

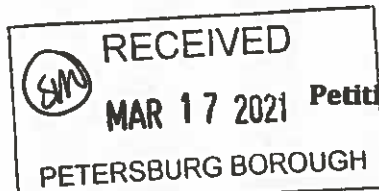
**Appeal 2021-08**

**Ronn Buschmann**

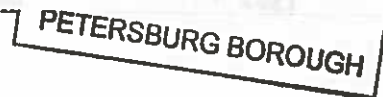
**Parcel 01-011-550**

**Rambler St (between  
611 Rambler St and  
701 Rambler St)**

2021-08

**Petersburg Borough**

Petition for Adjustment of Assessed Value

**Real Property**

Date Filed: \_\_\_\_\_

The deadline for filing an appeal with the Assessor is **Wednesday, March 31, 2021 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 01-011-550

1. I, Ronn Buschmann, representing myself  
the owner of the above identified property, hereby request the Assessor review the assessment of said property.

**2021 Assessed Value:**Land \$ 19,200 Building(s) \$ 0 Total \$ 19,200

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? 1996  
 B. What was the full consideration/price? \$612.00  
 C. Did this price include any furniture/ fixtures? If so, List approximate value \$ no  
 D. What do you consider the market value?  
 Land \$ 0 Bldg \$ \_\_\_\_\_ Total \$ 0  
 E. Have you ever offered this property for sale in the past two years? Yes ☐ No ☒  
 If yes, with who and for how much? 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? \$ no

3. There is an error or omission on the assessment of this property for the following reason(s):  
See Attached

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

Print Name: Ronn Buschmann Phone #: 907-723-1642Email: buschmann@gci.netSign here:  Date: March 15, 2021

Addendum to assessment appeal on Parcel #01-011-5500.

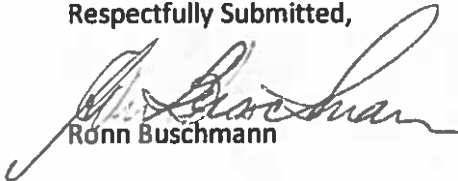
This parcel was clearly delineated as a Road Parcel on the plat that created it. At some point it was renamed a Lot and that designation has carried over to the information presented to the assessor. This property didn't meet the then City, now Borough, standards to be a building lot when it was created and doesn't now.

A Road Parcel is a piece of property reserved for future Borough right of way development. That right of way development to bring this lot up to the standards dictated by Ordinance would cost in the vicinity of \$1,000 a foot or \$100,000. When this construction is finished and accepted by the Borough, the property would be deeded over to the Borough and become a permanent part of Borough roads and infrastructure.

The Road Parcel has similar standing to an easement in the sense that the owner is prohibited from creating any use of the property that would inhibit future development into a Borough right of way and street. Note that Ordinance requires the parcel be improved into a street described by Borough Code standards before the Borough will accept it as a right of way and, again, those improvements would cost something in the vicinity of \$100,000.

It could be argued that this parcel carries a deficit of \$100,000. In any case, it has no value to the owner other than access.

Respectfully Submitted,



Ronn Buschmann

For Assessor's Office Use:

Parcel Identification No.

01-011-550

Appeal No.

2021-08

**Action by Assessor**

This is a non-conforming road  
way parcel due to its size smaller  
than the minimum lot size required  
in the Single Family Mobile Home  
zoning district. Assessor recommends  
reducing the value as follows:

$4,998 \text{ sf} \times \$5.50/\text{sf} = \$27,500$   
- 10,313 (-37.5% size)  
- 2,750 (-10% for topd)  
\$14,400 Adjusted land  
value

Signed:

*Lita J. Kogelin*

Date:

3/31/21

Petersburg Borough Contract Assessor

**Adjusted 2021 Assessed Value:**

Land\$

14,400

Building\$

0

Total\$

14,400

I hereby accept ☐

reject ☒

the foregoing assessed valuation in the amount of \$

14,400

Signed:

See attached email

Date:

4/2/21

Petitioner

## Shannon McCullough

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**From:** Lila Koplin <lilakoplin@gmail.com>  
**Sent:** Friday, April 2, 2021 8:31 AM  
**To:** Shannon McCullough  
**Subject:** Fwd: Appeal 2021-08

Shannon,

Please include my response to Mr. Buschmann as well.

Thank you,

Lila

----- Forwarded message -----

From: **Lila Koplin** <[lilakoplin@gmail.com](mailto:lilakoplin@gmail.com)>  
Date: Fri, Apr 2, 2021 at 8:19 AM  
Subject: Re: Appeal 2021-08  
To: Ronn Buschmann <[buschmann@gci.net](mailto:buschmann@gci.net)>

Mr. Buschmann,

Thank you for your response. I will forward your appeal to the Board of Equalization hearing scheduled for April 5, 2021. Borough staff will contact you with specific details for the hearing.

Respectfully,

Lila J. Koplin  
Appraisal Company of Alaska  
Contract Assessors for Petersburg Borough

On Fri, Apr 2, 2021 at 7:29 AM Ronn Buschmann <[buschmann@gci.net](mailto:buschmann@gci.net)> wrote:

Hi Lila, This issue was the subject of some legal action in, I believe, 2004. At that point Planning and Zoning determined that it was in the Municipality's best interest that this remain as a Roadway Parcel. (Liz is researching this). It was also clearly stated at the Planning and Zoning meeting that accepted the plat (maybe in 1992) that this was not to be considered a lot but rather reserved for future road and utility development.

The municipality has enforced the intent of this roadway parcel. When homes were built on the adjacent lots, the building inspector at the time, Leo Luzak, required the 20 foot setback as would have been required from a dedicated street.

From my standpoint, if the Municipality has no interest in preserving this as a Roadway Parcel I will consolidate this with the adjacent land and eliminate it as a separate piece of property. It serves me no purpose to retain it as a Roadway Parcel if I must pay additional property taxes. The new municipal development code doubles or triples the cost(not arguing against it, just stating the facts) of residential building lot development in muskeg areas such as my

land. Although my original plan was to develop some of this land for senior housing, it was over twice the cost of buying already developed land, which is what we did.

My crystal ball is a little cloudy these days. The Municipality might be creating a future lack of opportunity for itself. In 1992 this seemed to be the best approach for the Municipality; in 2004 Planning and Zoning affirmed that conclusion. Now, so you say, the Municipality has no interest in this property as a Road Parcel.

In answer to your question, I will proceed to the Board of Equalization. A lot of time and effort has gone into establishing and maintaining this piece as a Roadway Parcel, maybe we should think before we casually eliminate it.

Respectfully, Ronn Buschmann  
Sent from my iPad

On Apr 1, 2021, at 1:40 PM, Lila Koplin <[lilakoplin@gmail.com](mailto:lilakoplin@gmail.com)> wrote:

Mr Buschmann,

I have been advised that the Borough has no claim to your roadway parcel. You have full rights of fee simple ownership. You can consolidate it with your adjacent lot. You can develop it as you wish in accordance with the development guidelines in the Single Family Mobile Home zoning district. Since it is a separate parcel from your home lot, it must be valued separately and consistently with the more similar surrounding lots in the immediate vicinity.

You are welcome to take your appeal to the Board of Equalization hearing. Could you please let me know today if you accept the value as I have presented it?

Thank you,

Lila J. Koplin  
Appraisal Company of Alaska  
Contract Assessors for Petersburg Borough

On Thu, Apr 1, 2021 at 9:47 AM Ronn and Tina Buschmann <[buschmann@gci.net](mailto:buschmann@gci.net)> wrote:

Dear Lila,

I am not disputing that the Parcel is taxable. I am stating that it should be taxed at the same rate as my adjacent property.

Some history is that, when this plat was created, Queen Street was not constructed and the City Public Works requested this Roadway Parcel be created in the event Pearl F Street were to continue so that there would be a convenient access for a water loop and Road access. I anticipated future development would also utilize this corridor. However, when Queen Street was constructed, the

water and sewer utilities were 100 feet from what would be the first intersection rather than 200 feet if these utilities were brought over from Rambler Street. So, although from the standpoint of future development and future Borough utility access, it would be foolish for the Borough to give up this Roadway Parcel, it could legally be done. The Roadway Parcel could be consolidated with the balance of my land there, the property line would be dissolved, and presumably what is now the roadway parcel would be assessed at the same rate.

Presently your calculations assess this Roadway Parcel as a Residential Building Lot with subtractions for certain values. The whole point of the Roadway Parcel designation is that it not be considered a lot. This Roadway Parcel was brought before Planning and Zoning in 2004, I believe, and it was determined that it should not be considered a lot but a future right of way.

You are correct that it provides access to my home but I am not aware of there being a separate designation and assessment for long driveways.

I would also note that, if this lot is dissolved as a separate property, I could build a garage, caretaker's house, or accessory building thereby complicating any future use by the Borough.

Finally, when the present inventory of building lots is exhausted, the new building lot prices will rise substantially. With the newly adopted development standards, road, water, and sewer development will be in the area of \$1,000/linear foot. Add in the cost of intersections, fire hydrants, residual land value, developer's profit, etc. and we have muskeg building lots in the \$80,000 to \$100,000 range. I don't want to be paying taxes on this property based on those values for property that will probably never be developed due to the character of the property and the future access problems on Noseum Street.

Respectfully, Ronn Buschmann

Sent from [Mail](#) for Windows 10

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**From:** [Lila Koplin](#)  
**Sent:** Wednesday, March 31, 2021 11:28 AM  
**To:** [Ronn and Tina Buschmann](#)  
**Subject:** Appeal 2021-08

Mr. Buschmann,

We have reviewed your appeal for your property legally described as Roadway Parcel B in Block 283 of USS 283. The borough attorney has confirmed that your road way parcel is taxable. Your parcel has never been dedicated for public use. We understand that your intent is to dedicate it to Petersburg Borough in the future; however, you are currently using the parcel for personal use as access to your home. You have fee simple ownership of the parcel, therefore, according to Alaska Statutes, it is taxable.

The value of your parcel was previously adjusted 95% for access, topography, and size. While preparing the 2020 assessment roll we noticed that an error had occurred when adjusting your parcel for access. Since your parcel does have access, we reduced the adjustment to 20% for size and 10% for topography.

Upon reviewing the plats and Borough Municipal Code, I realize that your parcel is considered a non-conforming parcel due to its size of 5,000 sf in the Single Family Mobile Home zoning district. I recommend adjusting the land value as described below:

4,998 sf x \$5.50/sf = \$27,500

- \$10,313 (-37.5% for size – 5,000 sf / 8,000 sf = 62.5%)

- \$2,750 (-10% for topography)

\$14,400 Adjusted land value rounded

If you accept this reduced value as presented, I will consider your appeal resolved and will withdraw it from the Board of Equalization hearing. If you do not accept the value as presented, the appeal will be forwarded to the Board of Equalization for their consideration on April 5, 2021. Either way, I must receive your response in writing.

For your convenience, you may reply to this email stating your acceptance or rejection.

If you have any questions, please call me at (907) 253-3536.



Thank you for your appeal.

Respectfully,

Lila J. Koplin

Appraisal Company of Alaska

Contract Assessors for Petersburg Borough



Lila Koplin <lilakoplin@gmail.com>

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**Fwd: 01-010-334, 01-010-377, 01-010-378, and 01-010-379**

1 message

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**Mike Renfro** <mrenfro@apcoak.com>  
**To:** Lila Koplin <lilakoplin@gmail.com>  
**Cc:** ameerrickson@yahoo.com

Fri, Mar 26, 2021 at 3:39 PM

Sent from my iPhone

Begin forwarded message:

**From:** Sara Heideman <sheideman@law-alaska.com>  
**Date:** March 26, 2021 at 1:30:57 PM HST  
**To:** Liz Cabrera <lcabrera@petersburgak.gov>  
**Cc:** Mike Renfro <mrenfro@apcoak.com>  
**Subject:** RE: 01-010-334, 01-010-377, 01-010-378, and 01-010-379

Hi Liz -

To follow up on this, I spoke with Mike Renfro today. Based upon my review of the documents provided, I agree with his opinion that these non-dedicated parcels are taxable at this time.

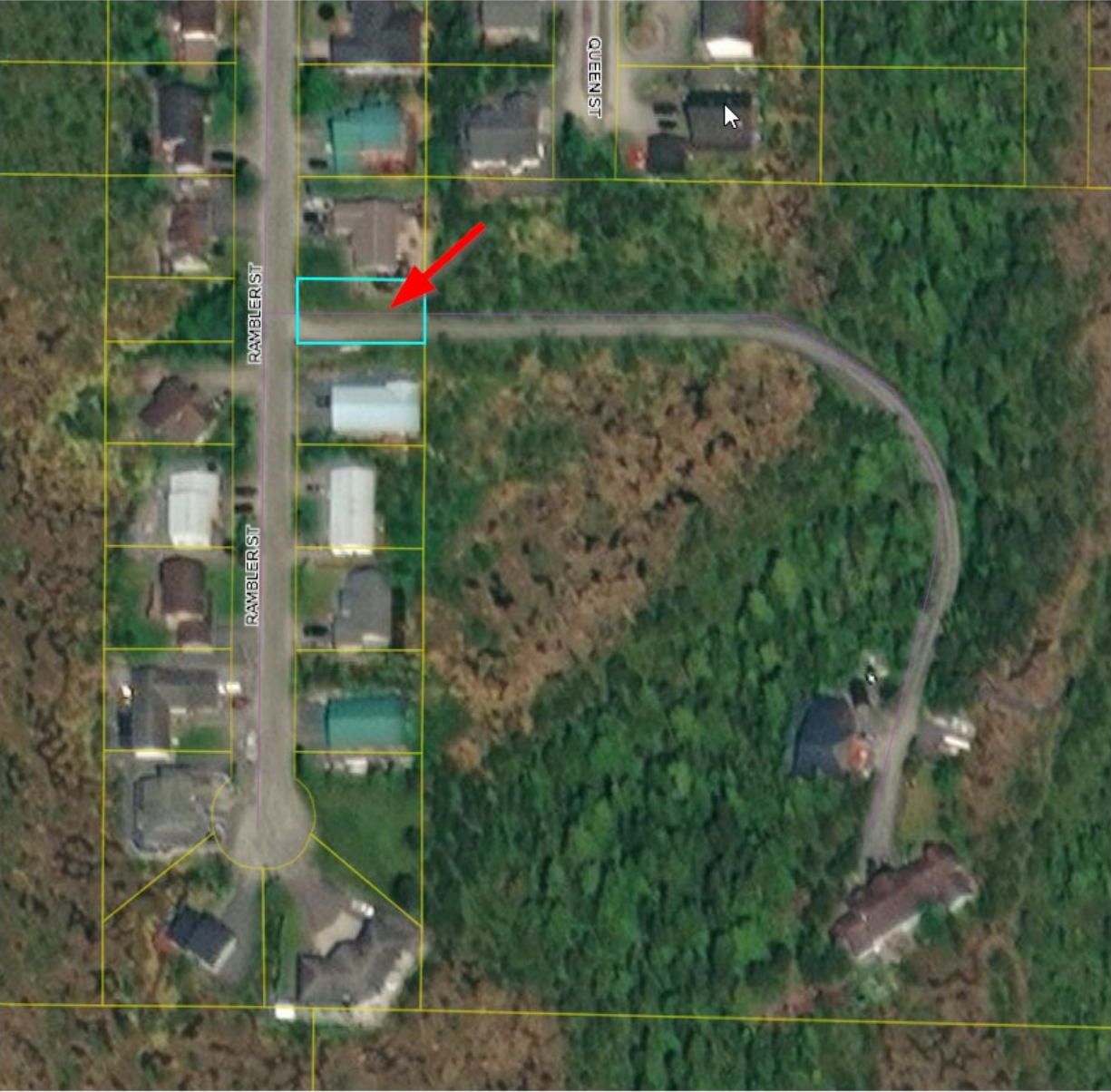
Thx,

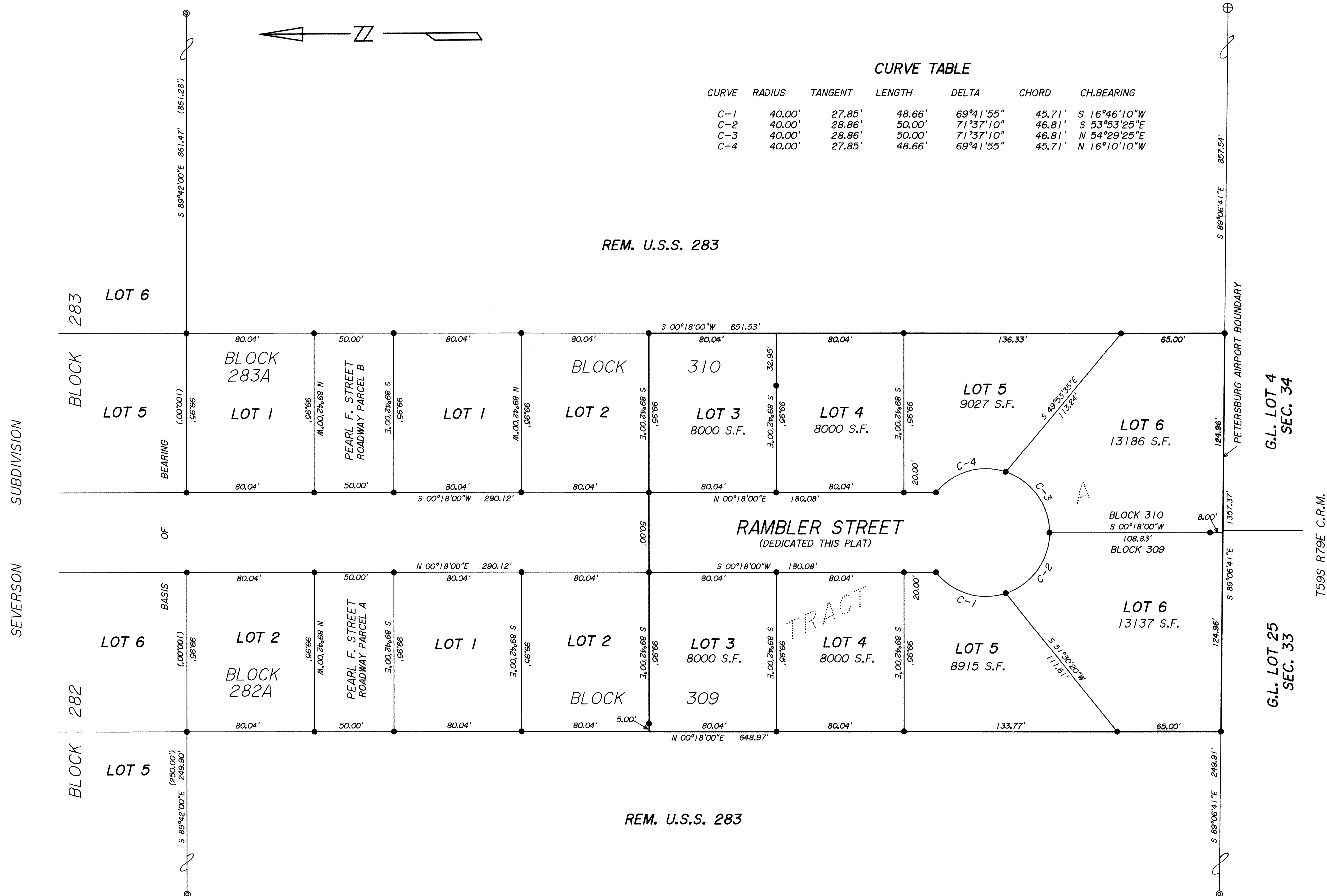
Sara

Sara E. Heideman  
Heideman Law Offices  
500 L Street, Suite 200  
Anchorage, Alaska 99501  
(907) 279-5528

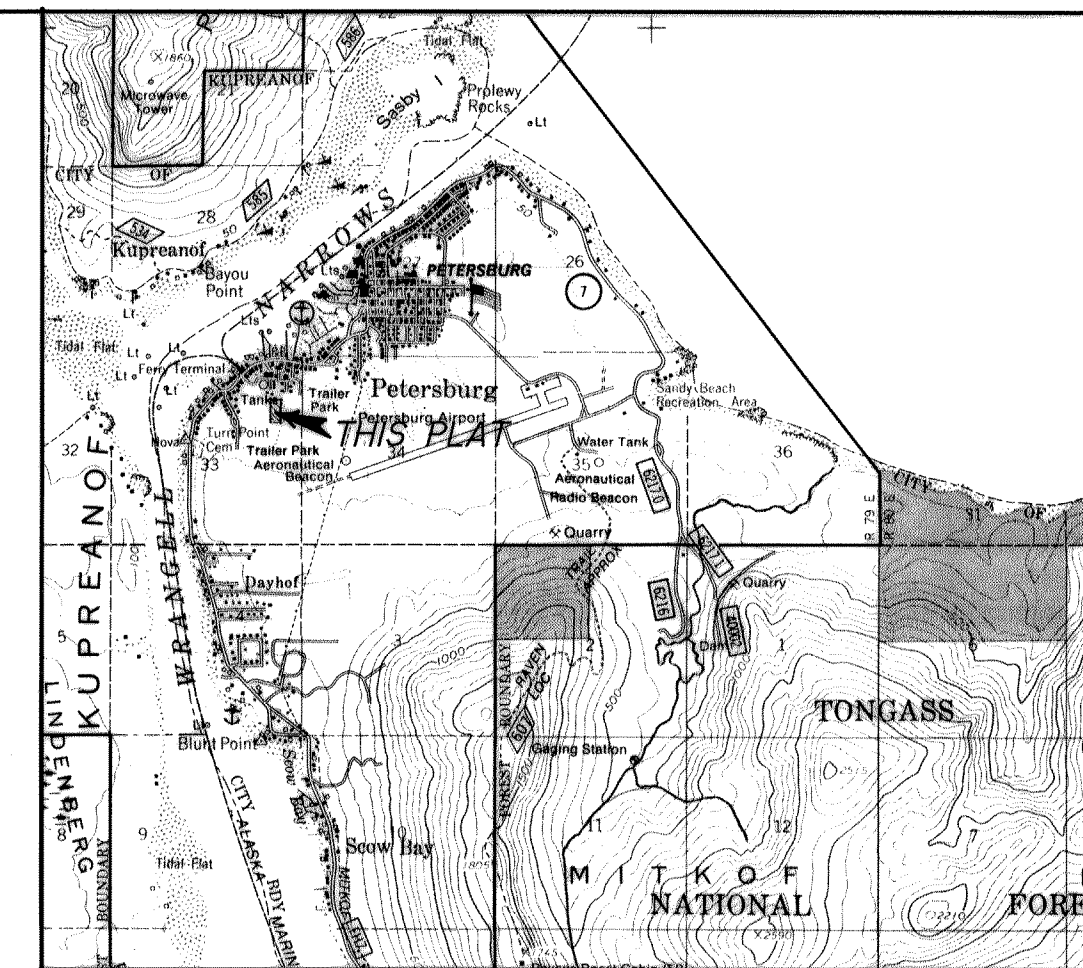
This electronic message is from a law firm. It may contain confidential or privileged information. If you receive this transmission in error, or without authorization, please reply to the sender to advise of the error and delete this transmission and any attachments.

**From:** Liz Cabrera  
**Sent:** Thursday, March 18, 2021 5:11 PM  
**To:** Sara Heideman <sheideman@law-alaska.com>  
**Subject:** FW: 01-010-334, 01-010-377, 01-010-378, and 01-010-379





- LEGEND**
- 4" X 4" WOOD POST MONUMENT RECOVERED THIS SURVEY
  - CROSS ON STONE MONUMENT RECOVERED THIS SURVEY
  - RICK G. BRAUN, L.S. SECONDARY MONUMENT ESTABLISHED PREVIOUS SURVEY
  - RICK G. BRAUN, L.S. SECONDARY MONUMENT ESTABLISHED THIS SURVEY, 1 1/2" ALUMINUM CAP ON 5/8" REBAR



**SURVEYOR'S CERTIFICATE**

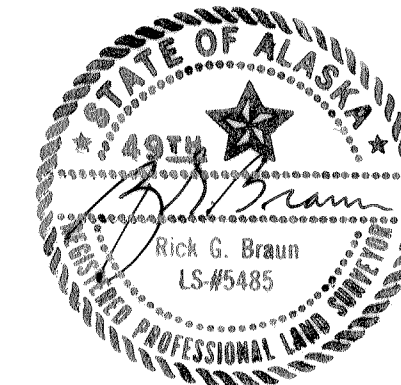
I, RICK G. BRAUN, L.S., CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

DATE: 6/19/96

REGISTRATION NO. LS 5485

RICK G. BRAUN

REGISTERED LAND SURVEYOR



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 6/21/96

OWNER: Rick G. Braun

DATE: June 21, 1996

OWNER: Pearl F. Street

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA

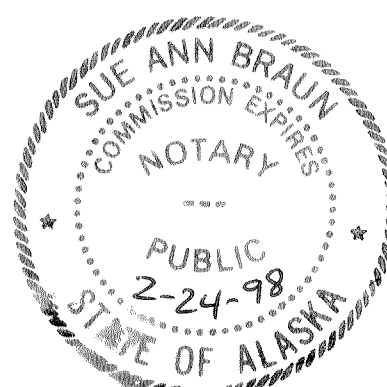
STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THIS 21 DAY OF June, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED RICK G. BRAUN, L.S., and PEARL F. STREET, and they acknowledged to me that they signed the same FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES February 24, 1998



**CERTIFICATE OF ACCEPTANCE BY ALASKA**

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

WASTEWATER DISPOSAL: THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS REVIEWED PLANS FOR THIS SUBDIVISION'S WASTEWATER DISPOSAL, AND APPROVES THIS SUBDIVISION FOR PLATTING. ALL LOTS FOR THIS SYSTEM ARE APPROVED FOR CONNECTION TO CITY OF PETERSBURG SEWER SYSTEM ONLY.

DATE: 6/14/96

ADEC DISTRICT OFFICE

MANAGER, SITKA, ALASKA

**CERTIFICATE OF APPROVAL BY THE**

PLATTING BOARD

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PETERSBURG, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 19, DATED 1996, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE: 6/14/96

CHAIRMAN, PETERSBURG PLATTING BOARD

ATTEST

CLERK, PETERSBURG PLATTING BOARD

**CERTIFICATE OF PAYMENT OF TAXES**

STATE OF ALASKA

FIRST JUDICIAL DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE CITY OF PETERSBURG, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY OF PETERSBURG, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF RB Development Co., and that, according to the records in my possession, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY OF PETERSBURG ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 1996 WILL BE DUE ON OR BEFORE Sept 30, 1996.

DATED THIS 17th DAY OF June, 1996

AT PETERSBURG, ALASKA

TREASURER - CITY OF PETERSBURG

**GENERAL NOTES**

- THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS THE COMPUTED INVERSE BETWEEN THE ALUMINUM CAP ON REBAR MONUMENT AT THE N.W. CORNER OF LOT 5, BLOCK 281 AND THE ALUMINUM CAP ON REBAR MONUMENT AT THE S.E. CORNER OF LOT 5, BLOCK 285 OF THE SEVERSON ADDITION SUBDIVISION, HAVING AN ACCEPTED BEARING OF S 88°42'E.
- WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES, THE RECORD COURSE IS SHOWN WITHIN PARENTHESES, WHILE THE MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES.
- THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10,000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE ORIENTED TO THE BASIS-OF-BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

CLIENT: RB DEVELOPMENT CO.

P.O. BOX 1364

PETERSBURG, AK 99833

40 0 40 80 120

GRAPHIC SCALE - FEET

**SURVEYOR**

RICK G. BRAUN, L.S.

P.O. BOX 211, PETERSBURG, AK 99833

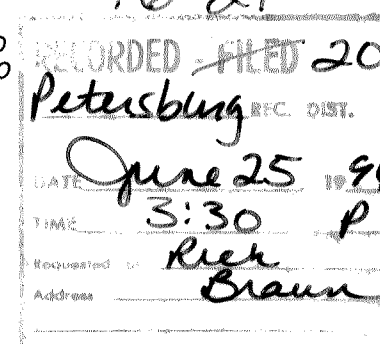
PH (907) 772-3986

SURVEY COMPLETED 5/24/96

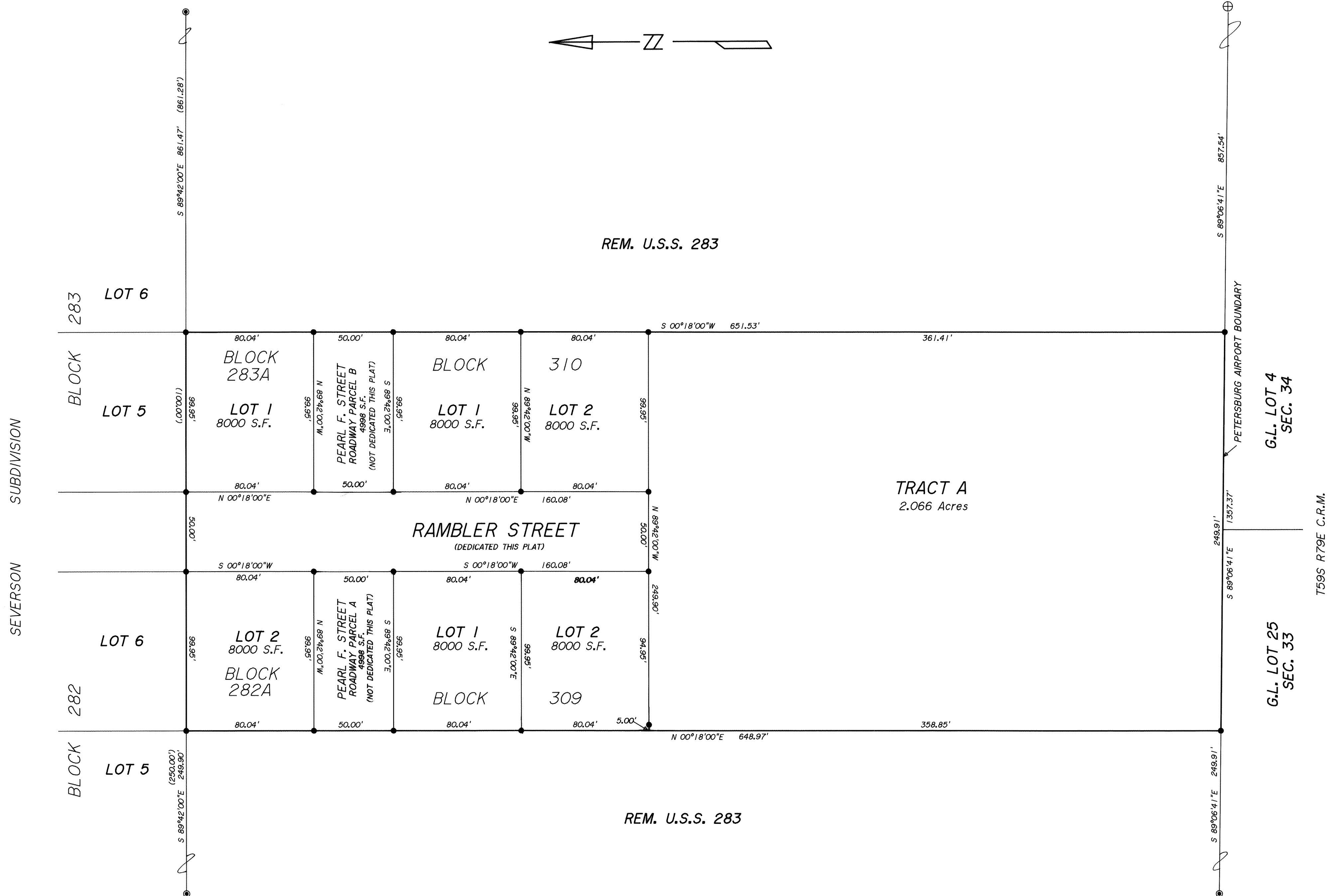
DRAWN BY R.B.

SCALE AS SHOWN

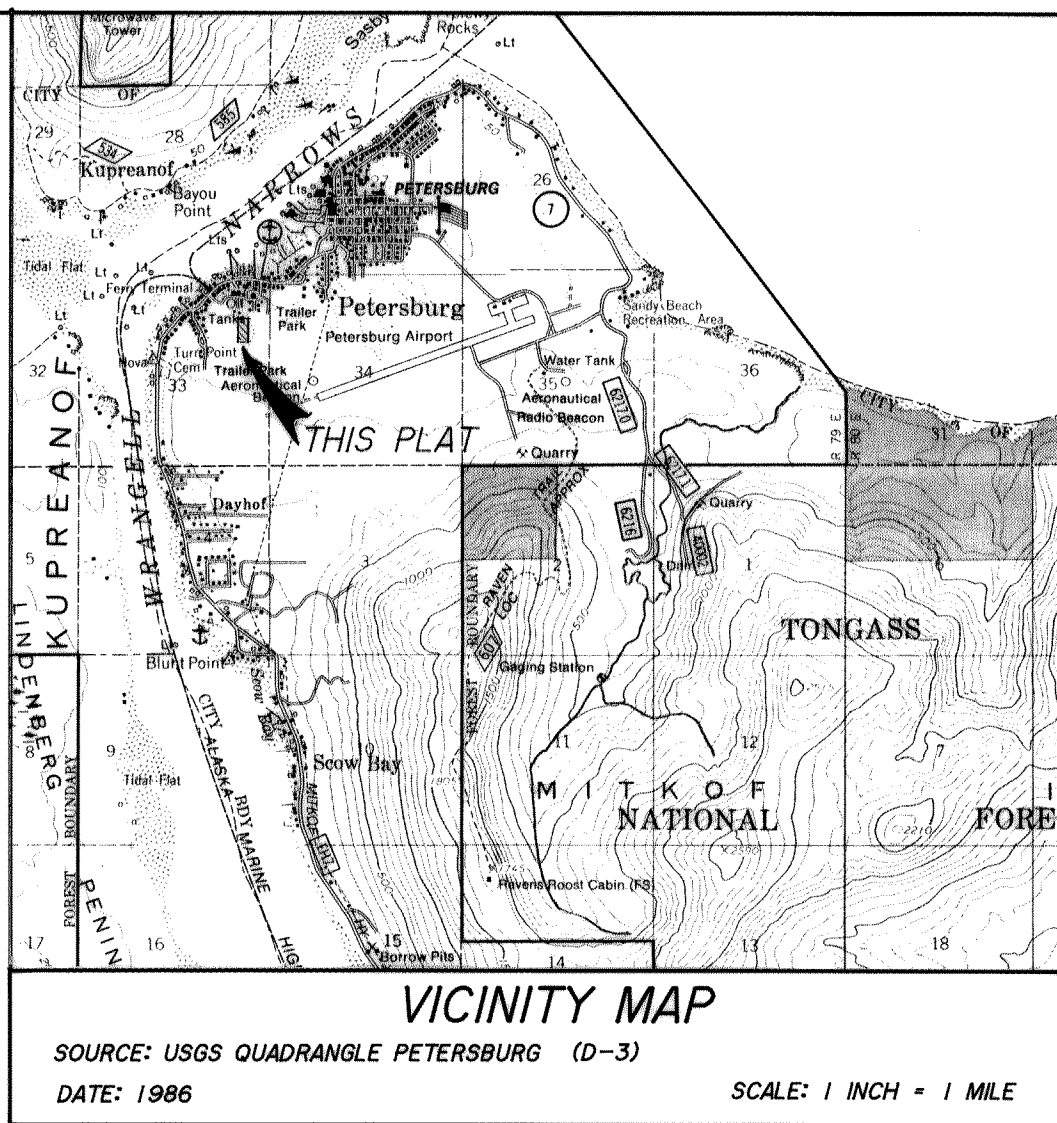
DRAWING NO. RB10192







- LEGEND
- ⊕ CROSS ON STONE MONUMENT RECOVERED THIS SURVEY
  - RICK G. BRAUN, L.S. SECONDARY MONUMENT ESTABLISHED PREVIOUS SURVEY
  - RICK G. BRAUN, L.S. SECONDARY MONUMENT ESTABLISHED THIS SURVEY, 1 1/2" ALUMINUM CAP ON 5/8" REBAR



SURVEYOR'S CERTIFICATE

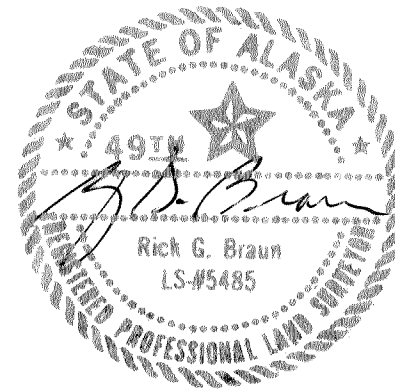
I, RICK G. BRAUN, L.S., CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

DATE: 3/12/96

REGISTRATION NO. LS 5485

RICK G. BRAUN

REGISTERED LAND SURVEYOR



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 4/15/96

OWNER: RB Development Co.

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA

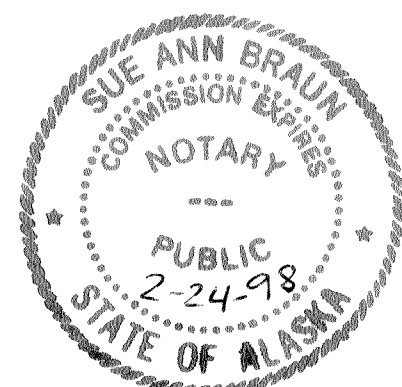
STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THIS 15<sup>TH</sup> DAY OF APRIL, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED RICK G. BRAUN (NAME), TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND ZZ (INITIALS) ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES February 24, 1998



CERTIFICATE OF ACCEPTANCE BY ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

WASTEWATER DISPOSAL: THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS REVIEWED PLANS FOR THIS SUBDIVISION'S WASTEWATER DISPOSAL, AND APPROVES THIS SUBDIVISION FOR PLATTING. ALL LOTS FOR THIS SYSTEM ARE APPROVED FOR CONNECTION TO CITY OF PETERSBURG SEWER SYSTEM ONLY.

DATE: 3/15/96

ADEC DISTRICT OFFICE MANAGER, SITKA, ALASKA

CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PETERSBURG, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 2096, DATED 3/15/96, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE: 3/15/96

CHAIRMAN, PETERSBURG PLATTING BOARD

ATTEST

CLERK, PETERSBURG PLATTING BOARD

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA )  
FIRST JUDICIAL DISTRICT ) ss.

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE CITY OF PETERSBURG, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY OF PETERSBURG, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF: RB Development Co. AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY OF PETERSBURG ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 1996 WILL BE DUE ON OR BEFORE Sept. 30, 1996.

DATED THIS 28<sup>th</sup> DAY OF March, 1996

AT PETERSBURG, ALASKA.

TREASURER - CITY OF PETERSBURG

GENERAL NOTES

1. THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS THE COMPUTED INVERSE BETWEEN THE ALUMINUM CAP ON REBAR MONUMENT AT THE N.W. CORNER OF LOT 5, BLOCK 281 AND THE ALUMINUM CAP ON REBAR MONUMENT AT THE S.E. CORNER OF LOT 5, BLOCK 286 OF THE SEVERSON ADDITION SUBDIVISION, HAVING AN ACCEPTED BEARING OF S 89°42'E.
2. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES, THE RECORD COURSE IS SHOWN WITHIN PARENTHESES, WHILE THE MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES.
3. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10,000.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

RAMBLER STREET SUBDIVISION

A PLAT OF A SUBDIVISION OF

OF A PORTION OF

U.S. SURVEY 283

PETERSBURG, ALASKA

PETERSBURG RECORDING DISTRICT

CLIENT: RB DEVELOPMENT CO.  
P.O. BOX 1364  
PETERSBURG, AK 99833

GRAPHIC SCALE - FEET

0 40 80 120

SURVEYOR

RICK G. BRAUN, L.S.

P.O. BOX 211, PETERSBURG, AK 99833

PH (907) 772-3986

SURVEY COMPLETED 3/6/96

DRAWN BY R.B.

SCALE AS SHOWN

DRAWING NO. RB10192



CURRENT OWNER		Property Identification				
BUSCHMANN RONN C		Parcel	01-011-550	Us	V - Vacant Land	
PO BOX 1367 PETERSBURG AK 99833-1367		City		Building		
		Mobile Home		Service		
Property Information						
Improvement		Year Built		Land	4,998 SF	
Basement		Effective Age		Zone	SFMH	
Garage		Taxable	Fee Simple			
Legal Description						
Plat #	96-18	Lot #	PAR	Block	283	
		Tract		Doc #	1996-000458-0	
				Rec. District	Petersburg - 110	
Describe: ROADWAY PARCEL B					Date recorded:	
PROPERTY HISTORY						
Year	Taxable Interes	Land	Improvement	Assessed	Exempt Value	Taxable Value
2021	Fee Simple	\$14,400		\$14,400	\$0	\$14,400
2020	Fee Simple	\$19,200		\$19,200	\$0	\$19,200
2019	Fee Simple	\$13,700		\$13,700	\$0	\$13,700
2018	Fee Simple	\$13,700		\$13,700	\$0	\$13,700
NOTES						

LAND DETAIL									
Market Neighborhood	<input type="text"/>	Site Area	4,998	S	Topo	<input type="text"/>	Vegetatio	Wooded	
Access	Public road	Frontage	<input type="text"/>	Ft	Road	View	Neutral	Soil	Muskeg/organic
Utilities	<input type="checkbox"/> Typical <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Telephone <input type="checkbox"/> Electric <input type="radio"/> All <input type="radio"/> None             LQC <input type="text"/>								
Comments	Parcel is private roadway. LK								
SITE IMPROVEMENTS									
Site Improvement	<input type="text"/>							Total	<input type="text"/>
Description	Area	Unit Value	Adj.	Value		Comments			
	4,998	SF	X	\$5.50	-\$2.61	=	\$14,444		
		SF	X			=			
		SF	X			=			
		SF	X			=			
<b>Total</b>	4,998	SF		Fee Value:			<b>\$14,400</b>		
<div style="border: 1px solid #ccc; padding: 10px; margin-top: 10px;">           Appeal 2021-08 Reduce value for size at 37.5% and 10% for topo. LK 3/31/21            -20% for size and 10% for topo. LK 2/20         </div>									
OTHER IMPROVEMENTS									
SUMMARY FEE SIMPLE VALUATION									
Inspected	<input type="text"/>	Date	<input type="text"/>	Valued	<input type="text"/>	Date	<input type="text"/>		
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value						<b>Other</b>			
Income Value =      NOI Ratio      = NOI      /      =						<b>Total Residential</b>			
						<b>Total Commercial</b>			
Comment: <input style="width: 400px; height: 40px;" type="text"/>						<b>Total Improvement</b>			
						<b>Land &amp; Site imp      \$14,400</b>			
						<b>Total Property Value \$14,400</b>			

