

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

Appeal Number 111

APR 01 2024
Date Received

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:	7130-006-004-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Roger Kipar	
Legal Description:	Lot 4A Block 6, Robe River	
Physical Address of Property:	3455 Falsura Ave	

Contact information for all correspondence relating to this appeal:

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

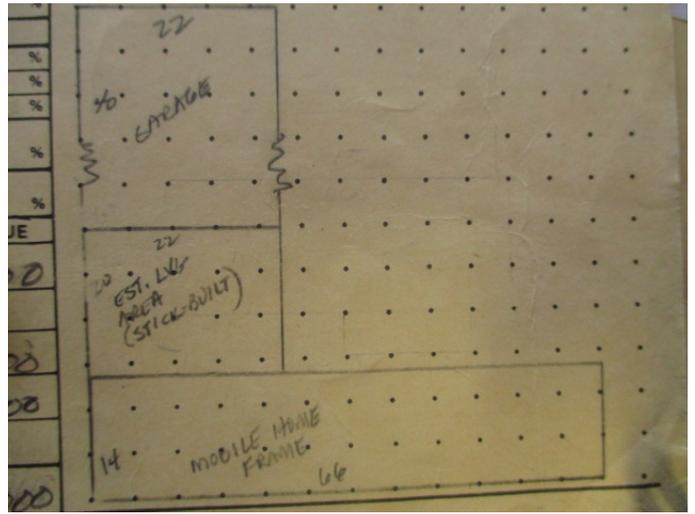
- ↳ The taxes are too high.
- ↳ The value changed too much in one year.
- ↳ You cannot afford the taxes.

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

No Economical Improvement
 Robe River is still on septic systems
 90% is excessive & Nothing in Real Estate went up 90%
 10-15% No one would mind
 No Land improvements are done
 Properties around us are not of that value

2024 COV Assessed Value	44,300	102,800	147,100
	Land	Improvements	Total
Appellant's Opinion of Value	22,000	102,800	124,800
	Land	Improvements	Total

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



CURRENT OWNER		Property Identification	
ROGER KIPAR CLAUDIA KIPAR [REDACTED] VALDEZ AK 99686-1432		Parcel #	7130-006-004-0
		City Number	1202
		Use	R - Residential
		Property	SFR
		Service Area	Valdez

Property Information			
Improvement Size	440 SF	Year Built	1986 Estimated
Basement Size		Effective Age	25
Garage Size	2,392 SF	Taxable Interest	Partial Exempt
Land Size	24,210 SF	Zone	RM

Legal Description			
Plat #	Lot # 4A	Block 6	Tract
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	\$44,300	\$102,800	\$147,100	-\$76,155	\$70,945	Land
2023	Partial Exempt	\$22,000	\$125,500	\$147,500	-\$75,000	\$72,500	Res +20%
2022	Partial Exempt	\$22,000	\$117,000	\$139,000	-\$41,700	\$97,300	
2021	Partial Exempt	\$22,000	\$127,000	\$149,000	-\$44,700	\$104,300	

NOTES

6/11/2023 - Appeal Resolution. MO
 10/16/2022 - Corrected appeal error. MO
 6/6/2022 - Appeal Resolution. See attached documents. MO
 1/20/2022 - New Book. MO

LAND DETAIL

Market Neighborhood Site Area **24,210** SF 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
	24,210	SF x \$1.83		= \$44,304	
		SF x		=	
		SF x		=	
		SF x		=	
Total	24,210	SF	Fee Value:	\$44,300	

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 \$70,945/440 SF Indicates \$334.32 Value/SF GBA	Total Residential \$94,200
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other Improvements \$8,600
	Total Improvements \$102,800
	Land & Site imp \$44,300
	Total Property Value \$147,100

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
Fee Value	\$44,300	\$102,800	\$147,100	Comments <input type="text"/>
Primary	\$0	-\$76,155	-\$76,155	
Total Exempt	\$0	-\$76,155	-\$76,155	
Taxable Value	\$26,645	\$26,645	\$70,945	



RESIDENTIAL

Description **Main House** Property Type **SFR** Design **1 Story** Bedrooms **2**

Quality **Q5 - Fair** Plumbing Fixture Count **Fixtures -** Energy Efficiency **Typical** Bathrooms **1**

Other Rooms **2** Total Rooms **5**

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 **1986** Estimate

Effective age **25**

Total Life **55**

Condition **C5 - Badly**

Effective age Status

Extra Lump Sums Total

Porches, Total

Garage

Built-in SF Basement Garage SF Attached **880** SF Detached ? SF Carport SF Finished SF

Comments

Basement

Size Finished Size Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	440	SF \$110.74	1.45	\$160.57	\$70,652	35%	\$24,728
Garage Attached	Finished	880	SF \$26.44	1.45	\$38.34	\$33,737	35%	\$11,808
Garage Detached	Finished	1,512	SF \$26.49	1.45	\$38.41	\$58,077	34%	\$19,746
Snow Roof	Finished	952	SF \$12.02	1.45	\$17.43	\$16,592	34%	\$5,641
Single Wide	Unfinishe	924	SF \$70.81	1.45	\$102.67	\$94,871	34%	\$32,256

Additional Adjustment

Lump Sum Total

Main House **Total** \$94,200

Comment



OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Pole Barn	Finished	Typical	496	SF	\$26.419	\$13,103.824	66%		\$8,649
Comment				Base Value	\$18	Factor	?	Age	Life

TAX LOT NO.

LEGAL LOT 4A Block 6
ROBE RIVER

(Continued)

7130-006-004-0

3455 FALCON
LT 4A BK 6 ROBE RIVER SUBD

Good
Remake form
9/11
Form 9/11

9/23/15

inc % complete
on all components
by 50% NV 2016

LH Add 10x14 section
in end of bldg.
photo w/ shed roof

2/18/17
NE - new Fall 2017

AK
2200' 14
NE - New Fall 2017

10/17/17

NE in imp
NE Fall 18
AK

9/18/18

NE - new Fall 19
AK

10/10/19

NE - New Fall 2020
AK

Marked by survey

New picture

ME 09.11

City of
PROPERTY APPRAISAL DIVISION

Size: 135 x 179.4 Area: 24,210 Use Zone: RM
 Plat No. Land Use: RES Unit Price: 22000/SITE
2004:

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

Basic Land Value
 Plus or (Minus) Factors
 Net Price of Land

LEVEL SITE EVEN WITH STREET GRADE

WAS LOT 3, BLK 6
LOTS 2, 3, 4 REPLATED: PLAT 80-5

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2013		22,000	155,200	177,200	Imps @ 1000/10 + 5% AE-
2013		22,000	101,700	123,700	Appeal resolution AE-
2015		22,000	151,400	173,400	Ad's Imps Inc Dep. 2K
2016		22,000	127,000	149,000	Plp 10x14 Add/Upgrade of imp. 50% reinspection - AE noted from rev fall '18 - 90 completion AE-
2018		22,000	127,000	149,000	AE-
2020		22,000	127,000	149,000	AE-
2021					MAP, etc

MOBILE HOME: $924 @ 36.16 =$
33412

ADDITION:

- LIVING: $440 @ 80.5 = 24871$
 (70% comp)
- GARAGE (attached) $880 @ 19.70 = 7108$
 (41% comp)

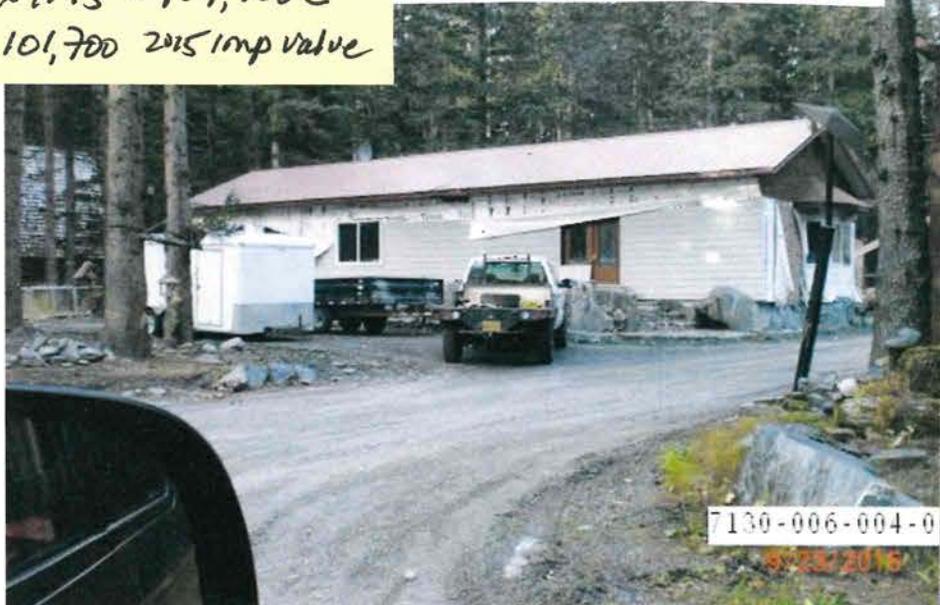
DETACHED GARAGE: $1512 @ 20.00 =$
8467 (28% comp)

$= 73858 \times 1.45 = 107,100 @$

95% = 101,700 2015 imp value

11x2 14x90 East storage
 1095 Added att car

and trailer canopy of
 9/2001- REINVENTORY - M HOME,
 TRUL TELE., G2D w/SHOP, PLE
 BACK CAB/TV
 11/02- N/C - NEW PHOTO



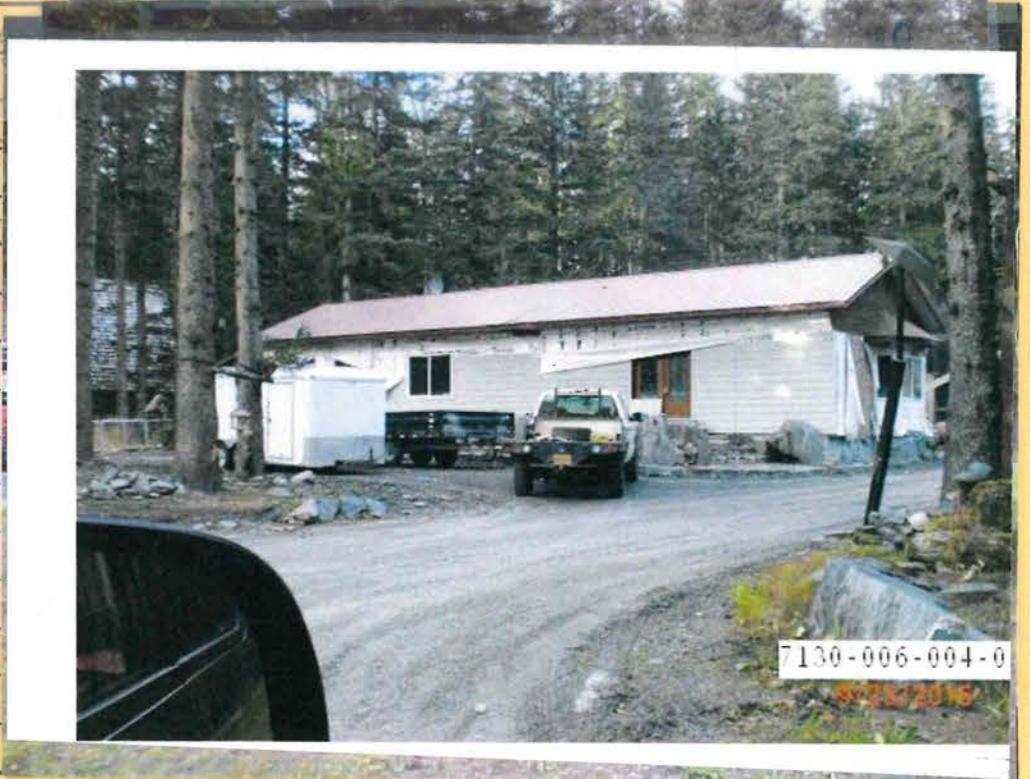
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8/23/2016

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1985	Strickland, Dale	17600	1300	19100	1984 REAPPRAISAL CW.
1986	Mendes, Gene/Anna				
1991		18,000	30,200	48,000	1991 REVIEW
1992		17,000	38,000	55,000	sup
1993		20,000	42,800	62,800	2/93 AW.
95		20,000	46,700	66,700	REVIEW JW
96		17,000	80,200	97,200	BB
98	6/12/97 Cole, George Dennis	17,000	102,000	119,000	BB
00	Kipps, Roger C	17,000	105,632	122,632	
2001		17,000	116,300	133,300	+10% AD
2002		17,000	70,600	87,600	REINV. CAB/AV
2003		17,000	76,700	93,700	1/2003 REVIEW (CAB)
2004		22,000	76,700	98,700	LAND ADJ. FE.
2007		22,000	128,700	150,700	FIN REMODEL UNDERWAY. REV INT OF FOX TO COMPLY. NEEDS PHOTO

REMARKS: 8/27/84 EST STOR ON

11/91 N/C SWJ
 12/92 14x40 boat storage sup
 12/95 Added att carports
 and trailer canopy CT
 9/2001- REINVENTORY - M. HMC,
 TRUL, TELR., G2D w/STOR, 1 FUL
 BAKN CAB/AV.
 1/02- N/C - NEW PHOTO ^{delete}



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 8/28/2016