

Board Of Equalization

- Appeal #66
- Parcel # 2TOWN101030
- Address: 303 17th Avenue, Skagway
- Appellant Lizzie B Carlson
- Appellant's Comments: It's assessed to high. Numerous Phone calls & emails to talk with appellant.
- Assessed Value: Land: \$148,500, Building \$176,300, Total \$324,800.
- Assessor's Comments: Market sales grid made with 4 comparable sales. Sales show a range of value between \$285,300 to \$375,200 with an average value of \$335,250 which is slightly higher than the current assessed value of \$324,800. Recommend no change in valuation.

MUNICIPALITY OF SKAGWAY

Petition # 66
Appt. Time _____

Petition for Adjustment of
Assessed Valuation Real Property



To: Municipal Assessor

Property Description:

Lot W/2 # 3 Block or Tract 101 Survey or Plat # ST

Parcel # 2 TOWN 101030

Address of Property 303 17th AVE

Assessed Value: Land \$ _____ Improvement \$ _____ Total \$ _____

The petitioner represents that on January 1, 2023 LIZZIE CARLSON
(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 \$ 148500 Improvements \$ 176300 Total \$ 324800

PLEASE ANSWER THE FOLLOWING QUESTIONS:

What do you consider is the present market value of the property? 287100

What date was the property acquired? 9/13/99

What was the purchase price? 22500

Changes made to property since purchase MODULAR 80000
FENCE 15000

Contract cost of improvements _____

In what manner was the property acquired? (private sale or otherwise) PRIVATE SALE

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
IT IS ASSESSED TOO HIGH

(use back of form or attachments for more room)

I declare the above statements are true Lizzie Carlson 5/8/23
Signed Date

Print Name LIZZIE CARLSON Day Phone 907-983-2683
Evening Phone 907-951-4239 Email Address lizziec@carlson.net
CELL

DO NOT FILL OUT BELOW THIS LINE

Petition Received: _____, 20____

By _____, Finance Department

Action of the Assessor

303

17th Avenue

Parcel Number

2TOWN101030

GIS Link ID

Property Type

R - Residential

City*

Skagway

Customer ID



| | | | | |
|------------|------------------------------------|----------------------------|-----------|-------------|
| Legal | W 1/2 Lot 2 & Lot 3, Block 101, ST | | Design | 1 Story |
| Plat | ST | Lot: 2-1/2 & 3, Block: 101 | Quality | Average (+) |
| Location | Urban/Uplands | | Year Blt | 1998 |
| Waterfront | No | | Eff Age | 10 |
| View | Territorial | Lot Acres | Condition | Average (+) |
| Lot Size | 7,500 | 0.17 | Rooms | |
| Zoning | RG | | GLA | 1166 |

Owner: Carlson, Lizzie B
 Street: Box 132
 City/State: Skagway, Alaska 99840

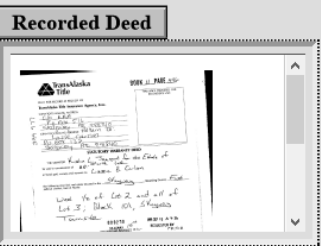
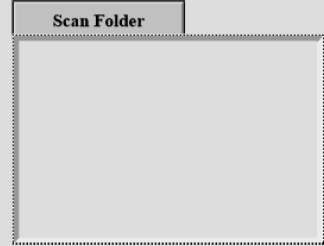
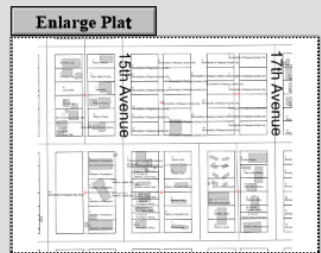
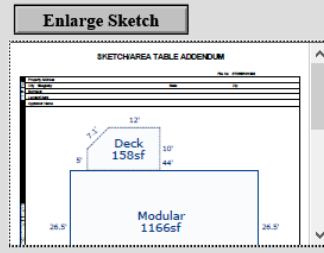
Sales Date: 09/13/1999
 Sales Price: \$22,500
 DOT: \$14,805

| Current Year | 2023 | 2022 | 2021 | 2020 | 2019 |
|--------------|-----------|-----------|-----------|-----------|-----------|
| Land | \$148,500 | \$133,500 | \$107,400 | \$107,400 | \$107,400 |
| Buildings | \$176,300 | \$153,600 | \$141,500 | \$141,500 | \$141,500 |
| Total | \$324,800 | \$287,100 | \$248,900 | \$248,900 | \$248,900 |

Functional: Average
 Heating: OFWA
 Energy Efficient: Above Average

Previous Owner: Estate of Mark Lee & Kristin Jacout
 Prior Sales Date:
 Prior Sales Price:
 Exempt Type:
 Exempt Amount:

Tracking: - - -



Notes

Assessment History
 Cost Approach

Appeal Information
 APPEAL# 66



Sales Letter
 Photo's
 Tax Info

| ALASKA ASSESSMENT SERVICES | | | | | | | | | |
|----------------------------|---------------------|-----------------|----------------|-----------------|----------------|--------------------|----------------|----------------------|---------------|
| FEATURES | SUBJECT | COMPARABLE 1 | | COMPARABLE 2 | | COMPARABLE 3 | | COMPARABLE 4 | |
| | | Description | ADJ | Description | ADJ | Description | ADJ | Description | ADJ |
| Address | 303 17th Avenue | 306 12th Avenue | | 303 16th Avenue | | 901 Spring Street | | 507 21st Avenue | |
| City | Skagway | Skagway | | Skagway | | Skagway | | Skagway | |
| Sales Price | | \$ 350,000.00 | | \$ 395,000.00 | | \$ 288,000.00 | | \$ 183,000.00 | |
| Concessions | | | | | | | | | |
| Date of Sale | | 10/21/2021 | \$12,300 | 4/13/2022 | | 3/21/2022 | | 9/16/2019 | \$ 23,300.00 |
| Location | Downtown | Downtown | | Downtown | | Downtown (-) | \$ 40,000.00 | Downtown | |
| Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 7500 | 5000 | \$ 38,500.00 | 5000 sf | \$ 38,500.00 | 5000 | \$ 38,500.00 | 5000 | \$ 38,500.00 |
| View | Territorial | Territorial | | Territorial | | Territorial | | Territorial | |
| Design | Modular | Rambler | \$ (60,000.00) | 1.5 Story | \$ (60,000.00) | 1.75 Story | \$ (60,000.00) | 1 Story | |
| Quality | Avg-Avg+ | Average | \$ 10,000.00 | Avg-Avg+ | | Average(+) | \$ (10,000.00) | Fair(+) | \$ 30,000.00 |
| Actual Age | 1998 | 1960 | | 2003 | | 1985 | | 1955 | |
| Condition | Average + | Average (+) | | Average (+) | | Average (+) | | Fair(+) | \$ 20,000.00 |
| Above Grade | | | | | | | | | |
| Room Count | 5/3/1 | 5/3/1 | | 5,3,2 | \$ (6,000.00) | 5,3,2 | \$ (6,000.00) | 5,3,1 | |
| Gross Living Area | 1166 | 1190 | \$ (1,200.00) | 1104 | \$ 3,100.00 | 1114 | \$ 2,600.00 | 1054 | \$ 5,600.00 |
| Basement | 0 | 0 | \$ - | 0 | \$ - | 0 | | 0 | |
| Rooms | | | | | | | | | |
| Functional Utility | Average | Average | | Average | | Average | | Average | |
| Heating | OFWA | OFWA | | OHWB | | OFWA | | Monitor | \$ 3,000.00 |
| Energy Rating | Above Standard | Standard | \$ 2,500.00 | Above Standard | | Standard | \$ 2,500.00 | Standard | \$ 2,500.00 |
| Garage/Carport | None | 1 Car Gar/384 | \$ (7,500.00) | None | | 1 Car Gar/372 | \$ (7,500.00) | None | |
| Porch,Deck, Etc | EP 40, Dk 158 | EP 90 | | CP 42, Dk 429 | \$ (1,400.00) | Dk 830 | \$ (2,800.00) | EP 52, CP 18, Dk 120 | |
| Other Items | None | None | | None | | Wood Stove | \$ (1,000.00) | None | |
| Other Items | None | Sheds | \$ (2,000.00) | None | | Shed, GrnHse | \$ (5,000.00) | None | |
| Yard Amenities | GrvlDr, Lndscp, Fnc | GrvlDr, Lndscp | \$ 2,000.00 | GrvlDr, Lndscp | \$ 2,000.00 | GrvlDr, Lndsp, Fnc | | GrvlDr, Lndscp | \$ 2,000.00 |
| Effective Age | 10 | 18 | \$ 8,000.00 | 14 | \$4,000 | 16 | \$ 6,000.00 | 30 | \$ 20,000.00 |
| Adjustments | | | \$ 2,600.00 | | \$ (19,800.00) | | \$ (2,700.00) | | \$ 144,900.00 |
| Total Value | | | \$ 352,600.00 | | \$ 375,200.00 | | \$ 285,300.00 | | \$ 327,900.00 |
| Market Value | Supported | | | | | | | | \$ 335,250.00 |

Comments

- Comp 1 1 Story SFR
- Comp 2 1.5 Story SFR
- Comp 3 Near RR Tracks
- Comp 4 1 Story - Old Cabin Remodeled. No Adjustment for Design

Adjustments

GLA = \$50/SF
 Bsmt = \$35/SF Finished, \$25/SF Minimal 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

Subject



Comparable 1



Comparable 2



Comparable 3



Comparable 4

