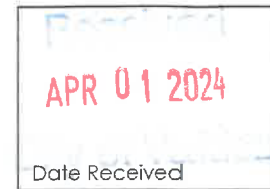


**Tax Year 2024
Real Property Assessment Appeal
City of Valdez
Office of the City Clerk**

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:	7016-014-009-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	CLAYTON STRICKLAND	
Legal Description:	LOT 9, Block 14 BLACK GOLD #1	
Physical Address of Property:	716 COPPER DR	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED]		
Phone (daytime):	[REDACTED]	Phone (evening):	[REDACTED]
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.

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	47,700	102,100	149,800
	Land	Improvements	Total
Appellant's Opinion of Value	30,000	120,000	150,000
	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

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:

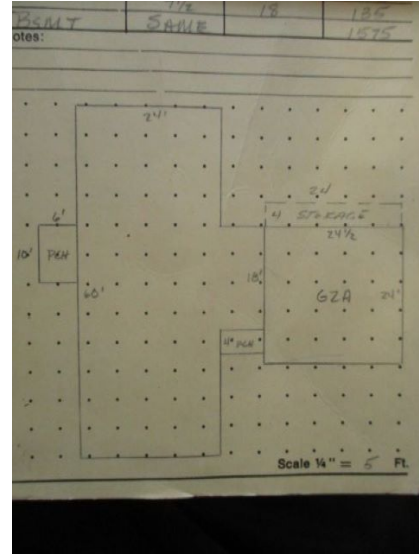
Adjusted Assessed Value

_____	_____	_____
Land	Improvements	Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)



CURRENT OWNER

RUSSELL E ROETMAN
CLAYTON STRICKLAND

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 # Lot # 9 Block 14 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	\$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		=				
		SF	x		=				
Total	10,600	SF	Fee Value:		\$47,700				

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 <div></div>						Other Improvements			
						Total Improvements \$102,100			
						Land & Site imp \$47,700			
						Total Property Value \$149,800			



RESIDENTIAL

DescriptionMain HouseProperty TypeSFRDesign1 Story

QualityQ4 - AveragePlumbing Fixture CountFixtures -Energy EfficiencyTypical

Bedrooms3

Bathrooms2.5

Other Rooms3

Total Rooms8.5

Year Built1975Actual

Effective age34

Total Life60

ConditionC4 -

Effective age Status

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

Extra Lump Sums

Total

Porches,

Total

Garage

Built-in ☐ SFBasement Garage ☐ SFAttached ☒ 588 SFDetached ☐ SFCarport ☐ SFFinished ☐

Comments

Basement

Size 1575Finished Size 1575Describe

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

MARS

LOT 9 BLK. 14

SUB. Blackgold #1

7010-014-009-0
716 COPPER
LOT 9 BK 14 BLACK GOLD #1

9/1/00
14

Other Description:

Size: 100 x 106
Valuation Code:

Area: 10,600
Land Use: RES

Use Zone: RA
Unit Price:

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: 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	79,000	96,000	
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	ADJ.
1985		27,000	89,300	116,300	
1987		27,000	79,400	106,400	C.W.
1988		20,000	69,400	89,400	MR
1990		20,000	79,400	99,400	C.W.
1992	12/24/91 Boetman, Russell E.	22,000	84,300	106,300	MR
95		22,000	101,700	123,700	Revalue LI
96		26,000	127,300	153,300	CPI
98		26,000	130,366	156,366	BB
99		26,000	131,899	157,899	
00		26,000	133,432	159,432	
2001		26,000	146,700	172,700	+10% RF
2007		26,000	146,700	172,700	Revalue N/C AF
2011		30,000	176,200	206,200	+15% 12/10 LK
2013		30,000	133,000	163,000	Revalue as modular AS-
2015		30,000	137,300	167,300	Revalue w/new m/s t factor - SC
2020		30,000	164,800	194,800	Main mps +20% AS-
2021					

REMARKS: 9/84 BUILD PERMIT ADD
No NEW ADDITIONS C.W.
9/10/91 N/C For Sale Vabiez Realty
9/23/95 PU BSMT FIN.



Owner LOBERTA

Mailing Address _____

Property Address 716 COPPER DR

Permits _____

ent _____

Date Built 1975/79

Effec. Age _____

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

6. INTERIOR (Continued)

7. FLOORS (Continued)

FOUNDATION

5. ROOF

6. INTERIOR

9. PLUMBING (Continued)

10. ELECTRICAL

11. GARAGE

12. PORCHES

13. YARD IMPROVEMENTS

9. PLUMBING

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

Classification

Calculation

Review

DEPRECIATION

a. Effective Age

b. Physical Condition

c. Obsolescence

d. Total Depreciation

e. NET CONDITION

INCOME APPROACH:

Est. rent x GRM

MARKET APPROACH:

RT's

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal

Other Principal Bldg. Appraisal

Accessory Buildings Appraisal

Total Building Appraisal

Total Land Appraisal

TOTAL APPRAISED VALUE

Total Replacement Cost New

Cost Conversion Factor

Adjust Replacement Cost

A.R.C. X Net Condition

Scale 1/4" = 5 Ft.