

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

Appeal Number 101



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:	7100-009-022-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Josh + Tabatha Swick	
Legal Description:	Lot 22, Block 9, Alpine Woods, Plat # 75-06, Lot Size 40327 SF	
Physical Address of Property:	5115 Richardson Hwy, Valdez, AK 99686	Zone RR

Contact information for all correspondence relating to this appeal:

Mailing Address:	[Redacted] Valdez, AK 99686
Phone (daytime):	[Redacted] Phone (evening):
Email Address:	[Redacted] <input checked="" 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.

<p>We own other land in the Lowe River Valley that has not increased in value. This property is also neighboring a property that is unkept, devaluing our own.</p>	

2024 COV Assessed Value	<u>16,100</u>	<u>178,400</u>	<u>194,500</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>12,000</u>	<u>178,400</u>	<u>190,400</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) ****

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

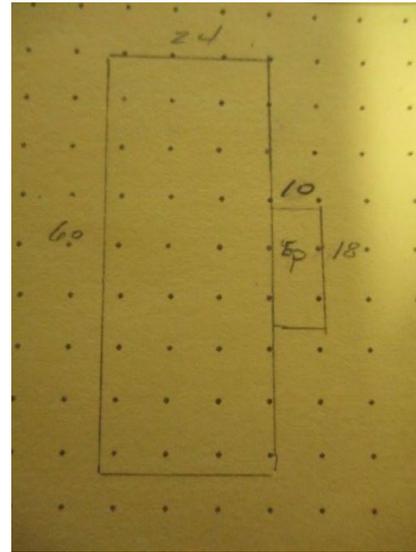
Based on the following evidence provided:

Adjusted Assessed Value	_____	_____	_____
	Land	Improvements	Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)



CURRENT OWNER

**JOSHUA SWIERK
TABATHA SWIERK
PO BOX [REDACTED] VALDEZ AK 99686-1126**

Property Identification

Parcel # **7100-009-022-0** Use **R - Residential**
 City Number **2550** Property **SFR**
 Service Area **Valdez**

Property Information

Improvement Size **1,440 SF** Year Built **1980 Estimated** Land Size **40,327 SF**
 Basement Size **1,440 SF** Effective Age **35** Zone **RR**
 Garage Size Taxable Interest **Fee Simple**

Legal Description

Plat # **75-06** Lot # **22** Block **9** Tract Doc # Rec. District **318 - Valdez**
 Describe Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$16,100	\$178,400	\$194,500	\$0	\$194,500	Land Rev;
2023	Fee Simple	\$12,000	\$180,200	\$192,200	\$0	\$192,200	Res +20%
2022	Fee Simple	\$12,000	\$150,200	\$162,200	\$0	\$162,200	
2021	Fee Simple	\$12,000	\$97,700	\$109,700	\$0	\$109,700	

NOTES

6/10/2023 - Appeal Resolution. MO
 10/15/2022 - P/U cabin. MO
 7/14/2022 - Appeal Resolution. See attached documents. MO
 1/1/2022 - New Book. MO

LAND DETAIL

Market Neighborhood Site Area **40,327** SF Topo **Level** Vegetation **Brushy**

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

Utilities Typical Water Sewer Telephone Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	40,327	SF	x \$0.40	= \$16,131	
		SF	x	=	
		SF	x	=	
		SF	x	=	
Total	40,327	SF	Fee Value:	\$16,100	

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 \$194,500/1,440 SF Indicates \$135.07 Value/SF GBA	Total Residential \$178,400
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other Improvements \$0
	Total Improvements \$178,400
	Land & Site imp \$16,100
	Total Property Value \$194,500



RESIDENTIAL									
Description Main House		Property Type SFR		Design 1 Story		Bedrooms 3			
Quality Q4 - Average		Plumbing Fixture Count Fixtures -		Energy Efficiency Typical		Bathrooms 2			
						Other Rooms 3			
						Total Rooms 8			
Roof <input type="checkbox"/> Typical <input type="checkbox"/> Comp <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood shingles <input type="checkbox"/> Other						Year Built 1980 Estimate			
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						Effective age 35			
Foundation <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Concrete Perim <input type="checkbox"/> Slab <input type="checkbox"/> Piling <input type="checkbox"/> Other						Total Life 55			
Heat Fuel <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other						Condition C4 -			
Heat Type <input type="checkbox"/> Typical <input type="checkbox"/> BB <input type="checkbox"/> Space Heater <input type="checkbox"/> Radiant <input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other						Effective age Status			
Interior <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Sheetrock <input type="checkbox"/> Plywood <input type="checkbox"/> Panel WD <input type="checkbox"/> Other									
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			
Porches, Enclosed porch 144SF \$8,358 Covered Porch 96SF \$4,457						Total		\$8,362	
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 checked="" type="checkbox"/> 256 SF Finished	
Comments									
Basement									
Size 1440		Finished Size 1440		Describe					
Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value	
1 Story Hous	Finished	1,440	SF \$111.96	1.45	\$162.34	\$233,772	45%	\$105,198	
Basement	Finished	1,440	SF \$57.88	1.45	\$83.93	\$120,853	45%	\$54,384	
Carport	Finished	256	SF \$16.28	1.45	\$23.61	\$6,043	45%	\$2,719	
Well & Septic	Finished	1	SF ?	1.45	?	\$17,226	45%	\$7,752	
			SF		\$0.00	\$0			
Additional Adjustment									
Lump Sum Total								\$8,362	
Main House						Total		\$178,400	
Comment									



OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value	
Cabin	Finished	Typical	240	SF	\$25.839	\$6,201.36	0%		\$0	
Comment					Base Value	\$18	Factor	?	Age	Life

Other Description:

Size: IRREGULAR

Area: 40,327.4

Use Zone: RR

Valuation Code:

Land Use: RES

Unit Price:

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

Year of Valuation:

Basic Land Value

Plus or (Minus) Factors

Net Price of Land

Remarks: Less 30' Drainage Easement

LAND VALUE

14,500

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2013		12,000	92,400	106,400	Value as material/sticker + 5% imp's AC-
2015		12,000	96,200	110,200	Revalue imp's AC-
2015		12,000	93,000	105,000	Appeal Resolution OK
2020		12,000	97,700	109,700	main imp's + 5% AC-
2021					Magn. 10

2008 12,000 17,200 88,200 107,007 Review (CAB)
 2007 12,000 86,350 100,350 1500 credit AC
 REMARKS: 9/84 EXT INSP - EST SAME DE/CLW PICTURE: 1500 credit AC
 11-90 BSMT ESTIMATED COMPLETE
 12/91 No Change. SWJT
 10/95 Ext Insp N/C CFS



7100-009-023-0

LOT 22 Block 9 ALPINE WOODS 9/84

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1976	Valdez Ventures	6100	-	6100	
1977		10,800		10,800	
1981	Real St. Pierre	14,100	75,000	89,100	
1982		14,100	75,000	89,100	
1983	WADE, RICHARD	14,100	70,600	84,700	'83 TAX ROLL
1984		14100	70600	84700	
1985		18100	77300	95400	1985 REAPPRAISAL C.W.
1985		18100	65700	83800	REVIEW BOE CW
1987	Wade, Richard	16,000	62,100	78,100	NR
1988		8900	34200	43100	NR
1991		8900	58300	67200	1991 REVIEW C.W.
1993		8900	64,100	73000	REVALUE SW
1995		10900	74300	85200	1-95 REVIEW C.W.
96		14600	87900	101900	CFS
96		12,000	87,900	99,900	Amend Value
98		12,000	90,000	102,000	BS
00	Wade, Richard L + Rebecca S	12,000			
2001		12,000	99,000	111,000	+10% PW
2002		12,000	176,200	188,200	10/2002 Review CAP

REMARKS: 9/84 EXT INSP - EST SAITE DR/CW
 11-90 BENT ESTIMATED COMPLETE
 12/91 No Change SWJ
 10/95 Ext Insp N/K CFS

PICTURE: 1000 1500 1500 1500



LOT 22 Block 9 ALPINE WOODS 9/84

Owner Richard Wade
 Mailing Address _____ Property Address 5115 RICHARDSON HWY

Permits 85-167 Septic #3000 Date Built EST 1980
MOD. 1975

Pine Woods Estates 1st Add
 of 22
 Bk 9

Observed Physical Condition	Exterior <u>AVER</u>	Interior <u>EST AVER</u>	Foundation <u>AVER</u>																					
BUILDING TYPE AND USE	4. EXTERIOR	6. INTERIOR (Continued)	7. Floors (Continued)																					
<input checked="" type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Other <input checked="" type="checkbox"/> # Stories <u>1</u> <input type="checkbox"/> Attic Finish _____ % <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Frame <u>MODULAR</u> <input type="checkbox"/> Concrete Block <input type="checkbox"/> Log	<input type="checkbox"/> Concrete Block <input type="checkbox"/> Sheathing _____ Kind <input type="checkbox"/> Building Paper <input type="checkbox"/> Insulation _____ Kind <input type="checkbox"/> Stucco <input checked="" type="checkbox"/> Siding <u>T1-11</u> Kind <input type="checkbox"/> Shakes <input type="checkbox"/> Bricktex <input type="checkbox"/> Log Slab <input type="checkbox"/> Log Siding <input type="checkbox"/> Metal <input type="checkbox"/> Plywood	<input checked="" type="checkbox"/> Trim <u>S/W/D</u> Kind <input type="checkbox"/> Grade <u>P</u> <input checked="" type="checkbox"/> <u>A</u> <input type="checkbox"/> <u>G</u> <input checked="" type="checkbox"/> <u>METAL CASE</u> <table border="1"> <tr> <th>Floor</th> <th>Number Rooms</th> <th>Number Baths</th> </tr> <tr> <td>Basement</td> <td><u>UNFINISHED</u></td> <td></td> </tr> <tr> <td>1st Floor</td> <td><u>5</u></td> <td><u>2</u></td> </tr> <tr> <td>2nd Floor</td> <td></td> <td></td> </tr> <tr> <td>3rd Floor</td> <td></td> <td></td> </tr> <tr> <td>Attic</td> <td></td> <td></td> </tr> <tr> <td>Total #</td> <td></td> <td></td> </tr> </table>	Floor	Number Rooms	Number Baths	Basement	<u>UNFINISHED</u>		1st Floor	<u>5</u>	<u>2</u>	2nd Floor			3rd Floor			Attic			Total #			FINISH <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Bath <u>VINYL</u> <input type="checkbox"/> Living Room <u>CARPET</u> <input type="checkbox"/> Bed Room <u>" "</u> <input type="checkbox"/> <u>KIT VINYL</u>
Floor	Number Rooms	Number Baths																						
Basement	<u>UNFINISHED</u>																							
1st Floor	<u>5</u>	<u>2</u>																						
2nd Floor																								
3rd Floor																								
Attic																								
Total #																								
1. FOUNDATION	5. ROOF	Grade of _____ Floor Plan <u>P</u> <input checked="" type="checkbox"/> <u>A</u> <input type="checkbox"/> <u>G</u> Ceiling Height _____ <input type="checkbox"/> 1st Floor <u>8</u> <input type="checkbox"/> 2nd Floor _____ <input type="checkbox"/> Attic _____ Grade of <u>EST</u> Kitchen <u>P</u> <input checked="" type="checkbox"/> <u>A</u> <input type="checkbox"/> <u>G</u> <input type="checkbox"/> Oven Built-in <input type="checkbox"/> Range Built-in <input checked="" type="checkbox"/> Bath Room Finish <input checked="" type="checkbox"/> <u>60/DW</u> <input type="checkbox"/> Attic Stairway <input type="checkbox"/> Attic Unfinished _____ <input type="checkbox"/> Attic Useful _____ % <input type="checkbox"/> Number Dormers _____ <input type="checkbox"/> Shed Type _____ Size _____ <input type="checkbox"/> Gable _____ Size _____	8. HEAT <input type="checkbox"/> Stove <input checked="" type="checkbox"/> Oil Furnace <input type="checkbox"/> Coal Stoker <input type="checkbox"/> Hot Water <input checked="" type="checkbox"/> Hot air Forced <input type="checkbox"/> Radiant <input type="checkbox"/> Space Heater _____ Kind _____ <input type="checkbox"/> Floor Furnace <input type="checkbox"/> Number of Chimneys _____ <input type="checkbox"/> Kind _____ NUMBER OF FIREPLACES <input type="checkbox"/> Basement <input type="checkbox"/> 1st Floor _____ Type _____	9. PLUMBING (Continued) <input checked="" type="checkbox"/> Water Source <u>WELL</u> <input checked="" type="checkbox"/> Sewer Source <u>SEPTIC</u> 10. ELECTRICAL <input type="checkbox"/> Wired _____ Grade _____ <input checked="" type="checkbox"/> 220 Service TOTAL GRADE _____ 11. GARAGE _____																				
2. BASEMENT	<input type="checkbox"/> Flat <input checked="" type="checkbox"/> Gable _____ Hip _____ <input type="checkbox"/> Other _____ Kind _____ <input type="checkbox"/> Shingle <input type="checkbox"/> Shakes <input type="checkbox"/> Composition _____ Shingle <input type="checkbox"/> Insulation _____ Kind _____ <input type="checkbox"/> Tar Paper <input type="checkbox"/> Metal _____ Kind _____ <input checked="" type="checkbox"/> Built-up <input type="checkbox"/> Other _____	7. FLOORS <u>EST</u> <input type="checkbox"/> 1st Floor _____ o.c. <input type="checkbox"/> Bridged <input type="checkbox"/> Post Size _____ o.c. <input type="checkbox"/> Beam Size _____ o.c. <input type="checkbox"/> 2nd Floor _____ o.c.	9. PLUMBING <input type="checkbox"/> 2 # Tubs w/shower <input type="checkbox"/> 2 # Toilets <input type="checkbox"/> 1 # Basins <input type="checkbox"/> 1 # Kitchen Sinks <input type="checkbox"/> # Shower Stalls <input type="checkbox"/> 1 # Hot Water Tanks <input type="checkbox"/> # Gallons _____ Kind _____ <input type="checkbox"/> # Laundry Trays _____ Total Number Fixtures _____ Grade <u>AV</u> <u>AV</u> <u>AV</u> <u>AV</u> <u>AV</u>	12. PORCHES <u>EP 8x18 = 144</u>																				
3. FRAME	6. INTERIOR																							
<input type="checkbox"/> Walls _____ o.c. <input type="checkbox"/> Bracing <input type="checkbox"/> Roof _____ o.c. <input type="checkbox"/> Floor _____ o.c. <input type="checkbox"/> Ceiling _____ o.c. <input checked="" type="checkbox"/> Other <u>MODULAR</u>	<input type="checkbox"/> Insulation Board <input checked="" type="checkbox"/> Plasterboard <input type="checkbox"/> Plaster <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood Paneling <input type="checkbox"/> Plywood <input checked="" type="checkbox"/> Finished <input type="checkbox"/> Unfinished <input type="checkbox"/> Open Stud																							

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
-----------------	------	-------	------	----------	------	-------	-----------	----------------	------------	-----	-----------	---------------

BUILDING VALUE CALCULATION			
Item No.	Area or Quantity	Unit Cost	Total
1ST FLR	1440	43.45	62568
BSMT	1440	43.72	62957
ADDITIONS AND DEDUCTIONS			
W/S		F.P.	10000
EP	144	19.08	2748
CPT	2567	12.15	3110
CP	964	11.24	1079
Total Replacement Cost			\$142462
Cost Conversion Factor			1.45
Adjusted Replacement Cost			206570

OPERATIONS AND PROCEDURES		
Inspection	Performed By	Date
DR/CW		9/84
Classification		
Calculation	AW	1/20
Review		
DEPRECIATION AND OBSOLESCENCE		
DEPRECIATION		
a. Effective Age Depreciation	35/50	53%
b. Observed Physical Condition		2%
c. Total Depreciation (a + b)		

m/w 1440 @ 28.70
 bsmt 1440 @ 26.30
 W/S F/P =
 144 @ 22.11
 21/45 = 32%

BUILDING AREA CALCULATION			
Square Feet - Ground Area			
Floor or Part	Width	Length	Area
1ST FLOOR	24	60	1,440
2ND FLOOR	24	60	1,440

Notes: CR PAY EXT PAINT - FLOOR COVER
 INT PAINT & DEC.

Perimeter _____ Scale 1/4" = 7.5 Ft.
 11328
 37872
 10,000
 3184
 92384
 1 x 1.4
 129,338
 1 x 68
 87,950 =
 88,000

2008 ADZ