

Appeal 2023-32

Shelyn Marie Bell

Parcel 02-041-100

998 Mitkof Hwy

RECEIVED
MAR 28 2023
PETERSBURG BOROUGH

2023-32

Petersburg Borough
Petition for Adjustment of Assessed Valuat
Real Property

Date Filed: March 28, 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 02-041-100

1. I, Shelyn Marie Bell, representing Michael & Shelyn Bell, the owner of the above identified property, hereby request the Assessor review the assessment of said property.

2023 Assessed Value:

Land \$ 94,100 Building(s) \$ 341,200 Total \$ 435,500

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? March 26, 2004
- B. What was the full consideration/price? 65,280 (Land Only)
- C. Did this price include any furniture/ fixtures? If so, List approximate value \$ NO
- D. What do you consider the market value?
Land \$ 78,400 Bldg \$ 284,400 Total \$ 362,800
- 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? \$ 350,000

3. There is an error or omission on the assessment of this property for the following reason(s):
I spoke to Assessor Arne Erickson and explained to him all of the issues we are having with the land as well as th
house and we had a \$72, 500 increase since last year and the assessors were not aware of any of this issues. He
encouraged me to document all of this as I will do on a separate page. Please see the attached page for specific
information regarding our property, house and otherwise. Thank you for your consideration.

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

Print Name: Shelyn M. Bell Phone #: 907-518-1510

Email: shelynbell@gmail.com

Sign here: Shelyn M Bell Date: March 28, 2023

To: 2023 Board of Equalization
From: Michael C Renfro, Assessor
Martins Onskulis, Assessor
Re: Appeal 2023-32
Property Owner: Shelyn Marie Bell
Account: 02-041-100
Date of Assessment: 1/1/2023
Hearing Date: 4/17/2023
2023 Assessed Value: Buildings: \$341,200
Land: \$94,100
Total: \$435,300

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 Falls Creek Subdivision.
- The subject property is waterfront house – 1,928 SF + carport; storage and shop.
- Property is valued as average condition.

Basis of the Appeal:

- Requested Site Visit.

Concerns brought forth by the appellant:

- Requested Site Visit.

Assessor comments:

- No recommendation as of now.

Recommendation:

- Uphold the 2023 Assessed Value of \$94,100 for the land, \$341,200 for the buildings, for a total assessed value of \$435,300. (Subject to change due to field inspection)

Attachments:

- Photo of Subject property



March 27, 2023

RE: Appeal of property assessment Parcel # 02-041-100 Lot 10 Falls Creek
Information regarding the appeal.

Michael & Shelyn Bell, 998 Mitkof Highway, PO Box 171 Petersburg, Alaska
Phone-907-772-4807 Cell- 907-518-1510

After receiving our 2023 Assessment Notice and seeing our house/land value went up \$72,500 since last year, I read the information on the Borough website and learned that I needed to consult with the Borough Assessor first. I called the number on the form and spoke with Arne Erickson. He was helpful and encouraged me to fill out the form.

We got our house "kit" from Spruce Capital Homes in Prince Rupert, Canada in 2004 after purchasing our property from an auction Mental Health in 2004. Some of the issues we are having are due to the age of the house and the other issues are due to a neighbor moving uphill from our house a couple of years ago. We never had any problems with drainage at our house until that time. We had standing water at our house and surrounding area right after they put in their driveway, dug out a place for a shop, and put in a house and a septic system that doesn't smell like it is working correctly. In the winter all the standing water freezes in our driveway, parking area, carport, and against the house. We hired Reid Brothers in 2021 for \$12,000 to dig ditches around the muskeg off of our house pad, put in culverts as the carport was flooding and driveway eroding. It didn't help the situation at all. The lawn is still saturated and never was before they built. It's saturated even with no precipitation for a week or two in the summer. We continue to add soil to our lawn and it continues to erode. In the winter the carport is like a skating rink as it warms up and then freezes again.

We are outside of service area 1 and have our own septic system and water system. Our septic system has to be pumped more often than ever due to the new amount of water in the ground.

The house is almost 20 years old and has never been painted inside. The carpets have never been replaced and has "rolls" or "wows" in every room. The linoleum

is the original as well and has burn marks after years of the floor heaters heating it up.

Our deck is made of yellow cedar and was built the same year as the house. The deck is rotting and needs to be replaced. I've taken pictures and will include although may be hard to see. The deck needs to be replaced asap as a foot could go through it and the beams below are rotting as well.

We have 20 windows in our house and every one of them has a broken seal and has fog/condensation between the glass. I had the local window guy come out two weeks ago (Jason Grone) and he said it will be at least \$1700.00 per window to replace them.

Our roof is full of moss and needs to be replaced. There is no damage on the interior due to this but that also needs to be replaced.

Comparisons with other houses in our area haven't changed like ours has. We have 3 properties total and two are raw land. With our house we looked at two of our neighbors to compare and despite their interior remodels, and landscaping there tax amounts didn't change at all from last year and they too are beach properties.

We definitely haven't made any improvements as we've been fighting issues with water, drainage, and wear and tear.

We do not agree with the increase of \$72,500 for Lot 10 since 2022. Thank you for your consideration in leaving the assessment exactly where it was in 2022.

Along with this documentation please see the photos I have attached as well. They don't do it justice but hope it helps.

Thank you for your time and consideration.

A handwritten signature in cursive script that reads "Shelyn Bell".

Shelyn Bell

Hard to see - Glass covered





Meyer

STANDING
WATER

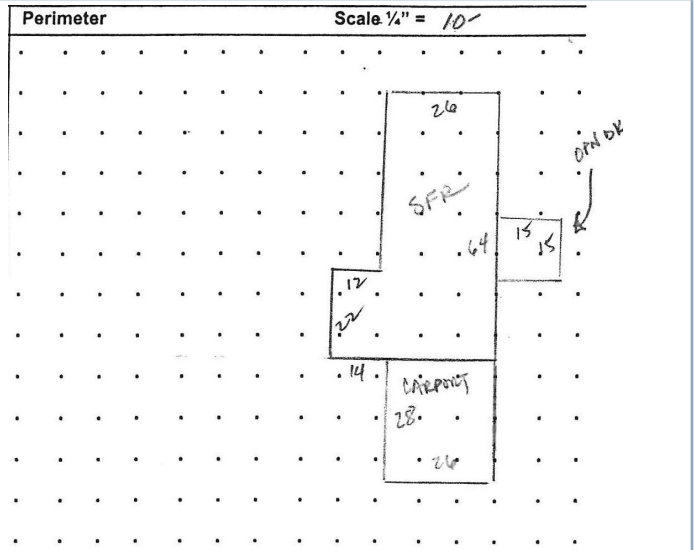
CARPORT
STEPS TO
HOUSE
STANDING
WATER











CURRENT OWNER

MICHAEL BELL
SHELYN BELL
PO BOX 171 PETERSBURG AK 99833-0171

Property Identification

Parcel	02-041-100	Us	R - Residential
City		Property	SFR
Mobile Home		Service	O

Property Information

Improvement	1,928 SF	Year Built		Land	52,272	SF
Basement		Effective Age		Zone		
Garage		Taxable	Fee Simple			

Legal Description

Plat # 2002-14 Lot # 10 Block Tract Doc # 2002-001298-0 Rec. District Petersburg - 110

Describe: Date recorded:

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2023	Fee Simple	\$94,100	\$341,200	\$435,300	\$0	\$435,300	Res +20%
2022	Fee Simple	\$78,400	\$284,400	\$362,800	\$0	\$362,800	
2021	Fee Simple	\$78,400	\$284,400	\$362,800	\$0	\$362,800	
2020	Fee Simple	\$78,400	\$284,400	\$362,800	\$0	\$362,800	+3% Res

NOTES

LAND DETAIL

Market Neighborhood Site Area **52,272** SF Topo **Level** Vegetatio **Cleared**

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

Utilities Typical Water Sewer Telephone Electric All None LQC

Comments **well/septic**

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	52,272	SF	x \$1.80	= \$94,090	
		SF	x	=	
		SF	x	=	
		SF	x	=	
Total	52,272	SF	Fee Value:	\$94,100	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$435,300/1,928 SF Indicates \$225.78 Value/SF GBA	Total Residential \$317,100
Income Value = NOI Ratio = NOI / =	Total Commercial Other \$24,100
Comments <input type="text"/>	Total Improvement \$341,200
	Land & Site imp \$94,100
	Total Property Value \$435,300

RESIDENTIAL

Descriptio Main House	Property SFR	Design 1 Story	Bedrooms <input type="text"/>
Qualit Q4 -	Plumbing <input type="text"/>	Energy <input type="text"/>	Bathrooms <input type="text"/>
Roof <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Comp <input type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other			Other Rooms <input type="text"/>
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 <input type="text"/>
Foundatior <input type="checkbox"/> Typical <input type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Piling <input type="checkbox"/> Other			Year Built <input type="text"/>
Heat Fuel <input type="checkbox"/> Typical <input 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 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 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 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 w/s \$11500			Total \$11,500
Porches, Deck 225SF			Total \$6,294

Garage

Built-in SF Basement Garage SF Attached SF Detached SF Carport **728** SF Finished

Comments

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	1,928 SF	\$118.23 1.55	\$183.26	\$353,319	80%	\$282,655
Carport	Finished	728 SF	\$18.48 1.55	\$28.64	\$20,853	80%	\$16,682
		SF					
		SF					
		SF					

Additional Adjustment

Lump Sum Total

\$17,794

Main House **Tota**

\$317,100

Comments

OTHER IMPROVEMENTS

Description	Features	Quality	Size	Units	Unit Value	RCN	% Good Ad Adj.	Net Value	
storage	Finished	Typical	512	SF	\$20.119	\$10,300.928	80%	\$8,241	
Comments				Base	\$13	Factor	?	Age	Life

Description	Features	Quality	Size	Units	Unit Value	RCN	% Good Ad Adj.	Net Value	
Shop	Finished	Typical	600	SF	\$33.046	\$19,827.6	80%	\$15,862	
Comments				Base	\$21	Factor	?	Age	Life