

Appeal 2023-49

Brandi Thynes

Parcel 01-002-351

1017 Valkyrie St

RECEIVED
MAR 31 2023
PETERSBURG BOROUGH

Petersburg Borough
Petition for Adjustment of Assessed Value
Real Property

Date Filed: 3/31/23

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 01-002-351

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

2023 Assessed Value:

Land \$ 74,100 Building(s) \$ 215,200 Total \$ 289,300

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? June 2015
- B. What was the full consideration/price? 285,000
- C. Did this price include any furniture/ fixtures? If so, List approximate value \$ no
- D. What do you consider the market value?
Land \$ 66,200 Bldg \$ 179,300 Total \$ 245,500
- 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? \$ yes (can't find appraiser)
- H. How much is the property insured for? \$ 397,200

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

This house was purchased only 7 years ago for 285K, The market and economy are headed down not up. The value of this house has not gone up 18%.

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

Print Name: Brandi Thynes Phone #: (907) 518-4070
Email: brandi.r.thynes@yahoo.com

Sign here: Brandi Thynes Date: 3/31/23

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 2023-49
Property Owner: Brandi Thynes
Account: 01-002-351
Date of Assessment: 1/1/2023
Hearing Date: 4/17/2023
2023 Assessed Value: Buildings: \$215,200
Land: \$74,100
Total: \$289,300

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 on 1017 Valkyrie St.
- The subject property is SFR – 2,148 SF + 720 SF Built-In Garage.
- Property is valued as average condition built in 1980 - estimated.

Basis of the Appeal:

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

Concerns brought forth by the appellant:

- Property was purchased 7 years ago for \$285,000 – economy is not doing well; values decreasing.

Assessor comments:

- Recommended no change for the assessed value. Property owner did not provide any evidence that assessed value would be unequal; excessive; improper or undervalued assessment.

Recommendation:

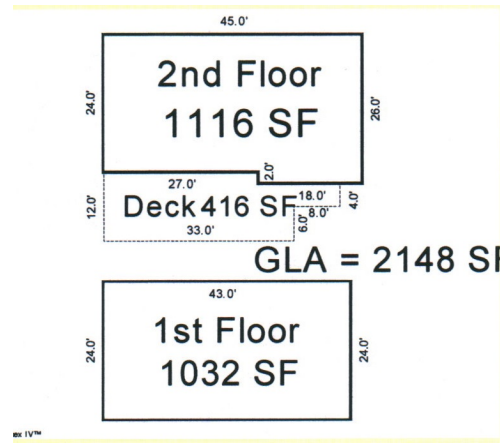
- Uphold the 2023 Assessed Value of \$74,100 for the land, \$215,200 for the buildings, for a total assessed value of \$289,300.

Attachments:

- Photo of Subject property



1017 Valkyrie St.



CURRENT OWNER

BRANDI R THYNES
PO BOX 1038 PETERSBURG AK 99833-1038

Property Identification

Parcel	01-002-351	Us	R - Residential
City		Property	SFR
Mobile Home		Service	S

Property Information

Improvement	2,148 SF	Year Built	1980	Estimated	Land	14,700	SF
Basement		Effective Age			Zone	SF	
Garage	720 SF	Taxable	Fee Simple				

Legal Description

Plat # 66-38 Lot # 6A Block 96 Tract Doc # 1966-000038-0 Rec. District Petersburg - 110

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2023	Fee Simple	\$74,100	\$215,200	\$289,300	\$0	\$289,300	Res +20%
2022	Fee Simple	\$66,200	\$179,300	\$245,500	\$0	\$245,500	
2021	Fee Simple	\$66,200	\$179,300	\$245,500	\$0	\$245,500	
2020	Fee Simple	\$66,200	\$179,300	\$245,500	\$0	\$245,500	Res +3%

NOTES

Empty text area for notes.

LAND DETAIL

Market Neighborhood Site Area **14,700** **SF** Topo **Typical** Vegetatio **Typical**

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

Utilities Typical Water Sewer Telephone Electric All None LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	14,700	SF x \$5.04		= \$74,088	
		SF x		=	
		SF x		=	
		SF x		=	
Total	14,700	SF	Fee Value:	\$74,100	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$289,300/2,148 SF Indicates \$134.68 Value/SF GBA	Total Residential \$215,200
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other
	Total Improvement \$215,200
	Land & Site imp \$74,100
	Total Property Value \$289,300

RESIDENTIAL

Descriptio Main House	Property SFR	Design 2 Story	Bedrooms 4
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 8
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 13.5
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 1980 Estimate
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			Total
Porches, Deck 416SF			Total \$5,671

Garage

Built-in 720 SF
 Basement Garage SF
 Attached SF
 Detached SF
 Carport SF
 Finished SF

Comments

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	2,148 SF	\$91.11 1.55	\$141.22	\$303,342	63%	\$191,105
Garage Built-in	Finished	720 SF	\$26.18 1.55	\$40.58	\$29,217	63%	\$18,407
		SF					
		SF					
		SF					

Additional Adjustment

Lump Sum Total

\$5,671

Main House **Tota**

\$215,200

Comments