

**CITY OF VALDEZ ASSESSOR'S REVIEW FORM** Appeal # \_\_\_\_\_  
P.O. Box 307 Valdez, AK 99686 (907) 835-4313 Property ID # \_\_\_\_\_

Digitized by srujanika@gmail.com

1) Assessor's Decision From Land Improvements Total  
To \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_  
\$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

See Attached

Date received \_\_\_\_\_ Decision made by \_\_\_\_\_ Date \_\_\_\_\_ Approved by \_\_\_\_\_ Date \_\_\_\_\_ Date mailed \_\_\_\_\_

2) \_\_\_\_\_ Mail \_\_\_\_\_ Date notified \_\_\_\_\_  
\_\_\_\_\_ Telephone \_\_\_\_\_  
\_\_\_\_\_ In person \_\_\_\_\_

**I ACCEPT** the Assessor's decision in Block 1 above and hereby withdraw my appeal.

**I DO NOT ACCEPT** the assessor's decision and desire to have my appeal presented to the Board of Equalization.

Signature of owner or authorized agent \_\_\_\_\_ Date signed \_\_\_\_\_ Print name \_\_\_\_\_

3) *What is the relationship between the two types of energy?*

**Board of Equalization Decision** **Land \$** \_\_\_\_\_ **Improvements \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**Date received**      **Date heard**      **Certified (Chairman of Clerk of Board)**      **Date**      **Date mailed**

Must be returned by 3/31/23 by 5 p.m. (postmarks not accepted). Return to Valdez City Hall. Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.

## CITY OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORM

P.O. Box 307, Valdez, AK 99686 Phone: (907) 83504313

Appeal # 98

This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3. Retain a copy for your record and return or mail the original copy to the Finance Dept. Appeals must be returned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal.

1). I appeal the value of tax parcel # 70990010000

Property address (or legal description, mile, etc.): 4301 Richardson Hwy

Print owner's name (as listed on valuation roll): Hickel Properties LLC

Owner's mailing address: 2131 Sonstrom Dr. Anchorage, AK 99517

Address to which all correspondence should be mailed (if different than above): \_\_\_\_\_

Day Phone: 907-351-6851

Evening Phone: 907-351-6851

2). Assessor's Value 24,000 Land \$ 3,6109400 Improvements \$ 4133200 Total \$ Purchase Date: \_\_\_\_\_

Owner's Estimate of Value 24,000 Land \$ 360,437 Improvements \$ 386,477 Total \$ Purchase Date: 2014

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. The only ground for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

Please see attached statement.

See Attached

3). I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

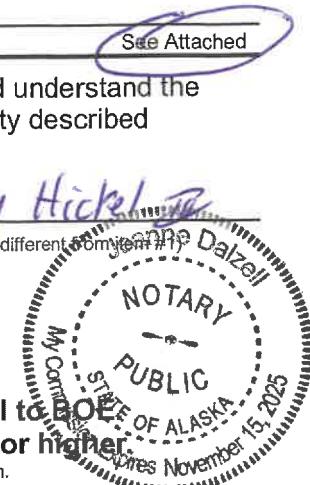
Wally Hickel  
Signature of owner or authorized agent

Subscribed and sworn to before me this

22<sup>nd</sup> day of March 2023  
NOTARY PUBLIC in and for ALASKA  
My commission expires 11/15/2025

3/22/23  
Date signed

Wally Hickel  
Print name (if different from above)



**All appeals must be signed. Lack of signature automatically sends appeal to BOE.  
Lack of representation at BOE can possibly result in original assessment or higher.**

NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

WHITE COPY: Finance Dept

YELLOW COPY: Assessor

PINK COPY: Appellant

4301 Richardson Highway

Excessive

I have owned the property at 4301 Richardson Highway for almost ten years, and in that time my property taxes have stayed relatively stable with modest and reasonable increases. However, my property taxes for 2023 increased from a 2022 value of \$356,200 to a 2023 value of \$1,133,200. This is an increase of \$777,000 which is **220% or 3.2 times** the previous year's valuation. This is the very representation of an excessive increase. I have worked in commercial real estate for 18 years and the only time you see an increase of this size is when a major improvement has been completed on the land. This is not the case here, I have maintained the property, but have not done a major renovation since initially purchasing in 2014.

Unequal

When a property gets appraised, it also gets compared to other like properties. In this case I have two comparables (comps): 151 Alatna St. (Willow Park) and 411 W. Pioneer Dr. (Evergreen apartments). Willow Park is a 20 unit building that had No Increase (0%) in the valuation from 2022 to 2023. Evergreen is a 24 unit building and had about a seventeen percent (17%) increase from 2022 to 2023. Compare those to my 220% increase and it's not even close to be an equal representations of property values.

The location of a property is one of the largest factors that determine its value. My property is located at mile 4 while the other two are located "in town". This makes these other properties superior to mine in that they can charge higher rent and have an easier time finding tenants. I must keep my rents lower to attract people while they do not. Unlike Willow and Evergreen, my property is located next to an illegal junk yard. To my knowledge, it's still without any permits or license from the city to operate as a place to put abandoned vehicles. It's a safe bet that none of those vehicles are being decommissioned in accordance with the law. Regardless, it's an eyesore that deters potential tenants.

My property is also not on city water or sewage, I have a wastewater treatment plant and well that requires significant capital and time to maintain to AKDEC and EPA standards. I had to spend roughly \$70,000 last summer in upgrades alone, these are costs my comps do not have to contend with.

In conclusion, my 2023 tax assessment was excessive and unequal to that of like properties. The properties Willow and Evergreen are vastly superior in terms of location and condition. They both can charge higher rents, have lower costs and are in a superior location which justifies them having higher valuations than mine. I feel that a reasonable tax increase in line with my comps is in order. The average of a 0% and 17% increase is 8.5%, which I feel is reasonable.

Regards,



Wally Hickel III  
Hickel Properties, LLC  
907-351-6851

PIDN: 70400150120 (Willow Park- 20 units)

Property Information

|                           |                             |
|---------------------------|-----------------------------|
| Address                   | 151 Alatna St               |
| Subdivision               | MINERAL CREEK               |
| Legal Description         | LT 12 BK 15 MINERAL CREEK   |
| Area (sq.ft.)             | 17600 Sq.Ft.                |
| Plat Number               | 66-27M                      |
| Zoning                    | Multiple Family Residential |
| Owner (1)                 | IN PROPERTIES LLC           |
| Owner (2)                 |                             |
| Mail Address              | 2410 WALKER LN              |
| City                      | HOLLADAY                    |
| State                     | UT                          |
| Zip Code                  | 84117-7718                  |
| Tax Year                  | 2022                        |
| 2022 Cert. Land Value     | \$49500                     |
| 2022 Cert. Non-Land Value | \$944300                    |
| 2022 Cert. Total Value    | \$993800                    |
| 2023 Land Value           | \$49500                     |
| 2023 Non-Land Value       | \$944300                    |
| 2023 Total Value          | \$993800                    |
| Last Update               | 3-1-2023                    |

> No change

PIDN: 71030000010 (Evergreen- 24 Units)

Property Information

|                           |                               |
|---------------------------|-------------------------------|
| Address                   | 411 W Pioneer Dr              |
| Subdivision               | EVERGREEN VISTA               |
| Legal Description         | LT 1 EVERGREEN VISTA ADD NO 1 |
| Area (sq.ft.)             | 129373.2 Sq.Ft.               |
| Plat Number               | 80-12                         |
| Zoning                    | Multiple Family Residential   |
| Owner (1)                 | EVERGREEN VISTA LLC           |
| Owner (2)                 |                               |
| Mail Address              | 2334 LORD BARANOF DR          |
| City                      | ANCHORAGE                     |
| State                     | AK                            |
| Zip Code                  | 99517                         |
| Tax Year                  | 2022                          |
| 2022 Cert. Land Value     | \$220000                      |
| 2022 Cert. Non-Land Value | \$1008900                     |
| 2022 Cert. Total Value    | \$1228900                     |
| 2023 Land Value           | \$220000                      |
| 2023 Non-Land Value       | \$1210800                     |
| 2023 Total Value          | \$1430800                     |
| Last Update               | 3-1-2023                      |

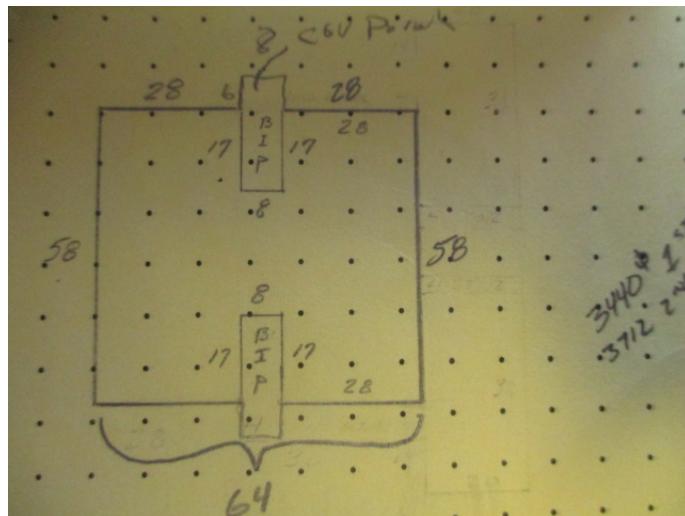
> About a 17% increase

PIDN: 70990010000 (Mountain View - 24 units)

Property Information

|                           |                             |
|---------------------------|-----------------------------|
| Address                   | 4301 Richardson Hwy         |
| Subdivision               | USS 3323                    |
| Legal Description         | TRACT 1 ALPINE VILLAGE      |
| Area (sq. ft.)            | 58370.4 Sq.Ft.              |
| Plat Number               | 2016-9                      |
| Zoning                    | Multiple Family Residential |
| Owner (1)                 | HICKEL PROPERTIES LLC       |
| Owner (2)                 |                             |
| Mail Address              | PO BOX 92355                |
| City                      | ANCHORAGE                   |
| State                     | AK                          |
| Zip Code                  | 99509-2355                  |
| Tax Year                  | 2022                        |
| 2022 Cert. Land Value     | \$24000                     |
| 2022 Cert. Non-Land Value | \$332200                    |
| 2022 Cert. Total Value    | \$356200                    |
| 2023 Land Value           | \$24000                     |
| 2023 Non-Land Value       | \$1109200                   |
| 2023 Total Value          | \$1133200                   |
| Last Update               | 3-1-2023                    |

> About a 220% increase



## CURRENT OWNER

## Property Identification

**HICKEL PROPERTIES LLC**  
PO BOX 92355 ANCHORAGE AK 99509-2355

|             |                |          |                |
|-------------|----------------|----------|----------------|
| Parcel      | 7099-001-000-0 | Us       | A - Apartment  |
| City        | 2359           | Property | Condo - 8 Plex |
| Mobile Home |                | Service  | V              |

## Property Information

|             |           |               |             |      |      |    |
|-------------|-----------|---------------|-------------|------|------|----|
| Improvement | 11,946 SF | Year Built    | 1981 Actual | Land | 1.34 | AC |
| Basement    |           | Effective Age | 27          | Zone | RC   |    |
| Garage      |           | Taxable       | Fee Simple  |      |      |    |

## Legal Description

Plat # 82-14 Lot #  Block  Tract 1 Doc #  Rec. District 318 - Valdez

Describe:  Date recorded:

## PROPERTY HISTORY

| Year | Taxable Interest | Land     | Improvement | Assessed Value | Exempt Value | Taxable Value |
|------|------------------|----------|-------------|----------------|--------------|---------------|
| 2023 | Fee Simple       | \$24,000 | \$1,109,200 | \$1,133,200    | \$0          | \$1,133,200   |
| 2022 | Fee Simple       | \$24,000 | \$332,200   | \$356,200      | \$0          | \$356,200     |
| 2021 | Fee Simple       | \$24,000 | \$312,900   | \$336,900      | \$0          | \$336,900     |

## NOTES

10/14/2022 - Updated to Average condition. MO

12/2/2021 - New Book. P/U Sewer treatment and well house buildings. MO

01/10/2017 11:13 AM - tstuder-WARRANTY DEED 2014-000602-0 DATED 9/24/14 FROM CODY J GALIPEAU, A MARRIED PERSON, TO HICKEL PROPERTIES, LLC.--

### LAND DETAIL

|                     |   |          |    |      |       |           |   |         |
|---------------------|---|----------|----|------|-------|-----------|---|---------|
| Market Neighborhood | Site Area   | 1.34     | A  | Topo | Level | Vegetatio | Brushy  |         |
| Access              | Public road   | Frontage | Ft | Road | View  | Neutral   | Soil  | Typical |
| Utilities           | <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric |          |    |      |       |           | <input checked="" type="radio"/> All <input type="radio"/> None | LQC     |
| Comments            |   |          |    |      |       |           |   |         |

### SITE IMPROVEMENTS

| Site Improvements | Total |             |            |            |          |
|-------------------|-------|-------------|------------|------------|----------|
| Description       | Area  | Unit Value  | Adj.       | Value      | Comments |
| 1                 | AC x  | \$17,910.00 |            | = \$23,999 |          |
|                   | AC x  |             |            | =          |          |
|                   | AC x  |             |            | =          |          |
|                   | AC x  |             |            | =          |          |
| Total             | 1     | AC          | Fee Value: | \$24,000   |          |

### SUMMARY FEE SIMPLE VALUATION

| Inspected By   | Martins Onskulis | Date Inspected | 10/5/2022 | Valued By   | Date Valued |
|--|------------------|----------------|-----------|---|-------------|
| VALUATION CHECK  |                  |                |           | FEE VALUE SUMMARY   |             |
| The Total Fee Value \$1,133,200/11,946 SF Indicates \$94.86 Value/SF GBA |                  |                |           | <b>Total Residential</b> \$1,090,800<br><b>Total Commercial</b><br><b>Other Improvements</b> \$18,400 |             |
| Income Value = NOI Ratio = NOI / =                                       |                  |                |           | <b>Total Improvements</b> \$1,109,200<br><b>Land &amp; Site imp</b> \$24,000                          |             |
| Comments   |                  |                |           | <b>Total Property Value</b> \$1,133,200   |             |

### EXEMPTION DETAIL

| Status | Date Decided | Date Applied | PFD Qualifier |
|--------|--------------|--------------|---------------|
|        |              |              |               |

## RESIDENTIAL

| Description           | Condo Building 1  | Property      | Condo - 8 Plex  | Design                   | 2 Story    | Bedrooms             | 16                       |           |          |                          |    |         |                          |    |          |  |
|-----------------------|---|---------------|-----------------|--------------------------|------------|----------------------|--------------------------|-----------|----------|--------------------------|----|---------|--------------------------|----|----------|--|
| Qualit                | Q4 -  | Plumbing      | Typical         | Energy                   | Typical    | Bathrooms            | 8                        |           |          |                          |    |         |                          |    |          |  |
| 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          |                          |           |          |                          |    |         |                          |    |          |  |
| 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          | 24                       |           |          |                          |    |         |                          |    |          |  |
| Foundation            | <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input type="checkbox"/> Other  |               |                 |                          |            | Year Built           | 1981 Actual              |           |          |                          |    |         |                          |    |          |  |
| Heat Fuel             | <input type="checkbox"/> Typical <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other   |               |                 |                          |            | Effective age        | 27                       |           |          |                          |    |         |                          |    |          |  |
| Heat Type             | <input type="checkbox"/> Typical <input checked="" type="checkbox"/> BB <input type="checkbox"/> Space Heater <input checked="" type="checkbox"/> Radiant <input type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other |               |                 |                          |            | Total Life           | 50                       |           |          |                          |    |         |                          |    |          |  |
| Interior              | <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other  |               |                 |                          |            | Condition            | C4 -                     |           |          |                          |    |         |                          |    |          |  |
| Floor                 | <input checked="" 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 |                          |           |          |                          |    |         |                          |    |          |  |
| Extra Lump Sums       |   |               |                 |                          |            | Total                |                          |           |          |                          |    |         |                          |    |          |  |
| Porches,              |   |               |                 |                          |            | Total                |                          |           |          |                          |    |         |                          |    |          |  |
| Garage                |   |               |                 |                          |            |                      |                          |           |          |                          |    |         |                          |    |          |  |
| Built-in              | <input type="checkbox"/>  | SF            | Basement Garage | <input type="checkbox"/> | SF         | Attached             | <input type="checkbox"/> | SF        | Detached | <input type="checkbox"/> | SF | Carport | <input type="checkbox"/> | SF | Finished |  |
| Comments              |   |               |                 |                          |            |                      |                          |           |          |                          |    |         |                          |    |          |  |
| Basement              |   |               |                 |                          |            |                      |                          |           |          |                          |    |         |                          |    |          |  |
| Size                  |   | Finished Size |                 | Describe                 |            |                      |                          |           |          |                          |    |         |                          |    |          |  |
| Description           | Status  | Area          | Base Value      | Factor                   | Unit Value | RCN                  | % Good                   | Net Value |          |                          |    |         |                          |    |          |  |
| 2 Story Hous          | Finished  | 3,982         | \$98.40         | 1.45                     | \$142.68   | \$568,152            | 64%                      | \$363,617 |          |                          |    |         |                          |    |          |  |
|                       |   | SF            |                 |                          |            |                      |                          |           |          |                          |    |         |                          |    |          |  |
|                       |   | SF            |                 |                          |            |                      |                          |           |          |                          |    |         |                          |    |          |  |
|                       |   | SF            |                 |                          |            |                      |                          |           |          |                          |    |         |                          |    |          |  |
|                       |   | SF            |                 |                          |            |                      |                          |           |          |                          |    |         |                          |    |          |  |
| Additional Adjustment |   |               |                 |                          |            |                      |                          |           |          |                          |    |         |                          |    |          |  |
| Lump Sum Total        |   |               |                 |                          |            |                      |                          |           |          |                          |    |         |                          |    |          |  |
|                       |   |               |                 |                          | Condo      | Total                | \$363,600                |           |          |                          |    |         |                          |    |          |  |
| Comments              |   |               |                 |                          |            |                      |                          |           |          |                          |    |         |                          |    |          |  |

## RESIDENTIAL

| Description                  | Condo Building 2  | Property        | Condo - 8 Plex  | Design                   | 2 Story  | Bedrooms             | 16                       |           |          |                          |    |         |                          |    |          |
|------------------------------|---|-----------------|---|--------------------------|--|----------------------|--------------------------|-----------|----------|--------------------------|----|---------|--------------------------|----|----------|
| Qualit                       | Q4 -  | Plumbing        | Typical   | Energy                   | Typical  | Bathrooms            | 8                        |           |          |                          |    |         |                          |    |          |
| Roof                         | <input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other  | 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                       | Foundation               | <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input type="checkbox"/> Other | Year Built           | 1981 Actual              |           |          |                          |    |         |                          |    |          |
| Heat Fuel                    | <input type="checkbox"/> Typical <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other   | Heat Type       | <input type="checkbox"/> Typical <input checked="" type="checkbox"/> BB <input type="checkbox"/> Space Heater <input checked="" type="checkbox"/> Radiant <input type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other | Interior                 | <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other | Effective age        | 27                       |           |          |                          |    |         |                          |    |          |
| Floor                        | <input checked="" 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 | Extra Lump Sums |   |                          |  | Total Life           | 50                       |           |          |                          |    |         |                          |    |          |
| Porches,                     |   |                 |   |                          |  | Condition            | C4 -                     |           |          |                          |    |         |                          |    |          |
|                              |   |                 |   |                          |  | Effective age Status |                          |           |          |                          |    |         |                          |    |          |
|                              |   |                 |   |                          |  | Total                |                          |           |          |                          |    |         |                          |    |          |
|                              |   |                 |   |                          |  | Total                |                          |           |          |                          |    |         |                          |    |          |
| <b>Garage</b>                |   |                 |   |                          |  |                      |                          |           |          |                          |    |         |                          |    |          |
| Built-in                     | <input type="checkbox"/>  | SF              | Basement Garage   | <input type="checkbox"/> | SF   | Attached             | <input type="checkbox"/> | SF        | Detached | <input type="checkbox"/> | SF | Carport | <input type="checkbox"/> | SF | Finished |
| Comments                     |   |                 |   |                          |  |                      |                          |           |          |                          |    |         |                          |    |          |
| <b>Basement</b>              |   |                 |   |                          |  |                      |                          |           |          |                          |    |         |                          |    |          |
| Size                         |   | Finished Size   |   | Describe                 |  |                      |                          |           |          |                          |    |         |                          |    |          |
| Description                  | Status  | Area            | Base Value  | Factor                   | Unit Value   | RCN                  | % Good                   | Net Value |          |                          |    |         |                          |    |          |
| 2 Story Hous                 | Finished  | 3,982           | \$98.40   | 1.45                     | \$142.68   | \$568,152            | 64%                      | \$363,617 |          |                          |    |         |                          |    |          |
|                              |   | SF              |   |                          |  |                      |                          |           |          |                          |    |         |                          |    |          |
|                              |   | SF              |   |                          |  |                      |                          |           |          |                          |    |         |                          |    |          |
|                              |   | SF              |   |                          |  |                      |                          |           |          |                          |    |         |                          |    |          |
|                              |   | SF              |   |                          |  |                      |                          |           |          |                          |    |         |                          |    |          |
| <b>Additional Adjustment</b> |   |                 |   |                          |  |                      |                          |           |          |                          |    |         |                          |    |          |
| <b>Lump Sum Total</b>        |   |                 |   |                          |  |                      |                          |           |          |                          |    |         |                          |    |          |
|                              |   |                 |   | Condo                    | Total  | \$363,600            |                          |           |          |                          |    |         |                          |    |          |
| Comments                     |   |                 |   |                          |  |                      |                          |           |          |                          |    |         |                          |    |          |

## RESIDENTIAL

| Description                  | Condo Building 3  | Property           | Condo - 8 Plex  | Design      | 2 Story  | Bedrooms             | 16                       |            |                          |             |                          |  |
|------------------------------|---|--------------------|---|-------------|--|----------------------|--------------------------|------------|--------------------------|-------------|--------------------------|--|
| Quality                      | Q4 -  | Plumbing           | Typical   | Energy      | Typical  | Bathrooms            | 8                        |            |                          |             |                          |  |
| Roof                         | <input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other  | 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                       | Foundation  | <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input type="checkbox"/> Other | Year Built           | 1981 Actual              |            |                          |             |                          |  |
| Heat Fuel                    | <input type="checkbox"/> Typical <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other   | Heat Type          | <input type="checkbox"/> Typical <input checked="" type="checkbox"/> BB <input type="checkbox"/> Space Heater <input checked="" type="checkbox"/> Radiant <input type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other | Interior    | <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other | Effective age        | 27                       |            |                          |             |                          |  |
| Floor                        | <input checked="" 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 | Extra Lump Sums    |   |             |  | Total Life           | 50                       |            |                          |             |                          |  |
| Porches,                     |   |                    |   |             |  | Condition            | C4 -                     |            |                          |             |                          |  |
|                              |   |                    |   |             |  | Effective age Status |                          |            |                          |             |                          |  |
|                              |   |                    |   |             |  | Total                |                          |            |                          |             |                          |  |
|                              |   |                    |   |             |  | Total                |                          |            |                          |             |                          |  |
| <b>Garage</b>                |   |                    |   |             |  |                      |                          |            |                          |             |                          |  |
| Built-in                     | <input type="checkbox"/>  | SF Basement Garage | <input type="checkbox"/>  | SF Attached | <input type="checkbox"/>   | SF Detached          | <input type="checkbox"/> | SF Carport | <input type="checkbox"/> | SF Finished | <input type="checkbox"/> |  |
| Comments                     |   |                    |   |             |  |                      |                          |            |                          |             |                          |  |
| <b>Basement</b>              |   |                    |   |             |  |                      |                          |            |                          |             |                          |  |
| Size                         |   | Finished Size      |   | Describe    |  |                      |                          |            |                          |             |                          |  |
| Description                  | Status  | Area               | Base Value  | Factor      | Unit Value   | RCN                  | % Good                   | Net Value  |                          |             |                          |  |
| 2 Story Hous                 | Finished  | 3,982              | \$98.40   | 1.45        | \$142.68   | \$568,152            | 64%                      | \$363,617  |                          |             |                          |  |
|                              |   | SF                 |   |             |  |                      |                          |            |                          |             |                          |  |
|                              |   | SF                 |   |             |  |                      |                          |            |                          |             |                          |  |
|                              |   | SF                 |   |             |  |                      |                          |            |                          |             |                          |  |
|                              |   | SF                 |   |             |  |                      |                          |            |                          |             |                          |  |
| <b>Additional Adjustment</b> |   |                    |   |             |  |                      |                          |            |                          |             |                          |  |
| <b>Lump Sum Total</b>        |   |                    |   |             |  |                      |                          |            |                          |             |                          |  |
|                              |   |                    |   | Condo       | Total  | \$363,600            |                          |            |                          |             |                          |  |
| Comments                     |   |                    |   |             |  |                      |                          |            |                          |             |                          |  |

## OTHER IMPROVEMENTS

| Description     | Features | Quality | Size | Units | Unit Value | RCN       | % Good | Ad Adj. | Net Value |
|-----------------|----------|---------|------|-------|------------|-----------|--------|---------|-----------|
| Sewer Treatment | Finished | Typical | 966  | SF    | \$28.275   | ?         | 64%    |         | \$17,481  |
| Comments        |          |         |      | Base  | \$20       | Factor    | ?      | Age     | Life      |
|                 |          |         |      |       |            |           |        |         |           |
| Description     | Features | Quality | Size | Units | Unit Value | RCN       | % Good | Ad Adj. | Net Value |
| Well House      | Finished | Typical | 48   | SF    | \$28.275   | \$1,357.2 | 64%    |         | \$869     |
| Comments        |          |         |      | Base  | \$20       | Factor    | ?      | Age     | Life      |
|                 |          |         |      |       |            |           |        |         |           |

LOT TRACT 1 BIK.  
SUB. ALPINE VILLAGE

7099-001-000-0

4301 RICHARDSON  
TRACT 1 ALPINE VILLAGE

5/2010

1st Bldg.      Front - 4 occ.  
                    Back - 4 occ.

2nd Bldg.      Front 2 occupied - 2 vacant  
                    Back 1 occ. - 3 vacant

3rd Bldg. - All 8 units vacant

Updated p with  
\* 5/2010

Other Description: PLAT 81-10; 2003-6

Size: 155' / 160' x 386.08' / 405.33' Valuation Code:

Area: 1.34 Acre / 58,370.44 Use Zone: RC  
Land Use: APT Unit Price: 17,910 / AC

| INFLUENCES:       | PLUS | MINUS |
|-------------------|------|-------|
| Depth             |      |       |
| Topography        |      |       |
| Irregular         |      |       |
| View              |      |       |
| Drainage          |      |       |
| Physical Barriers |      |       |
| Access            | ✓    |       |
| Corner            |      |       |
| Water             |      |       |
| Sewer             |      |       |
| Sidewalk          |      |       |
| Paving            | ✓    |       |
| Alley             |      |       |
| Curb & Gutter     |      |       |
| Other             |      |       |
| <b>TOTAL</b>      |      |       |
| Net + (-)         |      |       |

| Year of Valuation: | Basic Land Value        |
|--------------------|-------------------------|
|                    | Plus or (Minus) Factors |
|                    | Net Value of Land       |

Remarks: TRIED to SELL AS CONDO C. \$30,000 UNIT FURNISHED  
NONE SOLD 1987 - VAC. IN WINTER

LAND VALUE

| YEAR         | OWNER  | ASSESSED VALUATION |           |           | REASON FOR CHANGE                  |
|--------------|--|--------------------|-----------|-----------|------------------------------------|
|              |  | Land               | Bldgs.    | Total     |                                    |
| 1982         | Alpine Village Joint Venture                           | 46,100             | 431,000   | 477,100   |                                    |
| 1985         |  | 46,100             | 1,456,800 | 1,456,800 |                                    |
| 1986         |  | 46,100             | 1,456,800 | 1,456,800 |                                    |
| 1986         |  | 28,100             | 1,061,500 | 1,089,600 | 1985 Revol. work                   |
| 1988         | Alliance Bank  | 11,000             | 583,800   | 594,800   | NR                                 |
| 1989         |  | 11,000             | 109,000   | 120,000   | BOE 21ds ready to move. NR         |
| 1991         | Dean Paul & John Stone                                 | 11,000             | 129,000   | 140,000   | Put off, no foundation NR          |
| 94           | Dean Paul, John & Clare Stone & Stanley & DelAnn Portt | 11,000             | 325,000   | 336,000   | AS/PER MCA 33                      |
| 95           | Dean Paul, John & Clare Stone & Stanley & DelAnn Portt | 11,000             | 357,500   | 368,500   | ADD 10% TO IMPROV AD               |
| ✓ 9/1/95     | Tucker, Donald G & Ennyre J                            |                    |           |           |                                    |
| 1996 10/1/96 | Summit Properties LLC                                  | 24,000             | 661,500   | 685,500   | Amended                            |
| 1997         |  | 24,000             | 876,000   | 900,000   |                                    |
| 2004         |  | 24,000             | 876,000   | 900,000   | PLAT 2003-6 RECORD OF SURVEY C.W.  |
| 2005         | Summit Properties, LLC                                 | 24,000             | 457,500   | 481,500   | BOE-05 REVIEW & REVALUATION AE     |
| 2008         | Douglas/Lody Gahagan                                   | 24,000             | 266,000   | 270,000   | BOE 05 to Purchase Date 5/31/07 NR |
| 2013         |  | 24,000             | 279,300   | 303,300   | +5% mpa AE                         |
| 2015         | Hickel Properties, LLC                                 | 24,000             | 298,000   | 322,000   | Review 1/15/15 MPA AE -            |
| 2016         |  | 24,000             | 298,000   | 322,000   | Review 1/15/15 MPA AE -            |
| 2020         |  | 24,000             | 312,900   | 336,900   | Main mpa +5% AE                    |

2021 MARS. MO

REMARKS: 1982: 30% complete as of 1/1/85 EST INCL. R/R DETHEN & INVENT EST JUNE - C.W.

1980 Carparks gone / done Now on wood  
vacant as of 1/91 R/R/1/MR

11/91 New metal roofs, New plumbing and  
Elec to all three bldg. New cement  
for decks and install new heating  
system. Built new chlorinator bldg.  
All units look rented SWJ.

11-11-93 P/V SEWAGE ADD 33

10/95 - NK CF

01-15-04 PLAT 2003-6 - RECORD OF SUR

