

For administrative use only

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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	Property Identification			
TIMI MINER [REDACTED] VALDEZ AK 99686-1669	Parcel #	7130-004-003-0	Use	V - Vacant Land
	City Number	1072	Building	
			Service Area	Valdez

Property Information					
Improvement Size	<input type="text"/>	Year Built	<input type="text"/>	Land Size	21,000 SF
Basement Size	<input type="text"/>	Effective Age	<input type="text"/>	Zone	RM
Garage Size	<input type="text"/>	Taxable Interest	Fee Simple		

Legal Description						
Plat #	<input type="text"/>	Lot #	3	Block	4	
		Tract	<input type="text"/>	Doc #	<input type="text"/>	
				Rec. District	318 - Valdez	
Describe	<input type="text"/>				Date recorded	<input type="text"/>

PROPERTY HISTORY							
Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$42,000		\$42,000	\$0	\$42,000	
2023	Fee Simple	\$22,000		\$22,000	\$0	\$22,000	
2022	Fee Simple	\$22,000		\$22,000	\$0	\$22,000	
2021	Fee Simple	\$22,000		\$22,000	\$0	\$22,000	

NOTES



LAND DETAIL

Market Neighborhood Site Area **21,000** **SF** Topo **Level** Vegetation **Brushy**

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
	21,000	SF	x \$2.00	= \$42,000	
		SF	x	=	
		SF	x	=	
		SF	x	=	
Total	21,000	SF	Fee Value:	\$42,000	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK				FEE VALUE SUMMARY	
The Total Fee Value				Total Residential	
Income Value = NOI Ratio = NOI / =				Total Commercial	
Comments <input type="text"/>				Other Improvements	
				Total Improvements	
				Land & Site imp	\$42,000
				Total Property Value	\$42,000



LOT

3

BLK.

4

SUB.

Robe River

7130-004-003-0

3463 CORBIN

LT 3 BK 4 ROBE RIVER SUBD

~~7130-004-003-1~~

~~3463 CORBIN~~

~~LT 3 BK 4 ROBE RIVER SUBD TRLR~~

N/C may 2010

Other Description:

Size: 100 X 210
Valuation Code:

Area: 21000 #
Land Use: VAC

Use Zone: Rm
Unit Price: 22000 / SITE

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

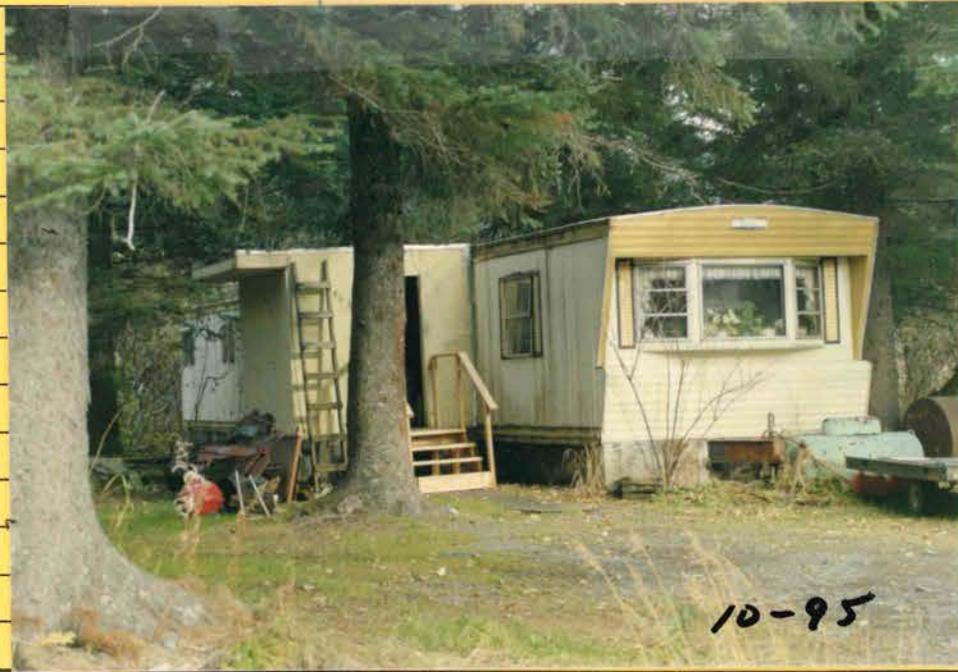
Year of Valuation: 2004
Basic Land Value
Plus or (Minus) Factors
Net Value of Land

Remarks: LEVEL SITE EVEN WITH STREET GRADG

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
77/78		13,150	-	13,150	
1979	Benny + Cora James	13,800	-0-	13,800	
1981	Benny & Cora James	24,200	-0-	24,200	
1982		24,200	-0-	24,200	
1983		21,800	7,000	28,800	1970 12x60 Flamingo
1984		22,000	7,000	29,000	
1985		22,000	14,000	36,000	1984 REAPPRAISAL (N.W.)
1985		22,000	10,000	32,000	606 trail - changed. ut.
1987		20,000	10,000	30,000	N/E
1988		18,000	8,800	26,800	10/87 C.W.
1992		17,000	9,700	26,700	SW
95		17,000	0	17,000	BOE TALK DESTROYED
96		17,000		17,000	BO
2004		22,000	-	22,000	LAND ADJ. NE.
2007		22,000	0	22,000	10/2006 Review (N/E)
2011		24,000	-	24,000	Review of 4k econ incr - land
2013		22,000	-	22,000	Correct land value NE
2015		22,000	-	22,000	Review - NC LK
2020		22,000	-	22,000	N/E of
2021					Review - NE

REMARKS: 11/91 N/E surf.
10/95 N/E C/F



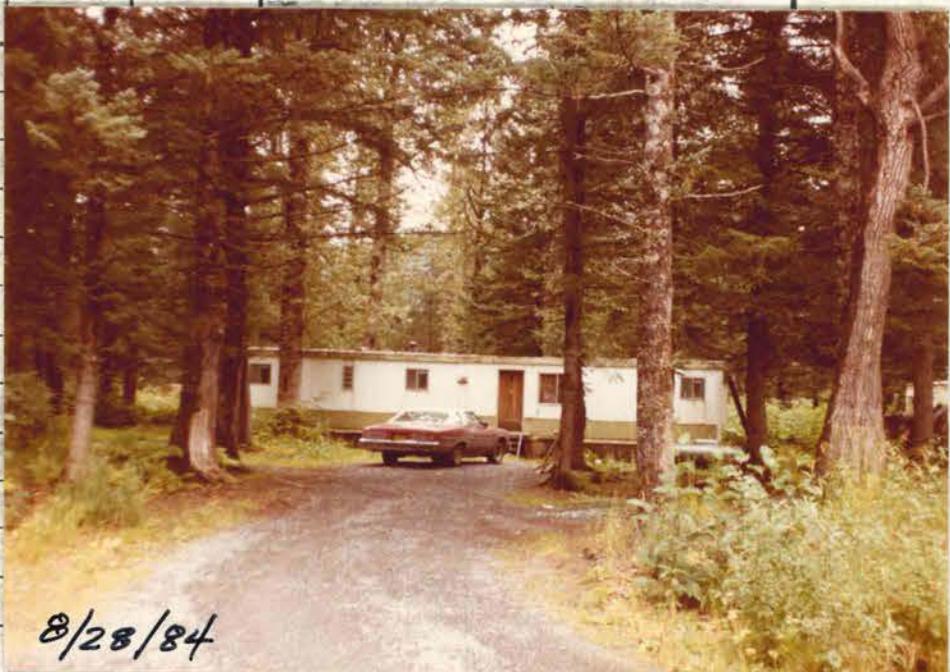
10-95

Owner Laborers Union Property Address 3463 CORBIN LN
 Mailing Address _____ Date Built 1974
 Permits _____

TAX LOT NO. 1130 004 00 1
 LEGAL Lot 49 Block 4
 ROBERT RIVER

YEAR	OWNER	ASSESSED VALUATION		REASON FOR CHANGE
		Bldgs.	Total	
1985	Laborers Union	8500	8500	1984 REAPPRAISAL C.W.
1988		7600	7600	10/87 C.W.
90	POWERS, Wayne + Leanna			
1992		8400	8400	Self
95	1995 Burzinski, Michael			
96		14,500	14,500	BB
00		15,223	15,000	7/03 16,500 w/ 2002
2001	VALVE = 7 14,500 =			

REMARKS: 8/23/84 NH EXT INSP
 EST SAME MOR/CW
 11/91 N/C SWJ
 gmc 2/11



Observed Physical Condition	Exterior <u>FAIR</u>	Interior <u>EST FAIR</u>	Foundation <u>AVER</u>	GARAGE
BUILDING TYPE & USE	FRAME <u>MTL</u>	INTERIOR <u>EST</u>	FLOORS <u>V/C</u>	
<u>CHATEAU/SCHOOL</u>	EXTERIOR <u>MTL</u>	Floor	Number Rooms	HEAT <u>O/FA</u>
FOUNDATION <u>EST</u>		1st Floor	4	PLUMBING <u>4FIX</u>
<u>WD BLK/PLY</u>	ROOF <u>MTL</u>	Kitchen	P/A/G	ELECTRICAL <u>CODE</u>
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
EST	CLASS. II	FP	15700
EP	244	1920	456

OPERATIONS AND PROCEDURES	
Performed By	Date
MTL/CW	8/84
Classification	
Calculation	CW 10/87
Review	

BUILDING AREA CALCULATION			
Square Feet - Ground Area			
Floor or Part	Width	Length	Area
TRL	12	65	7804

ADDITIONS AND DEDUCTIONS	
Total Replacement Cost	\$16156
Cost Conversion Factor	.52
Adjusted Replacement Cost	\$8461

DEPRECIATION AND OBSOLESCENCE	
DEPRECIATION	
a. Effective Age depreciation	.43 %
b. Observed Physical Condition	10 %
c. Total Depreciation (a + b)	.53 %
d. Net Condition (100 - c)	.47 %

SUMMARY OF APPRAISED VALUE	
Principal Building Appraisal	8400
Other Principal Buildings Appraisal	
Accessory Buildings Appraisal	
Total Building Appraisal	8400
Total Land Appraisal	17000
TOTAL APPRAISED VALUE	\$ 25400

