

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

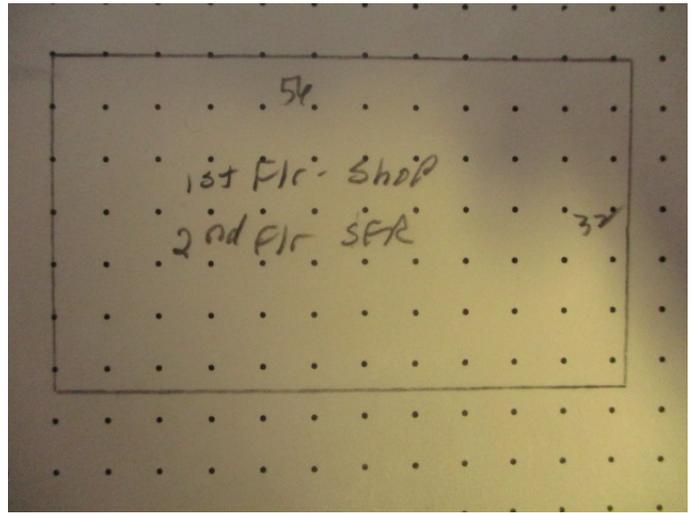
Improvements

Total

Signature of BOE Chair

Date

Signature of BOE Clerk (City Clerk)



CURRENT OWNER		Property Identification			
DUINE JORDAN VAN PO BOX [REDACTED] VALDEZ AK 99686-0741		Parcel #	7023-002-001-0	Use	R - Residential
		City Number	3187	Property	SFR
				Service Area	Valdez

Property Information					
Improvement Size	1,280 SF	Year Built	2017 Actual	Land Size	1.152 AC
Basement Size		Effective Age	0	Zone	RA
Garage Size	1,792 SF	Taxable Interest	Partial Exempt		

Legal Description											
Plat #	99-24	Lot #	1	Block	2	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	\$46,100	\$278,400	\$324,500	-\$76,155	\$248,345	Land
2023	Partial Exempt	\$35,000	\$159,800	\$194,800	-\$75,000	\$119,800	Res +20%
2022	Partial Exempt	\$35,000	\$133,200	\$168,200	-\$50,000	\$118,200	
2021	Partial Exempt	\$35,000	\$123,600	\$158,600	-\$47,580	\$111,000	

NOTES

11/6/2023 - Estimated 90% complete. Siding is not finished. MO
 10/20/2021 - New book.
 MARS values for the tax year 2021 are only for informative purposes and may be different from the 2021 Tax Roll values due to rounding. Please refer to the 2021 Tax Roll for the true/actual pre rounding values. 2021 Tax Roll

LAND DETAIL

Market Neighborhood Site Area **1.152** **A** Topo **Level** Vegetation **Brushy**

Access **Public road** Frontage **Ft** View **Neutral** Soil **Gravel**

Utilities Typical Water Sewer Telephone Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	1	AC x \$40,000.00		= \$46,080	
		AC x		=	
		AC x		=	
		AC x		=	
Total	1	AC Fee Value:		\$46,100	

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 \$248,345/1,280 SF Indicates \$253.52 Value/SF GBA	Total Residential \$278,400
Income Value = NOI Ratio = NOI / =	Total Commercial
Comments <input type="text"/>	Other Improvements
	Total Improvements \$278,400
	Land & Site imp \$46,100
	Total Property Value \$324,500

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text"/>
Fee Value	\$46,100	\$278,400	\$324,500	Comments <input type="text"/>
Primary	\$0	-\$76,155	-\$76,155	
Total Exempt	\$0	-\$76,155	-\$76,155	
Taxable Value	\$202,245	\$202,245	\$248,345	



RESIDENTIAL

Description Property Type Design

Quality Plumbing Fixture Count Energy Efficiency

Bedrooms
 Bathrooms
 Other Rooms
 Total Rooms

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 Actual

Effective age

Total Life

Condition

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
2 Story Hous	Finished	1,280	SF	\$140.08	1.45	\$203.12	\$259,988	80%	\$207,991
Garage Built-in	Finished	1,792	SF	\$27.33	1.45	\$39.63	\$71,014	80%	\$56,811
Well / Septic	Finished	1	SF	?	1.45	?	\$17,052	80%	\$13,642
			SF			\$0.00	\$0		
			SF			\$0.00	\$0		

Additional Adjustment

Lump Sum Total

Main House **Total** \$278,400

Comment



Other Description: PAT 99-24

Size: 59181 SF
Valuation Code:

Area: 1.152 AC
Land Use: VAC

Use Zone: RA
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: 2017 Basic Land Value 35,000 / Site
Plus or (Minus) Factors
Net Value of Land 35,000

Remarks: Vacant, Level site, no water/sewer.

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
2000	Chaffin, Richard + Nerine O.	24,000		24,000	
2007	Sharrai, Adam + Noelle ^{2010-000489-0 1/21/10}	24,000		24,000	Review, N/C AF
2013	Wade, Richard + Carey ^{2013-000601-0 9/12/13}	24,000	-	24,000	Review - N/C AF -
2015		24,000	-	24,000	Res - N/C - SC
2017	Van Duine, Jordan + Katherine ^{2016-000317-0 1/24/16}	35,000	-	35,000	Review land AS
2017		35,000	36,300	71,300	PIV sfr fund - rev fall 2017 A
2018		35,000	124,800	159,800	PIV shop BFRP 39% rev fall '18
2018	" "	35,000	123,200	158,200	BOC const. Cost/40 W/D
2019		35,000	109,400	144,400	^{10/20} Direct 18% with error - rev fall '19 1% rev. % comp (3%) % comp AF
2020		35,000	116,900	151,900	PIV septis system dK
2021		35,000	129,600	164,600	increase % update W/D

REMARKS:



