



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

Appeal Number 95



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.

NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.

Property ID Number: 5670-010-000-0

Property Owner: Swick Enterprises LLC

Legal Description: Lot 10, Plat # 2003-2, Lot Size 1.62 AC, Zone CR

Physical Address of Property: 5312 Lake View Dr.

Contact information for all correspondence relating to this appeal:

Mailing Address: [Redacted] Valdez AK 99686

Phone (daytime): [Redacted] Phone (evening): Same

Email Address: [Redacted] 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.

20+ year old log building with deferred maintenance.
Increase not consistent with adjacent property

See attached

2024 COV Assessed Value	<u>29,200</u>	<u>185,200</u>	<u>214,400</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>19,400</u>	<u>131,100</u>	<u>150,500</u>
	Land	Improvements	Total

*** THE APPELLANT BEARS THE BURDEN OF PROOF UNDER AS 29.45.210(b) AND VMC 3.12.110(C)(4)(a) ***

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.

Tabatha Swirek
Signature of Appellant / Agent / Assigns

4/1/24
Date

Tabatha Swirek
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 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

M. O. [Signature]
Signature of Assessor

4/16/2024

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

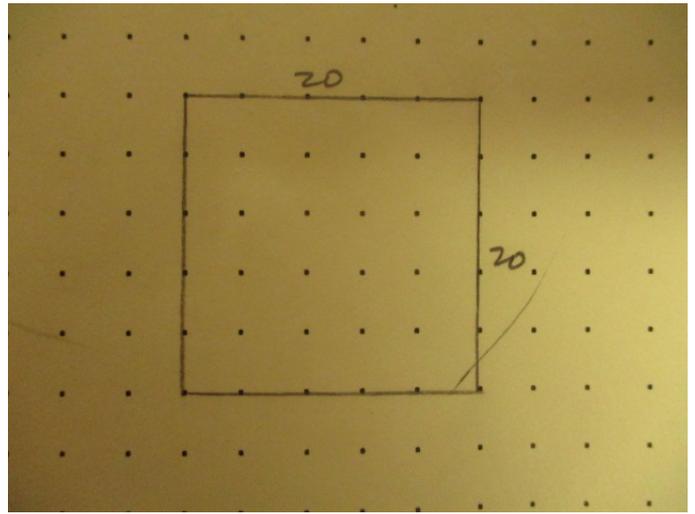
Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)

Our property value has decreased if anything. In the past year the City sent out a grader to grade our road from the highway to our private Lake View Drive road. We contacted the City Public Works Director after his operator graded down too far into the roadbed material peeling up both fabric and big jagged rock road base. The resulting work left the road lower than the shoulders and ditches so that the water could not drain properly. When we met in person with the new City Public Works Director at the property, he explained how there are several rural roads that have been accepted by the city that will need a special look at our project money or something to be brought back to code. I explained to him that we fought this road being accepted for years. It wasn't built correctly. The City accepted it despite our comments and concerns, and now we continuously deal with water on the road, ice in the spring, inadequate sanding to prevent us from sliding into the highway, and now 6 to 8 inch ditches and washed out trenches on the edges of the road and down the middle. This partly due to operators, employed by the City, damaging the existing road. Until my road is brought back to city code, with proper material, road crowned to drain properly, proper plowing and sanding, and adequate level and safe approach to highway, I should not be paying for the increase in my property value that we saw back when this road was accepted, never mind the most recent increase. Therefore my property value is assessed incorrectly and too high for every one of the lots up off of Cummings Way and Lake View Drive. Both for all of our several properties and our adjacent neighbors.

Last summer CVTC contractors installing fiber on Cummings Way, Corbin Loop and Deep Lake Rd destroyed and prohibited access to almost all lots and properties on these roads. The construction dragged on for months. Eventually the contractors pulled the plug and left both a destroyed road, equipment and trash behind. Copper Valley's, original contractor, came in late fall to try and clean up and fix the mess. Unfortunately, the damage of mud that was dug up from below Geo fabric and hardened historic roadbeds that is now at surface level of the road, leading to inadequate driving surfaces and plain clay/mud being pushed up into the road surface on almost all of these roads and every location they dug, will require extensive repair. To fix this properly, their trenches will need to be re-dug, proper Geo fabric spread across any portion of the road that they dug through, an adequate road bed and road material at a minimum of 3 inch minus gravel be used to fill, and compacted to the previous road surface level. Many of these roads are privately owned, and leave us and other homeowners doing the repairs ourselves, out of pocket, to even get the level of access to our properties that we had prior to this fiber installation. For this reason, our property values should be even less this year than last, never mind far greater.



CURRENT OWNER

SWIERK ENTERPRISES LLC
 PO BOX [REDACTED] VALDEZ AK 99686-1126

Property Identification

Parcel # **5670-010-000-0** Use **R - Residential**
 City Number **2589** Property **SFR**
 Service Area **Valdez**

Property Information

Improvement Size **680 SF** Year Built **2005 Actual** Land Size **1.62 AC**
 Basement Size **400 SF** Effective Age **0** Zone **CR**
 Garage Size Taxable Interest **Fee Simple**

Legal Description

Plat # **2003-2** Lot # **10** Block 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	\$29,200	\$185,200	\$214,400	\$0	\$214,400	
2023	Fee Simple	\$19,400	\$131,100	\$150,500	\$0	\$150,500	Res +20%
2022	Fee Simple	\$19,400	\$92,300	\$111,700	\$0	\$111,700	
2021	Fee Simple	\$19,400	\$60,000	\$79,400	\$0	\$79,400	

NOTES

11/6/2023 - Estimated 100% complete. MO
 6/10/2023 - Appeal Resolution. MO
 10/13/2022 - P/U carport. MO

LAND DETAIL

Market Neighborhood Site Area **1.62** **A** Topo **Moderate** 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
	2	AC x \$18,000.00		= \$29,160	
		AC x		=	
		AC x		=	
		AC x		=	
Total	2	AC	Fee Value:	\$29,200	

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 \$214,400/680 SF Indicates \$315.29 Value/SF GBA	Total Residential \$185,200
Income Value = NOI Ratio = NOI / =	Total Commercial Other Improvements
Comments <input type="text"/>	Total Improvements \$185,200
	Land & Site imp \$29,200
	Total Property Value \$214,400



RESIDENTIAL

Description **Main House** Property Type **SFR** Design **1.5 Fin** Bedrooms **3**

Quality **Q4 - Average** Plumbing Fixture Count **Fixtures -** Energy Efficiency **Typical** Bathrooms **1**

Other Rooms **2** Total Rooms **6**

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 **2005** Actual

Effective age **0**

Total Life **55**

Condition **C3 - Good**

Effective age Status

Extra Lump Sums Total

Porches, Total

Garage

Built-in SF Basement Garage SF Attached SF Detached SF Carport **780** SF Finished

Comments

Basement

Size **400** Finished Size **400** Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1.5 Fin Hous	Finished	680	SF \$154.05	1.45	\$223.37	\$151,893	75%	\$113,920
Basement	Finished	400	SF \$72.46	1.45	\$105.07	\$42,027	75%	\$31,520
Well & Septic	Finished	1	SF ?	1.45	?	\$19,140	75%	\$14,355
Carport	Finished	780	SF \$22.44	1.45	\$32.54	\$25,380	100%	\$25,380
			SF		\$0.00	\$0		

Additional Adjustment

Lump Sum Total

Main House **Total** \$185,200

Comment



Plat Number: 2003.2

Size: IRREGULAR

Area: 1.62 ACRES

Zoning: CR, COMM. RES

Land Use: RES

Unit Value: 12,000/acre

Influences	Subject	Plus	Minus	Year of Valuation:	Base Land Value:
Access	✓			2017	Net Adjustments:
Corner					Other Adjustments:
Paving					Indicated Value: 19,400
Curb & Gutter				Remarks:	
Sidewalk				REF. PLAT 2000.14	
Street Lights					
Topography	HILL/STD				
Drainage	ADEQ				
View	RURAL				
Water					
Sewer					
Irregular Mod.					
Physical Barriers					
LIG/EFT					
Total Adjustments					
Net Adjustments					

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2004	CUMMINGS & KITAGAWA	17,000		17,000	PLAT 2003.2
2005	EATON, ALEXANDER	17,000	82,500	99,500	AV NEW SFR AS.
2010	06/18/10 Pond, Jordan Michael	17,000	82,500	99,500	
2013		17,000	99,000	116,000	+5% bldgs AS-
2015		17,000	117,900	134,900	Revalue 10yrs AS- w/s AS-
2016	2016-000045-0 11/20/16 Swierk Enterprises, LLC	17,000	60,000	77,000	Box Rd. Gutter & Vinyl Remodeled
2017		24,300	60,000	84,300	land adjustment AS-
2017		19,400	60,000	79,400	Revalue cont. AS see
2011					MARK. MO

REMARKS:



Owner

Swierk Enterprises, LLC

Mailing Address

Po Box 1126
Valdez, AK 99686

Property Address

5312 Lake View Dr

Permits

Date Built

2005

Remodeled

Effect. Age

1155 5670

Lot 10 Block

TAX LOT NO: 5670-010-000-0

SUBDIVISION

Observed Physical Condition	Exterior P F A G E				Interior P F A G E				Foundation P F A G E			
Building Type And Use	Exterior				Interior (Continued)				Heat			
SFR _____	T1-11 _____				Floor Total BR BA				Oil Gas Propane			
Duplex _____	Plywood _____				Bsmnt _____				Hot Water Baseboard			
3-Plex _____	Metal _____				1st _____				Forced Warm Air			
4-Plex _____	Vinyl _____				2nd _____				Radiant			
No. Stories: 1 1/2	Hardi Plank _____				3rd _____				Space Heater (DV)			
Avg Wall Height: _____	T&G _____				Attic _____				Fireplaces			
Basement _____ %	Cedar _____				Total _____				Steel with flue #Story			
Frame: WD Steel Pole	Log Siding _____				B/Grade _____ Sq.Ft.				Heatilator			
Log: " Rnd "Sq.	Stucco _____				A/Grade _____ Sq.Ft.				Masonry			
	✓ LOG								Raised Hearth _____			
									Flr Lvl Hearth _____			
									Wood Stove P F A G			
Foundation	Roof				Kitchen Q / C				Plumbing			
✓ Poured Concrete _____	✓ Gable Hip Flat				Refrigerator _____				No. Tubs W/Shw _____			
Concrete Block _____	Gambrel Mansard				Range/Oven _____				No. Toilets _____			
Steel Pier _____	Metal _____				Disposal _____				No. Basins _____			
Wood P&B: _____	✓ Metal _____				Dishwasher _____				No. Kit. Sinks _____			
Skids _____	Comp Shingle _____				Fan/Hood _____				No. Shower Stalls _____			
Wood Sills _____	Cdr Shake _____				Microwave _____				No. Hot Wa. Tanks _____			
	Built-up _____				Washer/Dryer _____				No. Laundry Trays _____			
	Tar Paper _____								Sauna Baths			
	G & D _____								Built-In Prefabricated			
Basement	Interior				Attic / Dormers				Detached Bath House			
Partial SF	Drywall _____				None _____				Elec. Wall Unit			
✓ Full 400 SF	Wood Panel _____				Stairs _____				Elec. Floor Unit			
Poured Concrete _____	T&G _____				Drop Stair _____				Wood Stove			
Concrete Block _____	Plywood _____				Scuttle _____				Total Sq.Ft. _____			
Cribbed _____	Log _____				Floor _____				Quality P F A G			
✓ Outside Entrance _____	Finished _____				Heated _____				Hot Tub _____ Ft.Dia.			
Room Count _____	Unfinished _____				Finished _____				Quality Low Avg High			
Fin Walls _____	Trim P F A G				Floors				Jacuzzi Tubs			
Fin Flrs _____	Windows _____				Kitchen _____				Quality Low Avg High			
Fin Ceil _____	Bay Windows _____				Bath _____				CONDITION: _____			
BA Encl _____	Ceiling Height				Living Rm _____							
	Basement _____				Bed Rms _____							
	1st Floor _____											
	2nd Floor _____											

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

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES				BUILDING AREA CALCULATION			
Item	Area	Unit	Total	Performed By	Date	BSMT	1 ST FLR	2 ND FLR			
LUG	680	110.04	74,827	Inspection	AE 8/12						
BSMT	400	55.38	22,152	Classification							
				Calculation	AE 11/14						
				Review							

ADDITIONS AND DEDUCTIONS				DEPRECIATION				OBSOLESCENCE			
W/S		FP	11,000	Effective Age:		Perimeter		Scale 1/4" = 4'			
				Observed Physical:							
				Total Depreciation							
				Net Condition							
				OBSOLESCENCE							
				Physical	50% by date 2016						
				Functional							
				Economic							
				Net Condition							
				Final Net Condition							
SUMMARY OF APPRAISED VALUE											
Principle Building				69,000							
1.											
2.											
Accessory Bldgs											
Total Replacement Cost				\$ 85,827							
Cost Conversion Factor				1.45							
Adjusted Replacement Cost				\$ 124,449							
Total Building Value				69,000							
Total Land Value				19,400							
TOTAL APPRAISED VALUE				88,400							
Value				79,400							