

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

Appeal Number 102



212 Chenega Drive, P.O. Box 307, Valdez, Alaska 99686 - (907) 835-4313 - [taxappeals@valdezak.gov](mailto: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:	7131-004-001-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	WENDY SNOW / STEVEN HACKWORTH	
Legal Description:	LOT 2, BLOCK 4 NORTHON LIGHTS SUBD. LOT SIZE 165305 SF ZONE RA	
Physical Address of Property:	350 BOREALIS STREET	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[REDACTED] VALDEZ AK 99686
Phone (daytime):	[REDACTED] Phone (evening):
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.

MOST OF THE LAND IS UNUSABLE DUE TO ANNUAL / SEASONAL FLOODING AS WAS DETERMINED IN ASSESSMENTS BACK TO 2007.
IT WILL TAKE 4-5 FEET OF FILL TO RAISE 3 ACRES TO ACCEPTABLE LEVEL TO BUILD/USE

2024 COV Assessed Value	89,300	42,300	131,600
	Land	Improvements	Total
Appellant's Opinion of Value	37,500	53,500	91,000
	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 \(D\)](#))

[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

Date

S. Hackworth

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 adjusting the land value to reflect the flooding of the part of the lot. Adjustment is made in consideration of usable area and consistent with adjustments made to similar properties.

Was the value adjusted by the Assessor

YES

NO

Adjusted Assessed Value

\$62,500

\$42,300

\$104,800

Land

Improvements

Total

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

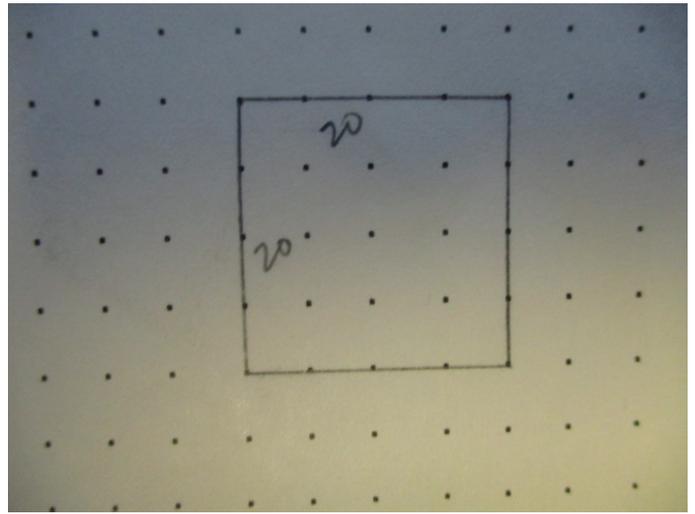
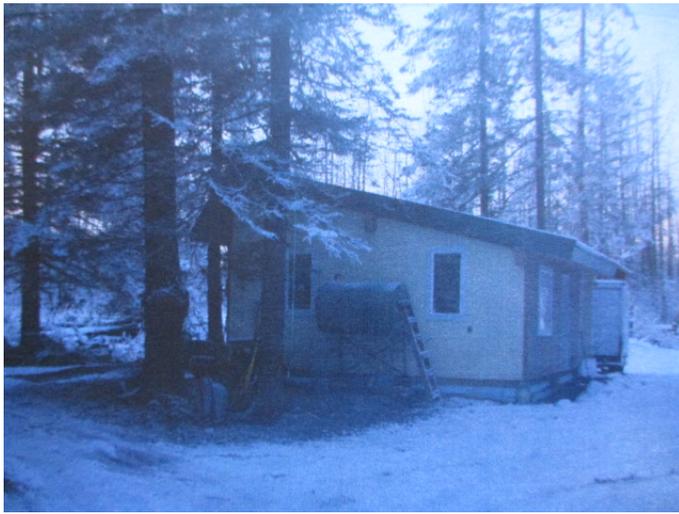
Based on the following evidence provided:


<b>Adjusted Assessed Value</b>	_____	_____	_____
	Land	Improvements	Total

\_\_\_\_\_  
Signature of BOE Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of BOE Clerk (City Clerk)



**CURRENT OWNER**

██████████  
PO BOX 1488 VALDEZ AK 99686-1488

**Property Identification**

Parcel # **7131-004-001-0** Use **R - Residential**  
 City Number **883** Property **SFR**  
 Service Area **Valdez**

**Property Information**

Improvement Size **400 SF** Year Built **2009 Actual** Land Size **165,305 SF**  
 Basement Size  Effective Age **7** Zone **RA**  
 Garage Size  Taxable Interest **Partial Exempt**

**Legal Description**

Plat #  Lot # **1** Block **4** 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	\$89,300	\$42,300	\$131,600	-\$76,155	\$55,445	
2023	Partial Exempt	\$37,500	\$53,500	\$91,000	-\$75,000	\$16,000	Res +20%
2022	Partial Exempt	\$37,500	\$44,500	\$82,000	-\$24,600	\$57,400	
2021	Fee Simple	\$37,500	\$39,400	\$76,900	\$0	\$76,900	

**NOTES**

1/21/2022 - New Book. MO

**LAND DETAIL**

Market Neighborhood  Site Area **165,305 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
	165,305	SF x \$0.54		= \$89,265	
		SF x		=	
		SF x		=	
		SF x		=	
<b>Total</b>	<b>165,305</b>	<b>SF</b>	<b>Fee Value:</b>	<b>\$89,300</b>	

**SUMMARY FEE SIMPLE VALUATION**

Inspected By  Date Inspected  Valued By  Date Valued

VALUATION CHECK	FEE VALUE SUMMARY
The Total Fee Value <b>\$55,445/400 SF</b> Indicates <b>\$329 Value/SF GBA</b>	<b>Total Residential \$42,300</b>
Income Value =                      NOI Ratio                      = NOI                      /                      =	<b>Total Commercial</b>
Comments <input type="text"/>	<b>Other Improvements</b>
	<b>Total Improvements \$42,300</b>
	<b>Land &amp; Site imp \$89,300</b>
	<b>Total Property Value \$131,600</b>

**EXEMPTION DETAIL**

	Land	Improvements	Total	Percent Occupied <input type="text"/>
<b>Fee Value</b>	<b>\$89,300</b>	<b>\$42,300</b>	<b>\$131,600</b>	Comments <input type="text"/>
<b>Primary</b>	<b>-\$33,855</b>	<b>-\$42,300</b>	<b>-\$76,155</b>	
<b>Total Exempt</b>	<b>-\$33,855</b>	<b>-\$42,300</b>	<b>-\$76,155</b>	
<b>Taxable Value</b>	<b>\$0</b>	<b>\$0</b>	<b>\$55,445</b>	



RESIDENTIAL

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

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

Other Rooms **1** Total Rooms **3**

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 **2009** Actual

Effective age **7**

Total Life **35**

Condition **C4 -**

Effective age Status

Extra Lump Sums Total

Porches, Total

Garage

Built-in  SF Basement Garage  SF Attached  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	400	SF \$102.56	1.45	\$148.71	\$59,485	62%	\$36,881
Septic	Finished	1	SF ?	1.45	?	\$8,700	62%	\$5,394
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		

Additional Adjustment

Lump Sum Total

Main House **Total** \$42,300

Comment



18 May '10  
N/A AZ-

5 Oct '05  
10/10/2010  
found paper (ant) (ant)  
AZ-

24 Apr '13  
Revalve  
AZ-

10/17 Jan - 12 Apr '08  
Spike & muddy snow -  
She will collect by 11 AM Hackworth  
in 1 bag - and call back

TAX LOT NO: 7131-004-001-0

Lot 1 Block 4

NORTHERN LIGHTS - PHASE II SUBDIVISION

7131-004-001-0

350 BOREALIS  
LOT 1 BLOCK 4 NORTHERN LIGHTS  
SUBD

Plat Number: 2005-9

Size: 3.79 ACRE ±

Area: 165,305.05 ft<sup>2</sup> ±

Zoning: RA

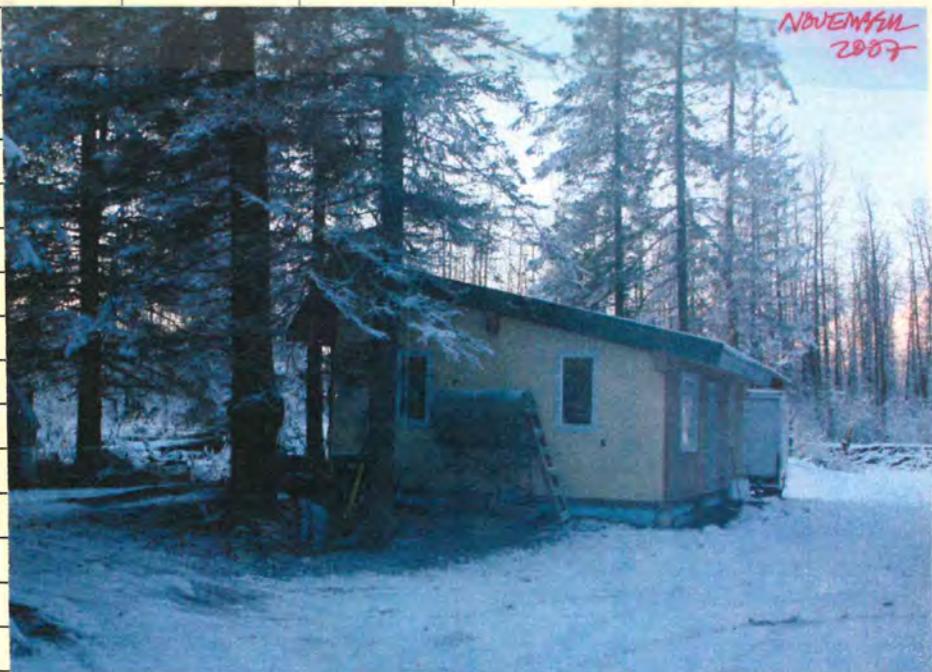
Land Use: RES.

Unit Value: SITE

Influences	Subject	Plus	Minus	Year of Valuation: 2006	Base Land Value: 55,000
Access					Net Adjustments:
Corner					Other Adjustments:
Paving					Indicated Value: 55,000
Curb & Gutter				Remarks:	
Sidewalk					
Street Lights					
Topography					
Drainage					
View					
Water					
Sewer					
Irregular Mod.					
Physical Barriers					
Total Adjustments					
Net Adjustments					

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2006	Harsal, Catherine / Sonja & Harsal, M.D.	55,000	0	55,000	PIU NEW 1/2 LOT AS -
2007		55,000	0	55,000	0/2006 Review (P/D)
2008		55,000	34,300	89,300	PIU VALUE W/ IMP. AS -
2008	Hackworth, Wendy - Snow, Wendy	37,500	2,500	40,000	2008-BOE AS -
2010		37,500	2,500	40,000	REVIEW-NO-REV/REVIEW-2008
2013		37,500	2,500	40,000	AS -
2014		37,500	2,500	40,000	REVIEW 2014-REINVENTING AS-
2015	Snow, Wendy 2014-000308-0 6-14-2014	37,500	35,800	73,300	Revalue imp AS-
2015		37,500	35,800	73,300	Appeal Res - no change OK
2020		37,500	39,400	76,900	main imp + 10% AS-
2021					Major imp

REMARKS:



TEL# 651-688-3118

Owner

Snow, Wendy

Mailing Address

936 Pumpkintown Rd  
Red Boiling Springs, TN  
37150

Property Address

Permits

Date Built

Remodeled

Effect. Age

NORTHERN LIGHTS-PHASE II SUBDIVISION

Lot 1 Block 4

TAX LOT NO: 7131-004-001-0

Observed Physical Condition	Exterior P F A G E	Interior P F A G E				Foundation P F A G E			
<b>Building Type And Use</b>	<b>Exterior</b>	<b>Interior (Continued)</b>				<b>Heat</b>			
<input checked="" type="checkbox"/> SFR	<input checked="" type="checkbox"/> T1-11	<b>Floor</b>	<b>Total</b>	<b>BR</b>	<b>BA</b>	<input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Propane			
<input type="checkbox"/> Duplex	<input type="checkbox"/> Plywood	Bsmt				<input type="checkbox"/> Hot Water Baseboard			
<input type="checkbox"/> 3-Plex	<input type="checkbox"/> Metal	1st				<input type="checkbox"/> Forced Warm Air			
<input type="checkbox"/> 4-Plex	<input type="checkbox"/> Vinyl	2nd				<input type="checkbox"/> Radiant			
No. Stories: <u>1</u>	<input type="checkbox"/> Hardi Plank	3rd				<input type="checkbox"/> Space Heater (DV)			
Avg Wall Height: _____	<input type="checkbox"/> T&G	Attic				<b>Fireplaces</b>			
Basement _____ %	<input type="checkbox"/> Cedar	<b>Total</b>				<input type="checkbox"/> Steel with flue <input type="checkbox"/> #Story			
Frame: <input type="checkbox"/> WD <input type="checkbox"/> Steel <input type="checkbox"/> Pole	<input type="checkbox"/> Log Siding	B/Grade _____ Sq.Ft.				<input type="checkbox"/> Heatilator			
Log: _____ " Rnd _____ " Sq.	<input type="checkbox"/> Stucco	A/Grade _____ Sq.Ft.				<input type="checkbox"/> Masonry			
<b>Foundation</b>	<b>Roof</b>	<b>Kitchen</b>	<b>Q / C</b>		<b>Plumbing (Continued)</b>				
<input checked="" type="checkbox"/> Poured Concrete	<input type="checkbox"/> Gable <input type="checkbox"/> Hip <input type="checkbox"/> Flat	<input type="checkbox"/> Refrigerator			<input type="checkbox"/> WaterSource _____				
<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Gambrel <input type="checkbox"/> Mansard	<input type="checkbox"/> Range/Oven			<input type="checkbox"/> Sewer Source _____				
<input type="checkbox"/> Steel Pier	<input checked="" type="checkbox"/> Sited	<input type="checkbox"/> Disposal			<b>Electrical</b>				
Wood P&B: _____	<input type="checkbox"/> Metal	<input type="checkbox"/> Dishwasher			<input type="checkbox"/> Wired _____ Grade				
Skids _____	<input type="checkbox"/> Comp Shingle	<input type="checkbox"/> Fan/Hood			<input type="checkbox"/> 220 Service _____				
Wood Sills _____	<input type="checkbox"/> Cdr Shake	<input type="checkbox"/> Microwave			<b>Garage</b>				
<b>Basement</b>	<input type="checkbox"/> Built-up	<input type="checkbox"/> Washer/Dryer			<input type="checkbox"/> Built-in _____				
<input type="checkbox"/> Partial _____ SF	<input type="checkbox"/> Tar Paper	<b>Attic / Dormers</b>		<input type="checkbox"/> Attached _____					
<input type="checkbox"/> Full _____ SF	<input type="checkbox"/> G & D	<input type="checkbox"/> None	<b>Dormers</b>		<input type="checkbox"/> Detached _____				
<input type="checkbox"/> Poured Concrete	<b>Interior</b>	<input type="checkbox"/> Stairs	Area:		<input type="checkbox"/> Unfinished Drywall				
<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Drywall	<input type="checkbox"/> Drop Stair	1. _____		<input type="checkbox"/> Finished Drywall				
<input type="checkbox"/> Cribbed	<input type="checkbox"/> Wood Panel	<input type="checkbox"/> Scuttle	2. _____		<input type="checkbox"/> Suspended HW & Blower				
<input type="checkbox"/> Outside Entrance	<input type="checkbox"/> T&G	<input type="checkbox"/> Floor	3. _____		<input type="checkbox"/> GDO				
<input type="checkbox"/> Room Count _____	<input type="checkbox"/> Plywood	<input type="checkbox"/> Heated	4. _____		<input type="checkbox"/> Floor Drain _____				
<input type="checkbox"/> Fin Walls	<input type="checkbox"/> Log	<input type="checkbox"/> Finished	Total Area: _____ Sq.Ft.		<b>Porches</b>				
<input type="checkbox"/> Fin Flrs	<input type="checkbox"/> Finished	<b>Floors</b>		<input type="checkbox"/> _____					
<input type="checkbox"/> Fin Ceil	<input type="checkbox"/> Unfinished	Kitchen _____			<input type="checkbox"/> _____				
<input type="checkbox"/> BA Encl _____	<input type="checkbox"/> Trim P F A G	Bath _____			<input type="checkbox"/> _____				
<b>Frame</b>	<input type="checkbox"/> Bay Windows	Living Rm _____			<input type="checkbox"/> _____				
<input type="checkbox"/> Floor _____ o.c.	<b>Ceiling Height</b>	Bed Rms _____			<input type="checkbox"/> _____				
<input type="checkbox"/> Walls _____ o.c.	<input type="checkbox"/> Basement				<input type="checkbox"/> _____				
<input type="checkbox"/> Roof _____ o.c.	<input type="checkbox"/> 1st Floor				<input type="checkbox"/> _____				
	<input type="checkbox"/> 2nd Floor				<input type="checkbox"/> _____				

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	1st	20	20	400	
SFR	4001B	F/P	31900	AE	11/07					
				Classification						
				Calculation	AE	1/20				
				Review	AE	10/09	Notes:			
<b>DEPRECIATION</b>										
<b>ADDITIONS AND DEDUCTIONS</b>				Effective Age:	7/35	13 %	Perimeter			Scale 1/4" = 5
SEPTIC	F/P	5000		Observed Physical:		%				
				Total Depreciation		%				
				Net Condition		%				
<b>OBSOLESCENCE</b>										
				Physical		%				
				Functional		10 %				
				Economic 10% 1/20		10 %				
				Net Condition		%				
				Final Net Condition		67 %				
<b>SUMMARY OF APPRAISED VALUE</b>										
				Principle Building		39400				
				1.						
				2.						
				Accessory Bldgs						
Total Replacement Cost			\$36900	Total Building Value		39400				
Cost Conversion Factor			1.45	Total Land Value		37500				
Adjusted Replacement Cost			\$53500	<b>TOTAL APPRAISED Value</b>		76900				