

Appeal 2023-13

Wood, Charles Ed

Parcel 01-144-070

668 Mitkof Hwy

Petersburg Borough
Petition for Adjustment of Assessed Valuation
Real Property

Date Filed: 15 March 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 01-144-070

1. I, Charles E. Wood, representing self, Suzanne (wife), Kathy (sister), the owner of the above identified property, hereby request the Assessor review the assessment of said property.

2023 Assessed Value:

Land \$ 152,300 Building(s) \$ 246,700 Total \$ 399,000

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? 1961
B. What was the full consideration/price? \$1,500 (4.96-acre lot; downsized to 2.49-acres)
C. Did this price include any furniture/ fixtures? If so, List approximate values N/A
D. What do you consider the market value?
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 N/A
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 attachment.

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

Print Name: Charles E. Wood Phone #: 907-772-3480

Email: fvtalon@icloud.com

Sign here: Charles E. Wood Date: 14 March 2023

ATTACHMENT 1 to

Petersburg Borough
Petition for Adjustment of Assessed Valuation
Real Property

To Whom It May Concern:

I (also representing my wife Suzanne, and my sister Kathy) appreciate the efforts of the Petersburg Borough property tax Assessor, and some of the difficulties involved in assessing property valuations. We are willing to pay property taxes on our Final Assessed Value. However, our jointly-owned parcel has numerous characteristics that can only be properly assessed by an on-site inspection by the Borough property Assessor.

For example, in 2019, our initial land appraisal came in at \$170,000. After an on-site inspection by the Borough property Assessor, the Assessed Land Value was revised down to \$136,000, \$34,000 below the initial pre-site visit, and \$4,000 below the prior 2005-2018 tax years (\$140,000).

We are requesting an on-site visit and reconsideration of our 2023 Property Assessment by the Petersburg Borough Assessor.

Signed,

s/

Charles E. "Ed" Wood
668 Mitkof Highway
PO Box 383
Petersburg, AK 99833
907-772-3480 (home)

To: 2023 Board of Equalization
From: Michael C Renfro, Assessor
Martins Onskulis, Assessor
Re: Appeal 2023-13
Property Owner: Charles E Wood
Account: 01-144-070
Date of Assessment: 1/1/2023
Hearing Date: 4/17/2023
2023 Assessed Value: Buildings: \$246,700
Land: \$152,300
Total: \$399,000

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 668 Mitkof Hwy.
- The subject property is waterfront house – 1,110 SF + 1,092 SF unfinished bsmt; 864 Sf detached garage and second building 840 sf.
- Property is valued as average condition built in 1970 and 1999 second house.

Basis of the Appeal:

- Requested Site Visit.

Concerns brought forth by the appellant:

- Requested Site Visit.

Assessor comments:

- No recommendation as of now.

Recommendation:

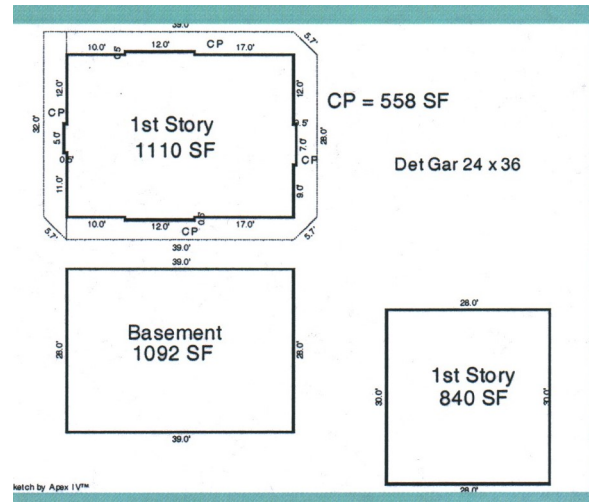
- Uphold the 2023 Assessed Value of \$152,300 for the land, \$246,700 for the buildings, for a total assessed value of \$399,000. (Subject to change due to field inspection)

Attachments:

- Photo of Subject property







CURRENT OWNER

CHARLES & SUZANNE WOOD
KATHY WOOD
 PO BOX 383 PETERSBURG AK 99833-0383

Property Identification

Parcel	01-144-070	Us	R - Residential
City		Property	SFR
Mobile Home		Service	S

Property Information

Improvement	1,950 SF	Year Built	1970	Actual	Land	1	SF
Basement	1,092 SF	Effective Age			Zone		SF
Garage	864 SF	Taxable	Partial Exempt				

Legal Description

Plat # Lot # **7 N** 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	Partial	\$152,300	\$246,700	\$399,000	\$150,000	\$249,000	Res +20%
2022	Partial	\$136,000	\$205,600	\$341,600	\$150,000	\$191,600	
2021	Partial	\$136,000	\$205,600	\$341,600	\$150,000	\$191,600	
2020	Partial	\$136,000	\$205,600	\$341,600	\$150,000	\$191,600	+3% Res

NOTES

LAND DETAIL

Market Neighborhood Site Area **108,464 SF** Topo **Moderate** Vegetatio **Brushy**

Access **Public road** 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
Site Value	1	SF x \$190,400.00	?	= \$152,320	Appeal 2019-54 Reduce land value 20% for narrow lot, steep access, and easement for benefit of 01-144 -100 (Tract B). LK 4/5/19
		SF x		=	
		SF x		=	
		SF x		=	
		SF x		=	
Total	1	SF	Fee Value:	\$152,300	

SUMMARY FEE SIMPLE VALUATION

Inspected By **lila koplín** Date Inspected **4/1/2019** Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$249,000/1,950 SF Indicates \$204.62 Value/SF GBA	Total Residential \$246,700
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other
	Total Improvement \$246,700
	Land & Site imp \$152,300
	Total Property Value \$399,000

EXEMPTION DETAIL

Status **Approved** Date Decided **2/15/2022** Date Applied **2/15/2022** PFD Qualifier **Yes**

	Land	Improvements	Total	Percent Occupied
Fee Value	\$152,300	\$246,700	\$399,000	100%
SENIOR CITIZEN	\$0	-\$150,000	-\$150,000	Comments SUZANNE WOOD 50% Exempt per split ownership
Total Exempt	\$0	-\$150,000	-\$150,000	
Taxable Value	\$152,300	\$96,700	\$249,000	

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 type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other			Other Rooms <input type="text"/>
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 <input type="text"/>
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 1970 Actual
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 checked="" 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 <input type="text"/>			Total <input type="text"/>
Porches, Covered Porch 558SF			Total \$10,355

Garage

Built-in SF Basement Garage SF Attached SF Detached **864** SF Carport SF Finished

Comments

Basement

Size **1092** Finished Size Describe

Description	Status	Area	Base Value	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	1,110 SF	\$108.66 1.55	\$168.42	\$186,950	?	\$105,374
Garage Detached	Finished	864 SF	\$31.08 1.55	\$48.17	\$41,622	?	\$23,460
Basement	Unfinishe	1,092 SF	\$24.46 1.55	\$37.91	\$41,401	?	\$23,336
		SF					
		SF					

Additional Adjustment

Lump Sum Total

\$10,355

Main House **Tota**

\$162,500

Comments

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 type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other			Other Rooms <input type="text"/>
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 <input type="text"/>
Foundation <input type="checkbox"/> Typical <input type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Piling <input type="checkbox"/> Other			Year Built 1999
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 <input type="text"/>			Total <input type="text"/>
Porches, <input type="text"/>			Total <input type="text"/>

Garage

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

Comments

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	840	SF \$112.17 1.55	\$173.86	\$146,045	?	\$82,318
shed	Finished	120	SF \$12.98 1.55	\$20.12	\$2,414	80%	\$1,931
			SF				
			SF				
			SF				

Additional Adjustment

Lump Sum Total

Main House **Tota** \$84,200

Comments