

**Appeal 2023-50**

**Brandi Thynes**

**Parcel 01-009-202**

**1309 S Nordic Dr**

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 1-009-202

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 \$ 32,500 Building(s) \$ 163,300 Total \$ 195,800

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? 9/2006
- B. What was the full consideration/price? 135,000
- C. Did this price include any furniture/ fixtures? If so, List approximate value\$ \_\_\_\_\_
- D. What do you consider the market value?  
Land\$ \_\_\_\_\_ Bldg\$ \_\_\_\_\_ Total\$ \_\_\_\_\_
- 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? \$ 240,000
- H. How much is the property insured for? \$ ~~525,000~~ 237,900

3. There is an error or omission on the assessment of this property for the following reason(s):  
No improvements have been made. Need a lot of work. The current market, direction of economy and interest rates do not reflect an 18.6% increase of value.

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

**To:** 2023 Board of Equalization  
**From:** Michael C Renfro, Assessor  
Martins Onskulis, Assessor  
**Re:** Appeal 2023-50  
**Property Owner:** Brandi Thynes  
**Account:** 01-009-202  
**Date of Assessment:** 1/1/2023  
**Hearing Date:** 4/17/2023  
**2023 Assessed Value:** Buildings: \$163,300  
Land: \$32,500  
Total: \$195,800

**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 1309 S Nordic Dr.
- The subject property is SFR – 1,093 SF.
- Property is valued as average condition built in 2006 - estimated.

**Basis of the Appeal:**

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

**Concerns brought forth by the appellant:**

- No improvements made – 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:**

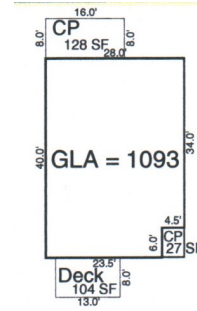
- Uphold the 2023 Assessed Value of \$32,500 for the land, \$163,300 for the buildings, for a total assessed value of \$195,800.

**Attachments:**

- Photo of Subject property



**1309 S. Nordic Dr.**



**CURRENT OWNER**

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

**Property Identification**

Parcel	01-009-202	Us	R - Residential
City		Property	SFR
Mobile Home		Service	S

**Property Information**

Improvement	1,093 SF	Year Built	2006	Land	5,278 SF
Basement		Effective Age		Zone	SF
Garage		Taxable	Fee Simple		

**Legal Description**

Plat #  Lot # **6** 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	\$32,500	\$163,300	\$195,800	\$0	\$195,800	Res +20%
2022	Fee Simple	\$29,000	\$136,000	\$165,000	\$0	\$165,000	
2021	Fee Simple	\$29,000	\$136,000	\$165,000	\$0	\$165,000	
2020	Fee Simple	\$29,000	\$136,000	\$165,000	\$0	\$165,000	Res +3%

**NOTES**

**LAND DETAIL**

Market Neighborhood  Site Area **5,278** **SF** Topo **Moderate** Vegetatio

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

Utilities  Typical  Water  Sewer  Telephone  Electric  All  None LQC

Comments

**SITE IMPROVEMENTS**

Site Improvements  Total

Description	Area	Unit Value	Adj.	Value	Comments
	5,278	SF x \$6.16		= \$32,512	
		SF x		=	
		SF x		=	
		SF x		=	
<b>Total</b>	<b>5,278</b>	<b>SF</b>	Fee Value:	<b>\$32,500</b>	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By  Date Inspected  Valued By  Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value <b>\$195,800/1,093 SF</b> Indicates <b>\$179.14 Value/SF GBA</b>	<b>Total Residential \$163,300</b>
Income Value =                      NOI Ratio                      = NOI                      /                      =	<b>Total Commercial</b>
Comments <input type="text"/>	<b>Other</b>
	<b>Total Improvement \$163,300</b>
	<b>Land &amp; Site imp \$32,500</b>
	<b>Total Property Value \$195,800</b>

RESIDENTIAL

Descriptio <b>Main House</b>	Property <b>SFR</b>	Design <b>1 Story</b>	Bedrooms <b>2</b>
Qualit <b>Q4 -</b>	Plumbing <b>Typical</b>	Energy <b>Extra</b>	Bathrooms <b>2</b>
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 <b>1</b>
Exterior <input type="checkbox"/> Typical <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Cement Fiber <input type="checkbox"/> Log <input type="checkbox"/> Vinyl <input type="checkbox"/> Other			Total Rooms <b>5</b>
Foundatio <input type="checkbox"/> Typical <input type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Piling <input type="checkbox"/> Other			Year Built <b>2006</b>
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 <b>60</b>
Interior <input type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other			Condition <b>C4 -</b>
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, <b>Deck 104SF Covered Porch 128SF</b>			Total <b>\$9,470</b>

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	1,093 SF	\$109.03	1.55	\$169.00	\$184,713	82%	\$151,465
Covered Porch	Finished	27 SF	\$67.50	1.55	\$104.63	\$2,825	82%	\$2,316
		SF						
		SF						
		SF						

Additional Adjustment

Lump Sum Total

\$9,470

Main House **Tota**

\$163,300

Comments