

**Tax Year 2024
Real Property Assessment Appeal
City of Valdez
Office of the City Clerk**

Appeal Number 64



212 Chenega Drive, P.O. Box 307, Valdez, Alaska 99686 - (907) 835-4313 - taxappeals@valdezak.gov

Applications must be received by the City Clerk's Office by: 5:00 p.m. on April 1, 2024.

Property ID Number:	0088-470-002-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Mark + Julie Lindemann	
Legal Description:	Lot size 39ac, Zone C1	
Physical Address of Property:	3401 Rich Hwy	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[Redacted]	Valdez AK 99686
Phone (daytime):	[Redacted]	Phone (evening):
Email Address:	[Redacted]	<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY (VMC 3.12.110(C))**. Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- My property value is excessive. (Overvalued)
- My property was valued incorrectly. (Improperly)
- My property has been undervalued.
- My property value is unequal to similar properties.

The following are NOT grounds for appeal:

- ↳ The taxes are too high.
- ↳ The value changed too much in one year.
- ↳ You cannot afford the taxes.

You must provide specific reasons and provide evidence supporting the item checked above.

Meet with [*] Mike Renfro [*] to discuss deficiencies, Incorrect square footage and incorrect information. Also to review the comparable sales data. Thank you

2024 COV Assessed Value	<u>234000</u>	<u>365600</u>	<u>599600</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>78000</u>	<u>274993</u>	<u>352993</u>
	Land	Improvements	Total

**** THE APPELLANT BEARS THE BURDEN OF PROOF UNDER AS 29.45.210(b) AND VMC 3.12.120 (G)(1)(e) ****

- I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

- I am the owner of record for this property and my name appears on the assessment roll
- I am the agent or assigns of the owner of record for this property (provide additional documentation outlined in [VMC 3.12.110 \(D\)](#))

Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Julie Lindemann
Signature of Appellant / Agent / Assigns

4/11/2024
Date

Julie Lindemann
Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

Our assessments are conducted in accordance with the relevant regulations, particularly Alaska Statute 29.45.110, which stipulates the methodology for determining property values based on current market conditions. Based on the appeal review and discussion with the property owner we recommend adjusting the land value to reflect the 5ac to 10ac contamination site; area within 100ft of well site; 50' easement along the richardson hwy; etc. Values adjsuted accordingly.

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value	<u>\$136,500</u>	<u>\$365,600</u>	<u>\$502,100</u>
	Land	Improvements	Total

M. Renfro
Signature of Assessor

4/16/2024
Date

VMC 3.12.110 (H) - If the assessor and the appellant mutually resolve a duly filed appeal prior to a hearing by the board of equalization, the appellant may withdraw that appeal. The appellant's withdrawal must be filed in writing with the assessor or stated under oath at a board of equalization hearing prior to the assessor closing the appeal.

- I hereby accept the foregoing assessed valuation in the amount of \$ _____ and withdraw my appeal to the Board of Equalization.
- I hereby reject the foregoing assessed valuation and will proceed with my appeal before the Board of Equalization.

Signature of Appellant / Agent / Assigns

Date

For administrative use only

For administrative use only

Action by Board of Equalization

The BOE found that the assessment for _____ was:
Property ID/ Address

EXCESSIVE IMPROPER UNEQUAL UNDER VALUED

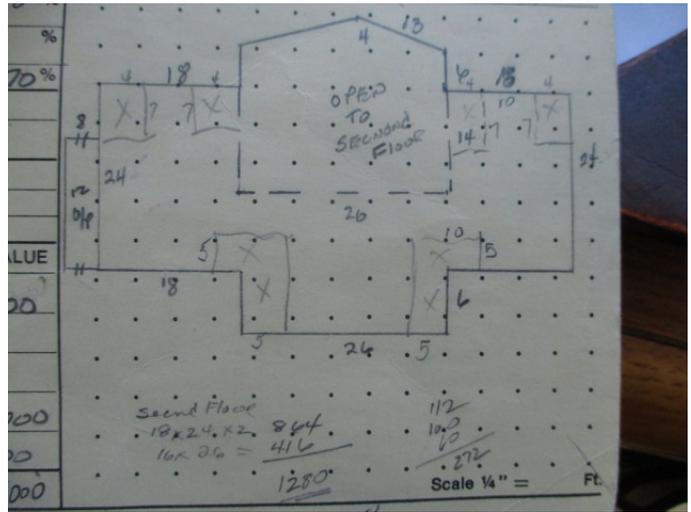
Based on the following evidence provided:

Adjusted Assessed Value	_____	_____	_____
	Land	Improvements	Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)



CURRENT OWNER

MARK LINDEMANN
 JULIE LINDEMANN
 [REDACTED] VALDEZ AK 99686-3287

Property Identification

Parcel # 0088-470-002-0 Use R - Residential
 City Number 1280 Property SFR
 Service Area Valdez

Property Information

Improvement Size 2,860 SF Year Built 2005 Actual Land Size 39 AC
 Basement Size 1,852 SF Effective Age 7 Zone CR
 Garage Size [] Taxable Interest Partial Exempt

Legal Description

Plat # [] Lot # [] Block [] Tract B Doc # [] Rec. District 318 - Valdez
 Describe [] Date recorded []

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Partial Exempt	\$234,000	\$365,600	\$599,600	-\$76,155	\$523,445	
2023	Partial Exempt	\$78,000	\$365,600	\$443,600	-\$75,000	\$368,600	Res +20%
2022	Partial Exempt	\$78,000	\$335,000	\$413,000	-\$50,000	\$363,000	
2021	Partial Exempt	\$78,000	\$249,000	\$327,000	-\$50,000	\$277,000	

NOTES

6/11/2023 - Appeal Resolution. MO
 10/12/2022 - P/U shop per GIS map. No access allowed on the property. MO
 11/18/2021 - New Book. MO

LAND DETAIL

Market Neighborhood Site Area **39** **A** Topo **Level** Vegetation **Wooded**

Access **Public road** Frontage **Ft** View **Neutral** Soil **Typical**

Utilities Typical Water Sewer Telephone Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	39	AC x \$6,000.00		= \$234,000	
		AC x		=	
		AC x		=	
		AC x		=	
Total	39	AC Fee Value:		\$234,000	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$523,445/2,860 SF Indicates \$209.65 Value/SF GBA	Total Residential \$295,400
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other Improvements \$70,200
	Total Improvements \$365,600
	Land & Site imp \$234,000
	Total Property Value \$599,600

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
Fee Value	\$234,000	\$365,600	\$599,600	Comments <input type="text"/>
Primary	\$0	-\$76,155	-\$76,155	
Total Exempt	\$0	-\$76,155	-\$76,155	
Taxable Value	\$289,445	\$289,445	\$523,445	



RESIDENTIAL

Description **Main House** Property Type **SFR** Design **2 Story** Bedrooms **4**

Quality **Q4 - Average+** Plumbing Fixture Count **Fixtures -** Energy Efficiency **Typical** Bathrooms **3**

Other Rooms **3** Total Rooms **10**

Roof Typical Comp Metal Wood shingles Other

Exterior Typical Wood Metal Cement Fiber Log Vinyl Other

Foundation Typical Concrete Perim Slab Piling Other

Heat Fuel Typical Oil Electric Wood Other

Heat Type Typical BB Space Heater Radiant Forced Air Heat Pump Other

Interior Typical Sheetrock Plywood Panel WD Other

Floor Typical Slab Plywood Carpet Vinyl Wood - Laminate Other

Year Built **2005** Actual

Effective age **7**

Total Life **55**

Condition **Q4 -**

Effective age Status

Extra Lump Sums Total

Porches, **Covered Porch 72SF \$3,725** Total **\$3,781**

Garage

Built-in SF Basement Garage SF Attached SF Detached SF Carport SF Finished SF

Comments

Basement

Size **1852** Finished Size **1852** Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
2 Story Hous	Finished	2,860	SF \$120.17	1.45	\$174.25	\$498,345	70%	\$348,841
Basement	Finished	1,852	SF \$26.29	1.45	\$38.12	\$70,599	70%	\$49,419
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		

Additional Adjustment -19% -\$106,600

Lump Sum Total \$3,781

Main House **Total** \$295,400

Comment



OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Garage Detached	Finished	Typical	1,200	SF	\$39.411	\$47,293.2	100%		\$47,293
Comment				Base Value		Factor	Age	Life	
				\$27		?			

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Garage Carport	Finished	Typical	960	SF	\$23.838	\$22,884.48	100%		\$22,884
Comment				Base Value		Factor	Age	Life	
				\$16		?			

Other Description:

Size: 39 ACRE ±
Valuation Code:

Area: 1,698,840 ft ±
Land Use: RES

Use Zone: P
Unit Price: \$2000/ACRE

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

Year of Valuation: 2005
Basic Land Value
Plus or (Minus) Factors
Net Value of Land

Remarks:

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1971	STATE OF ALASKA	- EXEMPT -			
1975	" " "		"		
1981		Exempt			
1982			"		
1983	90 - Univ. of AK		"		
96			"		
2005	UNIVERSITY OF ALASKA	78,000	—	78,000	REVIEW-ESTABLISH INITIAL VALUE
2007	LINDEMANN, MARK & JULIE	78,000	—	78,000	REVIEW-N/C
2013		78,000	438,000	516,000	Bldg. EST 100% MR
2013		78,000	248,900	326,900	Appeal Sec'd by MR
2015		78,000	249,000	327,000	Revalued Imps At

REMARKS:



LOT 15 B ASLS 88-97 BLK
SUB. T-95-RGW, C.R.M. 2

Owner _____ Mailing Address _____ Property Address _____
Permits _____ Date Built 2005 Effec. Age _____
Rent _____ R.T. _____

Observed Physical Condition	Exterior	P (A) G E	Interior	P (A) G E	Foundation	P (A) G E																					
BUILDING TYPE AND USE	4. EXTERIOR	<input type="checkbox"/>	6. INTERIOR (Continued)		7. FLOORS (Continued)																						
<input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2 FR <input type="checkbox"/> Other No. Stories _____ Attic Finished _____ % <input type="checkbox"/> Basement <input type="checkbox"/> Frame <input type="checkbox"/> Concrete Block <input checked="" type="checkbox"/> Log	Concrete Block Sheathing Kind Building Paper Insulation Kind Stucco Siding Kind Shakes Bricktex <input checked="" type="checkbox"/> Log Slab Log Siding Metal Plywood		Trim Kind Grade P A (G) E Windows <table border="1"> <tr> <th>Floor</th> <th>Rooms</th> <th>Baths</th> </tr> <tr> <td>Basement</td> <td></td> <td></td> </tr> <tr> <td>1st Floor</td> <td>6</td> <td>1</td> </tr> <tr> <td>2nd Floor</td> <td>3</td> <td>2</td> </tr> <tr> <td>3rd Floor</td> <td></td> <td></td> </tr> <tr> <td>Attic</td> <td></td> <td></td> </tr> <tr> <td>Total No.</td> <td></td> <td></td> </tr> </table> Grade of Floor Plan P (A) G Ceiling Height Basement 1st Floor 2nd Floor Attic	Floor	Rooms	Baths	Basement			1st Floor	6	1	2nd Floor	3	2	3rd Floor			Attic			Total No.				FINISH Kitchen Bath Living Rm. Bed Rm. 8. HEAT <input type="checkbox"/> Fuel <input checked="" type="checkbox"/> Oil Gas Wood Stove Coal Stoker Hot Water Hot air Forced Radiant Space Heater Kind Floor Furnace Number of Chimneys Kind	
Floor	Rooms	Baths																									
Basement																											
1st Floor	6	1																									
2nd Floor	3	2																									
3rd Floor																											
Attic																											
Total No.																											
1. FOUNDATION <input type="checkbox"/>	5. ROOF <input type="checkbox"/>		7. FLOORS <input type="checkbox"/>		9. PLUMBING (Continued)																						
<input type="checkbox"/> Concrete Thick <input checked="" type="checkbox"/> Conc. Block Wood Posts Skids Wood Sills	Flat <input checked="" type="checkbox"/> Gable Hip Other Kind Shingle Shakes <input checked="" type="checkbox"/> Comp. No. Shingle Insulation Kind Tar Paper Metal Kind Built-up Other		Grade of Kitchen P (A) G E Oven Built-in Range Built-in Bath Room Finish Attic Stairway Attic Unfinished Attic Useful % Number Dormers Shed Type Size Gable Size		Water Source <u>wall</u> Sewer Source <u>split</u> 10. ELECTRICAL <input type="checkbox"/> <input checked="" type="checkbox"/> Wired Grade <input type="checkbox"/> 220 Service TOTAL GRADE <input type="checkbox"/> 11. GARAGE <input type="checkbox"/> <u>NONE</u>																						
2. BASEMENT <input type="checkbox"/>	6. INTERIOR <input type="checkbox"/>		9. PLUMBING <input type="checkbox"/>		12. PORCHES																						
<input type="checkbox"/> Partial x S.F. <input checked="" type="checkbox"/> Full Cribbed <input type="checkbox"/> Concrete Outside Entrance Rec. Room Size Living Area Size Fin. Walls Kind Fin. Floor Kind Fin. Ceiling Kind	Insulation Board <input checked="" type="checkbox"/> Plasterboard Plaster Masonry Wood Paneling Plywood Finished Unfinished Open Stud		NUMBER OF FIREPLACES Basement 1st Floor Type 13. YARD IMPROVEMENTS Grade No. Tubs w/shw. No. Toilets No. Basins No. Kitch. Sinks No. Shower Stalls Hot Wa. Tanks No. Gal. Kind No. Laundry Trays Quality P A G E Total No. Fixtures																								
3. FRAME <input type="checkbox"/>																											
Walls o.c. Bracing o.c. Roof o.c. Floor o.c. Ceiling o.c. Other																											

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION			
Grade	Area	Unit Cost	Total
main	1852	74.33	137,659
BSMT	1852	16.91	31,317
Secnd	1008	74.33	74,925

Performed By		Date
Inspection	incl	9/10
Classification		
Calculation	AEJ	11/14
Review		

BUILDING AREA CALCULATION			
Floor or Part	Width	Length	Area
main	24	62	1488
"	12	26	312
"	4	13	52

ADDITIONS AND DEDUCTIONS			
Item			
o/p	72	20.11	1448

DEPRECIATION	
a. Effective Age	7/55 6%
b. Physical Condition	14%
c. Obsolescence	None 10%
d. Total Depreciation (a+b+c)	%
e. NET CONDITION (100-d)	70%
INCOME APPROACH:	
Est. rent x GRM	\$ x = \$
MARKET APPROACH:	
RT's	□ @ \$ = \$
SUMMARY OF APPRAISED VALUE	
Principal Building Appraisal	249,000
Other Principal Bldg. Appraisal	
Accessory Buildings Appraisal	
Total Building Appraisal	249,000
Total Land Appraisal	78,000
TOTAL APPRAISED VALUE	\$ 327,000

