

**Appeal 2023-51**

**Brandi Thynes**

**Parcel 01-056-735**

**303 Mitkof Hwy A&B**

RECEIVED

MAR 31 2023

PETERSBURG BOROUGH

2023-51

Petersburg Borough
Petition for Adjustment of Assessed Val
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 01-056-735

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 \$ 28,300 Building(s) \$ 201,000 Total \$ 229,300

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? 10/2014
B. What was the full consideration/price? 215,000
C. Did this price include any furniture/ fixtures? If so, List approximate value \$ no
D. What do you consider the market value? Land \$ 25,300 Bldg \$ 167,400 Total \$ 192,700
E. Have you ever offered this property for sale in the past two years? Yes No
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? \$ 495,800

3. There is an error or omission on the assessment of this property for the following reason(s): This is an increase of 19% from last year. We are going into a recession with interest rates booming. There have been no improvements in the last several years. This year the largest construction company started building for their new location. This is not ideal for

CERTIFICATION: I hereby certify that the answers given on this application are true and correct to the residence's 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

**To:** 2023 Board of Equalization  
**From:** Michael C Renfro, Assessor  
Martins Onskulis, Assessor  
**Re:** Appeal 2023-51  
**Property Owner:** Brandi Thynes  
**Account:** 01-056-735  
**Date of Assessment:** 1/1/2023  
**Hearing Date:** 4/17/2023  
**2023 Assessed Value:** Buildings: \$201,000  
Land: \$28,300  
Total: \$229,300

**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 303 Mitkof Hwy.
- The subject property is SFR – 1,254 SF + 200 SF Detached Garage.
- Property is valued as average condition.

**Basis of the Appeal:**

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

**Concerns brought forth by the appellant:**

- Property was purchased 8 years ago for \$215,000 – 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:**

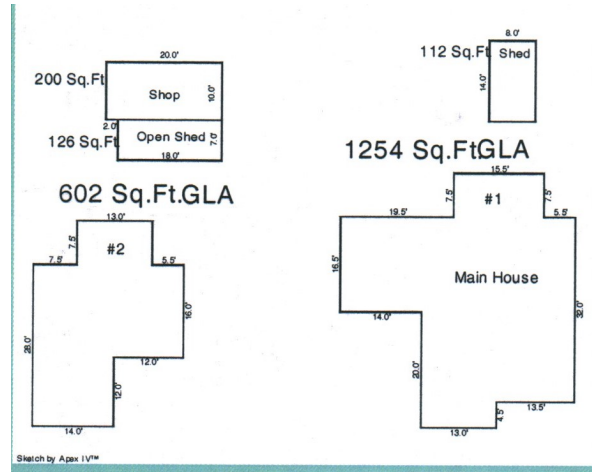
- Uphold the 2023 Assessed Value of \$28,300 for the land, \$201,000 for the buildings, for a total assessed value of \$229,300.

**Attachments:**

- Photo of Subject property



# 303A & 303B Mitkof H



**CURRENT OWNER**

**BRANDI R THYNES**  
 PO BOX 1038 PETERSBURG AK 99833-1038

**Property Identification**

Parcel	<b>01-056-735</b>	Us	<b>R - Residential</b>
City		Property	<b>SFR</b>
Mobile Home		Service	<b>S</b>

**Property Information**

Improvement	<b>1,254 SF</b>	Year Built		Land	<b>10,107</b>	<b>SF</b>
Basement		Effective Age		Zone	<b>I</b>	
Garage	<b>200 SF</b>	Taxable	<b>Fee Simple</b>			

**Legal Description**

Plat #  Lot #  Block  Tract  Doc #  Rec. District **Petersburg - 110**

Describe:  Date recorded:

**PROPERTY HISTORY**

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2023	Fee Simple	\$28,300	\$201,000	\$229,300	\$0	\$229,300	Res +20%
2022	Fee Simple	\$25,300	\$167,400	\$192,700	\$0	\$192,700	
2021	Fee Simple	\$27,000	\$167,400	\$194,400	\$0	\$194,400	
2020	Fee Simple	\$27,000	\$167,400	\$194,400	\$0	\$194,400	Res +3%

**NOTES**

**LAND DETAIL**

Market Neighborhood  Site Area **10,107** **SF** Topo **Moderate** Vegetatio **Cleared**

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

Utilities  Typical  Water  Sewer  Telephone  Electric  All  None LQC

Comments

**SITE IMPROVEMENTS**

Site Improvements  Total

Description	Area	Unit Value	Adj.	Value	Comments
	10,107	SF x \$2.80		= \$28,300	
		SF x		=	
		SF x		=	
		SF x		=	
<b>Total</b>	<b>10,107</b>	<b>SF</b>	Fee Value:	<b>\$28,300</b>	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By  Date Inspected  Valued By  Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value <b>\$229,300/1,254 SF</b> Indicates <b>\$182.85 Value/SF GBA</b>	<b>Total Residential \$201,000</b>
Income Value =                      NOI Ratio                      = NOI                      /                      =	<b>Total Commercial</b>
Comments <input type="text"/>	<b>Other</b>
	<b>Total Improvement \$201,000</b>
	<b>Land &amp; Site imp \$28,300</b>
	<b>Total Property Value \$229,300</b>

RESIDENTIAL

Descriptio	Main House	Property	SFR	Design	1.5 Fin	Bedrooms		
Qualit	Q4 -	Plumbing		Energy		Bathrooms		
						Other Rooms		
						Total Rooms		
Roof	<input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other						Year Built	
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						Effective age	
Foundatio	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input type="checkbox"/> Other						Total Life	
Heat Fuel	<input type="checkbox"/> Typical <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other						Condition	
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						Effective age Status	
Interior	<input type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other							
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							
Extra Lump Sums	sheds 2 \$4100					Total	\$4,100	
Porches,	Covered Porch 64SF					Total	\$4,643	

Garage

Built-in  SF Basement Garage  SF Attached  SF Detached  200 SF Carport  SF Finished

Comments

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Unit Value	RCN	% Good	Net Value
1.5 Fin Hous	Finished	1,254	SF \$97.11 1.55	\$150.52	\$188,753	?	\$177,239
Garage Detached	Finished	200	SF \$51.43 1.55	\$79.72	\$15,943	?	\$14,971
			SF				
			SF				
			SF				

Additional Adjustment

Lump Sum Total

\$8,743

Main House **Tota**

\$201,000

Comments