

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

Appeal Number: 132

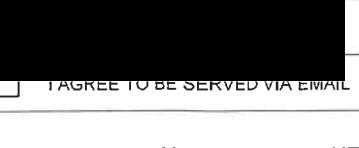
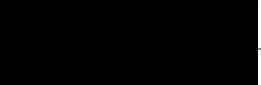


212 Chenega Drive, P.O. Box 307, Valdez, Alaska 99686 - (907) 835-4313 - taxappeals@valdezak.gov

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

Property ID Number:	<u>7016 - 014 - 609 - 0</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>CLAYTON STRICKLAND</u>	
Legal Description:	<u>LOT 9, BLOCK 14 BLACK GOLD #1</u>	
Physical Address of Property:	<u>716 COPPER DR</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:		
Phone (daytime):		Phone (evening): 
Email Address:		<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.

NOT A SINGLE COMPARABLE PROPERTY OR LOT  
IN BLACK GOLD HAS EVER SOLD FOR ANYWHERE  
CLOSE TO 47,700. THE PRICE OF MATERIALS ARE  
SO FAR UP AND THE VALUE OF THE DOLLAR  
DOWN THE ONLY REALISTIC DIRECTION OF MOVEMENT  
OF IMPROVEMENT VALUE IS UP. SOMETHING IS NOT  
RIGHT?

2024 COV Assessed Value	<u>47,700</u>	<u>102,100</u>	<u>149,800</u>	<u>RIGHT?</u>
	Land	Improvements	Total	
Appellant's Opinion of Value	<u>30,000</u>	<u>120,000</u>	<u>150,000</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.

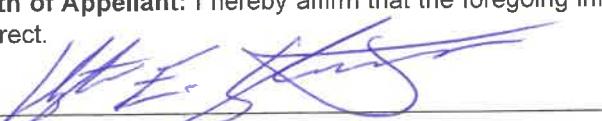
**Check the following statement that applies to who is filing this appeal:**

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.



Signature of Appellant / Agent / Assigns

4-1-24  
Date

CLAY STRICKLAND

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 conversation with the property owner - we recommend no change in the assessed value. The assessed value is supported by sales data and is assessed equitable to similar properties.

Was the value adjusted by the Assessor

YES

NO

**Adjusted Assessed Value**

Land

Improvements

Total



Signature of Assessor

4/12/2024

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.**

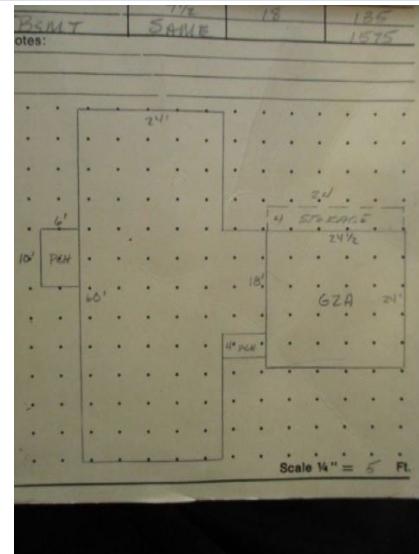
I hereby accept the foregoing assessed valuation in the amount of \$ \_\_\_\_\_ and withdraw my appeal to the Board of Equalization.

I hereby reject the foregoing assessed valuation and will proceed with my appeal before the Board of Equalization.

Signature of Appellant / Agent / Assigns

Date





## CURRENT OWNER

RUSSELL E ROETMAN  
CLAYTON STRICKLAND  
[REDACTED]

## Property Identification

Parcel #	7010-014-009-0	Use	R - Residential
City Number	1713	Property	SFR
		Service Area	Valdez

## Property Information

Improvement Size	1,575 SF	Year Built	1975	Actual	Land Size	10,600	SF
Basement Size	1,575 SF	Effective Age	34		Zone	RA	
Garage Size	588 SF	Taxable Interest	Fee Simple				

## Legal Description

Plat # [REDACTED] Lot # 9 Block 14 Tract [REDACTED] Doc # [REDACTED] Rec. District 318 - Valdez

Describe [REDACTED] Date recorded [REDACTED]

## PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$47,700	\$102,100	\$149,800	\$0	\$149,800	Land
2023	Fee Simple	\$30,000	\$120,000	\$150,000	\$0	\$150,000	Res +20%
2022	Fee Simple	\$30,000	\$217,600	\$247,600	\$0	\$247,600	
2021	Fee Simple	\$30,000	\$164,800	\$194,800	\$0	\$194,800	

## NOTES

6/10/2023 - Appeal Resolution. MO

11/8/2021 - New Book. MO

10/10/2019 09:46 AM - brusher-Spoke with owner Russell Roetman. He is selling it under contract to Clayton Strickland & would like Clayton added as an additional owner. He states he understands that he cannot be removed

### LAND DETAIL

Market Neighborhood	Site Area	10,600	SF	Topo	Level	Vegetation	Cleared	
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						LQC	
Comments								

### SITE IMPROVEMENTS

Site Improvements	Total				
Description	Area	Unit Value	Adj.	Value	Comments
	10,600	SF x \$4.50		= \$47,700	
		SF x		=	
		SF x		=	
		SF x		=	
<b>Total</b>	<b>10,600</b>	<b>SF</b>	<b>Fee Value:</b>	<b>\$47,700</b>	

### SUMMARY FEE SIMPLE VALUATION

Inspected By	Date Inspected	Valued By	Date Valued
VALUATION CHECK		FEE VALUE SUMMARY	
The Total Fee Value \$149,800/1,575 SF Indicates \$95.11 Value/SF GBA		Total Residential	\$102,100
Income Value = NOI Ratio = NOI / =		Total Commercial	
Comments		Other Improvements	
		Total Improvements	\$102,100
		Land & Site imp	\$47,700
		Total Property Value	\$149,800

RESIDENTIAL																
Description	Main House			Property Type	SFR			Design	1 Story							
Quality	Q4 - Average			Plumbing Fixture Count	Fixtures -			Energy Efficiency	Typical							
Bedrooms	3			Bathrooms	2.5			Other Rooms	3							
									Total Rooms 8.5							
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											
Heat Fuel	<input type="checkbox"/> Typical	<input checked="" type="checkbox"/> Oil	<input type="checkbox"/> Electric	<input type="checkbox"/> Wood	<input type="checkbox"/> Other											
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									
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,										Total						
Garage																
Built-in	<input type="checkbox"/>	<input type="checkbox"/> SF	Basement Garage		<input type="checkbox"/>	<input type="checkbox"/> SF	Attached	<input checked="" type="checkbox"/> 588	<input type="checkbox"/> SF	Detached	<input type="checkbox"/>	<input type="checkbox"/> SF	Carport	<input type="checkbox"/>	<input type="checkbox"/> SF	Finished
Comments																
Basement																
Size	1575		Finished Size	1575		Describe										
Description		Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value							
1 Story Hous	Finished	1,575	SF	\$103.33	1.45	\$149.83	\$235,980	38%	\$89,672							
Basement	Finished	1,575	SF	\$53.42	1.45	\$77.46	\$121,998	38%	\$46,359							
Garage Attached	Finished	588	SF	\$29.86	1.45	\$43.30	\$25,459	38%	\$9,674							
Attached Storage	Finished	96	SF	\$13.95	1.45	\$20.23	\$1,942	38%	\$738							
			SF			\$0.00	\$0									
Additional Adjustment								-12%	\$-44,392							
Lump Sum Total																
Main House								Total		\$102,100						
Comment																

LOT 9

BLK. 14

7010-014-009-0

SUB.

Blackgold #1

716 COPPER

LOT 9 BK 14 BLACK GOLD #1

6/12/10

## Other Description:

Size: 100 x 100  
Valuation Code:Area: 10,000  
Land Use: RESUse Zone: RA  
Unit Price:

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: LEVEL, AT GRADE

LAND VALUE

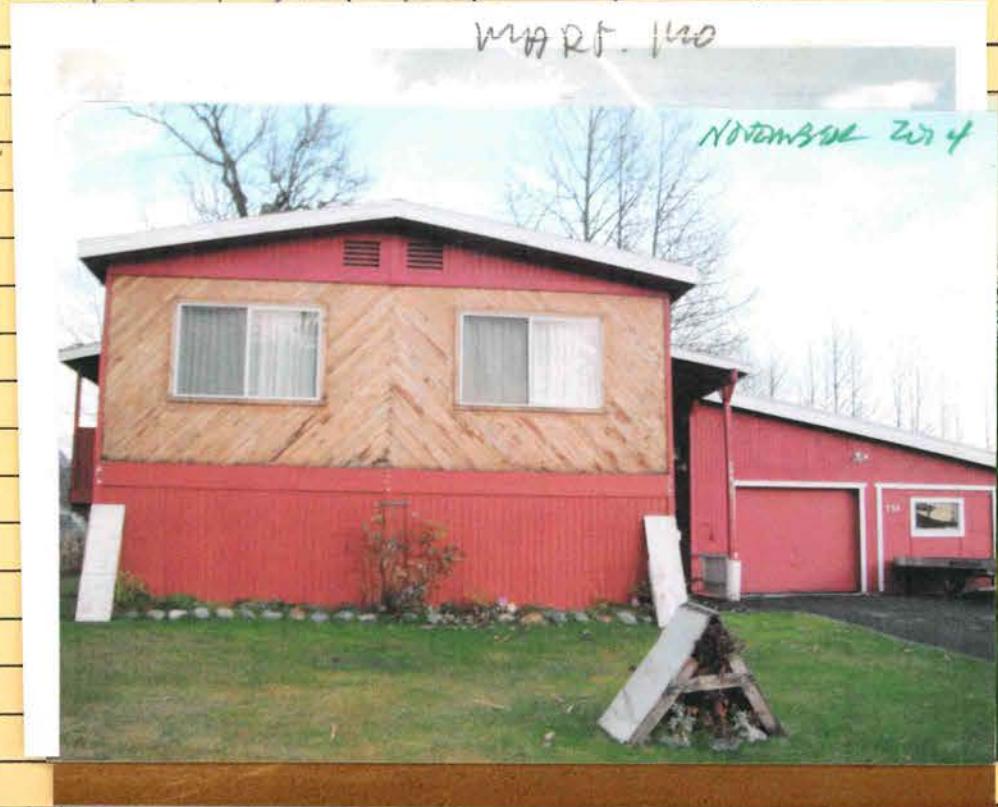
YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1980	LIBERTY	17,000	79,400	96,400	
1981		26,500	80,300	106,800	
1982		27,800	80,300	114,700	
1983		27,800	98,500	126,300	
1984		27,000	89,300	116,300	AVW
1985		27,000	89,300	116,300	
1987		27,000	99,400	106,400	C.W.
1988		20,000	69,400	89,400	WR
1990		20,000	79,400	99,400	C.W.
1992	121041 Boetman, Russell E.	22,000	84,300	106,300	WR
95		23,000	101,700	123,700	Revalue 11
96		26,000	127,300	153,300	CFP
98		26,000	130,366	156,366	BB
99		26,000	131,799	157,799	
00		26,000	133,432	159,432	
2001		26,000	146,700	172,700	+10% RCF
2007		26,000	146,700	172,700	Reduced NYC AF
2011		30,000	176,200	206,200	+15% 12/10 LK
2013		30,000	133,000	163,000	Revalue as modular AE-
2015		30,000	137,300	167,300	Revalued when m/s & factor - sc
2020		30,000	164,800	194,800	Main Imps + 20% AE-
2021					W/H RT. 160

REMARKS: 9/84 BUILD PERMIT ADD.

No NEW ADDITIONS C.W.

9/10/91 NYC For Sale Tablez Party

9/23/95 PU BSMT FIN,



Owner LIBERTY

Lailing Address

Property Address 716 COPPER DR

SUB.

LOT

Permits

ent

Date Built 1975/79

Effec. Age

R.T.

Blk. #1

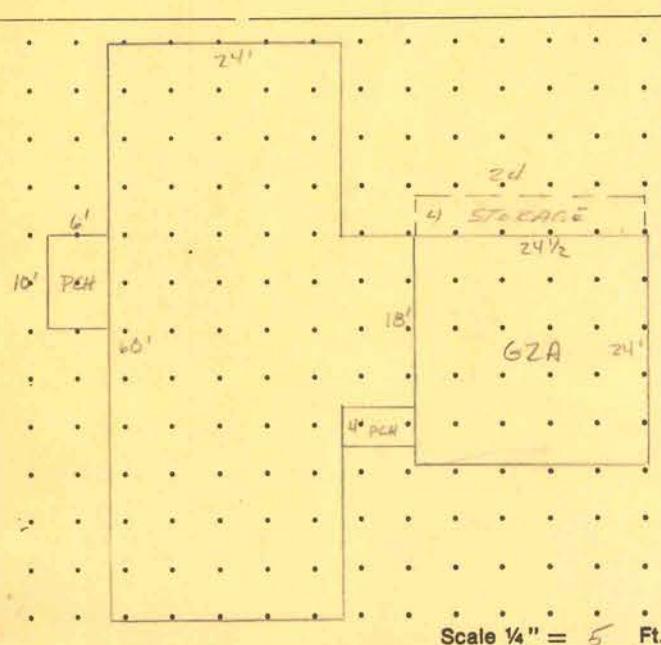
BLK. 14

Observed Physical Condition		Exterior	PAGE	Interior	PAGE	Foundation	PAGE
BUILDING TYPE AND USE		4. EXTERIOR		6. INTERIOR (Continued)		7. FLOORS (Continued)	
✓ SFR	✓ 2 FR	Concrete	Block	Trim	WD	FINISH	
✓ Other	No. Stories	Sheathing	Kind	Grade	PAGE	Kitchen	VINYL
Attic Finished %	✓ Building Paper	✓ Insulation	Kind	Windows	METAL	Bath	VINYL
Basement	✓ Stucco	✓ Shakes		Floor	Rooms	Living Rm.	W-W
Frame	✓ Siding	Bricktex		Basement	3	Bed Rm.	W-W
Concrete Block	✓ Log	Log	Slab	1st Floor	5		
Log		Log Siding		2nd Floor			
. FOUNDATION		Metal		3rd Floor			
Concrete Thick	✓ Conc. Block	Plywood		Attic			
Wood Posts				Total No.	8 224		
Skids				Grade of		9. PLUMBING (Continued)	
Wood Sills				Floor Plan	PAGE	✓ Water Source CITY	
. BASEMENT		Flat	✓ Gable	Ceiling Height		✓ Sewer Source CITY	
Partial	✓ Full	Shingle		✓ Basement	8'		
Cribbed		Shakes		✓ 1st Floor	8'	10. ELECTRICAL	
Concrete		Comp. No.	Shingle	2nd Floor		✓ Wired Grade	
Outside Entrance		✓ Insulation	Kind	Attic		220 Service	
Rec. Room Size		Tar Paper		Grade of		TOTAL GRADE	
Living Area Size		✓ Metal	Kind	Kitchen	PAGE	11. GARAGE	
Fin. Walls Kind		Built-up		✓ Oven Built-in		G2A 24x24 1/2 = 592	
Fin. Floor Kind		Other		✓ Range Built-in			
Fin. Ceiling Kind		6. INTERIOR	EST	✓ Bath Room Finish	FG		
. FRAME		Insulation Board		DW, GD			
Walls o.c.	Bracing o.c.	Plaster		Attic Stairway		12. PORCHES	
Roof o.c.	Floor o.c.	Masonry		Attic Unfinished		60' x COT PARCH	
Ceiling o.c.	Other	✓ Wood Paneling		Attic Useful %		30' x COT PARCH	
✓ Modular		Plywood		Number Dormers		4x24 STOR = 76.4	
		Finished		Shed Type Size		13. YARD IMPROVEMENTS	
		Unfinished		Gable Size		LAWN	
		Open Stud		1st Floor o.c.		ASPHALT DRIVE	
				Bridged			
				Post Size o.c.			
				Beam Size o.c.			
				2nd Floor o.c.			
				Total No. Fixtures			

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

BUILDING VALUE CALCULATION				Performed By			Date	BUILDING AREA CALCULATION			
Grade	Area	Unit Cost	Total	Inspection				Floor or Part	Width	Length	Area
1ST	1575	43.45	68,433	Classification	AC Y20			1ST FLOOR	24	60	1440
2ND	1575	42.87	67,520	Calculation	AC Y20				7 1/2	18	135
				Review				BALCONY	SAME		1575
					DEPRECIATION			Notes:			
					a. Effective Age	31/60	37 %				
					b. Physical Condition		%				
					c. Obsolescence item:		%				
					d. Total Depreciation (a+b+c)		%				
					e. NET CONDITION (100-d)	63 %					

ADDITIONS AND DEDUCTIONS				SUMMARY OF APPRAISED VALUE			
Item				Principal Building Appraisal	164,800	Other Principal Bldg. Appraisal	
GAR	5880	28.75	16,905				
CP	900	19.70	1773				
STRG	96.17	10.50	1008				
Total Replacement Cost New	\$ 155,639						
Cost Conversion Factor	1.40						
Adjust Replacement Cost	\$ 217,894						
A.R.C. x Net Condition %	\$ X %	\$					
				TOTAL APPRAISED VALUE	\$ 194,800		



Scale 1/4" = 5 Ft.