLARS (\$0.00) and NO TAXABLE CONSIDERATION, and other good and sufficient considerations, the receipt of which is hereby acknowledged, the undersigned Grantor hereby grants and conveys unto **DEREK THYNES and JENNIFER THYNES** of PO Box 1624, Petersburg, AK 99833, **SANDRA R. MEEKS and PHILLIP E. MEEKS** of PO BOX 1514, Petersburg, AK 99833, **DARBY MATTINGLY and NICHOLE MATTINGLY** of PO BOX 783, Petersburg, AK 99833, **ANDREW BENJAMIN THURSTON** of 1138 Westchester Drive, Tempe, AZ 85283, **RICHARD WIKAN** of PO BOX 1461, Petersburg, AK 99833, **SIGMUND K. BURRELL AND AMBRE R. BURRELL** of PO BOX 2070, Petersburg, AK 99833, **4 & 4 RENTALS, LLC** of PO BOX 1952, Petersburg, AK 99833, **DANIEL TUCKER and JESSICA SIMONE** of PO BOX 1327, Petersburg, AK 99833, **JESSE and CALLI WEST** of PO BOX 1786, Petersburg, AK 99833 and **JHD REAL ESTATE INVESTMENTS, LLC** of P.O. Box 681, Petersburg, AK 99833 the following described easement.

The land subject to this Easement is located in Petersburg Borough, Alaska and is more particularly designated as a Ten foot (10) Private Access Easement extending to the Mean High Water 14.5 Feet (MHW 14.5) feet on the Lot 10 side of the property line dividing Lots 9 and 10. Beginning at the northeast corner Lot 10 of Elderberry Road as set forth in a certain plat entitled Ramstead Homestead Subdivision Plat No. 2016-12, Records of the Petersburg Recording District, First Judicial District, State of Alaska.

Easement Use

This easement is for access purposes only. Motorized vehicles restricted to the hours between 8 a.m. and 8 p.m.

Exclusiveness of Easement

The easement rights and privileges granted by this easement are exclusive to the owners and or occupants of Lots 1 through 26, and the Grantors covenant not to convey any other easement or conflicting rights within the area covered by this easement deed.

Perpetuity of Easement

The substance of this easement deed is covenants that run with the land. That is, the covenants are intended to be binding on future owners and interest holders of the above-described properties that are served by the easement and through which the easement passes.

Dated this 12th day of July, ²⁰²² 2024.

GRANTOR: JHD REAL ESTATE INVESTMENTS, LLC

By: John E Jensen
John Jensen, Member

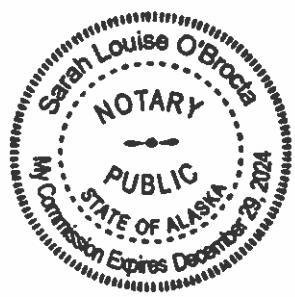
By: Pamela Jensen
Pamela Jensen, Member



NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA)
)
FIRST JUDICIAL DISTRICT) SS.

The foregoing instrument was acknowledged before me this 12th day of ~~June~~^{July}, 2022, by John Jensen and Pamela Jensen.



Sarah Louise O'Brota
Notary Public in and for Alaska
My Commission
Expires: 12/29/24

ALASKA ESCROW & TITLE INSURANCE AGENCY, INC. IS RECORDING THIS DOCUMENT AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EFFECT, IF ANY, ON THE TITLE OF THE ESTATE HEREIN NOR HAS AN EXAMINATION BEEN MADE AS TO STATUS OF PROPERTY DESCRIBED HEREIN. DOCUMENT CONTENT IS BEING RECORDED AS PRESENTED AND NOT ALTERED IN ANY WAY.



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			
JOHN JENSEN PAMELA JENSEN PO BOX 681 PETERSBURG AK 99833-0681	Parcel	04-010-125	Us	V - Vacant Land
	City		Building	
	Mobile Home		Service	O

Property Information					
Improvement		Year Built		Land	149,846 SF
Basement		Effective Age		Zone	
Garage		Taxable	Fee Simple		

Legal Description											
Plat #	2016-12	Lot #	10	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	\$22,500		\$22,500	\$0	\$22,500	
2022	Fee Simple	\$10,300		\$10,300	\$0	\$10,300	
2021	Fee Simple	\$10,300		\$10,300	\$0	\$10,300	
2020	Fee Simple	\$10,300		\$10,300	\$0	\$10,300	

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

LAND DETAIL

Market Neighborhood Site Area **149,846 SF** Topo **Steep** Vegetatio

Access 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
	149,846	SF x \$0.15		= \$22,477	
		SF x		=	
		SF x		=	
		SF x		=	
Total	149,846	SF	Fee Value:	\$22,500	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

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	\$22,500
				Total Property Value	\$22,500