



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

Appeal Number 96

Received
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:	5670-009-000-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Swierk Enterprises LLC	
Legal Description:	Lot 9, Plat# 2003-2 Lot Size .92 AC, Zone CR	
Physical Address of Property:	5318 Lake View Dr, Valdez, AK 99686	

Contact information for all correspondence relating to this appeal:

Mailing Address:	[Redacted]	Valdez, AK 99686
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 (M/C 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 items checked above.

See attached

Increase not consistent with adjacent property

2024 COV Assessed Value	<u>16,600</u>	<u>—</u>	<u>16,600</u>
	Land	Improvements	Total
Appellant's Opinion of Value	<u>12,000</u>	<u>—</u>	<u>12,000</u>
	Land	Improvements	Total

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

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 Swierk

Signature of Appellant / Agent / Assigns

4/1/24

Date

Tabatha Swierk

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

[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

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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

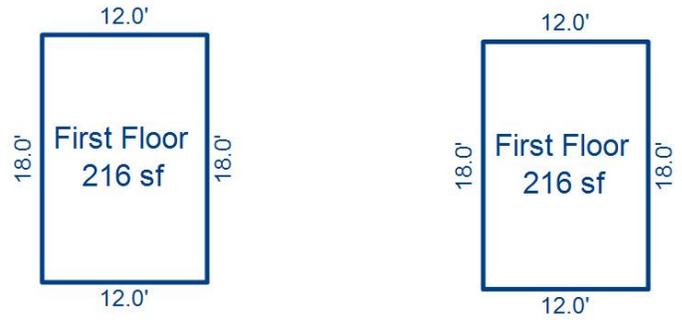
Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)

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 # **5670-009-000-0** Use **R - Residential**
 City Number **2589** Building [REDACTED]
 Service Area **Valdez**

Property Information

Improvement Size [REDACTED] Year Built [REDACTED] Land Size **0.92 AC**
 Basement Size [REDACTED] Effective Age [REDACTED] Zone **CR**
 Garage Size [REDACTED] Taxable Interest **Fee Simple**

Legal Description

Plat # **2003-2** Lot # **9** Block [REDACTED] Tract [REDACTED] Doc # [REDACTED] Rec. District **318 - Valdez**
 Describe [REDACTED] Date recorded [REDACTED]

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Fee Simple	\$16,600	\$0	\$16,600	\$0	\$16,600	
2023	Fee Simple	\$12,000	\$0	\$12,000	\$0	\$12,000	
2022	Fee Simple	\$12,000		\$12,000	\$0	\$12,000	
2021	Fee Simple	\$12,000		\$12,000	\$0	\$12,000	

NOTES

6/10/2023 - Appeal Resolution. MO
 10/13/2022 - P/U 2 Cabins. MO

LAND DETAIL

Market Neighborhood Site Area **0.92** **A** Topo **Moderate** Vegetation **Brushy**

Access **None** 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
	1	AC x \$18,000.00		= \$16,560	
		AC x		=	
		AC x		=	
		AC x		=	
Total	1	AC Fee Value:		\$16,600	

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				Total Residential	
Income Value = NOI Ratio = NOI / =				Total Commercial	
Comments <input type="text"/>				Other Improvements \$0	
				Total Improvements \$0	
				Land & Site imp \$16,600	
				Total Property Value \$16,600	



OTHER IMPROVEMENTS

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Cabin	Finished	Typical	216	SF	?	\$23,781.276	0%		\$0
Comment				Base Value	\$76	Factor	?	Age	Life

Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Cabin	Finished	Typical	216	SF	?	\$23,781.276	0%		\$0
Comment				Base Value	\$76	Factor	?	Age	Life

