

Board of Equalization

Appeal #2

Parcel #: 2TOWN033050

Address: 409 3rd Avenue

Appellant: Debbie & Ronald Ackerman

Appellant's Comments: Old house replaced with new house 2002.

New Modular House \$250,000.

Assessment incorrectly shows sales date of 02/17/2017, Roof is metal (as shown in photo), not asphalt shingle and siding is vinyl not wood lap.

Appellants opinion of present market value \$410,000. |

Assessor's Comments: Sale Date is last transfer date which was 2/17/2017 putting property into a Living Trust. Changed sale date to actual sale date of 10/10/1986. Fixed roofing and siding in the database. (Roofing is more expensive than Asphalt Shingle), no value increase for this year applied. Siding is about the same.

Ran market grid using 4 sales in the downtown Skagway market of similar size as to the Subject. Market Analysis shows a range of adjusted values from \$434,350 to \$502,600 with an Average of adjusted value at \$463,325.

The Current Assessed Value is \$461,100. (AV/Mkt =99.52% of Market)

Assessor Recommendation is no change to current assessment.

MUNICIPALITY OF SKAGWAY

Petition # _____

Appt. Time _____

Petition for Adjustment of Assessed Valuation Real Property

To: Municipal Assessor

Property Description:

Lot 5 Block or Tract 33 Survey or Plat # 2015-1

Parcel # 2TOWN033050

Address of Property 409 3rd Avenue

Assessed Value: Land \$148,200 Improvement \$ 312,900 Total \$461,100

The petitioner represents that on January 1, 2023 Ron & Debbie Ackerman (name of owner)

was the owner of the above described property and hereby requests the Assessor to review and adjust the assessment, and asks that the assessed value of said property for the current year be fixed as follows:

Land \$133,200 Improvements \$272,600 Total \$ 405,800

PLEASE ANSWER THE FOLLOWING QUESTIONS:

What do you consider is the present market value of the property? \$410,000

What date was the property acquired? 1984

What was the purchase price? \$40,500

Changes made to property since purchase old house replaced with new house in 2002

Contract cost of improvements new modular house 250,000

In what manner was the property acquired? (private sale or otherwise bank loan

Has the property ever been offered for sale? No

If so, state the asking price and date

The petitioner's request for change must be based on specific reasons: There is an error or omission on the assessment of my property for the following reasons Assessment incorrectly shows sales date of 02/17/2017, roof is metal (as shown in photo) not asphalt shingle and siding is vinyl, not wood lap.

(use back of form or attachments for more room)

I declare the above statements are true Signed Debbie Ackerman Date 04/11/23

Print Name Debbie Ackerman Day Phone 907-983-2240

Evening Phone 907-612-0037 Email Address rhvssa822@gmail.com

DO NOT FILL OUT BELOW THIS LINE

Petition Received: _____, 20____

By _____, Finance Department

Action of the Assessor

Upon due consideration, I have changed the assessed value to:

Land \$ _____ Improvements \$ _____ Total \$ _____

The petitioner was informed of my decision of _____ 20 _____ (in person, by mail)

I accept the Assessor's recommendation Signed _____ Date _____

I do not agree with Assessor's recommendation and appeal to the Board of Equalization

Signed _____ Date _____ Board to Meet _____

409

3rd Avenue

Parcel Number

2TOWN033050

GIS Link ID

Property Type

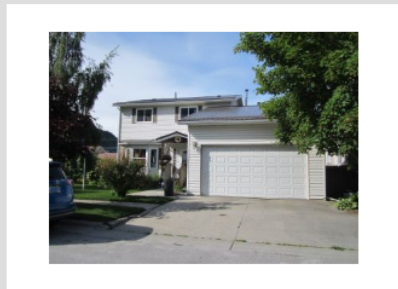
R - Residential

City*

Skagway

Customer ID

-2



Legal Lot 5A, Block 33, Plat 2015-1

Plat 2015-1 Lot 5 Block 33

Location Urban/Uplands

Waterfront No

View Territorial

Lot Size 7,500 0.17

Zoning RG

Design 2 Story

Quality Average (+)

Year Blt 2002

Eff Age 8

Condition Average (+)

Rooms

GLA 1922

Basement 0

Fin Bsmt

Functional Average

Heating OHWBB

Energy Efficient 5 Star

Garage 2 Car Gar

Garage Size 580

EP

CP 40

Dk 794

Fireplace None

Misc Shed 16x12=192sf

Roof Metal

Siding Vinyl

Foundation Concrete

Owner Ackerman Living Trust, Debbie & Ronald

Street Box 79

City/State Skagway, Alaska 99840

Sales Date 10/10/1986

Sales Price

DOT

Current Year	2023	2022	2021	2020	2019
Land	\$148,200	\$133,200	\$120,000	\$115,100	\$115,100
Buildings	\$312,900	\$272,600	\$272,600	\$301,100	\$301,100
Total	\$461,100	\$405,800	\$392,600	\$416,200	\$416,200

Previous Owner Litzenberger Clair & Lillian

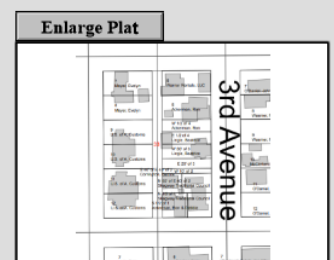
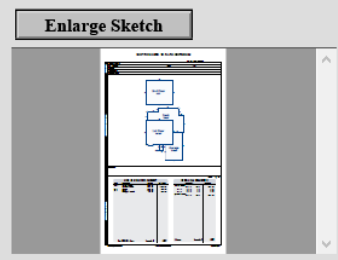
Prior Sales Date 10/10/1986

Prior Sales Price

Exempt Type

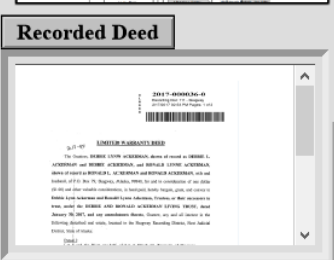
Exempt Amount

Tracking



Scan Folder

Year	Assessment	Value	Change
2019	\$115,100		
2020	\$115,100		
2021	\$120,000		
2022	\$133,200		
2023	\$148,200		



Assessment History

Cost Approach

Appeal Information

APPEAL# 2

Sales Letter

Photo's

Tax Info

Notes

ALASKA ASSESSMENT SERVICES

FEATURES	SUBJECT	COMPARABLE 1		COMPARABLE 2		COMPARABLE 3		COMPARABLE 4	
		Discription	ADJ	Discription	ADJ	Discription	ADJ	Discription	ADJ
Address	409 3rd Avenue	504 19th Street		406 1st Avenue		1900 Main Street		1803 State Street	
City	Skagway	Skagway		Skagway		Skagway		Skagway	
Sales Price		\$ 375,000.00		\$ 404,000.00		\$ 450,000.00		\$ 310,000.00	
Concessions									
Date of Sale		7/26/2021	\$15,900	9/28/2020	\$ 27,300.00	4/6/2021	\$ 22,500.00	8/31/2022	\$ 3,100.00
Location	Downtown	Downtown		Downtown		Downtown		Downtown	
Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Site	7500 sf	10000	\$ (5,000.00)	5000 sf	\$ 5,000.00	10000	\$ (5,000.00)	5000	\$ 5,000.00
View	Territorial	Territorial		Territorial		Territorial		Territorial	\$ -
Design	2 Story	1 & 1.75 Story		1&2 Story		1 Story		Manufactured	\$ 60,000.00
Quality	Average (+)	Avg-Avg(+)	\$ 10,000.00	Average	\$ 20,000.00	Average(+)		Average	\$ 20,000.00
Actual Age	2002	1970		1975		2001		1996	\$ -
Condition	Average (+)	Average	\$ 10,000.00	Average (+)		Average (+)		Average(+)	
Above Grade									
Room Count	5,3,2	6,3,2		5,3,2		5,3,2		5,3,2	
Gross Living Area	1922	2097	\$ (8,750.00)	1804	\$ 5,900.00	1766	\$ 7,800.00	1815	\$ 5,350.00
Basement	0	0	\$ -	0	\$ -	0		0	
Rooms									
Functional Utility	Average	Average		Average		Average		Average	
Heating	HWBB	OFWA		HWBB		OFWA		OFWA	
Energy Rating	Above Standard	Standard	\$ 2,500.00	Standard	\$ 2,500.00	Above Standard		Standard	\$ 2,500.00
Garage/Carport	2 Car Gar-580	None	\$ 15,000.00	None	\$ 15,000.00	2 Car Gar 672	\$ -	None	\$ 15,000.00
Porch,Deck, Etc	CP 40, Dk 794	EP 44	\$ 5,700.00	EP 32	\$ 5,900.00	CP 52, Dk 296	\$ 3,600.00	CP 206, Dk 48	\$ 3,500.00
Other Items	Shed 192	Green House	\$ (2,000.00)	FP, Shed	\$ (2,000.00)	Shed 144		Shed 192	
Other Items		None		None	\$ -	None		None	
Yard Amenities	CCDr, Lndscp	CCDr, Lndscp		GrvlDr, Lndscp,Fnc	\$ 3,000.00	CCDr, Lndsp, Fnc	\$ (2,000.00)	GrvlDr, Lndscp	\$ 5,000.00
Effective Age	8	24	\$ 16,000.00	24	\$16,000	10	\$ 2,000.00	16	\$ 8,000.00
Adjustments			\$ 59,350.00		\$ 98,600.00		\$ 28,900.00		\$ 127,450.00
Total Value			\$434,350.00		\$502,600.00		\$478,900.00		\$ 437,450.00
Market Value	Supported								\$ 463,325.00

Commercial

Comments

Comp 1 Unique styled home - Supports the low end of market value

Comp 2 Comparable appears to have sold at the upper range of market value. Subject

Comp 3 Lowest Adjustments Realistic value between Comp 2 & Comp 3.

Comp 4 Manufactured home - Supports the low end of market value



Adjustments

GLA = \$50/SF

Bsmt = \$35/SF Finished, \$25/SF Miminal Finished, \$15/SF Unfinished

2nd Houses

GLA = \$50/SF + Kitchen \$10K + Bath \$6K, 1/2 Bath \$4K

Garages

\$15,000 - 2 Car \$7,500 - 1 Car \$30,000- 4 Car

