

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

Appeal Number 57

2:30pm
4/1/24
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:	7010-009--16-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Ryan Britt	
Legal Description:	Lot 16, Block 9, 9 Black gold #1, Plat#78-8, Lot size 9207 SF, Zone RA	
Physical Address of Property:	822 W Hanagita St	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO 954, Valdez AK 99686		
Phone (daytime):	[REDACTED]	Phone (evening):	[REDACTED]
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.

My property (land) value has increased by 38% with ZERO changes to the property, while my building
property has decreased by 6.9% - with actual improvements taking place within the building, albeit
minimal home improvements.

2024 COV Assessed Value	41400	0	41400
	Land	Improvements	Total
Appellant's Opinion of Value	30000	0	30000
	Land	Improvements	Total

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

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

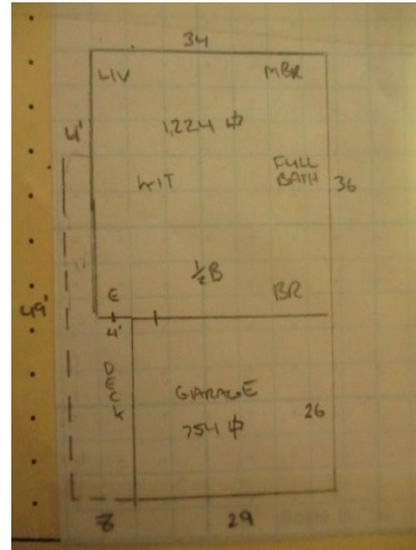
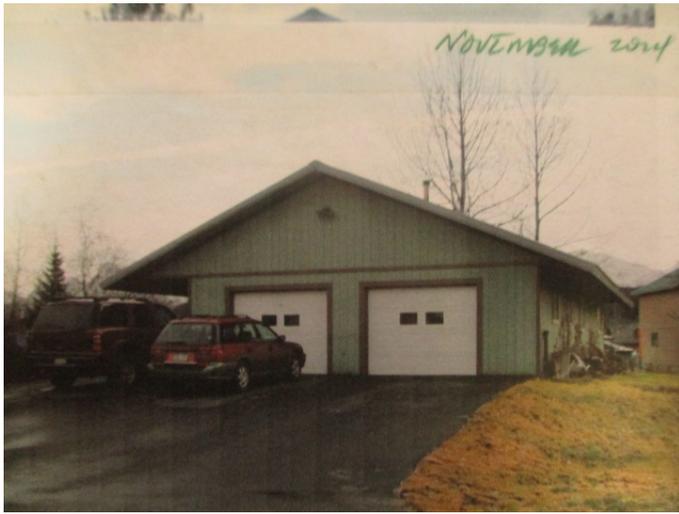
Based on the following evidence provided:

Adjusted Assessed Value	_____	_____	_____
	Land	Improvements	Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)



CURRENT OWNER

RYAN BRITT
 [REDACTED] VALDEZ AK 99686-1268

Property Identification

Parcel # **7010-009-016-0** Use **R - Residential**
 City Number **2316** Property **SFR**
 Service Area **Valdez**

Property Information

Improvement Size **1,224 SF** Year Built **1998 Actual** Land Size **9,207 SF**
 Basement Size **1,224 SF** Effective Age **15** Zone **RA**
 Garage Size **754 SF** Taxable Interest **Partial Exempt**

Legal Description

Plat # **78-8** Lot # **16** Block **9** Tract [REDACTED] Doc # [REDACTED] Rec. District **318 - Valdez**
 Describe **LOT 16 BK 9 BLACK GOLD #1** Date recorded [REDACTED]

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Partial Exempt	\$41,400	\$286,300	\$327,700	-\$76,155	\$251,545	Land
2023	Partial Exempt	\$30,000	\$307,800	\$337,800	-\$75,000	\$262,800	Res +20%
2022	Partial Exempt	\$30,000	\$256,500	\$286,500	-\$50,000	\$236,500	
2021	Partial Exempt	\$30,000	\$248,900	\$278,900	-\$50,000	\$228,900	

NOTES

11/3/2021 - New book. MO
 02/17/2016 09:41 AM - vdawson-WARRANTY DEED 2015-000515-0 DATED 10/5/2015 FROM BRIAN P CANAIY TO RYAN J BRITT.--TAX BILL TO BE MAILED TO BRIAN ONLY NOT MORTGAGE COMPANY PER HIS REQUEST!!!

LAND DETAIL

Market Neighborhood Site Area **9,207** SF Topo **Level** Vegetation **Cleared**

Access **Public road** Frontage Ft Road View **Neutral** Soil **Typical**

Utilities Typical Water Sewer Telephone Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	9,207	SF x \$4.50		= \$41,432	
		SF x		=	
		SF x		=	
		SF x		=	
Total	9,207	SF	Fee Value:	\$41,400	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value \$251,545/1,224 SF Indicates \$267.73 Value/SF GBA	Total Residential \$286,300
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other Improvements
	Total Improvements \$286,300
	Land & Site imp \$41,400
	Total Property Value \$327,700

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
Fee Value	\$41,400	\$286,300	\$327,700	Comments <input type="text"/>
Primary	\$0	-\$76,155	-\$76,155	
Total Exempt	\$0	-\$76,155	-\$76,155	
Taxable Value	\$210,145	\$210,145	\$251,545	



RESIDENTIAL

Description **Main House** Property Type **SFR** Design **1 Story** Bedrooms **3**

Quality **Q4 - Average** Plumbing Fixture Count **Fixtures -** Energy Efficiency **Typical** Bathrooms **1.5**

Other Rooms **2** Total Rooms **6.5**

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 **1998** Actual

Effective age **15**

Total Life **60**

Condition **C4 -**

Effective age Status

Extra Lump Sums Total

Porches, **Covered Porch 300SF \$9,069** Total **\$12,493**

Garage

Built-in SF Basement Garage SF Attached **754** SF Detached SF Carport SF Finished SF

Comments

Basement

Size **1224** Finished Size Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	1,224 SF	\$108.35	1.45	\$157.11	\$192,300	95%	\$182,685
Basement	Finished	1,224 SF	\$36.83	1.45	\$53.40	\$65,366	95%	\$62,098
Garage Attached	Finished	754 SF	\$27.94	1.45	\$40.51	\$30,547	95%	\$29,019
		SF			\$0.00	\$0		
		SF			\$0.00	\$0		

Additional Adjustment

Lump Sum Total

\$12,493

Main House **Total**

\$286,300

Comment



Other Description:

Size: IRREGULAR Area: 9,207 ± Use Zone: RA
 Valuation Code: Land Use: RBS 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: BELOW GROUND LEVEL

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
1980	<u>Alysha Enterprises Inc.</u>	17,000	-0-	17,000	
1981	<u>Penco, Inc</u>	26,500	0	26,500	
1982		27,800	-	27,800	
1983		27,800	-	27,800	
1984		27,000		27,000	<u>REAPPRAISAL C.W.</u>
1987	<u>AK Pacific Unw.</u>	27,000	-	27,000	<u>nr</u>
1988		20,000	-	20,000	-
1990		20,000	-	20,000	<u>1/20 C.W.</u>
1992		22,000	-	22,000	<u>Surf</u>
1995	<u>10/11/95 Eldridge, Robert Kevin & Neisa E.</u>	22,000		22,000	<u>1-95 REVIEW C.W.</u>
96	<u>4/2/98 Canary, Brian P.</u>	26,000		26,000	<u>CFS</u>
99		26,000	119,000	145,000	
00		26,000	160,680	186,680	
2001		26,000	176,700	202,700	<u>+10% (AV)</u>
2001		26,000	159,000	185,000	<u>APPEAL# 27-01 (FUNCTIONAL OBS. (ALL) 2/01)</u>
007		26,000	159,000	185,000	<u>Review NIC AF</u>
2011	<u>Canary, Brian, 1997 Trust</u>	30,000	179,600	209,600	<u>+15% 1/10 LK</u>
2013		30,000	188,600	218,600	<u>+5% Imps AF</u>
2015		30,000	201,400	231,400	<u>Revised w/ new MTS + Factors - SC</u>
2020		30,000	248,900	278,900	<u>main imp + 20% AF</u>
2021					<u>MARR. MD</u>

REMARKS: 9/10/91 N/C Use sur
9/29/95 Vacant
0193 Pu New Home BB Still UNF
10/99 Move to 100% Rn BB
1/2001 - INT. & EXT. IMP => BSMNT
IS UNFINISHED => FACTOR 10%
FUNCTIONAL OBS. CR: 2/4/2001



Owner BRIAN CANAY Mailing Address _____ Property Address 822 W Hanagita
 Permits 98219 Date Built 1998 Effec. Age _____
 Rent _____ R.T. _____

SUB. Blanket #1 LOT 16 BLK. 9

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)
<input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2 FR <input type="checkbox"/> Other <input type="checkbox"/> No. Stories _____ <input type="checkbox"/> Attic Finished _____ % <input type="checkbox"/> Basement _____ <input type="checkbox"/> Frame _____ <input type="checkbox"/> Concrete _____ Block <input type="checkbox"/> Log _____	Concrete _____ Block Sheathing _____ Kind Building Paper _____ Insulation _____ Kind Stucco _____ <input checked="" type="checkbox"/> Siding <u>WOOD</u> Kind Shakes _____ Bricktex _____ Log _____ Slab Log Siding _____ Metal _____ Plywood _____	Trim _____ Kind Grade P A G E Windows _____ Floor Rooms Baths Basement _____ 1st Floor <u>4 1/2</u> <u>1 1/2</u> 2nd Floor _____ 3rd Floor _____ Attic _____ Total No. _____ Grade of _____ Floor Plan P (A) G Ceiling Height _____ Basement _____ 1st Floor _____ 2nd Floor _____ Attic _____ Grade of _____ Kitchen P (A) G E <input checked="" type="checkbox"/> Oven Built-in <input checked="" type="checkbox"/> Range Built-in Bath Room Finish _____ Attic Stairway _____ Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size Gable _____ Size	FINISH Kitchen <u>VINYL</u> Bath <u>VINYL</u> Living Rm. <u>CRP</u> Bed Rm. <u>CRP</u> 8. HEAT _____ Fuel <input checked="" type="checkbox"/> Oil _____ Gas _____ Wood _____ Stove _____ Coal _____ Stoker _____ Hot Water _____ <input checked="" type="checkbox"/> Hot air Forced _____ Radiant _____ Space Heater _____ Kind Floor Furnace _____ Number of Chimneys _____ Kind _____ NUMBER OF FIREPLACES <input checked="" type="checkbox"/> Basement _____ 1st Floor _____ Type _____ 9. PLUMBING _____ Grade _____ 1 No. Tubs <u>1</u> w/shw. 2 No. Toilets _____ 2 No. Basins _____ 1 No. Kitch. Sinks _____ No. Shower Stalls _____ 1 Hot Wa. Tanks _____ No. Gal. _____ Kind _____ No. Laundry Trays _____ Quality P (A) G E 7 Total No. Fixtures _____
FOUNDATION	5. ROOF	7. FLOORS	9. PLUMBING (Continued)
<input type="checkbox"/> Concrete _____ Thick <input checked="" type="checkbox"/> Conc. Block _____ Wood Posts _____ Skids _____ Wood Sills _____	Flat <input checked="" type="checkbox"/> Gable _____ Hip _____ Other _____ Kind _____ Shingle _____ Comp. No. _____ Shingle Insulation _____ Kind Tar Paper _____ <input checked="" type="checkbox"/> Metal _____ Kind Built-up _____ Other _____	1st Floor _____ o.c. Bridged _____ Post Size _____ o.c. Beam Size _____ o.c. 2nd Floor _____ o.c.	<input type="checkbox"/> Water Source <u>CITY</u> <input checked="" type="checkbox"/> Sewer Source <u>CITY</u> 10. ELECTRICAL _____ <input checked="" type="checkbox"/> Wired _____ Grade _____ 220 Service _____ TOTAL GRADE _____ 11. GARAGE _____ <u>2 CAR ATT 754 sq ft</u> 12. PORCHES <u>CON. PORCH (3x5) 208</u> <u>4 (4x23) 92 sq ft</u> 13. YARD IMPROVEMENTS
BASEMENT	6. INTERIOR		
<input type="checkbox"/> Partial <input checked="" type="checkbox"/> S.F. <input checked="" type="checkbox"/> Full Cribbed _____ Concrete _____ Outside Entrance _____ Rec. Room _____ Size _____ Living Area _____ Size _____ Fin. Walls _____ Kind _____ Fin. Floor _____ Kind _____ Fin. Ceiling _____ Kind _____ <u>UNF</u>	Insulation Board _____ <input checked="" type="checkbox"/> Plasterboard _____ Plaster _____ Masonry _____ Wood Paneling _____ Plywood _____ <input checked="" type="checkbox"/> Finished <u>PNT. SH. RT</u> Unfinished _____ Open Stud _____		
FRAME			
<input checked="" type="checkbox"/> Walls <u>2x6</u> o.c. Bracing <u>2x6</u> o.c. Roof <u>24" Joist</u> o.c. Floor <u>2x8</u> o.c. Ceiling _____ o.c. Other _____			

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

BUILDING VALUE CALCULATION				BUILDING AREA CALCULATION				
Grade	Area	Unit Cost	Total	Inspection	Floor or Part	Width	Length	Area
1st	1,224	84.62	103,574	Classification	1st	36	34	1,224
Basmt	1,224	28.00	34,272	Calculation	Basmt UNF	36	24	1,224
				Review				
ADDITIONS AND DEDUCTIONS				DEPRECIATION				
Item	Area	Unit Cost	Total	a. Effective Age	Notes:			
2A	754 sq ft	22.34	16,844	15/60	12 %			
CP	208 sq ft	18.46	3,839	b. Physical Condition				
CP	92 sq ft	19.70	1,812	c. Obsolescence				
				item: <u>FUNCTIONAL</u>				
				d. Total Depreciation				
				(a+b+c)				
				e. NET CONDITION (100-d)	88 %			
INCOME APPROACH:				MARKET APPROACH: <u>+20% con 1/20</u>				
Est. rent x GRM				RT's <u>+15% con 1/20</u>				
\$ x = \$				□ @ \$ = \$				
SUMMARY OF APPRAISED VALUE				TOTAL APPRAISED VALUE				
Principal Building Appraisal <u>248,900</u>				Total Building Appraisal <u>248,900</u>				
Other Principal Bldg. Appraisal				Total Land Appraisal <u>30,000</u>				
Accessory Buildings Appraisal				TOTAL APPRAISED VALUE <u>\$ 278,900</u>				
Total Replacement Cost New \$ <u>160,341</u>								
Cost Conversion Factor <u>1.40</u>								
Adjust Replacement Cost \$ <u>224,477</u>								
A.R.C. x Net Condition								
\$ <u>176,700</u> x <u>.90 %</u>								

